



**TOWN OF SAINT ANDREWS
REGULAR COUNCIL MEETING
MINUTES**

**November 7, 2022, 6:45 p.m.
W.C. O'Neill Arena**

A. RECORDING OF ATTENDANCE

A Regular Meeting of the Town of Saint Andrews Council was held on Monday, November 7, 2022, at 6:43 p.m. p.m. with the following members present:

Mayor Brad Henderson, Deputy Mayor Kate Akagi, Councillor Marc Blanchard, Kurt Gumushel, Lee Heenan, Jamie Hirtle, Steve Neil.

Chris Spear, CAO/Treasurer, Paul Nopper, Clerk - Senior Administrator, Alexander Gopen, Senior Planner, Southwest New Brunswick Service Commission.

B. LAND RECOGNITION OF THE PESKOTOMUHKATI NATION

C. APPROVAL OF AGENDA

Motion: 409 - 11/22

Moved by Councillor Heenan

Seconded by Councillor Hirtle

That the Agenda be approved as presented.

6 – 0

Carried

D. DISCLOSURE OF CONFLICT OF INTEREST

- 1. Mayor Henderson - Tressa Bevington, Compass Housing Inc. Site Plan Presentation for 302 Mowat Drive**
- 2. Mayor Henderson - Council Discussion on Amendment Z22-02 to the Town of Saint Andrews Zoning By-Law Z22-01 and Amendment MP20-06 to the Town of Saint Andrews Municipal Plan MP20-01 for 302 Mowat Drive, PED220611**

E. PRESENTATIONS

- 1. John Rocca, Bridle Path International Presentation on 256 and 260 Water Street Update Information**

Mr. Rocca provided a presentation on the updated information for Council on the development proposed. Council is in possession of the latest plans and renderings of the development with the new balcony concept. You also have a copy of the report on the geotechnical report that highlights the challenges of developing the parking garage, but believe the challenges are manageable and more expensive than first thought. I would like to summarize what has been for and against the development and offer an option. We believe an amendment is needed for any project on this land to be economically viable. The neighbours and their supporters disagree and think it must comport to the Secondary Municipal Plan and no variance. This

is a change from Mr. Greenaway and the 22 neighbours, from two months ago, who said they are prepared to support the height request subject to conditions so that we fully engage in the design and construction. Not only did their position harden, but they also rejected the meeting three times, and their tone changed and hardened. Some accused Council and staff as biased and threatened legal action. Without emotion, are they right? Do the facts support their claim that a development can be built here without variances? Mr. Holmes's development in 2018 had many variances and was not viable even with low-interest rates. In the last 5 years, no other developer has come forward and the land has remained vacant. No win-win solution has been made. Even I cannot promise you yet, even with variances and doubled density if this project is financially viable. Given these facts, the burden of proof is on the neighbours and what they are saying is right. They have planners, architects, and other professionals on their team and financial resources to present you with a design that meets the criteria. You cannot rely on year after year of hoping someone will develop based on the criteria. Perhaps you can consider more time, unfortunately, the wider community of Saint Andrews is impacted and asking Council to make sacrifices for the benefits. They want you to say no to the housing the community needs and wants. People would like to return for accessible housing and those who want to move to Saint Andrews. They want you to say no to Mr. Holmes's land sale at fair market value. Surely the community is entitled to more. I would propose passing the amendment and we will agree to sign our option of the land to the neighbours so they can build a project that meets the guidelines. If they do it, it's a win-win, if they do not do it, we will not be delayed.

Mayor Henderson thanked Mr. Rocca for the presentation and that there were no follow-up questions.

2. Tressa Bevington, Compass Housing Inc. Site Plan Presentation for 302 Mowat Drive

Mayor Henderson left at 6:52 p.m. and returned at 6:57 p.m.

Mayor Henderson left at 7:02 pm. and returned at 7:11 p.m.

Mrs. Tressa Bevington of Compass Housing Inc. provided a presentation to the Council on the conceptual design renderings of the proposed affordable housing development at 302 Mowat Drive. Renderings were provided with views from Mowat Drive, views coming into town, side views of the building, building frontage, and view of the building from a height. We wish to keep the tree barrier in place to help with buffering. This provides Council with a better representation of what we are prepared to build and fits the look and feel of the community.

Council thanked Mrs. Bevington for the presentation but had a few questions. Council inquired as to the second entrance of the parking lot that currently exists and why this would be blocked off. Mrs. Bevington noted that it was to prevent a drive-through for people moving quickly through the property. That was our rationale behind it to protect those living in the building from additional traffic. Council asked what the timeline was to see the interior design of the building. Mrs. Bevington said that they are working towards this but have no timeline yet. She would be happy to present to Council once the documents are created. Council asked about the vertical siding on the building and whether was horizontal considered. Mrs.

Bevington noted the designers put the siding vertically to make it break up sight lines and give it a different look and feel.

F. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

- 1. Minutes of the 221003 Regular Meeting of Council on Monday, October 3, 2022, 6:30 p.m.**

Councillor Heenan would like to thank Mr. Nopper for doing a wonderful job of capturing the comments of the public from the Public Hearing of Objections for 256 and 260 Water Street.

Motion: 410 - 11/22

Moved by Councillor Heenan

Seconded by Councillor Neil

That the Minutes of the 221003 Regular Council Meeting on Monday, October 3, 2022, at 6:30 p.m. be adopted.

6 - 0

Carried

- 2. Minutes of the Public Hearing of Objections to 302 Mowat Drive on Monday, October 17, 2022, 6:30 p.m.**

Motion: 411 - 11/22

Moved by Councillor Hirtle

Seconded by Councillor Blanchard

That the Minutes of the Public Hearing of Objections to 302 Mowat Drive on Monday, October 17, 2022, at 6:30 p.m. be adopted.

6 - 0

Carried

- 3. Minutes of the 221017 Public Hearing of Objections to 256 and 260 Water Street on Monday, October 17, 2022, 6:48 p.m.**

Motion: 412 - 11/22

Moved by Councillor Heenan

Seconded by Councillor Neil

That the Minutes of the Public Hearing of Objections to 256 and 260 Water Street on Monday, October 17, 2022, at 6:48 p.m. be adopted.

6 - 0

Carried

- 4. Minutes of the 221017 Regular Council Meeting on Monday, October 17, 2022, 8:03 p.m.**

Motion: 413 - 11/22

Moved by Councillor Hirtle

Seconded by Councillor Blanchard

That the Minutes of the 221017 Regular Council Meeting on Monday, October 17, 2022, at 8:03 p.m. be adopted.

6 - 0

Carried

G. COMMUNICATIONS**1. Crohn's and Colitis Awareness Month November 2022 Proclamation Request****Motion: 414 - 11/22****Moved by Deputy Mayor Akagi****Seconded by Councillor Hirtle**

That Council proclaims that the month of November 2022 is Crohn's and Colitis Awareness Month in the Town of Saint Andrews and that Town Hall be lit up in red on Monday, November 21, 2022, in support.

6 – 0**Carried****H. STAFF REPORT/FINANCIAL REPORT, FA221110, PW221110, PW221111, PS221109, PS221110, RCS221106, RCS221105, PED221104, FA221114**

Mayor Henderson inquired to staff how the 4-day work week pilot project worked for staff. CAO Spear indicated that staff liked the summer hours, but the 4-day work week was suspended in early October. With the loss of daylight and winter upon us, it made sense to stop the program. It was noted that Quispamsis is allowing their office staff to continue a 4-day work week year-round. We anticipate bringing back the 4-day work week for the summer of 2023. Mayor Henderson asked if there was a change in staff productivity and or a reduction in sick or personal days. CAO Spear said that personal days were down as staff had the extra day to book appointments. There was no reduction in productivity and staff enjoyed the three-day weekends to enjoy the summer season. Mayor Henderson asked if there was anything of note from the financial reports. CAO Spear indicated that the budget for fuel and snow clearing was high from this past winter, some projects were limited to save on the budget, and do not anticipate a deficit.

Motion: 415 - 11/22**Moved by Councillor Heenan****Seconded by Councillor Hirtle**

That Council accepts all the Staff Reports and Financial Reports as presented.

6 – 0**Carried****I. INTRODUCTION, CONSIDERATION AND PASSING OF BY-LAWS AND MOTIONS****1. Finance & Administration - Deputy Mayor Akagi****1. Community Assistance Grant Request for Support Winter Warmer Festival January 2023, FA221109****Motion: 416 - 11/22****Moved by Deputy Mayor Akagi****Seconded by Councillor Gumushel**

That Council supports the Community Assistance Grant application request of \$500.00 by Jamie Steel, festival organizer, for the Winter Warmer Festival in Saint Andrews in January of 2023.

6 – 0**Carried**

2. Resignation for William Kernohan, Manager of Recreation, for the Town of Saint Andrews, FA221112

Motion: 417 - 11/22

Moved by Deputy Mayor Akagi

Seconded by Councillor Heenan

That the Council of the Town of Saint Andrews accepts the resignation of Mr. William Kernohan as the Manager of Recreation for the Town of Saint Andrews.

6 – 0

Carried

3. Community Assistance Grant Application Christmas By-The-Sea, FA221113

Council discussed if this funding request should go to the Tourism Accommodation Levy Board. It was noted that Council was unsure of the funding remaining, but the Christmas By-the-Sea event will have a community focus but draw in tourists. Council asked what the overall cost of the event was going to be. CAO Spear noted that the goal was \$5,000.00 as they are trying to create new events like a horse-drawn carriage ride. The event would also be in combination with Sparkle By-the-Sea. They hope to use funds for advertising and generate a buzz in the community.

Motion: 418 - 11/22

Moved by Deputy Mayor Akagi

Seconded by Councillor Blanchard

That the Council of the Town of Saint Andrews supports the Community Assistance Grant request of \$1,000.00 from Christmas By-The-Sea to support events for December 2022.

6 – 0

Carried

2. Public Works - Councillor Blanchard

1. Environmental Trust Fund 2022 – 2023, PW221112

Council discussed the options before them for application to the Environmental Trust Fund. Councillor Blanchard spoke as the Council representative for the Environmental Advisory Committee. It was noted that all three topics have been discussed by the EAC with concerns for the water source at Chamcook Lake with the proposed Cooke's Aquaculture post-smolt facility, that we should be considering options for composting to help divert from our landfills and reduce carbon emissions, and that a forestry strategy would help with development and protection of trees in our community. Council discussed each topic and ranked them based on community priority. The direction was given to staff to apply for all three grant applications based on the listed priorities.

Motion: 419 - 11/22

Moved by Councillor Blanchard

Seconded by Councillor Neil

That the Council of the Town of Saint Andrews supports the following Environmental Trust Fund 2022 – 2023 applications:

Prioritized

1. Freshwater Alternatives for Chamcook Lake.

2. *Compost Feasibility Study.*

3. *Urban Forestry Strategy.*

6 – 0

Carried

3. Public Safety - Councillor Neil

1. Revocation of Appointment Shelley Dunn, By-Law Enforcement Officer for the Town of Saint Andrews, PS221111

Motion: 420 - 11/22

Moved by Councillor Neil

Seconded by Councillor Heenan

That the Council of the Town of Saint Andrews revokes the appointment of Shelley Dunn, as By-Law Enforcement Officer for the Town of Saint Andrews.

6 – 0

Carried

4. Business, Tourism, Heritage and Culture - Councillor Hirtle

1. By-Law 22-05, A By-Law of the Town of Saint Andrews to Impose a Special Business Improvement Levy Second Reading, BTHC221004

Mayor Henderson read the By-Law for Second Reading in full.

Motion: 421 - 11/22

Moved by Councillor Hirtle

Seconded by Deputy Mayor Akagi

That Council grants leave for Second Reading of By-Law 22-05, A By-Law of the Town of Saint Andrews to Impose a Special Business Improvement Levy for 2023 in the Town of Saint Andrews.

6 – 0

Carried

2. Heritage By-Law Process and Next Steps, BTHC221102

Council inquired as to the qualification of those applying if they are not met through the process, how would the committee be structured, and if is there a budget for professional services. CAO Spear informed Council that the committee shall have these members and believes there are enough qualified candidates in the community to participate. It was noted that there is a budget for consultation but would need to supply funds towards a Heritage Preservation Officer as there is no staff currently qualified for this position. We have discussed with other community's options for use of their staff but would be at a cost. Council noted that this is an important committee and is contingent on community involvement and credentials. Council is hopeful for interest in the committee and if not, that Council revisits the Heritage By-Law process. It was noted that awareness on this committee is key and moving slowly through the process is not a bad thing. Council did note concerns on this By-Law and how it would affect heritage properties regarding upgrades or renovations. It was noted that Council may want to look at support funding or matching grant funding to help these heritage properties. Council indicated that the intent of the By-Law to start is for the Historic Business District. Council wished to keep nominations open

until the end of January 2023 to give enough time for consideration of the public and those from Bayside and Chamcook.

Motion: 422 - 11/22

Moved by Councillor Hirtle

Seconded by Councillor Blanchard

That the Council of the Town of Saint Andrews enacts a Heritage Board and started accepting applications for members of the Board.

6 – 0

Carried

5. Recreation and Community Services - Councillor Gumushel

1. Trail Advisory Committee for the Town of Saint Andrews, RCS221107

Council noted that at the next Regular Council Meeting they will need to amend the Terms of Reference to add 8 members to the Committee.

Motion: 423 - 11/22

Moved by Councillor Gumushel

Seconded by Councillor Heenan

That Council accepts the Terms of Reference for the Trail Advisory Committee for the Town of Saint Andrews.

6 – 0

Carried

Motion: 424 - 11/22

Moved by Councillor Gumushel

Seconded by Deputy Mayor Akagi

That Council appoints the following members to the Trail Advisory Committee for the Town of Saint Andrews:

- 1. Dr. David Johnson – Saint Andrews Outdoor Recreation and Trails Inc.*
- 2. Allan Fiander – Saint Andrews Outdoor Recreation and Trails Inc.*
- 3. Chris Spear, CAO/Treasurer – Town of Saint Andrews*
- 4. Paul Nopper, Clerk – Senior Administrator – Town of Saint Andrews*
- 5. Cherie Stewart, Implementation Manager, Recreation Services, Southwest New Brunswick Service Commission*
- 6. Councillor Kurt Gumushel - Town of Saint Andrews*
- 7. Councillor Jamie Hirtle - Town of Saint Andrews*

6 – 0

Carried

6. Planning & Economic Development - Councillor Heenan

1. Council Discussion on Amendment Z22-02 to the Town of Saint Andrews Zoning By-Law Z22-01 and Amendment MP20-06 to the Town of Saint Andrews Municipal Plan MP20-01 for 302 Mowat Drive, PED220611

Mayor Henderson left at 8:04 p.m. and returned at 8:15 p.m.

Clerk Nopper provided an overview of the staff report highlighting the Public Hearing of Objections. CAO Spear clarified the position of the

By-Law Amendment process and the next steps for a Development Agreement. The Council needs to provide instructions and the next steps on moving to Second Reading and starting the Development Agreement. If you still require information, we can go back to the Developer and request the information.

Council noted that there is still a lack of internal detailed plans. Council is comfortable with the staff reports on the concerns of citizens and comfortable to have Second Reading. Want to see the internal drawings on the structure before going to the Third and Final Reading. Council asked for the staff's recommendation. CAO Spear noted normally the exterior is more of a concern than the interior. The building still needs to go through the permitting processes. If Council has concerns, we can pass that along. We generally get floor plans in basic but if there is something specific, then the Developer will need to know what is being requested. Council followed up noting that the Town is an active partner and the potential of taxpayers' funds and wants that level of detail to address the affordable housing crisis. Council is curious to see the internals for visuals. Council also brought forward the concern about the traffic flow from two entrances to one. Council also noted they would like to see movement on reducing speed limits in the community as this would help with pedestrian safety.

2. Council Discussion on Amendment MP20-02-01 to the Town of Saint Andrews Secondary Municipal Plan MP20-02 for PIDs 01320035 and 15054893 256 and 260 Water Street for Bridle Path International Inc. for Second Reading, PED220710

Mayor Henderson stepped down as Chair to enter the debate and discussion. Deputy Mayor Akagi took the seat of Chair. Reference Section 28 of By-Law 16-03, A Procedural By-Law for the Organization and Operation of the Council of the Town of Saint Andrews.

CAO Spear noted that there have been several meetings and suggestions brought forward. Council has gone through two readings and two Public Hearings of Objection to this development. Staff wants to see a debate and discussion of the Council and to identify the next steps in the process. Staff is seeing if Council is interested in moving the Amendment to the Third and Final Reading.

Councillor Hirtle addressed the tone of rhetoric around the debate on 256 and 260 Water Street and 302 Mowat Drive. When I decided to run for Council, I promised myself that I would do my best to push for positivity and respectful dialogue, and reject debate based on fear and speculation. It is important for me to walk the walk. About me, I lived in Toronto in a little apartment with a small window that let little light in. I was horrified when the Portuguese bakery beside me was sold, and the new owners developed a new mid-rise office building looting out any light I had. On top of that, I found out that the developer had been fined for building without a permit. I got on the phone with my local Councillor, only to find that they never responded and showed disdain for his constituents, which prioritize development over residents. This was a major turning point for me to move back to Saint Andrews, where these things do not happen. I say that now, to show that while I understand and have experienced

the emotions voiced before us, what is happening here is not what happened to me there. I know personally, I have agonized over the decisions and balancing the needs of the community. I have taken everything said or written seriously and soberly. I think it is important, to note, I have serious concerns about this development. That said, what we have heard here from opponents of this project have often been arguments in bad faith. They started with a claim for support on this project with due care and consideration. When that due care and consideration were shown, the goalposts were moved. Council went back and listened and accommodate. Yet again the goalposts are moved. At the heart of this argument was a desire to not support this project but to stop it by whatever means. As Council continued to consider all points of view and weigh this difficult decision. The quiet thoughtfulness was mistaken for assent for this project. Those critical of the project became determined to generate descent through speculation and fear. For example, concerns around HVAC noise or underground light pollution. There is simply no data to support that. More importantly, and a larger concern, that descent has now opened the door to ad hominem attacks on the character of this Council. I take exception to that. Maybe it was thought that a soft approach at the outset would encourage more Councillors to agree to oppose this. Respectfully arguments of bad faith are intellectually dishonest, and they do not help you make the point you are trying to make. Now I have to wonder how many of the households that signatories on these letters are received were themselves coursed by spurious claims designed to capitalize on fears, worst-case scenarios, and speculation. It is very easy, based on the political climate today, to capitalize on people's fear. Speaking for myself, in my opinion, this is a well-designed, thoughtful development that carefully increased density in the Historic Platt. This is the kind of development we need when we think of our future and the needs of those who will live here. Even if we only think about it through the lens of a climate crisis. However, beyond this request, I still have serious concerns about this. There are six variances to the Zoning By-Law that would be needed, especially parking. I remember suggesting lowering the parking requirements further but as a Council, we decided to keep them where they are. To be fair, we need to treat each request independently on its merits. In my opinion, do I think the height request is a violation of the spirit of the Secondary Municipal Plan, no not in of it itself, no I do not. But if we do move forward with this, I look forward to the Development Scheme and how we are going to square some of these issues as a Council. But I do hope that further discussion with the community is with honest and reasonable debate and in good faith.

Mayor Henderson thanked Councillor Hirtle for his comments and articulated them very well. I think the debate is important and shows the process. If you look at the Wellness Park and an individual questioning it, Councillor Blanchard clarified his thought process behind it. Despite how the thought process was not the same, they respected the decision. I think it is important for all of us to weigh in on this conversation. It is one of those conversations, no matter what you decide there is going to be a portion of the community that tells you, you have it wrong. The best thing you can do is say what is on your mind. It is important to note for the letters, thank the public from

those in both support and opposition. All letters were read and there were a lot of letters with multiple submissions and some submitting one. Want to acknowledge Council, you 100% had to look at this development and explore it. We are in a housing crisis and Saint Andrews we do not have a diverse housing inventory. The fact that this proposal took no taxpayer incentive. If you did anything less than the Public Hearing of Objections, we would not be doing this project justice and to hear from the community. Specifically, on the Public Hearing of Objections, many people have noted that it was difficult to watch. It ties in with the comments of the Council. Although not pleasant, it was democracy. People had the opportunity to tell us what they did not like. That is one of the purest things of Municipal Government. Decisions at the Provincial and Federal levels, you do not have a voice, when it comes to the Public Hearing of Objections everyone that comes to the meeting can have a voice. Unfortunately for some, that shows the best and worst of them. Mr. Robert Weir, opposed the project but he was professional, firm, and concentrated on the common ground and kept working towards it. That was a powerful message, and you stop and listen longer. Then because of the positive, the way that Guy Groulx attract Council was completely unacceptable in my mind. The truth of the matter is, you beat him in an election, and when there is a chance to discredit you or attack you he is going to. I have zero tolerance for slander, and zero tolerance for bullying. His accusing staff and Council of illegal activity and professionally attacking you is clearly unacceptable. Frankly, you raised your hands for this community, and you are not paid enough to deal with that lack of respect. I want to stick up for my fellow Councillors. When I got to know them, some I knew some Councillors before the election, I found out how important these volunteers are in our community. Beside me we have people in the fire department, coaches in our community, indigenous awareness, dial-a-ride, churches, youth activities, CHCO, Kiwanis, and the list goes on. Professionally I have educators, sciences, banking, and more. To publicly try to smear you again is unacceptable because you are in a conversation with some people who do not think the exact same way you do. It is important to acknowledge that you cannot let one person or individuals discredit some legitimate concerns from some people in our community. Some people, although upset, spoke for the right reasons. I spoke with Mr. Gopen, Town Planner, on this project. I will say, not all letters are petitions and make the views correct. For example, the Wellness Centre helped draw a new doctor to our area. We had a petition of 50 - 60 signatures saying it should not be there as it was a bowling alley. Some circled back to say that it is a great addition to the community. Now we maintain one building instead of two. Just because there are a lot of signatures on a petition does not make it a plebiscite or correct. When you look at the development, the lot beside, the neighbours should expect development. A reasonable person would. It is not going to be empty forever, and it is not an empty view of the downtown or the ocean forever. You do not own your view and that is 100% correct, unfortunately. A retail housing development is a best-case scenario for the downtown. The Town must be open for change. The truth is that we were not for a lot of years and do not have diverse housing. This is why more people are struggling to be here. However, there

are ways to develop our community without taking away from the look and feel. Our Zoning By-Law and Secondary Municipal Plan are guiding documents and spent two years on them with heavy consultation. They were adopted and the current development is contrary to the Secondary Municipal Plan and three out of the four height measurements and massing. If the Secondary Municipal Plan wanted a comparison to the Kennedy House, it would have stated the maximum height. Approving this, to me means, any building in Town can be that size in the Historic Downtown. If we did adopt this, we would have to change the Plan. Omitting it for one and not for all would be certainly inconsistent. Councillor Hirtle noted that there would need to be six variances for this. A person that I look up to in this community has lots of experience at this table and the PAC once did tell me that once something needs three or four variances it should not be considered as is outside our guidelines for our community. Again, this one has six. This development falls outside the Secondary Municipal Plan and Zoning By-Laws. We are looking at a Heritage By-Law. How can we expect business owners and property owners to follow the rules, but we are going to drop the Secondary Plan so quickly because we want something to happen? By approving it, in my opinion, it is, do as I say not as I do. We have heard about the fear of the Giant Tiger. You do not approve of something over the fear of something else. If you do that you do not have a plan at all. Something can always be something else. It does not mean you ignore your Plans. Some people might welcome a Giant Tiger, not saying we want one. The other thing heard is that this land has been vacant for five years. It is better to be vacant for another five years than put the wrong building for 150 years. This building is great in a lot of communities, but the look and feel of our downtown is our bread and butter. Thousands came to our community during the pandemic as our downtown did not look like theirs. We need housing and if we are going to turn our back on our guiding documents, we have to ask ourselves why would we do it. I will question if two-thirds of the units are between \$2,500 and \$3,000 rent per month, are we helping the people we intend to help in our community? We have seen rapid population growth and business struggles to keep up with service. Surely this would benefit new residents, but what about our local seniors, families, and workers would benefit from this? I was quick to celebrate our growth up by 14% but if you look at our schools, classes are smaller and smaller. Lastly, we have been through this property twice for other developments and this would be the third time. We still do not know if it is feasible. This has been a lot to put the public through, staff, and Council but we still have no indication this is going to happen. This is concerning as we continue the process. I personally recommend Council let the developer know that the plan lot is not sufficient for this size of the building and too big for our community Plan. If they revise the plan with fewer units, they could meet the Plans, but because of costs, this might not be feasible. The truth of the matter is, if the lot is not feasible, it is not feasible. The concerns of our By-Laws, zoning, and neighbourhood concerns should not be outweighed by profitability. Perhaps, a two-storey building with parking behind might be feasible, or something like what was there before. In closing, a reasonable person would not expect the Town

to use a Development Scheme By-Law to work around two challenges to the Secondary Municipal Plan and six challenges to the Zoning By-Law. The developer should submit another plan that works within the Plans of the Town.

Councillor Blanchard noted that he wholeheartedly agrees with Mayor Henderson and Councillor Hirtle regarding their expressions on the tone of the discussions surrounding this issue. I will say, the reason, certainly some misinformation and allegations of Council and Town Staff not providing information, but I think the reason we as a Council have moved this along was to allow input from the public and find common ground on the development. It is our job as a Council to decide what is in the best interest of the community in the present and future. We all take this seriously. Although I did not agree with some of the comments and information brought forward, there were some valid concerns. I shared the concerns at the beginning and now, which have also been mentioned by Council. I would like to commend Mr. Rocca for reaching out to the community and who was open to design changes from the community. However, looking at the Municipal Plan and Secondary Municipal Plan, I come back to massing, scale, height, and variances. Several things were provided to the Council by Town Staff. Being a resourceful developer, Mr. Rocca could address some of these issues, but I do not know if enough can be done to make me feel comfortable moving it forward as is. The massing and height, of the fourth storey, from the beginning Mr. Rocca noted that the development would not be feasible without it. I think some of these things, cannot be changed to make me comfortable with the development as it is. Those are my comments.

Councillor Heenan noted the only word that comes to mind is the vocabulary of the opposition makes me feel very disappointed in the people who are our neighbours and the way it was done and harshly. The attack on Mr. Gopen, for example, was unprofessional. As we all know, I was singled out because I had a perceived big conflict of interest. Mr. Mayor made that clear that I was not. However, I have not once said I was for or against this. To be pinpointed by a Councillor with a conflict of interest is really kind of skirts. It is a big disappointment that people can get harsh over a ventilation system. To quote Mr. Rocca tonight, the people who have signed the petition have hardened their position, and he is correct. They mentioned HVACs and noise from cooling systems. If anyone remembers the first question I asked Mr. Rocca, was what was going to heat the units. I was told it was internal. It was recorded and to hash up something that was already answered by Mr. Rocca, is a hardened position. It now shows me that people are grasping at every straw they possibly can to make their point. I just disagree with the whole verbal thing. I take personal offence to this, and housing is a priority for me. I will go along with Council. I listened to everything that everyone says, and I can tell you from letters I get personally and from PAC, I have been called pretty much everything. So, I just think it is a very big disappointment and I have to say that honestly. I am very disappointed that people would resort to such pettiness to make a point. We can all make a point. Valid points were in these letters.

Everyone has a valid point; it was just the way it was delivered. I am telling you that is a big disappointment.

Councillor Neil noted that I will be brief as most of my notes have been covered. At the onset of this when Mr. Rocca approached us, I was optimistic about the plan. It did require some variance, and, on the surface, the height did not scare me off that badly. As we have gone through the process, I will echo what Council's decision was to simply move this project forward to the Public Hearing of Objections and hear from everyone else. I will not speak to the climate of those as that has been done. Overall, basically, we have gone through the process and listened to what has come through and read every letter that has come in. I have some grave concerns regarding the number of variances that have been requested. As they pile up, I am getting more and more stuck on the height and massing of scale, as well as the parking. I agree with the comments that it is simply too much of an ask for us to try and deviate from our own plans to that extent. Again, I would not be opposed to developing this piece of land and would encourage any developer and Mr. Rocca to come back with a plan that is more in line with our Secondary Municipal Plan and our existing By-Laws.

Councillor Gumushel had some concerns with the final aesthetics and the building is a wee bit too big. It might be too much for this spot. Although we are in a housing crisis and piggyback on the comments of the Council, living downtown, ageing in place, and walking everywhere, it is an ideal location for a high-density place to live. We said to the Planners about how we needed to increase the densification, and this does that, but might be a wee bit too much. The final aesthetics can fit in and be a little more Saint Andrews, more gables, and such. Those are my final comments.

CAO Spear asked Council for the next steps and what to take back to the developer. Do you want to debate more or take it back to the developer? Council had a consensus on the comments and took them back to the developer. Please bring back the comments of the developer and we can move forward from there.

Deputy Mayor Akagi returned the Chair position to Mayor Henderson at 8:50 p.m.

J. NEW BUSINESS

K. QUESTION PERIOD

Liz Kenyon 18 Princess Royal Street – We come to Saint Andrews as tourists, visitors, and residents. We choose to be here. We see pictures of colour houses near the water, boats in the harbour, and visually given what we have anticipated when we drive into Saint Andrews. This is a fulfilling feeling, a pleasant feeling, and a grounded feeling of experiencing the history maintained here. There is warmth and kindness in these colours, shapes, and people. It is welcoming and rich in its offerings. It is historical and has been designated so as per the plaque in the centre of the Town and describes its distinction. We live in a unique town, a historical town, and successfully mandated and cared for this title and just recently passed the long study, Secondary Municipal Plan, to safeguard our unique town. This uniqueness has brought tourists and new residents here for many many years. Bridle Path, we do not believe belongs in this area based on hits height, mass, and scale. As elected representatives of this town, please open your hearts,

minds, and voices to your residents. Be brave. Over 103 family homes have signed and were not coursed into anything they signed. They signed because they believed it was too big in height, scale, and mass. The East Coast has fulfilled my quest for funding a place that is unique and Saint Andrews is that uniqueness that you just do not get anywhere else in the world. Thank you for your thoughtfulness and consideration.

L. COUNCILLORS' AND DEPUTY MAYOR'S COMMENTS

Deputy Mayor Akagi thanked the Fire Department of Saint Andrews for their rapid response to the fire at the recreation hall at the Oceanview Campground. Thank you for saving Indian Point, my house, and all the trees. Thank you to the volunteers and we are honoured to have you in our community.

Deputy Mayor Akagi thanked CHCO TV and Town Staff for promoting the upcoming Indigenous drum-making workshop being offered by the MMIWG (Missing and Murdered Indigenous Women and Girls). We had 25 spots available which were filled up in a half hour. I do wish to apologize for the wrong contact information on the posting as I provided it wrong. The event will be taking place on November 20th, 2022, in the Dining Room of the W.C. O'Neill Arena Complex. I am taking a waitlist for our next program anticipated to take place in February 2023.

Deputy Mayor Akagi wished a fond farewell to the storefront Scrooge and Marly's. They have been a staple business in Saint Andrews for a long time and we look forward to hearing from Mark and Shelly on their next adventures. Another business will be moving into their location and will be maintaining the fudge that is available in-store now.

Deputy Mayor Akagi was asking for volunteers to help with the Dial-A-Ride program. This is a close to my heart initiative and we are seeking volunteers to help with driving to medical appointments. This is a great service for our community and Charlotte County and needs drivers. Even if you can do one drive a week would help to make all the difference in our program. We are looking for community support and every bit counts.

M. MAYOR'S COMMENTS

Mayor Henderson noted that Election Day is on Monday, November 28th, 2022, for those residents in Bayside and Chamcook. Please do your democratic right and go out and vote. CHCO TV will be conducting Candidate interviews next week. There are two candidates in Bayside and three in Chamcook running for Councillor seats. Residents of bayside and Chamcook are welcome to weigh in on Town issues as we will be one community as of January 1, 2023.

N. CLOSED SESSION

O. ADJOURNMENT

Motion: 425 - 11/22

Moved by Deputy Mayor Akagi

Seconded by Councillor Gumushel

At 9:00 p.m. that the meeting be adjourned.

6 – 0

Carried



Brad Henderson, Mayor




Paul Nopper, Clerk - Senior
Administrator