
ATTENDING

Chairperson Deputy Mayor Wendy Donovan, Mayor Jeff Cantwell, Councillor Carl Oldham, Councillor Jodi MacKay, Steve Mattson, Omar Bhimji, Melinda Norris, Mary Costello & Oliver Jacob

ALSO ATTENDING

Director Devin Lake, Planner Jeremy Banks, CAO Erin Beaudin, Manager of Economic Development Marianne Gates, Councillor Brian, Director Kevin Kerr, Recording Secretary James Collicutt, Sue MacArthur, Michael MacArthur, Issam Kadray & 7 Members of the Public

CALL TO ORDER

Deputy Mayor Oldham, called the meeting to order at 1:30 PM

1. AGENDA APPROVAL

Chairperson Donovan added "*Election of Vice Chair*" to the agenda.

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

CARRIED

2. APPROVAL OF MINUTES OF FEBRUARY 28th, 2018

The minutes were approved with amendments to Items 5 & 6.

MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING OF FEBRUARY 28th, 2018 BE APPROVED AS AMENDED.

CARRIED

3. ELECTION OF VICE CHAIR

Councillor Jodi MacKay was appointed Vice Chair.

4. QUESTION PERIOD

No questions or comments from the public.

5. WEST END COMPREHENSIVE DEVELOPMENT

Staff reviewed the application with the Committee for the comprehensive development of the West End Lands, noting that the proposal utilizes two separate development agreements. The development agreements will include a land swap to facilitate a comprehensive development plan, which addresses park spaces, connecting trails, sidewalks and traffic-calming measures. Mr. Lake remarked on the primary concerns voiced by residents:

- **Density:** The proposal meets the MPS requirement of 5-12 dwelling units per acre. A mixture of housing types are being proposed for all phases with apartment-type buildings permitted in Phase 3.
- **Storm Water:** A storm water management plan has been developed for the site and reviewed externally. No servicing capacity issues are expected.



- **Traffic:** A traffic impact analysis conducted by an external engineering consultant shows that predicted increases in traffic are deemed acceptable. Traffic-calming measures will be utilized throughout the development.

Staff believe the proposal is consistent with the MPS and recommend forwarding to Committee of the Whole for initial consideration.

Committee Discussion

In responding to the Committee's questions and concerns, Staff relayed the following key pieces of information:

- Density estimates have changed only slightly over the lifetime of the application.
- "Garage-centric" designs will not be recommended; however, a balance will likely need to be found between the market demands and encouraging a walkable community.
- Developers will have up to 10 years to apply for tentative subdivision approval once the development agreements are approved. It will be stipulated that Phase 1 be initiated in a timely manner and that the next phase cannot begin until it is complete.
- The National Building Code requires that developers meet or exceed the outcomes of many of the sustainable development policies of the Town's MPS. Further site-specific sustainability requirements will not be included in the development agreements; however, opportunities exist for individual homeowners or community groups to invest in sustainable initiatives.
- Revenue gained from the open space fee is allocated to an account that is specifically for park and public open space development. The Town intends to move forward with the development of parks and public open spaces in the West End Lands as soon as road frontage is established.
- The density requirements of the MPS (*5-12 dwelling units per acre*) will dictate the minimum and maximum lot sizes throughout the development.
- Traffic-calming measures and retention pond design details will be put in place as part of the servicing agreement.
- Phase 3 will include some commercial uses to encourage a more "complete" community.

MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE FORWARD THE WEST END DRAFT DEVELOPMENT AGREEMENT WITH VIKING VENTURES TO COUNCIL WITH A POSITIVE RECOMMENDATION.

CARRIED

MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE FORWARD THE WEST END DRAFT DEVELOPMENT AGREEMENT WITH 2231266 NOVA SCOTIA LIMITED TO COUNCIL WITH A POSITIVE RECOMMENDATION.

CARRIED

MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE REQUESTS THE ENVIRONMENTAL SUSTAINABILITY COMMITTEE PROVIDE INFORMATION AND RECOMMENDATIONS RELATED TO MPS SECTION 8.4.5 AS TO HOW THE WEST END LANDS DEVELOPMENT CAN MORE COMPREHENSIVELY ADDRESS SUSTAINABILITY.

CARRIED

6. RESIDENTIAL-COMMERCIAL BUFFERING – OPTIONS REPORT

Staff were directed to look at possibilities for making amendments to the MPS/LUB that would accommodate buffering provisions for abutting land use designations – residential to commercial. Staff found that most local municipalities had requirements for buffering between different land use types that utilized distance, plantings, screening or combinations thereof to establish buffers. Staff noted that policies relating to buffering can limit development opportunities and could encourage the consolidation of parcels to overcome the limitations of buffering requirements.

Committee Discussion

The Committee would like the limitations on development to be minimized as much as possible but expressed concerns relating primarily to residential abutments. The Committee asked that buffering requirements improve the quiet enjoyment of properties for residents and to ensure that it is done in an appropriate way.

MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE RECOMMEND TO COUNCIL TO DIRECT STAFF TO INCORPORATE A MORE NUANCED APPROACH TO BUFFERING IN A FUTURE DRAFT.

CARRIED

7. MPS UPDATE – INFORMATION REPORT

Staff are continuing to work with their temporary staff and student resources to move forward with the draft documents. A Wolfville-specific housing issues report will be forth-coming along with a presentation by Nancy Stewart from the Regional Health Authority on the subject. Staff noted that the next drafts will hopefully come forward in June/July at a workshop.

8. DEVELOPMENT ACTIVITY REPORT

Reports for February & March will be part of the April PAC Package.

9. ADMINISTRATIVE MATTERS – 2018 LLPANS CONFERENCE

Committee members Omar Bhimji and Melinda Norris expressed interest in attending.

10. ADJOURNMENT OF PLANNING ADVISORY COMMITTEE MEETING

The next regularly scheduled Planning Advisory Committee meeting is scheduled for Wednesday, April 25th, 2018.

MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE MEETING BE ADJOURNED AT 3:23 PM

CARRIED

As recorded by James Collicutt, AA Community Development

Approved at the April 25th, 2018 meeting of the Planning Advisory Committee