



ATTENDING

- Deputy Mayor, Isabel Madeira-Voss, Chair
- Beverly Boyd, Vice-Chair
- George Lohnes (Virtual)
- Mark Bishop (Virtual)
- Councillor Wendy Elliott
- Mayor Wendy Donovan
- Councillor Jennifer Ingham
- Erin Beaudin, CAO (Virtual)
- Amanda Brown, Recording Secretary (Virtual)

ABSENT WITH REGRETS

- Alice Cohen
- David MacKinnon

ALSO ATTENDING

- Director of Planning & Development, Devin Lake
- Community Planner, Lindsay Slade
- Director of Finance, Mike MacLean (Virtual)
- Barbara Shaw (Virtual)
- Alex de Sousa, Director of Engineering & Public Works

MEMBERS OF COUNCIL

- Councillor Mike Butler

MEMBERS OF THE PUBLIC

- Mercedes Brian
- Barb Anderson
- Rob LeBlanc, Fathom Studios
- Roger Boychuck, Fathom Studios
- Additional members of the public (names unknown)

CALL TO ORDER

Deputy Mayor, Isabel Madeira-Voss, Chair, called the meeting to order at 4:01 p.m.

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Discussion and Decisions

1. Approval of Agenda

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

CARRIED

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2. Approval of Minutes	IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING OF SEPTEMBER 8, 2022, BE APPROVED AS CIRCULATED.
	CARRIED
3. Comments Regarding Meeting Outline	<ul style="list-style-type: none">• Deputy Mayor, Isabel Madeira-Voss noted the Planning Advisory Committee meeting was a regular meeting and there will be no motions made. It was noted there is one item on the agenda and the meeting is an information session to update the status regarding the East End project.• All of Town Council was invited to attend the meeting.• Councillor Ingham was announced as a member of the Planning Advisory Committee.• Review of the Public Input protocols of three (3) minutes per speaker and if the members of the public had further comments, they were encouraged to provide follow-up information to Director Lake via email.
4. Public Input / Question Period	<ul style="list-style-type: none">• Liam Black – Lives on Main Street and in general is very supportive of growing the Town. When he bought his property, he was aware the land was intended to be developed in the future.• Reviewing the documents on the website there were numerous comments gathered from individuals and within the comments there were promises made and intentions on how to follow through outlined. It was difficult at times to follow the thread.• It was suggested it be divided into a matrix of some sort.• It was difficult to understand from the map what the project would look like. It would be helpful if there was a key with indicators.• There is a stream 100 meters from his property not mentioned anywhere in the documents and lots of birds lay eggs there so there is some concern.• There was no wildlife study mentioned in the documents and he would expect to see one with a development of this scope.• The plan mentions the importance of single-family dwelling with existing ones, but it appears it has only been done on the eastern edge of the plan. It appears in other locations higher buildings are being placed back-to-back with single dwellings.• The Developer has indicated they would build 6-8 stories and all the comments indicated not to do this and he agrees.

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- Member of the Public (no name provided) – Lives on Maple Avenue.
- He received the documents and reviewed them. He is not against development, but it looks to be a little too much for Wolfville. He has lived here for 20 years and feels it's going to change Wolfville and is not entirely sure if it was thought out what another 2-4000 people will look like and how it will change the community.
- He lives on Maple Avenue and thinks a future highway interchange would be a mistake.
- Noted he will provide further comments to Director Lake via email.

5. New Business:

a. East End Secondary Planning Update

- Director Lake provided an outline of how the presentation would proceed. Rob LeBlanc from Fathom Studios, Alex de Sousa, the Town's Engineer and Roger Boychuck, Traffic Engineer from Fathom Studios would provide updates.
- The work is at a draft stage, and it was emphasized in the report that this meeting is a check-in and it's important for people to see the work being completed and how matters and aspirations of the community are being captured by the Developers as well as other members involved in the project.
- Director Lake advised the Municipal Planning Strategy and Land Use Bylaw documents will both be amended so those lands zoned Comprehensive Development District will rezoned with a framework for development.
- There will be a review of the next steps and opportunities throughout for members of the community to be involved and provide further feedback.
- The document along with other informative documents have been posted on the Wolfville Bloom site and it will be brought back to the Planning Advisory Committee for further review and discussion surrounding what evolves from the discussion throughout tonight's meeting.
- The adoption process is required for the documents and there is a substantial process to have the secondary plan approved which will include opportunities for the public to provide further feedback.
- Rob LeBlanc from Fathom Studios began his presentation. It was noted in reviewing the draft report the intent wasn't for the content to be read in the meeting as it's a lengthy document. However, it was noted there is a link on the Town's website for anyone to review.

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- There are currently six chapters in the report that offer a very detailed analysis into the work that's taking place.
- Many communities across the province are growing and Fathom Studios is currently involved in the master plans for the development of about 40,000 dwelling units across Atlantic Canada which is a good thing given the housing crisis.
- The consultation throughout the report was extensive.
- It was communicated this is the last large piece of land in Wolfville for development, so it puts an added importance on why the development needs to be done right.
- The land is roughly 90 acres of land between the two pieces of land.
- External impacts must be looked at for the development of these lands, in particular transportation as well as servicing the lands in the future.
- Review of the Site Analysis indicated that recently the census data identified Wolfville as the 23rd fastest growing community in Canada.
- Growth rate trends were reviewed for the Town and surrounding area. Some of those projections are being used in the plan for development.
- Wind and Solar attributes were examined for the surrounding lands as well as an inventory of vegetation was conducted as most of the land in Wolfville is agriculture lands.
- Director of Engineering, Alex de Sousa, provided information surrounding the ongoing studies to the utilities capacity assessments that have been conducted over the last year.
- The Wastewater Treatment Plant has completed phase 1 of the upgrades. Phase 2 will address the capacity issues being seen now and will add future capacity for the planned development for the Town.
- Lift Station assessments will also be conducted, and details will be provided for the next update to the Planning Advisory Committee.
- An additional source water well has been highly recommended for current needs and additional development.
- Transportation Engineer, Roger Boychuck provided an update surrounding the Traffic Analysis surrounding the development.
- Additional traffic cameras were placed within the study site, and the main area looked at was at Maple Ave and Main Street as one of the main entrance and exit points of the area.
- Review of the peak hours of travel and the additional traffic it will add was discussed for both the morning and evening traffic.

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- Discussion occurred surrounding a highway interchange. Studies are still being conducted to determine what is best for the Town over the years to come as far as deterioration of the roadways.
- Rob LeBlanc provided an overview of the consultation process. The Wolfville Bloom was set up and there have been several visits to the site along with open houses to allow the public to provide insight.
- It was noted that many of the members of the community stress they would like to continue to see Wolfville remain a green community. There were concerns over transportation and services.
- The province has indicated they would like to develop the province to double the population over the next 20 years. Low Density Development is a very slow way to grow, and it's being encouraged that communities move away from R-1 zoning and develop as complete communities.
- There was a lot of feedback about housing and making the housing affordable. It was suggested that the lot sizes and houses be smaller. There was a lot of discussion surrounding building height and restrictions. Currently the Land Use Bylaw permits up to 3 stories with the option to go to 4 stories through a Development Agreement.
- Urban Forests were discussed as an important issue for the developers to maintain this on the lands.
- Greenspace and trail connectivity to major parks is important.
- Rob LeBlanc covered the precedents of architecture and looking to keep traditional housing styles. Looking at narrow housing and examples of how communities have done this. Cluster homes were also looked at and there seems to be a lot of interest in this housing type.
- Discussion of making the community walkable and providing institutional spaces was noted.
- Rob LeBlanc noted that there are some areas of the lands that are sloped and ongoing consideration for the location of roadways is being made.
- Review of a Village Centre on the Maple lands. It was made clear by the community members that the Village Centre should remain originating at Main Street.
- An approximate unit count of 1700 units is projected and that is around 4000 individuals. The density would be approximately 13 units per acre.
- Ultimately this plan is geared towards making the planning changes to the MPS and the Bylaw to allow for the development. This will be the last of the CDD lands. There will be a mixed-use zone created.

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- Two new zones have been created that are believed to be needed for this plan. An R4-B zone which is a high-density residential zone and a maximum height limit of 4 stories is being proposed through site plan approval and any additional height through Development Agreement.
- A new Mixed-Use Zone is being added to allow the ground floor to be used as commercial use and requires other built form standards.

6. Round Table

- Mark Bishop posed questions regarding water and the use and addition of a third lagoon cell as well as additional pumping and piping. Alex de Sousa confirmed it is being investigated regarding the third lagoon and the additional pumping has not been confirmed. Further studies regarding the water system will be investigated over the next year.
- Mark Bishop asked whether the same study conducted for the road egress plans onto Bishop Ave being the primary feeder out onto Main where completed for the intersection of Sherwood onto Main. Roger confirmed there were studies completed and locations of the main egress is still being looked at regarding what routes are more appealing as well as meet the needs regarding emergencies etc.
- Concerns raised in the past about the four-way stop by Town Hall and what will happen to the four-way stop when there is more traffic. Roger confirmed a study was completed and information gathered from a previous study around Gaspereau Ave and there is frustration surrounding the four way stop but there is a threshold for when there is too much and that it will be an intersection that has to be monitored as the population growth puts more pressure on the intersection.
- Discussions surrounding the view plane occurred.
- Discussion surrounding the reference on page 238 of the package surrounding the addition of a 150 multi-unit building coming. It was noted by Director Lake there was no proposal he was aware of for that multi-unit building and it may have been an error on the map.
- George Lohnes indicated there was also a building indicating there would be 60 units and he assumes this would be 292 Main Street? Director Lake advised those were notes within the capacity analysis and they are surrounding units being built in Woodman's Grove and 292 Main was also included.
- Question regarding page 10 of the report related to student housing was raised. Mr. Lohnes stated that there seems to be an unrealistic expectation of what student housing might be and is considering the

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Community Harmony group and questioned how the Town will ensure that providing student housing in the East End lands won't result in repeating the issues seen in other areas of Town. Director Lake advised that he is trying to provide opportunities for a mix of people and housing types to live in the Town rather than concentrated specific housing types in certain areas, and that the University has aspiration of growing. George suggested that the Community Harmony should be taken into consideration and the group should be consulted and offered the chance to provide input.

- Mr. Lohnes questioned the validity of the Census information being provided, stating that he believes because of COVID there were many students that stayed in Town and believes this will throw the numbers off. Director Lake stated that the numbers from the Census are not perfect. Discussion surrounding enrollment of students at the University and if the numbers are increasing or decreasing.
- Discussions surrounding water and how the usage would be impacted occurred. It was asked if commercial growth was looked at when looking at the water use and the impact it would have. Alex de Sousa confirmed the study only surrounded the residential use. Director Lake advised it is a valid point and the use of the University students would also be looked at.
- Mayor Donovan stated that the Province requires that there is no egresses near a highway interchange and asked how the existing homes and egresses located near the proposed interchange location on Maple Ave would be managed. It was noted discussion with the province should be had and included in the report.
- Councillor Elliott advised there are two cluster units in the Town currently.
- Question surrounding lessons learned where she lives in the West End and water run off and asked whether this has been looked at along with traffic. Director Lake advised they are looking at all lessons previously learned, and it will all be taken into consideration.
- Beverly Boyd echoed this is going to be a large change for the community and it is being used as a 20-year term in the planning phase. It is important that something be added as conditions for the developers when completing this development for it to be done in a specified time when dealing with the phases.
- Very excited to see the discussion around trails. It would be great if the history of the lands could be more reflected in future trail signage and interpretation. As well, asked about whether an assessment of built heritage has been part of the research to date, as the cultural

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heritage considerations appear to be currently lacking in the reporting to date.

- George Lohnes inquired about the provincial legislation and if it will be imposed on the rural areas and how it might impact Wolfville and surrounding areas or if it is being limited to the HRM. Director Lake advised they are not sure now.
- It was asked how it was determined if a good cross section of the community was captured from the consultations within the Town. When you look at the photos of the open house in the plan it doesn't appear as a diverse group. Director Lake advised it was a very good turnout and targeting different areas in the community was something he intended on bringing up at the next PAC meeting and are there communities of interest that are not coming out and do we need to go to them.
- Mayor Donovan would like to recommend thought be given to the individuals in the surrounding area directly impacted by the development that consultation be specific to them.
- Councillor Elliott asked for clarification surrounding the increase of traffic and Roger Boychuck confirmed it was an increase of at least 3% per year regarding traffic.
- Director Lake indicated at the next meeting there will be more in-depth conversation regarding the view plain.

7. Next Meeting

8. Adjournment

December 8, 2022 – 4:00 p.m.

IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE MEETING BE ADJOURNED AT 5:46 p.m.

CARRIED

**Approved at the December 8, 2022, Planning Advisory Committee Meeting.
As recorded by Amanda Brown, Recording Secretary.**