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**ATTENDING**

Chairperson Deputy Mayor Wendy Donovan, Mayor Jeff Cantwell, Councillor Mercedes Brian, Councillor Dan Sparkman, Paul Cabilio, Robert Barach, Director of Community Development Chrystal Fuller, Planner Devin Lake and Recording Secretary James Collicutt

**ALSO ATTENDING**

Members of the public

**LATE ARRIVAL**

Dr. Philip Edgar

**ABSENT WITH REGRETS**

Steve Mattson and Scott Roberts

**CALL TO ORDER**

The meeting was called to order at 1:33 PM.

**1. AGENDA APPROVAL**

**MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS CIRCULATED.**

**CARRIED**

**2. APPROVAL OF MINUTES**

**MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING OF NOVEMBER 2<sup>nd</sup>, 2015 BE APPROVED AS CIRCULATED.**

**CARRIED**

**3. REQUEST FOR DIRECTION – DA FOR WEST END LANDS**

- Presentation by Staff outlining the history of DA 99-01 identifying five key topics which require discussion: PIM, Open Space (*ref. Open Space Master Plan & 2011 West End Study Plan*), DA Structure (*difficulties associated with using a singular DA when two developers are involved*), Housing and Sustainability Policy, and underground power
- The Committee asked if the current DA is still being enforced and if so, for how long? Staff responded by explaining that the Kadray property cannot be developed currently as there is no DA in place, the Viking Venture lands are limited by their existing DA and that another Public Hearing isn't necessary as it was already held in 2014.
- The Committee began their discussion on this matter by addressing the issues systematically.  
**PIM:** Committee agrees that another PIM would be useful for the community given the amount of time that has elapsed and directed staff to hold an additional PIM.  
**Open Space:** The Committee identified concerns relating to the visibility of the park from the street and concerns regarding maintenance. The Committee agreed that locating the park on a street corner would alleviate the concerns relating to visibility; even more so if CEPTD principles were applied. It was noted that the proposed may not be consistent with the frontage requirements set out in the Open Space Master Plan and that the dedication of land would



better serve the Town if it were in a location that had connectivity with other public/park spaces such as the Ravines, which would also better accommodate the open space needs for those living in the higher-density developments planned for this developed.

**DA Structure:** Staff informed the Committee that the developers have been clear that they will not move forward with a single DA for both properties of the West End Lands. The Committee supports the Staff recommendation to consider both properties under one DA and Staff are to move forward.

**Housing and Sustainability Policy:** Staff confirmed that the Committee would see allotments (by area) for different housing types written into the DA which would address the affordability and sustainability principles outlined in the MPS. The Committee also noted that the DA should ensure that a mixture of housing types be built in each phase of development.

**Underground Power:** The developers are seeking a plan amendment to permit above ground power in areas where 3 phase power is required. The Committee asked questions and staff made it clear that all technical details will be addressed

**MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE RECOMMENDS TO COUNCIL THAT A PLAN AMENDMENT CONCURRENT TO THE APPROVAL OF THE DRAFT DEVELOPMENT AGREEMENT WHICH WOULD CONSIDER ALLOWING OVERHEAD POWER IN LIMITED CIRCUMSTANCES BE INITIATED.**

**CARRIED**

**ACTIONS:** Staff is directed to hold an additional PIM regarding the West End Lands application.

Staff to discuss the PAC comments on Open Space with the developers.

Staff are to move forward with negotiations of a single DA for both properties unless the issues identified by staff can be dealt with by the developers.

Staff are to return to PAC with a more detailed presentation on the West End Lands conceptual plans.

Staff will look into whether or not the Woodmans Grove apartments are supplied with 3-phase power.

#### **4. HERITAGE DE-REGISTRATION OF CHRISTIE HOUSE (503-505 MAIN STREET)**

- A brief presentation by Staff on the heritage deregistration of Christie House was followed by the following Committee motion:

**MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE PROVIDE A POSITIVE RECOMMENDATION TO COUNCIL TO DEREGISTER 503-505 MAIN STREET (PID 55271365) AS A REGISTERED MUNICIPAL HERITAGE PROPERTY.**

**CARRIED**

#### **5. MUNICIPAL PLANNING STRATEGY REVIEW**

##### **a. PHASE II**

- Director Fuller informed the Committee that a draft of the planning documents would go to COW on Tuesday and intended to be put forward as a starting point that will be reviewed at the following COW meeting (April) along with the consultation schedule for Phase II.



- Director Fuller informed the Committee of the possibility of forming a sub-committee of PAC to address the following issues: housing, downtown development guidelines and parks and open spaces – consisting of non-political members of PAC – by forming task groups to address each of these issues with the intent of having very well-informed individuals or organizations advise these task groups in their discussions. The Committee expressed concerns about this sub-committee consisting of entirely non-political members due to the legislative understanding that Council members could bring to the sub-committee, even if acting in a non-Council capacity.

**ACTIONS:** Staff to give more thought to the establishment of this sub-committee and supporting task groups before coming back to PAC.

**b. BOARDING HOUSE DISCUSSION**

- Director Fuller addressed a question from the Committee regarding how planning can address the issues relating to rooming houses in Wolfville by referencing the draft definition for “Household” that begins to approach the issue of landlords renting by the room, which is where most complaints originate from.

**c. “WHAT WE HEARD” REPORT**

- Director Fuller introduced FOTENN’s memo to the Committee on how the discussion has evolved as the product of the previous PAC Workshops. The Committee was pleased with the report as presented.

**6. FUTURE MEETING DATES**

Dates approved.

**7. CORRESPONDENCE RE: MPS REVIEW**

Received by PAC.

**8. QUESTION PERIOD**

Comment from Robbie Harrison: Pleased to see that the FOTENN report is going to be included in the Phase II document that will allow citizens to get involved and have their opinions heard as part of the process.

**9. ADJOURNMENT OF PLANNING ADVISORY COMMITTEE MEETING**

**MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE MEETING BE ADJOURNED AT 3:30 PM.**

**CARRIED**

Approved at the Planning Advisory Committee Meeting of Wednesday, March 30<sup>th</sup>, 2016.

As recorded by James Collicutt, AA Community Development