



Planning Advisory Committee Meeting

December 8, 2022

4:00 p.m.

Hybrid via Teams &

Chambers

359 Main Street

Agenda

Call to Order

1. Approval of Agenda

2. Approval of Minutes

- a. Planning Advisory Committee Meeting, November 10, 2022

3. 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.

4. Permit Activity Report

5. East End Secondary Planning



- a. [REFER TO NOVEMBER 10th package](#). Staff will have a presentation prepared to move through key topics and facilitate discussion. Some new graphics will be prepared to illustrate work-in-progress.
- b. Discussion on specific areas of the secondary planning will include: Overall structure, zoning (building height), roads, parks and trails, town centre, culture and heritage, consultation and next steps.
- c. Letters received on the Secondary Planning process are included for the Committee and Council's information.

6. Round Table

7. Next Meeting

- a. February 9th, 2023

8. Adjournment



Building Permit Report

2022 Year in Review:

Total Number of Building Permits Issued in 2022: 83

Building Permits Issued for New Dwelling Units: 44

- Single Dwelling Unit: 8
- Add Dwelling Unit (Conversion): 6
- Accessory Dwelling Unit – Detached: 1
- Semi-detached Dwelling: 2
- Multi-Unit Dwelling: 27

Decks, Solar, Pools, Renovations, Additions, Demolition, Signage Permits: 39

Total Construction Value: \$14,612,821.36

New Square Footage Created: 54,255

Application Fees: \$30,734.50

Development Permits Year Over Year: 2019-2022

	2022	2021	2020	2019
Total Number of Building Permits Issued	83	69	*	*
Building Permits for New Dwellings	44	13	34	117
• Single Dwelling Unit	8	3	4	9
• Add Dwelling Unit (Conversion)	6	5	1	1
• Accessory Dwelling Unit - Detached	1	3	1	1
• Semi-detached Dwelling	2	2	2	10
• Two-unit Dwelling			2	
• Multi-unit Dwelling	27		24	96
Decks, solar panels, pools, renovations, addition, signage	39	57	*	*

*Awaiting information.

Upcoming and Pending Development:

There are several developments in the Town that are pending or in progress. Details about the status of these developments is provided below:

- **292 Main Street**
 - Construction is proposed to begin in the new year.
- **123 Highland Avenue:**
 - Permits have been issued for a 7-unit and 4-unit building (previously approved DA).
- **Wolfville Court (Basin Drive)**
 - Site Plan Approval has been granted for two 8-unit buildings and construction is underway.
- **13 Summer St**
 - Pending Site Plan Approval for the conversion of a single unit to a 3-unit dwelling.
- **13 Hillside Ave**
 - Pending Site Plan Approval for a multi-unit dwelling with 8 units.
- **Lot 20-2 Pleasant Street**
 - Pending Site Plan Approval for 2 semi-detached dwellings with a total of 4 units.

There have also been 22 new lots approved and 12 more pending in the West End Lands subdivision. Staff will continue to provide updated information on these developments to PAC as work progresses.



Public Input on Draft Secondary Plan Based on November 10, 2022
Planning Advisory Committee Meeting

1. Liam Black & Sandra McIntyre. November 14, 2022.
2. Page and Scott Murphy. November 8, 2022

Liam Black & Sandra McIntyre

11 Main Street

1. We would like to see the next draft of this document include a commitments matrix that takes the comments collected, makes commitments, and then references where in the plan these commitments are kept. This attachment is typically included in regulatory planning documents where it is essential to ensuring stakeholder alignment, e.g.

Consultation	Commitment	Reference
<p>"Save trees" – 49 comments in PC</p> <p>"Protect Wildlife" – 2 comments on website</p>	Development will fell no existing trees.	<p>Section 2.1</p> <p>Section 4.9</p> <p>Appendix A</p>
<p>"More active transit" – 21 comments in PC</p> <p>Town of Wolfville Active Transit Plan</p>	A safe bike trail will permit bicycle commuter access to every building within the development area.	<p>Section 3.7</p> <p>Appendix B</p>

2. We would also like to see some more quantified metrics. Not everyone is a visual thinker. It would be good to have a table that included the following metrics extracted from the proposed layout. We recognize some of these would be not available or would be mere approximations at this juncture, but many could be populated.

- % of development area that will be asphalted (roads, driveways, parking lots)
- % of development area that will be "groomed green" (parks, yards)
 - i. Of this, % public/private
- % of development area that will be "wild green" (untouched wilderness)
- % of development area footprint that will be devoted to commercial
- % of development area footprint that will be devoted to residential
- Total square footage condominiums
- Total square footage SFH
- Total square footage Apartments
- Total number of SFH
- Total number of <=1BA
- Total number of 2BA
- Total number of 3BA+
- Total number of 1B Condominiums
- Total number of 2B+ Condominiums
- Total number of rental units
- Total number of purchase-able units

- % of purchase-able units that will have a purchase price equal to or less than the median price per square foot in Wolfville
 - % of rental units that will have a monthly rental rate equal to or less than the median monthly rental rate in Wolfville
3. We were happy to see the stream that runs to Olsen Pond is being maintained. The hens that nest along its banks hunt in our backyard and we suspect they will not fare well traversing an “O 5 Commercial/ High Density Residential” to do so. Its ecosystem extends well beyond the boundaries that are drawn on the map, which will preserve it as a water feature only.
 4. Both comments and the plan mention trees a lot, and the plan talks a bit about planting new trees – We would like to understand the ultimate fate of the various groves within the development area. Could the plan clearly identify which forest cover will be logged? Or make promises to the effect that none will be?
 5. Is there any intent to do a wildlife study as part of this process? This area is extremely well travelled by local fauna. This development will massively disrupt an existing hunting ground. Building corridors and leaving wildspace within the development could mitigate this without substantially impacting the developable square footage.
 6. The plan mentions the importance of building Single-Family-Homes behind existing single-family-homes, but this has not been adhered to for the existing SFHs on Main Street. Is this an oversight? If not, what is the rationale to consider it important for the Kenney-adjacent residents but not on Main Street?
 7. As relative newcomers to the town, we would like to know if there are any disclosures with respect to the development area landowners. Do they own or control other properties near the development area or in the town generally? Will they materially benefit from the configuration of the resulting development above and beyond their stake in it?
 8. We found the comment in the plan that the developer would consider 6-8 story buildings alarming – this seemed to represent absolute and total divergence from popular consensus in the comments process. We would have expected the outcome to be a sentence to the effect “We will absolutely restrict development from exceeding 4 stories” based on the feedback received, not a note that the developers are happy to pursue 6-8 story units (is expansion to 5 considered a fait accompli?)
 9. The development area looks to be (eyeballed) about 1/12th or 1/16th the size of Wolfville’s town development boundaries, but will be home to 1/3 the town’s population. Have Fathom provided any comparable Canadian communities we might be familiar with? This just seems very skewed. Won’t “downtown” naturally be where the density is highest? How does this kind of micro-community impact a small town like Wolfville?
 10. Have we considered the possibility this development causes many homeowners in the west end to migrate to the east end, exacerbating problems with student housing for remaining homeowners and further segregating our student and resident populations?

11. The ratio of homeowners to renters is noted as being unusually ~50/50, and anticipates the development meeting the continuation of that trend. Surely the reason for this unusual ratio is that many of the renters in Wolfville are students, and thus would scale on a separate trend line to general population growth. Was this considered?
12. Town halls were held principally at Lightfoot and Online. Was any demographic information gathered to ensure that the people who have come out to speak are representative of the town as a whole? If no demographic information has been gathered, we would err on the side of assuming that online + winery does not attempt to meet many where they live. We believe more outreach would ensure this plan better represents the citizens of this town.
13. Could we be provided more detail on why the development has been sized to the number of residents that it has? Has any work been done to ensure that we're not taking a completely invalid trend because we factored in students "stranded" here in 2020/2021? What industries and economic trends are going to drive 50% population growth in our town? The Nova Scotia government's desire to grow the province is laudable, but if that growth does not come through aggressively we are concerned developers may abandon this project whole cloth or significantly change it to our collective detriment.
14. It was mentioned during the consultation meeting that it is important that the development be attractive for developers. We take this to be a reference to ultimate profitability. Has any economic modelling been done in support of this development plan? Could it be shared?
15. Is there any possibility of pursuing any alternative development models for this land, such as housing cooperatives? Cooperative housing seems like it would fit the character of Wolfville, and could provide a means of ensuring upkeep of common areas and development of additional cooperative services.
16. As a general comment, anywhere in this plan that includes an annual % growth figure should include the doubling period in brackets. It is not immediately intuitive to many that 3% annual growth will result in a 24-year doubling period, for instance. So when the plan says "traffic will increase by 3% per year", it could instead read "traffic will increase by 3% per year (doubling in 24 years)." This will help citizens properly interpret the impact of the development.
17. Were any alternative or supplemental scenarios considered in addition to developing these lands, such as expanding the town's border, expanding services to out-of-town residents, or re-developing existing low-density housing? This would be in addition to, not in preference to, the development of the CDD.
18. The landowners who border the development parcels should be engaged with separately as a group and it seems like a fumble they were not. We would appreciate it if all bordering landowners (including the homeowners at the junctions of proposed arterial traffic) were invited to a special consultation session focused on their concerns.

19. We have had to spend significant \$\$\$ upgrading our property due to drainage issues that ultimately have their origin in run-off from the Maple Ridge Lands. The town recently built a new grate near the foot of my driveway because (?) of the volume of standing water that was collecting on the road. While we appreciate the hydrogeological reports, we would like to see some included simulation and modelling work that takes into account the weights of the proposed structures and the extensive asphaltting. This feels intuitively like it will create a significant amount more runoff that will have correspondingly fewer places to go, impacting people like us and possibly the town as a whole.
20. Could we be provided some comparables to the building forms being proposed from within town? It would be good to understand their scale compared to some developments we are all familiar with such as in Woodman's grove. There are several buildings with lengths of 100m++ in the plan. This seems quite large, but maybe it isn't.
21. What assumptions are being made about car ownership? There is a lot of parking shown in this plan. For a community focused on Active Transit, this looks like a commuter's dream and seems more likely to attract bedroom commuters from Halifax than any other demographic. Very surprised to see no dedicated bike trail. Surprised to see how much parking there is in Wolfville 2040 on a fundamental level.
22. We think we need information about how this will be managed in terms of minimizing disruption to residents while bringing habitable assets online quickly to meet demand. What areas will be developed first, what activities will be executed first? What milestones exist to confirm the full development will remain viable as it proceeds? What scale-back options exist if the economics cease to favor the development?
23. During the public committee presentation, one of the Fathom consultants mentioned that a vegetation inventory had been completed and attached to the report. We cannot locate this inventory. Could you please let us know where to find this?
24. Describing the view planes in terms of arcs and angles makes them impossible to understand for us. It seems obvious looking at the plot plan that the existing views will be significantly impacted. Could we look to receive artist's renderings of the views as they will appear from typical viewing locations prior to approving any plan?
25. What was the process by which we landed on Fathom as the consulting firm for the Town of Wolfville's Secondary Planning process? Was there a competitive bid process? What differentiated Fathom's proposal versus others?
26. During the public committee presentation, a Fathom representative indicated they had been involved in developing 40,000 housing units. Are these 40,000 **built** units, or 40,000 notionally **planned** units? Can Fathom provide examples of their work in comparable circumstances (greenfield site/multi-building/integration into existing municipality/25%+ expansion in population)?
27. Could we understand more of the thinking process behind the buildings being proposed and the resulting density? A quick run through a few on-line calculators suggest that you can easily reach densities up to 20 Units per Acre with a combination of Cluster and Townhouses. Why does our 15 UPA result in so many long, tall buildings?

Message:

Hello Devin and Planning Department,

Thank you for your commitment to good urban design and community integrity. We live on Bishop Avenue, and we just read over the secondary development plan. We choose Wolfville because of the high-quality, small town vibe (and, at the time, affordability). We stay in Wolfville because of its continued investment in quality of life. While we are sad to lose our 'backyard' on the Kenny Lands, we are pleased to see the thought and attention put into the development plans.

Thank you, so very much, for keeping the top of Bishop Ave as trail-access only. Our community is closely knit and the majority of our connection and socializing with neighbours happens on our street. Clusters of neighbours chit-chatting are a regular sight on Bishop and Herbin. In addition, the neighbourhood children congregate on the streets to play together and chat up the retirees. This is all due to the cul-de-sac, lack of vehicular traffic, and no street-parking.

We are also hugely relieved to know that there will be a density buffer behind our houses. This consideration protects the value of our home and our sense of privacy.

Thank you also, for protecting the viewscape from Reservoir Park and extending the greenspace. We so value knowing the input from the open houses was heard and incorporated.

We are delighted to live in a community that invests in itself and its unique identity while welcoming others. Thank you for all your hard work, advocacy, and diligence.

Warm Regards,

Page and Scott Murphy