

Public Information Meeting

June 5, 2018

123 Highland Avenue – Development Agreement Proposal



Proposal

Chris Parks, of JCK Parks Properties Inc., are seeking a development agreement that would allow for:

1. Two new multi-unit buildings near the existing four-unit building of 123 Highland Avenue, to include a 6-unit dwelling and an 8-unit dwelling.

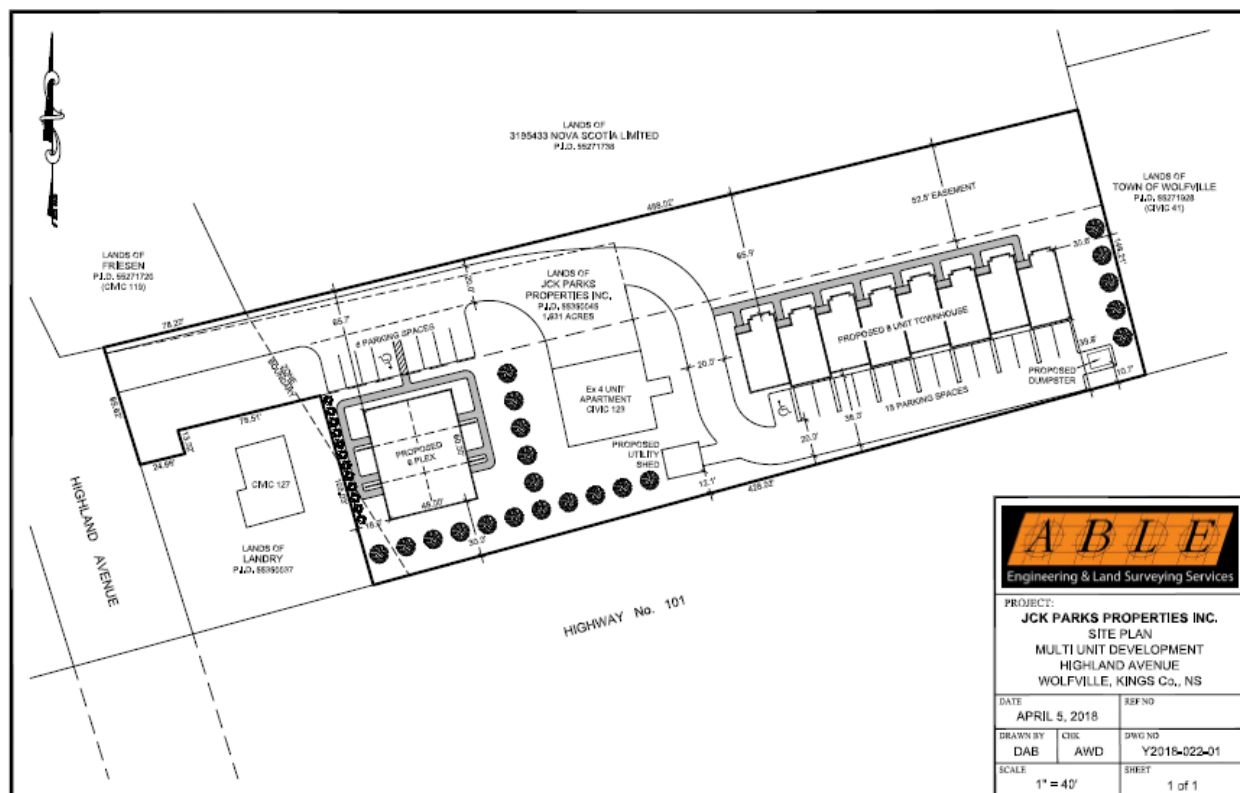


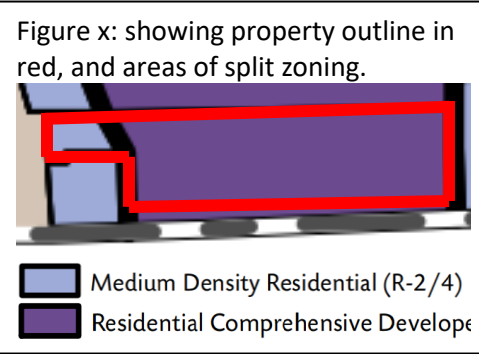
Figure 1: Location Plan proposal.

Background

123 Highland Avenue (PID 55350045) has a lot size of 1.63 acres (71002.8 ft² or 6596.38 m²) is split zoned, with a small portion designated Medium Density Residential in the Municipal Planning Strategy (MPS) and zoned R-2/4 in the Land Use By-Law, while the larger portion is designated Comprehensive

Development District (CDD) in the MPS and zoned Residential Comprehensive Development District (RCDD) in the LUB.

The proposed development is located only on the RCDD zoned area, and therefore Policies and By-Laws related to RCDD zones will be of primary consideration.



Existing Conditions

The property currently consists of a four-unit dwelling, wooded area, and open-space to the east of the dwelling.



Figure 2: Existing conditions of site, from Highland Ave, and from Satellite.

Preliminary Policy Review

The proposal requests:

1. A new 6-unit dwelling and a new 8-unit dwelling, within the area zoned RCDD at 123 Highland Avenue.

Any new residential development proposed for a property zoned RCDD is required to be by development agreement (LUB 10.2) with this type of proposal is typically an as-of-right development as it is in accordance with Land Use By-law policy 7.1. Policy 7.3 of the Land Use By-Law requires new dwellings within Architectural Control Areas to be built in accordance with Municipal Planning Strategy (MPS) Part 12 policies. MPS policy 12.1.7 requires new main buildings within an Architectural Control Area to be built through a Development Agreement Process. MPS policies 12.1.4 and 12.1.5 require the building to be consistent with the principles of the relevant Architectural Guidelines Manual and in context with the neighborhood.

Land Use By-law

Part 10 Residential Comprehensive Development District (RCDD) Zone

10.2 Developments Permitted by Development Agreement

Within the RCDD zone the following uses may be permitted in accordance with Part 8.4 and policy 18.6.1 of the Municipal Planning Strategy:

- all new residential uses
- limited institutional uses
- local commercial uses

Municipal Planning Strategy

Part 8.4 Comprehensive Development District

8.4.3 to consider only by development agreement, all proposals for development within the Residential Comprehensive Development District (RCDD) zone for mixed residential uses, limited institutional uses and local commercial uses.

8.4.4 to ensure the following criteria are met when Council is considering development proposals in the Residential Comprehensive Development District (RCDD) zone:

- (a) a minimum EnerGuide rating of 80 is achieved by all new single unit and two unit residential dwellings; and
- (b) the maximum density of residential dwellings units shall be an average of 12

dwelling units per acre and the minimum density shall be an average of 5 dwelling units per acre; and
(c) development is in accordance with policy 18.6.1

8.4.5 to require that all developments within the Residential Comprehensive Development District (RCDD) zone respond to sustainability principles. The sustainability principles to be considered by Council shall include, but not be limited to the following:

- (a) the project provides buildings and site design that reduce the required operational energy requirements by a significant amount from conventional buildings. (e.g. district heating systems)
- (b) the project provides buildings and site design that substantially reduce the impact on the environment through:
 - i. retention of natural systems, e.g. retaining natural slopes
 - ii. retention of Category 2 soils, e.g. community gardens
 - iii. use of renewable energy sources, e.g. site orientation
 - iv. management of construction wastes
 - v. reduced storm water run off, e.g. storm retention ponds
 - vi. water conservation; e.g. low flow fixtures
 - vii. waste reduction including solid waste and sewage
 - viii. use of environmentally sustainable materials
 - ix. use of certified Fair Trade products
- (c) the project provides an affordability component that would meet the need to provide housing in Wolfville that is affordable and available for all sectors of society.
- (d) the project provides for alternative or shared housing and services models such as co-operative housing, co-housing, life lease, car pooling/sharing, district heating, etc.
- (d) the project provides barrier free/accessible housing units.
- (f) the project demonstrates high quality architectural and environmental design that is compatible with the landscape and that will contribute positively to the

immediate area and the Town in general.

(g) the project provides a mixture of housing types and densities as well as a variety of housing designs

(h) the project provides public or private amenities such as parks, walkways, public art, daycare, cultural venues, and public gathering spaces.

(i) the project provides active transportation routes and amenities and maximizes connections with existing trail/walkway systems.

(j) the project provides access to public transportation.

(k) the project provides mixed uses of a local commercial nature including but not limited to convenience stores, laundromats, farm markets, etc.

(l) the proposal makes efficient use of land in relation to infrastructure requirements (e.g. clustering of homes).

Process

The first stage of the application review process will be a Public Information Meeting (PIM) held on June 5, 2018, in the Council Chambers at Wolfville Town Hall at 6:00PM. The purpose of the PIM is to receive preliminary feedback from the public on the request.

Staff have not completed a review of the project and no recommendation is provided at this time.

The process for a development agreement after the PIM is as follows:

- Staff prepare a report with recommendation for the Planning Advisory Committee
- Initial Consideration by Council
- Public Hearing
- Decision by Council
- Appeal period

How can the public get involved in this application?

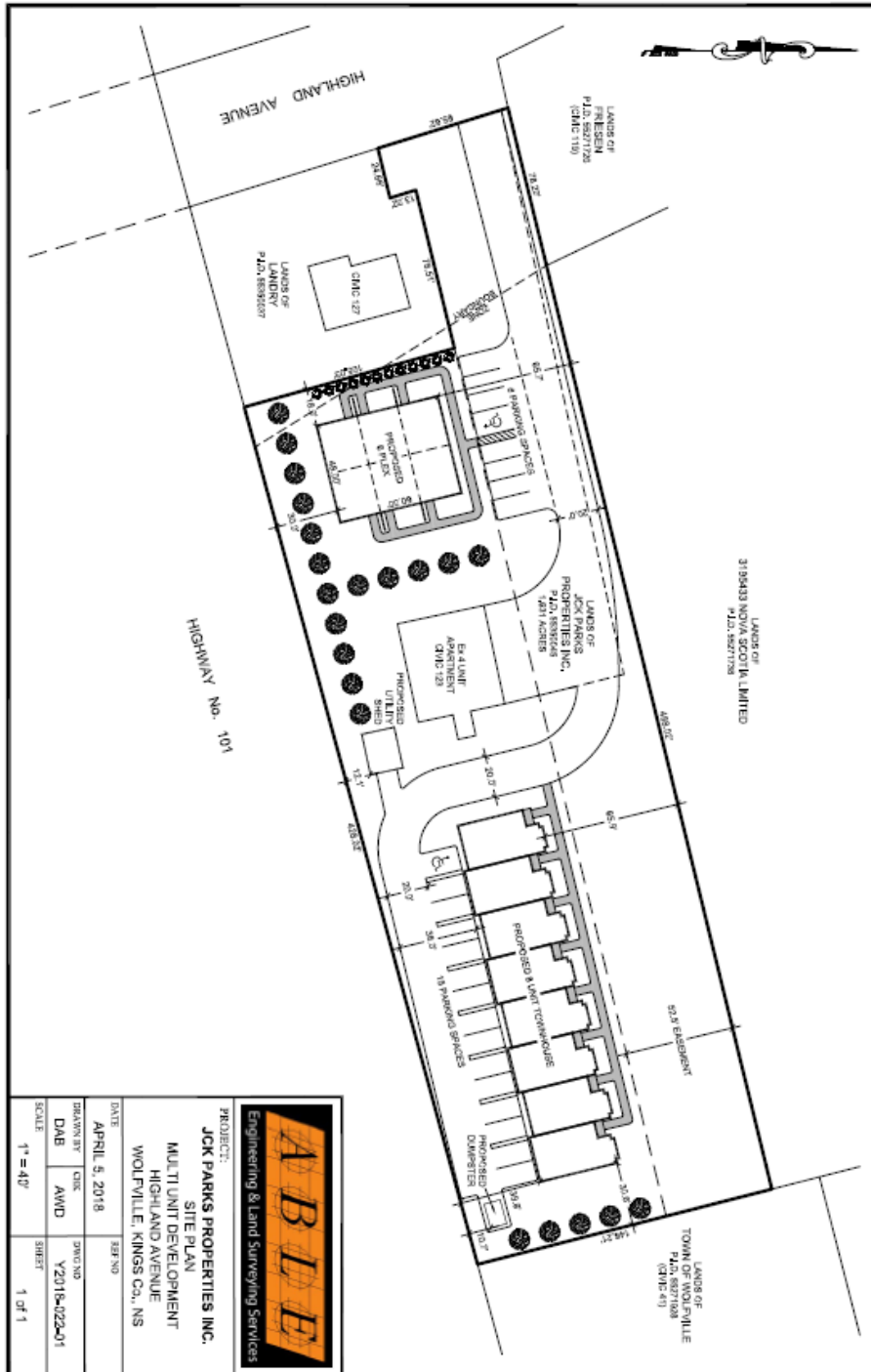
The public can, and **is encouraged to**, provide comment on the application at any time during the process, but the earlier in the process the better so that any concerns can be addressed. Not all concerns or issues can be dealt with through the development agreement process, but if the issue is relevant to the planning process, we will address it in the staff report. Ways that the public can be involved are:

- Direct contact with Staff. The ideal time to do this is before Staff have prepared the staff report and potentially the draft development agreement; however, you can contact Staff at any time.
- Letters or emails to Council.
- Submissions to Council at the public hearing.
- Requests to make a presentation to the Planning Advisory Committee
- Email updates regarding this application – provide your email to Planning Staff and we will put you on the list.
- If you have questions regarding the application or the process for making a decision regarding this application, please contact Jeremy Banks at 902-599-3762 / email at jbanks@wolfville.ca

Attachments

- A. Site Plan
- B. Intended Aesthetics
- C. Part 18.6 of the MPS

Attachment A – Site Plan



		PROJECT: JCK PARKS PROPERTIES INC. SITE PLAN	
		MULTI UNIT DEVELOPMENT HIGHLAND AVENUE WOLFVILLE, KINGS CO., NS	
DATE	APRIL 5, 2018	REF NO.	
DRAWN BY	CHK	PREC NO.	
DWG	AWD	Y2018-022-01	
SCALE	1" = 40'	SHEET	1 of 1

Attachment B – Intended Aesthetics



Attachment C – Policy 18.6 of the MPS

18.6 CRITERIA FOR DEVELOPMENT AGREEMENTS AND CRITERIA FOR LAND USE BY-LAW AMENDMENTS

It shall be the policy of Council:

18.6.1 *to consider the following in addition to all other criteria set out in the various policies of this Municipal Planning Strategy, when considering proposals for development agreements and Land Use By-law amendments:*

- (a)** *to ensure that the proposal conforms to the intent of the Municipal Planning Strategy and to all other applicable Town By-laws and regulations, except where the application for a development agreement modifies the requirements of the Land Use By-law or the Subdivision By-law.*
- (b)** *to ensure that the development does not cause conflict with adjacent land uses, disturb the quiet enjoyment of adjacent lands, or alter the character and stability of surrounding neighbourhoods through:*
 - i.** *the type and intensity of use; and*
 - ii.** *the height, mass or architectural design of proposed buildings; and*
 - iii.** *hours of operation of the use; and*
 - iv.** *outdoor lighting; and*
 - v.** *noise, vibration or odour; and*
 - vi.** *vehicle and pedestrian traffic; and*
 - vii.** *alteration of land levels and/or drainage patterns; and*
 - viii.** *deprivation of natural light*
- (c)** *to ensure that the capacity of local services is adequate to accommodate the proposed development and such services will include, but not be limited to the following:*
 - i.** *sanitary and storm sewer systems; and*
 - ii.** *water systems; and*
 - iii.** *schools; and*
 - iv.** *recreation and community facilities; and*
 - v.** *fire and police protection; and*
 - vi.** *street and walkway networks; and*
 - vii.** *solid waste collection and disposal systems*
- (d)** *to ensure that the proposal is not premature or inappropriate by reason of the financial ability of the Town to absorb capital and/or maintenance costs related to the development.*
- (e)** *to ensure that the proposal does not cause environmental damage or damage to adjacent properties through:*
 - i.** *pollution of soils, water or air; and*
 - ii.** *erosion or sedimentation; and*

- iii. interference with natural drainage systems and watercourses; and*
 - iv. flooding*
- (f)** *to ensure that the proposal protects and preserves matters of public interest such as, but not limited to:*
- i. historically significant buildings;*
 - ii. public access to shorelines, parks and public and community facilities;*
 - iii. important and significant cultural features, natural land features and vegetation.*
- (g)** *to ensure that the proposed site and building design provides the following:*
- i. useable active transportation networks that contribute to existing active transportation links throughout the community; and*
 - ii. functional vehicle circulation and parking and loading facilities designed to avoid congestion on or near the property and to allow vehicles to move safely within and while entering and exiting the property; and*
 - iii. facilities for the safe movement of pedestrians and cyclists; and*
 - iv. adequate landscaping features such as trees, shrubs, hedges, fences, flower beds, and lawns to successfully integrate the new development into the surrounding area; and*
 - v. screening of utilitarian elements, such as but not limited to; mechanical and electrical equipment, and garbage storage bins; and*
 - vi. safe access for emergency vehicles; and*
 - vii. adequate separation from, and consideration of, public and private utility corridors to ensure their continued safe and functional operation; and*
 - viii. architectural features, including but not limited to, mass, scale, roof style, trim elements, exterior cladding materials, and the shape, size and relationship of doors and windows; that are visually compatible with surrounding buildings in the case of a new building or with the existing building in the case of an addition; and*
 - ix. useable outdoor amenity space for use of residents in a residential development; and*
 - x. accessible facilities for the storage and collection of solid waste materials; and*
 - xi. appropriate consideration for energy conservation; and*
 - xii. appropriate consideration of and response to site conditions, including but not limited to; slopes, soil and geological conditions, vegetation, watercourses, wet lands, and drainage.*
- (a)** *where Council determines, on the advice of a licensed professional, that there is a significant risk of environmental damage from any proposed development which does not require an*

assessment under the Environmental Assessment Act, environmental studies shall be carried out at the expense of the developer for the purpose of determining the nature and extent of any environmental impact and no agreement shall be approved until Council is satisfied that the proposed development will not create or result in undue environmental damage.

18.6.2 *that a development agreement may contain such terms and conditions that are provided for in Section 227 of the Municipal Government Act which ensures that the proposed development is consistent with policies of this Municipal Planning Strategy. The agreement may include some or all of the following:*

- (a) the specific type of use;*
- (b) the size of the structure(s) within a development;*
- (c) the percentage of land that may be built upon and the size of yards, courts, or other open spaces;*
- (d) the location of structure(s) in relation to watercourses, steep slopes and development constraint areas;*
- (e) storm water drainage plans;*
- (f) the maximum and minimum density of the population within the development; the architectural design or external appearance of structures, in particular its compatibility with adjacent structures, where required by policy;*
- (g) traffic generation, access to and egress from the site and impact on abutting streets and parking;*
- (h) landscape design plan indicating the type, size and location of all landscaping elements that buffer or screen the development. This may also include fencing, walkways and outdoor lighting;*
- (i) open storage and outdoor display;*
- (j) public display or advertising;*
- (k) maintenance of the development;*
- (l) any other matter which may be addressed in the Land Use By-law or Subdivision By-Law, such as parking requirements, yard requirements, etc.;*
- (m) site specific information relating to soils, geology, hydrology and vegetation.*