



ATTENDING

- Deputy Mayor Oonagh Proudfoot, Chair
- Councillor Isabel Madeira-Voss,
- George Lohnes
- Mark Bishop
- Beverly Boyd (late arrival)
- David MacKinnon,
- Councillor Wendy Elliott
- Mayor Wendy Donovan

ALSO ATTENDING

- Director of Planning & Development, Devin Lake
- Climate and Mitigation Coordinator, Lindsay Slade (Recording Secretary)

ABSENT WITH REGRETS

- Mark Bishop

CALL TO ORDER

Deputy Mayor Oonagh Proudfoot, Chair, called the meeting to order at 4:00 pm.

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 JUNE 10, 2021, BE APPROVED AS AMENDED:

- George clarified that he was referring to Crowell Tower on Acadia Campus which is 13 stories not 6-7 as noted.

CARRIED

3. Public Input / Question Period

- No Public Input.

Agenda Item

Discussion and Decisions

**4. Continued Business
and Updates:**

a. Housing Report

Director Lake reviewed the material covered at the previous PAC meeting. Director Lake indicated areas within Wolfville where housing changes are currently possible.

- Introduced the community profile and clarified who we are talking about when we discuss housing.
- Reviewed the Western Housing Authority waitlist for housing.
- Reviewed Maslow's hierarchy of needs as it relates to housing.
- Reviewed key housing needs as identified in the MPS, indicated that we have put these actions in to policy.
- Clarified that we are focusing on housing for recent grads, local workers, who want to buy and live in Wolfville permanently.
- Clarified that a housing symposium did occur in 2016 that resulted in white papers which are all available on www.wolfville.ca.
- Provided an overview of the housing ecosystem and how housing needs change over time.
- Discussed the need for a regional housing needs assessment as not having one makes it challenging to make change.
- Director Lake provided an overview of the CDD Lands. Director Lake expressed that there will be mixed housing in the remaining 2 large pieces of land zoned CDD which will add to the housing supply and provide some affordable options.
- Provided an overview of Community Harmony - asked PAC what a healthy mix looks like in our community. Indicated that some areas within Wolfville will face more mixed housing development than others and provided some examples of areas within the Town with mixed housing.

A discussion occurred regarding the desired mix of housing in Wolfville.

- Councillor Madeira-Voss cautioned that the conversation of mixed housing often excludes the discussion for healthy behaviours in a neighbourhood.
- David MacKinnon questioned how behaviour can be impacted by planning.
- Director Lake stated that mixed neighborhoods help to normalize different types of behaviours.
- George indicated bylaws can be used as behaviour control. Suggested PAC reviews the 2016 housing symposium white papers over the summer. Suggested looking at Acadia lands to see where housing could be located to relieve pressure in the core area.

Agenda Item

Discussion and Decisions

b. Vision New Minas

- Director Lake to compile a folder of planning and housing materials for PAC to review over the summer.
- Director Lake provided an overview on Vision New Minas to gather comments on the development materials. Suggested that there are other areas in the Valley where housing is more appropriate.
- Deputy Mayor Proudfoot suggested returning in September after a review of the Vision New Minas documents to provide comments.
- Mayor Donovan expressed concern regarding sprawl, agreed to reconvene in September and that all of Council is made aware of Vision New Minas. Suggested regional communication would be helpful.

c. Climate Plan and Ongoing Work

Director Lake provided an overview of the climate action plan for the summer. A discussion was held regarding GHG emissions in Wolfville.

d. Active Transportation Planning Update

Director Lake provided overview of the All-Ages Abilities AT network, indicated there will be updates in September.

e. East End Comprehensive Development Districts

Director Lake provided an update on the East End Lands. Indicated that planning for this land is likely a couple years away. Indicated that development will not occur on a development agreement approach, instead will use an overall master plan for both pieces of land. Indicated that in order to reach the outcomes outlined in the MPS, Director Lake must be closely involved in development. May bring a framework to discuss with PAC in September. Indicated the developer is keen to provide innovative housing. Suggested PAC look up Happy Cities. Indicated there will be a long engagement process.

5. Round Table

- George asked whether the agenda had been posted to Facebook - Director Lake confirmed it had not, however the agenda is the same from the meeting prior.
- A discussion occurred regarding the necessity of having the agenda package available ahead of time.
- A discussion occurred regarding the use of Teams vs. Zoom and streaming live on Facebook.
- A discussion was held regarding the position of Vice Chair.



Agenda Item

Discussion and Decisions

Beverly Boyd expressed interest in being Vice Chair
Moved by Councillor Madeira-Voss and Councillor Wendy Elliot.
Passed.

- Director Lake reminded PAC that staff are still processing DAs. stated there are 12 in process through site plan approval process. Notices will be going out to neighbours shortly. There is a proposal for 209 Pleasant going through a site plan approval process. Director Lake explained the appeal process.
- George inquired about the current status of Latitude 45. Director Lake indicated signage may be added to the development site to beautify the space while development is ongoing. A discussion occurred regarding the unsightly appearance of the development site.
- Alice Cohen inquired about the logic behind placing multi unit residential buildings further from core downtown in terms of GHG reduction. Director Lake indicated that the small size of the Town, with added micro transit, ensures all individuals are within short distance to the core area.
- A discussion occurred regarding the CDD lands and potential for political pressure.
- Sharepoint link with all material to review over summer to be sent by Director Lake.

6. Next Meeting

September 9, 2021 – 4:00 p.m.

7. Adjournment

IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE MEETING BE ADJOURNED AT 5:45 p.m.

CARRIED

Approved at the September 9, 2021, Planning Advisory Committee Meeting. As recorded by Lindsay Slade, Recording Secretary.