



**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
- David MacKinnon
- Amanda Brown, Recording Secretary (Virtual)

**ABSENT WITH REGRETS**

- Alice Cohen

**ALSO ATTENDING**

- Director of Planning & Development, Devin Lake
- Community Planner, Lindsay Slade

**MEMBERS OF THE PUBLIC**

- Norman Surette
- Peter Drummond
- Members of the Community in Chambers (names unknown)

**CALL TO ORDER**

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

<b>Agenda Item</b>	<b>Discussion and Decisions</b>
<b>1. Approval of Agenda</b>	<b>IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS CIRCULATED</b>  <b>CARRIED</b>
<b>2. Approval of Minutes</b>	<b>IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING OF NOVEMBER 10, 2022, BE APPROVED AS CIRCULATED WITH THE FOLLOWING REVISIONS FROM BEVERLY BOYD AS SENT BY EMAIL. GEORGE ALSO ASKED THAT PAGE 7 SECOND PARAGRAPH CHANGE THE WORD “SEVERAL” TO “MANY”</b>  <b>CARRIED</b>

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**Agenda Item**

**Discussion and Decisions**

**3. Public Input/Question Period**

- Jim Shatford – Refer to the neighborhood of east of Sherwood and it's all the streets that connect to Sherwood.
- Reviewed the plans and kept scratching his head because the original plans show four different access points.
- Question surrounding the lower access point. It's not well designed. Discussion surrounding how residents will have to navigate the entrances.
- Do we need the one or two access roads from Bishop Avenue? I don't think we do. Why don't we make it a pedestrian bicycle road only that then gives residents options.
- Intends on making a written submission.
- Peter Drummond – Thanks everyone as it's not an easy job. Through his experience he knows that consultants need to be hired because of their expertise. He thinks sometimes people need to walk through the community as people living there have more experience and they need to be consulted.

**4. Permit Activity Report**

- Director Lake advised this is something that we have done in the past. There are two sections put together and it is for information. We are working with the GIS Technician so that the reports can be generated easier.
- It was noted the reports may not be monthly. There is 2022 on the Building Side and 2019-2020 on the Development Permits.
- Some of the permits go through by Site Plan Approval.
- Mayor Donovan inquired about the Dwelling Units and if they are all individual permits if they are multi-unit dwellings. Director Lake advised it is one building permit/Development permit for the building.
- Noted when a permit is issued the value is determined based on what is submitted.
- George inquired regarding the Basin View projects and if they were included and if Director Lake could confirm they were by Site approval. Director Lake did confirm they were by Site Approval and the Committee did not need to be involved.

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**Agenda Item**

**Discussion and Decisions**

**5. East End Secondary  
Planning**

- Director Lake provided update surrounding the last meeting and advised who was present and advised we are not going to go through the presentations today previously provided at the last meeting.
- Advised recommendation will be required but that will not be today. Director Lake will require a sense of direction from the Committee and if there are things the Committee is not supportive of.
- Ideally, we would have a second draft document and it is not currently finished and is a work in progress. Today Director Lake would like to show some of the work being done.
- The draft document will be put on the Council Agenda for January for an update to Council.
- If individuals would like to have meetings Director Lake is willing to meet with people.
- Once the full draft is completed, Director Lake explained the process of how it would proceed. It was noted it would go to legislative process to amend the planning documents which there would be a PPM in front of PAC, Open House plus online and meetings with individuals, PAC considers and recommends, Council considers, Public Hearing, Decision, and adoption.
- How did we get here: 2020-21 multiple reports and budgeted to complete a secondary plan and provide developments rights to these lands. There has been formal work to date for over a year now since formal motion to proceed was put in place in September 2021.
- The Big Picture: Working to establish what can be build, density to be achieved, what areas should be conserved, where roads, parks trails and community centres will go, the character of the future community and how the view from Reservoir Park will be protected and many other details
- It is trying to achieve balance and consider costs in the framework.
- There is extensive discussion surrounding economic development and the areas surrounding working with our partners, expansion, retention and incubation, tourism and branding and communication. There is concern surrounding how it will impact the town and the town's branding.
- There is limited land for development in the town. A significant amount of the land in Wolfville is Dykeland and there are no intentions of having future development on the Dykeland.

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**Agenda Item**

**Discussion and Decisions**

- A lot of the development has been on the edges of town and a lot of discussion surrounding transportation has evolved. There has been traffic analysis completed and with the development there is potential to do it without the interchange. The interchange is very unlikely with the information obtained at this point.
- As the Eastend is established there will be impacts on other areas will arise.
- Review of the plan that was previously shown at the last meeting and there was a concept submitted from a landowner late and further work has been completed. There has been further work completed on the community centre and further direction is requested.
- The major difference in the new plan since the last meeting is there is a single road through the area where in the previous there were two roads. With one road it will create deeper lots and provide more opportunity for cluster town home areas. With the Kenny lands there are not a lot of changes from the previous version.
- Noted the Town owns the compost facility and talk has been had of moving the facility.
- Review of the Zoning Structure and an attempt of trying to establish a picture of where the zoning is going.
- Density has been established and when the plan was being prepared it was developed with a mix of housing types as per the consultation with the public.
- Sites have various constraints so clustering the density is required. 10 UPA is the minimum.
- On Kenny lands there will be 820 units approximately and on the East Lands there is 1,001 units approximately. These are approximations and not to say what is going to be built.
- Th document provides the mix of housing.
- Director Lake would like conversation and direction surrounding, is the framework acceptable for PAC to move forward within this realm and is the housing types of an appropriate mix.
- Review of roads, parks and trails including the multi-use paths and trees and what it will look like regarding cross sections. There are some areas that will be more urban especially surrounding parking.
- Director Lake would like direction surrounding more the parks.
- Affordable Housing – this is an area with the early consultation there was a lot of conversation around this. There is a great need for housing. A definition of defining affordable housing for this project should be thought of as well as housing choice and other programs and how they may feed into the choices.

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## Agenda Item

## Discussion and Decisions

- New legislation the province was brought in regarding requiring minimal amounts of housing surrounding affordable housing. Provincial Bill 32 allows municipalities to require a certain percentage/proportion of new housing to be affordable housing through their planning documents. The Town of Wolfville does not currently implementing Bill 32.
- Village square – an idea brought in with a bit of economic development in mind and the current constraints surrounding downtown now and village square being able to offer commercial space. It was a popular idea when presented at a high level. There is a limit in what the town should take on as commercial.
- If village square was something that it was decided the town would like to pursue it would have to have the intent outlined.
- Review of Village Square Preliminary concept map and what it would look like.
- The direction requested is does the town keep pursuing the Village Square?
- Zoning – There will be new zones created and use of some existing. Frontages and clustering will need work to make wit work. Parking is always an issue and defines much of the work (multi-unit use of underground parking – Woodman’s Grove is a great example of some underground parking, and it is working) and approval mechanisms (site plan, DA’s etc.). Approval mechanisms it important when it comes to the larger buildings and decision points.
- Review of the different zoning – Residential (R-4B) and Mixed Use (MU).
- Proposing to move forward with these new zones and other framework pieces (likely more to come as we move forward).
- Building Height and View Plan – Picture of Reservoir Park and the view. A description of where the line would be (not to scale). Description of the work completed with the survey company to establish what the line looks like above sea level and buildings etc., can’t go past this line or it will block the view.
- The view plan needs to be established for other parts of town as well surrounding building height.
- Building Height – there are requirements in the land use bylaw. Three (3) stories are considered acceptable and in some spaces four (4) stories and Acadia campus with five (5) stories. If additional height was requested by developers, there would need to be a public benefit provided for the request.

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**Agenda Item**

**Discussion and Decisions**

- Key question surrounding 1-4 by Site Plan, handled by staff with clear requirements, 4-6 or 7 by Development Agreement considered by Council, 7 Storey (18m) construction limitation.
- Bonusing possible for affordable housing.
- Culture and Heritage – Build form that we want and mindful of context, preservation of important natural features, design review processes build in and standards in the LUB along with mixed housing types, front porches, limit garages, specific requirements for larger buildings.
- Director Lake advised it will be very hard to land on an agreement on everything surrounding the draft document, but he would like some direction to be able to move forward.

**6. Round Table**

- Mark Bishop – Density what have we heard from the public and are they okay with this level of density? It is a much higher density than what was planned for and what people wanted. It was mentioned about needing to create a mix of young families and 1.5 people per dwelling is not a mix. It is mostly apartments and that is not an attraction to young families, and it is not necessary creating a neighborhood. The comments surrounding the 6-8 stories is something that was not wanted and yet it is still being included.
- It is noted we are missing the middle mix and that is not being seen here and those are the kind of neighborhoods he was looking for and has concerns about that.
- Councillor Ingham – Thanked Mark for his comments as they are similar to her. Noted she does walk around the community and values the public's opinion. Affordable housing and how do we obtain that. Are people going to be able to afford homes or are they only going to be able to rent. Are the homes going to be energy efficient and the green areas. To have the engagement is very important. This is such a large-scale development how are we looking at the phases and when do things come and we really need to define affordable housing and how is it built?
- Director Lake made comments surrounding we did ask the question about density from the public and there were 40 responses. The one unit per acre which would be difficult for the town to take on regarding roads. Unless there are other conversations are happening in the Town and we are not being made aware, the information provided was taken from the conversations with community members.

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**Agenda Item**

**Discussion and Decisions**

- There would be further information on phasing. We are trying to define a broad framework here.
- Councillor Elliott – The notion of high density I am with Mark and getting the right mix is important and not in favour of apartment buildings over 3 storeys.
- The notion of affordable housing is so complex and there used to be organizations in town guiding. It is hard to talk about affordable housing when there isn't a drive in the community to deal with it.
- Mayor Donovan also agrees with Mark. Affordable housing can be defined in many ways and so it is very difficult to discuss and spending some time on what we mean by affordable and affordable to who should be defined.
- I personally could see higher number floors in an apartment but would rather see a better mix regarding residences and buildings.
- Beverly Boyd – Would like to agree with Mark. Would like to see more low and medium density as opposed to high density.
- When you look at a view plane the cone is narrow, when you walk in the wintertime you could be looking at high rises up to 6 storeys and very concerned about that. The mix needs to be defined for sure.
- George Lohnes – Making a different viewpoint and disagreeing with the speakers up to this point. The housing crisis is also surrounding availability and it will contribute towards moving towards a partial solution. We need to take into consideration if we have to move to higher height then what we are used to.
- When he reviews the applications from the report, they are all multi-unit application and if they were transposed to a one-acre site they would be more than 10 units.
- Not comfortable with the term brand, essentially Wolfville has always been a university town and what has happened in the university town is the housing inventory has changed over the last 5 years and with Acadia proposing to grow its numbers it brings a further change in the makeup of the building and housing inventory in the core of town. We all have comments to offer, and there has been comments the town is moving away from upgrading infrastructure and having this development on the Eastend and a village square really does have him concerned. Bottom line he is not concerned with a density of over ten (10).
- It was noted another meeting should be had with the committee as there are a lot of pieces. Director Lake asked there be some comments at this meeting be on the Village Square and Building Height.

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**Agenda Item**

**Discussion and Decisions**

- David MacKinnon – There have been conversations for decades what the Town should look like. When he thinks of Village Square, he thinks of an established community. If you had a store in the area, what will it do to the establishments that are currently in the main core.
- Mayor Donovan – Likes the idea of village square and what control does the town have over what is built there. The image of a strip mall comes to mind. I like the village square could buy milk so they don't have to go downtown all the time, however, very concerned it will affect the flow of Olsen Pond and the connectivity to the rest of the area.
- Councillor Ingham – Likes the idea but what would the area be for this square. It would be great for people with mobility issues to be able to access them without going downtown.
- Councillor Elliott – Not sure how viable the ideas of these stores would be from an economical point given previous history.
- Beverly Boyd – When we speak of village square it is a commercial environment in concept why else do people gather and what are the experiences the people living there looking for regarding trails etc. Do we want to think of it not commercially but have a place for people to gather culturally. Keep the idea of the gathering place but what else is it going to be. With the trails the experience we need to think of it from that perspective and the accessibility for others in town. Get away from “if we build it they will come” and what are we trying to achieve and link back to the trails with non residence.
- Councillor Elliott – Does the town have land to move the compost facility? Director Lake confirmed they are looking at options in the area behind Home Hardware as well as areas around Acadia are being looked at.
- The Deputy Mayor asked that we end at 6:00 and if the committee is interested in having another meeting where our next meeting is not until February 6<sup>th</sup> and have Amanda do a poll and send out some possible dates to continue the discussion before February. Director Lake suggested early January>
- Mayor suggested that perhaps the committee could send out their suggestions via email to Director Lake.
- Beverly Boyd – View Plane – Discussion surrounding Citadel Hill and how view planes are determined, and people need to understand how they are determined.
- Mayor Donovan – Does see the triangular view when looking out at Reservoir Park and she believes the highest apartments to her right she would like to know how people react to that.



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**Agenda Item**

**Discussion and Decisions**

- Councillor Elliott provided a photo of what the viewpoint was from Reservoir Park and she couldn't see the mosquito park.
- George Lohnes – Asked Director Lake if there would be other places looked at in the Town besides Reservoir Park? Director Lake confirmed this is the only protected area in the bylaws.
- Mark Bishop thanked the committee as this is his final meeting of his three (3) year term.

**7. Next Meeting**

January 5, 2023 – 4:00 p.m.

**8. Adjournment**

**IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE MEETING BE ADJOURNED AT 6:00p.m.**

**CARRIED**

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