



**TOWN OF SAINT ANDREWS
PUBLIC HEARING OF OBJECTIONS MEETING
MINUTES**

**October 17, 2022, 6:30 p.m.
W.C. O'Neill Arena**

A. RECORD OF ATTENDANCE

A Public Hearing of Objections for 302 Mowat Drive of the Town of Saint Andrews Council was held on Monday, October 17, 2022, at 6:30 p.m. with the following members present:

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

Electronic Attendance - Councillor Hirtle.

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: 393 - 10/22

Moved by Councillor Neil

Seconded by Councillor Heenan

That the Agenda be approved as presented.

6 - 0

Carried

D. DISCLOSURE OF CONFLICT OF INTEREST

1. **Mayor Henderson - Amendment MP20-06 to the Town of Saint Andrews Municipal Plan MP20-01 for 302 Mowat Drive, PED220611**
2. **Mayor Henderson - Amendment Z22-02 to the Town of Saint Andrews Zoning By-Law Z22-01 for 302 Mowat Drive, PED220612**

E. PRESENTATION

F. HEARING OF OBJECTIONS

1. **Amendment MP20-06 to the Town of Saint Andrews Municipal Plan MP20-01 for 302 Mowat Drive, PED220611**

Mayor Henderson left at 6:33 p.m.

Mayor Henderson returned at 6:46 p.m.

Clerk Nopper noted that the Town had received one letter for the Public Hearing of Objections and was provided to Council in their package.

Kevin Cuyllé, 86 Thomas Avenue. This Compass Housing development in addition to the development on Bar Road impacted 100 people in that small area. On top of that, the relocation of Passamaquoddy Lodge to the same area. I came to this number assuming the 21 homes at bar road is 42 and 2 people per apartment approximately 84 people at Compass Housing. The total is 126 but rounded down. The biggest concern is, the last 100-year storm with 100 millimeters of rain and super high tide, where the entire end of Thomas Avenue flooded, now going to add drainage and runoff of these 100-plus people in this area. As far as I understand and may have my facts

incorrect but a 10-inch pipe to an 8-inch pipe and which you cannot push more. Another concern is sewage backup in the Thomas Avenue subdivision. There are five properties that have had multiple backups into their basement. Yes, they may have drainage flow valves installed but one of them continues to have issues. Another concern with that many people coming into the community is the RCMP presence and how are we going to handle that many new people and the increase of Victoria Terrace. Their presence is limited now and how is this going to be handled? Living on Thomas Avenue, a major corner on this street and many people not knowing how to take a right-hand turn. With up to 100 new cars potentially coming down Thomas Avenue, this is a concern for us because people are speeding and not driving on the right side of the street. I have concerns of the drinking water supply from Chamcook Lake with the number of new residents. Thank you for your time and consideration.

Kenneth McLay, 224 Mowat Drive. My biggest concern is that the developer has not provided a rendering of what the building is going to look like. I say this having watched the last Town Council meeting where the developer stated they could not. I agree she cannot come up with an exact rendering, but I work in the construction industry, industrial, residential, and mechanical, and have been involved in these kinds of things, could have produced what was expected of what this building would look like. To her point, once services are in, changes are made, but there should have been a rendering of what is anticipated to be there. Being this development is down the road from my property, the fact that I do not know what this will look like is a concern to me for my property values and those around me. Further concerned about the number of people coming to this area and the traffic. There is no reason why we cannot have a visual of what this building will look like.

James Geneau, 228 Montague Street. My commentary is less about the specific structure and more on affordable housing. I am new to the area and have a bachelor's in urban planning. Affordable housing is a crisis issue for the Town. I have a couple of questions on affordable housing, do we have a plan for this? Has there been a cross-community consultation with stakeholders on affordable housing?

Alexander Gopen, Senior Planner. We have information as a regional entity and have data on different points for affordable housing. It is something we are looking at and have in the appropriate places.

James Geneau, Cont. Been watching the Council Meetings and looking at this with passion and interest. I brought tonight, the Brookings Institute example, of research on how to craft an affordable housing strategy. One observation, without a strategy and without criteria for evaluation, going to make it unfair for developers on building affordable housing, and people in town to assess the housing, and for Council to address the criteria. Would like to suggest a review of the Urban Land Institute developed in the US, probably the best ten-point guide on how to build an affordable housing strategy. First strategy point is building trust with the community and having a community committee. Think that any gathering of individuals voicing concerns about development is mute without checking the boxes of criteria. Without this, everyone will come and complain about every development that is supposed to address the problem and if they are accomplishing the criteria. I would like to see projects move forward but not have a lack of progress over-analysis. Thank you.

2. **Amendment Z22-02 to the Town of Saint Andrews Zoning By-Law Z22-01 for 302 Mowat Drive, PED220612**

G. QUESTION PERIOD

H. ADJOURNMENT

Motion: 394 - 10/22

Moved by Councillor Neil

Seconded by Councillor Heenan

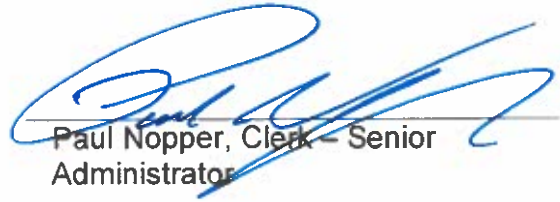
At 6:46 p.m. that the meeting be adjourned.

6 – 0

Carried



Brad Henderson, Mayor



Paul Nopper, Clerk – Senior
Administrator

