



ATTENDING

Chairperson Deputy Mayor Wendy Donovan, Mayor Jeff Cantwell, Councillor Mercedes Brian, Robert Barach, Steve Mattson, Paul Cabilio, Scott Roberts, Director of Community Development Chrystal Fuller and Recording Secretary James Collicutt

ALSO ATTENDING

Four Members of the Public

ABSENT WITH REGRETS

Councillor David Mangle, Dr. Edgar Philips, Steve Mattson and CAO Erin Beaudin

CALL TO ORDER

The meeting was called to order at 1:46 PM.

1. AGENDA APPROVAL

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

CARRIED

2. APPROVAL OF MINUTES

MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING OF JUNE 27th, 2016 BE APPROVED AS CIRCULATED.

CARRIED

3. MPS AMENDMENT APPLICATION: 5 BLOMIDON TERRACE

Staff's recommendation in light of the public commentary heard during the PPM remained unchanged but advised the Committee that they could choose to direct Staff to do otherwise. Staff then asked for a decision on whether or not to forward the standing recommendation for a site-specific amendment to Council.

The Committee agreed that there was no interest in exploring a blanket amendment as the area is being dealt with as part of the MPS review.

Staff informed the Committee that the building had been checked from a life safety perspective and both the Building Official and Development Official were comfortable with the units being occupied. A clear direction from Council on this issue as a resolution would provide the necessary stability for Staff, Council, the tenants and the landlord.

MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE PROVIDES A POSITIVE RECOMMENDATION TO THE DRAFT AMENDMENTS FOR 5 BLOMIDON TERRACE.

CARRIED (5 for, 2 opposed)



4. VERBAL UPDATE: WEST END LANDS

Staff informing the Committee that there will be a public meeting on the West End Lands on August 23rd from 7-9 pm at the Wolfville Farmers' Market.

5. MPS REVIEW: CONSULTATION SUMMARIES

Staff informed the Committee that two out of four consultation summaries will be reviewed.

a.) Young Families

Staff engaged approximately 20 adults and 30 children at Wolfville School on June 22nd and received numerous comments regarding affordability and the different housing types that the young family demographic favoured, such as semi-detached and low-rise apartments. Staff found that the most important aspects of the community were education and recreational facilities. As a result of this consultation Staff will focus on:

- Fostering strong policy around considerations for green spaces in the new MPS.
- Recognizing the desire for affordable ground-oriented attached and semi-detached housing stock.

The Committee commented on their own experiences as young families in Town and pointed out that the information gathered during this consultation may indicate that there isn't a strong demand for apartments or even semi-detached to which Staff added that the primary attribute young families are looking at appears to be ground-oriented housing styles.

b.) Open House

Residents were notified of the Open House that took place at the Wolfville Farmers' Market on June 23rd via a mail-drop to all of Wolfville's residential addresses and non-resident property owners were notified with direct mailings. The event utilized infographics to convey information to the approximately 50 people in attendance and opportunities to meet with Staff were provided. Staff reported that there were numerous property-specific comments as well as comments on process:

- Requests for up-zoning, primarily from resident owners.
- Importance of ground-oriented semi-detached housing
- More information on the logic and purpose of the C-2 zone.
- Details on secondary plans and define the SPS process.
- Broadening uses permitted in C-4 zone to allow accessory units in accessory buildings.
- Clarify whether 2-unit dwellings (duplexes) can have accessory units.
- Consider allowing for accessory units in accessory buildings in R-1A zone.

The south side of Summer Street is currently proposed in the draft zoning as live/work (C-2) and Staff asked the Committee to delay their discussion on defining where the live-work/residential line should lie until later in the review process.

Staff indicated that both R-1 Residents and Core Area surveys will remain active until the end of the summer.



ACTION: Staff to post presentations from the community of interest meetings to the MPS review section of the Town's website.

6. CITTASLOW DESIGNATION

Staff informed the Committee that the Town's new designation would be formally announced at the Wolfville Farmers' Market at 4 pm later that day. The commitments made by the Town in achieving this designation could affect the development of the MPS and Staff would like the Committee to explore how the Cittaslow mentality relates to the "natural step" framework. Staff commented that their professional "tools" focus on quantitative resources and in applying for Cittaslow it exposed a lack of data in this regard. Staff would like to discuss also how to better manage the statistical element of the municipal data, which is essential to both the Cittaslow and "natural step" frameworks.

7. FUTURE MEETING DATES

Proposed dates were accepted by the Committee with a start time for the August 25th all-day meeting being 9 am and lasting until approximately 4 pm.

8. QUESTION PERIOD

No further questions or comments.

9. ADJOURNMENT OF PLANNING ADVISORY COMMITTEE MEETING

MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE MEETING BE ADJOURNED AT 2:39 PM.

CARRIED

Approved at the meeting of the Planning Advisory Committee held on Wednesday, July 27th, 2016.

As recorded by James Collicutt, AA Community Development