



ATTENDING

- Deputy Mayor Oonagh Proudfoot, Chair (Arrived at 4:08 p.m.)
- Mayor Wendy Donovan, (Arrived at 4:14 p.m.)
- Councillor Wendy Elliott,
- Councillor Isabel Madeira-Voss,
- Alice Cohen,
- David MacKinnon,
- George Lohnes
- Beverly Boyd, and
- Recording Secretary Amanda Brown

ALSO ATTENDING

- Director of Planning & Development, Devin Lake
- Climate and Mitigation Coordinator, Lindsay Slade
- Special Projects Coordinator, Barb Shaw

ABSENT WITH REGRETS

- Mark Bishop

MEMBERS OF THE PUBLIC

- Noel McQueen

CALL TO ORDER

Councillor Isabel Madeira-Voss, called the meeting to order at 4:06 pm. Chair Deputy Mayor Oonagh Proudfoot arrived at 4:08 p.m. and relieved Councillor Madeira-Voss as Chair.

Agenda Item

Discussion and Decisions

1. Approval of Agenda

IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS CIRCULATED

CARRIED

2. Approval of Minutes

IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING OF APRIL 8, 2021 BE APPROVED AS AMENDED.

- Isabel Madeira-Voss was absent from meeting if that could be changed.

CARRIED



Agenda Item

Discussion and Decisions

3. Public Input / Question Period

- **Noel McQueen** - Discussion surrounding letter that was provided to the Committee. This was completed with approval of the residents in the area (8-10 emails) to confirm she was speaking on behalf of the community.
- There are no official planning proposals submitted as per the Wolfville website, however the clearing that is taking place in the 3 one acre lots behind Fairfield which is accessed through Highland and the owners would be happy to purchase the lots to continue to allow them to keep their privacy.
- The Fairview residents would appreciate if anyone does submit a plan that they be contacted to make sure they still have the protection of the privacy from buildings etc. There are also a few lots on Hillside. One of them is a cross between a ditch and a ravine.
- The concern is during the planning process and it was done very well however, it seems a little odd the planning for Hillside is not considered R-2.
- The concern is if there are absentee landlords it causes a friction in the neighbourhood if it remains an R-3 zone.

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4. New Business:

a. Mobility Project Update and discussion

i. BNS Report

ii. NACTO AAA Guidance

iii. ICIP Application

- Director Lake advised surrounding the Mobility plan there has been a lot of communication to different committees as well as the community. There has been a lot of interest from the Province as well.
- Director Lake would like feedback on the Network Planning. This was provided to the Environmental Committee for feedback last week. Director Lake would like to bring the plan back to Council at the June meeting. Director Lake would like to obtain funding from both the Federal and Provincial governments.
- Director Lake advised there is more development required around the intersection portions (page 41 – which are the black boxes) especially surrounding accessibility.
- It was noted that the Blue Route was the Provincial bike trails such as Harvest Trail and the railways which the Province would like to connect in with the Town to promote tourism throughout the Town.
- Discussion surrounding the Town should be in communication with the Municipality to have the students of Horton to be able to use the active transportation trails to attend school.
- George communicated that there should be focus on pedestrians as well not just bikes. The sidewalks are not in great shape and there are far more walkers, and this was not really focused on in the report and network and they are also active transportation.
- Director Lake noted they need to focus on it being able to move people around the town in a safe manner. It was further noted he advised the designer if they conducted another report, they should not refer to them as bike lanes as George is correct there are many options outside of bikes that can be used for the trails.
- Councillor Madeira-Voss asked if there is an emphasis surrounding safety and if this is being incorporated in the active transportation plan? Are residents being asked if there is something they feel would make it easier and more willing to use active transportation instead of cars. Is there a way the Town could have the students of Acadia not bring their vehicles when attending university?
- What thinking is being provided by the staff regarding east and west connectors?
- Director Lake confirmed the staff is currently looking at sidewalks and intersections to provide improvements and they need to be prioritized.
- Director Lake advised if there are serious issues with the network he would like to have those brought to his attention so he can bring them to Council.

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- Deputy Mayor Proudfoot suggested a lot of promotion surrounding taking part in the active living should be done. With this, it also should be communicated drinking and driving on a bike is the same as drinking and driving in a car.
 - Director Lake advised the costing is being completed so the information can be brought forward as part of the Capital Budget and Council can make the necessary decisions. There will be further consultation it is just what frame will be put around it.
- b. Climate Action Planning Update**
- i. Introduction of Lindsay Slade**
- Lindsay Slade provided an introduction of herself. Lindsay has been working with the Town for 3 weeks and was brought on to finish the term Omar was completing. Lindsay has a background in Urban homes, and she will be graduating from Acadia with her Masters in Homeless and Housing work.
 - Director Lake advised Omar is no longer with the Town, but he will continue to have an involvement. Under the climate action umbrella, they are looking to run a summer program. There are two students who were supposed to be coming in but with Covid this may change.
 - There is still work being completed on a Climate Action plan and this is intended to go to Council in the fall. More information will be brought to the Committee in June.
- c. Development and Permitting Update**
- Director Lake advised he would speak in general about the development in the Town. Currently there are 14 potential developments throughout the Town. These are not in the Town unless they are renovations. Due to the pandemic people are circling back due to costs etc. Development Agreements if they are required, they will be brought to PAC.
 - Director Lake provided an overview of the process and development in the East End Comprehensive Development District. The two large East End parcels are essentially frozen for development to determine where roads, parks etc., are going to go. This was done to learn from the failings of the West End process. Director Lake noted there would be community consultations.
 - Director Lake advised he would like to take information to Council on May 18th to discuss what is currently taking place surrounding the lands and development. It will be in a simple format, there is currently a lot of groundwork that needs to take place.

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- It was noted these are the last two large pieces left available in the Town. George inquired how affordable housing may be possible in the projects. Director Lake advised this is part of the dialogue and who should be in the driver's seat to complete the necessary framework to make this happen.
- 5. Old Business:**
- a. Waterloo Student Projects Debrief**

 - There is nothing further outside of the documents that were provided in the agenda package link.
 - Director Lake advised there needs to be a bit of framework that Council can use to implement this budget wise. If there are thoughts or comments those can be provided via email.

 - b. Continued Housing Discussion**

 - Director Lake provided an overview of the previous discussions surrounding housing. The Housing Commission is looking to make recommendations to the Government as there has been a lot of focus on the shortage of housing.
 - There is a report being provided by Director Lake surrounding recommendations directly pertaining to Wolfville. There will be a report provided to the Committee in June and it will focus on the MPS and LUB policies/regulations existing and any gaps. It will also focus on the Housing Commission work (legislative changes).
 - There is a real need to change the conversation in Wolfville and the Council and community have been doing a great job at doing this. Part of the conversation has to be surrounding bringing more people into the community. Density is always brought up in housing, however it is not always the substantial issue it is made to be.
 - Currently there is a lot of discussion surrounding extend secondary suites to all residential zones as well as mixed income housing strategies.
 - Director Lake advised surrounding affordability Wolfville is seriously unaffordable. Promoting housing choice and affordable housing as an economic development opportunity and the ways to generate revenue which is mainly through assessment. All these items will be incorporated in a report and provide suggestions of things that can be done.
 - Director Lake reviewed Housing as a Human Right and reviewed the diagram of social inclusion and economic inclusion.
 - George questioned regarding housing and the East End and what are the age demographic they are going to attract? Director Lake advised



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there is a wide range surrounding the demographic for the East End and is hopeful it will attract many ages.

6. Round Table

- George Lohnes requested an update on 292 Main Street. Mayor Donovan advised there was an email provided and it advised they are being held up by Covid and the ability to get materials on time and the cost of the materials are very high. This will cause a delay until such time as some of these issues are resolved. It was further advised the site is secure.
- George further advised the sight of the premises is unsightly and they should be looking after the grass being cut if nothing else. Director Lake advised he has reached out to the Developer and they are currently working on trying to make it look better as a short-term solution, however it may not be ideal.

7. Next Meeting

June 10, 2021 – 4:00 p.m.

8. Adjournment

IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE MEETING BE ADJOURNED AT 6:02 p.m.

CARRIED

**Approved at the June 10, 2021 Planning Advisory Committee Meeting.
As recorded by Amanda Brown, Assistant, Planning & Development**