

ATTENDING

- Chair Deputy Mayor Jodi MacKay,
- Vice Chair Omar Bhimji,
- Councillor Oonagh Proudfoot,
- Isabel Madeira-Voss,
- Melinda Norris,
- Mary Costello
- Steve Mattson, and
- Recording Secretary Jean-Luc Prevost

ALSO ATTENDING

- Director of Planning Devin Lake
- Town Planner Jeremy Banks, and
- Interested members of the public

ABSENT WITH REGRETS

- Councillor Wendy Donovan
- Mayor Jeff Cantwell,

CALL TO ORDER

Chair Deputy Mayor Jodi MacKay, called the meeting to order at 4:00 pm

Agenda Item

Discussion and Decisions

1. Approval of Agenda

IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS CIRCULATED

CARRIED

**2. Public Input /
Question Period**

George Lohnes:

- He thinks the project at 292 Main Street has been developing for a very long time and thinks this iteration of the project will be a positive addition to Wolfville.
- Changes around the 39 feet height limitation would be unfair after what this developer has gone through with this DA.
- PAC should revise the inequities that result from projects which are as of right and projects which fall under a DA.

**4. Agenda item
a. 292 Main Street**

Community Planner, Jeremy Banks, walked PAC through a slide show of the proposal for PID 55278675. The Proposal is to construct a mixed use residential and commercial building at 292 Main Street, with 60 dwelling units and ground floor commercial space. The dwelling units shall be split between 10 permanent hotel units, 40 permanent residential dwellings and 10 units that are seasonal rentals (May through August only).

Agenda Item

Discussion and Decisions

More detailed floor plans, a landscape plan provided by a landscape architect (and integrated with improvements envisioned for the East End Gateway), and other details requested by PAC and Council will be provided as the process moves forward and feedback is provided.

MOTION: THAT THE PLANNING ADVISORY COMMITTEE PROVIDE A POSITIVE RECOMMENDATION TO COUNCIL REGARDING THE DRAFT DEVELOPMENT AGREEMENT FOR PID 55278675 SUBJECT TO A PROVISION OF ADEQUATE PARKING, INCLUDING THE PROVISION OF TWO ELECTRIC CAR-SHARE SPACES AND ADEQUATE INTERIOR BIKE SPACES, AND A COMMITMENT OF ONGOING MAINTENANCE OF THE EXTERIOR LIVING WALL.

CARRIED

There was a lot of conversation had about how adequate 27 parking spaces would be for this many units, and the adverse effects it would have on the downtown area. To help relieve this, the applicant is intending to have two parking stalls for an electric vehicle share for residents of the building.

Members of the committee observed that Part 5, Objectives, of the existing Municipal Planning Strategy and how the objectives of the Town of Wolfville do not list “parking” as a main objective of the town.

It was decided that a positive recommendation would be forwarded to Council asking for their consideration around parking, bicycle storage, electric vehicle stalls and maintenance of an exterior “Living wall”.

**5. Public Input /
Question Period**

Councillor Proudfoot left the meeting at 5:30 pm

Audrey Conroy

- With the number of apartments coming to market in the foreseeable future, it may be important to advise all landlords of new development agreements approved at Council.

Jordan Paradis:

- Concerned that the parking with this development is not adequate and that lack of parking spaces will affect merchants and businesses downtown as well as those living/staying at the proposed new development. Many of the 43 mentioned available parking spaces downtown do not work for a resident or hotel guest as they have 1 to 3-hour time limits.



Agenda Item

Discussion and Decisions

- The cash in lieu would not be unreasonable outside of the downtown area. However, parking in the core should have a higher cash value.

6. Next meeting

Thursday, March 21, 2019.

7. Adjournment of Meeting

IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE MEETING BE ADJOURNED AT 5:37 PM

**Approved at the March 21, 2019 Planning Advisory Committee Meeting
As recorded by Jean-Luc Prevost, Administrative Assistant, Office of the CAO**