



ATTENDING

Chair Deputy Mayor Wendy Donovan, Mayor Jeff Cantwell; Councillor David Mangle; Councillor Mercedes Brian; Chief Administrative Officer Erin Beaudin; Robert Barach; Paul Cabilio; Scott Roberts; Director Community Development Chrystal Fuller, and Recording Secretary Dan Stovel

ALSO ATTENDING

Policy Analyst Colin Simic, and Interested members of the public

ABSENT WITH REGRET

Dr. Philip Edgar and Steve Mattson

CALL TO ORDER

The meeting was called to order at 1:33 pm

1. AGENDA APPROVAL

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

CARRIED

2. APPROVAL OF MINUTE

a. Planning Advisory Committee Meeting, September 25, 2016

MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING OF SEPTEMBER 25, 2016 BE APPROVED AS CIRCULATED

CARRIED

3. NEW BUSINESS

a. RFDirection – Chapter 9 of MPS – Version 2 Changes

- This is the first Chapter of the Municipal Planning Strategy (MPS) being brought forward for the PAC's consideration where feedback has been integrated over the last few months
- Chapter 9 of the MPS is in regards to Recreation and Green Space. This review will be the test case for how the PAC works through future documents and an examination of the level of detail that the PAC will delve into
- Staff have been working hard to remain on the consultation schedule and the schedule does not have built into it multiple reviews of documentation at the PAC level
- Chapter 9 is one of the most straight forward chapters and the least controversial and this will be a test for presentation to PAC in order to determine how much detail the PAC would like to review and what other inputs the PAC would like to have into the process
- The overview report presented to PAC provided an overview of the changes between versions 1 and 2 of Chapter 9 of the MPS. A map of Recreation and Green Space was provided to PAC to review those areas designated within the Town of Wolfville
- The primary consultation, conducted over the summer, was the Community of Interest on Open Space and Green Space (para c). The Policies were also reviewed against the Municipal Government Act (MGA), and looked at existing reports, specifically the Parks and Open Space Master Plan and the Kings 2050 Plan in attempt to look at all documents that had never been

integrated into the Town’s main regulatory documents. Feedback was also provided by the Town’s Public Works & Park and Recreation staff which was important to consider

- The Parks and Open Space report establishes some typologies for Parks:
 - Community Parks
 - Neighbourhood Parks
 - Non Municipal Active Sport Parks
 - Linear Parks
 - Special Open Space Areas
 - Non Recreational Open Space Area

- The Draft Chapter 9 groups these Park areas into zones, which has not been done before

	Local Parks	Other Parks	Major Recreation Facilities
			
Definition	Local Parks are public spaces that serve their immediate neighbourhood or community by providing a wide range of activities and interests.	Other Parks are public spaces that serve as a linear open space corridor or a community space that can be used for minor recreation and passive activities.	Major Recreation Facilities are reserved and designated future public spaces. These areas allow for the siting of new regional recreational facilities such as ice rinks, fields, or pools, that service the needs of the region.
Types of Public Spaces	<ul style="list-style-type: none"> • Neighbourhood Parks • Community Parks 	<ul style="list-style-type: none"> • Linear Parks • Special Open Areas • Non-Recreational Open Spaces 	<ul style="list-style-type: none"> • Regional Recreational Facilities
Zone	P1	P2	P3

(see Figure 1).

Figure 1 – Zone Grouping of Parks

The PAC was asked to provide feedback on the Summary of Changes between versions 1 and 2 of Chapter 9 of the MPS:

i. Parks Typologies and zoning

Staff have included the specific typologies recommended in the *Parks and Open Spaces Master Plan* and then created zones to enable each type of park. Similar parks, at least from a land use perspective, - are placed into either P1 or P2 zones (see Figure 1)

- Concern expressed that the low-end of the size for neighbourhood parks is too small. Parks of that size in many communities have been eliminated.
 - A minimum lot size for parks can be established to rectify this issue

ii. Regional Recreation Policies

Through the Kings 2050 process, the siting of regional recreation facilities needs to occur in collaboration with other municipal units. The Phase 2 report of Kings 2050 identifies possible policy approaches and these have been substantially included into this draft.

- Encourage regional investment in Acadia's recreational facilities
- Concern expressed over the status of Kings 2050 – if the document is going to be referenced, it needs to actually exist

iii. Specific Policies to limit the acquisition of additional parks

The Open Space Master Plan states that in Wolfville the, "...overall level of parkland provision is very high and would likely exceed by a considerable margin that available in most other similar sized communities." It is also very clear that the Town has limited resources, both human and financial, with which to support parks acquisition and maintenance. The policies contained in this section limit the ability to accept additional parkland except as identified on Map 6 of the MPS or parks that Council specifically takes as a result of identified cultural, environmental or social benefit to the community.

- Identify possible opportunities to pursue the development of parks South of Pleasant St between Highland and Gaspereau Avenues, keeping in mind that these would have to be fairly substantial tracts of land and not small park areas.
- Important to keep in mind the size of the parks – they need to be fairly substantial tracts of land

iv. Add a zone to allow for Larger Sport Facilities and rezoning criteria to guide placement

There is some discussion that the valley region may require additional sport facilities and there appears to be general agreement that these should be located in growth centres or towns. The Plan creates a zone that, upon rezoning, could accommodate this kind of use. The Plan also establishes zoning criteria.

- There is no specific area in mind with regards to development of a larger sport facility – although the plan contemplates placement of these type of facilities

- Keep in mind that larger sport facilities may have significant impact on transportation nodes
- Future facilities will not necessarily be “on Main Street”, but “on a major artery” with easy access for the municipality

It is unclear at this time if the Acadia Athletics Facility should be zoned for this kind of use. It would be beneficial as there have been discussions with Acadia indicating that it would be open to increasing recreational infrastructure on site that could accommodate non-student activity if appropriately funded by the community. At this point, the draft LUB does not include Acadia Athletics Centre but staff will discuss this option with Acadia.

v. Includes the Recreation Vision for Wolfville

Council adopted a recreation vision for Wolfville and this is included so that it is clear that this vision guides land use planning in Wolfville.

- The Vision was taken from the National Recreation Statement
- Recommended that the recreation vision for Wolfville be retained in the document

vi. Integrated Parks and Open Space Development Principles from Parks and Open Spaces.

The *Parks and Open Space Master Plan* identifies several principles to guide park development. These principles are integrated into the policies of this section.

- Recommended to retain in the policy

vii. Removed the requirement for open space in the Core Commercial District

The Plan wishes to encourage development and redevelopment in the Core Commercial area. There are several parcels in the Core which could be subdivided to create additional parcels for commercial or mixed use development. The requirement for open space contributions in the core are removed as an incentive for redevelopment.

- Recommended to retain in the policy

viii. Includes Crime Prevention Through Environmental Design (CPTED) references

CPTED principles are approaches to creating safer communities. The principles include consideration of issues such as lighting, sight lines, maintenance, access and visibility. The draft documents make reference to CPTED principles for the planning, development and acceptance of any future park lands.

- Recommended to retain in the policy

ix. Include requirements for the design of new parks.

There are no guidelines for the development of parks within Wolfville. Staff are recommending a process and requirements for the establishment or redevelopment of parks within the Town.

- In terms of design, the Town should consider the kind of things the community wants to do in a Park (e.g., does it need a water source?). What type of amenities need to go into a Park?
- Recommended to retain in the policy

x. Revised map with future parks and trail areas

The parks map will identify current and future trails and parks.

The following future parks have been added:

- a. Parkland in the east end on the Kenny Lands and on the east side of Maple Avenue, along with a connecting trail network
- b. Park and Ravine lands in the west end
- c. The entire length of the rail trail
- d. The Committee recommended that a park area be added south of Skyway/Pleasant

The following future parks have been removed in the Draft Policy:

- a. Trail along the 101. This was removed for several reasons
 - Concerns about the ability to maintain the additional length of trail
 - Difficulty in gaining access easement from DTIR
 - Trail is near Skyway and Pleasant streets and the sidewalks on these streets reduces the need for a trail in this area
 - b. Park land on Orchard. This was removed for the following reasons:
 - Not currently developed
 - Very close to Rotary Park
 - Topographically a challenging site
 - The ability to maintain and operate the park is limited
- **Next Steps:**
 - The Committee discussed sending the draft policy to the Environmental Sustainability Committee. However, it was decided to refer the changes back to staff to incorporate in draft 3 of the MPS and consider forwarding the policies to the ESC at a later date.

b. Issue Identification Paper – Guiding Framework

The Town's MPS currently incorporates two guiding frameworks that help guide policy and regulation within Wolfville:

- [The Natural Step](#) (TNS), and
- [Melbourne Principles](#)

Four (4) Sustainability Principles of TNS

In a sustainable society, nature is not subject to systematically increasing:

- concentrations of substances from the earth's crust;
(such as fossil CO₂ and heavy metals)
- concentrations of substances produced by society;
(such as antibiotics and endocrine disruptors)
- degradation by physical means; and
(such as deforestation and draining of groundwater tables)
- there are no structural obstacles to people's health, influence, competence, impartiality and meaning.

Implication for using both guiding frameworks within the Draft MPS:

- Lack of clarity to direct land use policy and regulations
- Lack of relevance to land use policy and regulation
- Undefined and difficult process to incorporate
- Creates expectations that are not achievable or possible through land use planning regulations

Staff Recommendations:

- The Draft MPS will remove *TNS* and *Melbourne Principles* as formal guiding frameworks.
- Sustainability will continue to be a goal of policies and regulations but not adhere to one particular framework or approach. Elements of different planning approaches that address sustainability will be incorporated (Smart Growth, New Urbanism, and Cittaslow)
- Chair proposed that both the Planning Advisory Committee and the Environmental Sustainability Committee meet together to discuss Sustainability issues. Staff recommended that this meeting occur early in the new Year, after the strategic plan of Council has been established.

c. Community Interest Summaries

i. Local Business

- The Community Development Department held a Community of Interest meeting in Cuts Meat Market on July 27, 2016. This meeting asked local businesses to provide input and

direction on proposed changes to Wolfville's draft land use planning documents – the Municipal Planning Strategy (MPS) and Land Use Bylaw (LUB)

- The five topics presented for discussion at this meeting included:
 - Moratorium – Servicing
 - Future Development Overlay
 - The Live Work Transition Zone (C2 Zone)
 - Home Occupations and Home Based Businesses
 - Parking

ii. Core Area

- The Community Development Department held a meeting at the Wolfville Farmers' Market on July 25, 2016 to obtain feedback and direction from property owners and residents regarding proposed changes to our community's land use planning documents – the Municipal Planning Strategy (MPS) and Land Use Bylaw (LUB) – related to the Core Neighbourhood area.

iii. Parks & Open Spaces

- The Community Development Department held an event at Waterfront Park on Monday, August 15, 2016, which brought out residents and visitors of Wolfville to participate in the Parks and Open Spaces Event. This event offered residents and visitors an opportunity to provide feedback on how our community's parks, open spaces, and trail systems could be improved.

d. Strategic Planning Process Input

There will be a Council Strategic Planning session in December 2016. As part of this process, Committees of Council feedback is being sought on the following questions:

(1) Key accomplishments from the past term:

- The ability to resolve issues that have come before the Committee
- More robust and innovative ways to communicate (e.g., Pop-Up sessions with the community)
- Wrestled with and moved forward with 336 Main St – fully occupied with commercial interest moving into the bottom floor. A first step in the revitalization of the East End
- Council has an architectural advisory committee in support of decision-making process
- L'Arche House property re-development
- The future connection between the PAC and the Environmental Sustainability Committee
- Compressed Natural Gas facility at Acadia University
- When developers and the public come to meetings, the Public Information sessions have ensured that the developers understand the issues
- A strong diversity of members on the PAC
- The Committee has learned from issues that have been difficult and those issues have then become examples for future processes



(2) Top 3 Priorities going forward:

- The Municipal Planning Strategy (MPS)
- The greatest challenge for Wolfville – what happens when the Town is all built up? It will not be many more years before there is no more major development with no more opportunities for expanding the Town
- How do we as a Town fully engage with Acadia University and the WBDC as an economic development issue
- Not so much a priority, but more of a challenge down the road is looking at ingress and egress into Town
- Further development of Townhouses, pocket neighbourhoods – a type of development that has yet to happen
- Installation of a stoplight at the corner of Main Street and Gaspereau Avenue

(3) What would you like Council to consider as part of the Strategic Planning Process:

- A commitment between the Town and Acadia University for a common building (corner of Highland Ave and Main St) that would be the Town's library/municipal building and physically connected to the University library. A true Town & Gown physical setting (long-term plan)

4. FUTURE MEETING DATES

- A Council Orientation session for understanding Planning and Development Process, along with an MPS review is scheduled for Tuesday, November 8, 2016
- There will be an all-day Planning Advisory Committee Meeting Monday, November 21, 2016 to review the Municipal Planning Strategy

5. QUESTION PERIOD

No questions were put forward to the Committee

6. ADJOURNMENT OF PLANNING ADVISORY COMMITTEE MEETING

MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE MEETING BE ADJOURNED AT 3:44 PM **CARRIED**

Approved at the November 28th, 2016 Planning Advisory Committee Meeting

As recorded by Dan Stovel, AA Corporate Services