



# Town Council Meeting

June 21, 2022

6:30 p.m.

Council Chambers

Town Hall

359 Main Street, Wolfville

## Agenda

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### Call to Order

#### 1. Approval of Agenda

#### 2. Approval of Minutes

- a. Town Council Meeting, May 17, 2022

#### 3. Comments from the Mayor

#### 4. Public Input / Question Period

##### PLEASE NOTE:

- Public Participation is limited to 30 minutes
- Each Person is limited to 3 minutes and may return to speak once, for 1 minute, if time permits within the total 30-minute period
- Questions or comments are to be directed to the Chair
- Comments and questions that relate to personnel, current or potential litigation issues, or planning issues for which a public hearing has already occurred, but no decision has been made by Council, will not be answered.



**5. Motions/Recommendations from Committee of the Whole, June 14, 2022**

- a. RFD 029-2022 Landmark East Capital Grant (v2)
- b. RFD 028-2022 Site Plan Debrief
- c. RFD 037-2022 Valley Waste TBR
- d. RFD 036-2022 AT Network ICIP Grant

**6. Correspondence:**

- a. A\_Barnett\_ Update from the Front Street Oven
- b. A\_Steiger\_ Was going to speak - can't\_ couple thoughts
- c. A\_Stigee\_ Letter to council
- d. B\_Lutes\_ June 2022 COW and a request for formal motion
- e. C\_Beddoe\_ Letter for Consideration
- f. D\_Daniels\_ Email\_ FW\_ Video Camera Surveillance May 13
- g. D\_Daniels\_ Email\_ FW\_ Video Camera Surveillance May 16
- h. D\_Daniels\_ May 17
- i. D\_Ebata\_ Letter to Council
- j. D\_Ebata\_ Attachment\_ Letter to council-Duncan Ebata- May 12-2022 (002)
- k. D\_Ebata\_ Questions
- m. E\_Horne\_ FW\_ Tourism Question incl Mayor's Response
- n. G\_Lohnes\_ Town Council - Studies, Reports & Projects
- o. J\_Marshall\_ surveillance cameras
- p. J\_Yule\_ Thoughts about security cameras
- q. M\_Brian\_ Data Shows Impact of CCTV on Disorderly Conduct
- r. M\_Brian\_ Attachment\_ Piza et al\_2019\_ Effectiveness of CCTV (002)
- s. N\_McQueen\_ Email\_ Good Neighbours \_Sunday Summary\_, May 15th, 2022



- t. S\_Mercier\_FW\_ Argos vs. Riders Football Game in July
- u. Spring Letter from Minister Town of Wolfville June 10, 2022
- v. Zofya\_H\_A\_Organizing protest Supreme Court ruling on extreme self-induced intoxication as a legal defense

## **7. Adjournment of Meeting**

## REQUEST FOR DECISION 029-2022

Title: Landmark East Capital Grant (v2)

Date: 2022-06-14

Department: Parks & Recreation

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## SUMMARY

### Landmark East – Capital Grant

Landmark East School first approached the Town for a one-time capital grant back in early 2017. Since that time, numerous reports were presented to Council, ultimately resulting in a draft MOU that contained a commitment to a \$50,000 grant contribution for a project to be completed by December 2022. With the passing of several years, that agreement has lapsed.

Within the last year, the Town has been made aware that the project is once again back at the forefront of the school's infrastructure planning, with groundbreaking planned for 2023. This date has changed from 2022.

Landmark East has relaunched their capital campaign entitled "Building on Success" and presented an overview of the project to Council in February of 2022. With that, Landmark East is seeking and asking for the original \$50,000 as a one-time capital grant.

This RFD includes a motion for Council's consideration to approve the requested capital grant.

### DRAFT MOTION:

**THAT COUNCIL APPROVE A ONE-TIME CAPITAL GRANT IN THE AMOUNT OF \$50,000 FOR LANDMARK EAST'S "BUILDING ON SUCCESS" CAPITAL CAMPAIGN AND MAKE THE GRANT PAYABLE ON THE APPROVAL AND ISSUING OF THE PROJECT'S DEVELOPMENT PERMIT.**



## REQUEST FOR DECISION 029-2022

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### 1) CAO COMMENTS

Staff do not provide a recommendation to Council, however relevant information and the evaluative criteria from the perspective of staff per Appendix D of the Grants to Organizations Policy have been provided for information.

### 2) LEGISLATIVE AUTHORITY

MGA Section 65A – authorized municipal expenditures

### 3) STAFF RECOMMENDATION

No recommendation.

### 4) REFERENCES AND ATTACHMENTS

1. Direction Request (DR) #001-2017 Landmark East School Expansion (February 2017 COW)
2. RFD #018-2017 Landmark East School Expansion
3. RFD #065-2017 Landmark East School Expansion One Time Capital Request
4. RFD #046-2018 Landmark East One Time Capital Grant
5. RFD #003-2019 Landmark East MOU
6. RFD #039-2019 Landmark East MOU Update (July 2019 COW)
7. RFD #005-2022 Landmark East Grant to Organizations
8. Grants to Organization Policy 710-003 - [Here](#)
9. Attachment 1: Landmark East – Wolfville Council Presentation Overview 2022
10. Attachment 2: Landmark East – Fast Facts (part of Council's presentation)
11. Landmark East Presentation to Town of Wolfville Council - [Here](#)

### 5) DISCUSSION

As illustrated by the references above, the Landmark East expansion and related Town grant have been before Council numerous times going back to 2017. The process of review and clarification by Council included approval of \$50,000 to come from reserves (RFD 046-2018, July 2018 Council) and ultimately the approval of a Memorandum of Understanding (MOU) at the July 2019 Council meeting (RFD 039-2019). Since that time the project has lapsed.

The request is coming back before Council now, because of renewed interest and commitment from Landmark East to the project, with a construction start date planned for 2023 and a facility to be opened in 2025. This is based on a recent discussion staff have had with a representative from Landmark East.

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Although the previous RFDs included requests for a MOU, no MOU has been included in this RFD at this time. It is understood that this space will be available for community use, when possible, but for now, it is not clear how this will be defined until the facility is finished and operational.

B.D. Stevens, a Nova Scotia company, has been hired to design and construct the new building.

Through supporting improved school infrastructure, improvements are planned for both the traditional teaching and learning environment (classrooms), and the planned addition of a new gymnasium, cafeteria, and performance space to help transform the student experience. Currently the school is limited in what it can provide in terms of physical education and play space without having a gymnasium. The gymnasium space is likely to offer the community benefit in much the same way as gymnasium space does at the Wolfville School – details to be determined.

Staff will draw Council's attention to two additional points of reference in their evaluation and consideration of this motion:

1. There is the opportunity to consider this request from two different perspectives, or a combination of both. First, is the investment in Landmark East as an educational institution. Second, the investment in Landmark East as a potential provider of recreation space for town residents through the construction of a new gymnasium.

2. Using and referring to the evaluation criteria, as part of the One-time Special Funding Requests Application (part of the Grants to Organizations Policy). See below:

1. Program/Service Obligations – this score **Low (Discretionary)**, as this is not something the Town would normally provide.
2. Council's Strategic Plan – this would be **Low (Non-critical)**.
3. Public Need/Benefit – this would score **Moderate (Multiple Interests)**, some need/benefit, in a number of areas/communities
4. Human Development and Inclusion - this would be **High (for students)** equality of access and opportunity, but potentially more limited for outside community members simply based on availability.
5. Quality of Life for the Community – this would be **Moderate (Livable Community)**, supporting a livable community, strong community image and community pride.
6. Alternative Providers – this would be **High (Limited)**, as no other *potential* providers of this service exist.
7. Financial Need – **Low** if you consider the size of the project and actual dollar amount requested. Project size currently estimated to be \$4,200,000.
8. Economic Impact to the Town – this would be **Moderate**, as there is demonstrated indirect economic impact to the Town.

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9. Environmental Sustainability – **n/a** but could be based on design and practice.

Landmark East has information on its website, with specific reference to the new building and a detailed prospectus to download with further details. <https://www.landmarkeast.org/buildingonsuccess>

This report comes before Council to consider what direction should be taken under current circumstances. Although not ideal in the manner that a previous commitment must now be considered by a new Council, it is nonetheless an item to be resolved. Council had the benefit of participating in a presentation from Landmark East in February 2022, with opportunity to ask and confirm any questions they may have had regarding this request.

Finally, given the history of this request, staff have added to the motion a stipulation that the funding not be granted until the development permit has been issued, with the understanding that construction of the project would be imminent.

## 6) FINANCIAL IMPLICATIONS

Unless Council decides otherwise, the funding for one-time capital grants is usually drawn from Town Operating Reserve. It is possible to include grants under this program within the capacity of the annual tax levy; however, there are numerous other demands on property tax revenues for services provided directly by the Town. This particular request is being considered outside the annual budget process and no allowance was made in the approved 2022/23 budget for the grant.

As noted in previous years, grants paid to outside organizations should be considered from several perspectives and, with regard to finances, Council should consider the current financial status of the Town and the anticipated financial requirements in the coming years. Any time grants are provided to an external organization, those dollars are no longer available for use on direct Town responsibilities. In addition, ***grants issued in the past may have occurred when there were available dollars, which may not always be the case year in and year out.***

As discussed during the Council's early budget deliberations, there are significant pressures on Town funds in the upcoming years, including ongoing infrastructure needs, proposed new Library and Town Hall, Accessibility Plan goals, flood risk and climate change mitigation efforts. Although the Town currently has Operating Reserves on hand (savings), there is less available than originally estimated (Refer to Financial Update Information Report in June COW agenda). In addition, it is generally true the 10 Year Capital Investment Plan could expend all available funding. There is also a best practice benchmark level of reserves that any Town should ensure is set aside for material, unanticipated events within their borders.

Landmark East presented to Council in February to allow this to be considered in the 2022/23 budgeting program. This is consistent, whenever possible, with past practice with grants to outside organizations.

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This allows Council the benefit of considering all other financial pressures that have to be considered in spending finite taxpayer dollars. Given the timing, staff were not able to bring back this RFD in time to be considered in the 2022/23 budget approval. If Council approves the grant request, it is likely use of Operating Reserves will be the source of funding.

### 7) REFERENCES TO COUNCIL STRATEGIC PLAN AND TOWN REPORTS

Reference the appropriate strategic directions from the 2021-2025 Strategic Plan:

- Economic Prosperity – **Yes**, economic driver for the Town.
- Social Equity – **Yes**, Landmark East is a not-for-profit independent school focusing on supporting students with learning differences.
- Climate Action – **n/a** but could be reflected in building practices.
- Community Wellness – **Yes**, once opened, space will be available for community recreation, in addition to creating space for students and staff to participate in recreation activities.

Reference, if applicable, how the RFD links to a Council Priority Initiative:

- Multi-purpose regional complex (with an aquatics facility) **n/a**
- Revitalization and maintenance of road, sidewalk, crosswalk infrastructure and traffic management **n/a**
- Economic sector growth and support for businesses (retention and attraction) – **Yes**
- Climate management related initiatives (reduce carbon emissions, support local transportation, food security, environmental protection) – **n/a**

### 8) COMMUNICATION REQUIREMENTS

No communications updates required other than advising Council that Development Permit has been granted, project is underway and grant payment has been made.

### 9) ALTERNATIVES

Council does not approve the request.

Council approves the request at a different value.

## REQUEST FOR DECISION 028-2022

Title: Site Plan Process - PAC motion

Date: 2022-05-03

Department: Planning & Development

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## SUMMARY

### Site Plan Process - Planning Advisory Committee (PAC) motion

The Planning Advisory Committee (PAC) passed a motion at their April 14, 2022 meeting that states:

**THAT PAC ASKS COUNCIL TO DIRECT STAFF TO REVIEW THE LAND USE BYLAW SITE PLAN PROCESS WITH A VIEW TO CONSIDER INCORPORATING SOME OF THE RECOMMENDATIONS THAT HAVE COME FORWARD AS A RESULT OF A DEBRIEF PROCESS.**

This report provides some recommendations to address concerns and improve the site plan process. Discussions and comments that have been received on site plan approval at the PAC meeting and during the 568 Main St. appeal are included for context.

Staff are not recommending to review the land use by-law in any detail at this time. If Council would like to review areas of the land use by-law, Staff would ask for clear direction on what those are and the intended outcomes and process expectations.

This report is limited in scope to address the Site Plan approval process. Recommended operational or administrative changes include:

- Place a larger, prefabricated sign on properties when full application is received (note: people with concerns should contact planning staff for more information – our contact information is on the sign).
- Provide more information on our website about the application, including relevant Land Use By-law requirements while an application is being considered by Staff and relevant reviews are taking place.
- At time of approval, make it standard that a 50m notification area be used for letters (from the current 30m in the *Municipal Government Act*) and ensure the mail delay is accounted for so residents have a full 14 days to consider an appeal. Our Public Participation Program policy allows the development officer to notify up to 100m in certain circumstances that may also be used for certain applications.
- Update application forms (clarify traffic impact requirement).

### DRAFT MOTION:

That Council direct Staff to operationalize the administrative site plan process changes as outlined in this report RFD 028-2022.

## REQUEST FOR DECISION 028-2022

Title: Site Plan Process - PAC motion  
Date: 2022-05-03  
Department: Planning & Development

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### 1) CAO COMMENTS

The CAO supports the recommendation of Staff.

### 2) LEGISLATIVE AUTHORITY

The *Municipal Government Act* and the Town's Planning Documents provide authority to control and manage land uses in the town.

### 3) STAFF RECOMMENDATION

To make administrative changes to the site plan process (nothing is required to change in the Land Use By-law or further public process)

### 4) REFERENCES AND ATTACHMENTS

1. April 14, 2022 Planning Advisory Committee [Agenda Package](#) (see site plan 'check-in and debrief' item) – see process diagrams included after report.
2. [Municipal Planning Strategy](#)
3. [Land Use By-law](#)
4. [Zoning Map](#)
5. [Recent Site Plan Approval Appeal Hearing](#) (568 Main Street – includes site plan process context)
6. [Public Participation Program Policy](#) (specific for planning applications and required by the *Municipal Government Act*)

### 5) DISCUSSION

#### Introduction

This report is in response to the motion from the Planning Advisory Committee (PAC) made on April 14, 2022:

**THAT PAC ASKS COUNCIL TO DIRECT STAFF TO REVIEW THE LAND USE BYLAW SITE PLAN PROCESS WITH A VIEW TO CONSIDER INCORPORATING SOME OF THE RECOMMENDATIONS THAT HAVE COME FORWARD AS A RESULT OF A DEBRIEF PROCESS.**

This is coming out of a debrief on the 568 Main Street site plan appeal and information related to that is included in the public input below and also in the report references above.

#### Recommended Administrative Changes to Site Plan Process

## REQUEST FOR DECISION 028-2022

Title: Site Plan Process - PAC motion

Date: 2022-05-03

Department: Planning & Development

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- Place a larger, pre-fabricated sign on properties when full application is received (note: people with concerns should contact planning staff for more information – our contact information is on the sign).
- Provide more information on our website about the application, including relevant Land Use By-law requirements while an application is being considered by Staff and relevant reviews are taking place.
- At time of approval, make it standard that 50m notification area (from the current 30m in the *Municipal Government Act*) and ensure the mail delay is accounted for so residents have a full 14 days. Our Public Participation Program policy allows the development officer to notify up to 100m in certain circumstances.
- Update application forms (clarify Traffic Impact requirement)

### April 14, 2022 Planning Advisory Committee Discussion

At the April 14<sup>th</sup> meeting there was discussion on the issue including:

- Should requirements exist or be enhanced for abutting zones? (e.g. C-2 and residential? R-3 and R-2? – see note on this below);
- ‘Neighbourhood Context’ can be used as an exclusionary tool and behaviour is the issue;
- Could the LUB and MPS be better “meshed together?”;
- Questions and comments around notification requirements and expectations.

There was also public input at the beginning of the meeting that is summarized below with other comments we have received related to the 568 Main Street appeal/the site plan issue that is before Council with this report.

It should be noted about the first point that our new Land Use By-law (8.6.2 and 14.4) does have this requirement and this was a topic discussed as we went through our plan review from 2015-2020. These sections are included below for reference:

## REQUEST FOR DECISION 028-2022

Title: Site Plan Process - PAC motion

Date: 2022-05-03

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### Abutting requirements for Residential

#### (2) **Abutting Landscape buffers**

- (a) Where a multi-unit building greater than 3 units abuts a yard in any Residential, Institutional, Park or Recreation zone a landscaped buffer is required. The minimum yard requirement for the abutting yard (rear or side) shall be 3 metres and shall include one or more of the following between the building and the abutting property:
- i) At least one native shrub (that will grow to at least 2m in height) for along the abutting sideyard and one tree (minimum caliper of 50 millimetres) for every 4.5 linear metres of building depth; or
  - ii) Evergreen shrubs (that will grow to at least 2m in height) that form an opaque and continuous visual barrier between the proposed building and the sideyard, or
  - iii) An opaque wood fence or masonry wall at least 1.8 metres high continuous along the entire side yard.
  - iv) Or any combination of 1-3.
- (b) No parking space, driveway or travel lane shall be permitted in the 3 metre landscape buffer. This requirement may be reduced to 1.5 metres provided that landscape screening as described in 8.3.2.(a) provides a visual barrier along the full length of the sideyard lot line.

### Abutting requirements for Commercial

#### **14.4 ABUTTING YARD REQUIREMENTS**

Where a yard in a Core Commercial (C-1), Neighbourhood Commercial (C-2), Large Format (C-3) zone abuts a yard in any Residential, Institutional or Park zone, the following restrictions shall apply to the abutting Yard within the Commercial zone:

- (1) the minimum side yard requirement for the abutting side yard shall be 3 metres; and
- (2) the minimum rear yard requirement for the abutting rear yard shall be 3 metres; and
- (3) no parking space, driveway or travel lane shall be permitted in an abutting yard within 3 metres of a side or rear lot line. This requirement may be reduced to 1.5 metres provided a double-sided opaque wooden fence or landscape screening which provides a similar visual barrier along the lot line. The fence or landscape screening shall be a minimum of 1.5 metres in height and be established within one (1) year of establishment of the parking space, driveway or travel lane.

### Public Input Summary (including 568 Main St appeal letters)

Through the 568 Main Street appeal hearing and the lead up to this report and discussion at PAC – many comments were received. Staff have attempted to summarize them here by theme. Staff are recommending changes to address some comments and improve the process. Many of the other concerns are outside of the scope of the site plan approval process and would have to be scoped as separate projects with further direction to Staff required.

#### **Density/Housing Type**

- The presence and development of high density apartment buildings.
- Students living together in one dwelling, overcrowded dwellings



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- The proposed 18 bed building is too many beds for the area.
- Concern for tenement housing
- Concerns of how the conversion to 5 apartments aligns with the MPS's Community Profile and Housing Needs (Which state "This plan looks to diversify our residential land uses by providing opportunity for 'missing middle' housing forms, innovative housing, a focus on affordability, and home-based business.")
- Concerns about short-sighted planning decisions and the need to consider what Wolfville will need in 25 years.
- Concerns for windowless rooms
- Concerns that this is a rooming house
- Impression that most looking to buy or rent in Wolfville are not looking for 4-5 bedroom units.
- Need for sustainable and resilient neighbourhoods that will last well into the future.
- More diversity and density should be permitted in R1 zone
- Increases in the creation of low-cost rentals,
- We need affordable rental options, but not here.
- Would prefer if the development was for seniors rather than students,
- Wolfville has a chronic shortage of affordable housing options
- Concerns for renting bedrooms rather than homes/apartments
- Taxing rental property owners by unit or bedroom,

### Landlord Concerns

- Concerns of interior property maintenance
- Concerns for property management – if well managed it could fit in well, if mismanaged, could cause issues.
- Landlords unable and/or unwilling to manage tenant behaviors, absentee landlords,
- Poorly managed and maintained rental properties,
- Concern for the Town's lack of information on the number of student housing rentals and information on the ownership of these properties,

### Site Plan Process/LUB

- Concerns regarding the timing of the letter of Plan Notification.
- Concerns regarding sign posting on the affected site.
- Need for easier access to details of site plan process including architectural drawings
- Concerns regarding the design guidelines and architectural requirements for a renovation of the building.
- Questions regarding the timeline of the site plan approval process – why is construction permitted before approval given?
- Confusion that the existing building will be torn down and 5 new buildings will be built.
- Concerns for need of traffic impact study and clarification needed for when this is triggered.
- Does the proposed building require zoning changes? Need for clarification of the site plan approval process as to not feel left out of town decisions.
- Construction occurring without a development agreement, site plan approval or building permit obtained first,

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- The absence of elevations showing the front and side exterior design with the application given the property is located in a design guidelines area, to ensure architectural consistency with existing neighborhood,
- Grandfathering in of some uses not permitted in new LUB,
- Residents within 100 m should receive notice
- Town disregard for owners of heritage properties
- This development should be a model of our new MPS – particularly for Housing Choice and Affordability.
- Existing LUB/MPS not accurately meeting the needs of long-term residents.

### Neighbourhood Character/Quality of Life

- Concerns that transient renters work against the existing character, including loss of charm or character and the transformation of large, old, single-family homes into rentals, and the loss of historically significant architecture,
- Intensification of “student ghettos”,
- Lowering of aesthetic quality of neighbouring, stately homes
- Concerns of compatibility of permitting an R4 dwelling adjacent to R2 lots.
- Disrupting quality of life of those living in R2 zone,
- Student housing will cause stress and anger to nearby residents,
- Most neighbours are seniors or are living with disabilities and will be negatively affected.
- We need high density development from an environmental perspective, just not here.
- Over the past 30 years, Wolfville has degraded from small, family community to a dense, disruptive, student town.
- This development will cause nearby property values to decline
- The lot should be rezoned to R2

### Traffic/Parking

- Wolfville becoming too much of a tourist destination creating parking issues
- Street light needed at Gaspereau and Main
- Parking issues including number of vehicles per property and size of paved areas, as well as illegal parking,
- Concerns for accommodating vehicles for all units on site.
- Concerns for increased traffic on Balcom

### Nuisance/Disturbance/Enforcement

- Parties, noise, nuisances, vandalism, trespassing resulting from student housing,
- Too many establishments sell alcohol in Town
- Students leaving garbage on properties, urinating on properties,
- Concerns regarding noise from student housing affecting quality of life
- Fear that tenants of this development will vandalize neighboring vehicles/properties
- RCMP ill-suited to police civic infractions and complaints, residents overpay for underperforming police

### Acadia University

- Need for more on-campus student housing

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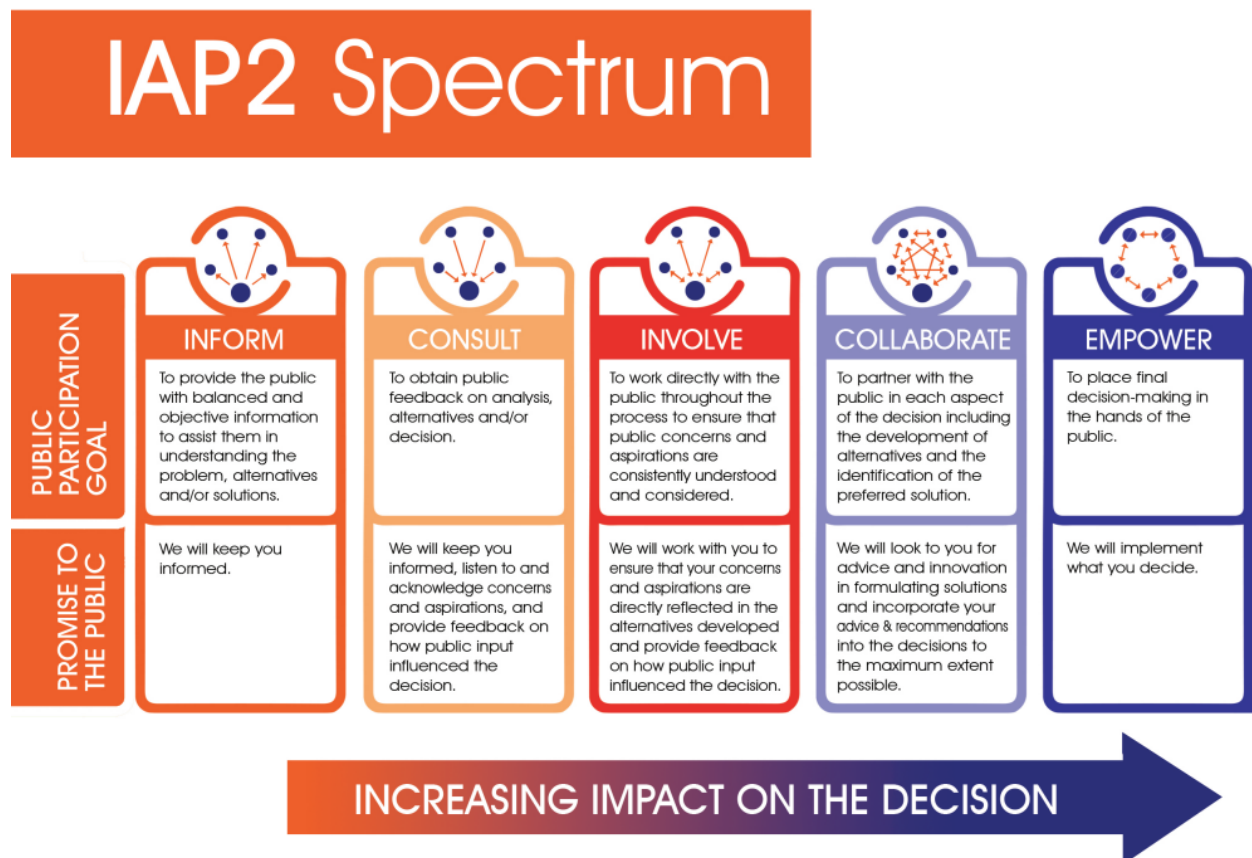


- Need to encourage Acadia to build/encourage student housing on campus

The following was stated in the 568 Main Street appeal report to address comments (included above) as they relate to the site plan process: “Land use planning cannot control or dictate what type of people live where in the Town. Many of the concerns received in support of the appeal are not relevant to the specific issue being considered by Council (e.g. was this site plan approval done properly, as per the Land Use By-law requirements?) but fall into broader policy and strategy discussions that may be important; however, cannot be considered in this matter where Council is acting with the authority of the Development Officer as per MGA section 232(3).” In this case, there are various initiatives the town and our partners are undertaking to address issues in the Town. The recommendations in this report address the mechanics of the site plan process but do not attempt to address other issues.

### Managing Expectations

When asking the public for input on projects – it needs to be clear how or if the public can influence the decision. The [International Association for Public Participation](#)’s Spectrum of Public Participation may be useful for Council to consider in this discussion:



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For planning matters – our [public participation program policy](#) and the *Municipal Government Act* outline requirements in different circumstances (e.g. for plan amendments, rezonings, development agreements, site plan approval, etc). For as-of-right and site plan applications, we are operating in an “inform” or “consult” part of the spectrum. If our land use by-law clearly states someone can do a certain thing on their property, planning staff’s role is to administer the by-law – it becomes quite binary in many circumstances. Yes or No. Certainly with new construction or larger projects there is more to consider but in many cases the process is being criticized yet the real issue is people are not in agreement with the underlying zoning and what is being allowed in the land use by-law or other issues (like behaviour). Everything cannot be discretionary – there needs to be clear parameters on what is possible on a property and when different processes will be used (this is the entire premise of land use planning). If we ask someone to provide feedback on something we cannot do anything about – is this fair? The “involve”, “collaborate” and “empower” parts of the IAP2 spectrum shown above are great tools when Council are doing strategy and policy development – not always the case when Staff are implementing/administering by-laws with clear requirements and legislative and legal processes associated with them.

Site plan approval is new for the Town. We are on a learning curve and Staff do not expect everyone to do a deep dive into the planning documents. Often in land use planning, zoning is a foreign concept until it impacts you directly. Development Agreements had been used for almost everything in Wolfville for many years. During our plan review – it was discussed for a number of years the importance of deciding in the policy and enabling documents (Municipal Planning Strategy, Land Use By-law, Subdivision By-law) what we want and allowing those things to proceed without a political Development Agreement process. The thought was that if expectations are clear (both for a property owner/developer and the surrounding neighbours) processes like as-of-right and site plan approval would be used. In the current Staff’s view, Development Agreements had been used in the past ineffectively and set unrealistic expectations for both the property owners/developers and the neighbours and other stakeholders. The driving force behind much of this, and the use of Development Agreements, has been an effort to control behaviour through land use planning. Much conflict and division has arisen over processes where expectations are not set properly.

The questions asked to the Planning Advisory Committee in the April 14<sup>th</sup> Staff presentation are relevant here for Council in terms of thinking about changes beyond what is recommended:

- Do you understand the difference between development agreements, site plan approval and as-of-right development? (note: There seems to be a lot of misunderstanding of how processes work, legislative requirements, and other issues or history that is no longer relevant).
- What land uses and in what areas are problematic to be considered by site plan approval? Why?
- Are there aspects of the site plan process that should be changed? Why?
- What outcomes do you feel are not happening? Are they land use planning issues?

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### Design Guidelines Areas

The Town in the 1990's developed Architectural Controls. These were carried into our new planning documents as a reference for historic architectural styles (see the 'Heritage Architecture Style Guide' in the Land Use By-law). The Town also has a number of municipally and provincially registered heritage buildings or properties. See Schedule F of the Land Use By-law for the Design Guidelines document we currently administer.

Through the plan review, it was decided that a wider range of design choices would be acceptable and the design review committee would still be used as a resource – subject to broader criteria (related to design and not other issues).

The Town's design review committee has met recently and reviewed 3 different site plans (for new buildings) and also were provided an overview of the East End project and potential architectural controls there. The Land Use By-law outlines the Design Guidelines areas, the checklist used and considerations (see checklist below). Where minor modifications are being made to a building – the design review committee is not used as we do not have prescriptive requirements around what is "in keeping" on certain architectural details as some people have stated. Staff have worked on many applications in the design guidelines areas and believe the approach we have in our current planning documents is effective. If more prescriptive architectural treatments are desired, we should look at a process to code those types of requirements into our planning documents. If these are desired – what are they?

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## 4.0 Design Review Checklist

The following checklist shall be considered when an applicant is subject to these guidelines. Example questions/considerations are provided, based on the Design Principals this document is based on.



### CHARACTER

Does the proposed development maintain clear development patterns and continuous built form within the area? Is the existing scale and rhythm of buildings and open spaces respected?



### PEDESTRIAN EXPERIENCE

Will the proposed development improve the pedestrian experience, and safety, of residents and visitors to the Town of Wolfville?



### DIVERSITY

Does this proposed development increase the diversity of housing types, land uses and architectural styles within the Town of Wolfville while reflecting local values and culture? Does the edge on the street show diversity?



### PATTERNS

Will the proposed development maintain or create a pattern of trees or building walls? Does it include a landscaped public sphere?



### PUBLIC REALM

Does the proposed development improve the quality of the public realm and contribute to a safe and vibrant community?



### SUSTAINABILITY & RESILIENCE:

Will this proposed development reduce fossil fuel use and/or contribute to low carbon community outcomes.

It should be noted that in discussions on architectural vernacular or neighbourhood design, “Neighbourhood Character” (a subjective term) or “this is not in keeping” is often used in discussions as a means to define the types of people that should or can live in an area or other expectations around behaviour that are difficult for land use planning to control. Change is inevitable in our current real estate climate in Nova Scotia. Certainly there is a place for discussion on character as it relates to our built form (particularly with registered heritage properties) but this type of terminology should be used carefully and balanced against more important issues of equity, diversity, and inclusion.

### Staff Capacity

Planning staff are engaged in a number of large projects (e.g. east end secondary plan, library and town hall, short term rental and single room occupancy review, business licensing, climate action initiatives, working with the WBDC and economic development, and others) and also have day-to-day operational commitments that have to be met. If Council would like a broader review of the land use by-law or to

## REQUEST FOR DECISION 028-2022

Title: Site Plan Process - PAC motion

Date: 2022-05-03

Department: Planning & Development

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use development agreements more widely Staff would ask for some time to look at how and when this could be done and to be able to understand the scope and scale of changes desired so it can be worked into our operations planning and balanced against other projects.

### 6) FINANCIAL IMPLICATIONS

N/A at this time.

### 7) REFERENCES TO COUNCIL STRATEGIC PLAN AND TOWN REPORTS

See references to the Town Planning Documents and other reports above.

### 8) COMMUNICATION REQUIREMENTS

Primary message: The Town has taken feedback on the new site plan process and is looking to improve. Many other issues are outside the scope of our site plan process but either are being looked at or can be looked at in the future (if desired by Council).

### 9) ALTERNATIVES

Council may wish to:

- Direct Staff to make other changes to the site plan process
- Direct Staff to look more broadly at the Land Use By-law or Zoning issues (there are many raised in the comments above)
- Direct Staff to take a different direction on this issue or provide other direction

## REQUEST FOR DECISION 037-2022

Title: VWRM – Debt Guarantees '22/23 Capital Program

Date: 2022-06-14

Department: Finance

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## SUMMARY

### Valley Waste Resource Management – Debt Guarantees for 2022/23 Capital Program

Annually the Town is involved in the budget process for Valley Waste Resource Management (VWRM), including any debt guarantees that may be required in relation to the VWRM capital budget.

The request before Council with this report relates to the current year 2022/23 Capital program, for which VWRM would expect to participate in a future NS Municipal Finance Corporation's debenture issue. Essentially this is the same process the Town of Wolfville follows for its capital program. The VWRM Board approved their Temporary Borrowing Resolution (TBR) at their May 18<sup>th</sup> meeting. The next step in the process is for each of the Inter-Municipal Agreement Service Partners to guarantee their proportionate share of the debt. The documents before Council with this report represent that guarantee for Wolfville.

### DRAFT MOTION:

That Council guarantees a share of the Valley Waste Resource Management Authority's TBR Capital FY 2022-23 (in the amount of \$2,105,100), with Wolfville's share being 8.85% or \$186,301 as per attached partner guarantee resolution form.



## REQUEST FOR DECISION 037-2022

Title: VWRM – Debt Guarantees '22/23 Capital Program

Date: 2022-06-14

Department: Finance

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### 1) CAO COMMENTS

The CAO supports the recommendations of staff.

### 2) LEGISLATIVE AUTHORITY

- Municipal Government Act - Sections 60 & 88
- VWRM Intermunicipal Service Agreement (IMSA)

### 3) STAFF RECOMMENDATION

That Council approve the loan guarantee requested by VWRM to address their 2022/23 capital program requirements.

### 4) REFERENCES AND ATTACHMENTS

- Standard loan guarantee resolution provided by VWRM (attached)
- VWRM TBR 22/23 Capital Program, including schedule A showing breakdown of guarantees, and schedule B noting the Capital Budget items being funded by way of debt (attached)
- VWRM 2022/23 approved budget (refer to Town RFD 022-2022, Special April Council agenda)

### 5) DISCUSSION

Similar to the Town, VWRM must go through the process required to access debenture funding for its capital program. As one of the IMSA parties, Wolfville must guarantee its share of any long term borrowings of VWRM. This paperwork deals with the documentation needed to ensure their TBR can be approved by the Minister.

The breakdown of guarantees by the IMSA group is:

| MUNICIPAL PARTNER                                   | GUARANTEE PERCENTAGE | GUARANTEE AMOUNT |
|---|----------------------|------------------|
| Municipality of the County of Kings                 | 73.92%               | 1,556,090        |
| Town of Kentville                                   | 10.23%               | 215,352          |
| Town of Wolfville                                   | 8.85%                | 186,301          |
| Town of Berwick                                     | 3.43%                | 72,205           |
| Town of Middleton                                   | 2.49%                | 52,417           |
| Town of Annapolis Royal                             | 1.08%                | 22,735           |
| Total Capital Requirements for Borrowing Resolution | 100.00%              | \$2,105,100      |

## REQUEST FOR DECISION 037-2022

Title: VWRM – Debt Guarantees '22/23 Capital Program

Date: 2022-06-14

Department: Finance

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### 6) FINANCIAL IMPLICATIONS

There is no immediate budget impact to the Town as the VWRM capital program was already considered as part of the approval of for the VWRM 2022/23 Budget. The long term debt contemplated will require increased Town contributions in future years, once the debenture is in place and repayments become part of the annual VWRM budget.

### 7) REFERENCES TO COUNCIL STRATEGIC PLAN AND TOWN REPORTS

None provided at this time.

### 8) COMMUNICATION REQUIREMENTS

Once approved the guarantee will be signed, and the Town will advise VWRM staff of Councils decision and forward duly signed copies of the guarantee documents.

### 9) ALTERNATIVES

In theory, Council could not provide the guarantee. This option would require VWRM to seek a different mechanism to fund it's 2022/23 capital budget. Since Council has already approved their budget, not providing the guarantee would be an impractical option. The approval process is an annual housekeeping matter to finalize details around VWRM Board and Town Council decisions made earlier in the year.

## REQUEST FOR DECISION 036-2022

Title: ICIP Application: Active Transportation Network  
Date: 2022-06-14 and **June 21, 2022 Council UPDATED**  
Departments: Planning & Development, Engineering & Public Works

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## SUMMARY

### ICIP APPLICATION: Active Transportation (AT) Network Implementation

#### **June 21, 2022 Council Update:**

From the June 14, 2022 Committee of the Whole discussion, and some reflection by Staff, further discussion and direction on some specific projects should be given to Staff before a motion is passed. These are:

- Connection to Lightfoot & Wolfville (sidewalk + AT lane). Pursuing a partnership with King's County or Lightfoot&Wolfville should be part of this. There was a desire for both the AT Lane and a sidewalk connection.
- Downtown/Core of Main Street – should we continue the Lane through for better connectivity? This would present some trade-offs (e.g. parking) but could be offset with communication, detailed design and the eventual timing of implementation.
- Skyway/Pleasant - AAA sidewalk widening on north side? This is an option that Staff would recommend including for a higher service level/safety. Would be trade-offs with other sidewalk work proposed in the application (given our \$800,000). See the updated powerpoint attached for imagery.
- Highland Connector – do we want to consider other options like something through the Old Burying Ground that enhances that space?

The powerpoint presentation that was delivered on June 14 has been updated and will have some better Main Street images for the June 21 Council Meeting.

The Town has been working with the Province on an Investing in Canada Infrastructure Program (ICIP) application for the implementation of our active transportation network. The Green Infrastructure – Climate Mitigation sub-stream of the ICIP program focuses on accelerating emissions reductions, consistent with the Town's Climate Action Plan.

In 2020, Council directed Staff to bring forward meaningful active transportation (AT) improvements that could be integrated into our budget process. In April of 2021 this grant opportunity was presented to Council – outlining the Active Transportation network that Staff had been working on since 2020, building on the 2015 AT plan by WSP. At the time, it was determined our readiness was not where it needed to be. In June of 2021, Staff brought an information report to Council outlining the ongoing network analysis,

## REQUEST FOR DECISION 036-2022

Title: ICIP Application: Active Transportation Network  
Date: 2022-06-14 and **June 21, 2022 Council UPDATED**  
Departments: Planning & Development, Engineering & Public Works

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costing, and functional design that was taking place - supported by a grant from the Province to improve our investment readiness.

Under this program, the Federal Government contributes 40% funding and the Province contributes 33.33% funding towards approved projects, leaving 26.67% for the individual municipal units. Staff are now seeking Council's approval to move forward with the application to leverage our existing \$800,000 AT investment (outlined in the existing capital budget) so we have the opportunity to implement over \$3,000,000 in AT investment (26% from us, 74% from the Province and Federal Government).

Applications must be accompanied by a Council motion in support of the project.

A detailed presentation outlining the opportunity and potential projects is attached to this report for more information.

### **DRAFT MOTION:**

That Council approves applying for the Investing in Canada Infrastructure (ICIP) and if that if the ICIP application is to be successful, the Town of Wolfville:

- supports the ICIP-CCM application and commits to the municipal contributions for the outlined projects (26.67%)
- finances the total project costs upfront (including any borrowing required and submits claims throughout the year)
- commits to any land purchases or easements to implement the project (these costs are not eligible under the ICIP program)

## REQUEST FOR DECISION 036-2022

Title: ICIP Application: Active Transportation Network  
Date: 2022-06-14 and **June 21, 2022 Council UPDATED**  
Departments: Planning & Development, Engineering & Public Works

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### CAO COMMENTS

The CAO supports the recommendations of staff.

#### 1) LEGISLATIVE AUTHORITY

- Municipal Government Act

#### 2) STAFF RECOMMENDATION

Staff recommend that Council approve applying to the ICIP program to enhance our AT investments over the next 5 years.

#### 1) REFERENCES AND ATTACHMENTS

1. AT Network Investment Strategy

#### 2) DISCUSSION

The attached AT Network Investment Strategy will be presented to Council by Staff. It outlines the opportunity, background and rationale, the proposed network and projects and other information.

If Council wants to support this opportunity, key questions that may be relevant include:

- How do we build a culture of activity around our AT investments?
- How do we socialize these projects and make people feel part of this as we move forward?
- Is there a community component like a volunteer implementation group? (We need help with public education and outreach).

#### 3) FINANCIAL IMPLICATIONS

Currently, the Capital Budget has the Harbourside Capital Project (\$50,000 for Active Transportation component) in year 23-24 – next year, which would include the intersection, sidewalks and the Harvest Moon trail from Harbourside to the Farmer's Market (paved). In years beyond that our Active Transportation budget simply has \$50,000 (24-25); \$200,000 (25-26); and \$500,000 (26-27). These dollars (\$800,000) are looking to be leveraged through this grant opportunity. Through budget discussions, some of the years/timing could change depending on outcomes of discussions with Council and the balancing of other priorities but the funding window for ICIP closes in 27-28 when projects would have to be completed. Council should feel comfortable about the flexibility we would have on implementation/timing of these projects and we would need to build in detailed design and tendering before projects were to proceed.

## REQUEST FOR DECISION 036-2022

Title: ICIP Application: Active Transportation Network  
Date: 2022-06-14 and **June 21, 2022 Council UPDATED**  
Departments: Planning & Development, Engineering & Public Works

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Without the grant, the Town would currently look to spend \$800,000 on Active Transportation elements that fit within that dollar constraint.

With the grant, if successful in application process, the Town would be able to spend in the area of \$3 million on Active Transportation, i.e. leveraging the grant dollars to do more without adding to Town financing requirement.

### 4) REFERENCES TO COUNCIL STRATEGIC PLAN AND TOWN REPORTS

The attached AT Network Investment Strategy outlines relevant policy and strategy.

This application supports the 2021-2025 Council Strategic Plan in the following areas:

- Economic sector growth
- Climate action
- Environmental protection

### 5) COMMUNICATION REQUIREMENTS

We are not sure if we will get this grant but communication about the overall network and aspirations around AT should be something we work on. Some key questions at the beginning of the attached presentation are meant to get at this idea and spark discussion on how we can build healthy dialogue around these changes.

### 6) ALTERNATIVES

Council does not approve the application for external funding through the ICIP program to improve our Active Transportation network.





# WOLFVILLE COMPREHENSIVE ACTIVE TRANSPORTATION NETWORK

INVESTMENT STRATEGY

ICIP FUNDING APPLICATION

May 2022

# After June 14<sup>th</sup> Council discussion, to consider:

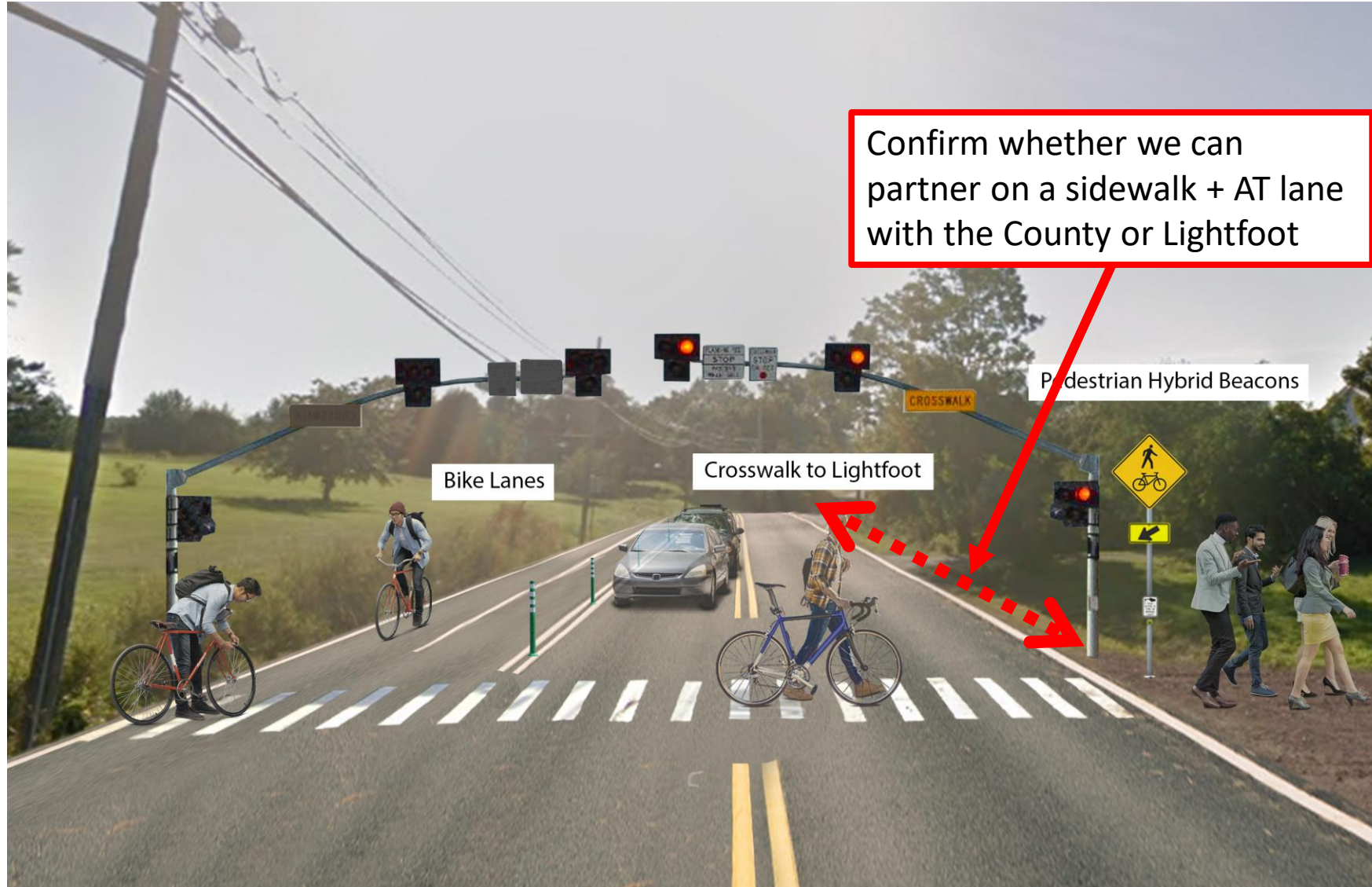


- Connection to Lightfoot & Wolfville (sidewalk + AT lane)  
Partnership with King's County
- Downtown/Core of Main Street – continue the Lane through?
- Skyway/Pleasant - AAA sidewalk widening on north side?  
Much safer. Would be trade-offs with other sidewalk work  
proposed in application.
- Highland Connector – do we want to consider Old Burying Ground?





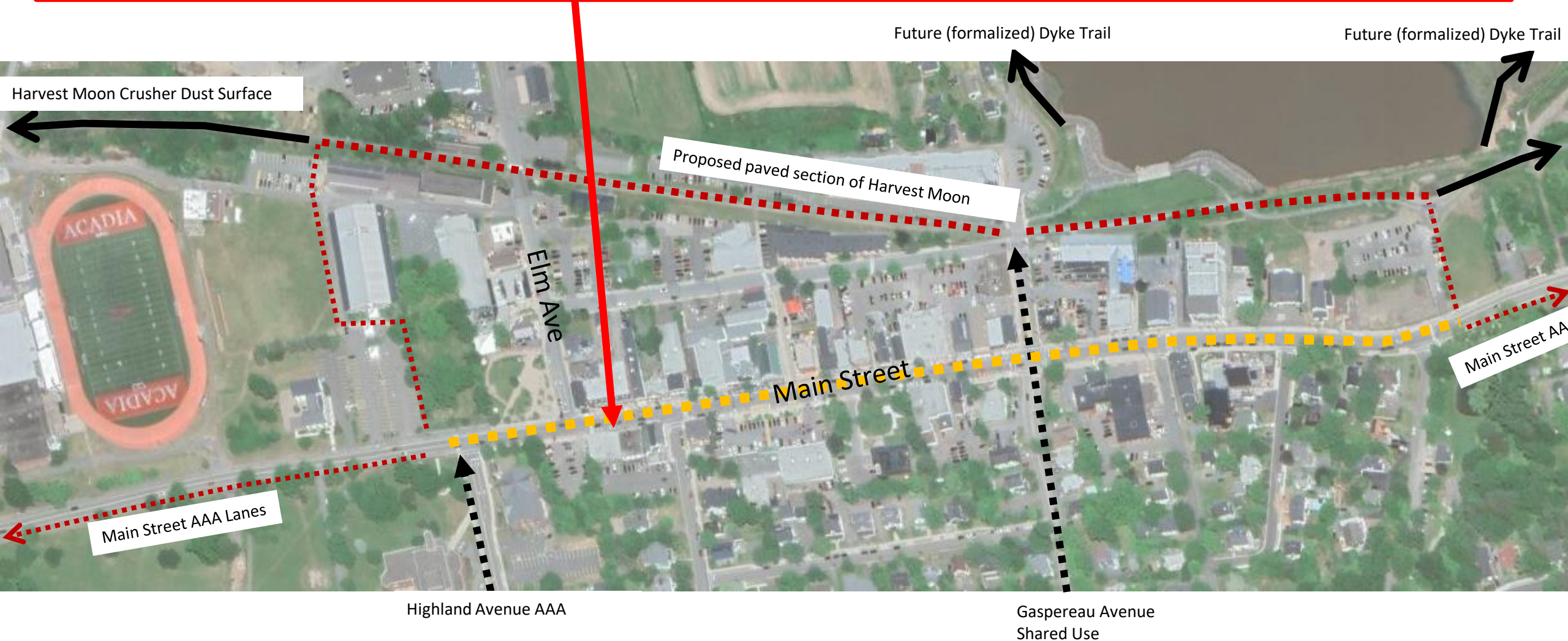
# After June 14<sup>th</sup> Council discussion, to consider:



# After June 14<sup>th</sup> Council discussion, to consider:



Should we look at costing and packaging with our application the downtown core of Main Street so the bi-directional bike lane continues through this section? Better for AT connectivity. Could offset parking. Could be seasonal.



# After June 14<sup>th</sup> Council discussion, to consider:

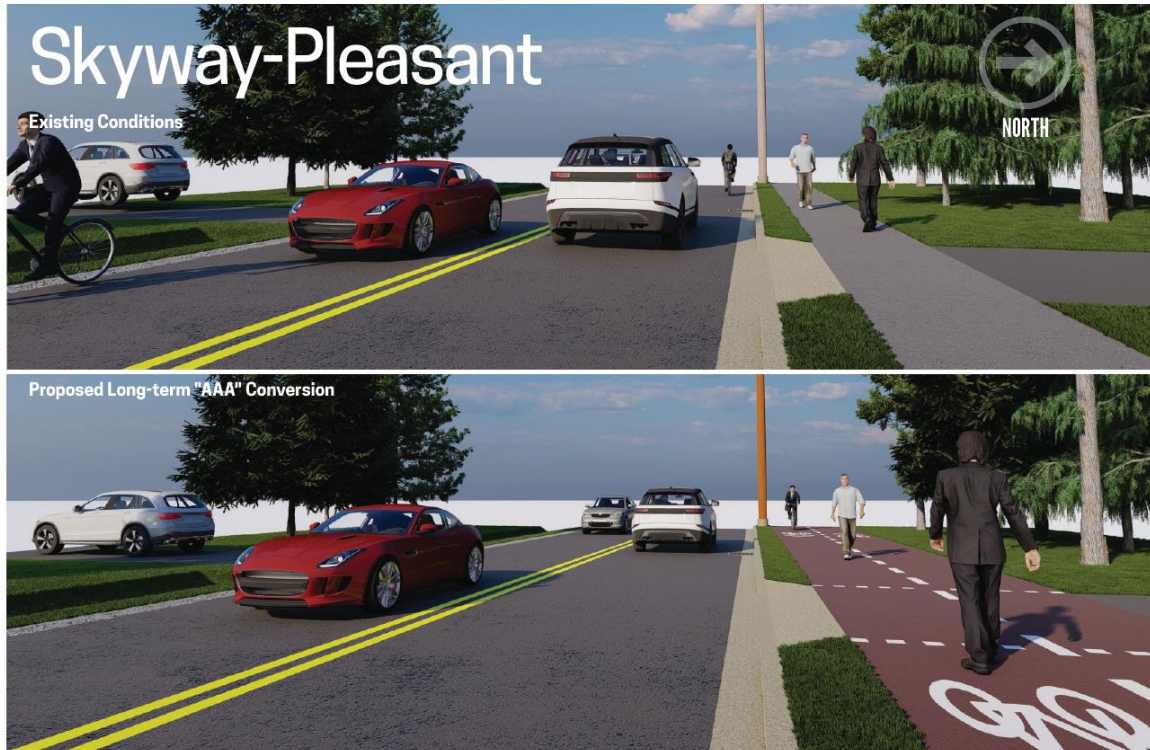
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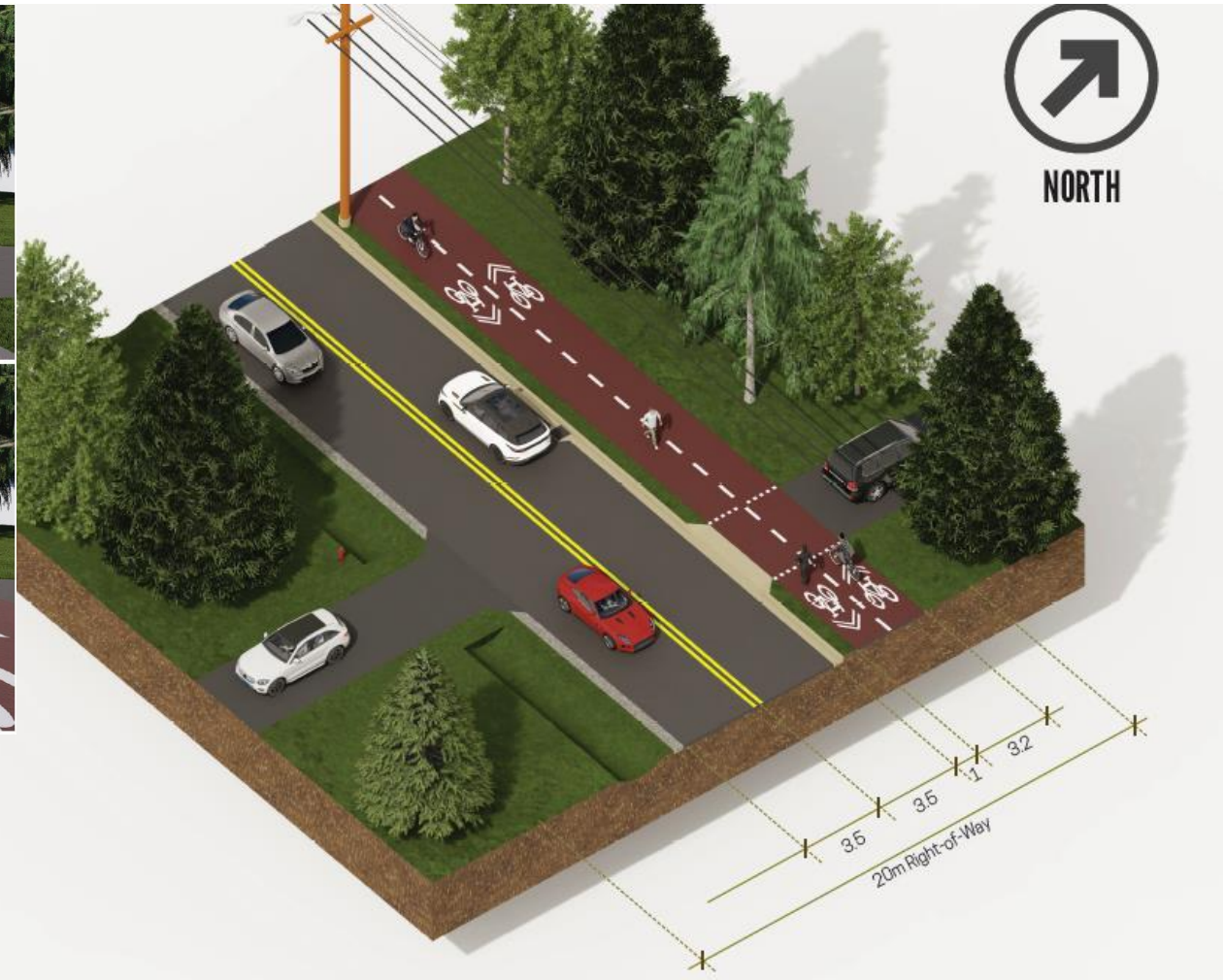
Main Street in the downtown core – rendering and layout (to be prepared for June 21 Council meeting)



# After June 14<sup>th</sup> Council discussion, to consider:



Widen sidewalk to a 3m+ AAA standard along the entire corridor and take out some of the other sidewalk work – much safer than the shared street model.





# After June 14<sup>th</sup> Council discussion, to consider:



Functional layout of Skyway/Pleasant to consider.



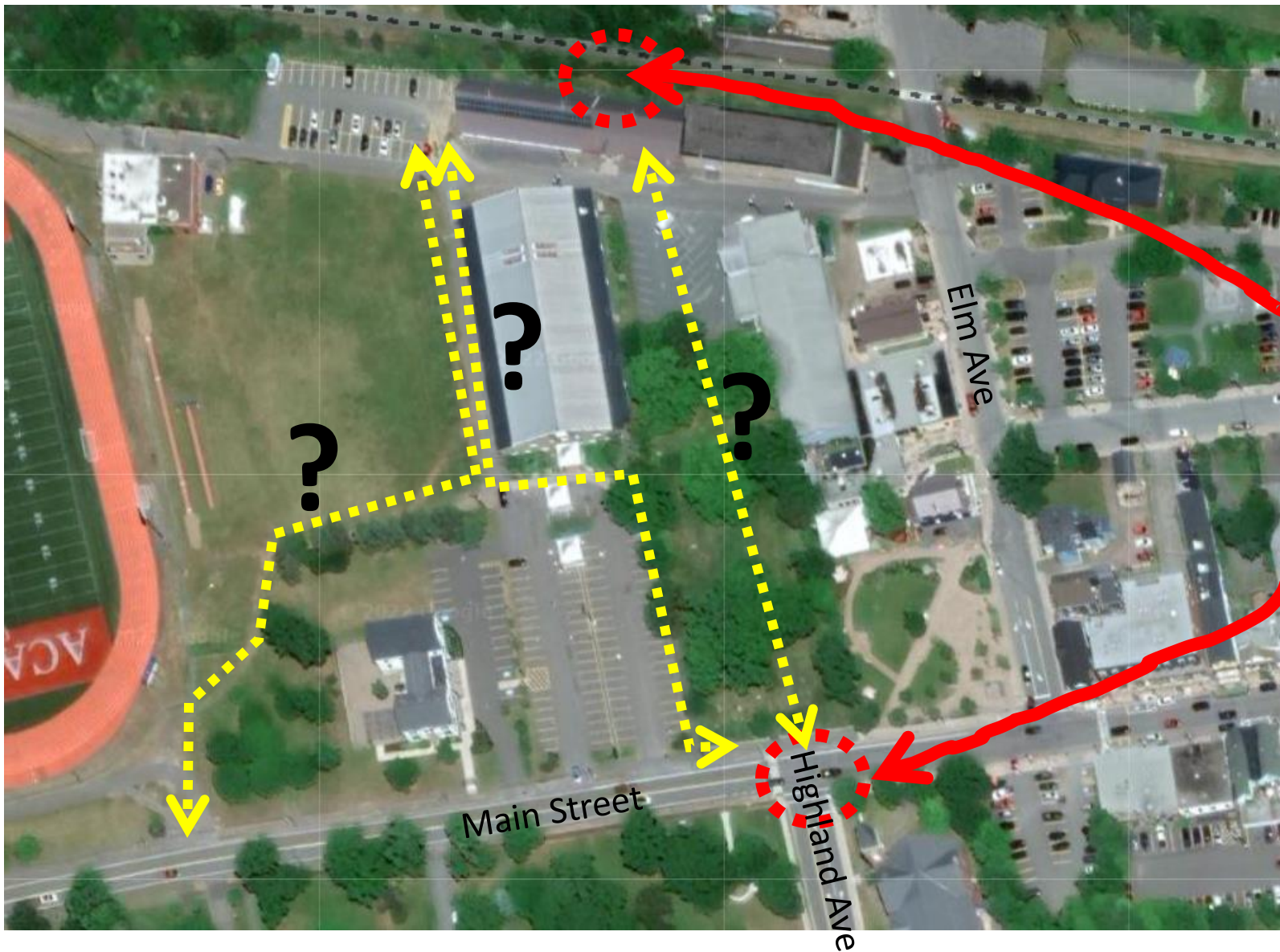
# After June 14<sup>th</sup> Council discussion, to consider:



Functional layout of Skyway/Pleasant to consider.



# After June 14<sup>th</sup> Council discussion, to consider:



How do we best get people from here to here?



**Committee of the  
Whole Presentation  
June 14, 2022**



# Key questions ...

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How do we build a culture of activity around our AT investments?



How do we socialize these projects and make people feel part of this as we move forward?



Is there a community component (volunteer implementation group)? We need **help with public education and outreach.**





# **FUNDING AND INVESTMENT OPPORTUNITY**



## INVESTING IN CANADA INFRASTRUCTURE PROGRAM (ICIP)

# Green Infrastructure

## Overview

- ▶ 45% of Green Infrastructure Stream is allocated to **Climate Change Mitigation** Sub Stream
- ▶ **Energy and Mines is lead** on Climate Change Mitigation (CCM) Sub Stream
  - ▶ TIR is overall lead (holds Integrated Bilateral Agreement (IBA) with GOC)
- ▶ \$172M Fed \$ over 10 years for Climate Change Mitigation Sub Stream
- ▶ **Cost sharing of projects;** federal government will pay up to:
  - ▶ 50% for projects led by Province
  - ▶ 40% for projects led by Municipalities and Not-for-Profits
  - ▶ 75% for projects led by First Nations
  - ▶ 25% for projects led by Businesses



### Partnership Focus

Green Infrastructure is about building strong partnerships - to design, develop, and execute excellent projects

# Climate Change Mitigation Sub Stream

## Eligible Ultimate Recipients

- ▶ **Municipalities**
  - ▶ Up to 73.33% of eligible project costs (40% Canada, 33.33% Nova Scotia)

**\$800,000 of our already budgeted AT Capital dollars could be \$3 million to build out our AT network**

\$800,000 Town investment (this is in our current Capital Budget)

\$2,200,000 Provincial and Federal Investment (ICIP application)

**\$3,000,000 in AT Improvements for Wolfville from '23 to '27**

| PROJECT   | LENGTH         |
|---|----------------|
| <b>Main Street (east and west)</b><br>AAA bi-directional AT lane – 3m asphalt with barriers   | 3,140m         |
| <b>Harvest Moon Trail</b><br>AAA bi-directional AT lane – 3.2m asphalt and intersection improvements  | 470m           |
| <b>Connectors</b><br>Cherry Lane to Harvest Moon Trail; Main Street at Oak Avenue extension to Harvest Moon; Highland to Harvest Moon Trail; Highland to Wolfville School; East End Gateway to Harvest Moon; Reservoir Park to Maple Avenue | 870m           |
| <b>Shared Streets</b><br>Kent; Skyway/Pleasant; Gaspereau; Sherwood   | 5,460m         |
| <b>New Sidewalk</b><br>Linden; Summer; Front; Hillcrest; Hillside; Gaspereau  | 1,010m         |
| <b>Improved Sidewalk</b><br>Sections of Main Street; Laura Moore; Skyway; Pleasant  | 2,451m         |
|   | <b>13,401m</b> |

This is a package of improvements – other AT / crosswalk/ safety investments will also happen as part of budget.

# Council Motion

That Council approves applying for the Investing in Canada Infrastructure (ICIP) and if that if the ICIP application is to be successful, the Town of Wolfville:

- supports the ICIP-CCM application and commits to the municipal contributions for the outlined projects (26.67%)
- finances the total project costs upfront (including any borrowing required and submits claims throughout the year)
- commits to any land purchases or easements to implement the project (these costs are not eligible under the ICIP program)



# **BACKGROUND + RATIONALE**

# How did we get here?



**September 2015** – Council Adopted the AT Plan prepared by WSP Engineering

**April 2019** – Town adopts Accessibility Plan

**September 2020** – Council approves new Planning documents with improved Mobility policies

**May 2020** – Council directed Staff to focus on meaningful Active Transportation improvements in the budget process.

**April 2021** – Council considered a grant application to improve Active Transportation in the Town.

**June 2021** – Council received an information report outlining the work on the AT network, committee and public feedback and the design/costing that was ongoing with consultants.

**November 2021** – Council received an information report on the Active Transportation network and an update on Highland Avenue

**December 2021** – Council adopted the Town's first Climate Action Plan

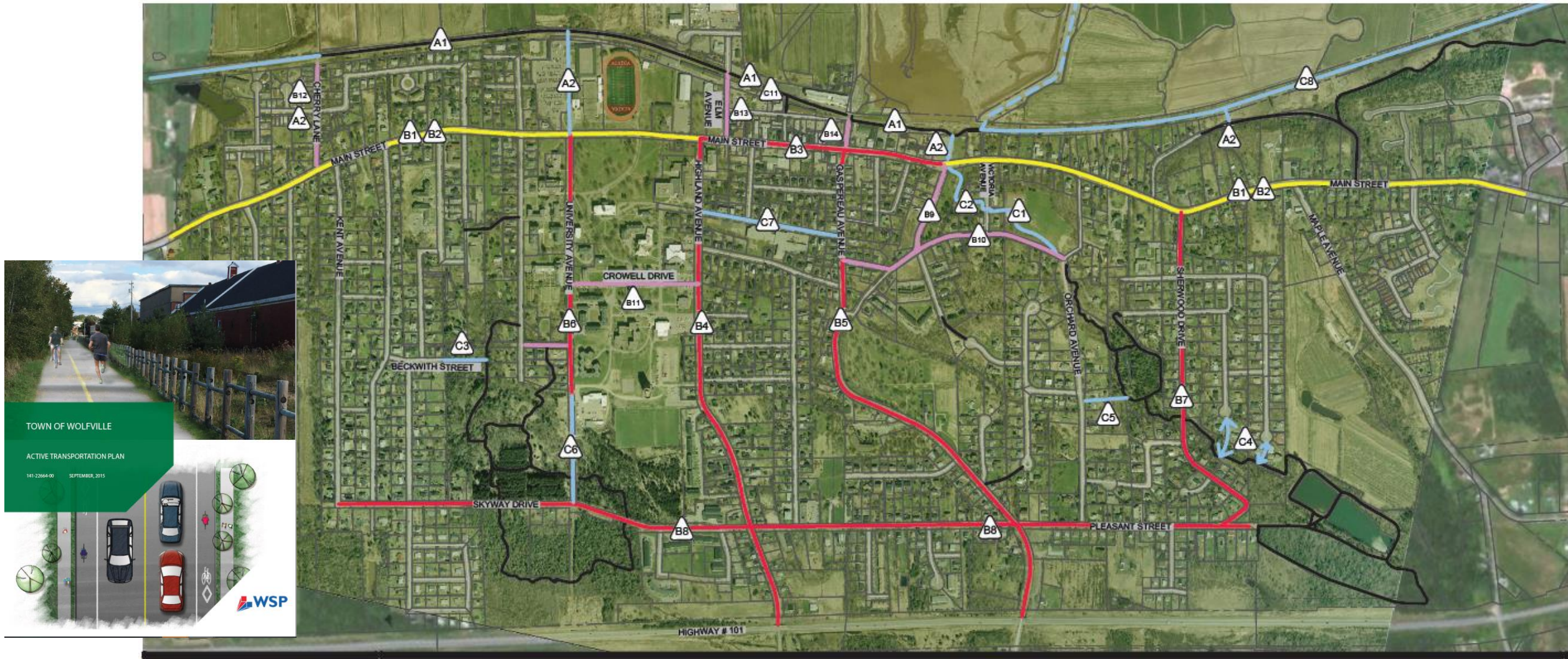
**Early 2022** – Staff continue to work with the Province on submitting an ICIP funding application and have the 2022-23 budget reflect enhanced AT investments

**June 2022** – Council considers the ICIP funding application.

- Only 2% of Wolfville residents commute by Bike and 22% by walking
- 44% of working residents in Wolfville work within Wolfville.
- Wolfville should explore a goal of 50% walking/cycling/transit by 2030.



# 2015 AT Plan Recommendations



## LEGEND:

- Existing Trails
- Proposed Trail Connection
- Reserved Bicycle Lane
- Proposed Shared Use Lanes
- Proposed Signed Bicycle Route

A1 Recommendation Number

**ACTIVE TRANSPORTATION PLAN**  
FIGURE: 6 - 1 RECOMMENDED ACTIVE TRANSPORTATION NETWORK



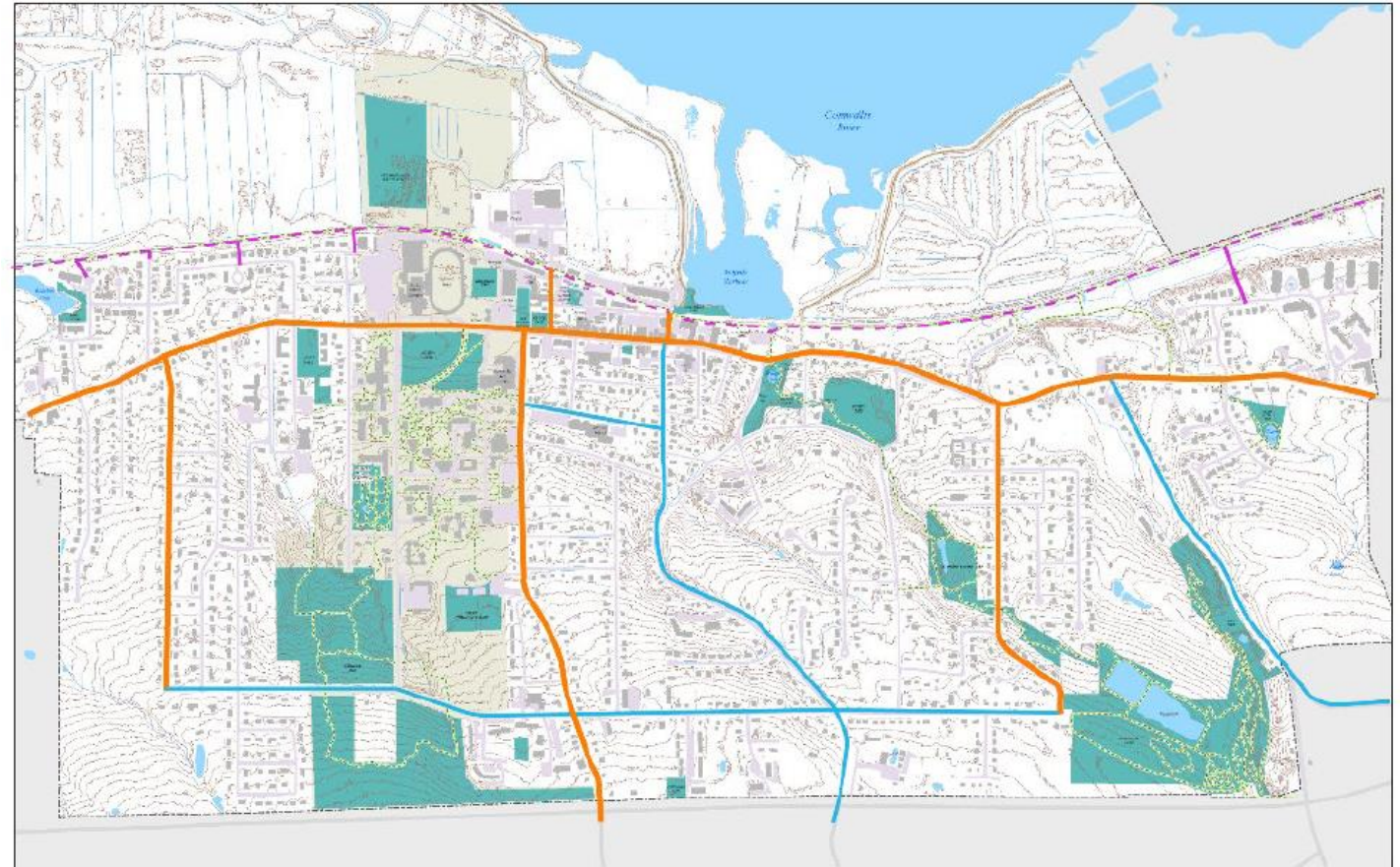
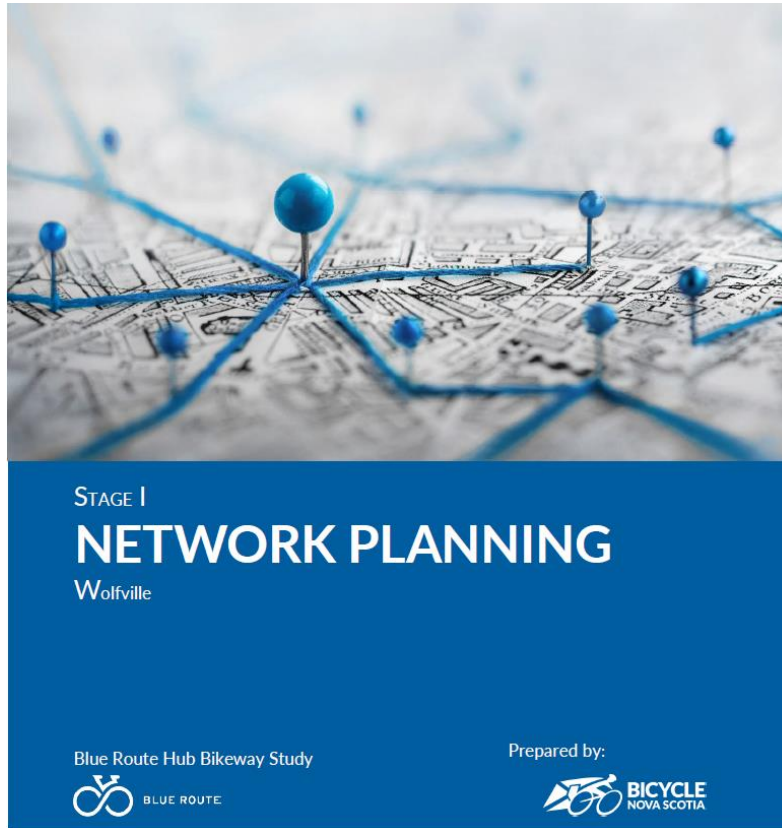


Figure 29\* - Complete network (concept)

To ensure that new bicycle infrastructure will accommodate the broadest spectrum of users, facilities should be designed to meet **All Ages and Abilities** (AAA) best practices.

# 2020-21 AT Work with Bicycle NS



Table 1 - Common themes of comments received during the consultation process

|                |   |
|----------------|---|
| Accessibility  | » Greater consideration needs to be given to people with differing abilities.   |
|                | » Better provision of space is required to accommodate mobility aids such as wheeled walkers, wheelchairs, adult tricycles, etc.                                |
|                | » Ensure that ample parking options are provided for people with limited mobility.  |
| Connectivity   | » Increase the connection between streets and neighbourhoods (i.e., connector paths), as well as to nearby communities (e.g., New Minas, Grand Pré, Gaspereau). |
| Education      | » More education regarding roadway safety and procedures is needed for all road users to improve safety and flow of traffic.                                    |
|                | » More signage is needed to explain the intended use and flow of the ROW.   |
| Hill           | » Cycling as a viable option requires solutions to assist people climbing the hill.   |
| Infrastructure | » Main Street bike lanes are currently unsafe and need improvements.  |
|                | » A solution is needed to improve traffic congestion caused by the 4-way stop at Main Street and Gaspereau Avenue.  |
|                | » Better crossing treatments are required along the length of Main Street.  |
| Maintenance    | » Improvements are needed to maintenance practices throughout the year to provide suitable conditions for all users.  |
| Safety         | » Current cycling infrastructure is seen as unsafe due to proximity to motor vehicles (speed & volume) and the physical conditions of the facilities.           |
|                | » Separation between motor vehicles, cyclists and pedestrians is desired.   |
|                | » Improvements are needed to increase visibility of vulnerable road users.  |
| Parking        | » Better parking solutions are needed near Downtown.  |

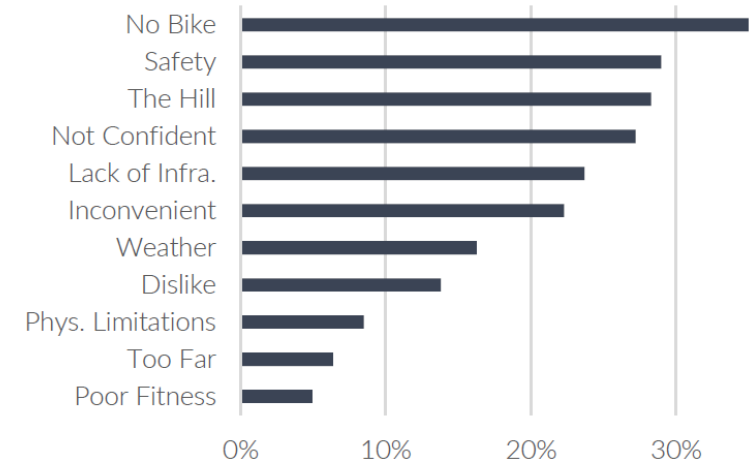


Figure 12 - Deterrents to cycling in Wolfville

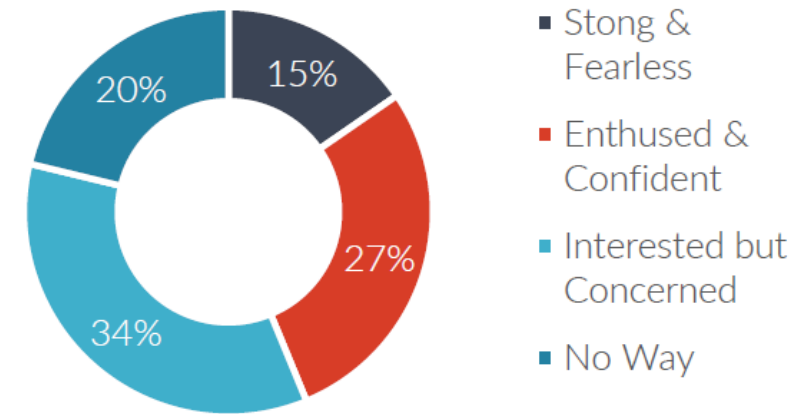
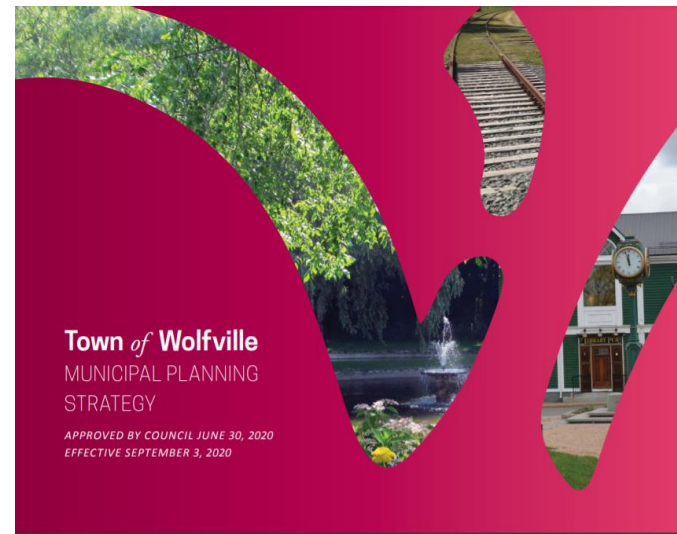
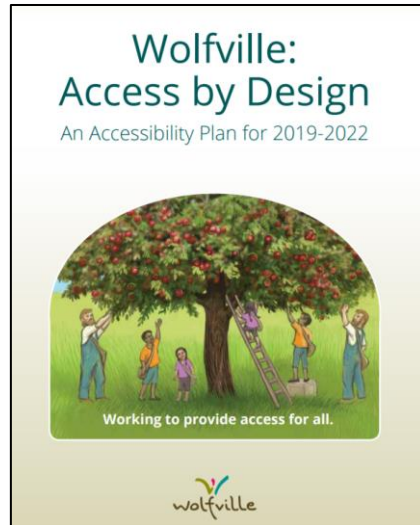


Figure 10 - Type of Cyclist



# Policy and Strategy Support for AT Investment



There is a clear desire for improved active transportation in the Town.

- 1. Wolfville: Access by Design (2019).** The Town adopted an Accessibility plan to ensure equitable access to community life and participation in society for all people regardless of their abilities. The plan has 5 areas of focus: the built environment, information on and communication on, transportation on, goods and services, employment.
- 2. Municipal Planning Strategy (2020).** After a substantial process, Council's Municipal Planning Strategy clearly articulates directions related to Active Transportation in part 5 (Mobility) of the plan.
- 3. Council Strategic Plan (2021-2024).** Council's recently adopted strategic plan outlines priorities and initiatives which include:
  - Clear plan to address, in a timely manner, the revitalization and maintenance of road, sidewalk, crosswalk infrastructure and traffic management including addressing the issue of the 4-way stop
  - Climate management related initiatives to reduce carbon emissions, support local transportation, local food security and environmental protection.



## Wolfville's Low Carbon Pathway

Actions that would achieve net-zero GHG emissions by 2050 were explored using energy and emissions modelling. Assumptions were developed for each action and they were modelled as a low-carbon scenario to demonstrate their emissions reductions potentials compared to current emissions and those projected under the BAU scenario. The collection of actions that will reach the target are summarized here:

### Transportation and Transit

- 30% of new personal vehicles are electric by 2030, 60% by 2035, and 100% by 2040;
- 30% of new commercial vehicles are electric by 2030, 50% by 2035, and 80% by 2040;
- Transit fleet is 100% electric and right sized by 2035;
- Municipal vehicle fleet is 100% electric by 2030;
- Increase transit frequency;
- Transit use increases to 25% by 2030; and
- 40% of shorter trips are made by walking or biking by 2030, 50% by 2050.

### Recommended Actions

*Action 8: Allocate capital budget to continued improvement of Active Transportation Infrastructure (e.g. sidewalks, trails, bike lanes, bike parking, etc.) to achieve 40% mode share by 2040 and 50% by 2050*



# **OVERVIEW OF PROPOSED NETWORK**



# Existing Conditions + Ongoing and Future Projects of-note for overall Network

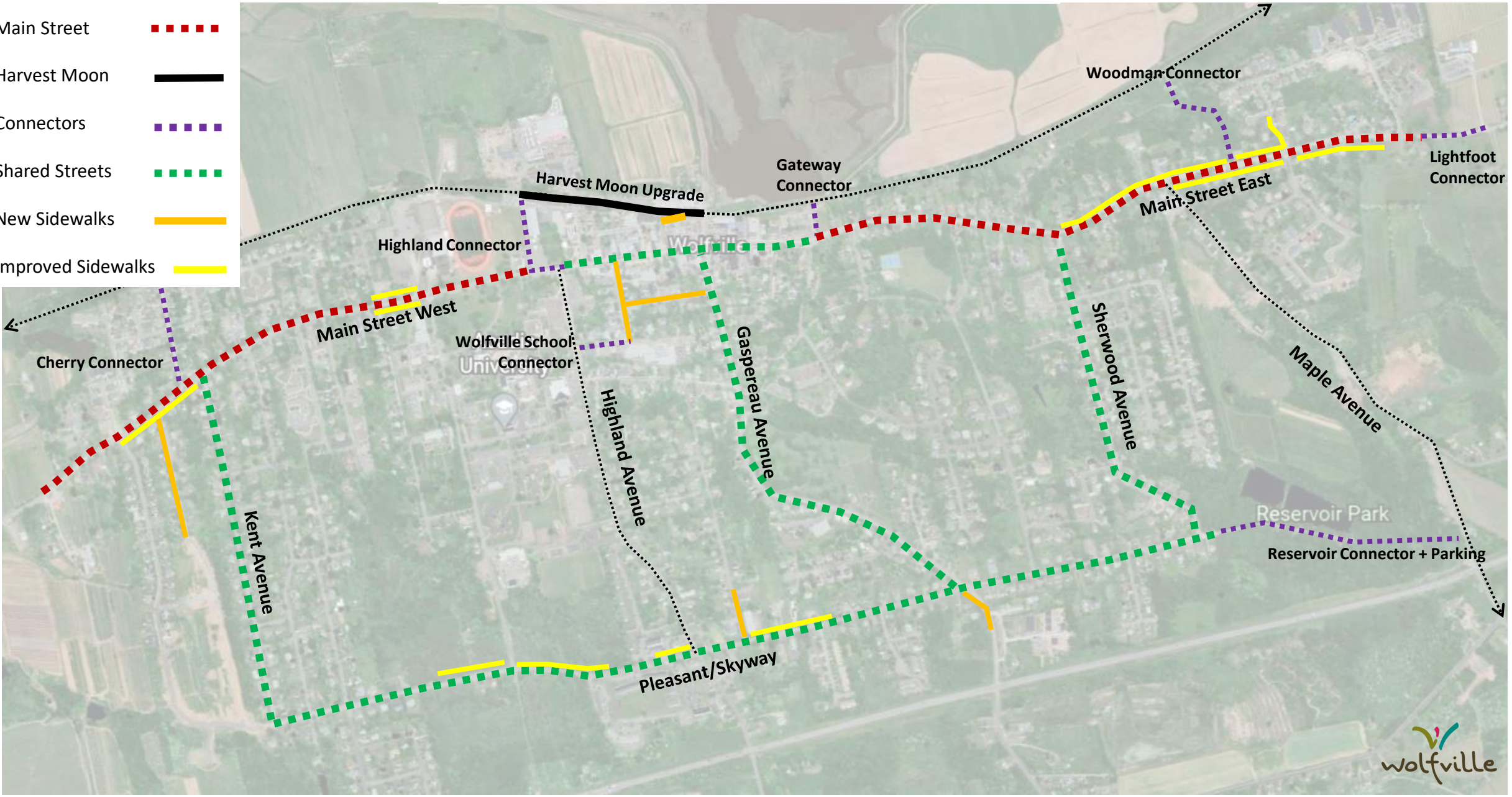




ICIP PROJECTS

- Main Street
- Harvest Moon
- Connectors
- Shared Streets
- New Sidewalks
- Improved Sidewalks

Proposed ICIP AT Projects





# Summary of ICIP Projects



| PROJECT   | LENGTH         |
|---|----------------|
| <b>Main Street (east and west)</b><br>AAA bi-directional AT lane – 3m asphalt with barriers   | 3,140m         |
| <b>Harvest Moon Trail</b><br>AAA bi-directional AT lane – 3.2m asphalt and intersection improvements  | 470m           |
| <b>Connectors</b><br>Cherry Lane to Harvest Moon Trail; Main Street at Oak Avenue extension to Harvest Moon; Highland to Harvest Moon Trail; Highland to Wolfville School; East End Gateway to Harvest Moon; Reservoir Park to Maple Avenue | 870m           |
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| <b>New Sidewalk</b><br>Linden; Summer; Front; Hillcrest; Hillside; Gaspereau  | 1,010m         |
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|   | <b>13,401m</b> |



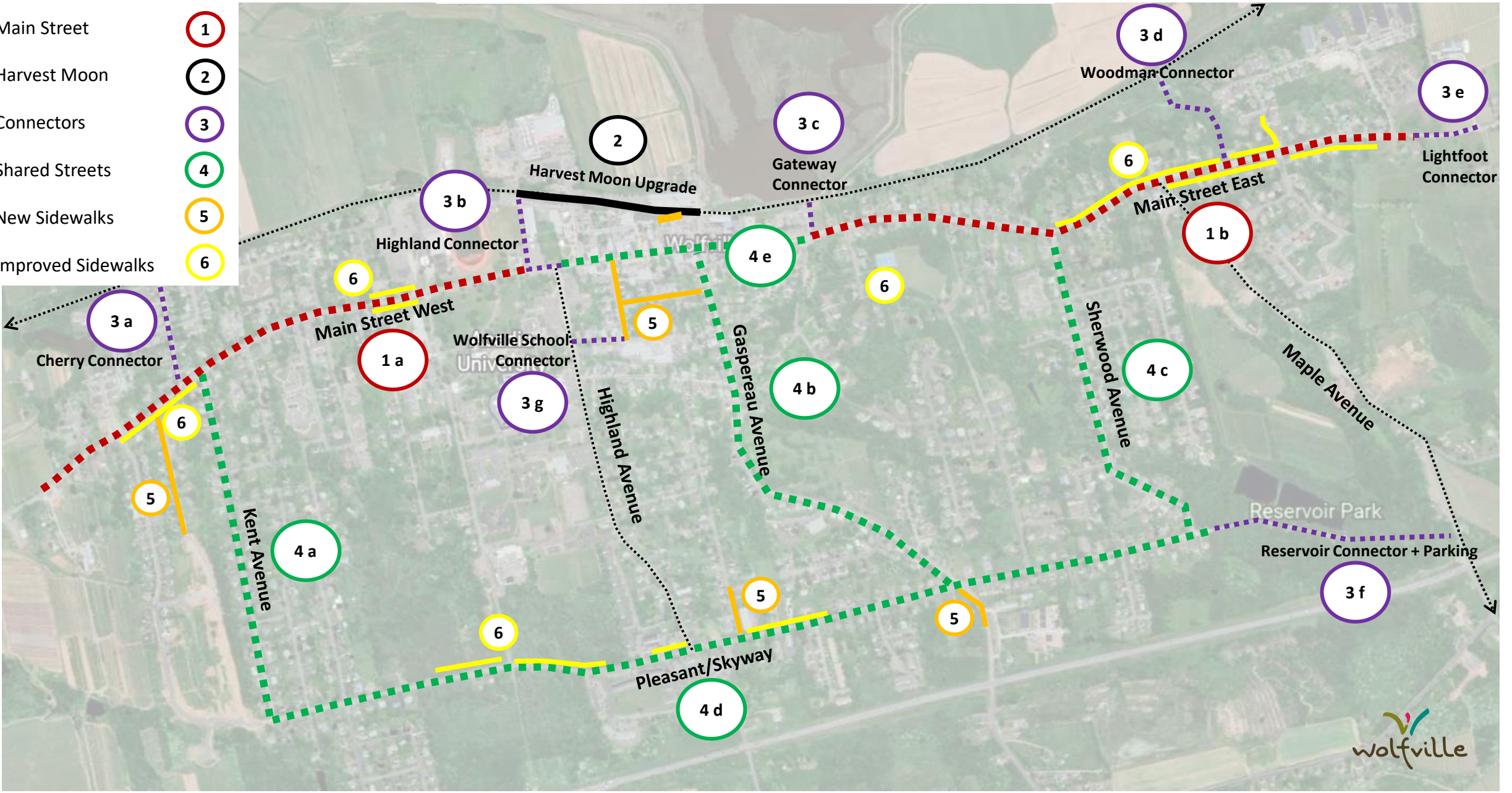


# **PROJECT DETAILS**

ICIP PROJECT NUMBERS

- Main Street 1
- Harvest Moon 2
- Connectors 3
- Shared Streets 4
- New Sidewalks 5
- Improved Sidewalks 6

ICIP Project Map Legend





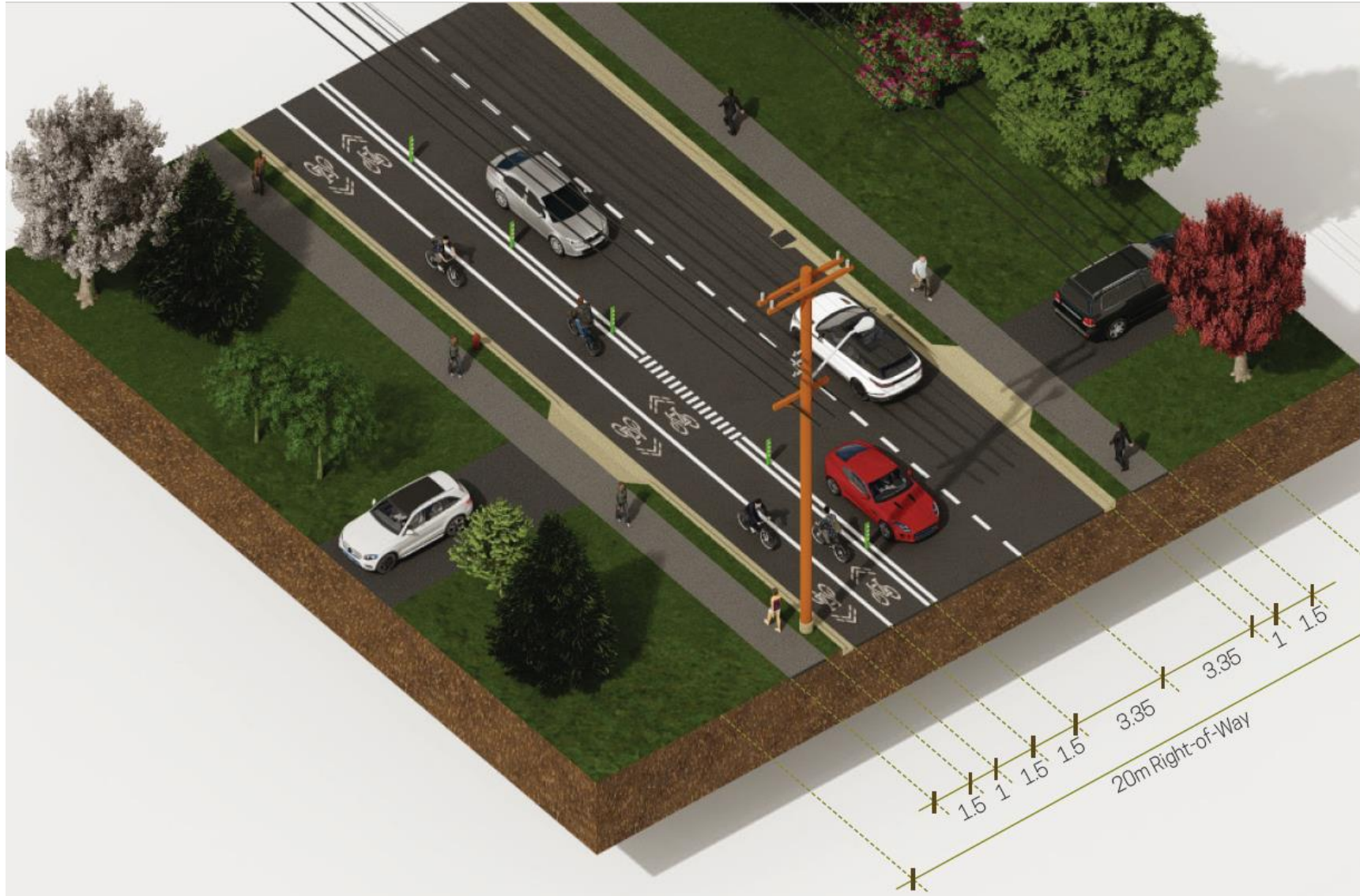
# Main Street – East and West



See Project Map:

1 a

1 b



## Project Details:

1,760m East End 1,380m West End  
3,140m total

West = Town Boundary to East End Gateway;  
West = Town Boundary to Highland Avenue

Separated, AAA asphalt multi-use pathway on south side of roadway.

Separated by bollards and some concrete barriers. Sidewalks maintained.

Involves new surface and bike friendly catch basins, signage, curb repair, crossings, painting and line marking.



# Main Street – East and West



See Project Map:

1 a

1 b



## Project Details:

Before and after conceptual rendering of Main Street East and West shown here for context.

A much safer, All Ages and Abilities (AAA), condition is proposed.





# Main Street – East and West



See Project Map:

1 a

1 b



## Project Details:

Entering Town on West End next to Landmark East and Proposed conditions.

There is also a rapid flashing beacon crossing (not shown in this concept) being installed at this crossing in 2022.



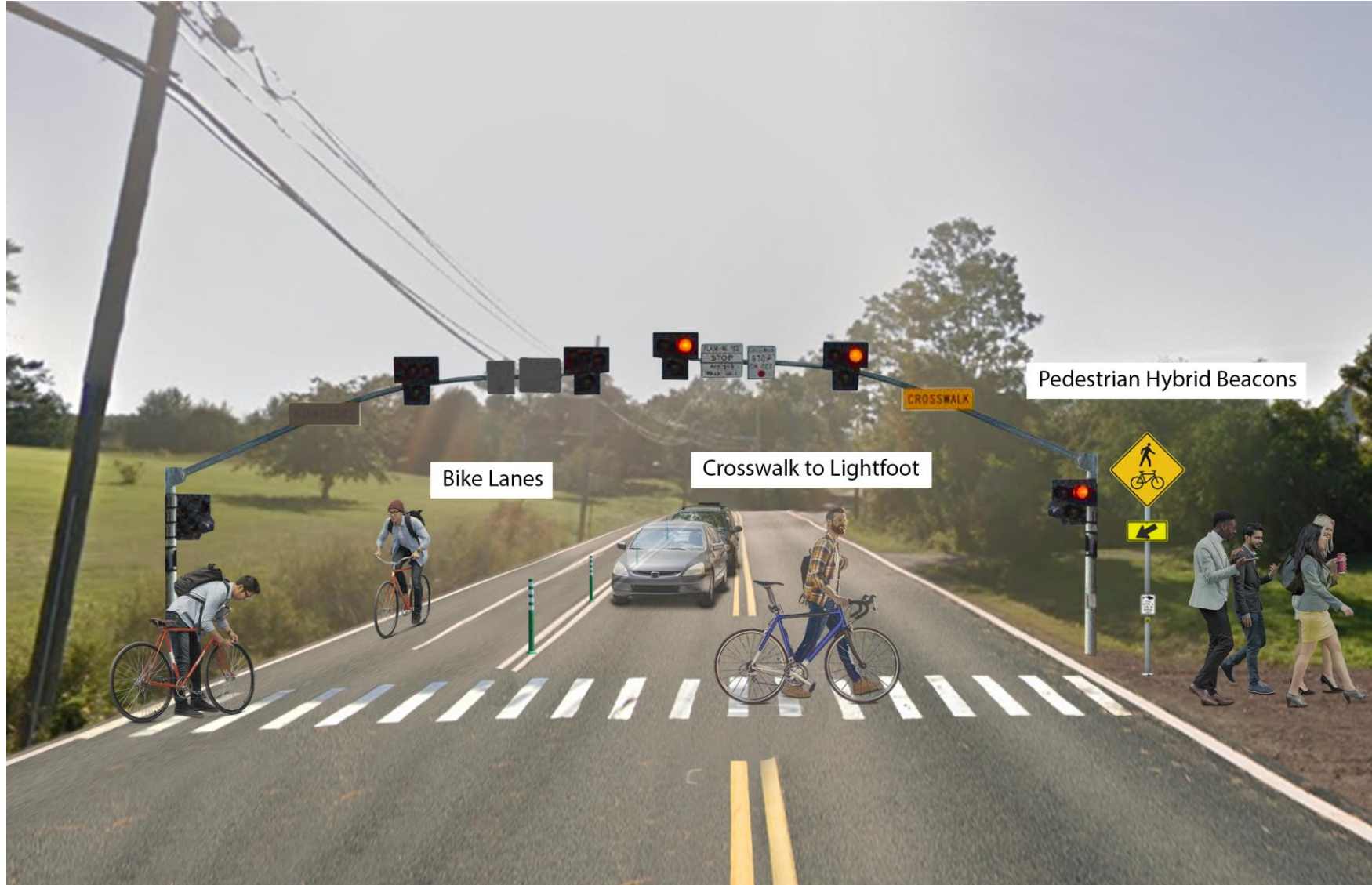
# Main Street – East and West



See Project Map:

1 a

1 b



## Project Details:

Conceptual rendering of the beginning of the Main Street in the east end, looking west, showing the start of the lanes at Lightfoot&Wolfville winery with an added overhead crossing (shown here) or rapid flashing beacon.

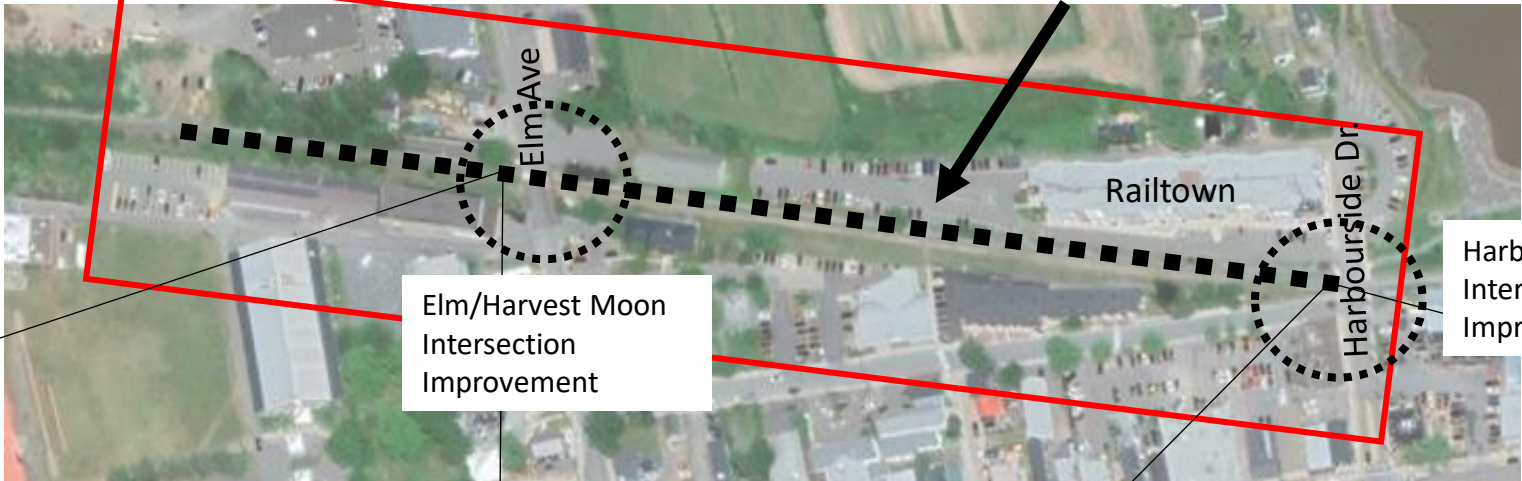


# Harvest Moon Trail and Intersections



See Project Map:

Harbourside to Farmer's Market 3+m asphalt multi-use trail



Elm/Harvest Moon Intersection Improvement

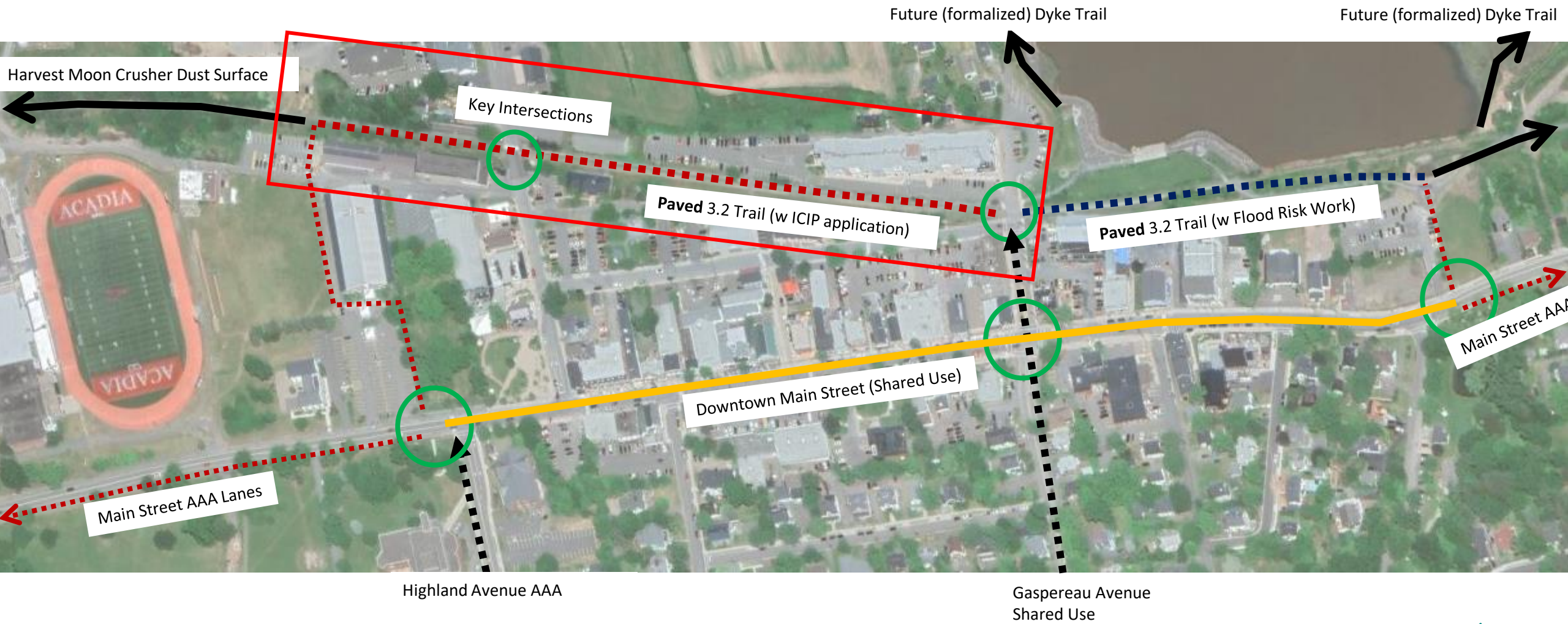
Harbourside/Front Intersection Improvement



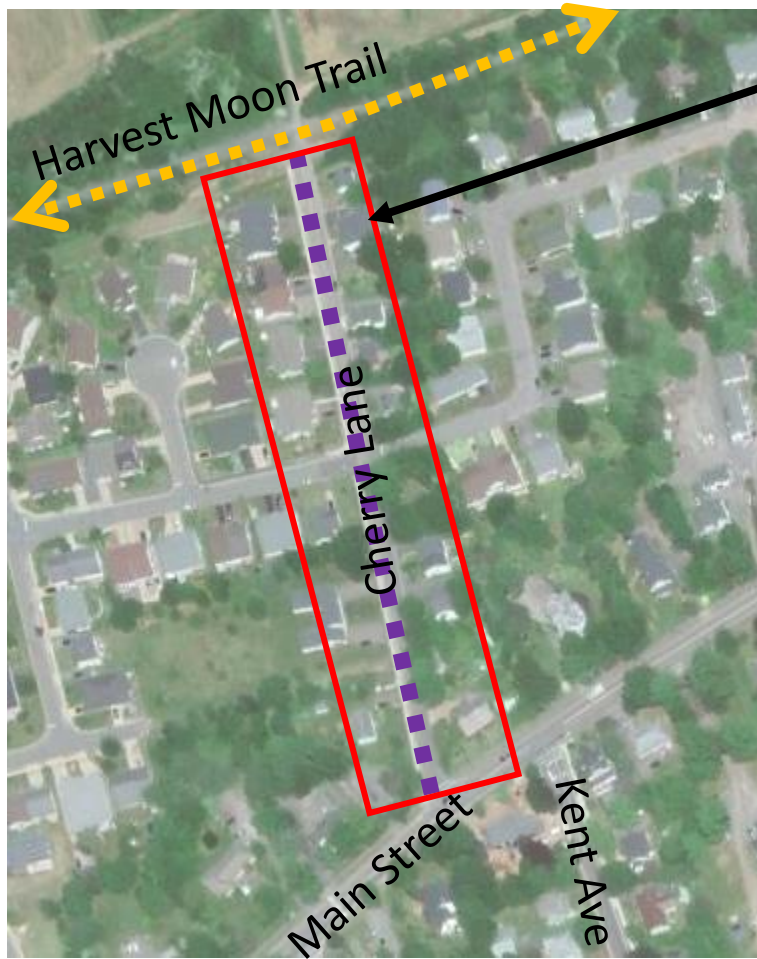
Conceptual Renderings of Intersection areas



# Harvest Moon Trail and Downtown Context







## Project Details:

Bike Boulevard/Shared Street. Line Painting, Signage, Traffic Calming (e.g. speed hump)



Conceptual rendering of proposed condition at Cherry Lane looking south.

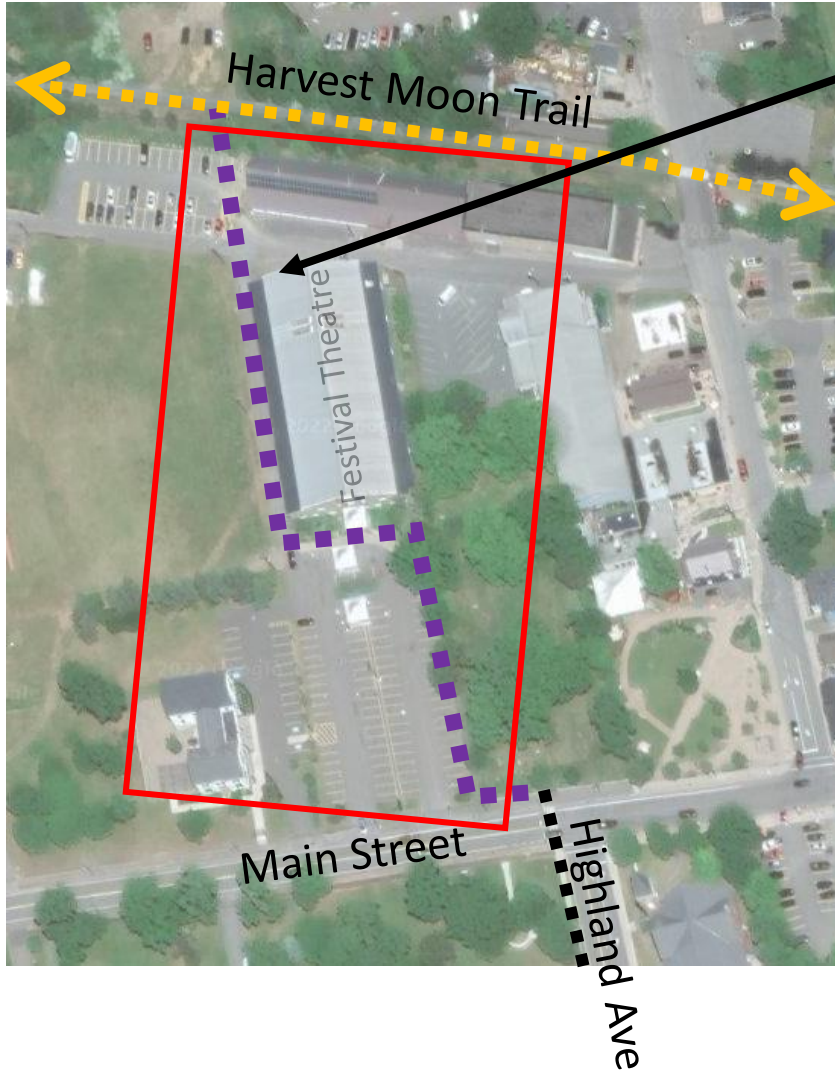


# Connector Highland Avenue to Harvest Moon Trail



See Project Map:

3 b



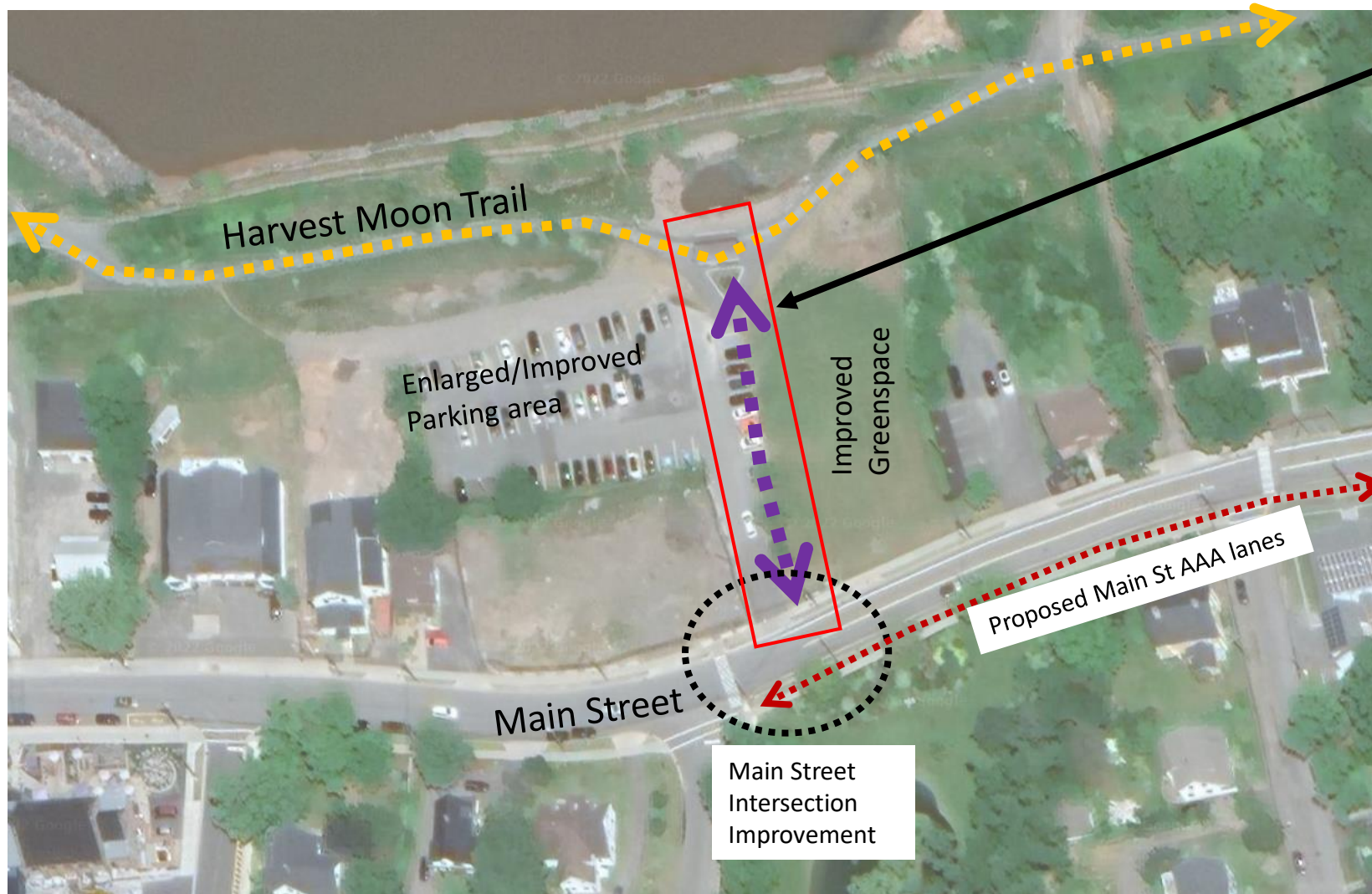
## Project Details:

3.2m asphalt multi-use path, paint, signage through fire lane along Festival Theatre and on to Harvest Moon trail.



Conceptual rendering of proposed condition at Main Street looking north.





## Project Details:

3.2m asphalt multi-use path connecting Main Street through the East End Gateway to the Harvest Moon Trail (shown in purple).



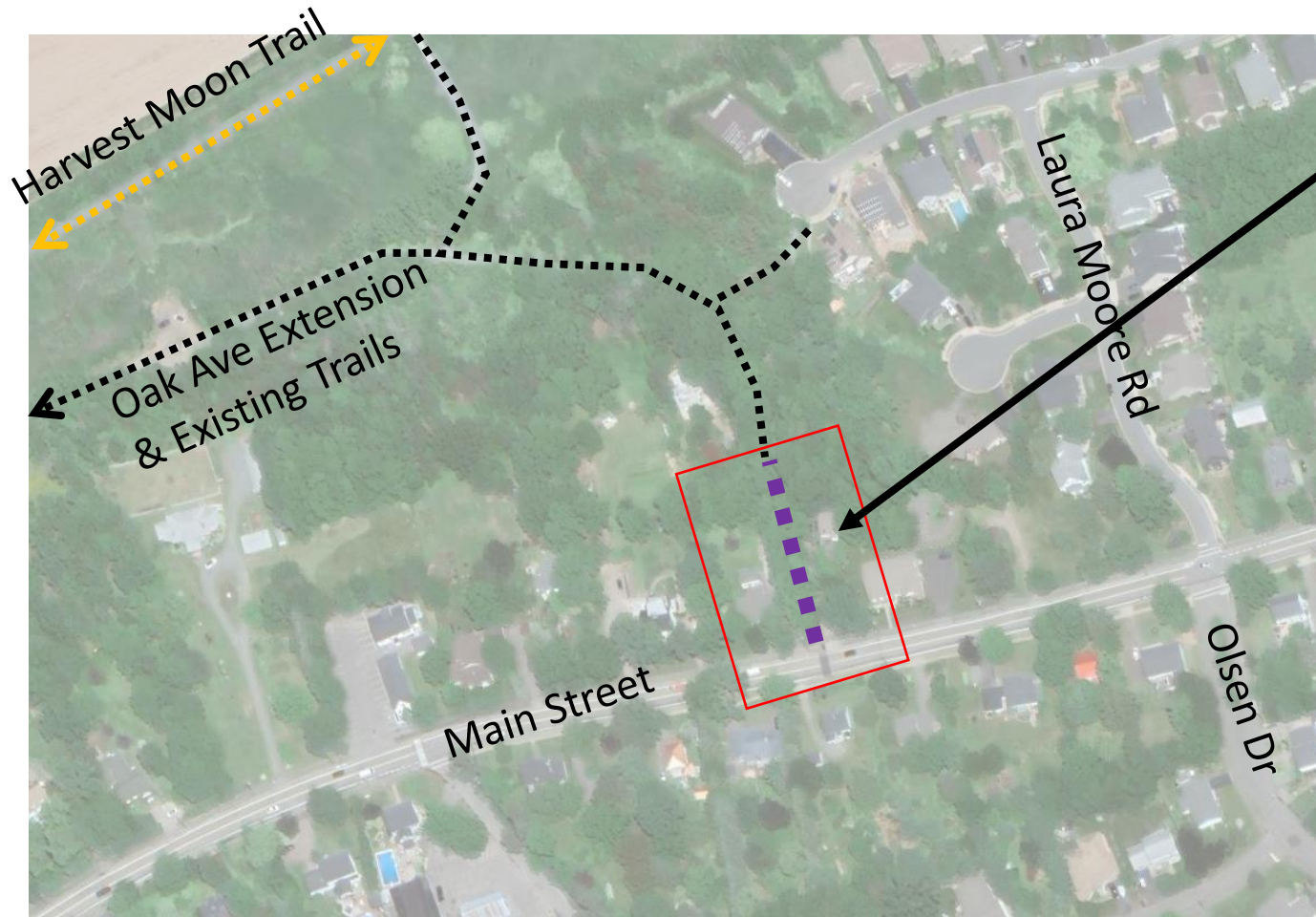
# Connector

Oak Avenue Extension to Harvest Moon



See Project Map:

3 d



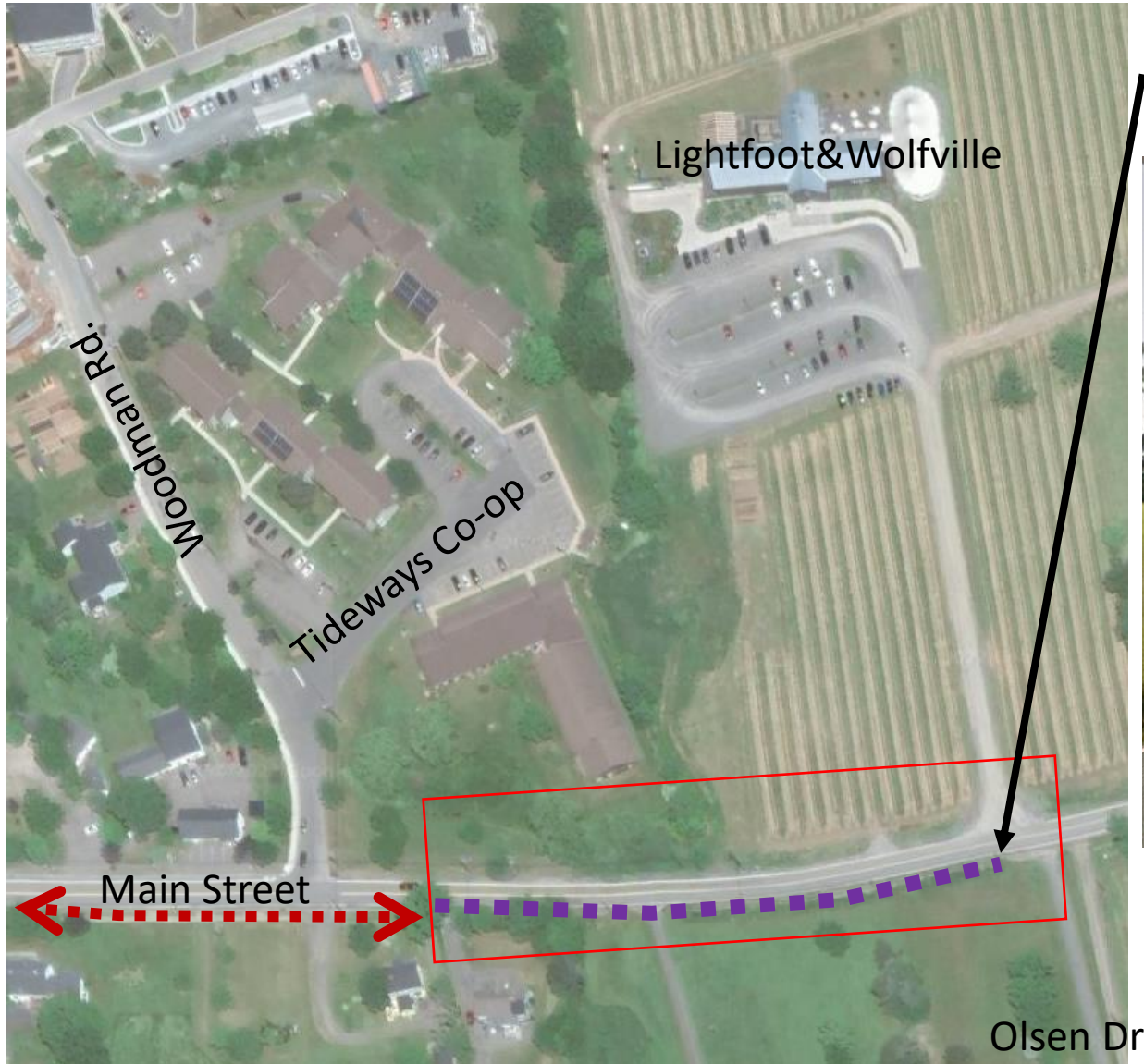
## Project Details:

3.2m crusher dust or asphalt multi-use path, paint, signage.



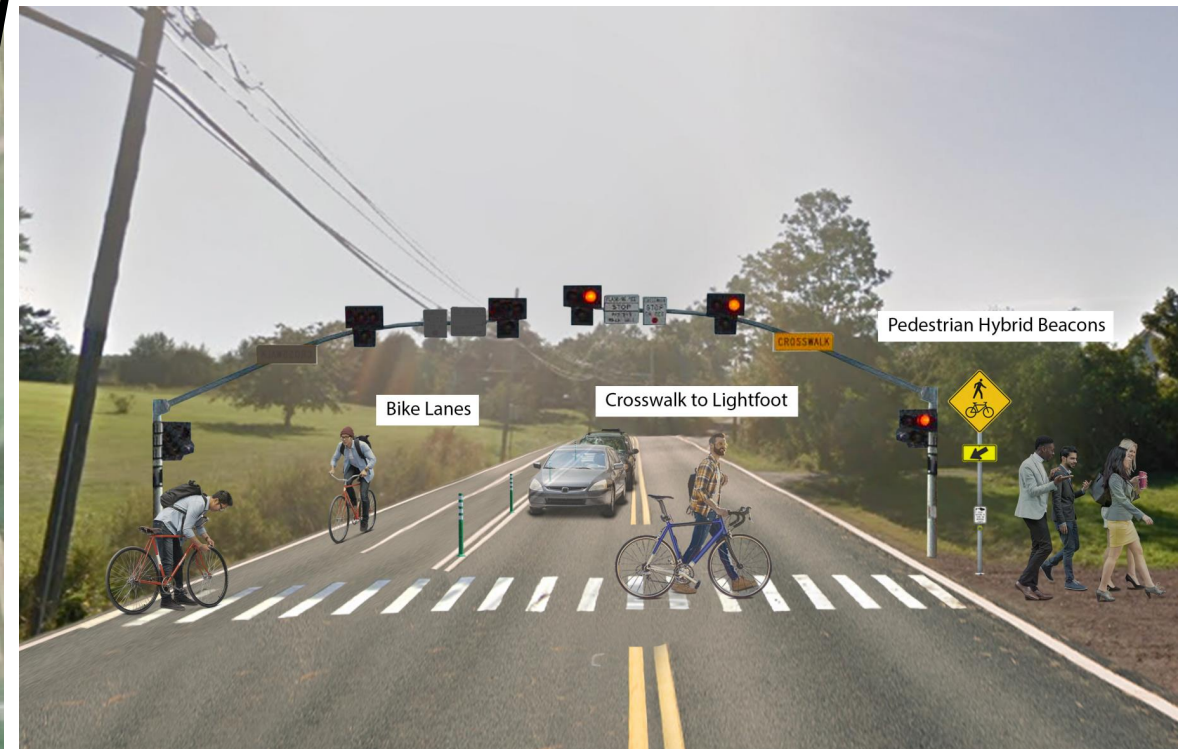
Conceptual rendering of proposed condition at Main Street looking north (using asphalt).





## Project Details:

3m asphalt bi-directional multi-use pathway, paint, bollards, signage. A safe crossing (TBD with overhead lights) would also be involved.

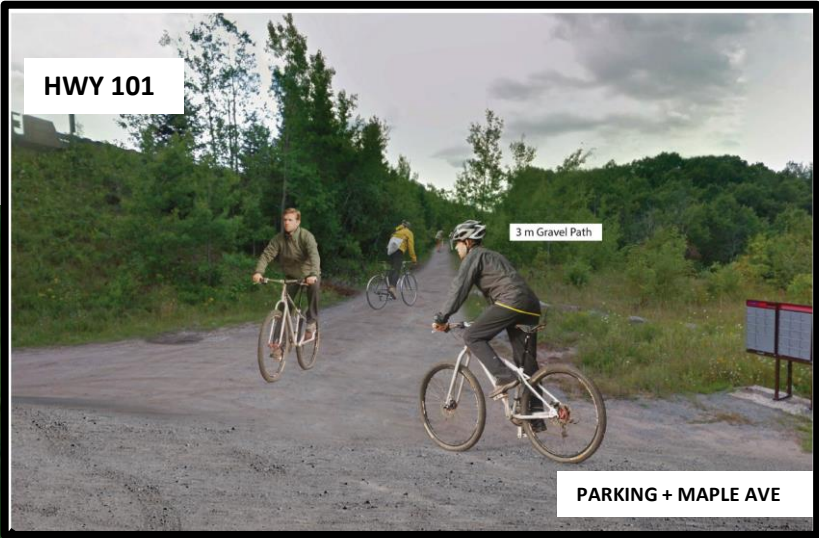


Conceptual rendering of proposed condition at Main Street looking west with the Lightfoot&Wolfville driveway to the right.



# Connector + Parking

Reservoir Park to Maple Ave



**Project Details:** 3m crusher dust trail, enhanced parking and signage

See Project Map:



# Connector

Highland Avenue to Wolfville School



See Project Map:

3 g

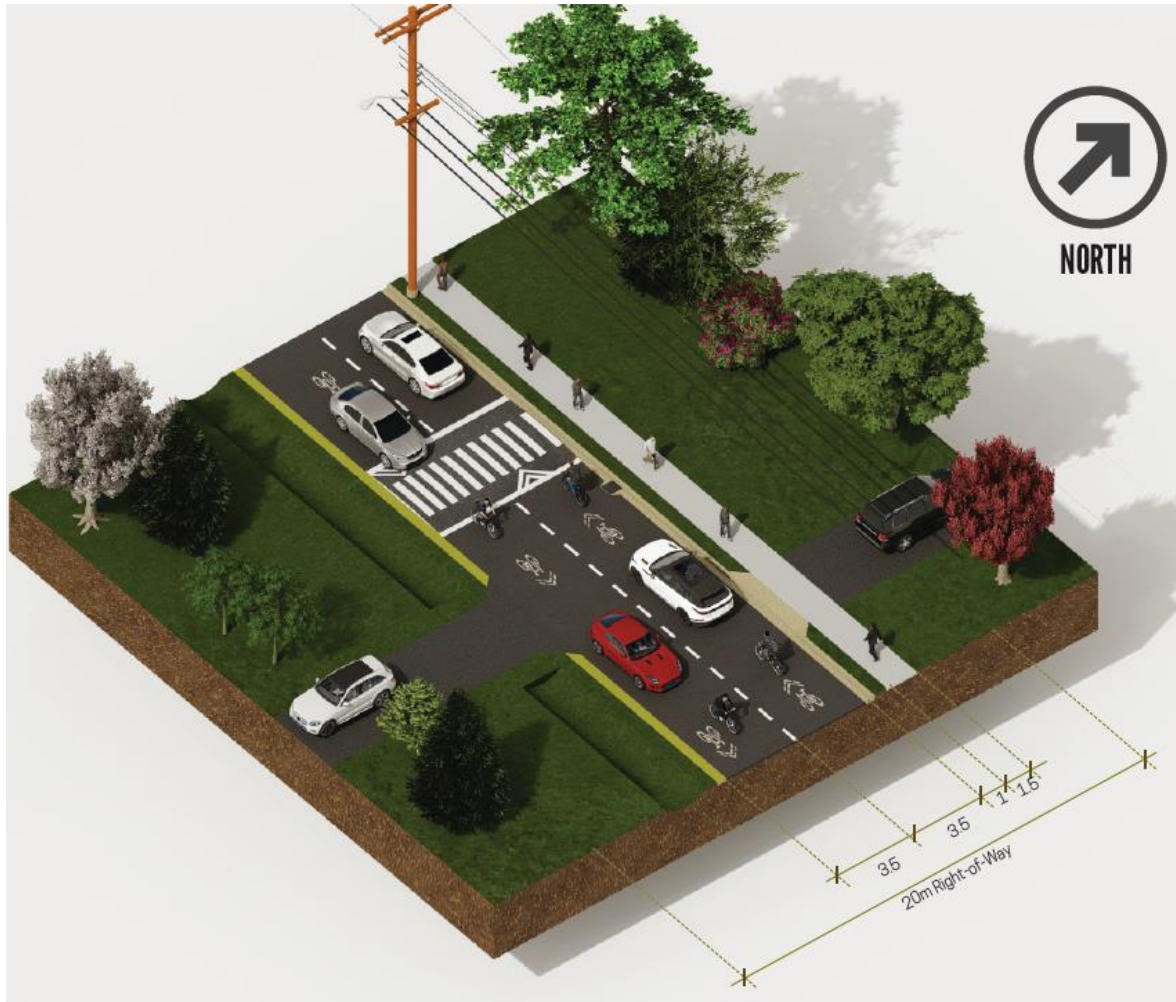


## Project Details:

3+m asphalt bi-directional multi-use pathway, paint, signage.

Detailed design required.





## Project Details:

Shared Street treatments are proposed for Kent Avenue, Gaspereau Avenue, Sherwood Drive, Skyway Drive, Pleasant Street and for the Downtown of Main Street.

These treatments do not separate vehicles and bicycles and operate on roadways with existing sidewalks, relatively low volumes and speeds. The treatments involve paint, signage, and traffic calming (e.g. speed humps).

The proposed conditions would increase the safety of our streets from what we have today and improve AT culture in the Town. Some of these treatments have been proposed since the 2015 AT plan was adopted but have not been implemented.

# Shared Streets

Project locations



See Project Map:

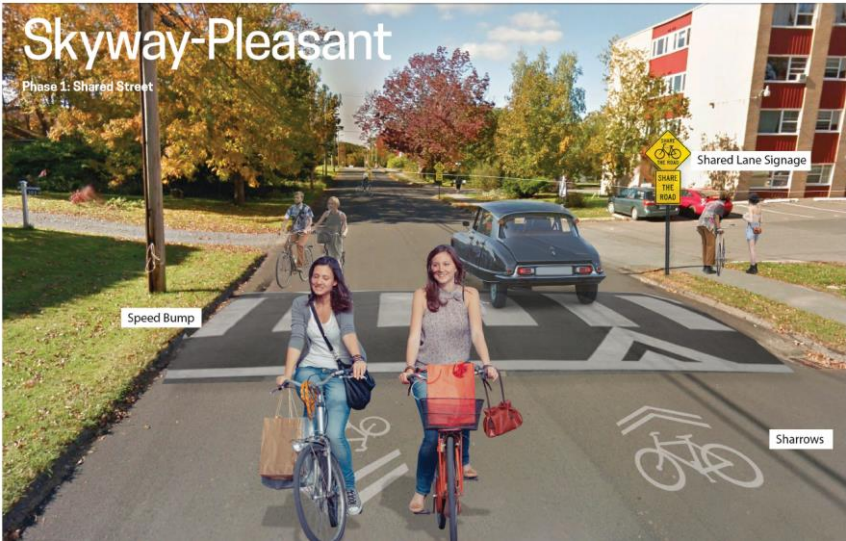
4

## ICIP PROPOSAL

Shared Streets 4



**Project Details:** 5,460m of shared street treatment, including paint, signage and traffic calming (e.g. speed humps).

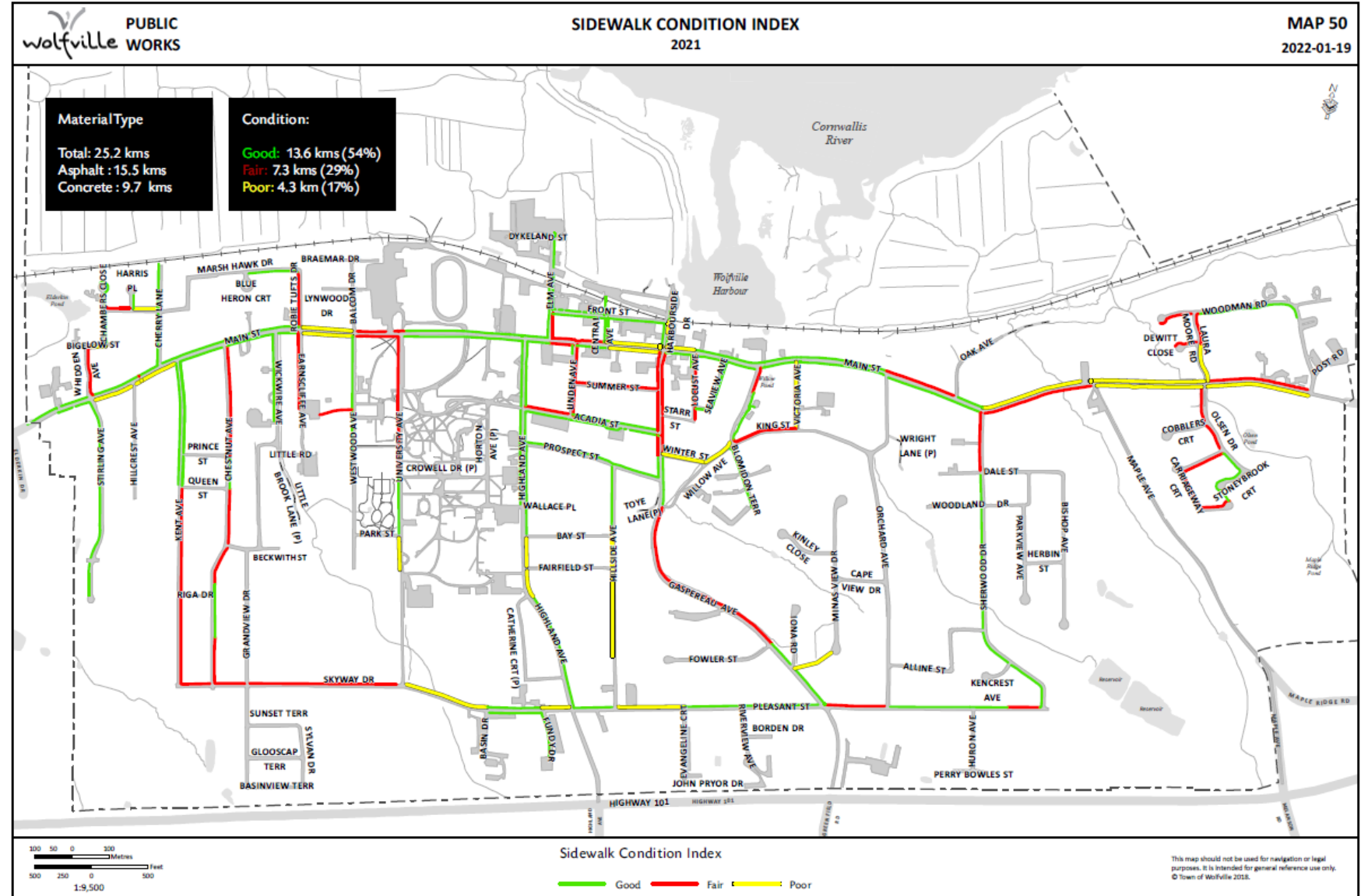




### Project Details:

The Town keeps a condition assessment of sidewalks in the Town. This project proposes to improve a number of the sidewalks rated 'poor' and move them to 'good' (2,451m).

Also proposed are 6 new sidewalk connections (1,010m).



# Sidewalks

Improved + New Locations

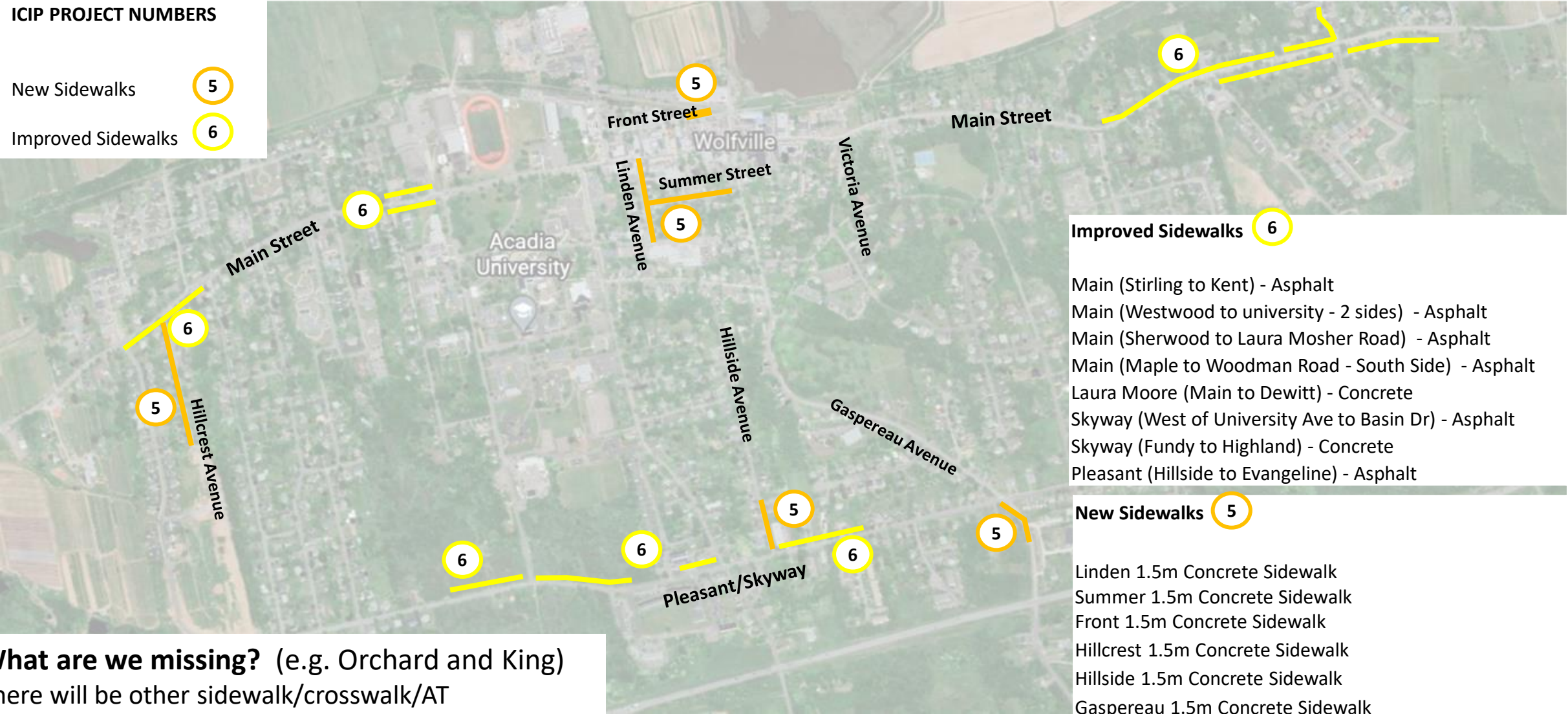


See Project Map:

- 5
- 6

## ICIP PROJECT NUMBERS

- New Sidewalks5
- Improved Sidewalks6



- Improved Sidewalks6
- Main (Stirling to Kent) - Asphalt
- Main (Westwood to university - 2 sides) - Asphalt
- Main (Sherwood to Laura Mosher Road) - Asphalt
- Main (Maple to Woodman Road - South Side) - Asphalt
- Laura Moore (Main to Dewitt) - Concrete
- Skyway (West of University Ave to Basin Dr) - Asphalt
- Skyway (Fundy to Highland) - Concrete
- Pleasant (Hillside to Evangeline) - Asphalt

- New Sidewalks5
- Linden 1.5m Concrete Sidewalk
- Summer 1.5m Concrete Sidewalk
- Front 1.5m Concrete Sidewalk
- Hillcrest 1.5m Concrete Sidewalk
- Hillside 1.5m Concrete Sidewalk
- Gaspereau 1.5m Concrete Sidewalk

**What are we missing?** (e.g. Orchard and King)  
There will be other sidewalk/crosswalk/AT improvements outside of this funding as well.



# Sidewalks

Streetview images of new sidewalks



See Project Map:

5

6





# Conclusion



- Community engagement and education is needed.
- Class D costing/Budget estimates have been completed. Detailed designs required and budgeted for. All of these projects fit. Executed from '23-24 to '26-27 budget years with our \$800,000.
- Flexibility in execution (may want to prioritize certain projects or do 1 or 2 large tenders for the work)
- Need motion to get the process moving – Provincial + Federal Reviews (20+ weeks). Will form part of 23-24 budget.
- Still a lot of work for Staff to pull full application together.
- These are not our only AT investments – just a package of them!

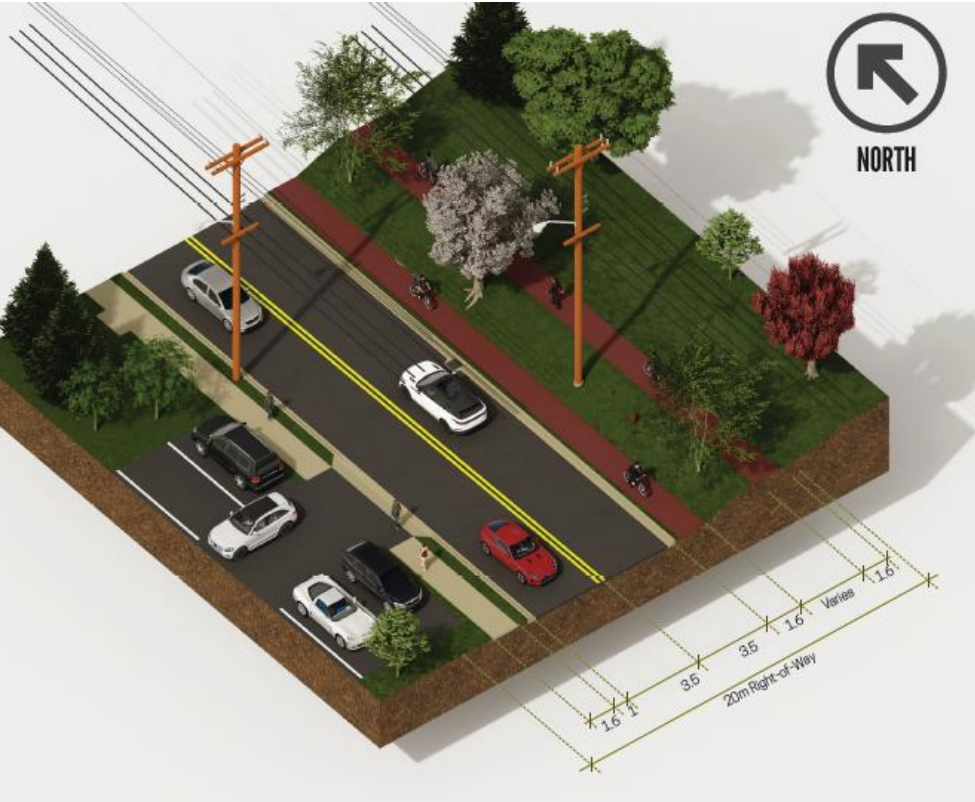




## **Related AT Projects (not in ICIP application)**

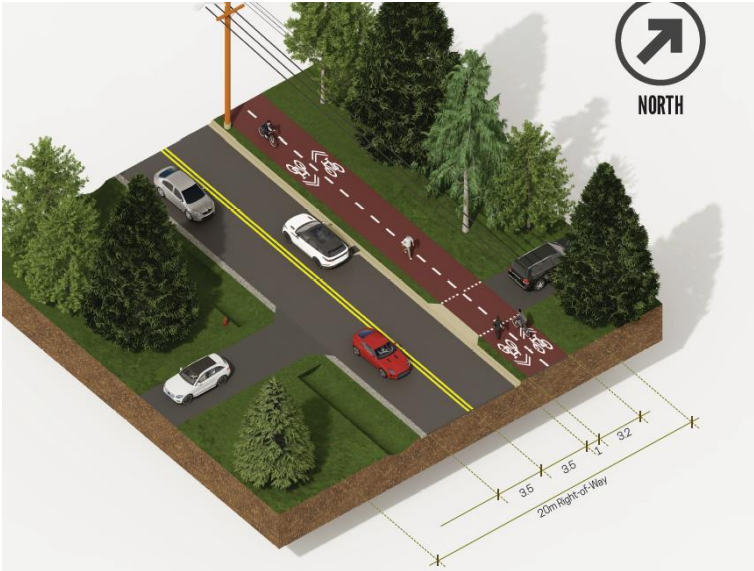


Ongoing AT Project with Capital re-build



Highland Avenue

Long-term AT Projects with Capital re-builds



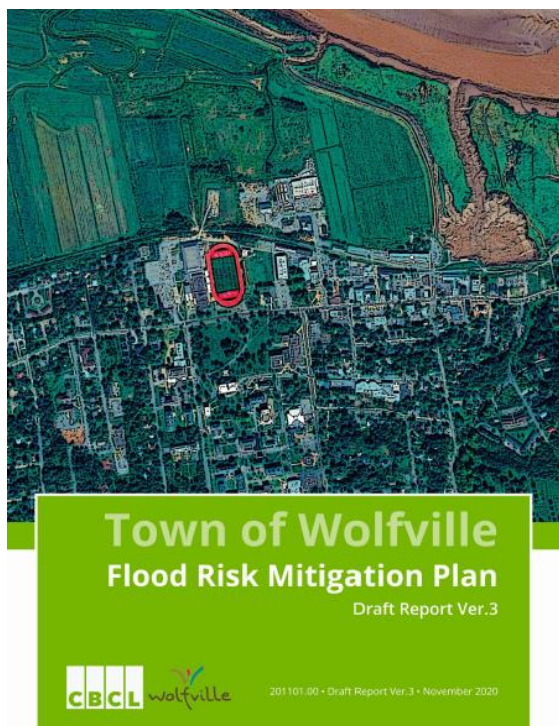
Skyway-Pleasant



Main Street



# Flood Risk along Harvest Moon Trail

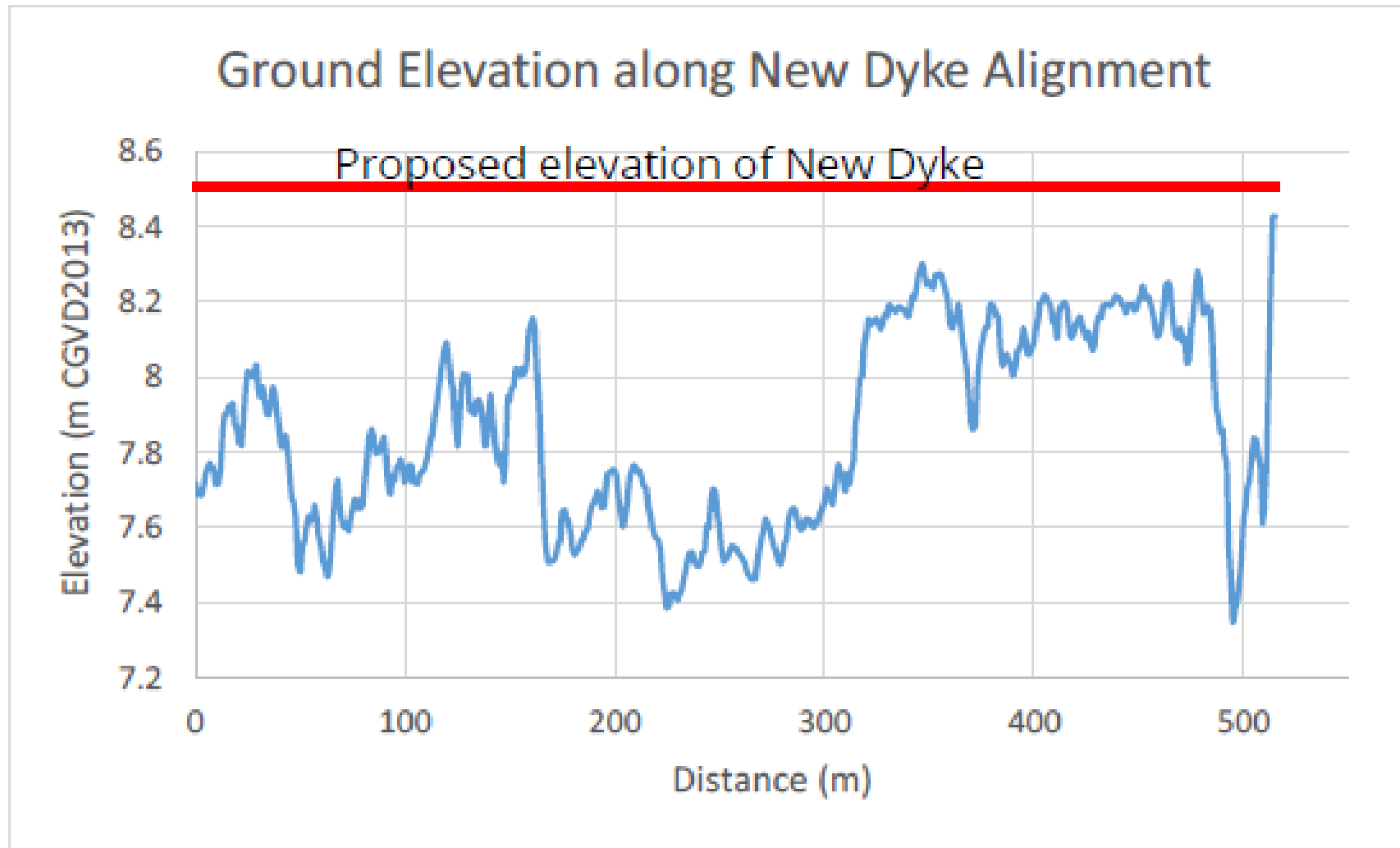


Trail Connection along Harvest Moon Trail will happen from East End Gateway to Harbourside with Flood Risk work (budgeted).

Dept of Ag also considering dyke trails in both directions with upgrades.



# Flood Risk along Harvest Moon Trail



**Figure 4.10: Ground Elevation along Potential New Dyke Alignment**

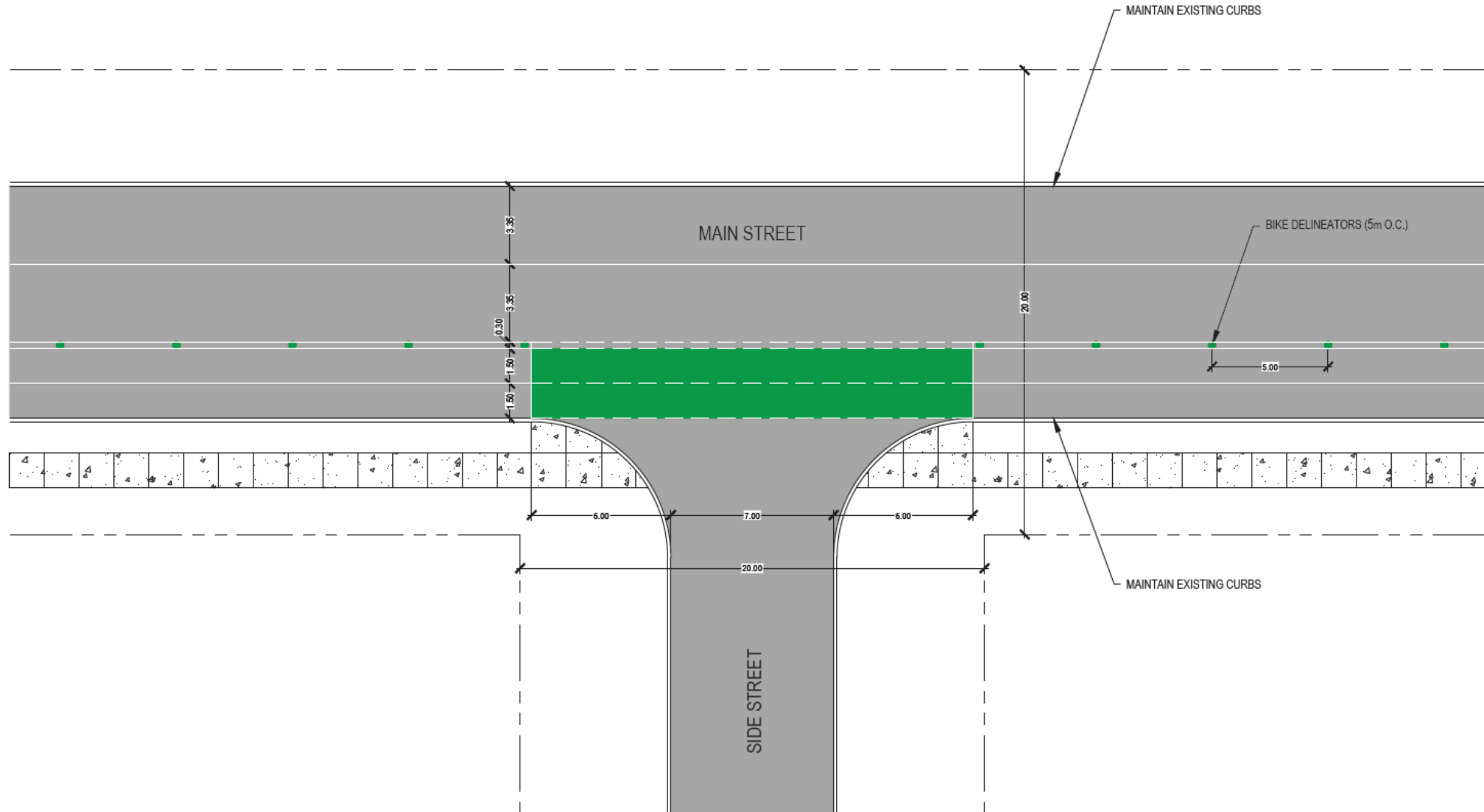




## **Extra Slides**

# Main Street – intersection detail

## ROAD INTERSECTION DETAIL



# Main Street - example from HRM





# Shared Streets – examples from 2015 AT plan

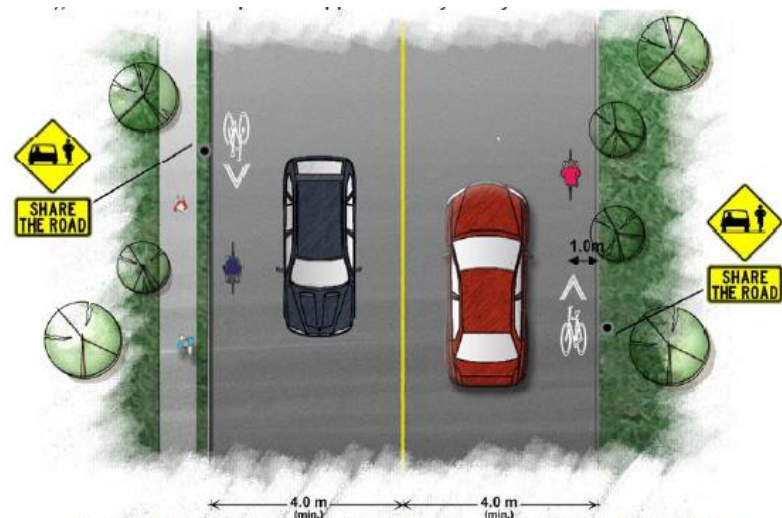


Figure 7-2: Typical Cross Section with Sharrows (Side-by-Side Application)

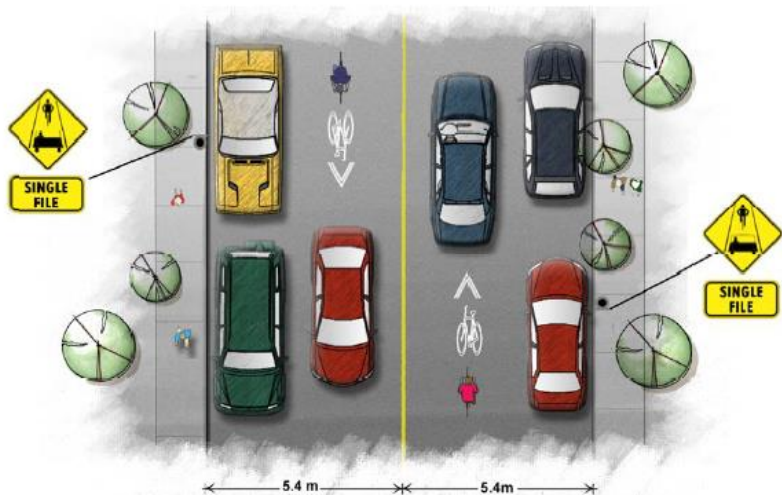
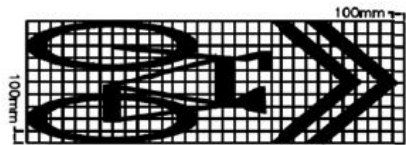


Figure 7-3: Typical Cross Section with Sharrows (Single File Application)



WC-19 / WC-19S Sign



Sharrows Marking



WC-19 / WC-19S Sign



Sharrows Marking



Examples of Side-by-side Sharrows with (Left) and without Parking (Right)



Examples of Single File Sharrows





wolfville

**From:** [Laura Morrison](#)  
**To:** [Laura Morrison](#)  
**Subject:** FW: Update from the Front Street Oven  
**Date:** June 6, 2022 10:03:39 AM

---

**From:** Adam Barnett  
**Sent:** June 6, 2022 7:49 AM  
**To:** Town Council <towncouncil@wolfville.ca>  
**Subject:** Update from the Front Street Oven

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear members of council,

It has come to our attention that a community member emailed you expressing concerns regarding costs of one of our community cookouts at the Front Street Community Oven.

We are writing to let you know that we have met with her, had an in-depth conversation, and have resolved what turned out to be a misunderstanding.

In an effort for maximum transparency, we are writing to provide you with an update and share what we discussed with her:

We heard a few concerns from her:

- 
- That
- it seemed we were charging \$17 for taco shells
- 
- 
- That
- we were paying someone for their time to host the event; that she expected that the oven is fully volunteer driven
- 

In our conversation with her we explained that several of these concerns are based on misunderstandings or wrong assumptions:

-



- The
- event is open to anyone in the community, regardless of what they can afford. The suggested donation of \$17 is what the events actually cost to organize if you put everything together. Our goal is to raise as much money as we can to support the healthy operation
- of the oven, making it even more accessible to more people. Reading the invite again, we understand how this might have not come across accurately and we have reworded things to be more clear. Again, these events are open to anyone and we are only asking for
- donations from people that can afford it, and at a cost that feels right for them.
- 

In terms of paying someone a living wage for operating the oven:

- 
- We
- are a non-profit group that is run by volunteers. In previous years we have secured Canada Summer Job positions which allowed us to have someone on the ground managing all of the logistics involved in the many programs we have been running at the oven. This
- year we did not get a student placement which means we are needing to readjust as we go. Our board and other volunteers have been putting in a lot of hours, sometimes to the point of working an unpaid part-time job to make everything happen.
- 

The Front Street Oven has only been in operation for 3 seasons, with one of those being the year of opening and the other two years in the middle of a pandemic. So we are still tweaking things and finding out the best way to serve our community while also creating a sustainable organization where volunteers don't burn out (as is often the case) and where we can pay staff to manage some of the basic operations. The advice we received from many non-profits was to find a way to pay someone to manage volunteers and run programs if at all possible.

As such, we have worked with a coach over the past 6 months to develop a sustainable, mixed funding model that will allow us to hire year-round staff. Said staff will take care of program planning and execution, fund development, impact reporting, volunteer management, and more. This requires a full-time position during our busiest seasons, and we aim to pay our staff a living wage. Currently, the person fulfilling this role is working without pay as we implement our new mixed funding model.

In the meantime, we are hosting events by donation, while also continuing to work on securing

sponsorships and, if possible, core funding for a staff position.

While it may look like we have taken a break over the winter, our board members have actually each been working 5-15 hrs each week over the past 6 months to plan, manage the building despite supply-chain issues, and get ready for another magical summer at the Oven.

Again, we have taken [REDACTED] concerns very seriously and will find a way to clarify all of this in our communications to the public so that we can avoid misunderstandings in the future.

Please reach out if you have any questions about any of this.

Yours kindly,  
Adam Barnett,  
Chair of the Board

**From:** [Laura Morrison](#)  
**To:** [Laura Morrison](#)  
**Subject:** FW: Was going to speak - can't: couple thoughts  
**Date:** May 18, 2022 11:24:41 AM

---

**From:** Anne Stieger  
**Sent:** May 17, 2022 2:35 PM  
**To:** Town Council <towncouncil@wolfville.ca>  
**Subject:** Was going to speak - can't: couple thoughts

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello folks,  
I

was going to speak briefly at council meeting today, but I now have a work commitment tonight.

Hoping  
you'll take 2 minutes to read and consider the below.

Here  
is what I would have said - I made some bold bits for those of you with little time to read.

I'm concerned both, about the

ongoing and serious challenges in our core neighborhood, and about the myriad negative impacts cameras will have on our community. Yup, I am concerned about both at once - that is the complex nature of this rubric's cube we have in front of us.

I'm  
in my mid-30s. Wolfville is my home of choice: I left everything behind many years ago to move here because I fell in love with the vibrant, welcoming, and progressive community that Wolfville is. I volunteer 10+ hours each week to contribute to its resilience  
and general awesomeness. **The idea of adding government surveillance makes me want to pack my bags and move.**

**You are making a decision that's not easy: You are not just making a decision about a pilot; you are making a decision that sets a future direction for our town.**

**Let's ask ourselves:**

**Will we put cameras into one place now, and then add facial recognition & live monitoring when we can't see enough? add more cameras to other neighborhoods when the disorder problems move there as a result? Is that the vision we have for our community? OR are we going to find a way to make this stop altogether by addressing root causes?**



**What kind of community are we creating, when our actions show that we don't trust community members by surveilling them? Are we going to be the sort of town that monitors and surveils everyone? OR are we going to be the sort of town that invests in building trust and resilience? (we can't really have it both ways - surveillance undermines the rest)**

**I've heard many, including councilors say "this likely won't solve it, but it's something we can do". Are we going to be the sort of town that keeps spending money on ad-hoc approaches that likely won't work and may undermine other solutions? OR are we going to be the sort of town that takes these issues SO seriously, it's actually willing to take a step back and find ways to address the root cause? Willing to invest in hiring external help?**

**In**  
**times of more and more surveillance and tracking by governments, private companies, hackers - do we want to add to this and push further into the direction of Orwell's '1984'? That book was written as a warning, not a script. Are we just going to assume "that would never happen here"? As you make this decision, please remember that while you all have the best intentions, it won't always be you in these seats - we don't know when we might need our basic rights to be free from government observation as we walk, work, visit, or protest. Maybe it seems far-fetched to you - but as a child of Europe, it's not far-fetched to me at all.**

**What is the future we are creating**

**for tomorrow, with the decisions we make today?**

**On**

a personal note: I am by no means leading an organized resistance, as has been suggested. Though, if I was, that also would be a-ok.

I AM, however, following

my duty as a citizen to be part of 'checks and balances' in our democracy. I AM exercising my right to provide input as a citizen. I have even tried to add to the conversation about other options, as was asked for "what else can we do?".

**What I learned in all this is that engaging does not feel safe.** I have no desire to be engaged in these structures in the future; I find them divisive, when divides are the last thing we need in our community and our world. Hopefully we can all soon be in carefully facilitated, safe-space community conversations about this and other topics.

**PS:**

I see in the package that the town has in more detail followed the privacy commissioner's guidelines - thank you for doing that. It does not alleviate my concerns, and I would have answered the same questions of the assessments with very different results, but I am glad to see consideration was given to those questions.

**From:** [Laura Morrison](#)  
**To:** [Laura Morrison](#)  
**Subject:** FW: Letter to council  
**Date:** May 12, 2022 4:20:25 PM

---

**From:** Anne Stiegee  
**Sent:** May 12, 2022 4:00 PM  
**To:** Town Council <towncouncil@wolfville.ca>  
**Subject:** Letter to council

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear members of council,

I am writing as a concerned citizen who is both concerned about the serious disorder problems in our core neighborhood and concerned about our right as innocent citizens to be free from government surveillance.

We can all acknowledge that the challenges facing our community are long-standing, frustrating, and fatiguing. I hear a sense of urgency and I can understand that.

We must equally take seriously the invasive nature of 24/7 video surveillance to our right to not be under surveillance by government as we come and go from our homes, walk our dogs, or walk along the streets where we live, shop, work. We must take seriously the potential for misuse and abuse in the future, when someone else but you will serve in your positions.

While several private businesses in Wolfville do employ cameras (which is also problematic, but at least leaves the option to not frequent said businesses), there is a distinct line that is crossed when governments themselves place their citizens under surveillance in public space.

Because of this, the privacy commissioners of Canada and of Nova Scotia provide guidelines, which I will reference below.

In this letter you will find the following items:

- 1.
- 2.
3. A request to the Town of Wolfville (staff or council, as appropriate) to complete

4. and provide to the public the items required according to these guidelines, before putting video surveillance in place
- 5.
- 6.
- 7.
8. A clear Ask
- 9.

I ask that you ensure you have received and make publicly available:

- a.
- b.
- c. Comprehensive analysis and evidence of the situation showing why video surveillance
- d. is needed to address real, pressing, and substantial problems; including clearly identifying the problems.
- e.
- f.
- g.
- h. Clear evidence that video surveillance will work to address the kinds of problems
- i. identified (from my research and the towns information, the majority of the issues are alcohol-induced disorder problems, which research shows video surveillance is not effective against).
- j.
- k.
- l.
- m. A completed privacy impact assessment, including both the actual or potential kind
- n. and degree of interference with privacy that will result, and the ways in which adverse effects will be mitigated.
- o.
- p.
- q.
- r. Details on how you mitigated and/or minimized impact on privacy, including 'Limit



- s. time of day: Cameras are only operating during times they are needed to address identified problems.” For example, the Commissioner states explicitly that 24/7 surveillance is inappropriate if issues happen mostly at night, as is the case here.
- t.
  - .
  - i.
  - ii. Might there be an opportunity to at least find a compromise by limiting recording
  - iii. to certain times of day? If not, please outline why.
  - iv.
  - v.
  - vi.
  - vii. Might there be an opportunity to limit this pilot to its original duration of 6 months
  - viii. by using an alternate company? If not, please outline why.
  - ix.
- u.
- v.
- w. Proof of comprehensive consultation with all parts of the community, that goes beyond
- x. speaking to representatives, and includes consultation with marginalized groups
- y.
- z.
- aa.
- bb. A clear Evaluation Plan for how the success of surveillance cameras will be measured,
- cc. including the specific issues they intend to solve and measurable goals and metrics. This evaluation plan should also include a framework for deciding whether the cameras stay in at the end of the pilot.
- dd.
- ee.
- ff.
- gg. An overview of what alternative solutions have been tried and/or considered, and

- hh. why the other alternatives that have been brought to your attention (eg cementing stop signs better, hiring an external facilitator with relevant experience to bring stakeholder together for a shared strategy) are not seen as adequate or worth trying first.
- ii. Examples of highly inspiring projects have also been provided to staff and council.
- jj.
- kk.
- ll.
- mm. The completed legal review
- nn.

**Please ensure the above steps have been completed and the results have been made public before making a decision on this topic.**

**Please ensure you have explored all options to reduce the impact on our privacy (eg limited to night time recording as a compromise).**

*Myself and others are committed to supporting an alternative, collective effort to work on sustainable solutions together. Let's use this energy to build an even more amazing community together; let's use this energy to fuel a bottom-up approach rather than imposing a potentially harmful „solution“ on the community from the top down and quenching this positive energy.*

*Kindly,*

*Anne Stieger  
Wolfville Citizen*

**From:** [Bob Lutes](#)  
**To:** [Wendy Donovan](#); [Wendy Elliott](#); [Isabel Madeira-Voss](#); [Jennifer Ingham](#); [Mike Butler](#); [Jodi MacKay](#); [Oonagh Proudfoot](#); [Erin Beaudin](#); [Laura Morrison](#); [157100m](#)  
**Subject:** June 2022 COW and a request for formal motion  
**Date:** June 7, 2022 2:57:46 PM

---

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Mayor, Council, Erin, Laura and Sadie

I am writing to request a motion of support from the Town Council on requests I have made to Acadia University through an Email to Dr. Peter Ricketts and Ian Murray.

The following is a list of three issues I raised in my Email to Dr. Ricketts and Ian Murray requesting that Acadia do the following:

- :1. A place on campus for students to party,
2. Acadia requiring students to provide their addresses off campus, and
3. An amendment to the Code of Conduct to permit a resident making a complaint under the Code of Conduct.

These are issues I have raised on numerous occasions but with little or no response I decided to send these specific issues to Dr. Ricketts and Ian Murray.

I would like a motion from council to support the request for Acadia University to provide a place on campus for student parties, If as the ASU states it "parties are part of the student experience" then Acadia should provide a space for these parties to happen. This is particularly true of the "big event" days. Bay Street is not the place as this leads to the RCMP policy of containment which essentially incarcerates the residents on Bay. No resident of the Town has signed up for this and all that goes with it.

You may recall that when Sadie McAlear made her presentation on camera she also made the point that Acadia should provide a space on campus for student parties.

I have also spoken with the RCMP but they are not likely to put a request in writing regarding the party space on campus, on the other hand it can be said that any officer asked the question of whether this is a good idea is most likely to say yes.

With support from the Town Council, the ASU the residents and informally the RCMP, it is more likely that Acadia will take action than merely having a request from a resident of the Town.

I would therefore appreciate the support of Council by way of a formal motion on Issue #1 to request Acadia University provide a space on campus for student parties. Just to be clear, the Axe is not that place.

I will leave Issues #2 and #3 for now but please give them consideration for the future.



**From:** [Laura Morrison](#)  
**To:** [Laura Morrison](#)  
**Subject:** FW: Letter for Consideration  
**Date:** May 12, 2022 4:15:14 PM  
**Attachments:** [Letter to Town Council - Caroline Beddoe.pdf](#)

---

**From:** Caroline Beddoe  
**Sent:** May 12, 2022 2:30 PM  
**To:** Town Council <towncouncil@wolfville.ca>  
**Subject:** Letter for Consideration

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Town Council,

I am attaching a letter for your consideration, and to be included in the public record/package for the Council meeting on Tuesday. (I have also copied it down below - if that is easier).

I appreciate if you have the time to read and consider it. It regards my feelings on surveillance cameras and community building, and includes a few asks.

I recognize that this is a complex issue, and I'm grateful for the opportunities to speak up and engage. It hasn't been an easy few weeks, yet as I sit here in the sunshine I'm inspired by the energy in our community and thus the potential for collective and collaborative community building work.

Best,

Caroline

---

May 12, 2022

Dear Town Council,

I am writing to you today to express some of my feelings, and to make some clear asks. As a 23-year-old resident and Acadia alumnus (2020) who has chosen to stay, contribute, and work in Wolfville, I love this town and this community, and because of this I am against the proposal for video surveillance cameras. I believe that Council should delay the decision to give us more time to pause, reflect and work together. I do not feel that this process has been done with the due diligence necessary to put in surveillance cameras in public streets (as I will discuss later), and I also think that we as a community first need to build trust and connection, and a shared vision, to move forward effectively. I see great potential in channeling our energy away from a divisive approach and towards a collective strategy for community building and crime prevention that addresses needs, trust, and sense of belonging.

I want to acknowledge that we are all probably tired and overwhelmed. This is a tough issue, and we want to fix things. Throughout the past few weeks, I've noticed myself at times sitting in frustration, anger, defensiveness, and overwhelm. And while it has been true to my experience, I apologize for when I've brought that energy to the table. But I also think this process around video surveillance cameras has revealed these tensions, causing us to feel divided when we actually need to come together. *How do we*

*diffuse tensions and hold space so we can all feel heard and work together on a shared collective approach? I think community development approaches, like collective impact, hold much potential...*

I want to work together in a creative, calm, and empathetic way to contribute effectively towards community harmony. I've spent a lot of time recently, in between paid work, my volunteer community work, and my daily life, thinking about, reflecting, discussing creatively, exploring evidence, and imagining alternative community approaches - this has been inspiring for me! I believe working together in a way that builds trust and empathy requires more time to come together and think creatively, more facilitated conversation for all to be heard and respected (perhaps with a neutral facilitator to help diffuse defensiveness, hold space for traumas and other emotional responses that come up, etc), and work to get to a shared agenda and vision of a safe community.

From what I have heard, many want a safe, welcoming, vibrant, inclusive, and harmonious Wolfville. I believe this, and I thought reinforcing this message would help us connect. I learned about the Good Neighbours and their community building work, and that resonated with me and I'm grateful for what they have done and are doing. Yet now I wonder if we all actually have a shared agenda or vision as a community and as the Town of Wolfville? *My harmonious Wolfville doesn't include public surveillance cameras as proposed.* I don't think they will work (we have little evidence that points to that) and in fact I think they divide us further as a community. I'm worried about increased policing, and I'm concerned that video cameras may simply antagonize and widen the divide between students and others in the community. I want an approach that builds community trust, strengthens relationships, and addresses the root causes behind misdemeanours and vandalism. Those are just my thoughts. *Can we take the time to get to a shared vision as a community of what a safe, harmonious, inclusive, and vibrant Wolfville looks and feels like?*

The problems we are facing as a community are complex in cause and nature. Complexity can be overwhelming, but if we work together we can overcome that overwhelm and instead see it as an exciting opportunity to engage diverse community members in a creative, compassionate and innovative strategy. There is no one solution, so we should take the time and the approach to hold space for emotional conversations and creative thinking, to explore the complexity and the multitude of approaches we can take, and to get to a shared understanding where everyone feels heard, respected, engaged and empowered. I think this is the way forward for a sustainable and respectful solution to reduce vandalism, misdemeanours, and related community issues. I am inspired by empathy-based community development approaches and strategies, to bring everyone together to collaborate and work on complex social issues, in a way that is clear and intentional. This could be so exciting!

*I can imagine a different way. I believe in you to be courageous champions of a different way, instead of surveillance and more policing, for our community.* And I want to support all of you and our community in this collective work with my energy and care. I have already learned so much personally in the past weeks about ways to better connect and listen to each other over these complex issues. It has felt overwhelming and divisive at times, yet I also know and have experienced our community's potential for imagination, empathy, and curiosity. I am grateful for the ideas sparked in recent weeks.

*I see the potential for community work to help channel the incredible energy, care, and engagement of the past few weeks into a collaborative strategy.* I worry that putting in surveillance cameras is a divisive option that won't prevent the harms that are occurring (the evidence points to surveillance cameras as largely ineffective for reducing crimes), and instead ask you to see the alternative of channeling this energy to come together collectively to find a multitude of community approaches to address the issues and their root causes.

Moreover, I compel you to please take a different approach, or at least pause the decision on cameras, because while I appreciate the work that has been done on this issue, I don't think due diligence *to the extent that we need to put in surveillance cameras* has been followed.

While community consultation work has occurred, it has been revealed that certain groups should be engaged on both the video cameras proposal and other alternatives to address community behaviors and expectations. Particularly, the full student body who are impacted and may have critical insights, and also those who may face systemic harm from surveillance and policing, namely black, indigenous, people of colour and other marginalized groups. In 2020, Council declared support for Black Lives Matter. Standing by this means seeking to mitigate harms and ensure marginalized voices are consulted, especially given the racial profiling and systemic racism embedded in our policing systems. As well, little evidence for the effectiveness or ineffectiveness of video cameras has been provided to the public by Town staff. Meanwhile, a policing review is ongoing.

Furthermore, I ask the Town to please follow due diligence with regards to the Information and Privacy

Commissioner of Nova Scotia's guidelines for video surveillance (which I encourage staff and council to read here: <https://oipc.novascotia.ca/node/471>), and moreover with regards to the *Municipal Government Act* and the *Freedom of Information and Protection of Privacy Act*, upon which these guidelines are in part informed.

To draw one example, the *Municipal Government Act* refers to the collection of personal information in section 483: "Personal information shall not be collected by, or for, a municipality unless (a) the collection of that information is expressly authorized by, or pursuant to, an enactment; (b) that information is collected for the purpose of law enforcement; or (c) that information relates directly to, and is necessary for, an operating program or activity of the municipality." The personal information captured by video surveillance cameras in the form of video footage has relevance here. 24/7 video surveillance that is directed by the Town has the potential consequence of capturing footage of people who are not targets of law enforcement. Thus, the deliberate choice of video surveillance by the Town of Wolfville can be put into question by the *Municipal Government Act*. Especially when less invasive alternatives through community work and community crime prevention are on hand, and there is lack of clarity around the intended effect and impact of video cameras.

Therefore, I ask of the Town of Wolfville Council to direct Staff to please demonstrate the following before approving video surveillance cameras in our community:

- Comprehensive consultation with the community, including students and BIPOC residents. I would also suggest Acadia counsellors. This is an opportunity to find root causes and start working right away to build relationships, trust, and a deeper understanding of the issues we are experiencing.
- A clear Evaluation Plan for how the success of surveillance cameras are proposed to solve issues, including the specific issues they intend to solve and measurable goals and metrics. This plan would address the question, posed by the Information and Privacy Commissioner of Nova Scotia: "Is the video surveillance demonstrably necessary to meet a specific need?" (2019)
- Illustrate other strategies that have been or can be attempted before going to surveillance cameras. If identified, discuss how they have/have not worked.
- Provide evidence for or against surveillance cameras in addressing or deterring misdemeanours and community behavioural issues. Please identify the problems clearly and provide details and evidence as to how video surveillance directly addresses these specific issues and needs.
- Conduct a privacy impact assessment, as per the Information and Privacy Commissioner of Nova Scotia's recommendations for municipalities with regards to video surveillance.
- Provide evidence on the impacts of surveillance cameras in communities. Also, please provide evidence of why less privacy-invasive alternative ways of addressing the identified problems have not been chosen.
- Please provide reasoning for why approaches to minimizing the invasiveness of surveillance cameras are not being undertaken (ie. restricting hours of surveillance to just the nighttime hours, for example).

I know this is messy and complex. I respect all of you and the work that you do for our community. And so, I do believe we can take another approach that brings us together instead of making us further divided. I want us to create the time, space and strategy needed to bring our community together in an empathy-based community development approach, with community crime prevention and collective work to address root causes. I worry about the implications of surveillance cameras on our public streets, and the message it sends about our community. There is so much potential for a vibrant, harmonious Wolfville beyond surveillance and policing. Let us channel this energy into an intentional and collective approach.

With gratitude for your reflection and consideration.

Kindly,

Caroline Beddoe

Wolfville community member.

--

**Caroline Beddoe** (she/her)

Dreaming, doing & living in Wolfville, Nova Scotia.

Wolfville is located in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People. We are all treaty



people.

*"It is both reasonable and realistic, not to mention an everyday occurrence, to act as if another world were possible"*  
(Kathi Weeks, 2011)

**From:** [Laura Morrison](#)  
**To:** [Laura Morrison](#)  
**Subject:** FW: Video Camera Surveillance  
**Date:** May 16, 2022 9:53:42 AM  
**Attachments:** [video surveillance May 13 22 .pdf](#)

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-----Original Message-----

From: David Daniels  
Sent: May 13, 2022 3:36 PM  
To: Town Council <[towncouncil@wolfville.ca](mailto:towncouncil@wolfville.ca)>  
Cc: Erin Beaudin <[EBeaudin@wolfville.ca](mailto:EBeaudin@wolfville.ca)>  
Subject: Video Camera Surveillance

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members:

Please accept the attached letter concerning Video Camera Surveillance.

David Daniels

**From:** [Laura Morrison](#)  
**To:** [Laura Morrison](#)  
**Subject:** FW: Video Camera Surveillance  
**Date:** May 16, 2022 9:58:13 AM  
**Attachments:** [video surveillance May 16 22 .pdf](#)

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-----Original Message-----

From: David Daniels  
Sent: May 16, 2022 8:14 AM  
To: Town Council <towncouncil@wolfville.ca>  
Cc: Erin Beaudin <EBeaudin@wolfville.ca>  
Subject: Video Camera Surveillance

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members:

Please accept the following letter regarding video surveillance in the Town.

David A. Daniels



David A. Daniels

May 13, 2022

Dear Council Members:

The May 3<sup>rd</sup>, 2022, Committee of the Whole agenda package contains a Request For Decision 013-2022: "Community Video Camera Pilot Project".

The RFD has a section entitled "Legislative Authority" under which is listed the following: the *Municipal Government Act*, the *Freedom of Information and Protection of Privacy Act* and the Video Surveillance Guidelines (the "Guidelines") issued by Nova Scotia's Office of the Information and Privacy Commission. These three items are also listed in the "References and Attachments" portion of the RFD.

The RFD also includes an Appendix B entitled "What We Heard Summary".

The Guidelines in its Forward states:

*"... this document is intended to provide public bodies and municipalities with the information necessary to ensure that any use of video surveillance is in compliance with their privacy obligations set out in the Freedom of Information and Protection of Privacy Act (FOIPOP) and the Municipal Government Act (MGA)." P. 2*

The Guidelines' Introduction includes the following:

*"The purpose of this document is to assist public bodies and municipalities in Nova Scotia in deciding whether collection of personal information by means of video surveillance is both lawful and justifiable and if so, what privacy protection measures must be considered."*

To achieve its purpose, the Guidelines sets out a detailed four step process to help communities decide, first, whether they should make use of video camera surveillance. Second, the Guidelines contains steps to ensure that a video camera surveillance plan is properly implemented.

Since the Town has yet to decide whether to make use of video cameras, Step 1 in the Guidelines is especially relevant at this point in the Town's decision process.

Step 1 is used to "[d]ecide whether video surveillance is right for you". It requires answers to four questions:

*"1. Is the video surveillance demonstrably necessary to meet a specific need?"*

2. *Is there a less privacy invasive way of achieving the same end?*
3. *Is the video surveillance likely to be effective in meeting that need?*
4. *Is the loss of privacy created by the surveillance proportional to the need?" P. 5.*

The first question is clarified in the Guidelines:

*"Begin by identifying the exact problem you want to solve. The need you identify must be pressing and substantial, of sufficient importance to warrant overriding the right of innocent individuals to be free from surveillance in a public place. Accordingly, concrete evidence of the problem to be addressed is necessary. This should include real evidence of the risks, dangers, crime rates, etc. Specific and verifiable reports of incidents of crime, public safety concerns or other compelling circumstances are needed, not just anecdotal evidence or speculation."*  
P. 5.

The information contained in the RFD addresses this question only in a general way.

*Property damage includes the on-going removal of street blades/signs and traffic signs, which pose ongoing safety risks to both residents and visitors. Residents have also reported an increase in property damage including damage to cars, theft of patio furniture, business signs and on-going vandalism. P. 1.*

Perhaps RCMP reports submitted to the Town contain "concrete" and "specific" evidence of the problems facing town residents. We can infer that the Town possesses more detailed information regarding behaviour the Town wishes to stop because the Town has already selected specific locations where it will place the cameras.

*The locations of the proposed video cameras are determined by previous safety and/or security concerns. P. 5.*

If the Town has more information which it believes justifies the use of video camera surveillance than it has already revealed in the RFD, then the Town should make public such information unless it has a legitimate basis to withhold it.

After discussing in a paragraph issues involved in the evaluation of existing video surveillance programs, the Guidelines states:

*"Remember you are trying to establish if the surveillance is demonstrably necessary to meet a specific need. Once you have clear evidence of a need, consider how exactly the video surveillance is demonstrably*

*necessary to meet the need. To evaluate the demonstrable need, list all of the other strategies you have tried to address the need. Identify why these strategies have not worked. Then describe exactly how video surveillance is necessary to address the specific need.” P. 5.*

Has the Town provided a list of the ways it has attempted to prevent the reoccurring bad behaviour and identified why previous remedial actions were not successful?

Consistent with the above, the second question under Step 1 requires that the municipality

*“[e]xplain what less privacy invasive methods you have already tried to meet the identified need. . . . Before implementing video surveillance you must document all of the less privacy invasive efforts that were attempted and the results of those strategies.” P. 5*

For question 3, the municipality must determine “*whether video surveillance is likely to be effective in meeting*” the specific needs previously identified. P. 5.

A similar question appears in Appendix B: “What we heard”.

5. How do we know if this is successful?

*- Many questions raised about whether this will be successful and how we will measure or evaluate the results*

*Staff note: Since this is a pilot project, we will not know if it is successful until the two-year term is complete. If this policy is passed and adopted, at the end of two years, we will view the number of charges laid, criminal activity, vandalism, theft, and costs of repairing town property. P. 10.*

The Guidelines advise that municipalities determine, **prior** to implementation, whether the surveillance plan is likely to be effective. The Town, on the other hand, will not address this issue until two years **after** the implementation of the plan. One reason for the Guidelines’ position may be that the Commissioner’s Office recognizes the importance of the “*right of innocent individuals to be free from surveillance in a public place.*” P. 5. The Town may be willing to wait two years before it evaluates the effectiveness/success of the video camera surveillance because it is less concerned about privacy issues.<sup>1</sup>

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<sup>1</sup> The Town may object that it is very concerned about privacy issues and that the safeguards incorporated in the proposed policy demonstrate that concern. However, the Guidelines emphasize that privacy concerns should be addressed at the decision-making phase, not at the implementation stage.



Related to the issue of effectiveness of planned video camera surveillance, the Staff explains the “purpose” of the project.

### ***Purpose of Project***

*Staff feel that video cameras can do two main things.*

*(1) that the cameras can act as a behavioural speed bump. A bit of stimulus in the moment to make someone stop - before they steal a street sign or key a car; and*

*(2) that the cameras can help with accountability. If you ignore the behavioural speed bump and go ahead and steal a sign you will be on video and then, we hope, there will be accountability. P. 15*

It would be helpful if staff could provide the basis for their “feeling.” Is the feeling based upon reading studies or meta-studies? No such studies are included in the “References and Attachments” section of the RFD. Is it the source of the feeling conversations the Staff has had with other municipal officials who have experience with video camera surveillance?

Has the RCMP opined on the issue of the effectiveness of video camera surveillance, in general, and how it would work in Wolfville, in particular? Has staff sought out opinions of experts like Dr. Schneider?

Dr. Schneider in his presentation on May 11, 2022, raised many questions regarding the effectiveness of the video camera surveillance regime as proposed by the Town.

The Introduction to the Guidelines ends with the following observation: “*Despite many international studies on the subject there is no clear consensus whether surveillance systems deter crime.*”

Once the municipality has adequately responded to questions 1 – 3, the fourth and final question in Step 1 needs to be addressed: “. . . *whether or not the loss of privacy created by the surveillance is proportional to the need.*”

Has the Staff carried out this important analysis? If so, where is it located?

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The Guidelines provides a detailed and comprehensive step by step process that the Town could have used to “[d]ecide *whether video surveillance is right . . .*” for the Town. Some of the information contained in the RFD may respond in some fashion to the issues and questions set out in the Guidelines, Step 1. However, based upon the

material presented in the RFD, the guidance in Step 1 in the Guidelines was not followed.<sup>2</sup>

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The RFD contains two sections where feedback received by the Town is listed. See pp. 4-5 and Appendix B. Appendix B lists 18 separate thematic comments.

The Town, at least in the RFD, provides few substantive responses to the comments, questions, and observations it received.<sup>3</sup>

Perhaps the Town and its Staff have responded directly to the persons or groups who submitted feedback. Or perhaps the responses to the feedback are contained in other documents. The Town may assert that the responses are incorporated in the proposed policy.

When Town residents or community and business groups take the time to submit to the Town relevant questions and comments (both written and verbal) concerning matters before the Town council, the individuals or groups should be aware that their questions and concerns have been taken seriously by Council members. If the sender receives no response or the response is inadequate, the sender will eventually conclude that involvement in municipal matters is not worth the time.

There should be a written record, available to the public, that enumerates the input received by the Town and the Town's responses. Just listing the concerns raised does not demonstrate that Council members understand them. A written report available to the public listing the public input and the Town's responses goes a long way to demonstrate that Council values public input. Perhaps more importantly, such a record readily available to the public allows the public to understand the facts and reasoning behind the council decisions. Without such a record, the council may be viewed as acting in an arbitrary fashion.

Such a written record may take the following form:

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<sup>2</sup> The Guidelines are only guidelines. The Town may not be mandated to follow the Guidelines. However, Step 1 provides a comprehensive and detailed process that may be followed to figure out whether a municipality should make use of a video camera plan. If the Town has not carefully followed the process set out in Step 1, then it should provide reasons why it has not followed the Guidelines' guidance in deciding on its course of action.

<sup>3</sup> The RFD does contain a response to privacy concerns: *"These cameras are **not** actively monitored, only viewed upon a report of an alleged crime or violation."* P. 5. If recall correctly, Dr. Schneider stated in his presentation that active monitoring was more effective than passive surveillance.

*We received the following comments and questions from the public.  
Below is a list of those comments and questions followed by our  
responses.*

*We received the following suggestion. We do not believe it would make  
sense for the Town to follow that suggestion for the following reasons . . .*

Respectfully submitted,

David A. Daniels



**From:** [Laura Morrison](#)  
**To:** [Laura Morrison](#)  
**Subject:** FW:  
**Date:** May 17, 2022 1:49:56 PM

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**From:** David Daniels  
**Sent:** May 17, 2022 1:28 PM  
**To:** Town Council <towncouncil@wolfville.ca>  
**Cc:** Erin Beaudin <EBeaudin@wolfville.ca>  
**Subject:** Fwd:

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**From:** David Daniels  
**Sent:** May 17, 2022 1:22 PM  
**To:** David Daniels  
**Subject:**

Dear Council members:

Please accept the following preliminary questions concerning the proposed **Community Video Camera Policy**.

**Section 463 of the MGA states, in part:**

**(1)** *This Part [XX] applies to all records in the custody or under the control of a municipality.*

Section 463 then lists exception, one of which is  
*“(f) a record relating to a prosecution, if all  
proceedings in respect of the prosecution have  
not been completed. 1998, c. 18, s. 463;  
2003, c. 9, s. 83.”*

Section 464 is entitled: **“Limitations on effect  
of Part [XX]**

*This Part does not . . .*

*(e) restrict disclosure of information for the  
purpose of a prosecution.*

1998, c. 18, s. 464.

The amended Policy now includes a new  
section:

*7.3 Upon a report or discovering evidence of an  
unlawful activity, or upon the request  
of the RCMP or other law enforcement agency or  
of Acadia University, the CAO or  
other authorized personnel may review digital  
recordings that may contain  
evidence related to possible unlawful activity. If  
a digital recording contains such*

*evidence, the Town may provide a copy of the digital recording to the RCMP or other law enforcement agency for law enforcement purposes. In addition, if the Town has an agreement in place with Acadia University regarding the confidentiality of digital recordings, the Town may provide a copy of the digital recording to Acadia for the purpose of assisting Acadia in investigating potential breaches of its Student Code of Conduct or other similar codes or rules of Acadia.*

Under what authority is the CAO, and not the Responsible Officer, able to make decisions regarding the release of personal information contained in records in the custody or under the control of the Town?

While records containing personal information relevant to unlawful activity may be able to be obtained by the RCMP outside of the requirements set out in Part XX, under the prosecution exception, what about “or upon the

request of the RCMP”? See Policy 7.3.

Under what authority is the Town allowing Acadia University to bypass the steps required by Part XX of the MGA to obtain personal information?

Respectfully,

David A. Daniels



**From:** [Laura Morrison](#)  
**To:** [Laura Morrison](#)  
**Subject:** FW: Letter to Council  
**Date:** May 12, 2022 4:18:46 PM  
**Attachments:** [Letter to council-Duncan Ebata- May 12-2022.pdf](#)

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**From:** Duncan Ebata  
**Sent:** May 12, 2022 3:37 PM  
**To:** Town Council <towncouncil@wolfville.ca>  
**Subject:** Letter to Council

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear friends,

My letter is attached regarding the camera pilot decision.

I hope you will find the time to read it and consider it before Tuesday.

I've made space this Saturday and Monday if any of you would like to discuss options and details of alternative options. Sunday I'm booked hosting our first firemaster volunteer gathering at the oven.

I am committed to working on this for the long haul and creating belonging for all in Wolfville.

Warmly,

Duncan

Duncan Ebata  
Story and Food Facilitator

*May it be acknowledged that Wolfville is located in Mi'kma'ki ,  
the ancestral and unsundered territory of the Mi'kmaq People.  
Pronouns: he/him*

|

May 12, 2022

Town of Wolfville Council  
Town Hall  
359 Main St  
Wolfville, NS, B4P 1A1

Dear Wolfville Town Council,

I've lived in Wolfville for 14 years and my entire family moved here after my sister and I came out here and went to Acadia. I love this community so much and I'm so grateful that this council and the staff has been doing things differently; we have a more comprehensive climate strategy in place, a community planning exercise for the East End, we're doing a policing review, we're about to start a recreation masterplan, we have progressive council, we are blossoming, communities are noticing our innovativeness, it feels like willingness to engage is increasing, people are watching our ability to move mindfully and build relationships along the way..Thanks a million for your contributions to this. They are seen and we are exceptionally grateful

We are not the community of the past, however I do hear a need to work on relationships and find new ways of working together. If stakeholders feel they haven't been listened to, consulted, or blaming other stakeholders, we will not solve the multitude of issues coming up together and continue to build a vibrant community without significant relationship building. Community transformation and innovation move at the speed of trust. Let's build on the community momentum we have now and use cutting-edge systems approaches led by facilitators and crime prevention experts, that do this work every day, to support us in creating the structures: accountability between stakeholders, shared goals, shared understanding of the problems, and root causes so that we are moving as a coordinated system towards our goals and learning together as we go. The systems methods for doing this have changed dramatically in the last 10 years, they are available to us, and what has been done is not the same thing.

Resolving the issues we have will take multiple solutions implemented at once to make a dent in preventing the issues of concern and all stakeholders working in a collective cycle of positive and effective reinforcing actions. What if instead of "digging in" and having groups argue over one solution, we get creative and move this energy into trust building, collaborating, and launching multiple solutions at once by different stakeholders in collective action, and we simultaneously do the following:

1. An emergent and evolving Community Crime Prevention Strategy that helps us rapidly identify root causes and acts on several fronts at once. This is not the kind of slow moving research process or long planning processes we are used to. These processes are rapid, community based, getting to the root causes, adding in research we have at our fingertips, interviewing folks on the ground. Stephen Schneider has offered to volunteer his time to start on this. We have an opportunity to leverage the trust we have now with Acadia and the ASU to find the root causes of these challenges by having the ASU do empathy interviews and other research approaches. We say we can't engage "problem students," has this ASU tried with behavioural and empathy based research techniques? We found people in the "problem group" to talk to in days because the ASU exec team has trust and can do this and they feel safe enough to do this with us. Why wait to catch someone in the act and everything that goes with that, if a partner can give us the information we need in days and it will be more open and honest information that we can prototype and roll out solutions for immediately. This is just one of many tools in

May 12, 2022

this toolkit that have not been tried to our knowledge after talking with all of the stakeholders.

2. Let's hire collective impact and mediator facilitator who is not part of one of the stakeholder groups who can help us build relationships, shared goals, commit and find resources, create an accountability structure, shared understanding of the problems, a success evaluation framework, implement "low hanging fruit" solutions, and support us in creating a super team of champions who work well together, prototype and launch solutions etc.

## THE TIME TO PIVOT IS NOW!

We have a record number of people who care and are passionate at making Wolfville better. Young people, students, experts who are volunteering their time, community members all with so much experience (Good Neighbours, community development experts, facilitators etc.) Acadia Res Life, Student Life, Acadia Students Union have all been working in the background with Town Recreation about creative ways to connect our community. I met with Kelton today and James Sanford and Acadia Res Life last week and in the next few weeks we'll be making some very exciting commitments to welcome week days, street party replacement on campus and so many other solutions. We are new in our MOU with Acadia the Town and it's messy, but things are changing and beautiful things are happening in our community. Several Acadia admin stakeholders were at the presentation we hosted with two days notice. 28 people came to the webinar we hosted from all stakeholder groups. Several senior Acadia admin asked for the recording because they had other meetings.

People care and this is powerful if we use new approaches to create impact. We could harness this energy and experience right now, but if we go ahead with the top down strategy without looking at root causes, shared goals, building trust, bringing in proven and well researched solutions forward, and further consultation, it is going to be exponentially more difficult to get to where we want to go. It may even be explosive with students (we don't know), move the issue geographically, encourage more violence and vandalism, or increase other crimes in homes and neighbourhoods.

We have new information that CCTV research on 80 peer reviewed studies on CCTV over 40 years says conclusively that cameras do not work well for "disorder" crimes (party and alcohol influenced vandalism and related issues). We have started to understand some of psychological roots of this with young men and early indication is that these aren't the same motivations for vandalism we've seen in the past, after talking to several counsellors and Acadia staff.

Why make a decision on cameras now if we could instead quickly find the root causes, know what's going on for the students and in the neighbourhood, what's motivating these crimes, set shared goals, create evaluation plan for success, and immediately start working on solutions?

Maybe cameras will be part of the solution, but implementing a "top down" strategy like cameras now feels very risky and not the right time in the process with the new information we have from Stephen Schneider (e.g. CCTV study saying cameras do not work for these kinds of issues and top down strategy implemented before other strategies undermine the rest of a crime prevention strategy) as well as where we are with this as a community. If we move forward with cameras, we are ignoring 40 years of research and best practice.

May 12, 2022

We all share a deep passion for making the downtown core, let's work on this together in new ways and take the time to build trust, share learnings, set collective goals, and rapidly prototype creative solutions in community.

We aren't going to solve this issue unilaterally and it seems risky to try when so many people are coming forward to help.

Thank you for considering this.

Warmly,

A handwritten signature in black ink, reading "Duncan Ebata". The signature is written in a cursive, flowing style.

Duncan Ebata  
Wolfville community member



**From:** [Duncan Ebata](#)  
**To:** [Town Council](#)  
**Subject:** Questions  
**Date:** May 13, 2022 10:16:18 AM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Wolfville Town Councillors,

In the first info session about the Camera Pilot it was said that street signage and blades stealing increased after the “Good Neighbours” signs were put up.

Recently I learned that the “Good Neighbours...” signage campaign was modelled after the “Keep It Social” campaign, which was designed for students to steal the signs and put them in their dorm rooms. I confirmed this separately.

Was signage stealing the express purpose of this campaign?

Why did this signage campaign have a name change between when it was introduced to council and when it was evaluated?

How many signs were stolen after the “Good Neighbours Make Great Neighbourhoods” signs were put up?

How much of the \$12,000 in signage stealing happened after these signs were put up?

How many street blades and stop signs were stolen after this the Good Neighbours signage went up?

When were the reports of first responders getting potentially lost due to street signage missing?

Sincerely curious,

Duncan

**From:** [Laura Morrison](#)  
**To:** [Laura Morrison](#)  
**Subject:** FW: Tourism Question  
**Date:** May 31, 2022 3:24:48 PM

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**From:** Wendy Donovan <WDonovan@wolfville.ca>  
**Sent:** May 30, 2022 4:12 PM  
**To:** Erma Home  
**Cc:** Town Council <towncouncil@wolfville.ca>  
**Subject:** Re: Tourism Question

Hello Erma;

Both of these locations have changed owners in the past year. Evangeline Hotel is currently under renovation and will remain an Inn. I don't believe they are open yet. I think Roselawn may no longer operate as a hotel although I can't confirm that.

I have included contact information for our Visitor Centre whose staff can assist in providing phone numbers for Inns that are open this season. Their contact information is:

[tourism@wolfville.ca](mailto:tourism@wolfville.ca)

[902-542-7000](tel:902-542-7000) or [1-877-999-7117](tel:1-877-999-7117)

All the Best  
Wendy

Mayor Wendy Donovan  
Town of Wolfville  
p [902-698-6342](tel:902-698-6342) | f [902-542-4789](tel:902-542-4789) |  
e [wdonovan@wolfville.ca](mailto:wdonovan@wolfville.ca)

On May 30, 2022, at 4:00 PM, Erma Home wrote:

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello

My family would like to visit Wolfville for Canada Day for a few days. We are struggling to secure accommodations. We have stayed at both Roselawn and Evangeline Motel, but both of those locations are proving difficult to contact. Phone numbers are no longer active, and social

media is silent.

Have these places closed?

Thank you,

Erma Appleby

Sent from Erma

**From:** [Laura Morrison](#)  
**To:** [Laura Morrison](#)  
**Subject:** FW: Town Council - Studies, Reports & Projects  
**Date:** May 18, 2022 9:10:28 AM

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**From:** George L  
**Sent:** May 18, 2022 8:33 AM  
**To:** Town Council <towncouncil@wolfville.ca>  
**Subject:** Town Council - Studies, Reports & Projects

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Mayor Donovan & Councillors.

I hope to provide some context for the proposed Surveillance Camera project.

“Entrenched in the 2006 report”, Changing the Culture of Alcohol Use in Nova Scotia, “ is the vision of broad cultural change, where Nova Scotia is a society in which individuals, families, and neighbourhoods support responsibility and risk reduction in alcohol use. It is a community of communities in which alcohol-related harms have been eradicated through effective prevention and targeted interventions”.

Over the years, a series of studies, reports and projects have been adopted by the Town and its partners Acadia University & the ASU.

Mayor Bob Stead championed the 2011 report: In Our Words – What Alcohol Use Look like in our Towns – aka the Municipal Alcohol Project.

Following the tragic death of a first-year Acadia student during the 2011 Welcome Week, Acadia asked Dr Robert Strang to provide guidance to the University going forward.

Dr Strang presented his 2012 report, Reducing Alcohol Harms on University Campuses, a Summary of Best Practices. Acadia responded with an interim report following receipt of the Strang report

Work at the secondary School level has been ongoing under the direction of the Annapolis Valley Community Alcohol Partnership.

In 2013. the Core Area Housing Task Force produced a comprehensive report entitled: Reclaiming & Sustaining Core Neighborhoods. The task Force was chaired by then Councillor Donovan.



In 2014, an Acadia student, Colton Fagan authored his honours thesis entitled: Acadia Alcohol Policy and Its Effectiveness in Reducing Student harms. It is an excellent resource.

Acadia participates in the Post Secondary Education Partnership – Alcohol Harms, an initiative of the Canadian Centre on Substance Use and Addiction: PEP–AH produced a Strategy Background report in 2016.

A revitalized Town & Gown Committee launched in 2018 from the first MOU amongst Acadia , the ASU and the Town. A revised Code of Student Conduct has been one of the outcomes of the MOU extending Acadia's discipline procedures to off campus behaviour.

The Town has adopted a Nuisance Party Bylaw and is considering a Residential Rental Business Bylaw.

In 2018 the Town struck the Comprehensive Alcohol Working Group, bringing together representatives from:

the Town, the University, the ASU, RCMP, Health Protection Team with Mental Health & Addiction Services, Landlords, the Business Community, and Town residents.

The Good Neighbour Group has been engaged with residents and students the past two years.

The Community Harmony Project and Keep It Social, enhanced Community Compliance have also been introduced with the goal to bring our community to a place of mutual respect and harmony.

The recently adopted Municipal Alcohol Policy was formulated by the Working Group. A comprehensive alcohol strategy is currently undergoing final drafting.

This is by no means represents all that is underway by the Town & its partners. The proposed surveillance camera project should be viewed in the light of all that has been ongoing.

Yours Respectfully,  
George Lohnes

**From:** [Laura Morrison](#)  
**To:** [Laura Morrison](#)  
**Subject:** FW: surveillance cameras  
**Date:** May 13, 2022 10:30:10 AM

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**From:** jane marshall  
**Sent:** May 13, 2022 10:11 AM  
**To:** Town Council <towncouncil@wolfville.ca>  
**Subject:** surveillance cameras

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To whom it may concern,

The proposal to install surveillance cameras in neighbourhoods in Wolfville has recently come to my attention. This is very disturbing news. This issue needs more consultation. - citizens have a right to privacy in public spaces.  
Please consider very carefully what sort of future we wish to create for ourselves.

Sincerely,  
Jane Marshall (citizen of Wolfville area)

**From:** [Laura Morrison](#)  
**To:** [Laura Morrison](#)  
**Subject:** FW: Thoughts about security cameras  
**Date:** May 12, 2022 4:15:49 PM

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**From:** Jonathan Yule  
**Sent:** May 12, 2022 2:56 PM  
**To:** Town Council <towncouncil@wolfville.ca>  
**Subject:** Thoughts about security cameras

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Dear Wolfville council,  
I have been a Wolfville resident for two years, and work at L'Arche Homefires, and wanted to share my thoughts with you about the proposed security cameras.

Respectfully, I want to lay the burden of proof on the council that CCTV cameras actually reduce crime. From what I have read, cameras don't actually reduce petty crime, so you would be spending all that money and stirring mistrust in the student population, without actually achieving your intended purpose.

<https://www.aclu.org/other/whats-wrong-public-video-surveillance>

Also, if the council actually stands by their support of Black Lives Matter in 2020, you would not increase police and surveillance spending. This will make Wolfville less safe for those who feel like the police are an oppressive force. Is this the town we want to live in?

Thank you for hearing my thoughts.  
Jonathan Yule

**From:** [Laura Morrison](#)  
**To:** [Laura Morrison](#)  
**Subject:** FW: Data Shows Impact of CCTV on Disorderly Conduct  
**Date:** May 12, 2022 4:16:46 PM  
**Attachments:** [Piza et al 2019 Effectiveness of CCTV.pdf](#)

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**From:** Mercedes Brian  
**Sent:** May 12, 2022 3:35 PM  
**To:** Town Council <towncouncil@wolfville.ca>  
**Subject:** Data Shows Impact of CCTV on Disorderly Conduct

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillors,

I write to you as a 64 year old resident of the core neighbourhood of Wolfville and as someone who has shared our house with younger people, mostly students, for 25 years. As a former town councillor I found it most challenging to make decisions in the absence of information. I'm hoping this information below assists you in your deliberations.

Please find, attached, a 2019 meta-analysis (a review, selecting only good studies) of crime-reduction strategies.

This paper is an 80 peer-reviewed CCTV study, examining 40 years of different research. **It's most likely the most comprehensive study done on the use of cameras for crime prevention, ever!**

On the 9th page (page 143) you will see Table I, and b. is "Crime Type" with disorder, drug crime, and property crime. The numbers beside them to the right are the analysis. The closer to zero, the better the connection between video surveillance (CCTV cameras) and a reduction in the offending community behaviour.

CCTV is .994 That's close to 1, which means **no effect on disorderly conduct**. Disorderly conduct is what the neighbours of the loud street parties are asking council to address. The data shows it will not help.

The positive effects of CCTV on drug crime and property crime are only there when the surveillance is actively monitored, tied into increased police activity, and better yet, in the case of parking lots, with increased lighting and an attendant. Best of all is natural eyes on the street - people making connections with neighbours, as a couple of households in the good neighbours group are establishing.

Of course, absentee landlords are also a part of the problem if they don't care about the behaviour of their tenants. The landlord registry initiative that the town is establishing could be a part of the solution.



Furthermore, CCTV will undermine any and all positive efforts to reduce disorder. It is not a neutral tool in a tool box of solutions. At best, it will move disruptive street parties to other residential areas of Wolfville. Then, it becomes a game of whack-a-mole.

Most important is meeting the community of those who are disruptive where they are. What are they missing? What's their motivation? Would they be open, for example, to gathering elsewhere in an area that isn't surrounded by other residents trying to sleep? Only community development shows potential for reaching our mutual goal, which is respect for all residents of Wolfville. What's missing is the safe, open, and equitable engagement of all the people who are being impacted by the policies, processes, protocols, and systems surrounding video surveillance.

Above all, I'm asking you to follow the science. Please do not install video surveillance in public residential areas in my neighbourhood in Wolfville.

Respectfully,

Mercedes Brian

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*Mercedes Brian (she/her)*

*I live and work in Mtaban (Wolfville, Nova Scotia) on unceded Mi'kmaq territory.*

## RESEARCH ARTICLE

## CCTV SURVEILLANCE FOR CRIME PREVENTION

# CCTV surveillance for crime prevention

## A 40-year systematic review with meta-analysis

Eric L. Piza<sup>1</sup> | Brandon C. Welsh<sup>2</sup> | David P. Farrington<sup>3</sup> |Amanda L. Thomas<sup>1</sup><sup>1</sup>John Jay College of Criminal Justice<sup>2</sup>Northeastern University, Netherlands Institute for the Study of Crime and Law Enforcement<sup>3</sup>Cambridge University**Correspondence**

Eric L. Piza, John Jay College of Criminal Justice, Department of Criminal Justice, City University of New York, 524 West 59th Street, Haaren Hall 636.15, New York, NY 10019.  
Email: epiza@jjay.cuny.edu

This project was made possible by funding from the Swedish National Council for Crime Prevention to Cambridge University. We thank Editor William Bales, Senior Editor Meghan Hollis-Peel, and the anonymous reviewers for their insightful comments.

**Research Summary:** We report on the findings of an updated systematic review and meta-analysis of the effects of closed-circuit television (CCTV) surveillance cameras on crime. The findings show that CCTV is associated with a significant and modest decrease in crime. The largest and most consistent effects of CCTV were observed in car parks. The results of the analysis also demonstrated evidence of significant crime reductions within other settings, particularly residential areas. CCTV schemes incorporating active monitoring generated larger effect sizes than did passive systems. Schemes deploying multiple interventions alongside CCTV generated larger effect sizes than did schemes deploying single or no other interventions alongside CCTV.

**Policy Implications:** The results of this systematic review—based on 40 years of evaluation research—lend support for the continued use of CCTV to prevent crime as well as reveal a greater understanding of some of the key mechanisms of effective use. Of particular salience is the continued need for CCTV to be narrowly targeted on vehicle crimes and property crime and not be deployed as a “stand-alone” crime prevention measure. As CCTV surveillance continues to expand its reach in both public

and private space and evolve with new technology, policy will benefit from high-quality evaluations of outcomes and implementation.

#### KEYWORDS

closed-circuit television (CCTV), crime prevention, meta-analysis, surveillance, systematic review

## 1 | INTRODUCTION

In recent decades, closed-circuit television (CCTV) surveillance has emerged as a mainstream crime prevention measure used around the world. Its rise can be traced to Great Britain, where three quarters of the Home Office budget was allocated to CCTV-related projects from 1996 to 1998 (Armitage, 2002). Such policy decisions increased dramatically the number of CCTV systems in Britain, from approximately 100 in 1990 (Armitage, 2002) to more than four million less than two decades later (Farrington, Gill, Waples, & Argomaniz, 2007). In the past decade, cities throughout the United States have likewise made substantial investments in CCTV. According to the most recent estimates, 49% of local police departments in the United States report using CCTV, with usage increasing to 87% for agencies serving jurisdictions with populations of 250,000 or more (Reaves, 2015). The increased prevalence of surveillance cameras in public places has led scholars to consider CCTV as a “banal good” that has become part of everyday life, taken-for-granted by the public and subjected to little scrutiny by the media (Goold, Loader, & Thumala, 2013; Greenberg & Hier, 2009; Hier, 2010; Hier, Greenberg, Walby, & Lett, 2007).

During the early expansion of CCTV, many scholars attributed the marked and sustained growth of this technology to political motivation and public enthusiasm. Painter and Tilley (1999: 2) argued that CCTV's rise in Britain was a result of the “surface plausibility” of the measure and of the political benefits officials expected from “being seen to be doing something visible to widespread concerns over crime.” Pease (1999: 53) further lamented that policy makers seemingly did not readily consult the scientific evidence when considering the adoption of CCTV, stating that “one is tempted to ask where rigorous standards went into the headlong rush to CCTV deployment.”

Although research on CCTV was once sparse, the state of the literature can no longer be described as such. The number of CCTV evaluations has increased significantly over time. Furthermore, even though public surveillance research in general has been previously described as “methodologically weak,” with more than 55% of studies having less than a comparable experimental-control area design (Welsh, Peel, Farrington, Elffers, & Braga, 2011), rigorous designs have been increasingly used in the study of CCTV. We now have several examples of randomized field trials testing the effect of video surveillance cameras as a stand-alone crime deterrent (Hayes & Downs, 2011; La Vigne & Lowry, 2011) or as part of proactive place-based patrol strategies (Piza, Caplan, Kennedy, & Gilchrist, 2015). Others have used sophisticated matching techniques in the absence of randomization to help ensure statistical equivalence between treatment and control conditions (Farrington, Bennett & Welsh, 2007; Piza, 2018a). Researchers have also taken advantage of opportunities afforded by naturally occurring social occurrences to reduce problems of endogeneity, when the allocation of CCTV is correlated with unobserved factors that determine crime (Alexandrie, 2017). This increased rigor of the CCTV literature has offered far more insight to help guide policy and practice.

The aim of this article is to present the results of our updated systematic review and meta-analysis of the crime prevention effects of CCTV. In considering the newly identified evaluations, alongside those included in the last update by Welsh and Farrington (2008, 2009a), the present review includes 80 distinct evaluations of CCTV, representing an 82% increase in studies (from 44). In an attempt to increase understanding on why CCTV may be effective in some contexts but not others (Taylor & Gill, 2014), we follow the approach of the prior systematic reviews (Welsh & Farrington, 2002, 2008, 2009a) by examining CCTV effects across different settings, crime types, and countries, and we build on the prior reviews by incorporating additional moderator variables to measure how effects may vary with different camera monitoring types and the use of other interventions alongside CCTV.

## 2 | CCTV AND CRIME PREVENTION

CCTV is a type of situational crime prevention (SCP) strategy in which levels of formal surveillance are increased within a target area (Cornish & Clarke, 2003; Welsh & Farrington, 2009a: 717). SCP is focused on preventing crime by reducing the number of criminal opportunities and increasing the perceived risk of offending through modification of the physical environment (Clarke, 1995). The situational prevention of crime is mainly rooted in the rational choice perspective, in which crime is considered to be “purposive behavior designed to meet the offender’s commonplace needs” (Clarke, 1997: 9–10). As per the rational choice perspective, offenders consider several “choice structuring properties,” which include the potential rewards and inherent risks involved in the commission of a particular crime. The primary aim of CCTV is considered to be the triggering of a perceptual mechanism that impacts an offender’s choice structuring properties in a manner that persuades them to abstain from crime (Ratcliffe, 2006).

The findings reported in the research literature indicate that the primary anticipated benefit of CCTV is the prevention of crime, with the majority of evaluations aimed at testing CCTV’s effect by measuring crime-level changes from “pre” to “post”-camera installation periods. Although such a research agenda seems to reflect an emphasis on deterrent effects (Piza, Caplan, & Kennedy, 2014a), CCTV can prevent crimes through other mechanisms (Welsh & Farrington, 2009b). Scholars have concluded that increased offender apprehension, increased natural surveillance, publicity, and improved citizen awareness are potential mechanisms of CCTV-generated crime reduction (Gill & Spriggs, 2005). Furthermore, CCTV has the potential to assist police after the commission of crimes, specifically by improving the response of personnel to emergencies (Ratcliffe, 2006), providing visual evidence for use in criminal investigations (Ashby, 2017), and securing early guilty pleas from offenders (Owen, Keats, & Gill, 2006). We must also acknowledge the possibility for CCTV to increase reported crime as CCTV can detect crimes that would have otherwise gone unreported to police (Winge & Knutsson, 2003) or to make citizens more vulnerable by providing a false sense of security, causing them to relax their vigilance or to stop taking precautions in public settings (Armitage, Smyth, & Pease, 1999).

The results of systematic reviews and meta-analyses conducted by Welsh and Farrington (2002, 2008, 2009a) have synthesized the empirical knowledge on CCTV. The initial review (Welsh & Farrington, 2002) included 22 evaluations and found that CCTV had a small but significant effect on vehicle crimes and no effect on violent crimes. The updated review (Welsh & Farrington, 2008, 2009a) included 44 evaluations and examined the effect of CCTV across four main settings: city and town centers, public housing, public transport, and car parks. It was found that CCTV was associated with a 16% reduction in crime, which was a significant effect. This effect was driven by a 51% reduction in crime in the car park schemes, with CCTV in the other settings having small and nonsignificant effects on crime.



More recently, Alexandrie (2017) reviewed seven randomized and natural experiments of CCTV, finding crime reductions between 24% and 28% in public streets and urban subway stations, but no effect in parking facilities or suburban subway stations. The findings of Alexandrie (2017) diverged somewhat from those of Welsh and Farrington (2008, 2009a). Smaller effect sizes associated with quasi-experiments, varying study settings (i.e., countries), and differing integration with police practices as contextual factors may explain this difference. Recent research findings show support for Alexandrie's (2017) argument that integration with police practices may determine the effects of CCTV (La Vigne, Lowry, Markman, & Dwyer, 2011; Piza et al., 2015; Piza, Caplan, & Kennedy, 2014b). The small number of studies used by Alexandrie (2017), however, represents a small proportion of the knowledge base on CCTV.

Recent developments in research on and use of CCTV indicate the need for an updated systematic review. We build on the insights revealed in the last systematic review, while investigating new questions about the effectiveness of CCTV as a crime prevention modality. We begin with a description of our methodology.

### 3 | METHODOLOGY

#### 3.1 | Criteria for inclusion of evaluation studies

In following the methodology of systematic reviews, we used a rigorous approach for locating, appraising, and synthesizing evidence from prior evaluation studies (see Welsh & Farrington, 2002, 2008, 2009a). Studies were selected for inclusion in the review according to the following four criteria:

- 1) *CCTV was the main focus of the intervention.* For evaluations involving one or more interventions alongside CCTV, only those evaluations in which CCTV was the main intervention were included. We determined the main intervention based on the study authors' identification of such. When the authors did not explicitly identify the main intervention, we based this determination on the importance the report gave to CCTV relative to other interventions.
- 2) *The evaluation used an outcome measure of crime.*<sup>1</sup>
- 3) *The research design involved, at minimum, before-and-after measures of crime in treatment and comparable control areas.* This is widely accepted as the minimum interpretable design in evaluation research (Cook & Campbell, 1979).
- 4) *Both the treatment and control areas experienced at least 20 crimes during the pre-intervention period.* Any study with less than 20 crimes in the pre-intervention period would lack sufficient statistical power to detect changes in crime.

#### 3.2 | Search strategies

In systematic reviews, researchers incorporate rigorous methods for locating, appraising, and synthesizing evidence from prior evaluation studies, using a similar level of reporting detail that characterizes high-quality reports of original research (Welsh, van der Laan, & Hollis, 2013). In following this framework, we incorporated a rigorous approach to identify evaluation studies for inclusion in our review.

We searched for CCTV evaluations published from 2007 through 2017 to account for the time period since the last review.<sup>2</sup> Five comprehensive search strategies were used to locate studies meeting the inclusion criteria for this review.<sup>3</sup>

- 1) *Searches of electronic bibliographic databases.* In total, 11 bibliographic databases were searched using relevant keywords:<sup>4</sup> Criminal Justice Abstracts, CrimeSolutions.gov, National Criminal Justice

Reference Service (NCJRS) Abstracts, Sociological Abstracts, Educational Resources Information Clearinghouse (ERIC), Google Scholar, Government Publications Office Monthly Catalogue (GPO Monthly), Psychology Information (PsychInfo), Proquest Dissertation and Theses Global, Rutgers Gottfredson Library gray literature database, and the Campbell Collaboration virtual library (campbellcollaboration.org/library).

**2) Manual searches of CCTV evaluation study bibliographies.** As our search progressed, we conducted manual searches of the references section of each study identified for potential inclusion.

**3) Manual searches of other CCTV study bibliographies.** We conducted manual searches of the following theoretical articles, policy essays, qualitative studies, and literature reviews published in the last 10 years: Adams and Ferryman (2015); Alexandrie (2017); Augustina and Clavell (2011); Gannoni, Willis, Taylor, and Lee (2017); Hempel and Topfer (2009); Hier (2010); Hollis-Peel, Reynald, van Bavel, Elffers, and Welsh (2011); Keval and Sasse (2010); Lett, Hier, and Walby (2012); Lorenc et al. (2013); Piza (2018b); Taylor (2010); Welsh, Farrington, and Taheri (2015); and Woodhouse (2010).

**4) Forward searches of CCTV evaluations.** We used Google Scholar to conduct forward searches of all evaluation studies identified in the prior review (Welsh & Farrington, 2008, 2009a) as well as during our updated search. Through this process, we obtained all articles in which a study included in this updated review was cited and manually reviewed the references sections.

**5) Contacts with leading researchers.**

These search strategies identified 68 new CCTV evaluations.<sup>5</sup> Twenty-nine studies did not meet the inclusion criteria and thus were excluded.<sup>6</sup> This process resulted in the collection of 36 new evaluations of CCTV that met the inclusion criteria.<sup>7</sup> In considering these new evaluations alongside those included in the last review, the present review includes a total of 80 evaluations, with 76 providing the requisite data to be included in the meta-analysis. Our approach allowed for the inclusion of both published and unpublished studies in the systematic review. Published reports accounted for 34 (44.7%) of the evaluations, with 42 (55.3%) reports coming from the gray literature.

### 3.3 | Analytical approach

Meta-analytic techniques were used to assess the effectiveness of CCTV in preventing crime. A comparable measure of effect size and an estimation of its variance are needed in each evaluation (Lipsey & Wilson, 2001). In the case of CCTV evaluations, the measure of effect size had to be based on the number of crimes in the experimental and control areas before and after the intervention because this was the only information that was regularly provided in these evaluations. Here, the odds ratio (OR) is used as the measure of effect size. The OR effect size is best suited for this type of data, and it has a straightforward and meaningful interpretation. It indicates the proportional change in crime in the control area compared with in the experimental area. An OR greater than 1.0 indicates a desirable effect of the intervention, and an OR less than 1.0 indicates an undesirable effect. An OR of 1.25, for example, shows that crime increased 25% in the control area relative to the target area. The inverse of the OR communicates the crime difference within the treatment area, with a value of 1.25 indicating that crime decreased by 20% ( $1 / 1.25 = 0.80$ ) in the treatment area compared with in the control area. The OR is calculated from the following formula:

$$OR = (a \times d) / (b \times c)$$

where  $a$  is the number of pre-intervention crimes in the treatment area,  $b$  is the number of post-intervention crimes in the treatment area,  $c$  is the number of pre-intervention crimes in the control area, and  $d$  is the number of post-intervention crimes in the control area.

The variance of the OR is calculated from the variance of LOR (the natural logarithm of OR). The typical calculation of variance is as follows:

$$V(\text{LOR}) = 1/a + 1/b + 1/c + 1/d$$

This estimation of variance is based on the assumption that the total numbers of crimes ( $a$ ,  $b$ ,  $c$ ,  $d$ ) follow a Poisson distribution. Many research findings, however, reveal that extraneous factors that influence crime totals may cause overdispersion. In other words, the variance of the number of crimes (VAR) may exceed the actual number of crimes ( $N$ ). Where there is overdispersion,  $V(\text{LOR})$  should be multiplied by  $D$ . By estimating VAR from monthly crime counts, Farrington, Bennett, et al. (2007) derived the following equation:

$$D = 0.008 \times N + 1.2$$

To obtain a conservative estimate,  $V(\text{LOR})$  calculated from this formula was multiplied by  $D$  in all cases.

After the calculation of these measures, we inputted the OR, LOR, and  $V(\text{LOR})$  for each evaluation in BioStat's Comprehensive Meta-Analysis software (version 3.0). We conducted all analyses as random effects models under the assumption that effect sizes are heterogeneous across individual evaluations as well as across subpopulations of evaluations (Lipsey & Wilson, 2001). In each case, observed  $Q$  statistics and associated  $p$  values supported this assumption, demonstrating significantly heterogeneous effect sizes across studies.

In this review, we pay particular attention to the potential influence of outcome measures on observed effect sizes. As discussed by Braga, Weisburd, and Turchan (2018: 216), social scientists commonly do not prioritize examined outcomes, considering the lack of prioritization good practice. Therefore, the presentation of findings is complicated because the choice of reporting one outcome over others may present misleading results (Braga et al., 2018). This issue is important in the present review as the new evaluations include a much wider range of outcomes. In following the analytical approach of recent systematic reviews (Braga, Papachristos, & Hureau, 2014; Braga et al., 2018), we conduct our meta-analysis based on three approaches. First, all reported outcomes are summed to present an overall average effect-size statistic. This is a conservative measure of the effect of CCTV. Second, the largest reported effect size for each study is used, which presents a "best-case" estimate. Third, we used the smallest reported effect size for each study to provide a highly conservative measure, representing the lower bound estimate of the effect of CCTV.

Also relevant to this review are the issues of displacement of crime, especially spatial, and the diffusion of crime prevention benefits. Displacement is commonly defined as the unintended increase in crime in other locations consequent from the introduction of a crime prevention program in a targeted location. Although five distinct forms of displacement have been identified in the literature (Reppetto, 1976; see also Barr & Pease, 1990), spatial displacement poses a particular threat to place-based crime prevention efforts, such as CCTV (Guerette & Bowers, 2009). Diffusion of benefits has often been referred to as the "complete opposite" of displacement: a decrease in crimes not directly targeted by the intervention (Clarke & Weisburd, 1994). To investigate these topics, the minimum design should involve one experimental area, one adjacent comparable control area, and one nonadjacent comparable control area. If crime decreased in the experimental area, increased in the adjacent area, and stayed constant in the control area, this might be evidence of displacement. If crime decreased in the experimental and adjacent areas and stayed constant or increased in the control area, this might be evidence of diffusion of benefits.

## 4 | RESULTS

### 4.1 | Pooled effects

Figure 1 displays the results of the meta-analysis of effect sizes across the 76 studies.<sup>8</sup> The follow-up periods in these evaluations averaged 17.47 months with a low of 2 months and high of 60 months. Overall, the OR for the CCTV studies was 1.141 ( $p < 0.001$ ), which indicates a modest but significant crime prevention effect. Crime decreased by approximately 13% in CCTV areas compared with in the control areas. A desirable effect was also found in both the largest ( $OR = 1.205$ ,  $p < 0.001$ ) and smallest effect-size ( $OR = 1.079$ ,  $p = 0.026$ ) analyses.

### 4.2 | Setting

Used as a moderator in the meta-analysis, six categories comprised the geographic setting variable: car park, city/town center, housing,<sup>9</sup> residential,<sup>10</sup> public transport, and other (see Table 1a). In the prior review, residential was included as part of the “other” category because only two CCTV evaluations were conducted in this setting. In the present review, residential was the second most common study setting ( $n = 16$ ) behind city/town center ( $n = 33$ ). Public transport and “other” settings were the most infrequent, with four and five evaluations, respectively. Similar to the prior review, observed effects were largest in car parks. Whereas all other settings previously generated nonsignificant effects, however, significant crime reductions were observed outside of car parks, most consistently within residential areas.

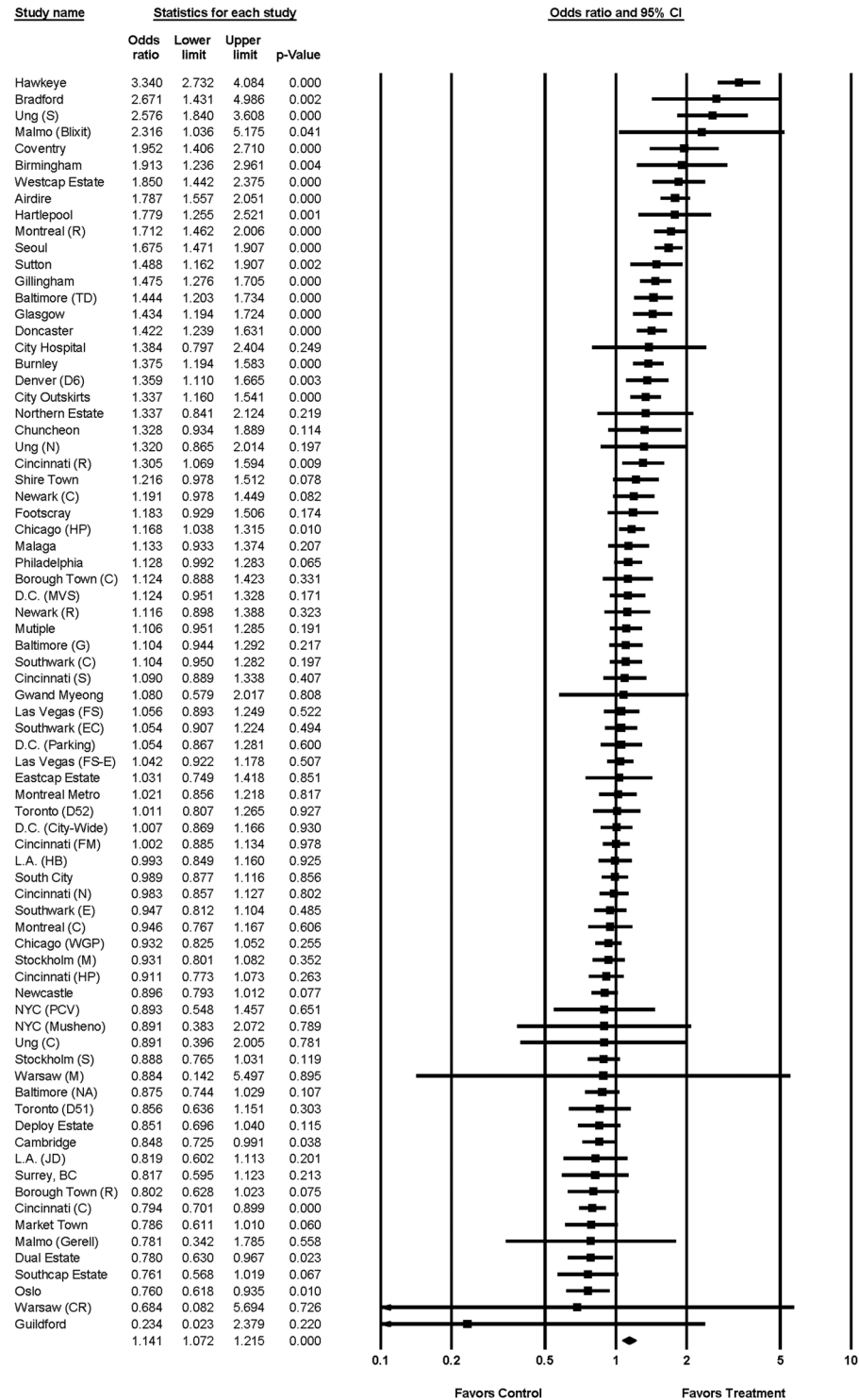
#### 4.2.1 | Car parks

Eight of the included evaluations were conducted in car parks. Follow-up periods in the car park schemes averaged 12.75 months, with a low of 8 months and a high of 24 months. Five of the car park schemes demonstrated statistically significant reductions in crime. The combined OR of the car park schemes was 1.588 ( $p = .027$ ), meaning that crime was reduced by approximately 37% in treatment areas compared with in control areas. Crime reduction findings were replicated in both the largest ( $OR = 1.618$ ,  $p < .018$ ) and smallest ( $OR = 1.620$ ,  $p = .024$ ) effect-size analyses.<sup>11</sup> Four of the car park studies tested for spatial displacement. Two studies found no evidence of either displacement or diffusion, one found evidence of displacement, and one found evidence of diffusion of benefits.

#### 4.2.2 | City and town centers

Thirty-three evaluations meeting the criteria for inclusion were conducted in city and town centers. The follow-up periods in city and town centers averaged 16.43 months, with a low of 2 months and high of 60 months. Since the last review, the number of evaluations measuring the effect of CCTV in city and town centers increased by 45%. Seven studies found desirable effects, whereas three evaluations found evidence of undesirable effects (i.e., crime significantly increased in experimental areas compared with in control areas). The remaining 23 evaluations generated nonsignificant effects. The pooled data from the city and town center evaluations indicate an OR of 1.066, which did not achieve statistical significance. The result of the smallest effect-size meta-analysis similarly revealed a nonsignificant effect on crime ( $OR = 1.005$ ,  $p = .896$ ). Conversely, the result of the largest effect-size meta-analysis revealed a statistically significant effect on crime ( $OR = 1.21$ ,  $p = .012$ ). In 23 (71.88%) of the city and town center evaluations, researchers examined displacement or diffusion of benefits. More than half (13) found no evidence of either displacement or diffusion. Six found evidence of diffusion of benefits, three found some evidence of displacement, and one found evidence of both diffusion and displacement.





**FIGURE 1** Pooled effects  
*Note.* Random effects model,  $Q = 553.130$ ,  $df = 75$ ,  $p < .001$ .

TABLE 1 Effects by setting, crime type, and country

| (a) Setting                       |    |            |                         |       |       |
|-----------------------------------|----|------------|-------------------------|-------|-------|
| Category                          | n  | Odds Ratio | 95% Confidence Interval |       | p     |
|                                   |    |            | Lower                   | Upper |       |
| Car park                          | 8  | 1.588      | 1.054                   | 2.394 | .027  |
| City center                       | 33 | 1.066      | .986                    | 1.153 | .107  |
| Housing                           | 10 | 1.028      | .824                    | 1.282 | .805  |
| Residential                       | 16 | 1.133      | 1.031                   | 1.245 | .009  |
| Public transport                  | 4  | 1.370      | .822                    | 2.284 | .227  |
| Other                             | 5  | 1.265      | .975                    | 1.641 | .077  |
| $Q = 85.947, df = 5, p < .001$    |    |            |                         |       |       |
| (b) Crime Type                    |    |            |                         |       |       |
| Category                          | n  | Odds Ratio | 95% Confidence Interval |       | p     |
|                                   |    |            | Lower                   | Upper |       |
| Disorder                          | 6  | .994       | .849                    | 1.163 | .935  |
| Drug crime                        | 6  | 1.249      | 1.006                   | 1.551 | .044  |
| Property crime                    | 22 | 1.161      | 1.023                   | 1.317 | .021  |
| Vehicle crime                     | 23 | 1.164      | 1.015                   | 1.335 | .030  |
| Violent crime                     | 29 | 1.050      | .954                    | 1.155 | .320  |
| $Q = 47.862, df = 4, p < .001$    |    |            |                         |       |       |
| (c) Country                       |    |            |                         |       |       |
| Category                          | n  | Odds Ratio | 95% Confidence Interval |       | p     |
|                                   |    |            | Lower                   | Upper |       |
| Canada                            | 6  | 1.041      | .812                    | 1.333 | .753  |
| South Korea                       | 3  | 1.506      | 1.212                   | 1.871 | <.001 |
| Sweden                            | 4  | .944       | .787                    | 1.132 | .533  |
| United Kingdom                    | 34 | 1.259      | 1.122                   | 1.414 | <.001 |
| United States                     | 24 | 1.050      | .990                    | 1.113 | .104  |
| Other                             | 5  | .996       | .779                    | 1.273 | .973  |
| $Q = 89.694, df = 5, p \leq .001$ |    |            |                         |       |       |

4.2.3 | Housing

Ten evaluations were carried out in housing complexes. The follow-up periods in the housing schemes averaged 10.13 months, with a low of 3 months and high of 12 months. Only two studies reported statistically significant reductions in crime. The pooled effects of the housing schemes suggest a nonsignificant effect, with an OR of 1.028 ( $p = .805$ ). Nonsignificant effects were also found for both the smallest effect-size (OR = .992,  $p = .940$ ) and the largest effect-size (OR = 1.056,  $p = .663$ ) meta-analyses. Displacement or diffusion was tested for in six housing evaluations, with no evidence of either found in any of them.

4.2.4 | Residential areas

Sixteen evaluations were carried out in residential areas. The follow-up periods in the residential schemes averaged 19.15 months, with a low of 5 months and a high of 36 months. Five of the

residential schemes reported statistically significant crime reductions. The results of the meta-analysis revealed that the use of CCTV in residential areas is associated with a significant reduction in crime ( $OR = 1.133, p = .009$ ), meaning that crime decreased by approximately 12% in experimental areas compared with in control areas. Although the findings from the largest effect-size meta-analysis further reveal a significant crime reduction ( $OR = 1.239, p < .001$ ), the findings from the smallest effect-size meta-analysis were nonsignificant ( $OR = 1.055, p = .268$ ). Eleven studies (68.75%) tested for the presence of displacement or diffusion of benefits. Four found evidence of diffusion of benefits, and one found evidence of both. The others did not find any evidence of displacement or diffusion of benefits.

#### 4.2.5 | Public transport

Four evaluations were carried out in public transport systems. The follow-up periods in the public transport schemes averaged 22.0 months with a low of 12 months and high of 32 months. These evaluations were also included in the prior CCTV review; no new public transport evaluations meeting the inclusion criteria have been reported. Results indicate a nonsignificant effect in each meta-analysis: average ( $OR = 1.370, p = .227$ ), largest ( $OR = 1.368, p = .219$ ), and smallest effect size ( $OR = 1.310, p = .368$ ). Displacement or diffusion effects were tested for in two studies, with evidence of diffusion of benefits reported in one study and evidence that some displacement occurred reported in the other.

#### 4.2.6 | Other settings

Five evaluations were conducted in settings that did not fit any of the previous classifications and thus comprise the “other” settings category.<sup>12</sup> The follow-up periods in other settings averaged 22.25 months, with a low of 12 months and high of 36 months. In only one “other” setting evaluation was a significant reduction in crime detected, and the overall effect indicated a large but nonsignificant reduction in crime ( $OR = 1.265, p = .077$ ). Differing findings, however, were demonstrated by the largest ( $OR = 1.351, p = .014$ ) and smallest ( $OR = 1.151, p = .447$ ) effect-size meta-analyses. Displacement and diffusion effects were measured in four evaluations. Diffusion of benefits was found in three evaluations; no evidence of displacement or diffusion was found in one.

### 4.3 | Crime type

In the 76 studies included in the meta-analysis, violent crime was the most commonly reported ( $n = 29$ ), followed by vehicle crime ( $n = 23$ ) and other property crime ( $n = 22$ ). In comparison, disorder and drug crime were rarely reported, with each of these crime types included as outcomes in only six studies. Similar to the findings of the last review, CCTV was associated with significant reductions in vehicle crime ( $OR = 1.164, p = .030$ ) and property crime ( $OR = 1.161, p = .021$ ). The ORs translate to reductions of approximately 14% for both vehicle crime and property crime. CCTV had the largest effect on drug crime ( $OR = 1.249, p = .044$ ) for a reduction of approximately 20%. No significant effects were observed for violent crime or disorder (see Table 1b).

### 4.4 | Country comparison

The 76 evaluations included in the meta-analysis were carried out in nine different countries. Most studies ( $n = 34; 44.7\%$ ) were conducted in the United Kingdom. The United States contributed 24 (31.5%) studies in the meta-analysis. This has increased from 4 of 41 studies (or 9.7%) in the prior review. Studies were also carried out in Canada ( $n = 6$ ), South Korea ( $n = 3$ ), Sweden ( $n = 4$ ), Norway ( $n = 1$ ), Spain ( $n = 1$ ), Poland ( $n = 2$ ), and Australia ( $n = 1$ ). For the purposes of the meta-analysis, the latter four countries are grouped as “other country.”

CCTV was associated with a significant reduction in crime in the United Kingdom (OR = 1.259,  $p < .001$ ) and South Korea (OR = 1.506,  $p < .001$ ). The small number of studies conducted in South Korea call for caution in interpreting the magnitude of effects. In addition, although findings from both the smallest and largest effect-size meta-analyses revealed support for crime reductions in the United Kingdom, the findings from the smallest effect-size analysis did not reveal a significant effect of CCTV in South Korea (OR = 1.354,  $p = .112$ ; see Table 1c).

4.5 | Monitoring styles and use of other interventions

Sixty-five studies reported information on the type of monitoring used by CCTV (active or passive). CCTV schemes incorporating active monitoring ( $n = 54$ ) were associated with a significant reduction in crime (OR = 1.172,  $p < .001$ ; see Table 2). This finding was supported by the smallest (OR = 1.091,  $p = .050$ ) and largest (OR = 1.241,  $p < .001$ ) effect-size meta-analyses. This finding stands in sharp contrast to passively monitored systems, which showed nonsignificant effects across all three meta-analyses: average effect size (OR = 1.015,  $p = .633$ ), smallest effect size (OR = .991,  $p = .804$ ), and largest effect size (OR = 1.036,  $p = .383$ ).

In recognition of recent research findings that demonstrate CCTV may work best when deployed alongside other interventions (La Vigne et al., 2011; Piza et al., 2014b, 2015), we coded each study to determine the use and types of complementary interventions in CCTV projects. Seven main intervention categories were evident: signage,<sup>13</sup> improved lighting, police operations (e.g., enhanced patrols), security guards, access control (e.g., swipe card access to apartment buildings or new fencing), community outreach (e.g., youth outreach programs), and communications systems (e.g., call boxes where citizens can alert security/police officers). Of these interventions, signage was the most frequently deployed, with 23 studies indicating this intervention alongside CCTV. The next most commonly used interventions were improved lighting ( $n = 9$ ), police operations ( $n = 8$ ), community outreach ( $n = 7$ ), access control ( $n = 5$ ), communications systems ( $n = 4$ ), and security guards ( $n = 2$ ).

In addition to the frequency of interventions, we were interested in the different combinations in which interventions were deployed. We followed the conjunctive analysis of case configurations (CACC) approach developed by Miethe, Hart, and Regoeczi (2008). CACC is a useful tool to summarize categorical data, specifically by creating a data matrix to compile all possible combinations of categorical attributes. Table 3 presents a CACC data matrix of the various intervention types. Each cell in the matrix contains a binary measure denoting whether the intervention in question was used alongside CCTV. Each row in the table represents a unique configuration of interventions. The “Total Cases” column lists the number of times each configuration is present within the database. In total, 18 different configurations of interventions appear in our data. The most common configuration was each intervention marked as “no” ( $n = 36$ ), meaning that CCTV was not deployed alongside any other interventions. The three other most common configurations deployed single interventions alongside CCTV: signage ( $n = 14$ ), community outreach ( $n = 5$ ), and police operations ( $n = 3$ ). Improved lighting alone was deployed alongside CCTV in two schemes, whereas access control and

TABLE 2 Effects by monitoring type

| Category | <i>n</i> | Odds Ratio | 95% Confidence Interval |       |          |
|----------|----------|------------|-------------------------|-------|----------|
|          |          |            | Lower                   | Upper | <i>p</i> |
| Active   | 54       | 1.172      | 1.080                   | 1.272 | <.001    |
| Passive  | 11       | 1.015      | .954                    | 1.081 | .633     |

$Q = 12.623$ ,  $df = 1$ ,  $p < .001$



**TABLE 3** CACC data matrix for other intervention types

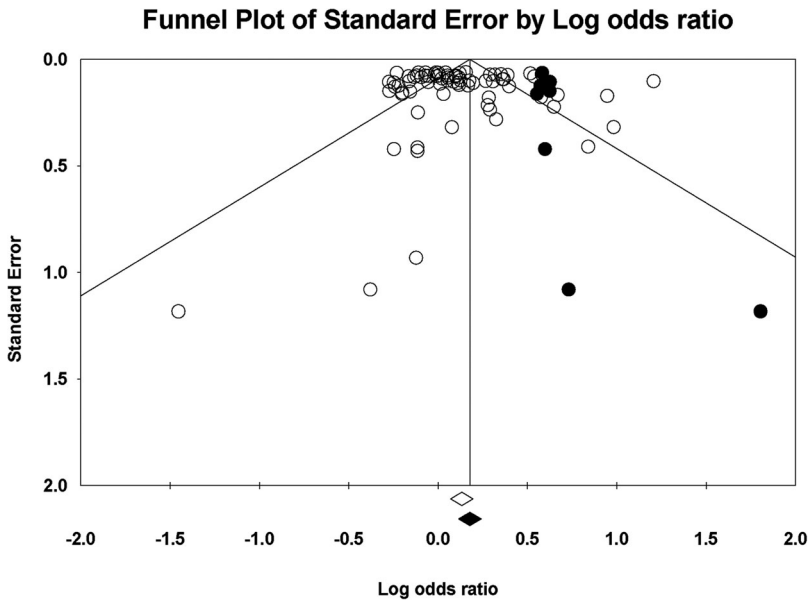
| Signage | Improved Lighting | Police Operations | Security Guards | Access Control | Community Outreach | Communications Systems | TOTAL CASES |
|---------|-------------------|-------------------|-----------------|----------------|--------------------|------------------------|-------------|
| no      | no                | no                | no              | no             | no                 | no                     | 36          |
| yes     | no                | no                | no              | no             | no                 | no                     | 14          |
| no      | no                | no                | no              | no             | yes                | no                     | 5           |
| no      | no                | yes               | no              | no             | no                 | no                     | 3           |
| no      | yes               | no                | no              | no             | no                 | no                     | 2           |
| yes     | no                | no                | no              | no             | no                 | yes                    | 2           |
| yes     | no                | yes               | no              | no             | no                 | no                     | 2           |
| yes     | yes               | no                | no              | no             | no                 | no                     | 2           |
| no      | no                | no                | no              | no             | no                 | yes                    | 1           |
| no      | no                | no                | no              | yes            | no                 | no                     | 1           |
| no      | no                | yes               | no              | no             | yes                | no                     | 1           |
| no      | yes               | no                | no              | no             | yes                | yes                    | 1           |
| no      | yes               | no                | no              | yes            | no                 | no                     | 1           |
| no      | yes               | no                | yes             | yes            | no                 | no                     | 1           |
| no      | yes               | yes               | no              | no             | no                 | no                     | 1           |
| yes     | no                | no                | no              | yes            | no                 | no                     | 1           |
| yes     | no                | no                | yes             | yes            | no                 | no                     | 1           |
| yes     | yes               | yes               | no              | no             | no                 | no                     | 1           |

**TABLE 4** Effects by use of other interventions

| Category  | <i>n</i> | Odds Ratio | 95% Confidence Interval |       | <i>p</i> |
|---|----------|------------|-------------------------|-------|----------|
|   |          |            | Lower                   | Upper |          |
| None  | 36       | 1.083      | .998                    | 1.176 | .057     |
| Single  | 26       | 1.076      | .985                    | 1.175 | .103     |
| Multiple  | 14       | 1.513      | 1.220                   | 1.877 | <.001    |
| <i>Q</i> = 46.370, <i>df</i> = 2, <i>p</i> < .001 |          |            |                         |       |          |

communications systems were each deployed as the sole complementary intervention in one scheme. All of the other configurations involved the deployment of multiple interventions alongside CCTV.

For the meta-analysis, we classified schemes into one of three categories: CCTV alone ( $n = 36$ ), CCTV with one other intervention ( $n = 26$ ), and CCTV with multiple interventions ( $n = 14$ ; see Table 4). Schemes incorporating multiple complementary interventions had the largest effect size, with an OR of 1.513 ( $p < .001$ ), which suggests an approximately 34% reduction in crime in treatment areas compared with in control areas. Significant crime reductions were also found in the largest effect-size (OR = 1.523,  $p < .001$ ) and smallest effect-size (OR = 1.484,  $p = .001$ ) analyses. The ORs for both schemes deploying no additional interventions (OR = 1.083) and schemes deploying one other intervention (OR = 1.076,  $p = .103$ ) did not achieve statistical significance. For both categories, the smallest effect-size analysis generated nonsignificant findings (“none” OR = 1.017,  $p = .684$ ; “single” OR = 1.004,  $p = .926$ ), whereas the largest effect-size analysis evidenced significant crime reductions (“none” OR = 1.138,  $p = .007$ ; “single” OR = 1.160,  $p = .001$ ).



**FIGURE 2** Publication bias test

*Notes.* Empty circles indicate the original studies. Filled-in circles indicate imputed studies from the trim-and-fill analysis. Observed values: Random effects = 1.141 (95% CI 1.072, 1.215). Adjusted values (10 studies trimmed): Random effects = 1.194 (95% CI 1.121, 1.273).

#### 4.6 | Publication bias

We conclude our analysis with a test of publication bias in our results. Similar to how a biased sample can generate invalid results in an individual study, a biased collection of studies can potentially lead to invalid conclusions in a systematic review (Braga et al., 2018). To determine the presence of potential publication bias, we used BioStat's trim-and-fill procedure to estimate how reported effects would change if bias were discovered and addressed (Duval, 2005). The diagnostic funnel plot used to test publication bias assumes that effect sizes should show symmetry around the mean when a representative collection of studies has been obtained. When there is asymmetry, the trim-and-fill procedure involves imputing the hypothesized missing studies and recomputing a mean effect size.

In Figure 2, the funnel plot for the current study indicates asymmetry, with more studies to the left of the mean than to the right.<sup>14</sup> Through the use of BioStat's trim-and-fill procedure, it was determined that 10 studies should be added to this portion of the funnel plot to create symmetry. When the effect size is recomputed to include these additional studies, the mean effect size increased from 1.141 to 1.194. The 95% confidence intervals of the observed and adjusted ORs overlap, however, which suggests that the effect sizes are not statistically significantly different. The smallest and largest effect version of the trim-and-fill procedure similarly produced estimates with overlapping confidence intervals. In light of these findings, we conclude that publication bias did not affect our results.

## 5 | CONCLUSIONS AND DIRECTIONS FOR POLICY AND RESEARCH

In this systematic review, we identified 80 studies that met the inclusion criteria, with 76 providing the requisite data to be included in the meta-analysis. We think that this increase in the number of

evaluations has resulted in an improved knowledge base of the effects of CCTV on crime. The amount of new research conducted on CCTV in residential areas illustrates this point. Although the prior review could only include two evaluations of CCTV in residential areas, we identified an additional 14 studies that met the inclusion criteria for the present review. This makes residential areas the second most common setting for CCTV evaluations ( $n = 16$ ) behind city and town centers ( $n = 33$ ). In addition, even though evaluations carried out in the United Kingdom comprised the majority (82.9%) of studies in the last review, U.K. evaluations accounted for less than half (44.7%) of the studies included in this review. The field now has much more evidence on the effect of CCTV in other countries, particularly in the United States. Welsh and Farrington (2008, 2009a) could only include four sufficiently rigorous CCTV evaluations that took place in the United States. The paucity of rigorous CCTV evaluations in the United States was not lost on the research community, with several U.S.-based evaluations specifically noting the lack of relevant research evidence (e.g. Caplan et al., 2011; Piza et al., 2014b). Disappointingly, as with the prior review, it was not possible to investigate the potential influence of evaluation design on study outcomes (see Weisburd, Lum, & Petrosino, 2001; Welsh et al., 2011). Unfortunately, little variability continues to exist in the evaluation designs used by the included studies. With the exception of the one randomized controlled experiment (La Vigne & Lowry, 2011),<sup>15</sup> all of the other studies can be classified as traditional quasi-experimental designs: measures of crime before and after the program in experimental and comparable control areas.

Even though the increase of evaluations in residential areas and in other countries is promising, we note that research in certain settings has stagnated since the last CCTV review. No new public transport evaluations were added, hindering the knowledge base on CCTV in this setting. While failing to achieve statistical significance, the effect sizes for public transport studies were among the largest in our meta-analysis. The lack of statistical significance may be more indicative of a small sample size than of the ineffectiveness of CCTV, which suggests the need for more rigorous evaluations in public transport settings.

The results of pooled effects meta-analysis show that CCTV is associated with a modest and significant reduction in crime. The crime reductions were not negatively impacted by displacement, with only 6 of the 50 studies incorporating an adjacent control area (i.e., displacement buffer area) finding evidence of displacement. In three additional studies, researchers found some evidence of both displacement and diffusion of benefits. Fifteen of the studies found evidence of diffusion of benefits, which suggests that CCTV may more often lead to unanticipated crime control benefits.

Similar to the prior review, we also found the largest and most consistent effects of CCTV within car parks. The reduction of crime in car parks was further reflected in both the largest and smallest effect-size meta-analyses. The number of evaluations conducted in car parks increased slightly since the last review (from six to eight). Although it is difficult to disentangle the independent effects, several key factors played a role in car parks being the most effective setting for cameras to prevent crime. For one, seven of the eight car park studies included other interventions, such as security guards, signage, and improved lighting. Also, a similar number of the car park studies were targeted on vehicle crimes and six were actively monitored. There is also the matter of camera coverage. In the two studies in which it was reported, camera coverage was near 100%. In the national U.K. evaluation of the effectiveness of CCTV, Farrington, Gill, and colleagues (2007) found that effectiveness was significantly correlated with the degree of coverage of the CCTV cameras, which was greatest in car parks.

Whereas the findings from the prior review revealed that car parks was the only setting where CCTV was associated with significant effects, the findings from our new review reveal evidence of significant crime reductions within other settings. CCTV schemes in residential areas were associated with significant crime reductions in both the average and largest effect-size meta-analyses. Although not as stable as the observed reduction in the number of car parks (which was supported by results

**TABLE 5** Comparison of CCTV schemes in the United Kingdom and the United States

| Schemes                           | United Kingdom |      | United States |      |
|-----------------------------------|----------------|------|---------------|------|
|                                   | <i>n</i>       | %    | <i>n</i>      | %    |
| <b>Setting</b>                    |                |      |               |      |
| Car park                          | 6              | 17.6 | 1             | 4.2  |
| City center                       | 15             | 44.1 | 7             | 29.2 |
| Housing                           | 7              | 20.6 | 3             | 12.5 |
| Residential                       | 2              | 5.9  | 11            | 45.8 |
| Public transport                  | 3              | 8.8  | 0             | 0.00 |
| Other                             | 1              | 2.9  | 2             | 8.3  |
| <b>Monitoring Type</b>            |                |      |               |      |
| Active                            | 30             | 88.2 | 14            | 58.3 |
| Passive                           | 0              | 0.0  | 7             | 29.2 |
| Not specified                     | 4              | 11.8 | 3             | 12.5 |
| <b>Use of Other Interventions</b> |                |      |               |      |
| None                              | 12             | 35.3 | 11            | 45.8 |
| Single                            | 10             | 29.4 | 12            | 50.0 |
| Multiple                          | 12             | 35.3 | 1             | 4.2  |

from all three meta-analyses), these findings demonstrate that CCTV may be effective in residential areas, which stands in contrast to the CCTV schemes in city/town centers and “other” settings. In both settings, significant CCTV effects were only evident in the largest effect-size meta-analysis. Public safety agencies should be mindful that CCTV might only work in city/town centers and “other” settings when the maximum potential effect is achievable.

Welsh and Farrington (2008, 2009a) suggested that strategic aspects of CCTV schemes might be as important as the geographic setting. The findings of the current review provide further support for this observation. Schemes that incorporated multiple interventions alongside CCTV were associated with larger effect sizes than were schemes deploying single or no interventions alongside CCTV. Actively monitored CCTV schemes evidenced significant reductions in crime, whereas passively monitored schemes were not associated with reductions in crime. This finding provides evidence against the use of CCTV as a stand-alone tactic. Rather than relying on conspicuous camera presence, public safety agencies should employ active camera monitoring to identify and address proactively incidents of concern.

The findings of the present review echo those of the previous review in terms of CCTV use in the United Kingdom, with the 34 U.K. schemes demonstrating a significant crime reduction of approximately 10% in treatment areas compared with control areas. Another intriguing finding relates to the absence of significant effects in the United States. Welsh and Farrington (2008, 2009a) also found no significant effects in the United States. Given that the present review included 20 more evaluations conducted in the United States, however, the absence of significant effects in the United States is particularly noteworthy.

In an attempt to understand the differences between the United Kingdom and United States better, we compared the countries’ CCTV schemes across contextual factors that have been found to influence the effect of CCTV: setting, monitoring type, and use of other interventions (see Table 5). Nearly 18% of U.K. evaluations ( $n = 6$ ) were conducted in car parks, compared with only a single evaluation in the United States. Given that the effect of CCTV is strongest in car parks, the general lack of car park schemes in the United States may help explain the lower effect in this country. The United



States, however, had a much larger proportion of CCTV schemes in residential areas (45.8%) than did the United Kingdom (5.9%). Given that residential settings exhibited the second strongest effect, it is difficult to identify substantial patterns in the influence of settings across countries. Patterns of effect are much more evident in the manner by which public safety agencies use CCTV. In the United Kingdom, 88.2% of CCTV schemes incorporated active monitoring as opposed to 58.3% in the United States. Furthermore, 12 (35.3%) of the U.K. schemes comprised multiple interventions alongside CCTV compared with only 1 (4.2%) scheme in the United States. Given the overall positive findings associated with active monitoring and the use of multiple interventions, these factors may help explain the difference in CCTV effects between the United Kingdom and the United States.

We also found that the effect of CCTV is heterogeneous across crime types. The largest OR effect size (1.249) was observed for drug crimes. This finding is intriguing in light of prior research in which it was reported that drug sellers claim that the fast-paced nature of drug markets enables participants to evade the gaze of CCTV easily (Gill & Loveday, 2003: 22). Our findings indicate that despite such proclamations from drug sellers, CCTV cameras may help combat the illicit drug trade. Researchers have found that drug sellers adopt situational prevention techniques to avoid apprehension by police (Jacques & Reynald, 2012), which can include activities such as the involvement of multiple sellers in single transactions, stash-spots to store drugs, and mediation schemes meant to obscure transactions (Piza & Sytsma, 2016). These processes can be complex and difficult for police officers to observe on the street. In this sense, CCTV may help disrupt drug selling through the elevated position and telescopic capacity of cameras, which affords the operators greater range of vision than that of street-level police officers (Norris & Armstrong, 1999: 159). Piza et al. (2014a: 1036–1037) once observed such benefits within a CCTV control room, with a police lieutenant monitoring a camera and relaying the following information to undercover officers in the field via two-way radio:

*The guys I saw selling on [street name] yesterday are now on [street name #2]. They just served [sold drugs to] a guy in a white Lexus. The kid who made the actual transaction is wearing a turquoise t-shirt. The other 2 dealers are on [street name #3]: [one is wearing a] red shirt, hat and a beard; the other one has a white t-shirt and thinner beard ... they keep walking to the back of the building; I think that's where the stash [of drugs] is.*

CCTV was associated with significant reductions in both vehicle crime and property crime in general, with no significant effects observed for violent crime. Public safety agencies combatting violent crime problems may need to consider whether resources would be better allocated toward other crime prevention measures. For jurisdictions with existing CCTV systems, public safety agencies may need to make changes to their existing strategies to combat violence effectively. Actively monitored CCTV, which can detect incidents of concern in real time, may be able to deploy police officers on scene before a situation escalates into serious violence. This potential benefit of CCTV was observed by Piza, Caplan, and Kennedy (2017) in their systematic social observation of violent crime events recorded in their entirety (i.e., the moments immediately prior to, during, and after the event) on CCTV. Most violent crime incidents were preceded by an “intervention opportunity,” such as a fight, disorderly behavior, or drug transaction, providing probable cause for a police response. Piza et al. (2017: 259) argued that although a police response would not have guaranteed the prevention of the subsequent violent crime, police officers being on scene would have made the incident less likely to occur. Indeed, Piza et al. (2015) hypothesized that early intervention by police may help increase the certainty of punishment in CCTV target areas, ultimately generating crime reductions. Piza et al. (2015), in their randomized controlled trial in which they paired active CCTV monitoring with directed police patrol, supported this causal mechanism, finding that violent crime as well as social disorder significantly decreased.

It should be noted, however, that actively monitored CCTV systems require a greater commitment of resources than do passive systems. This is especially the case if agencies wish to maintain current levels of active monitoring as CCTV systems expand—because high camera-to-operator ratios can negatively affect active monitoring practices (Piza et al., 2014a). Toward this end, police have increasingly integrated crime control technologies such as gunshot detection technology (GDT) in an attempt to maximize efficiency (La Vigne et al., 2011). Given that operators cannot monitor all cameras in a system simultaneously, such technology is expected to focus operator attention better by identifying precisely when an operator should monitor a specific camera (Piza et al., 2014a: 1038–1039). There is no guarantee, however, that such technology will increase CCTV effectiveness. Piza et al. (2014a) found that the introduction of GDT in Newark, New Jersey, did not improve the active monitoring practices of CCTV. Given the high cost associated with technology, introducing additional camera operators and/or patrol officers into CCTV operations may be a more cost-effective measure than complementary crime control technologies. For example, the costs of the additional camera operators, police officers, and patrol vehicles deployed in Newark's CCTV Directed Patrol Project were approximately \$76,000 (Piza, Gilchrist, Caplan, Kennedy, & O'Hara, 2016). In contrast, ShotSpotter, the industry leader in GDT technology, reports that subscriptions for their service cost between \$65,000 and \$90,000 per square mile per year.<sup>16</sup> In the case of Newark, which has ShotSpotter's GDT installed in a seven-square-mile area of the city (Government Technology, 2008), this translates to a yearly cost of between \$455,000 and \$630,000. At an average cost of ~\$6,897 per week (\$75,873.07/11-week intervention period), conducting the CCTV Directed Patrol Project each week of the year (totaling \$358,644) would cost between \$96,356 and \$271,356 less per year than GDT.

We must note, however, that technology besides GDT can be used in an attempt to improve CCTV monitoring functions and may provide a more cost-effective solution. Recently, Idrees, Shah, and Surette (2018) explored the potential benefits that computer vision technology (CVT; also known as machine learning) can provide to CCTV interventions. CVT applies mathematical algorithms to each frame of CCTV footage for the purpose of automating the detection of crime-related events. Upon detection of an image of concern such as a weapon, fugitive vehicle, or physical behavior indicative of crime (e.g., a person repeatedly striking a vehicle window as if trying to break in), CVT alerts the CCTV operator (who may have been monitoring a different camera at the time). Within a CVT-assisted CCTV scheme, the primary role of the human operator is shifted from manually mining video footage in search of criminal behavior to a supervisory role emphasizing assessment of detected images and response decision making (i.e., whether to report detected events to the police; Idrees et al., 2018). This may bolster the efficiency of active CCTV monitoring as researchers have shown the bulk of camera operator time is spent on activities other than camera monitoring (e.g., see Norris & McCahill, 2006). To date, little use of CVT has been made by law enforcement (Idrees et al., 2018). None of the evaluations we identified for potential inclusion in this review included a mention of the use of CVT. As the use of CVT expands, researchers should conduct case-controlled evaluations to measure whether CVT improves the effectiveness and efficiency of CCTV.

Even with further policy insights from an increase in evaluations of CCTV, there continue to be opportunities for further improvement in evaluation research. For one, randomized controlled experiments are a rarity in the study of CCTV. La Vigne and Lowry (2011) and Piza et al. (2015) carried out the only randomized experiments of CCTV in public settings. Piza (2018a: 16) noted that, because CCTV cameras are hardwired to physical structures and configured to wireless communications networks, moving locations after experimentation would require additional expenditures. Other crime prevention strategies, such as hot-spots policing or body-worn cameras, do not present such difficulties and are more amenable to randomization.

Nonetheless, random assignment of CCTV cameras may be possible in certain cases. As argued by Piza (2018a: 27), agencies could identify priority locations at the outset of a program and randomly select a subset of locations to receive cameras during the first phase of installation. In a waiting-list design, other priority sites could receive cameras in later installation phases, after completion of the experiment. Under this strategy, officials could simultaneously generate the most rigorous evidence of the effects of CCTV while ensuring that all priority locations received CCTV (presuming that experimental results support the installation of more cameras). In this sense, there may also be a role for redeployable CCTV cameras, meaning that experimental areas can be moved around.<sup>17</sup>

Future research should be aimed at continuing to ensure the policy relevance of CCTV research. It is important to note that knowing whether a technology “works” is not enough for policy makers; the contextual and procedural aspects necessary to maximize effects are equally important when considering the adoption of a crime prevention technology (Salvemini, Piza, Carter, Grommon, & Merritt, 2015). In recognition of this fact, the College of Policing developed the *What Works Toolkit* to summarize the research evidence on a variety of crime prevention strategies in a format that is easily interpreted by practitioners.<sup>18</sup> The toolkit can be used to identify five dimensions of programs that are of interest to policy makers: (1) intervention effect, (2) causal mechanisms, (3) moderating factors, (4) implementation issues, and (5) economic costs (Johnson, Tilley, & Bowers, 2015). The College of Policing noted that the results of CCTV meta-analyses (Farrington, Gill, et al., 2007; Welsh & Farrington, 2009a) have provided a great deal of evidence on the intervention's effect, causal mechanisms, and moderating factors, but they have generated much less evidence on implementation issues and economic costs. In a sense, this is unsurprising given that the toolkit is focused on meta-analyses in which studies incorporating crime as an outcome measure are exclusively included. To generate sufficient knowledge on implementation issues and economic costs associated with CCTV, researchers may need to conduct systematic reviews aimed at prioritizing research that is directly focused on these factors, irrespective of whether crime was directly tested in the evaluation.

Last, researchers should expand the focus of CCTV evaluations to include more outcome measures than crime prevention. Although crime prevention is obviously an important consideration, police departments also invest in CCTV for its ability to detect and identify offenders for investigatory purposes (Ratcliffe, 2006). Despite this potential benefit of the technology, a body of research on the investigatory benefits of CCTV has yet to develop. To our knowledge, Piza et al. (2014a) and Ashby (2017) provide the only case-controlled tests of CCTV's effect on on-scene offender apprehension and retroactive criminal investigations, respectively. The field would benefit from an increased evidence base on the effect of CCTV on such outcomes.<sup>19</sup>

## ENDNOTES

<sup>1</sup> It should be noted that certain studies included outcome measures of crime that were not derived from police records. Sivarajasingam, Shepherd, and Matthews (2003) included emergency room visits as well as police records to measure incidents of assault injury. We considered both measures in our calculation of effect size. Reid and Andresen (2014) used insurance data along with police-recorded data to evaluate vehicle crime in a car park. The insurance data, however, totaled less than 20 incidents during the pre-intervention period in the treatment area, so this measure was excluded from our analysis. Scott et al. (2016) measured the purchase and injection of heroin in public settings through a survey of intravenous drug users.

<sup>2</sup> Piza (2018a) was originally published as an early view article in 2016, thus, falling within our search period.

<sup>3</sup> Phyllis Schultze of the Gottfredson Library at the Rutgers University School of Criminal Justice assisted us in developing our search strategies. As we conducted the search, she provided further assistance by making available full-text versions of articles we were unable to collect and contacting CCTV evaluation authors and librarians at other universities to obtain titles not housed at the Rutgers library.

- <sup>4</sup> The following search terms were used: CCTV, Closed-Circuit Television, Video Surveillance, Public Surveillance, Formal Surveillance, Video Technology, Surveillance Cameras, Camera Technology, and Social Control. Each of these terms was searched on its own and in conjunction with (i.e., “AND”) the following: crime, public safety, and evaluation.
- <sup>5</sup> We were unable to obtain an evaluation of CCTV in Cairns, Australia, conducted by Pointing, Hayes-Jonkers, and Clough (2010). We could not determine whether this study met the criteria.
- <sup>6</sup> Summaries of the excluded studies are provided in Appendix A, which is available as online supplemental material.
- <sup>7</sup> The CCTV system in Newark, NJ, was the focus of three separate evaluations. Caplan, Kennedy, and Petrossian (2011) and Piza, Caplan, and Kennedy (2014b) presented a preliminary analysis of the first wave of cameras and a micro-level analysis of individual camera sites in Newark, NJ, respectively. Piza (2018a) evaluated the fully deployed system. We used the findings of Piza (2018a) in the meta-analysis. Waples, Gill, and Fisher (2009) used the findings reported in Gill and Spriggs's (2005) study to demonstrate GIS methods for testing spatial displacement. Given that Waples et al. (2009) did not present any new evidence about the systems, the findings of Gill and Spriggs's (2005) study were used in our meta-analysis. Lim (2015) was excluded in favor of the peer-reviewed version of the same evaluation (Lim & Wilcox, 2017).
- <sup>8</sup> Summaries of the included studies are provided in Appendix B, which is available as online supplemental material.
- <sup>9</sup> Welsh and Farrington (2008, 2009a) referred to the housing category as “public housing” given that all of the complexes in the identified evaluations were publicly owned. In the present review, we identified CCTV evaluations that were conducted in housing complexes that were privately owned and operated, rendering the “public housing” label inaccurate. Rather than treat the different types of housing complexes separately, then, we use the more generic label “housing” in reference to all evaluations of CCTV in housing complexes.
- <sup>10</sup> Given the potential overlap between the setting categories, we feel that further explanation of the classification is necessary. Residential settings are distinguished from housing in terms of the areas that are under the view of CCTV. In housing schemes, CCTV cameras cover the grounds of the complex, such as the courtyard or areas in front of building entrances. Conversely, residential CCTV schemes cover all public areas, such as streets. Even if a housing complex is present within the view of residential CCTV cameras, such settings were considered residential if public areas, rather than housing-complex property, were the target of surveillance. City/town centers refer to areas primarily comprising nonresidential building types, such as commercial businesses. In most cases, study authors explicitly identified the setting type. When the setting type was unclear, we contacted the authors to ask how the study area would be best classified. This ensured that the setting classification met the intent of the study authors.
- <sup>11</sup> La Vigne and Lowry (2011) conducted the only car park evaluation in which multiple outcome measures were reported. For all other evaluations, the average, largest, and smallest effects were identical. The high variance of the random effects model led to the counterintuitive finding of the smallest effect meta-analysis having a larger OR than the largest effect meta-analysis.
- <sup>12</sup> One evaluation was conducted at a city hospital (Gill & Spriggs, 2005), one was conducted in a school/university setting (Lim & Wilcox, 2017), two were conducted across entire cities but were unable to be disaggregated to smaller settings (Kim, 2008; La Vigne et al., 2011), and one was conducted in undisclosed mixed environments (Lim, Kim, Eck, & Kim, 2016).
- <sup>13</sup> Some studies reported the presence of flashing lights on top of CCTV cameras. Rather than consider this a separate category, we classified these studies as “signage” given that they related to a similar causal mechanism (i.e., visible confirmation of the CCTV camera presence).
- <sup>14</sup> The frequency of lower effect studies in our meta-analysis is a bit counterintuitive. Publication bias typically refers to the tendency for researchers to more readily publish evaluation results that demonstrate large effect sizes (Rothstein, Sutton, & Bornstein, 2005). Our results indicate the opposite: that small effect studies are overrepresented in the CCTV literature. This observation can be explained by the nature of the program evaluations included in our review. As previously mentioned, 55.3% of included studies were research reports from the gray literature. Given that unpublished studies typically exhibit smaller effect sizes, the large proportion of gray literature studies resulted in a disproportionate number of observed effect sizes falling to the left of the mean.
- <sup>15</sup> Two additional randomized controlled trials identified during our literature search did not meet the inclusion criteria. Piza et al. (2015) randomized the allocation of a directed patrol function to existing CCTV sites; thus, directed patrol,



rather than CCTV, was considered the main intervention given that both experimental and control areas were covered by CCTV. Hayes and Downs (2011) randomized the use of CCTV across 47 retail stores, a setting that was outside the scope of this review.

<sup>16</sup> [shotspotter.com/system/content/uploads/SST\\_FAQ\\_January\\_2018.pdf](https://shotspotter.com/system/content/uploads/SST_FAQ_January_2018.pdf).

<sup>17</sup> The Toronto Police Service's re-deployable fiber infrastructure allowed the agency to post CCTV cameras at various places within the entertainment district as necessary. Verga and Douglas (2008) reported that this configuration led to a significant cost savings as compared with the installation of permanent, hard-wired cameras in other parts of Toronto.

<sup>18</sup> [whatworks.college.police.uk/toolkit/Pages/Toolkit.aspx](http://whatworks.college.police.uk/toolkit/Pages/Toolkit.aspx)

<sup>19</sup> References marked with an asterisk (\*) are studies included in the systematic review.

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## AUTHORS' BIOGRAPHIES

**Eric L. Piza** is an associate professor in the Department of Criminal Justice, John Jay College of Criminal Justice, City University of New York. His research is focused on the spatial analysis of crime patterns, crime control technology, and the integration of academic research and police practice. He was the 2017 recipient of the American Society of Criminology, Division of Policing's Early Career Award. He received his Ph.D. from Rutgers University.

**Brandon C. Welsh** is a professor in the School of Criminology and Criminal Justice at Northeastern University and a senior research fellow at the Netherlands Institute for the Study of Crime and Law Enforcement in Amsterdam. His research is focused on the prevention of crime and delinquency and evidence-based social policy. His latest book is *Experimental Criminology: Prospects for Advancing Science and Public Policy* (Cambridge, England: Cambridge University Press).

**David P. Farrington**, O.B.E., is the emeritus professor of Psychological Criminology at the Institute of Criminology at Cambridge University and director of the Cambridge Study in Delinquent Development. His research interests include developmental criminology and crime prevention. He received the Stockholm Prize in Criminology. He has published more than 700 journal articles and book chapters on criminological and psychological topics as well as 100 books, monographs, or government reports.

**Amanda L. Thomas** is a doctoral student at John Jay College of Criminal Justice, City University of New York and a retired sergeant of the New York City Police Department. Her research interests include evidence-based policing, police training, crime prevention, and environmental criminology. She received her B.A. in sociology and psychology from Manhattan College and her M.A. in criminal justice from John Jay College of Criminal Justice, City University of New York.

## SUPPORTING INFORMATION

Additional supporting information may be found online in the Supporting Information section at the end of the article.

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**From:** [Laura Morrison](#)  
**To:** [Laura Morrison](#)  
**Subject:** FW: Good Neighbours "Sunday Summary", May 15th 2022  
**Date:** May 16, 2022 9:55:27 AM

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**From:** Noel McQueen  
**Sent:** May 16, 2022 8:25 AM  
**To:** Town Council <towncouncil@wolfville.ca>; Devin Lake <DLake@wolfville.ca>; Tim Bouter <tbouter@wolfville.ca>; Barbara Shaw <bshaw@wolfville.ca>  
**Subject:** Good Neighbours "Sunday Summary", May 15th 2022

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Attachment available until Jun 15, 2022

Dear Mayor, Town Councillors and Town Employees,

I'm sending you all a copy of this week's Good Neighbours "Sunday Summary" at the urging of several members of the Good Neighbours Group. Many members of the Group have indicated that the Town and Council need to have the opinions and information in the Summary before final decisions are made on the Town projects discussed in the Summary.

As always, thank you all for your time and attention.

Stay safe,  
Be well,

Noel McQueen

[Click to Download](#)

Good Neighbours Sunday Summary, May 15, 2022.docx  
195.1 MB

May 15, 2022

Dear Good Neighbours,

It has been heartening to see so many of us express our opinions on the proposed video surveillance project in our neighbourhoods. The theory-based opposition to the project is based on an ideal I believe we would all like to think could be upheld in society, however; the reality of the residents of the neighbourhoods in the proposed project zone is such that the Town has recognized that it may be time for further measures. For those of us who participated in the "Public Panel: Safe, Harmonious & Welcoming Wolfville", we heard the research and statistics of Stephen Schneider and Bette Watson-Brog support all of the measures that have been undertaken by residents before we arrived at the point where we now find ourselves - consideration of video surveillance in our neighbourhoods. I'll paraphrase the summary I gave of what has been done so far, to re-iterate the need for further measures:

*The Good neighbours Group started as, and remains, a grass-roots organization of engaged community members. It formed organically approximately 2 1/2 years ago as a result of neighbourhood concerns about the negative impact of student party behaviours, theft, property damage, littering, drunk driving, street racing, home invasions, and vehicle parking issues on the quality of life of everyone in the neighbourhood.*

*The communication between members of the Group identified several parties that needed to join in the conversation about how to positively impact the negative behaviours that were the result of unengaged, entitled student parties and their guests. This led to the convening of a TEAMS meeting every Monday morning for several months. Bob Lutes represented the Good Neighbours Group, and the rest of the TEAM that was invited to exchange information and participate in finding solutions to identified problems included representatives from the Town of Wolfville, the RCMP, Acadia Admin., the ASU and the Compliance Officer. This format for information exchange was very effective in that it identified concerns and complaints from all parties, so everyone was aware of problems that needed a collaborative effort to be solved. Representatives from each group at the TEAMS meetings were responsible for sharing information from the meetings with the groups they represented.*

*... I cut out a bunch of what I said here...*

*Some of the initiatives taken by the Good Neighbours Group include, but are not limited to: supporting student renters when dealing with landlords who engage in dishonest or illegal practices; actively greeting each new student renter in our neighbourhood, learning their names and regularly engaging students in "check-in" conversations about their well being; hosting neighbourhood BBQ's in September to give student renters and residents the opportunity to meet and greet and build positive relationships; hosting neighbourhood Christmas parties; organizing collaborative student-resident post HomeComing Clean-Up parties; offering to present a "Harmonious Living Workshop" to all 1st year Acadia students for free, to promote knowledge of off-campus living opportunities and responsibilities (ie: Town By-laws) - this offer was met with no-response from Acadia... The list of the myriad ways residents and students in our neighbourhood collaborate and co-operate on a daily basis goes on and on...*

*Despite all of these initiatives and on-going efforts, everyone who lives in the neighbourhoods of the proposed video-surveillance project continue to be the victims of negative, destructive and entitled behaviours of students and their guests who come from campus residences to our neighbourhoods every weekend, insisting on finding an off-campus party to go to. These students from campus (and their guests) have no attachment to, or ownership in our neighbourhoods, and Acadia's campus-alcohol policies drive them off campus to look for parties.*

*We have done and will continue to do our best as residents in the video- surveillance project neighbourhoods to welcome and support the students who live amongst us. Unfortunately, it seems obvious that until Acadia recognizes and addresses its policies around alcohol consumption and party behaviours on campus, and how they download the behaviour problems from campus to residential neighbourhoods, we will continue to be impacted by the behaviours that have led to the Town's recognition that a two-year pilot video surveillance project may be part of the solution to the issues that have consistently plagued our quality of life.*

*The ideas of potentially having the Province change the legal drinking age to 18 (in recognition of the difficulty of Universities trying to house an age co-hort that consists mostly of 18-23 year olds - most of whom are of the legal age to drink), and funnelling some of the Federal money for housing into creating desirable on-campus living conditions (to free-up rental properties in Town for families) have been presented to our local MLA Keith Irving, as contributing factors to a potential solution to mitigate the negative off-campus behaviours we experience in our neighbourhoods.*

*Residents of the proposed video surveillance neighbourhoods recognize that there is no one magic solution to the behaviour, theft and property damage issues that have plagued us. Any solution will have to be arrived at incrementally and be fluid in nature. We are willing to keep working towards living in harmony, as we have been for years now. We are happy to collaborate with everyone who has a vested interest in improving the quality of life of*



*everyone in Wolfville. We would be happier if it felt like that collaboration truly recognized that we are the experts in our own neighbourhoods, and we have earnestly and diligently been employing a number of methods and techniques to curb behaviours and attempt to avoid the video surveillance of our neighbourhoods.*

*... I cut out a bunch of what I said here...*

The greatest frustration of all of this 11th hour interest in this proposed video surveillance project is that we have worked very hard to procure the regular engagement of Acadia, the ASU and law-enforcement in this conversation and it has been transient in nature, at best - for a variety of reasons. The Town has developed, employed and reported on some special projects in our neighbourhoods as a result of listening to the concerns of the residents for a few years now - their participation has not been perfect, but nobody's has been. The messaging and images on the "Good Neighbourhoods" signs that were posted in our neighbourhoods last school year were presented to a panel of Acadia students who approved the messaging. Read Barb Shaw's report on the project - the Town knows it was a failure, but they learned from it. Perhaps the message we need to incorporate from Stephen Schneider's presentation at the webinar on May 11th is that we should have 24-hour surveillance of the video feed on weekend party nights. The Good Neighbours have been campaigning for a landlord and property registry for quite some time now - that may also be a part of the solution to our quality of life issues in these neighbourhoods. We also recognize that greater by-law and law enforcement could provide a deterrent effect to the ongoing issues we experience. If video surveillance and signage in our neighbourhoods is implemented as a strategy to mitigate the ongoing issues that we have been combating for years now, it will only be a contributing part to an incremental solution, but it is worth a try for those of us whose quality of life has continuously been negatively impacted. Perhaps Acadia will start to be a much more active partner in solution-building, now that its Community Development Department seems to be engaged in the discussion. It would be great to see the ASU provide quality entertainment programming for the student body to attend. Perhaps the Athletic Department could re-engage students in a well-run intramural program. Acadia Admin could seek special liquor licenses for on-campus events during HomeComing and Cheaton Cup and St Patrick's Day celebrations to provide students with a safe, supervised alcohol-consumption venue where they can be with their friends. These are just a few of the suggestions that have already been made over the years...

Ok...enough said on video surveillance - it feels a little like "beating a dead horse" at this point...

I had a long conversation with Tim Bouter at the Town this week. Tim is charged with the implementation of the Highland Ave re-surfacing and sewer re-build. This project is being done in conjunction with the proposed Blue Bike Path on Highland. I had a long discussion with Tim about my concerns about the cutting down of trees for the Path, and the expectation that bikers stop at the cross walk at the junction of Highland and Acadia Streets to cross from one side of the street to the other to remain on the path. Here's what he told me: Currently, there are only two trees that are slated to be cut down for the Blue Bike Path - one at the corner of Highland and Main on Acadia Property, and one at the corner of Prospect and Highland. These are both fully mature trees - see the pictures of them below.



Tim also told me that more trees may have to be cut down, but they won't know which ones until the project is underway. I did say to Tim that if the Town starts to cut down several old trees on Highland, there will be a huge outcry from the citizens of Wolfville (Maybe I'm wrong - maybe all people care about is video surveillance and not enough people care about our old trees...?) For the life of me, I can not understand how it is that the Town thinks the two trees pictured above need to be cut down, but none of the ones pictured below, or the hedge on private property need to be cut down. Furthermore, how is the Town going to pave a new Blue Bike Route without damaging tree roots in such a way as to cause the death of the trees regardless of whether or not they have been cut down?



Tim did tell me that the construction includes the creation of a cement sidewalk on the Acadia side of the street from where the cement ends at the intersection of Highland and Acadia Streets, all the way up to the intersection of Highland and Skyway. That sounds great. **Why doesn't the Town simply fix the sidewalks on both sides of Highland, and call it a job-well-done? Can anyone in the Development Department or the Town point to any individual or group who honestly believes that the currently proposed Blue Bike Route is exactly what the residents need and want, and they will use on a regular basis?** As a biker, I still believe that the currently proposed Route is a folly. A better choice for the Blue Bike Route would be to put it on Gaspereau from the intersection with Pleasant to the intersection with Acadia Street - on the graveyard side; then route it down Willow Street, past the new water park in Willow Park, where it would emerge on Main Street at an intersection with a crosswalk, with direct access to the Rails to Trails Path through the parking lot, and there are bike lanes on the road running both East and West, unlike at the intersection of Highland and Main. Furthermore, a Gaspereau Route would connect the downtown core and the current Rails to Trails path with the vineyard route, so popular with many cyclists. As a biker who has ridden her bike up both Highland and Gaspereau, I feel like Gaspereau is the more comfortable bike route.

I'm begging any members of Council and the Development Department who will listen: I invite you to ride your bike on the proposed Blue Bike Route with me, and then ride the route that could be built on Gaspereau. I'm very interested in hearing what other bikers who have the power to influence the decisions about cutting down trees on Highland while giving us a bike route that nobody wants thinks of considering another route before it's too late...

I'm sure you've all had enough of my pontificating for this week.  
Happy 52nd Anniversary to Bob and Jane Lutes on Monday (May 16th)

Stay safe,  
Be well,

Noel

**From:** [Laura Morrison](#)  
**To:** [Laura Morrison](#)  
**Subject:** FW: Argos vs. Riders Football Game in July  
**Date:** May 31, 2022 3:34:03 PM

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**From:** Serina Mercier  
**Sent:** May 26, 2022 2:36 PM  
**To:** Wendy Donovan <WDonovan@wolfville.ca>; Isabel Madeira-Voss <imadeira-voss@wolfville.ca>  
**Cc:** Town Council <towncouncil@wolfville.ca>  
**Subject:** Argos vs. Riders Football Game in July

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Hi Wendy & Isabel,

My name is Serina Mercier and I work for Sutherland House Books. A nonfiction book publisher based in Toronto, Ontario.

I am reaching out in regards to one of our authors Paul Woods, author of ***Year of the Rocket: John candy, Wayne Gretzky, a Crooked Tycoon, and the Craziest Season in Football History.***

We were interested in setting up a table during the Argos vs. Riders pre-game taking place in Wolfville, NS this July. I was wondering if you would know the contact or who I can contact to inquire about setting up a table during the pre-game.

Thank you for your help.

Kind regards,  
Serina

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**Serina Mercier**  
**Director of Marketing**  
Sutherland House Books

-



**Municipal Affairs and Housing  
Office of the Minister**

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PO Box 216, Halifax, Nova Scotia, Canada B3J 2M4 • Telephone 902-424-5550 Fax 902-424-0581 • [novascotia.ca](http://novascotia.ca)

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June 10, 2022

Via email: [wdonovan@wolfville.ca](mailto:wdonovan@wolfville.ca)

Dear Mayor/Warden Donovan:

Spring is upon us, and it is usually at this time of year we see new housing starts crop up across the province, and 'For Sale' signs on homes as people are seeking a fresh start. In recent years, however, we have not seen this to the degree we need to support our growing population.

Nova Scotia's population growth is targeted to increase to two million by 2060, averaging 25,000 new residents per year. Our housing supply has not kept pace with our growing population and, as you are aware, this has created an urgent need to build more housing quickly.

Critical to the social, economic, and wellbeing of Nova Scotians, their families, and those who arrive as new residents, is access to appropriate housing for now and into the future. Adequate housing is needed to attract business and allow people to stay in their communities, which all contribute to advancing economic growth and maintaining a vibrant community.

To enable municipalities to have the flexibility to improve incentives and remove barriers to building affordable housing in their communities, the Department of Municipal Affairs and Housing (DMAH) has made changes to the *Municipal Government Act* and the *Halifax Regional Municipality Charter*, such as the use of inclusionary zoning, to provide local governments with more planning powers to help address affordable housing needs in your communities. We will continue to explore other changes with you that will provide you with the tools you need to ensure adequate housing for Nova Scotians.

As you are aware, in collaboration with the Nova Scotia Federation of Municipalities, a Municipal Housing Needs Assessment by Turner Drake is underway and will provide valuable insight into municipalities' housing needs. In addition, as part of their work, the HRM Housing Task Force will share identified opportunities to streamline, improve, and modernize aspects of residential housing which will help accelerate housing development for all municipalities.

These actions alone cannot solve the housing issue. Municipalities can and have taken concrete steps to facilitate more housing development. I encourage you, your council, and your planning staff to continue to consider such opportunities to expedite residential development in your municipality. These opportunities may involve streamlining processes, amending bylaws, increasing density, and creating residential development opportunities to take advantage of existing infrastructure capacity such as water/wastewater.



Please know we are in this with you. We recognize each of you are facing your own unique housing successes and challenges, and our team at Municipal Affairs and Housing are here to listen and learn, to respond, and to support.

Reimagining the way we grow residential development will be vital in the coming years, and working together we can make progress towards meeting the housing needs of Nova Scotians.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Lohr", with a stylized, cursive script.

Hon. John Lohr

Minister of Municipal Affairs and Housing

- c. Paul LaFleche, Deputy Minister, Municipal Affairs and Housing
- Mark Peck, Associate Deputy Minister, Municipal Affairs and Housing
- Vicki Elliott-Lopez, Senior Executive Director, Housing

**From:** [Zofya H.A.](#)  
**To:** [Wendy Donovan](#); [Town Council](#); [Wendy Elliott](#); [ssnow@kentville.ca](mailto:ssnow@kentville.ca); [Kody.Blois@parl.gc.ca](mailto:Kody.Blois@parl.gc.ca); [johnlohrmla@gmail.com](mailto:johnlohrmla@gmail.com); [office@parishofwilmot.ca](mailto:office@parishofwilmot.ca); [cari@horizonscda.ca](mailto:cari@horizonscda.ca); [marjorie.lewis@acadiau.ca](mailto:marjorie.lewis@acadiau.ca)  
**Subject:** Organizing protest against Supreme Court ruling on extreme self-induced intoxication as a legal defense  
**Date:** May 18, 2022 7:43:32 PM

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Hello,

My name is Zofya Handley Armstrong, and I am a grade 9 student at Bridgetown Regional Community School. I'm writing to contact you about a protest I'm organizing against the recent Supreme Court ruling that extreme self-induced intoxication can be used as a legal defense for sexual assault. This means that people accused of sexual assault or any other violence, can use their own self-induced excessive intoxication as an excuse against criminal charges.

More people need to know about this, more people need to hear this message and we can't let this go without a fight! This is why I am organizing a protest at the Wolfville Clock Park on Monday May 23d from 7-9pm.

With your help we can get this message spread far and wide. Would you be interested in coming to this protest and spreading the word so that more people know about this?

Thank you,

Zofya

[raiseourvoicestogether@gmail.com](mailto:raiseourvoicestogether@gmail.com)

Facebook event page : <https://fb.me/e/1ALQh5WII>