

Public Information Meeting

October 30, 2018

PID # 55274591 – Development Agreement Proposal



Proposal

Travis Mills, on behalf of the property owner, Joyce Johnson, of PID # 55274591, is seeking a development agreement that would allow for:

- Six multi-unit residential buildings with a total of 48 dwelling units included in a mix of 16 3-bedroom units, 14 2-bedroom units, and 18 1-bedroom units as outlined in this report.

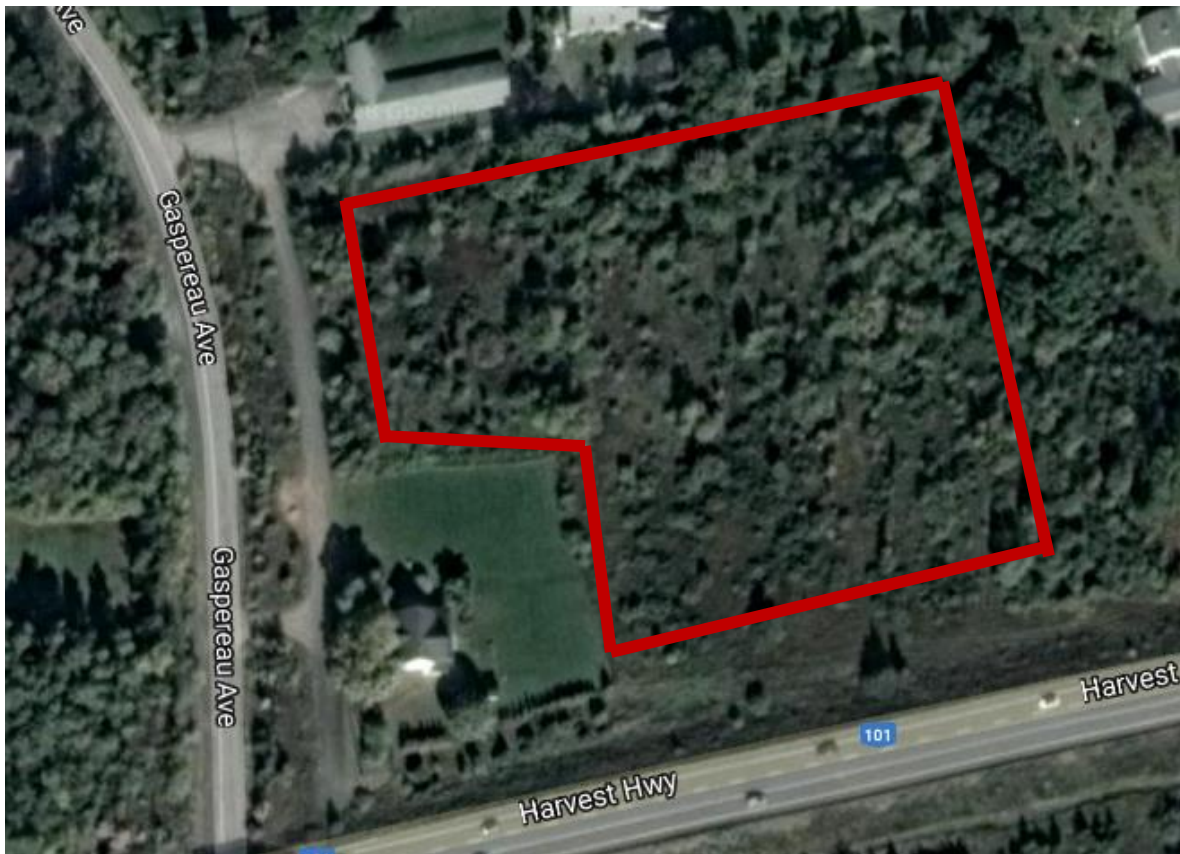


Figure 1: Location Plan for 8 Elm Avenue.

Background

The property identified as PID # 55274591 is located between civic addresses 209 and 225 yet has no civic address of its own. It is an area of 4 acres and is designated Comprehensive Development District in the Municipal Planning Strategy (MPS) and zoned RCDD (Residential Comprehensive Development District) in the Land Use By-law (LUB). The property currently consists of vacant land, accessed from Gaspereau Avenue, via the town-owned old Gaspereau Avenue road (see figure, below).

Current Conditions



Preliminary Policy Review

The proposal requests:

1. Six multi-unit buildings with a variety of dwelling units that includes 1, 2 and 3-bedroom dwellings.

A property zoned RCDD (Residential Comprehensive Development District) with this type of proposal is considered through a Development Agreement process, in accordance with Land Use By-law Policy 10.2 and MPS Part 8.4. MPS policy 18.6.1 and 18.6.2 outline considerations to be reviewed in a Development Agreement Process.

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 Comprehensive Development District

It shall be the policy of Council:

- 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.*

Part 18.6 Criteria for Development Agreements and Criteria for Land Use By-Law Amendments

Policy 18.6.1 outlines the need to consider a variety of items, which include parking, circulation, vegetation, drainage, and sustainability. It is included as *Attachment C*

Process

The first stage of the application review process will be a Public Information Meeting (PIM) held on October 30th, 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

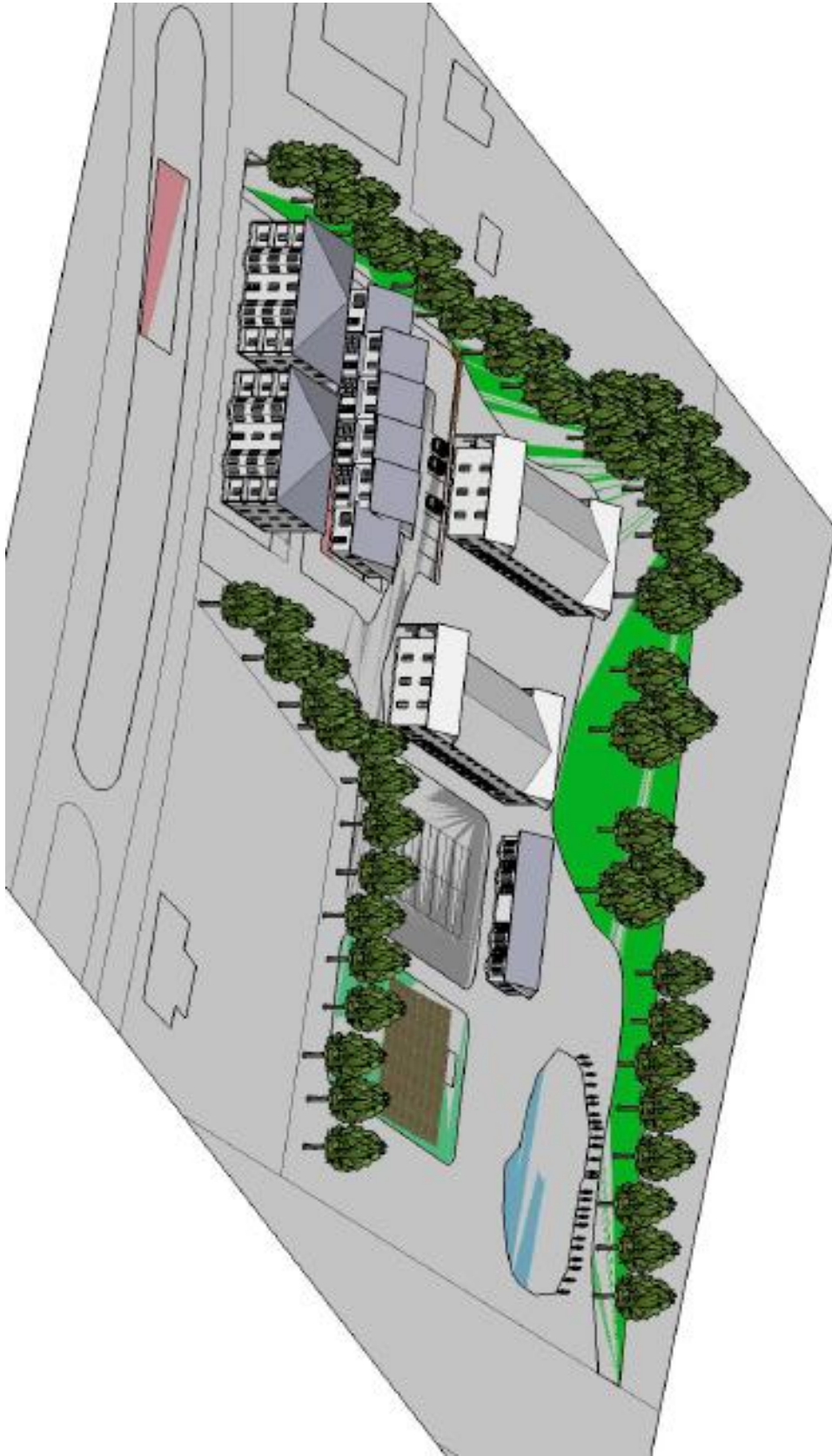
How can the public get involved in this application?

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

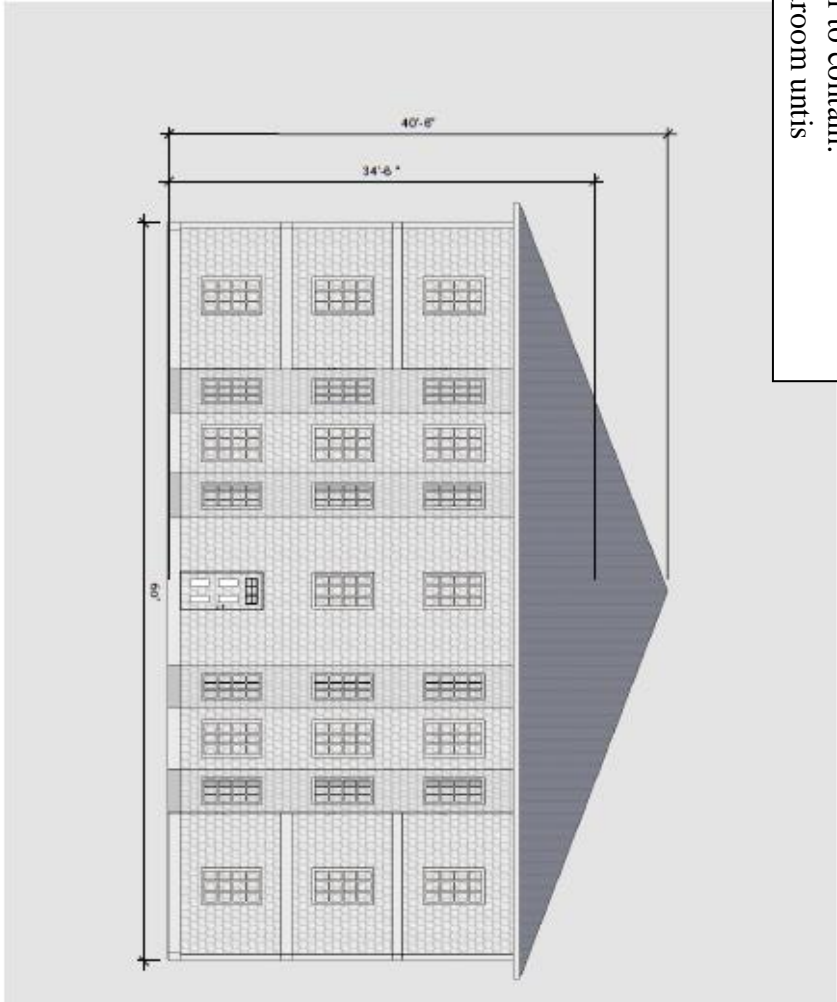
- A. Site Plan
- B. Elevations – Dwelling Unit
- C. Policies 18.6.1 & 18.6.2 of the MPS



3-Floor walk-up, containing a mix of one, two and three bedroom units.

One to contain:
4 1-bedroom units
4 3-bedroom units

Another to contain:
6 2-bedroom units



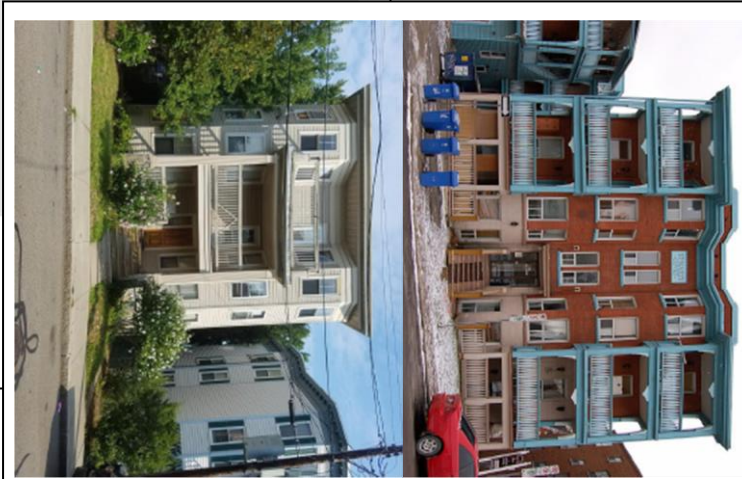
3 story walk up (6 to 8 units)

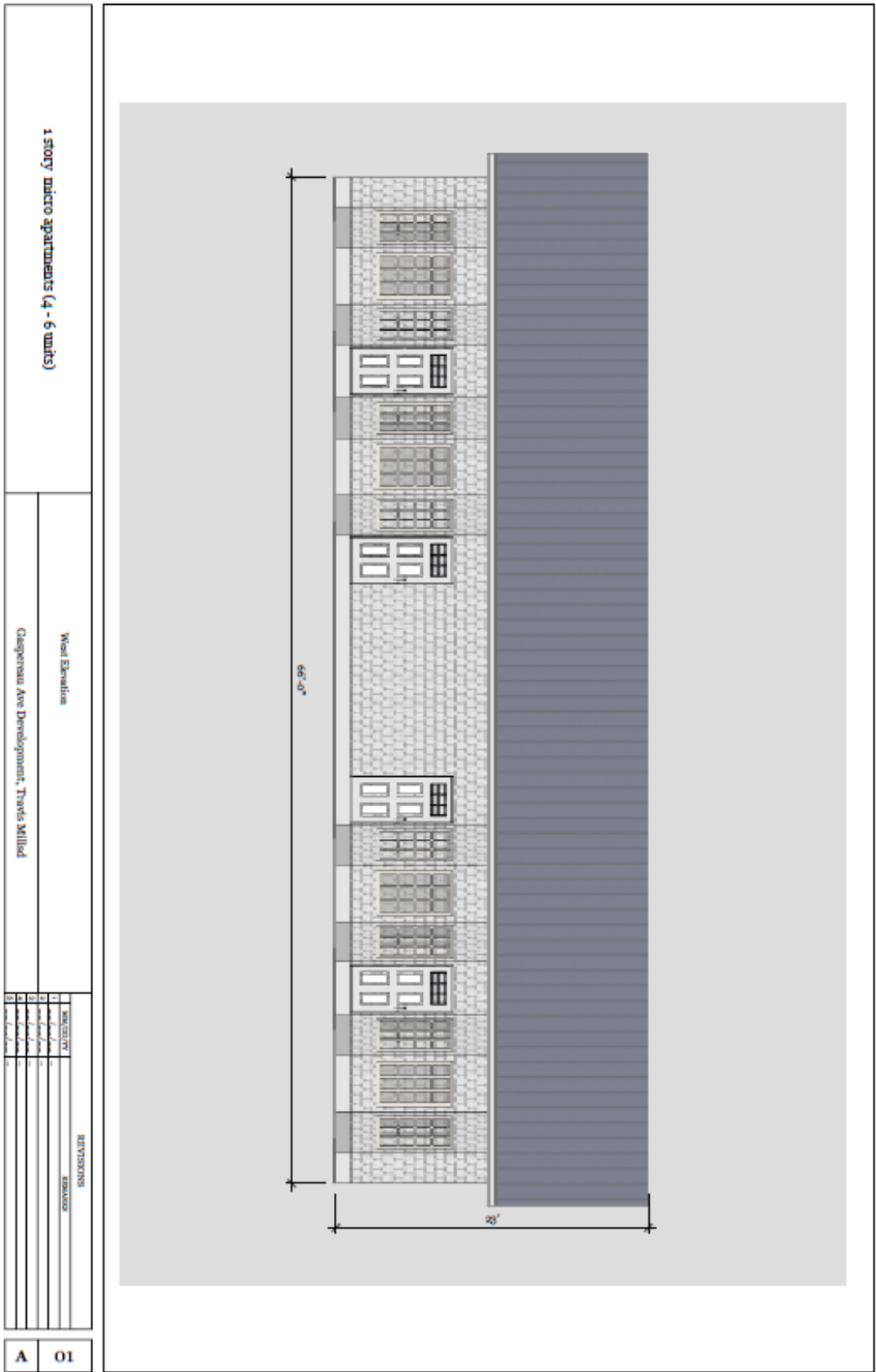
West elevation
Gaspereau Ave Development

REVISIONS	
NO.	DATE

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Inspiration image:





1 story micro apartments (4 - 6 units)

West Elevation	
Cleggston Ave Development, Travis Mills	
1	REVISIONS
2	REVISIONS
3	REVISIONS
4	REVISIONS
5	REVISIONS

A 01

Attachment C – Policy 18.6.1 & 18.6.2 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.*