



Planning Advisory Committee Meeting

June 13, 2024

4:00 p.m.

Council Chambers – Town Hall

Agenda

Call to Order

1. Approval of Agenda

2. Approval of Minutes

- a. Planning Advisory Committee Meeting, April 2024

3. Public Input / Question Period

PLEASE NOTE:

- *Individual members of the public may make comments and ask questions for up to 5 minutes.*
- *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. New Business:

- a. Introduction to Senior Planner, Mark Fredericks
- b. Wayfinding Presentation

5. Continuing Business:

- a. Active Transportation Update
- b. Housing Accelerator Fund Update (working group, parking study, plan review)
- c. Other updates and questions



6. Next Meeting

- a. DDMMYY – 4:00 p.m.

7. Adjournment

ATTENDING

- Deputy Mayor Madeira-Voss, Chair
- Mayor Wendy Donovan,
- Deputy Mayor Wendy Elliott,
- Councillor Jennifer Ingham,
- Beverly Boyd,
- Kelly van Niekerk
- Michael Martin
- Jason Hall
- Corey Cadeau, and
- Recording Secretary Lindsay Slade

ABSENT WITH REGRETS

ALSO ATTENDING

- Director of Planning & Development, Devin Lake

MEMBERS OF THE PUBLIC

CALL TO ORDER

Chair Deputy Mayor Madeira-Voss, 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 WITH ITEM 4 MOVED TO ITEM 5, AND ITEM 5 MOVED TO ITEM 4.

CARRIED

2. Approval of Minutes

IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING OF JANUARY 2024 BE APPROVED AS CIRCULATED WITH CORRECTION TO THE DATE OF THE PUBLIC HEARING FOR 292 MAIN STREET DEVELOPMENT AGREEMENT.

CARRIED

3. Public Input

- Caroline Whitby of Maple Avenue provided comment on the January 2024 PAC minutes regarding park and trail sites in the East End Secondary Plan area, seeking further information on trail completion dates, safe pedestrian connections from Maple

Agenda Item

Discussion and Decisions

Ave to Reservoir Park trails, and funding for public transportation infrastructure.

4. New Business:

- a. Staff Report: PA 001-2024-123 Highland Avenue Rezoning Application

- Director Lake provided a presentation for the Rezoning Application submitted by s2e for 123-1 and 123 Highland Avenue.
- A context map was provided showing the location of the land in question, abutting highway 101.
- A “big picture” context was provided for both the rezoning for 123-1 and 123 Highland Ave, as well as for another rezoning application on the agenda for Gaspereau Avenue.
 - Director Lake referenced the Province’s 5 Year Housing Plan, stating that over 71,000 new housing units are needed by 2027, however the pace of construction is not meeting demand.
 - The Wolfville Housing Needs Assessment was discussed, with a shortage of over 1,700 units needed by 2032.
 - The needs for public and subsidized housing units is high.
 - The Town has entered into an agreement with the Federal Housing Accelerator Fund (HAF) program. The two rezoning applications are applicable to the HAF program, and are being accelerated due to how they advance particular requirements such as affordable housing of our action plan.
 - Director Lake provided an overview of how the two rezoning applications support the Town’s implementation of the Climate Action Plan through net-zero building.
- Director Lake stated that this application is consistent with the Municipal Planning Strategy and clarified how the requirements for site plans and detailed drawings differ for a rezoning and development agreement at the PAC meeting stage.
- An overview of the R-MDU zone requirements as stated in the Land Use Bylaw was provided, as well as the process requirements for site plan approval applications.
- Two preliminary site plans were shown, demonstrating how the applicant is proposing the site plan could be developed based on the requirements of the Land Use Bylaw.
- An overview of potential public benefits including a sidewalk spanning from the top of Highland Avenue to the intersection of Pleasant and Highland ave, connectivity to Evangeline Park were provided.

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Discussion and Decisions

- Director Lake described the process and next steps to follow PAC.
- The applicant provided a presentation, speaking to their intentions and dedications around net-zero residential development and showcased examples of developments they have completed elsewhere.
- Councillor Madeira-Voss asked a question regarding process requirements for architects. It was clarified that for rezoning applications, Council would be approving new development rights for a parcel of land. The application would then go through site plan approval, which is similar to a development agreement, but is done with the Development Officer, rather than through a Council or PAC process.
- Councillor Ingham asked if the applicant had determined how many buildings they would build and if any of the units will be accessible. The applicant stated that they are interested in building 3-4 buildings, 3 storeys each. A minimum of 1 per 20 units would be required to be accessible.
- Kelly stated that the proposed number of parking spaces seems high and that fewer parking spaces would be more environmentally sustainable.
- Michael asked whether placing these buildings near Highway 101 would be disruptive to the future residents.
- Deputy Mayor Elliott asked whether the development would include affordable housing units. The applicant stated that they are considering including affordable units.
- Beverly raised concern for safety of children near Highway 101 and asked whether the parking towers would be lit at night. The applicant confirmed the towers are not lit at night.

Motion:

That the Planning Advisory Committee provide a positive recommendation to Council regarding the Land Use Bylaw Amendment (Rezoning) for 123 and 123-1 Highland Avenue (PID 55271738 and 55350045).

CARRIED

b. Staff Report: PA
002-2024-
Gaspereau Avenue
Rezoning
Application

Director Lake provided an overview of the rezoning application, stating that the nature of the application is the same as the Highland rezoning presented earlier.

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Discussion and Decisions

A treed area was shown, as well as access routes and the location of a potential sidewalk spanning from the top of Gaspereau Ave to Pleasant Street.

Applicant, Peter Polley, provided a presentation, highlighting residential developments that have been completed by Polycorp Inc, including net-zero and affordable housing.

Deputy Mayor Elliott asked a question regarding the intended completion time for the buildings proposed under the rezoning given the length of time it has taken to finish the 6th building at Woodman's Grove. Mr. Polley stated that the delay in Woodman's Grove is due in part to Covid related delays, affordable housing programs and inflation. The intention moving forward is to build two of the buildings at the same time to reduce delays.

Clarification around the surrounding properties was provided.

Mr. Polley clarified that the north west section of treed land would remain treed, and the trail along the south property boundary would be landscaped with a walkway.

Kelly asked whether residents on the upper floors would have a view of the Minas Basin. Mr. Polley stated that the views from storeys 4-6 will have views of Minas Basin.

Mr. Polley stated that the units in the proposed site would be much smaller than those at Woodman's Grove to reduce the price point per unit.

Mr. Polley stated that landscaping at this site would be completed to a higher standard than at Woodman's Grove.

A discussion around where the R-MDU zone is permitted occurred and Director Lake clarified that any residential zone aside from R-1 may be rezoned to R-MDU.

A discussion around parking requirements occurred and Director Lake stated that a parking study will begin in the coming months as part of the Housing Accelerator Fund work.

Motion:

That the Planning Advisory Committee provide a positive recommendation to Council regarding the Land Use Bylaw Amendment (Rezoning) for Gaspereau Avenue (PID 55274575).

CARRIED

Agenda Item	Discussion and Decisions
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| 5. Old Business:

a. Housing Accelerator Fund Update | <p>Director Lake provided a brief update on the Housing Accelerator Fund. Ongoing working includes the hiring process for a new senior Planner position, staff training, procurement, preparing for the parking study, non-market working group formation, and accelerating the two rezoning applications discussed today.</p> <p>Work to occur from October to December includes a Housing Accelerator Fund kick-off/launch with orientation for the new Council, updates to the Town website and Wolfville Blooms, letters, news releases and other necessary communications. Other aspects of the Housing Accelerator Fund work will begin in October including working with Acadia on a student housing strategy, beginning a Plan Review of the planning documents, and analysis of parking study results.</p> |
| b. 292 Main Street Update | <p>Director Lake provided responses to the questions asked during the Public Input portion of the meeting:</p> <p>The top priority for street rebuilding from a condition perspective is Earnscliffe Avenue given the presence of the Childrens' Centre and medical facilities on that street. Maple Avenue rebuild is of high importance, but how the rebuild will be funded has not yet been determined and it will be discussed in future budget meetings.</p> <p>A clarification around approval processes for development in the East End was provided.</p> |
| c. Active Transportation Network Update | <p>An update on 292 Main Street was provided and Director Lake stated that it is still the expectation that the development will begin by June 1st, 2024.</p> <p>A brief update on the Active Transportation Network was provided, and it was stated that tenders to complete some of the work will be going out soon to pave a section of the Harvest Moon Trail, connecting Highland Ave to the Harvest Moon Trail, some traffic calming and other connections to the trail. Further updates as work progresses will be brought to the Committee.</p> |

Agenda Item	Discussion and Decisions
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6. Next Meeting	
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a. June 13th, 2024	
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A number of Committee Members will be unavailable for the May meeting and will instead meet on June 13 th , 2024, at 4:00 p.m.

7. Adjournment	
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IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE MEETING BE ADJOURNED AT 6:05p.m.

CARRIED

8.	
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Approved at the ***, 2024 Planning Advisory Committee Meeting.
As recorded by Lindsay Slade, Community Planner**