

RECLAIMING & SUSTAINING CORE NEIGHBOURHOODS

REPORT CARD



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PURPOSE

The report documents: housing stock and neighbourhood amenities; relevant Town and Provincial policies and legislation; and experiences of other communities. The objective was to define housing issues in the core and identify impediments and opportunities to their resolution.

IN PROGRESS - 50%

Identify opportunities through signage and art installations, to enhance sense-of-place and enrich neighbourhoods with appropriate neighbourhood social spaces and community walking destinations

Identify opportunities for place making - sites for sitting and gathering, and program opportunities that contribute to healthy connected neighbourhoods

Initiate dialogue with the Wolfville School, the AVRSB, and the Province to become an active partner in its redevelopment, particularly opportunities to enhance social and physical connection within the Town's core neighbourhoods

Continue the work of the Town and Gown Committee and development and enforcement of property standards and noise and nuisance bylaws

Extend consultation with developers, realtors and the broader community to create a better understanding of the desired housing market in Wolfville and specifically the opportunities the Town has to effectively intervene in this market

Begin a dialogue with community residents and those who may wish to make Wolfville their home regarding: what makes a neighbourhood work, and what measures are needed to ensure this objective.

Begin discussion with the Provincial government to investigate opportunities for incentives through grants, sales tax forgiveness etc., for those who wish to purchase homes for owner occupied use of homes that need to be reconverted to single unit dwellings .

Convene a forum with other small towns with large post-secondary presences (Antigonish, Sackville and perhaps Truro) to share best practices and approaches to managing housing issues related to transient populations.

Investigate the licensing of boarding houses and rental accommodations.

NOT-COMPLETED - 22%

Initiate discussion with private and public developers to identify and address barriers and challenges to innovative forms of housing development.

Initiate discussion with the Province and appropriate service agencies to explore opportunities to develop safe, accessible and affordable housing for those who wish to live in the core but who are living on low incomes, or other considerations that makes accessing core homes either difficult or expensive.

Begin discussion with the University administration to identify opportunities to address the need for student housing, as well as creative opportunities to address future housing needs in the core.

Identify communities who have successfully maintained or reinvigorated their central core neighbourhoods, including the retention or attraction of permanent residents and businesses.

MOVED FORWARD - 28%

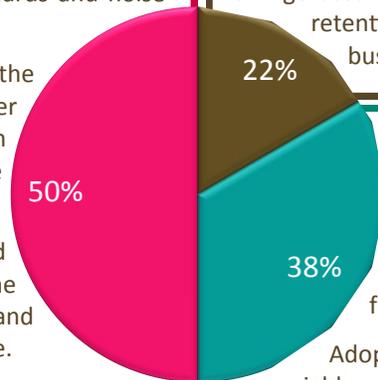
Review the R2/4 and Restricted Commercial zoning to assess need and opportunity to revise either of these classifications to protect the core neighbourhoods and provide suitable opportunities for new live work environments

Adopt directions that support physical form and neighbourhood design to create stronger social connectivity in the Downtown Development Plan

Assess opportunities in the MPS and LUB to create and support stronger social connectivity within neighbourhoods, and where possible amend current directions that may be barriers to this objective

Through the Town and Gown Committee host social events and create projects and opportunities that promote positive interaction for students and permanent residents, and contribute to place making and strong healthy neighbourhoods

Develop strategies and measurable objectives in the MPS that strongly encourage development consistent with: "eyes-on-the-street", social interaction within neighbourhoods, neighbourhood appropriate street-life and activities, and that attracts residents of all ages and stages of life, in future new development and redevelopment.



The following recommendations are moved forward to be considered in the Municipal Planning Strategy Review:

- As part of the evaluation of the MPS and LUB, review the R2/4 and Restricted Commercial zoning to assess need and opportunity to revise either of these classifications to protect the core neighbourhoods and provide suitable opportunities for new live work environments
- Adopt directions that support physical form and neighbourhood design to create stronger social connectivity in the Downtown Development Plan
- Assess opportunities in the MPS and LUB to create and support stronger social connectivity within neighbourhoods, and where possible amend current directions that may be barriers to this objective
- Through the Town and Gown Committee, and its member organizations, host social events and create projects and opportunities that promote positive interaction for students and permanent residents, and contribute to place making and strong healthy neighbourhoods
- Develop strategies and measurable objectives in the MPS that strongly encourage development consistent with: “eyes-on-the-street”, social interaction within neighbourhoods, neighbourhood appropriate street-life and activities, and that attracts residents of all ages and stages of life, in future new development and redevelopment.

The following recommendations are moved forward to be considered in the Core Area Action Plan :

- Through the Town and Gown Committee, and its member organizations, host social events and create projects and opportunities that promote positive interaction for students and permanent residents, and contribute to place making and strong healthy neighbourhoods