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**ATTENDING**

Councillor Mercedes Brian, Bill Zimmerman, Janet Eaton, Hayden McKee-Godry, Director Public Works Kevin Kerr, Hannah Machat and Recording Secretary Karen Outerleys.

**ALSO ATTENDING:**

Director of Planning Devin Lake, Jeremy Banks Community Planner, Caroline Beddoe for Acadia University Sustainability Coordinator Jodie Noiles

**LATE ARRIVAL**

Mayor Jeff Cantwell arrived at 11:40

**CALL TO ORDER**

Chair, Councillor Brian, called the meeting to order at 10:35

**1. APPROVAL OF THE AGENDA**

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

**CARRIED**

**2. APPROVAL OF MINUTES OF THE REGULEETING OF MAY 23, 2018**

**MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE MAY 23, 2018 MEETING BE APPROVED AS CIRCULATED.**

**CARRIED**

**3. BUSINESS ARISING FROM PREVIOUS MEETING, MAY 23, 2018**

**a. West End Land Discussion**

- Review of what has occurred on the West End Development since the last ESC meeting regarding the sustainability aspects of the development recommended to the committee.
- Planning documents will be finalized from committee comments at the current meeting, staff will then reach out to both developers with updated planning documents with no need to bring this agenda item back to the January ESC meeting.
- The updated planning documents will allow for higher density housing blocks in the west end development.
- Monitoring increased traffic as the development grows will be on going. Safety concerns have been addressed with traffic calming items like raised crosswalks and bump outs at pedestrian intersections. Making streets as narrow as possible was suggested as another idea for traffic calming.
- Like to see bike lane painted, target amount of homes that are "net zero" and ready for solar energy be included in this development.



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**b. MPS Draft II Discussion and Feedback**

- MPS documents have been in review since 2015, first draft submitted in 2016 and the second draft released early in the summer of 2018 after PAC & Council reviewed.
- Environmental policies and the active transportation policies were brought to the ESC and feedback reviewed in development of the MPS.
- Focus on completing the MPS document before staff can focus on the Land Use Bylaw.
- The thrust of the MPS has been moving away from development agreements moving toward more site plan development.
- MPS is mostly about Land Use Review of Key issues:
  - Economic Development & Commercial Opportunities
  - Heritage and Design Guidelines
  - Affordable Housing (Inclusive Zoning?)
  - Lodging Houses, AirBnB
  - Traffic & Parking
  - Scale & Massing
  - University Policies around Housing and how they effect the community
  - Land Use By-law & Property Zoning
- Review Sustainability checklist given to a developer before an application is made for a new development. The developer scores their own project within the checklist principals. Information in the completed documents will still require negotiation and public input. The summary score of the checklist can be a good indication that the developments in the ball park of the MPS.
  - Land Use and Design
  - Connectivity
  - Environmental & Economic Sustainability
  - Social Equity
- The main difference between the old MPS documents and the new MPS is that developers will have to consider the principals of the new MPS and the checklist before submitting drawing. In the past they could submit plans and then the discussions would start with the planning department.

**4. NEW BUSINESS**

**a. Solar Electricity for Community Buildings**

Provincial pilot program through the Province, submitted application for the Public Works building, we were successful. The program is a contract signed to be a provider of solar power back on the grid at a certain price per kilowatt. (45 kilowatts solar panels to be installed on the PW building).



- The whole system would cost 130,000 to implement. The price of electricity would be 22 cents a kilowatt per hour paid to the Town
- The Town will initially receive a modest amount per year of income until the panels are paid off.

**b. FCM Staff Grant**

- The Town's application with the Climate Innovation Program is in the final review process (results should be known by December). However even if we are awarded the grant, it will be a requirement to go to council to see if the Town is willing to pay a portion of a staff member's wages, FCM covers 80% for two years.

**c. Low Carbon Communities and Clean NS Fund**

- The Town has also submitted applications for other funding available within a new Initiative around low carbon communities and Clean NS.

**5. ROUNDTABLE DISCUSSION**

- Use of pesticides, in the new MPS, pesticides **not** specifically mentioned but contaminates and keeping the landscape as it was found. The Town's pesticides bylaw would still be relevant with regards to pesticide use.
- Town's sustainability will be determined by a healthy economy, we are basically retail, we need to have a space for businesses that are not retail.
- The more we pave in Town the more problem we have will water runoff, consider permeable types of paving, when discussing plans with developers.
- Explain affordable housing, what kind of price ranges are being considered. As far as the MPS affordable housing means, housing that is below market rate, a unit that has a contract with Housing NS or a Seniors Lodge. *"The key piece in affordable housing is housing that does not increase the average rental rate."*
- Provincial government offering 50,000 per door to developers, in return developers sign a 15-year agreement promising to keep the rent below market value.
- Find a way to guaranty that housing will be below market rates in the Town of Wolfville, inclusionary housing (zoning), allow lower income residents to remain in local housing. This doesn't mean creating sections of Town known as "the poor part of town".
- Inclusionary housing (zoning) with in Wolfville developers will notice the scale of the building is quite large, for example a 74-unit building, 60 units of those are affordable registered with Housing NS. The Town is running out of spaces to put these types of large developments in the walkable areas of Town.
- The UN Intergovernmental Panel on Climate Change Report is out.



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- Discuss permaculture principals in particular around water, to consider contour lines when creating developments. Idea behind this principal is slow, spread and sink.
  - With the “Hothouse Earth” becoming a serious issue for mankind, should the committee be mapping the whole issue and whether the we are doing everything we can do as a municipality, either by meeting more often or having a break off group separate from the committee.
  - Would like to see the Town take a stand against any more fossil fuel proposals and encourage residents in Wolfville to move toward other ways to heat homes and drive their vehicles. Other opportunities for example, like populating lands with a solar farm, deep energy fit on the older housing stock in Wolfville, electrify Town (future) vehicles.
  - An interesting thing to do in Wolfville is to do a deep energy retrofit one of the older housing stocks in Town as an example. Efficiency NS many want to get involved in retrofitting one of our older homes.
  - Service the communities with smaller micro transit type vehicles. Taking larger buses out of small communities and provide better service overall.
  - While a plastic bag ban is on the staff workplan, there is no target date set for the ban. There will be no province wide plastic bag ban.
  - Acadia Sustainability week starts October 22, 2018.
  - Fair Trade, any developments on the file for Wolfville’s designation, reinstating the Town as a Fair Trade town.
  - Campus is doing a lot of work to become plastic free, installation of additional water bottle refills stations, to faze out a lot of disposal plastics within meal hall and removing plastic bags from campus.
  - It was noted that working group meetings can be arranged to discuss ideas that can be brought back to the committee at the January meeting.

**Recommendation to Council:**

- The Environmental Sustainability Committee recommend to Town council that the Town of Wolfville take a position against the further development of fossil fuel resources in the region, where as it is necessary to take immediate action to attempt to reduce the impact of climate change, where as there are alternatives available, where as there are additional environmental impacts from fossil fuel development, the Town therefore urges no further fossil fuel developments in Nova Scotia, based on the recent Intergovernmental Panel on Climate Change Report.

**CARRIED**



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**6. NEXT MEETING**

- The next regularly scheduled meeting of the Environmental Sustainability Committee is January 2019.

**7. ADJOURNMENT**

**MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE ENVIRONMENTAL SUSTAINABILITY COMMITTEE MEETING BE ADJOURNED AT 12:31AM**

**CARRIED**

**Approved at the October 15, 2018 Environmental Sustainability Committee Meeting**

**As recorded by Karen Outerleys, AA Public Works**