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**ATTENDING**

Chairperson Deputy Mayor Wendy Donovan, Mayor Jeff Cantwell, Councillor Mercedes Brian, Robert Barach, Steve Mattson, Scott Roberts, Councillor David Mangle, CAO Erin Beaudin, Director of Community Development, Chrystal Fuller. Planner Devin Lake and Recording Secretary James Collicutt

**ALSO ATTENDING**

1 Member of the public

**ABSENT WITH REGRETS**

Dr. Philip Edgar

**CALL TO ORDER**

The meeting was called to order at 1:30 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 MARCH 30<sup>th</sup>, 2016 BE APPROVED AS CIRCULATED.**

**CARRIED**

**3. CATHERINE COURT DA AMENDMENT**

Mr. Lake began with a brief presentation on the Catherine Court DA amendment proposal, which seeks to add two buildings – one 4-unit and one 8-unit – to the existing development. Currently this development is zoned R-2/HD, contains 40 units and is surrounded primarily by institutional and other residential uses. Citing Part 8 of the MPS in support of higher-density developments, Mr. Lake discussed several of the key specifics of the proposed amendment and noted that a cleaner version of the site plan would be made available for use in administering the development agreement:

- Maximum number of units for the given area of land would be 62; this amendment will bring the total to 52.
- Total hard surface coverage would increase to 43%.
- Total number of parking stalls will increase by 20 to 67 and exceeds the required minimum of 65 for the proposed number of units.
- Bicycle parking would be available in front of building entrances.
- The 8-unit building would be identical to those already in existence with the smaller 4-unit building being a scaled-down version.

The Committee asked Staff if a requirement for additional trees in the front yard could be added to the DA, which was confirmed as being possible – Staff to discuss with the developer.

The Committee also asked Staff for their opinion on whether or not 67 parking spots would be enough for this development, which Staff confirmed as being sufficient.

**MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE FORWARD THE DRAFT AMENDING DEVELOPMENT AGREEMENT FOR CATHERINE COURT TO COUNCIL WITH A POSITIVE RECOMMENDATION AND DIRECT STAFF TO SPEAK WITH THE DEVELOPER TO INCREASE THE NUMBER OF TREES ON SITE.**

**CARRIED**

**ACTION:** Staff will discuss adding a requirement for front yard trees to the DA, with consideration given to leaving some open spaces for recreation, and report back to Council in this regard.

The Committee cited a comment from the developer captured in the PIM notes; that this was primarily a student residence, which was surprising to the Committee in that there have been numerous discussions about not formally identifying this as student housing. Looking to Staff, the Committee asked how the Town should respond to questions about the organization's responsibility to speak to this development on behalf of families. To follow-up, the Committee pointed out that the development (Noel Taiani's) on Gaspereau Avenue was required to provide outdoor recreational spaces. Staff responded by saying that the context for the development has a lot to do with which requirements are put in place and that the open spaces appear to be sufficient, in staff's opinion, for the recreational needs of residents.

#### **4. UPDATE: KINGS 2050 / KINGS COUNTY DRAFT MPS**

Director Fuller began by introducing the Kings County Draft MPS document to the Committee and expressed her opinion that it is a pared-down, more permissive document as compared to the previous draft MPS.

- CAO's (Wolfville and Kings) have had some discussion around extending services to provide targeted services outside of Town boundaries; however, concerns relating to planning around the Town are rising and Staff are looking to the Committee for direction on how to proceed.

Staff suggest that this issue may be broader than a simple planning matter and acknowledged that the Town's ability to leverage its involvement is limited. Developments on the Town's boundaries can have a significant impact on the Town and that we must be involved in these decisions.

- The Committee asked Staff if the province is interested in the process. Staff responded by saying that all MPS documents must be consistent with the provincial statements of interest, and therefore, the province's attention is mandated by the Minister's interpretation of document's consistency with those statements.

The Committee asked if the Town's boundaries could be extended. Staff informed the Committee that such a process would go through the UARB. The Committee went on to express its concern that perhaps the County is extending their services to the Town boundaries because Wolfville has been unwilling to do so in the past and that those areas represent significant economic value that the County wants to utilize.

**ACTION: Staff** to return to PAC with more information and the implications of different approaches to handling this situation.

## 5. MPS REVIEW – PHASE 2 CONSULTATION STRATEGY

Director Fuller began the presentation of the Phase 2 consultation plan by explaining the primary objectives for this phase of the review:

- **Housing Symposium**, funds applied for from the Age-Friendly Communities Grant. The symposium would call upon experts to address the unresolved issue from Phase 1 around housing and is designed to gain consensus and direction on these issues. Tentatively scheduled for October.
- **Finalize Draft Documents** for PAC and Council review.
- **Consult** with the identified communities of interest such as Landlords, R1/R1A property owners, developers, young families, ect.
- **Prepare** the draft residential business licensing bylaw.

The specifics of the symposium will come to light once the grant has been received. The objective is to get detailed feedback on the issues around housing and solve the related problems - Committee to receive more information on this as details become available.

Staff presented the draft consultation schedule to the Committee – for Council's review and approval in May – which proposes to address the Subdivision Bylaw as a separate item after the MPS, LUB and Design Guidelines. Staff reviewed the individual items of the consultation schedule with PAC and elaborated on the 'Communities of Interest', a list of which Staff reviewed with the Committee and made an addition to.

Consultation schedule to conclude in approximately July 2017 before taking a pause and addressing the SBL. Staff expressed the opinion that the schedule is very ambitious and that aside from the consultation there are numerous planning applications/issues also being addressed.

The Committee noted the quality of the work should not suffer as a result of an ambitious schedule and that extending the schedule into late 2017 or early 2018 would not be unreasonable.

Staff asked Committee members to send concerns, questions, comments regarding the draft documents to Director Fuller via email,



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**ACTION: Staff** to amend list of identified communities of interest to identify older generations as one such community.

**ACTION: Staff** to provide a clean, non-tracked changes copy of the draft documents to PAC and Council within two weeks, with a covering memo requesting a higher-level review from Committee Members.

**MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE RECOMMENDS TO COUNCIL THAT THE PROJECT CHARTER FOR PHASE 2 OF THE MPS BE ADOPTED AS A GUIDELINE FOR THE COMPLETION OF THE PROCESS.**

**CARRIED**

**6. 2016 LPPANS CONFERENCE**

- PAC budget allows for two members of PAC to attend - Robert Barach attending.

**ACTION: Staff** to follow-up with Dr. Edgar and the other Committee Members to gauge their interest in attending the conference with deadlines for expressions of interest.

**7. QUESTION PERIOD**

Comment from Sue MacArthur, praising the Committee for their open-mindedness and looks forward to working with them in the future.

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

**MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE MEETING BE ADJOURNED AT 3:12 PM.**

**CARRIED**

Approved at the Planning Advisory Committee Meeting **Day of Week, Month DD, YYYY (date of meeting)**

As recorded by James Collicutt, AA Community Development