



Planning Advisory Committee Meeting

April 14, 2022

4:00 p.m.

Hybrid – Council Chambers and Microsoft Teams

359 Main Street

Agenda

Call to Order

1. Approval of Agenda

2. Approval of Minutes

- a. Planning Advisory Committee Meeting, February 10, 2022

3. Public Input / Question Period

PLEASE NOTE:

- Public Participation is limited to 30 minutes
- Each Person is limited to 3 minutes and may return to speak once, for 1 minute, if time permits within the total 30-minute period
- Questions or comments are to be directed to the Chair
- Comments and questions that relate to personnel, current or potential litigation issues, or planning issues for which a public hearing has already occurred, but no decision has been made by Council, will not be answered.

4. New Business

- a. East End Secondary Planning – ‘community workbook’ (attached) and discussion



- b. Site Plan Approval Process – debrief and discussion (brief introduction attached)

5. Round Table

6. Next Meeting: May 12, 2022

7. Adjournment

PLANNING ADVISORY COMMITTEE REPORT

Title: East End Secondary Planning

Date: 2022-04-14

Department: Planning & Development



SUMMARY

East End Secondary Planning Strategy

The East End Secondary Planning Strategy continues to move forward. Information on the project can be found here: <https://wolfvilleblooms.ca/secondaryplan>.

A 'Community Workbook' has been prepared (attached) to both educate stakeholders and residents about the process and policy but to more importantly seek feedback, comments and ideas. This workbook will be used as the framework for the in-person consultation anticipated in mid-late May. Once public feedback has been gathered and summarized, a workshop to better understand the layout and trade-offs, is proposed with PAC. An approximate timeline for the project (subject to change with covid ramping up again) is included in the attached community workbook. Staff anticipate the timeline will run into the fall before Council considers approval.

With this report and attachment Staff are looking to:

- **Update PAC and where we are in the process, their role, and where we are going.**
- **Get feedback from the PAC on the attached document and next steps before moving forward.**

PLANNING ADVISORY COMMITTEE REPORT

Title: East End Secondary Planning

Date: 2022-04-14

Department: Planning & Development



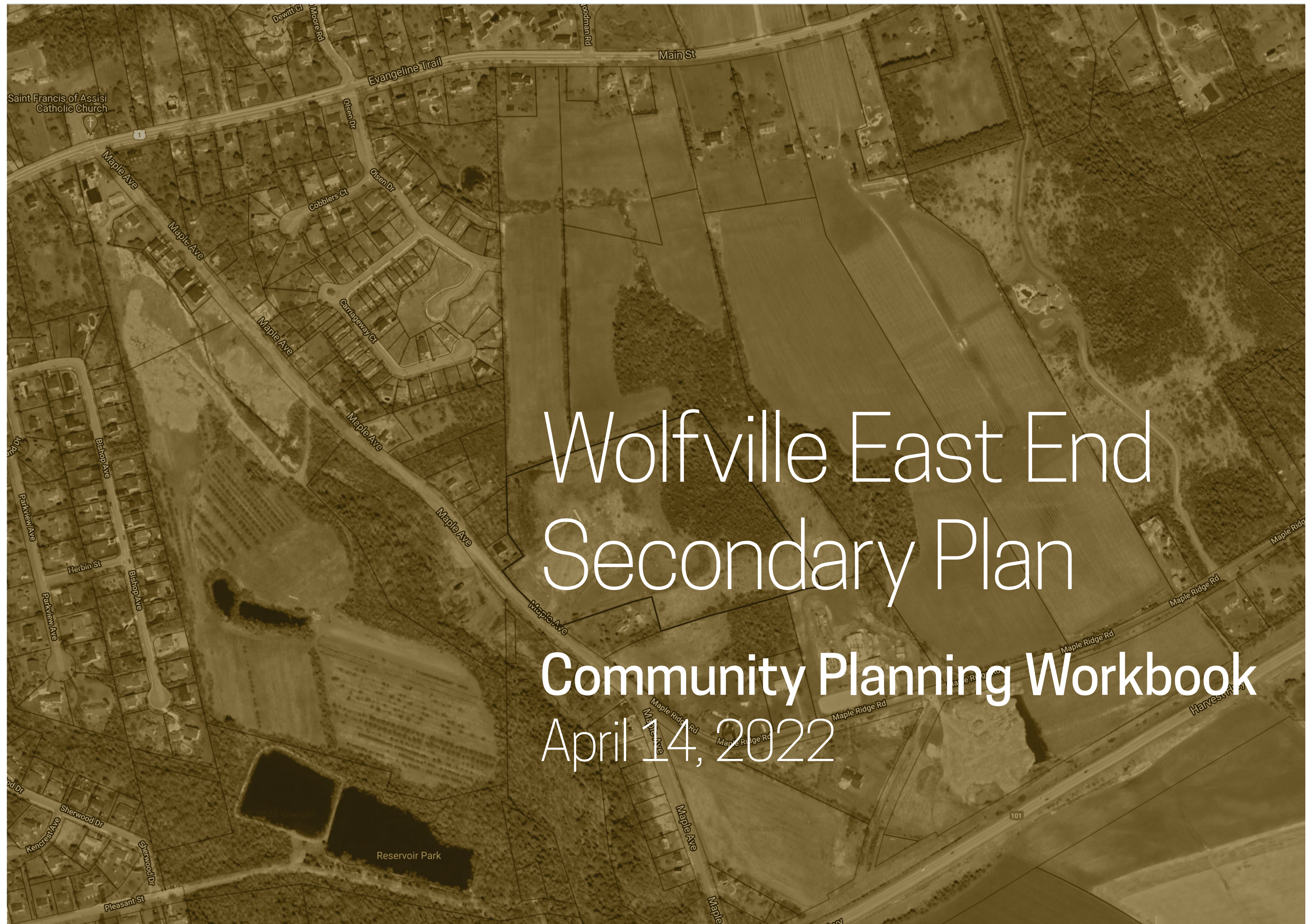
DISCUSSION

Staff and consultants have met with Stakeholders and will continue to do so as this process progresses. At this stage, the focus is on gathering more public feedback and start to look toward framework plans that can be considered.

The attached document is meant to be comprehensive and covers context, timelines, background, etc. It poses a number of questions and the goal is to have this document be the framework for public consultation (in-person hopefully). It has not been published on Wolfville Blooms as Staff would like to take feedback and make changes to finalize the document.

REFERENCES AND ATTACHMENTS

- Wolfville Blooms – East End Project page <https://wolfvilleblooms.ca/secondaryplan>
- East End Secondary Plan Community Workbook (attached)



Wolfville East End Secondary Plan

Community Planning Workbook

April 14, 2022

THESE ARE THE LAST
LARGE PIECES OF
LAND TO BE PLANNED
AND DEVELOPED IN
WOLFVILLE ...
IT'S IMPERATIVE WE
GET IT RIGHT!



? THROUGHOUT THIS WORKBOOK, YOU WILL BE ASKED QUESTIONS ON SOME PAGES THAT YOU CAN RESPOND TO ONLINE AT WOLFVILLEBLOOMS.CA



OUTLINE:

1. Policy Context
2. Timeline and Engagement to-date
3. Site Analysis
4. Guiding Principles and Sustainability
5. Case Study Examples

1. What is a Secondary Plan?

A *secondary planning strategy* is a process to determine how a particular area of the Town can be developed. The outcome of this process will be the framework that guides :

- what can be built and the density that must be achieved,
- what areas should be conserved,
- where roads, parks, trails and community centres will go,
- the character of the future communities
- how the view from Reservoir Park will be protected, and many other details.

The outcome will be adopted by Council into our planning documents ([Municipal Planning Strategy](#) and [Land Use By-law](#)) and will be used to regulate all aspects of the development that will occur. The key to this process is setting expectations (for all stakeholders) around what level of change will come to these lands over time.

01

Policy Context

Municipal Planning Strategy

8.5 Comprehensive Development District (Future Neighbourhoods)

Vacant land is limited within the Town of Wolfville. These vacant areas of land are the last opportunity for impactful new development; therefore, a secondary planning process will be required to proceed with development on these lands. Other smaller parcels previously zoned RCDD have been zoned to low, medium, or high density depending on neighbourhood context.

This plan focuses on 2 large, vacant parcels of land in the Town for this zoning category (as shown on Figure 8.6). These areas are the “Kenny Farm lands,” located on the west side of Maple Avenue, and the “Maple Avenue Lands”, located in the eastern side of Wolfville, accessed from Maple Avenue and sheltered from Main Street by existing residences.



Figure 8.6—CDD zone

IT SHALL BE THE POLICY OF COUNCIL:

1. To establish a Comprehensive Development District (CDD) zone in the Land Use Bylaw within the Neighbourhood Designation.
2. To require secondary plans to enable development agreements for developments within a Comprehensive Development District (CDD) zone.
3. To enable concurrent creation of secondary plans and development agreements and/or rezonings for Comprehensive Development Districts.
4. To require all proposals in the Comprehensive Development District (CDD) zone to enable a mix of commercial, institutional, park, open-space, and residential uses, in a variety of forms.
5. To enable certain existing uses on Comprehensive Development District (CDD) zoned properties, as outlined in the Land Use Bylaw.
6. To ensure the following criteria are met when Council is considering development proposals in the Comprehensive Development District (CDD) zone:
 - a. The minimum net-density of residential dwellings units shall be an average of 10 dwelling units per acre.
 - b. Require all power and communication infrastructure to be located underground (both primary and secondary) except in the following situations:
 - i. when 3-phase power is required; and
 - ii. when undergrounding of services negatively impacts significant environment features, such as watercourses, wildlife habitat, areas of steep slopes and similar situations.

01

Policy Context



Land Use Bylaw

PART 13 Comprehensive Development District (CDD)

13.1 USES PERMITTED AS-OF-RIGHT

Notwithstanding Table 8.1, no development permit shall be issued for any use in the CDD zone except for one or more of the following uses:

- (a) Existing agricultural uses
- (b) Areas where a Development Agreement has already been approved

13.2 USES PERMITTED BY SECONDARY PLANNING STRATEGY

- (1) Notwithstanding Table 8.1, only after completion of a Secondary Planning Strategy and amendment to the Land Use Bylaw may CDD areas be re-zoned to Residential (R-2, R-3, R-4), Neighbourhood Commercial (C-2), Institutional - General (I-1), Parks and Open Space (P-1)

- (2) Secondary Planning Strategies shall be subject to Schedule D of this bylaw.

13.3 USES PERMITTED BY DEVELOPMENT AGREEMENT

Once a secondary planning strategy has been completed, new developments shall meet the following requirements:

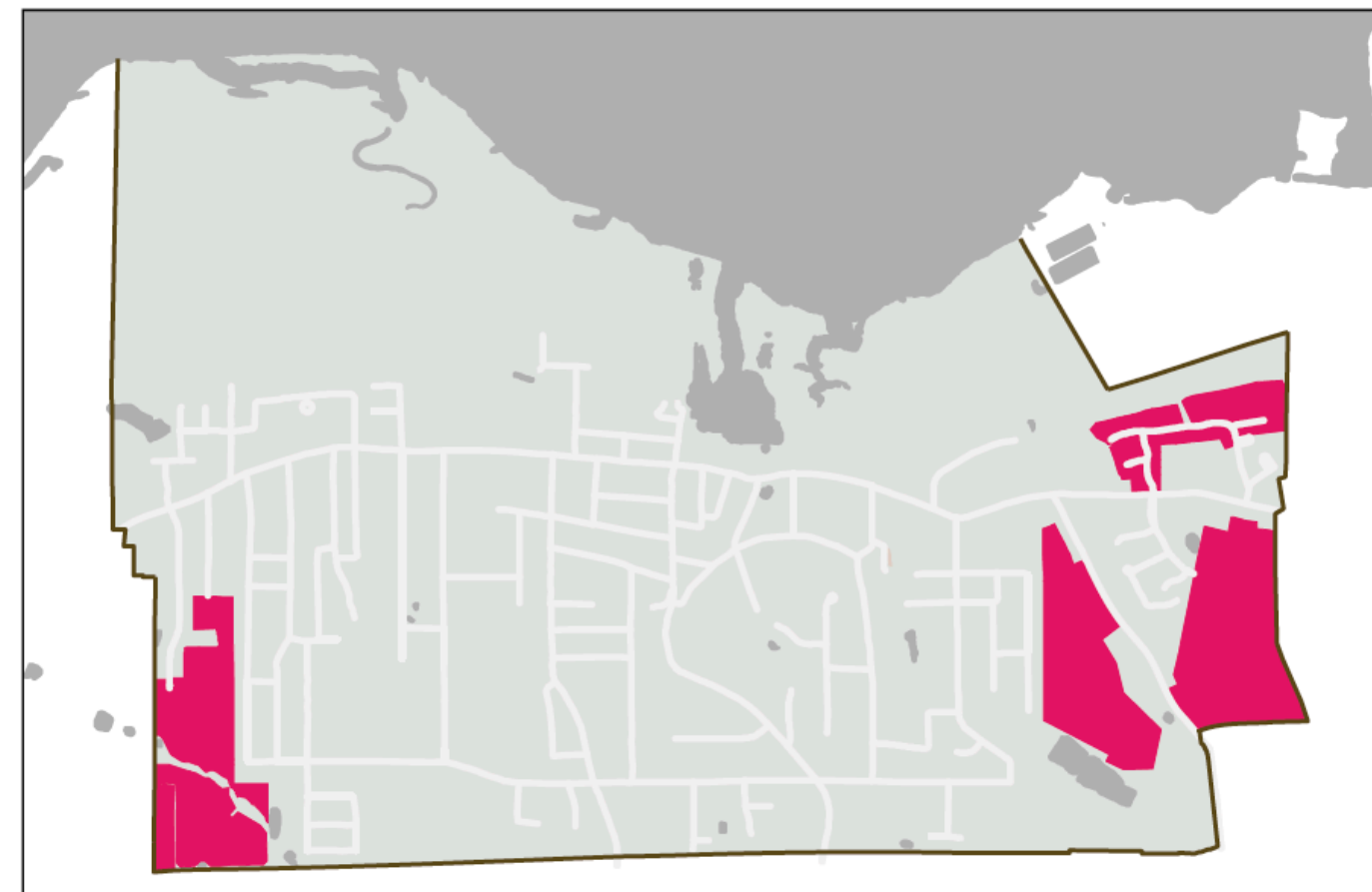
- (1) Residential densities on CDD parcels shall be a minimum of 10 units per net acre.
- (2) 4th Storey Bonus Criteria as per Section 4.15.6 shall be utilized .

13.4 RE-ZONING

See 13.2(1)



Comprehensive development



Other Provisions Apply

Part 4:
General Requirements for All Zones

Part 5:
Development Constraints

Part 6:
Parking & Loading Requirements

Part 7:
General Requirements for Signs

Part 8:
General Requirements for Neighbourhood Zones

01

Policy Context

Land Use Bylaw

Schedule D:

COMPREHENSIVE DEVELOPMENT DISTRICT ZONE SUSTAINABILITY CHECKLIST

ABOUT COMPREHENSIVE DEVELOPMENT DISTRICTS (CDD)

The CDD designation highlights areas of Wolfville where future neighbourhood areas will be developed and is a way of regulating new residential land developments. Large vacant land holdings, primarily in the east and west ends of town shall remain in the CDD designation and zone. These areas provide opportunities for the creation of new neighbourhoods including a range of housing types and tenures and other compatible uses that provide for the day-to-day needs of residents. CDDs are intended to provide for flexibility and innovation in the design and sustainable development of these lands for a variety of residential purposes.

GUIDING PRINCIPLES

Four guiding principles set out to guide development in CDD zones in the Town of Wolfville. The principles originated from thorough assessment of the current environmental, social, and economic characteristics of the Town, while respecting future aspirations and goals of the community. The guiding principles frame the future goals of the Town and the checklist is a tool to help facilitate the process.

New development is essential to achieve a complete community to live, work and play. The purpose of the checklist and its criteria are meant to engage the developer in the planning process and establish an iterative process to build the best neighbourhoods possible that capture Wolfville's spirit, while developing neighbourhoods for our future.

Connectivity

Connecting people to neighbours, retail, employment and the region through land use design and the provision of active and public transportation infrastructure will allow residents to reduce reliance on vehicular travel, increase local shopping, and improve access to key origins and destinations.



Social Equity

Neighbourhood design, provisions, and unit affordability account for individuals and households of various sizes and income levels. Where possible, infrastructure and building practices will accommodate accessible building practices. Mixed housing types are available throughout the neighbourhood and take into account the Town of Wolfville's unique demographics and community culture.



Environmental and Economic Sustainability

Sustainability based on environmental and financial indicators to ensure a prosperous and adaptable neighbourhood for current and future Wolfville generations.



Land Use + Design

The proposed development encompasses an array of land uses that reflect the needs of Wolfville residents and the neighbourhood members. A community centre ties surrounding areas and services together logically with daily needs within walking distance. Services proposed for the site reflect the projected density and needs of the development,



01

Policy Context

Land Use Bylaw Sustainability Checklist

1) LAND USE + DESIGN

The proposed development encompasses an array of land uses that reflect the needs of Wolfville residents and the neighbourhood members. A community centre ties surrounding areas and services together logically with daily needs within walking distance. Services proposed for the site reflect the projected density and needs of the development.

Community Centre	Score	Description
Incorporate community social gathering places (village square, halls, youth and seniors facilities, community boards)?		

Mixed Land Uses	Score	Description
Promote diversification of the local economy via business type and size that is appropriate for the area?		
Please list the neighbourhood stores or amenity opportunities proposed on the site (i.e. school, daycare, library, community centre, health facilities, etc.).		

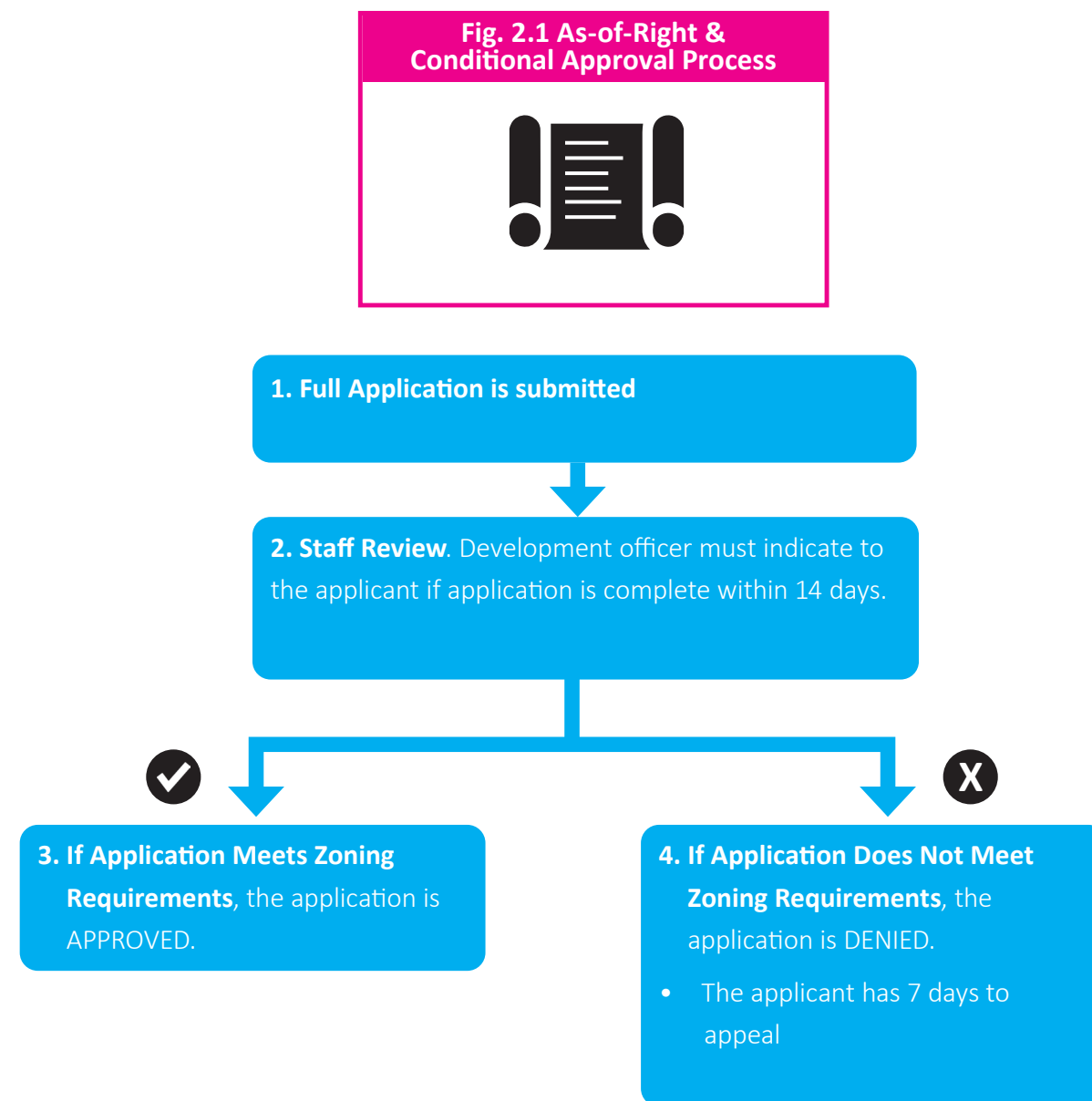
Community Plans	Score	Description
Describe the existing neighbourhood character (i.e. historic, single family, mixed use, etc.) and how the proposed development will enhance the adjacent neighbourhood		
Does the project enhance local identity and character consistent with government policy and plans (i.e. through architectural style, landscaping, colours, project name)?		
Contain elements of community pride and local character, such as public art?		

Leveraging Existing Infrastructure	Score	Description
Does the project contribute to heritage revitalization through the reuse, relocation, or rehabilitation of an existing structure, feature, or natural resource?		
Utilize pre-existing roads and services?		
Use locally sourced materials?		

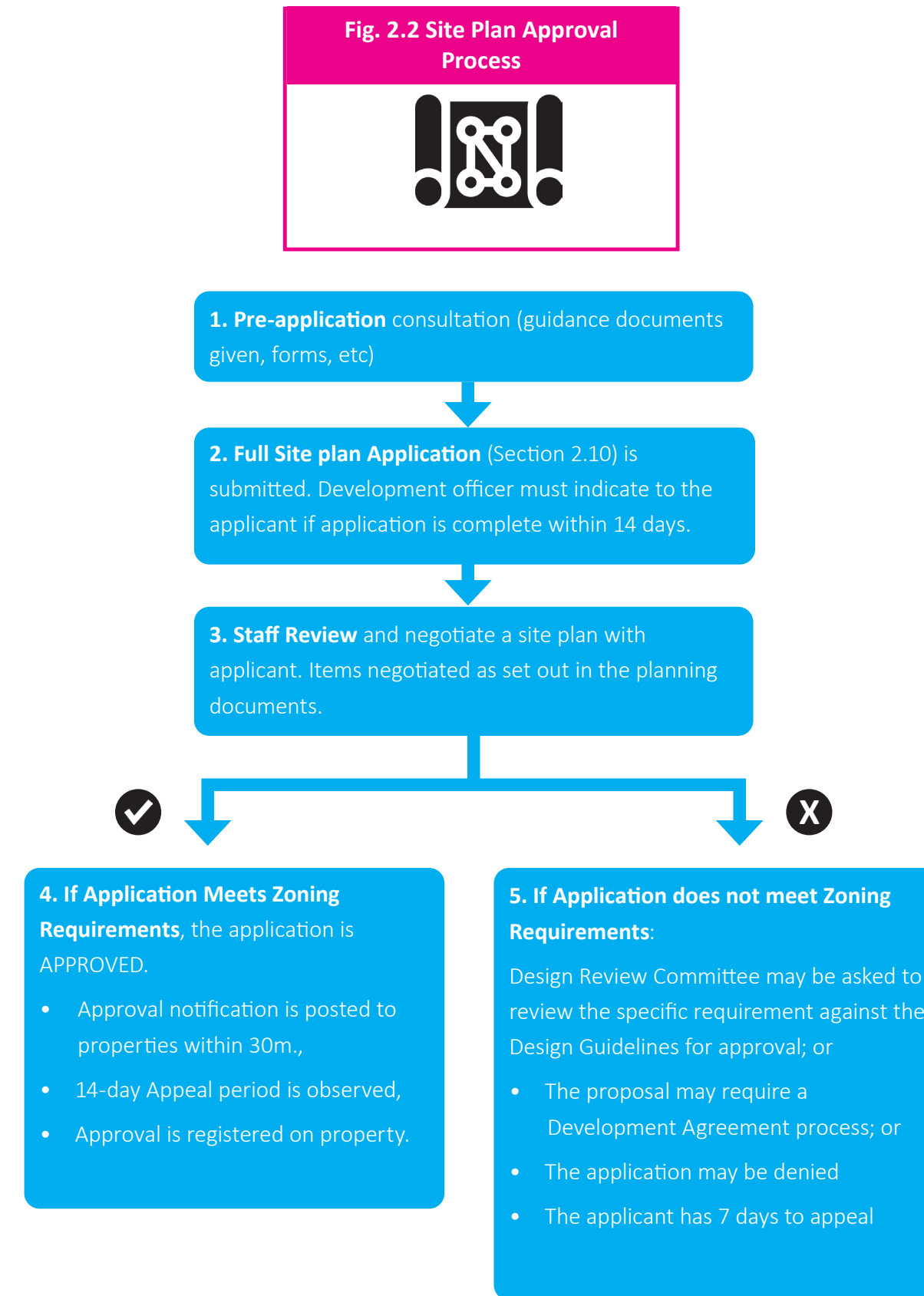
Once the Secondary Plan is approved, we will decide what pathway each land use will follow.

Development Approval Pathway

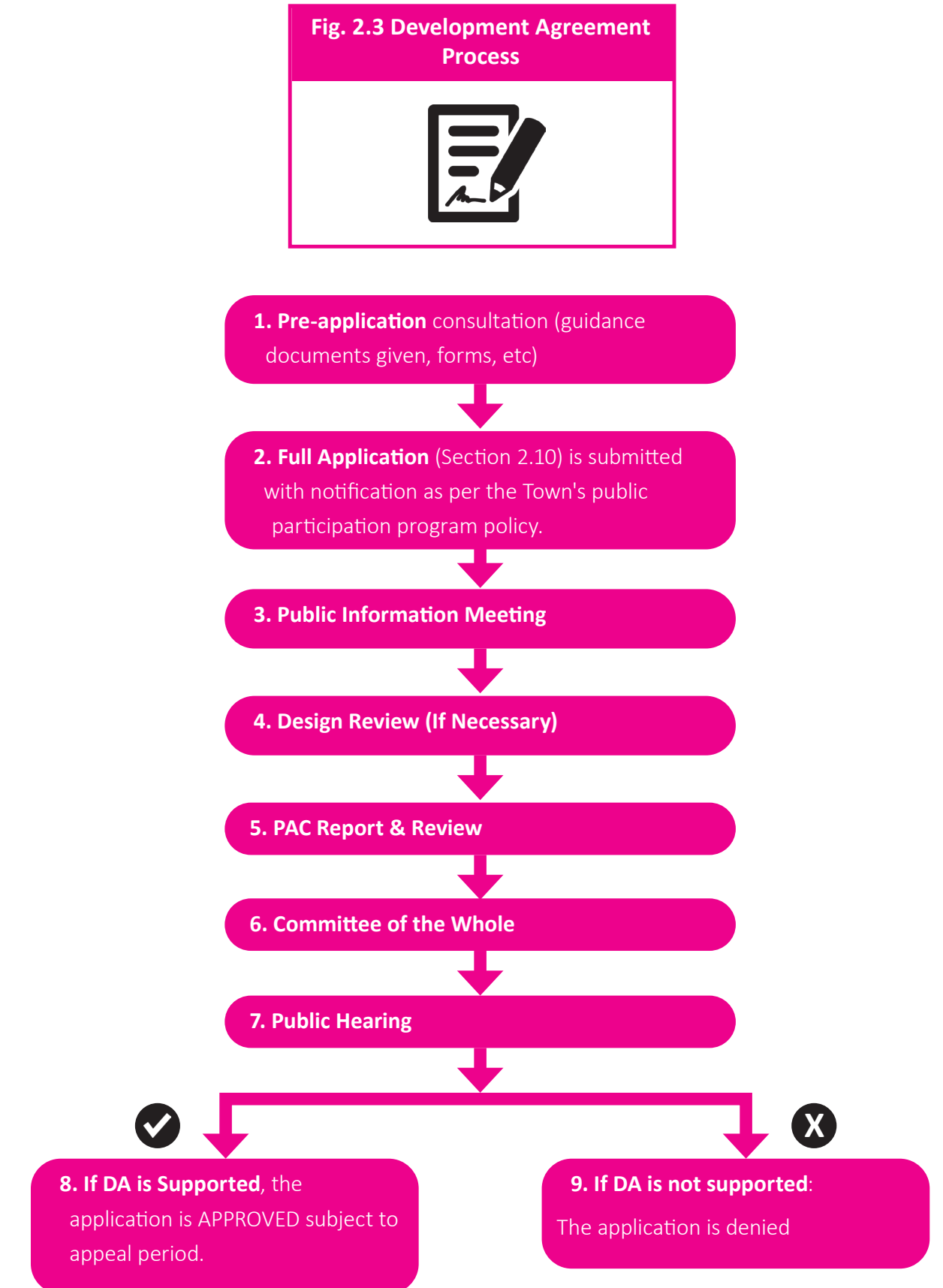
As-of-right



Site Plan



Development Agreement



01
 Population &
 Demand

1. From 2016-2021, Wolfville was the 2nd fastest growing community in Atlantic Canada (20.5% growth)

Rank	Municipality	Province	CMA/CA in which the municipality is located or type of municipality	Population		
				2016	2021	Growth from 2016 to 2021
				number		percent
1	East Gwillimbury	Ontario	CMA of Toronto	23,991	34,637	44.4
2	The Blue Mountains	Ontario	Close to a CMA or CA	7,025	9,390	33.7
3	Langford	British Columbia	CMA of Victoria	35,342	46,584	31.8
4	Saint-Apollinaire	Quebec	CMA of Québec	6,110	7,968	30.4
5	Niverville	Manitoba	CMA of Winnipeg	4,610	5,947	29.0
6	Southern Gulf Islands	British Columbia	Farther away from a CMA or CA	4,732	6,101	28.9
7	New Tecumseth	Ontario	CMA of Toronto	34,242	43,948	28.3
8	Thorold	Ontario	CMA of St. Catharines - Niagara	18,801	23,816	26.7
9	Bromont	Quebec	CA of Granby	9,041	11,357	25.6
10	West St. Paul	Manitoba	CMA of Winnipeg	5,368	6,682	24.5
11	Cochrane	Alberta	CMA of Calgary	25,853	32,199	24.5
12	Carignan	Quebec	CMA of Montréal	9,462	11,740	24.1
13	Neepawa	Manitoba	Farther away from a CMA or CA	4,609	5,685	23.3
14	Cornwall	Prince Edward Island	CA of Charlottetown	5,348	6,574	22.9
15	Seguin	Ontario	Farther away from a CMA or CA	4,304	5,280	22.7
16	Lake Country	British Columbia	CMA of Kelowna	12,922	15,817	22.4
17	Squamish	British Columbia	CA of Squamish	19,497	23,819	22.2
18	Bradford West Gwillimbury	Ontario	CMA of Toronto	35,325	42,880	21.4
19	Saint-Zotique	Quebec	CMA of Montréal	7,934	9,618	21.2
20	Mirabel	Quebec	CMA of Montréal	50,513	61,108	21.0
21	Lucan Biddulph	Ontario	Close to a CMA or CA	4,700	5,680	20.9
22	Milton	Ontario	CMA of Toronto	110,128	132,979	20.7
23	Wolfville	Nova Scotia	Farther away from a CMA or CA	4,195	5,057	20.5
24	Wasaga Beach	Ontario	CA of Wasaga Beach	20,675	24,862	20.3
25	Airdrie	Alberta	CMA of Calgary	61,581	74,100	20.3

- In 2021, Interprovincial migration was up sharply, especially from Ontario .
- the net increase to NS from all provinces was 9,949.
- 57 % of those new residents are under 35.
- Net population growth in NS could soon move above 15,000 per year.

In 2021, Premier Tim Houston:

- Set a population goal of 2,000,000 by 2060 by attracting on average 25,000 people per year working with municipal partners in pursuit of this goal.
- Target a minimum of 10,000 to 15,000 new migrants each year from across Canada.

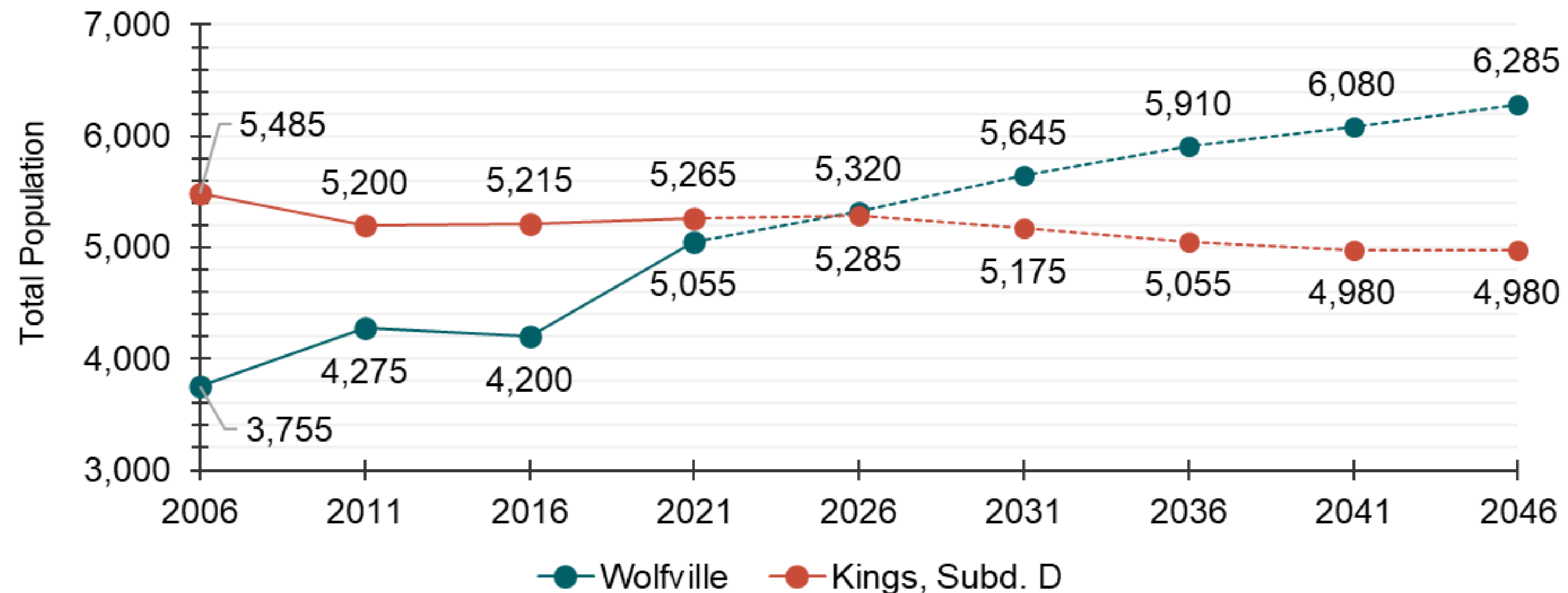
01

Population & Demand

Updated Population Projections

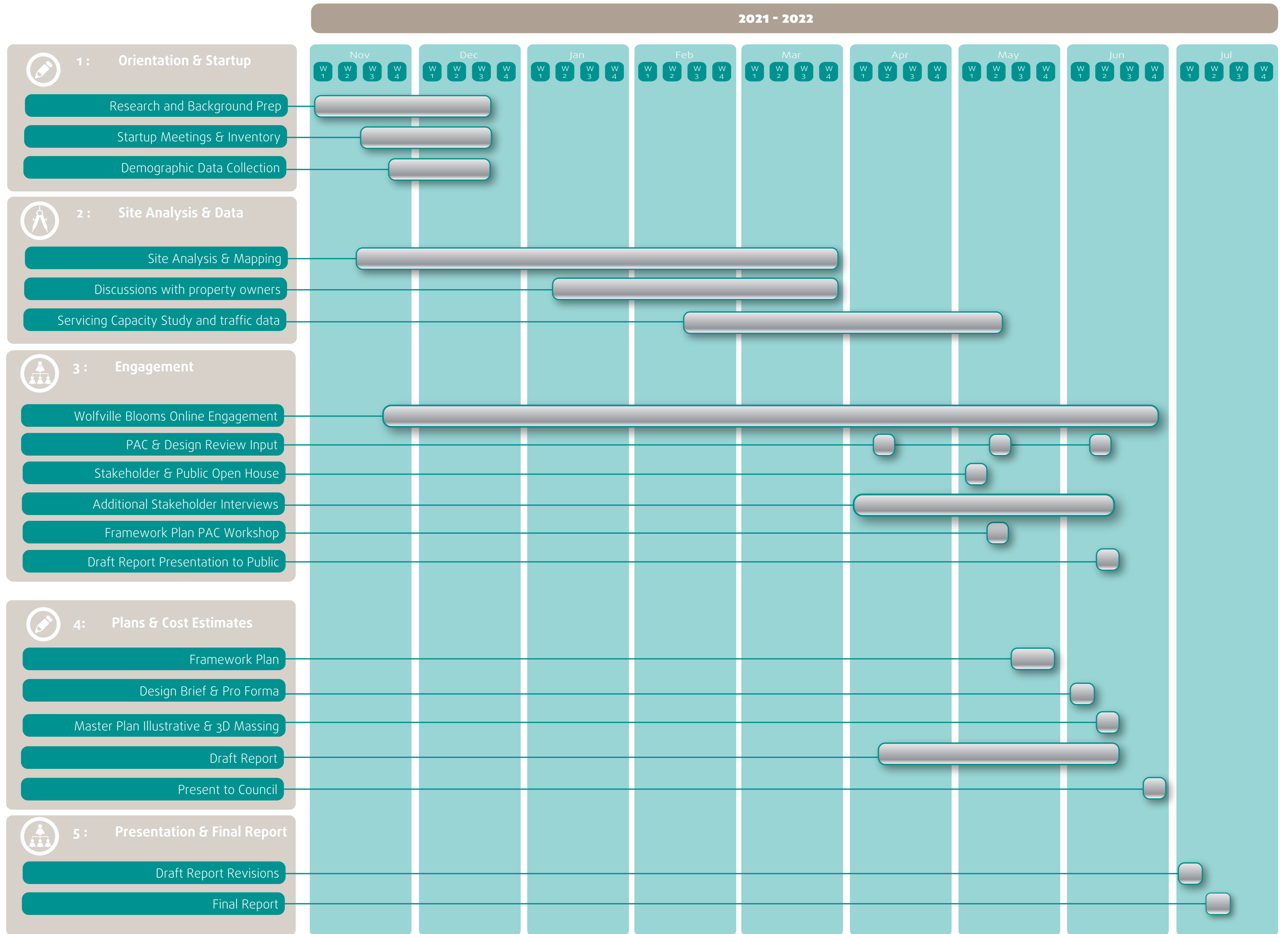
- Turner Drake recently updated the population projections for the new Town Library project expecting slow-steady growth from 5055 people in 2021 up to 6285 people by the 2046 census.
- The demand for the east end and west end areas could be substantial and the buildout could add about 1800 units (or almost 4,000 people at 2.2 persons per unit) in the next 20 years if current market conditions and in-migration persist.
- Notwithstanding Turner Drake's projections, the population of Wolfville could increase to 9,000 over the next 20 years.

Figure 3.1: Historical & Anticipated Population, Wolfville & Kings, Subd. D



02 Project Timeline

Draft Timeline
 subject to change



02

What We've Heard so Far

What people have told us so far:

- High standard for building energy and incorporating renewables (net zero community)
- Community gathering places
- Small scale commercial
- Mass and scale
- Walkable and active transportation
- Park and trail connections
- Mix of housing types
- Protect natural features and views



[Home](#)

[Sign in](#)

[Register](#)



Wolfville Blooms is a virtual space to plant ideas, grow projects and harvest the bountiful results of community collaboration.

02 What We've Heard so Far

What are services and destinations would you like to walk to in this area?

Sign In / Register
to add your idea

carriage
3 months ago

a space for chance encounters to happen
like community gardens, outdoor ping pong tables, other shared ut...

Share 0 Comment 1 ❤️

slam
2 months ago

Minimum standard for buildings should be net zero, ideally beyond net zero to regenerative

Share 0 Comment 2 ❤️

slam
2 months ago

Community centre, social enterprise cafe space, a variety of different commercial spaces

Share 0 Comment 2 ❤️

MainStreetNS
3 months ago

Playground, coffee shop, farmers market

Share 0 Comment 1 ❤️

carefortheearth
2 months ago

Outdoor rink in the winter time, or other community recreation space

Share 0 Comment 0 ❤️

slam
2 months ago

Food forest

blueberry bushes, fruit trees, nut trees

Share 0 Comment 2 ❤️

David B Steele
2 months ago

A mini-bus transit service for these new areas as well as all of the Town.

Share 0 Comment 0 ❤️

ECKosters
2 months ago

Architectural value, traffic
These neighbourhoods should not look like all other recently add...

David B Steele
2 months ago

Use of white clover instead of Grass for lawns thus eliminating huge use of water, toxic chemicals, fertilizers and hours of mowing.

Share 0 Comment 0 ❤️

John
2 months ago

Solar garden
Use some space for a solar garden to generate green energy for su...

Share 0 Comment 1 ❤️

RuthB
2 months ago

Outdoors: rain gardens, walking trails and park benches surrounded by (preserved) old trees Indoors: family and seniors centres, schools
A balance of outdoor and indoor community spaces

Share 0 Comment 0 ❤️

David B Steele
2 months ago

Reforest a 30 to 50ft. strip of the field now abutting the upper edge of the reservoir trail. Should be done with mixed non-invasive species

Share 0 Comment 0 ❤️

MainStreetNS
3 months ago

Public pool

Share 0 Comment 0 ❤️

David B Steele
2 months ago

Community Veggie garden plots available to all residents with convenient watering and an associated composting project.

Share 0 Comment 0 ❤️

slam
2 months ago

Young People to Live Here..long term rental, med smaller homes-not up to developers whether it can be short term rental or not

Share 1 Comment 2 ❤️

Fundyman
a month ago

Consider using a Solar Aquatics type of system for waste treatment. A sewage treatment system, which includes a greenhouse and wetlan...

Share 0 Comment 0 ❤️

pmurphy
3 months ago

Removed by moderator.

Share 0 Comment 1 ❤️

MainStreetNS
3 months ago


walkability, bike path connectivity, limited commercial activity, restaurant,


Share 0 Comment 2 ❤️

02


What We've Heard so Far


What type of housing mix would you like to see? (e.g. townhomes, apartments, etc).


Sign In / Register
to add your idea


 **carefortheearth**
2 months ago


Mixed housing types, especially with some cooperative housing, but no high-rises.

Share 0 Comment 0 


 **carefortheearth**
2 months ago


Houses built with sustainability in mind! (Solar energy, R-value, small, garden space, passive solar design for summer and winter sun, etc)

Share 0 Comment 0 


 **RuthB**
2 months ago


-focus on a mixture of multi-unit housing like cooperatives, row houses, affordable apartments
A variety of dense housing structures

Share 0 Comment 0 


 **pmurphy**
3 months ago


Two story limit on housing, retail, and commercial structures.

Share 0 Comment 1 


 **carriage**
2 months ago


include co-housing and/or housing co-ops and/or communal living opportunities; ideally diverse (age, income, etc.)
We clearly need more housing - but maybe we also need to think ab...

Share 0 Comment 1 


 **CT**
2 months ago


affordable and subsidized housing for people who do not have stable housing now

Share 0 Comment 1 


 **Jelly Bean**
2 months ago

Encourage cooperatives for those in core housing need i.e. falling below at least one of standards of adequacy, affordability or suitability


Share 0 Comment 1 


 **slam**
2 months ago

Take time to imagine what could be possible in community living...for example like Bridgewater Tree House Village





Public space to host guests so people can have smaller homes http...

Share 0 Comment 1 


 **carriage**
3 months ago


keep them low-height (not just big huge apartment blocks)

Share 0 Comment 2 


 **carriage**
3 months ago


lots of mixing & diversity - makes for more interesting neighbourhoods (single unit home, duplexes, apartments, tiny/small homes

Share 0 Comment 2 


 **Gem**
3 months ago


Variety of well spaced structures, such a town houses, apartments, single family but within existing height limit to avoid blocking sunlight

Share 0 Comment 1 


 **MainStreetNS**
3 months ago

Single home dwellings, no mix

Share 0 Comment 0 

 **carriage**
2 months ago


medium or gentle density housing: we seem to have enough single family homes and apartments (?) but how about the in-between? and that would tie in with nicely with other types of housing / o...


Share 0 Comment 0 

02


What We've Heard so Far


What are your ideas for the development of these pieces of land?


Sign In / Register
to add your idea


 **J Shatford**
3 months ago


Whatever plan is developed must respect nearby neighbours and not overload the town's existing infrastructure. 500+ housing units will.

Share 0 Comment 0 


 **carefortheearth**
2 months ago


re housing: a sense of inter-generational community where all ages are welcomed and designed for. mixed housing types. spaces to gather

Share 0 Comment 0 


 **slam**
2 months ago


Durable buildings and houses built for 150km winds

Share 0 Comment 1 


 **carriage**
2 months ago


keep the view of Blomidon from Reservoir park

Share 0 Comment 1 


 **carriage**
3 months ago


lots of trails and parkland - we currently walk those fields & along the brooks there, dipping feet in the summer - keep that

Share 0 Comment 1 


 **carriage**
2 months ago


make houses net-zero or better

Share 0 Comment 1 


 **carriage**
3 months ago


ensure there is an emergency exit that doesn't require main street, without creating through-traffic (in case of extreme weather/flooding)

Share 0 Comment 0 


 **carriage**
3 months ago


must protect existing trees & creeks as much as possible - these can become beautiful recreational spaces

Share 0 Comment 2 


 **carriage**
2 months ago


don't make it another development with big houses on small lots (let's not become Ontario with mansions squished next to each other)

Share 0 Comment 0 


 **carefortheearth**
2 months ago


pollinator-friendly: we need native plants growing and blooming so ample greenspace (but not just grass!!) with flowers, shrubs and trees

Share 0 Comment 0 


 **carefortheearth**
2 months ago


challenge the notion of "development": keep as much existing of the existing natural landscape (forest/meadow/water) as possible

Share 0 Comment 0 


 **carriage**
3 months ago


**could be examples of sustainable development & neighborhoods designed for strong communities
building materials, neighborhood layout affording chance encounte...**

Share 0 Comment 1 


 **carefortheearth**
2 months ago


vibrant community-focused affordable housing: mixed units, gathering spaces, co-living, gardens, parks

Share 0 Comment 0 


 **carriage**
2 months ago


**keep the topsoil
don't let the developers scrape off & sell the topsoil as is ...**

Share 0 Comment 0 


 **carriage**
2 months ago


allow small and tiny house zoning, for affordability and gardening space

Share 0 Comment 0 


 **carriage**
2 months ago


**Keep the pond on the Kenney lands
and keep it as it is, entirely - and make it a feature / green sp...**

Share 0 Comment 1 

 **Gem**
3 months ago

Work with existing natural features, such as brooks and mature trees - protects nature and adds authentic character to a new neighbourhood


Share 0 Comment 1 




02


What We've Heard so Far


What types of recreation would you like to see on these lands? i.e. trails, parks.

 **Sign In / Register**
to add your idea


 **MainStreetNS**
3 months ago


Playground, pool

Share 0 Comment 0 


 **carriage**
3 months ago


access to reservoir park from this side on foot & bike (without having to go all the way around along main street)

Share 0 Comment 1 


 **carefortheearth**
2 months ago


walking trails through the woods, with preservation of forested space

Share 0 Comment 0 


 **carriage**
3 months ago


walking trails, keep access to the existing brooks & trees (protected as is), sidewalks, bikeable

Share 0 Comment 0 


 **Jelly Bean**
2 months ago


Welcome the wildlife

Share 0 Comment 0 


 **Gem**
3 months ago

Playgrounds for young children, youth centre for teenagers and young adults with tables tennis and other games.

Share 1 Comment 2 

 **carriage**
3 months ago

community garden spaces (several, close to homes and for both apartments & those with own yards) - chance encounters & building community

Share 0 Comment 0 

 **TO CONTRIBUTE YOUR THOUGHTS, PLEASE GO TO WWW.WOLFVILLEBLOOMS.CA**



03 | Site Analysis

03 Site Analysis

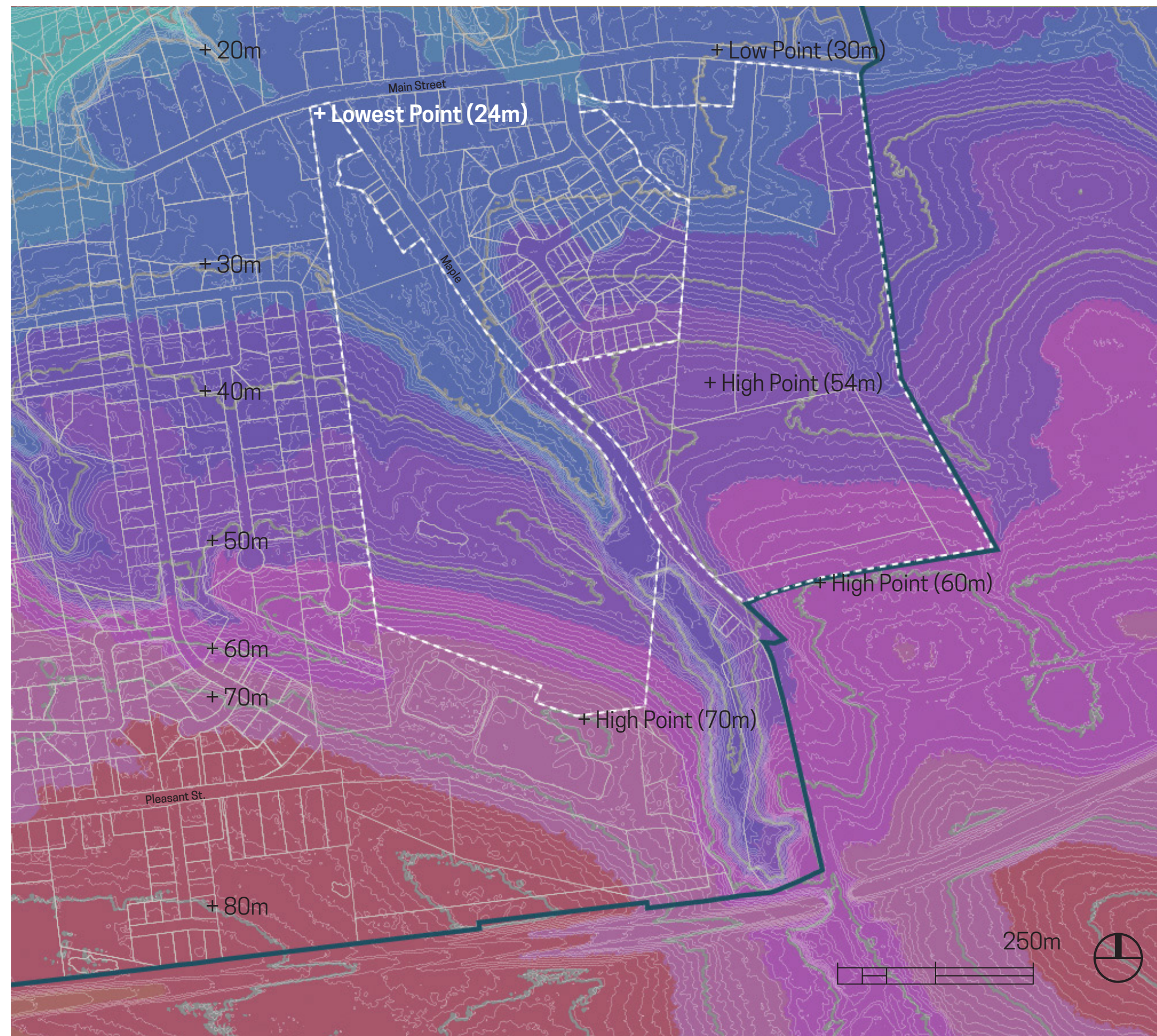
Elevation

There is significant variation between the site's highest (70m) and lowest (24m) points. The highest point of the site is 70m and is found near Reservoir Park.


The elevation profile descends northward towards Wolfville's waterfront. The lowest point in the study area can be found near the intersections of Maple Avenue and Main Street. A deeply entrenched watercourse runs along Maple Avenue which rapidly drops in grade by up to 10m in the steepest locations. While this entrenchment creates challenges for road construction, it may present the opportunity for a bridge with a riverside trail underneath it. A smaller watercourse runs along the eastern boundary of the site which is much less entrenched and drains a much smaller watershed.

Higher elevations to the north would offer viewsheds towards the waterfront, Wolfville's downtown, and the Minas Basin, and should be considered in the orientation of future development.

The excellent views to the Minas Basin to the north should help to orient roads and development to maximize viewsheds for development.



LEGEND

- | | |
|---|--|
|  -6 - 4m |  44-54m |
|  4-14m |  54-64m |
|  14-24m |  64-74m |
|  24-34m |  74-84m |
|  34-44m |  84-94m |

03 Site Analysis

Slope

Slope conditions have a significant effect on how new neighbourhoods can be built and designed.

This map indicates significant slopes (>20%) along the edge of the entrenched river and Reservoir Park ponds in the western lobe of the study area. The light green colours indicate preferred lands for development and the darker green indicates steep areas that will require retaining to develop. Overall, a significant portion of the site is between 8-20%, which will affect development and the location of future buildings. We anticipate the need for many of the units to have a full storey (or more) of grade change between the back and front of the units.

Slopes ranging from 12% to 20% can be developed, but will require retaining walls, cut and fill, and terraces to be considered usable. In these areas it will be difficult to retain vegetation due to the mass cut and fills. Slopes >20% will require special measures and significant retaining walls and terracing to develop and these sites will be more costly and it will be unlikely that single storey buildings would be able to be considered.

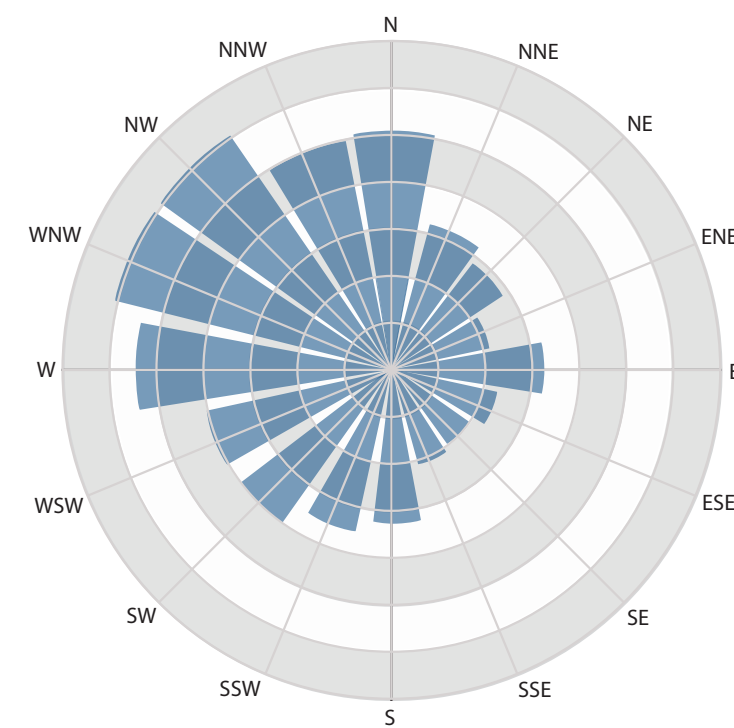
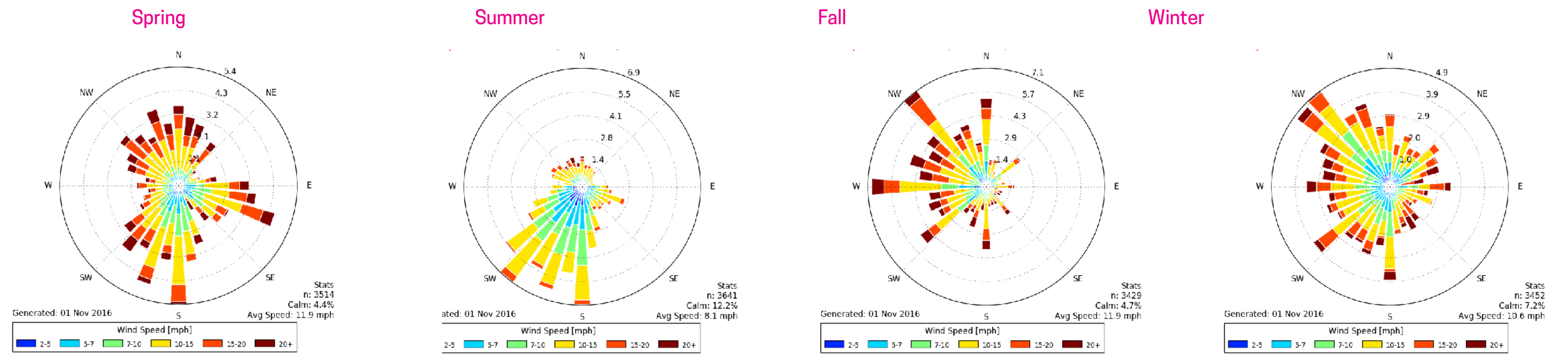
Slopes of <1% will have drainage issues, and could flood during significant rainfall and tidal events.



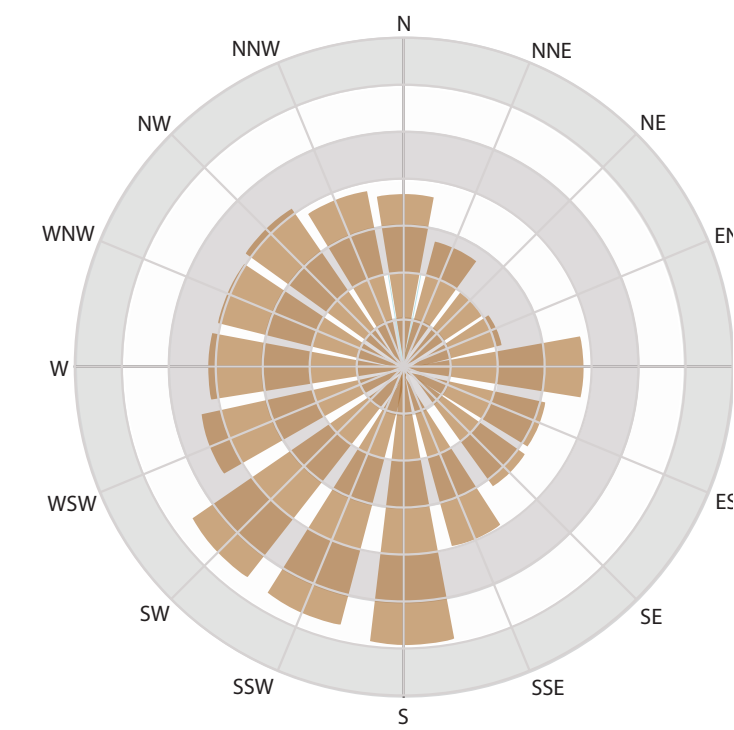
LEGEND

- <5%
- 5 - 8%
- 8 - 12%
- 12 - 20%
- >20%

03 Site Analysis



Winter Winds (November to April)



Summer Winds (May to October)

CLIMATE & MICROCLIMATE

Wolfville’s climate is influenced by its coastal location and it falls into a Zone 5b hardness zone along the Minas Basin coast. Coastal winters are comparatively mild; springs start early but are long and cool, and autumns tend to be warm and normally extend late into the year. Near the coast, mean temperature vary 15 to 20 degrees Celsius over the course of the year; inland mean temperature vary 20 to 25 degrees Celsius. This translates into a long frost-free period, and extended growing season and relatively low rates of evapotranspiration (the sum of evaporation and plant transpiration from the surface into the atmosphere), although summer temperatures are cool.

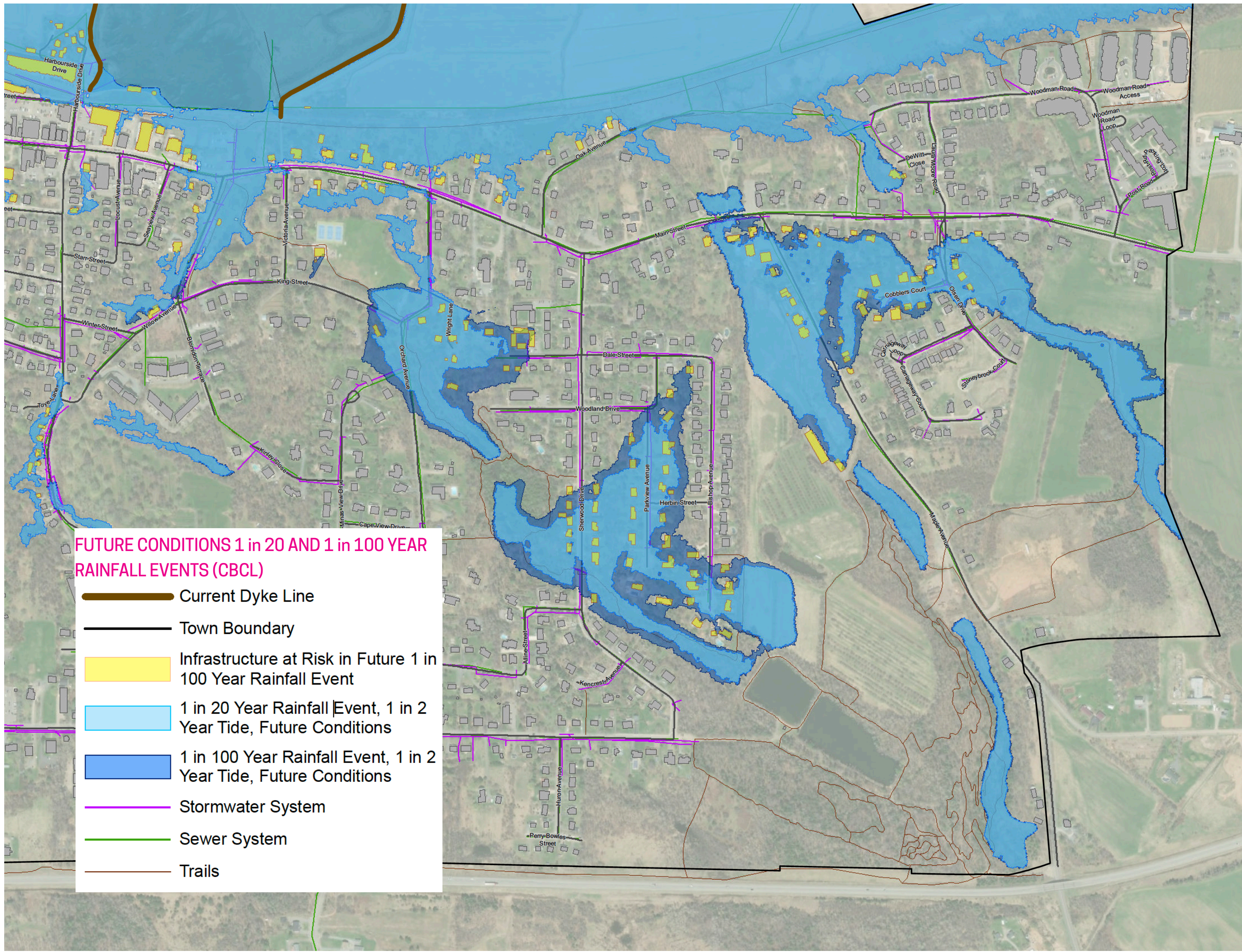
About 1,500 millimeters of precipitation fall in the Valley annually, with 90 per cent as rain and 10 per cent as snow. On average, there is fog 15 to 25 per cent of the year, more often in summer and autumn, when warm air temperatures from the south mix with cooler offshore waters. High humidity is also a common coastal influence. Relatively cool moist conditions tend to encourage forest development, reduce the stress of midsummer droughts and lower the risk of forest fires.

The winter wind direction has implications on the human thermal comfort in open areas. The prevailing winter wind on the study area is from the west and north-west in the winter. North-westerly gusts accelerate up the sloping hills in the winter creating exceedingly cold gusty winds along the top of the hill in Reservoir Park. The lower areas of the site are somewhat sheltered from westerley winds by development and trees and the flat site conditions.

In the summer, prevailing wind is from the south and south-west mostly. The wind speeds are much lower in the summer and the land sloping down to the Minas Basin will reduce wind speeds.

Figure 2.13. Wolfville’s Directional Distribution of Winds

03 Site Analysis

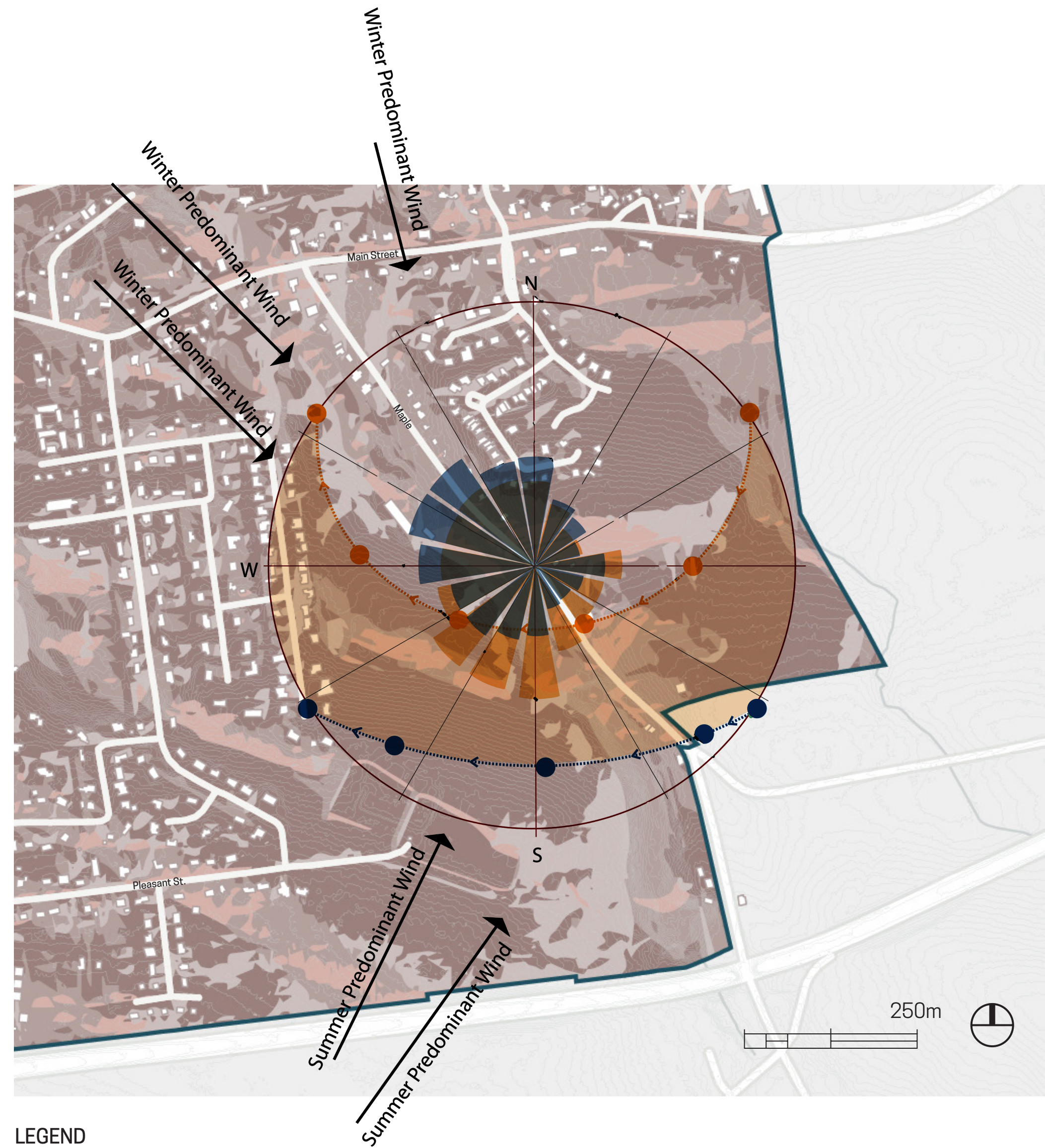


03 Site Analysis

Microclimate and Solar Exposure

The north oriented slopes of these properties mean that the lands receive slightly less sunlight than south sloping slopes while at the same time receiving more prevailing winter winds from the northwest.

This also means that taller buildings placed on the south side of the sites will compound the wind and shadow impacts on these sites further.



LEGEND

- Northern Slopes
- Eastern Slopes
- Southern Slopes
- Western Slopes

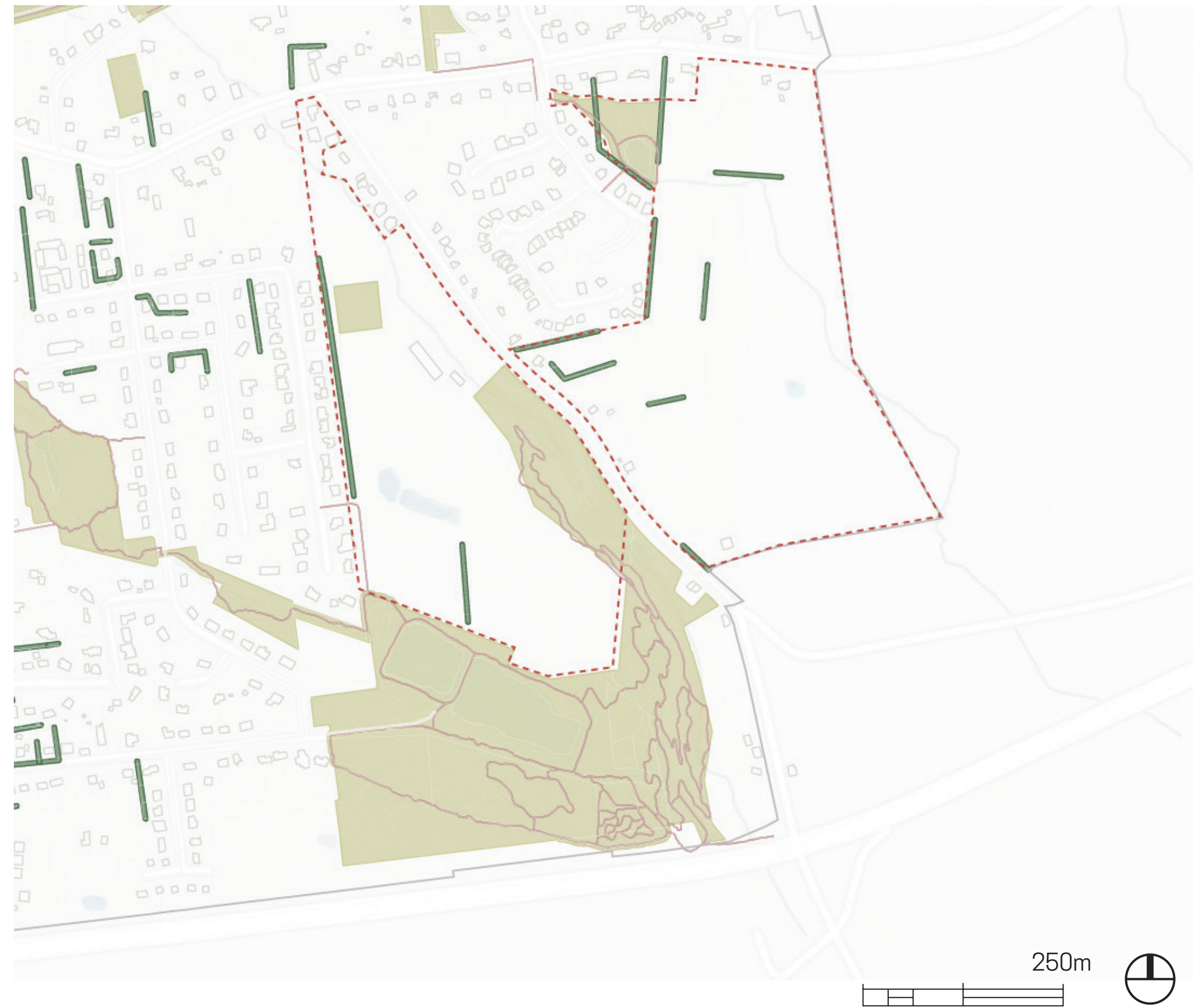
03

Site Analysis

Open Space

The study site boasts a wide array of trails and open spaces. As was previously stated, future designs should further develop and encourage further connectivity to the trail network.

Throughout the study area, there are clusters of street trees while other areas remain relatively barren. Designs should encourage and suggest the placement of street trees to promote biodiversity, reduce heat island effect, improve property value, and aid in carbon sequestration.



- LEGEND**
- Open Space + Parks
 - Linear Parks
 - Treeline

03

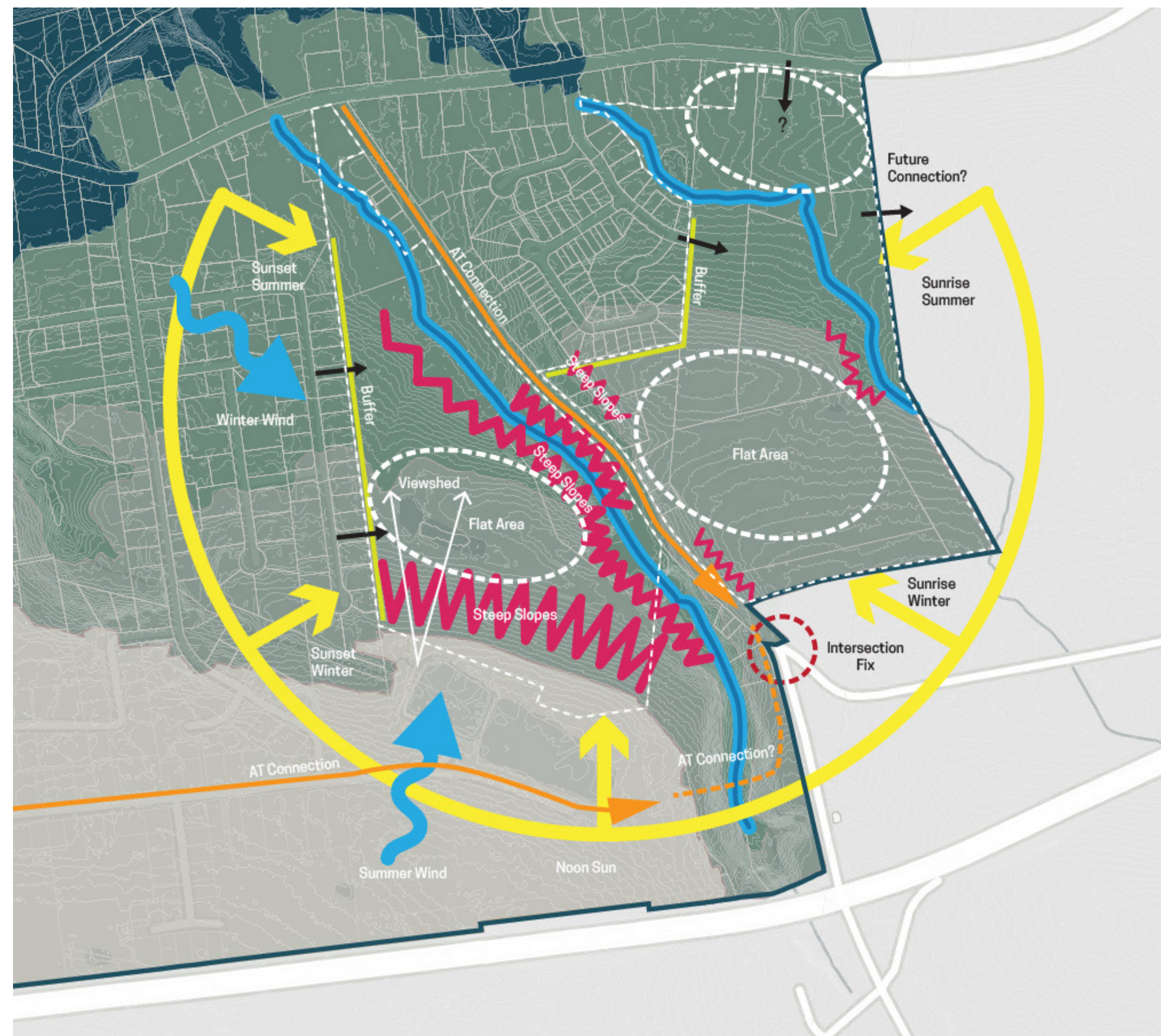
Site Analysis

Traffic

A detailed Traffic study will be carried out on the final plan. The Traffic Study will assess offsite impacts on other areas of town from this development and will contain recommendations to mitigate the impacts within this development and offsite impacts throughout the Town.



03 Site Analysis



LEGEND

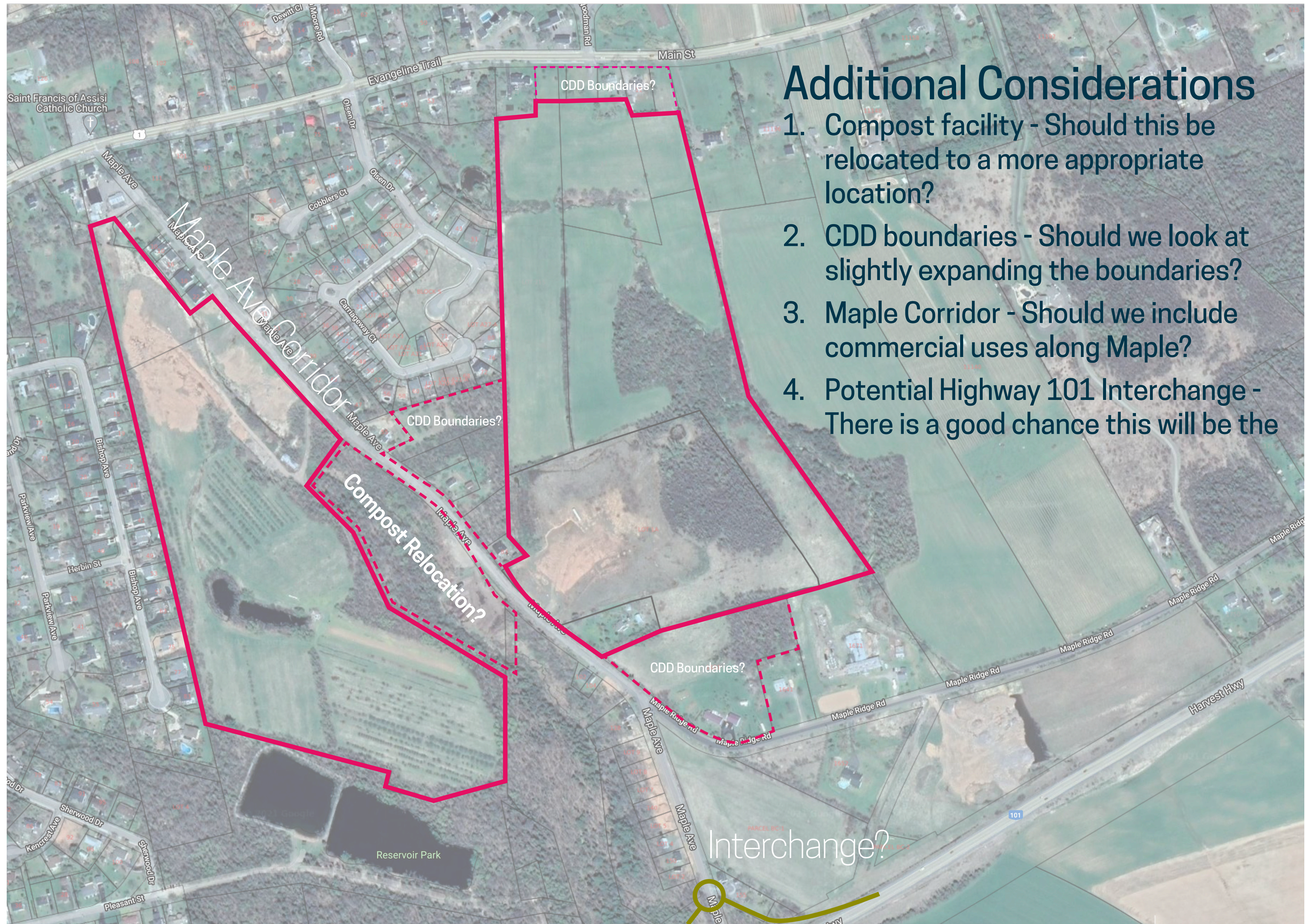
- Steep Slopes
- Flat Area
- Steep Sites
- Prevailing Wind
- Solar Path
- Neighbourhood Connections
- AT Network

Inventory Analysis

The site analysis is a culmination of all the opportunities and constraints of all thematic maps that will contribute to making this a special community for existing and future residents. The plan considers:

1. The steep slopes on the site will present development constraints that can be addressed by multi-storey buildings, retaining walls, cut and fill, etc. These areas will require special consideration for development to minimize site impacts and retain connectivity to surrounding parcels.
2. Similarly, the flat areas on the site present opportunities for lower cost development and are the primary areas for density and development.
3. The entrenched stream corridors on both sites (west and east) could present an opportunity for a trail system and to preserve the riparian corridor including stream shading in the 20m buffer corridor.
4. There should be some setbacks and/or buffers where development borders along existing R1 homes.
5. The sites are well protected from the prevailing summer winds from the south west but they will be exposed during the winter prevailing north westerly winds. A planned urban forest will be important to minimize environmental impacts.
6. Much of the study area is north facing slopes so there could be reduced sunlight and hence the need to plan for improved solar exposure in the development.
7. The reservoir Park Viewshed needs to be formally defined to preserve the view corridor.
8. There are several potential future connections into this site from Maple Avenue and from other surrounding neighbourhoods that will need to be considered.
9. The Triple A AT network will need to be routed from Reservoir Park, through the development down to Maple Avenue. There may be potential to connect to Main Street through the eastern lobe of the development.

03 Site Analysis



Additional Considerations

1. Compost facility - Should this be relocated to a more appropriate location?
2. CDD boundaries - Should we look at slightly expanding the boundaries?
3. Maple Corridor - Should we include commercial uses along Maple?
4. Potential Highway 101 Interchange - There is a good chance this will be the



04 | Guiding Principles and Sustainability

04

Guiding Principles & Sustainability

Guiding Principles and Sustainability

These lands are the two largest remaining pieces of undeveloped land in the Town and Council wants to ensure that any development that does happen on these lands meets the current and future needs of Wolfville. Our planning documents provide **Guiding Principles** and a **Sustainability Checklist** (included in the Land Use By-law) that will be used as we work through this process.

Connectivity

Connecting people to neighbours, retail, employment and the region through land use design and the provision of active and public transportation infrastructure will allow residents to reduce reliance on vehicular travel, increase local shopping, and improve access to key origins and destinations.



Social Equity

Neighbourhood design, provisions, and unit affordability account for individuals and households of various sizes and income levels. Where possible, infrastructure and building practices will accommodate accessible building practices. Mixed housing types are available throughout the neighbourhood and take into account the Town of Wolfville's unique demographics and community culture.



Environmental and Economic Sustainability

Sustainability based on environmental and financial indicators to ensure a prosperous and adaptable neighbourhood for current and future Wolfville generations.



Land Use + Design

The proposed development encompasses an array of land uses that reflect the needs of Wolfville residents and the neighbourhood members. A community centre ties surrounding areas and services together logically with daily needs within walking distance. Services proposed for the site reflect the projected density and needs of the development,



Land Use & Design

1. Density : The minimum density is set at 10 units per acre (42 acres Kenny Lands = 420 units, 44 acres for Maple Ridge lands = 440 units or **860 units minimum or 2000 people**)

Setting a minimum density:

- Reduces urban/suburban sprawl
- Maximizes housing opportunities and affordability
- Makes better use of transit and active transportation
- Preserves farmland and conservation lands by concentrating housing
- Creates opportunities for neighbourhood commercial and mixed uses
- Reduces reliance on automobiles because everything is closer.
- Creates higher quality parks and open spaces
- Reduces longterm infrastructure costs for the municipality
- **Sets high quality standards for development in return for density.**



WHAT IS THE BEST WAY TO ACHIEVE THE DENSITY TARGETS? EQUALLY SPREAD THROUGHOUT OR USING HIGHER DENSITY WITH MORE OPEN SPACES?

Land Use & Design

2. The Density Trade-off: Developers benefit from greater density in return for ensuring key community benefits for development are met:

- Walkability (sidewalks, trails, active transportation, transit, etc.)
- Community character (high quality architecture and urban design)
- Signature open spaces, public spaces and streetscapes
- Mixed-use community centres
- Sustainable design
- Variety of housing options and different affordability
- Caters to a wide cross section of the community rather than one group
- Preserves important view corridors



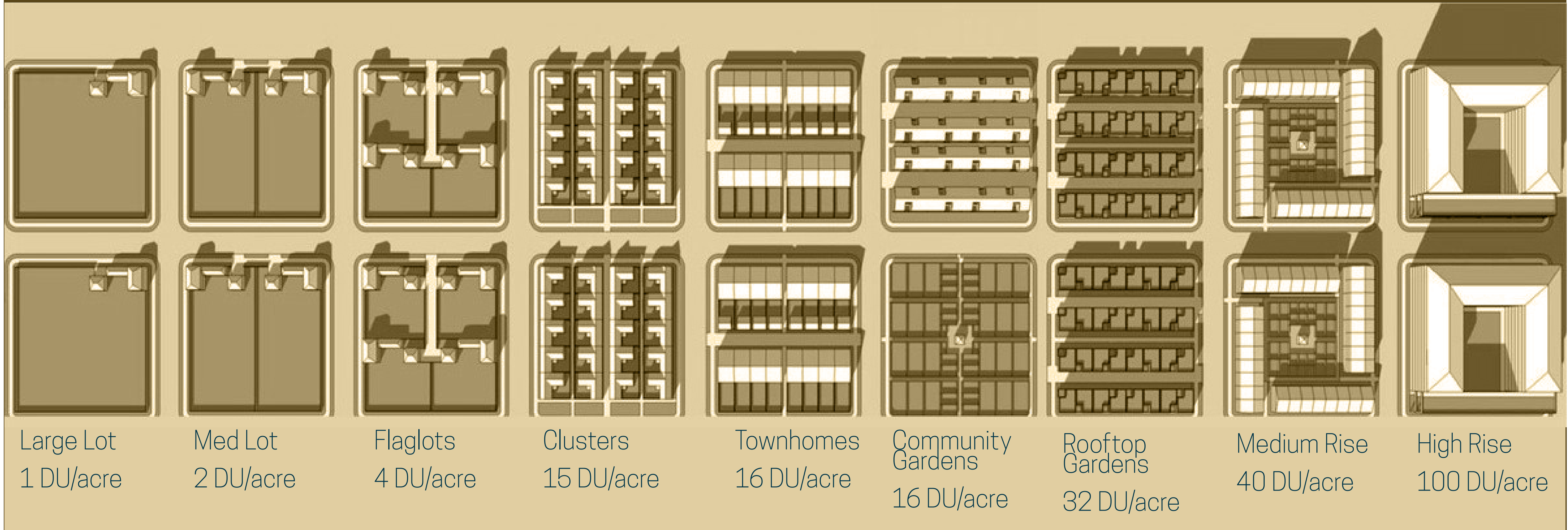
This approach is about creating a partnership between the land owners, developers, residents and the Town. Developers must meet specific community goals in return for development rights. These goals must be economically viable for the developer. Additional density over and above the 10 UPA should create even greater public benefits.



WHAT PUBLIC BENEFITS SHOULD THE TOWN CONSIDER REQUIRING IN RETURN FOR ACHIEVING THE DENSITY TARGETS SET FOR THESE LANDS?



Visualizing Density





Low Density



Kentville

1 unit per acre (UPA)

900m Road @ \$2.5k/
m=\$2.25 million

20 units= \$112 k/unit +
septic/well



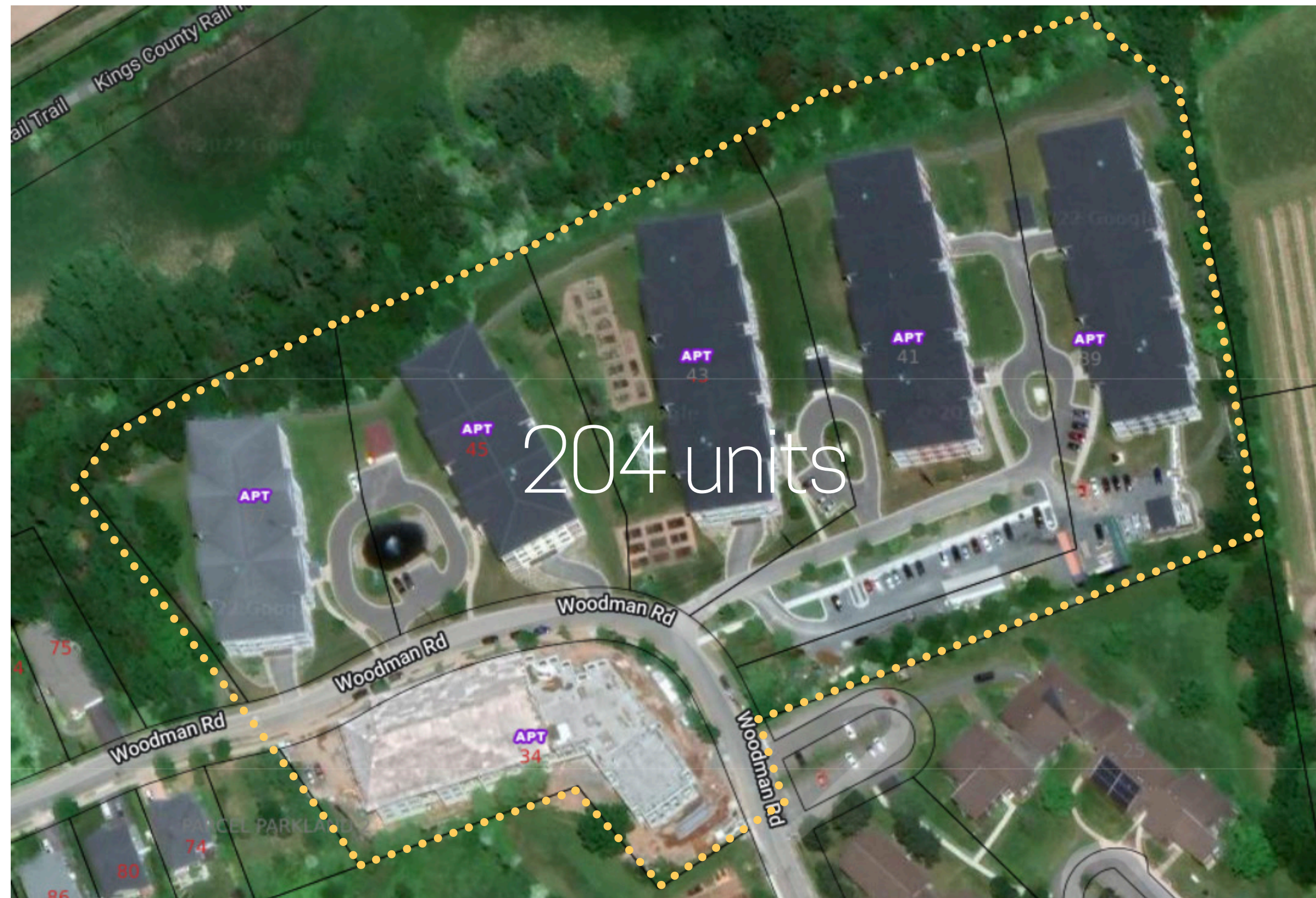
Pond View Park

3.5 acres @ 52 units = 15 UPA

200m Road @ \$5k/m = \$1m

= \$19k/unit

Medium Density



Woodmans Grove

9 acres @ 204 Units=22 UPA

150m Road @ \$5k/m=\$750k

= \$3.6 k/unit

= \$16k/unit

High Density Density

Housing Topology	Frontage (ft)	Units Per Acre	Road Cost per unit	Septic/Well
Traditional R1	150'	1 UPA	\$112,000 / unit	\$20k
Mixed R1	50'	15 UPA	\$19,000 / unit	-
3 storey Multi	60'	22 UPA	\$3,600 / unit	-

Development costs must be passed along to future land owners. The cost of servicing low density development in 2022 can be upwards of \$130 k per lot excluding land cost. When the roads are transferred to the municipality, the long-term maintenance and replacement costs of these roads are substantial. More compact forms of development create substantially more affordable infrastructure costs and less long term costs for the municipality. Compact developments are usually much more affordable for everyone.

Beyond the economic costs, large lots consume much more land and create the need for more roads and more driving than compact developments. The environmental costs of large lot development is substantial and is not consistent with the Town's goals of ecological conservation. Given the choice to grow out or to grow up, the later is significantly more sustainable.

? EVERYONE HAS THEIR PREFERENCES FOR HOUSING. WOULD YOU PREFER A LARGE LOT KNOWING ALL THE COSTS, OR A SMALLER MORE AFFORDABLE DEVELOPMENT?

04

Guiding Principles & Sustainability

Land Use & Design

3. Potential Public Benefits: The potential public benefits that residents could request of developers include:

- Greater Housing variety (small R1, semi, townhomes, stacked towns, clusters and garden homes, apartment buildings, seniors housing)
- Reduced vehicle reliance (sidewalks, AT, no garages, underground parking)
- Higher public space standards (underground wiring, urban forest, signature parks, etc.)
- Specific road design requirements (road diets, shared streets, etc.)
- Lot design standards (street related housing, no or setback garages, underground parking, landscaping requirements, etc.)
- Architectural design standards (materials, colours, articulation, styles, sustainability, etc.)
- Village/Community centres with parks, commercial areas, community amenities, etc.
- Stormwater design standards
- Variety of housing options and different affordability
- Preserves important view corridors



WHAT TYPE OF PUBLIC BENEFIT(S) WOULD YOU PREFER FOR THE EAST LANDS?

04

Urban Parks

- Natural Play playground
- Community gardens
- Naturalized planting
- Seating shelter
- Stormwater management
- water features



? WITH UPWARDS OF 1400 NEW UNITS ON THESE LANDS, WHAT TYPE OF PARKS ARE NEEDED FOR THE EASTERN LANDS? WHAT'S MISSING IN WOLFVILLE?



04

Trails & AT

- Multiuse trails
- Nature trails
- AAA Active Transportation
- Continuous trail network
- pedestrian Sidewalks



? ARE BIKE LANES, SIDEWALKS, CONTINUOUS TRAIL NETWORKS IMPORTANT PRIORITIES FOR THE EAST END?



04 Village Square

- Central Town Square
- Mixed uses
- Urban park
- Onstreet parking
- Higher Density Living
- Groundfloor commercial
- Community Centre

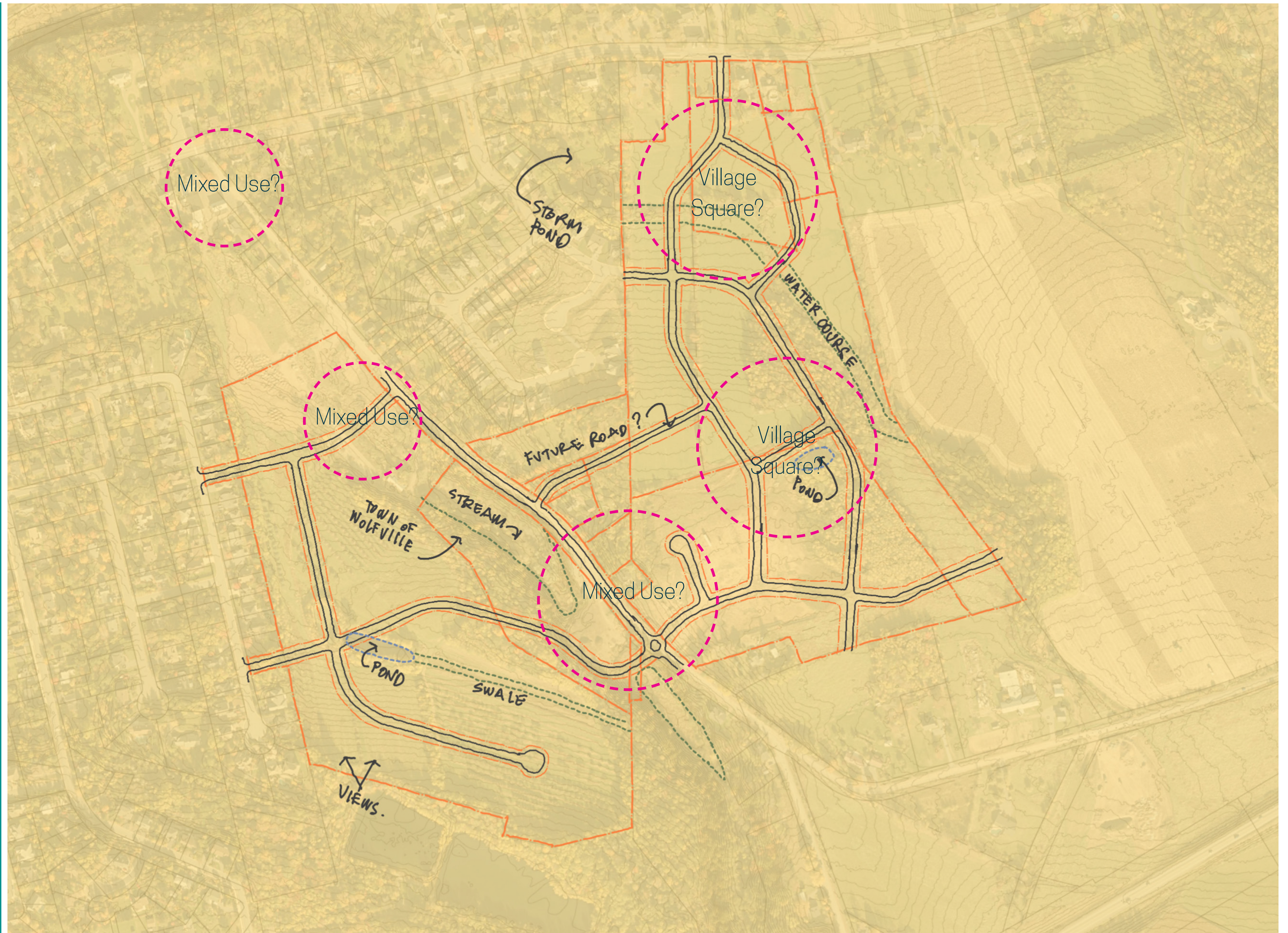


? WHAT TYPE OF VILLAGE SQUARE WOULD YOU LIKE TO SEE? HAVE YOU SEEN EXAMPLES FROM OTHER PLACES WE COULD LEARN FROM?



04 Village Square

- Central Town Square
- Mixed uses
- Urban park
- Onstreet parking
- Higher Density Living
- Groundfloor commercial
- Community Centre



04 Streetscapes

- Underground Power
- Street related building frontages
- high quality furnishings and streetscaping
- Road dieting
- Sidewalks and AT

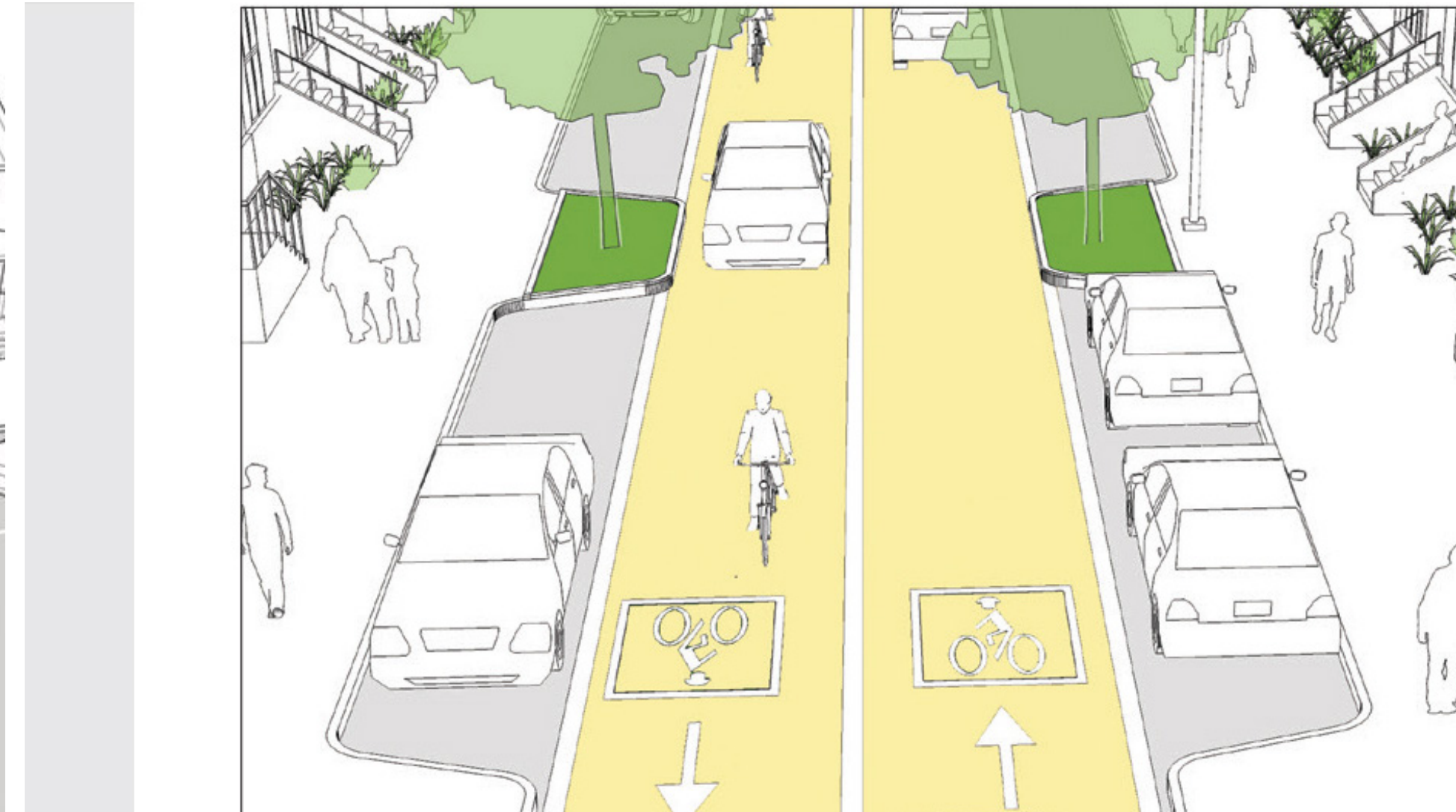


**? WHAT STREET AMENITIES WILL MAKE THIS A DESIRABLE AND UNIQUE COMMUNITY?
IS UNDERGROUND POWER IMPORTANT OR IS THE MONEY BETTER SPENT?**

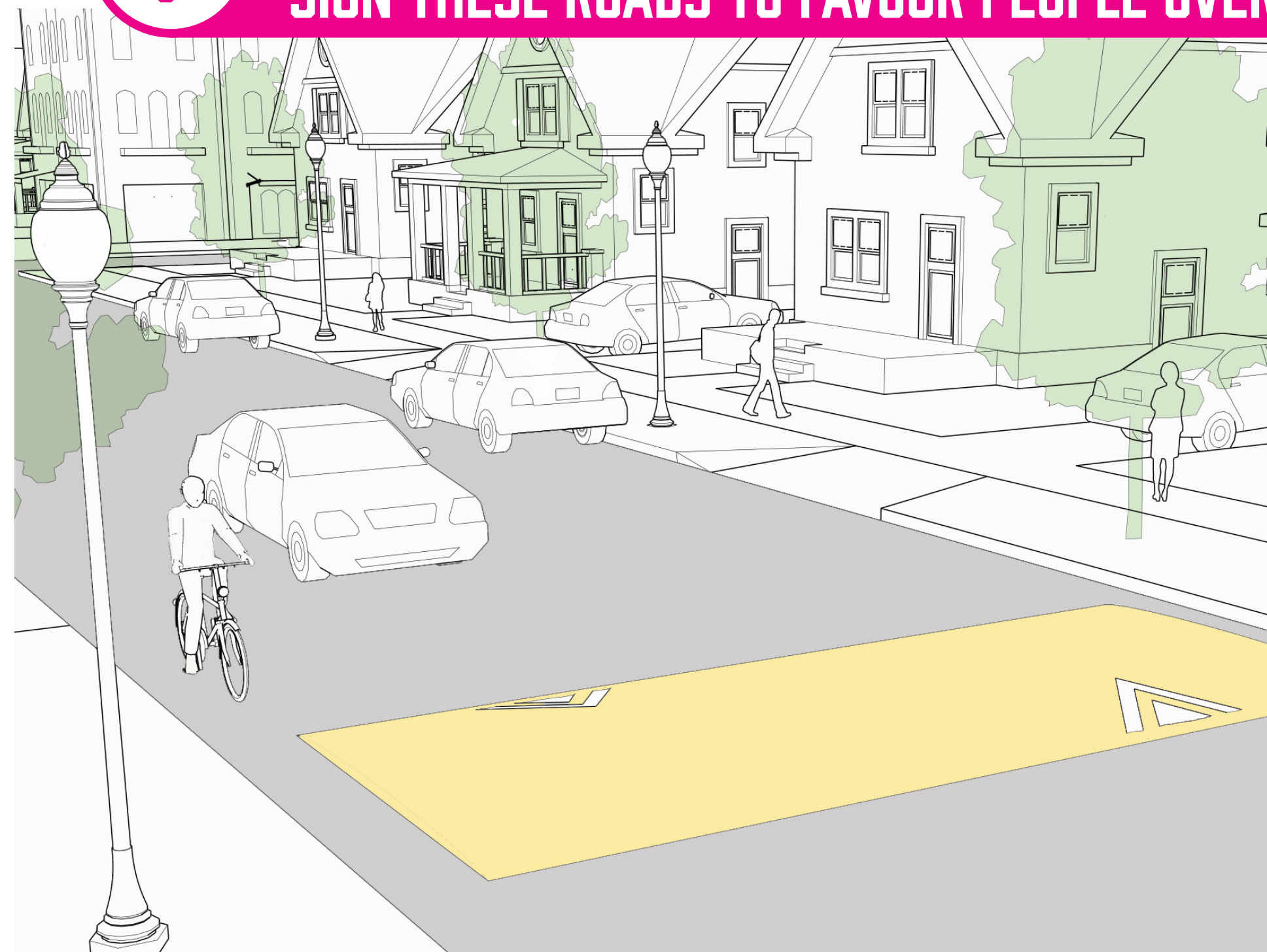


04 Street Design

- Skinny Streets
- Shared Streets
- Traffic calming
- Context sensitive streets



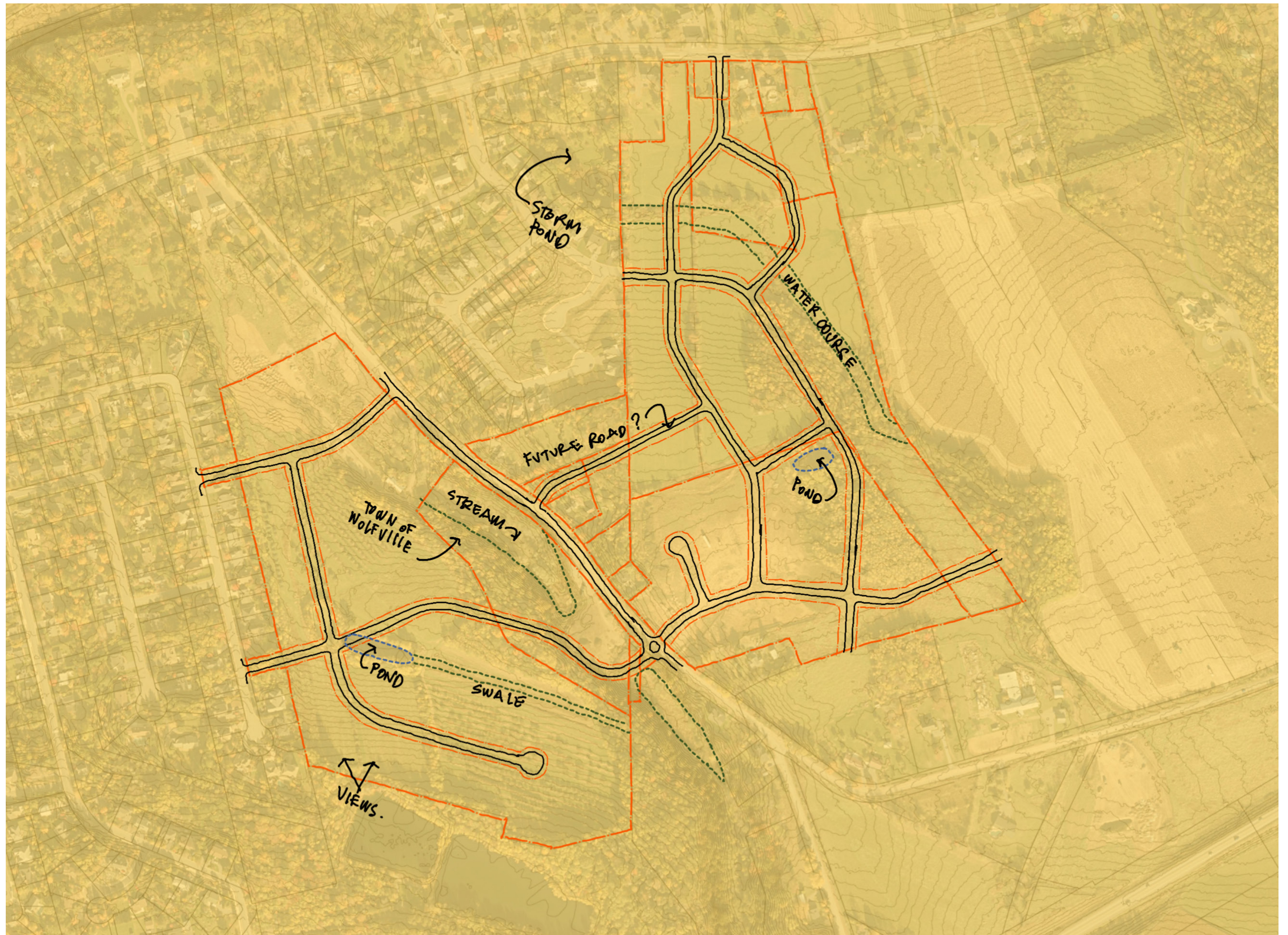
? WHAT KIND OF STREET DESIGNS CAN WE USE AT THE EAST END? HOW CAN WE DE-SIGN THESE ROADS TO FAVOUR PEOPLE OVER CARS?



04

Prelim Street Design

- Road grades less than 8%



04 Stormwater Management

- Lot Stormwater standards - no-net-runoff
- Road standards
- infiltration trenches and rain gardens
- grassy swales



Rain garden

Green roof

Permeable pavement

**? HOW CAN WE MAKE THIS DEVELOPMENT A MODEL FOR STORMWATER DESIGN?
HOW CAN INDIVIDUAL PROPERTY OWNERS CONTRIBUTE?**



Grassy swale

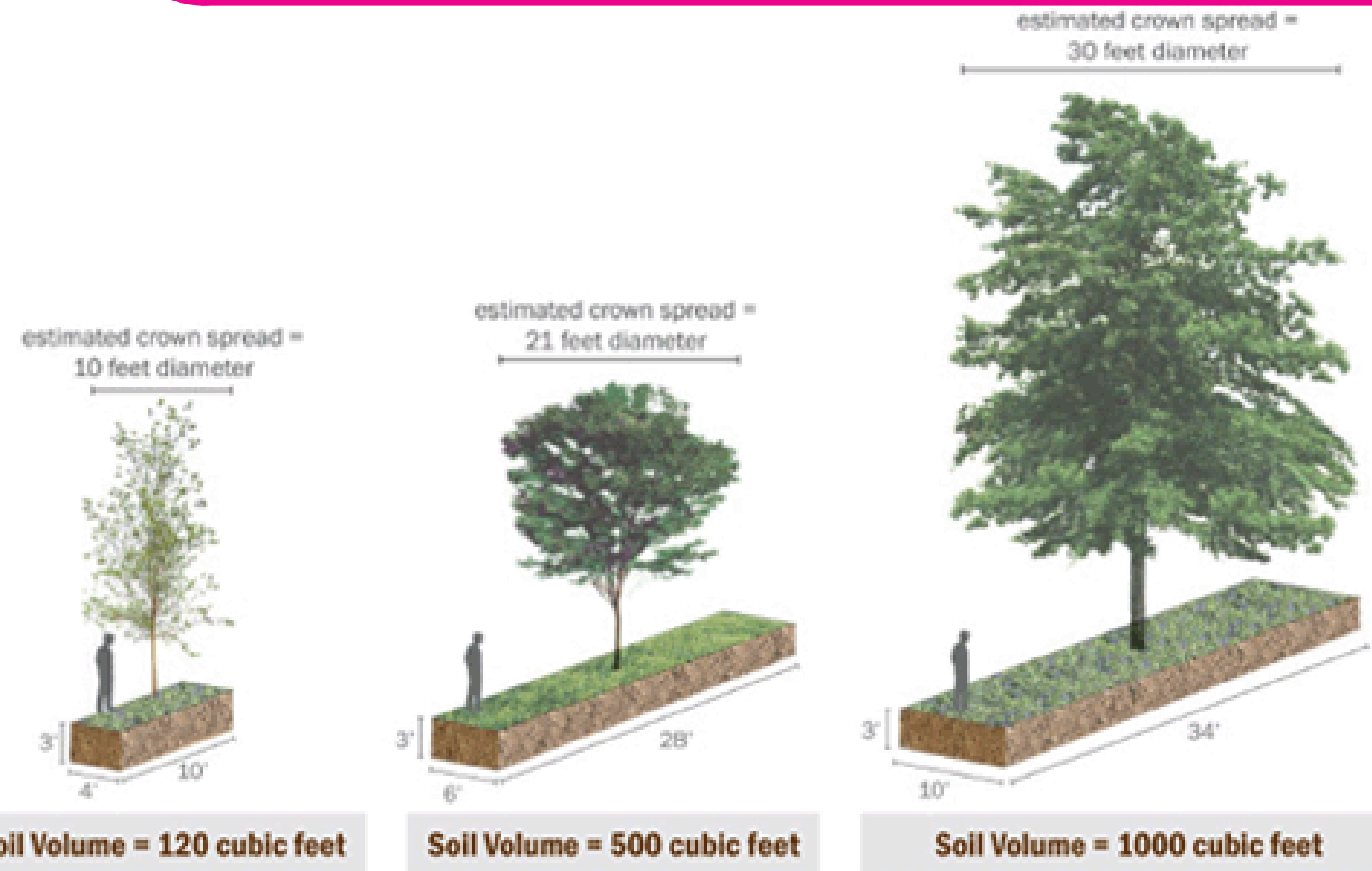


04 Urban Forest

- Species diversity
- public space standards for trees
- private space standards for lots
- parks and open space standards
- preservation of large species.



? WOLFVILLE IS KNOWN FOR ITS OLD GROWTH TREES. SHOULD THIS DEVELOPMENT CREATE STANDARDS TO ENSURE A DIVERSE URBAN FOREST IN THE FUTURE?



04

Institutional Use?

If there were a market for it, what type of institutional land might we reserve:

- Nursing Homes
- Schools
- Church
- Healthcare Centre
- Community Centre



? SHOULD WE RESERVE SOME LAND FOR FUTURE INSTITUTIONAL USES? IF SO, WHAT SHOULD WE ACCOMMODATE?



04 Commercial & Employment

- Village Square
- Commercial Core
- Mixed Use
- Farmers Market



? SHOULD THE NEW VILLAGE CORE CONTAIN SOME COMMERCIAL USES? HOW DO WE ENSURE THESE USES DO NOT COMPETE WITH DOWNTOWN WOLFVILLE?



04

Guiding Principles & Sustainability

Social Equity

4. Affordable Housing:

- CMHC
- NS Housing

5. Age in Place:

- Dedicated seniors housing close to town centre
- Secondary suites
- Connected to walking trails

6. Accessibility:

- Active Transportation, Transit/microtransit, walkability
- building design open space

7. Public Engagement

- Wolfville Blooms online
- Community open house and engagement sessions



WHAT SOCIAL EQUITY ISSUES WOULD YOU PRIORITIZE FOR ADDRESSING WITH THIS DEVELOPMENT?



Housing Choices

1. Low Density
2. Medium Density
3. High Density

—

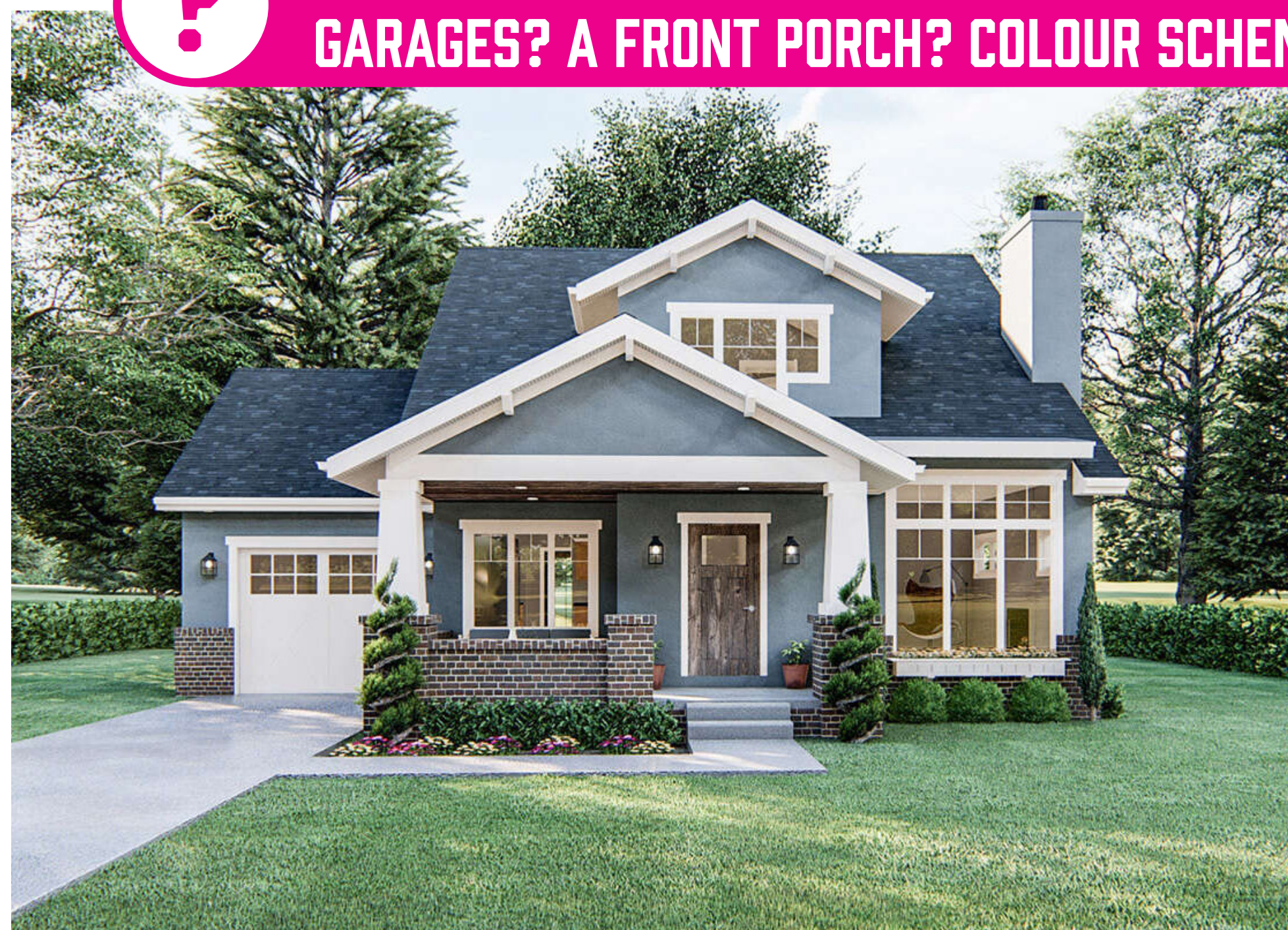
04

Housing Choices: Single Family

- Street related
- Narrow lot (~30')
- Lot depth 90-120'
- No garages except on flanking yards
- verandas required
- 1-2 outdoor parking
- 2 storey
- Architectural Style



? WHAT DESIGN STANDARDS WOULD YOU PRIORITIZE FOR RI HOUSING? REMOVE GARAGES? A FRONT PORCH? COLOUR SCHEME? ARCHITECTURAL STYLE?



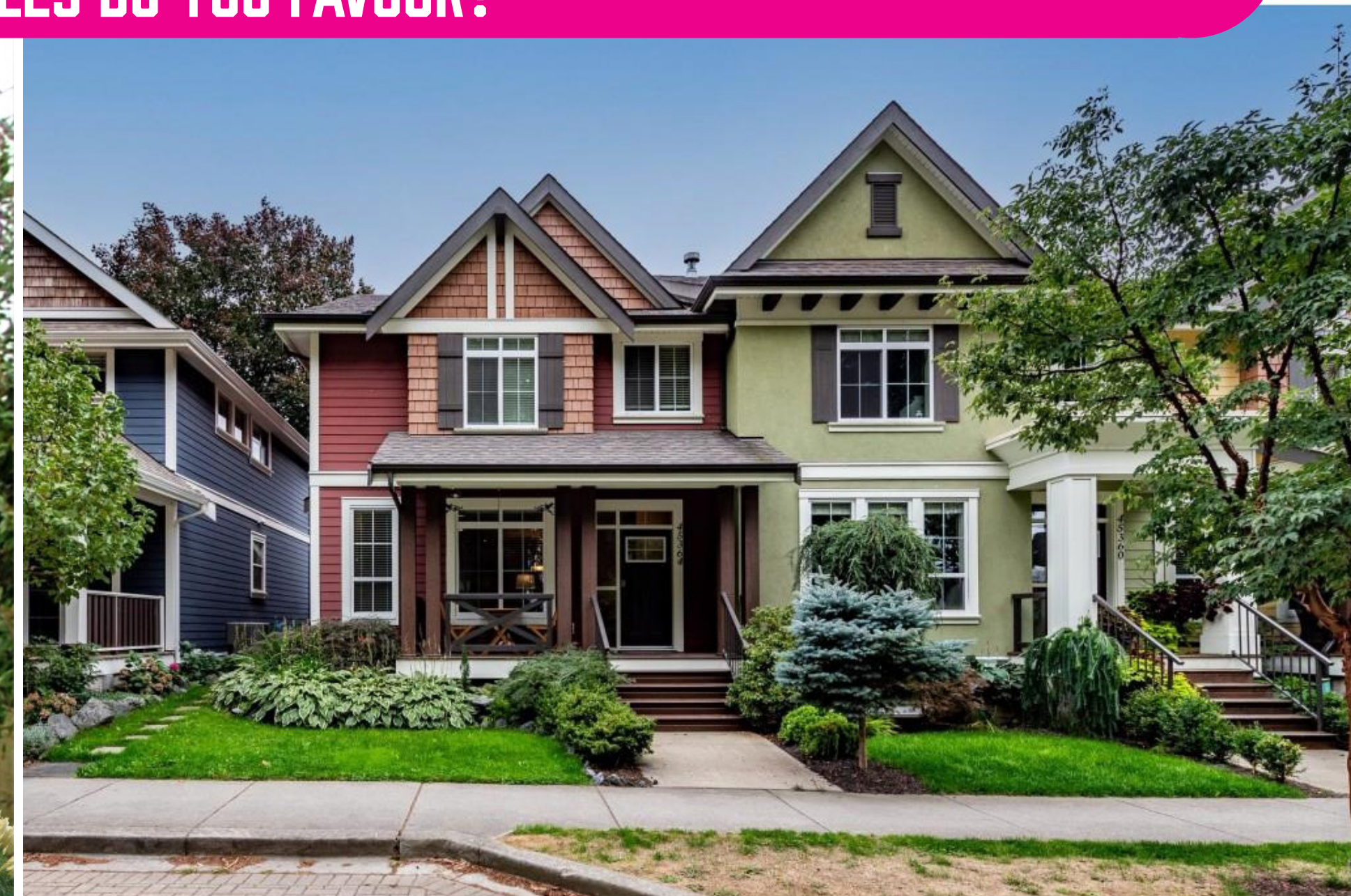
04

Housing Choices: Semi/Duplex

- Corner Duplex
- Side by side
- Over under



? SHOULD R2 HOUSING BE INTEGRATED WITH OTHER HOUSING TYPES OR SEPARATED IN DISTINCT AREAS? WHAT DESIGN STYLES DO YOU FAVOUR?



04

Housing Choices: Clusters

- Backyards are shared gardens
- parking around outer perimeter
- shared common space
- Smaller homes



**? WOULD YOU OR A FRIEND LIKE TO LIVE IN A CLOSE-KNIT CLUSTER NEIGHBOURHOOD?
HOW FAR WOULD YOU WALK TO YOUR PARKING SPACE?**



04

Housing Choices: Townhomes



? WOULD YOU LIKE PARKING IN THE REAR OR THE FRONT? WOULD YOU PREFER 2-STOREYS OR 3?



04

Housing Choices: Medium Density

3-4 storey

No parking
between the
street and the
building.

Buildings are
street-related.



? WHAT ELEMENTS DO YOU LIKE OR DISLIKE ABOUT THESE EXAMPLES? WHAT MIX OF 1-2-3-BEDROOM UNITS SHOULD WE BE PLANNING FOR?

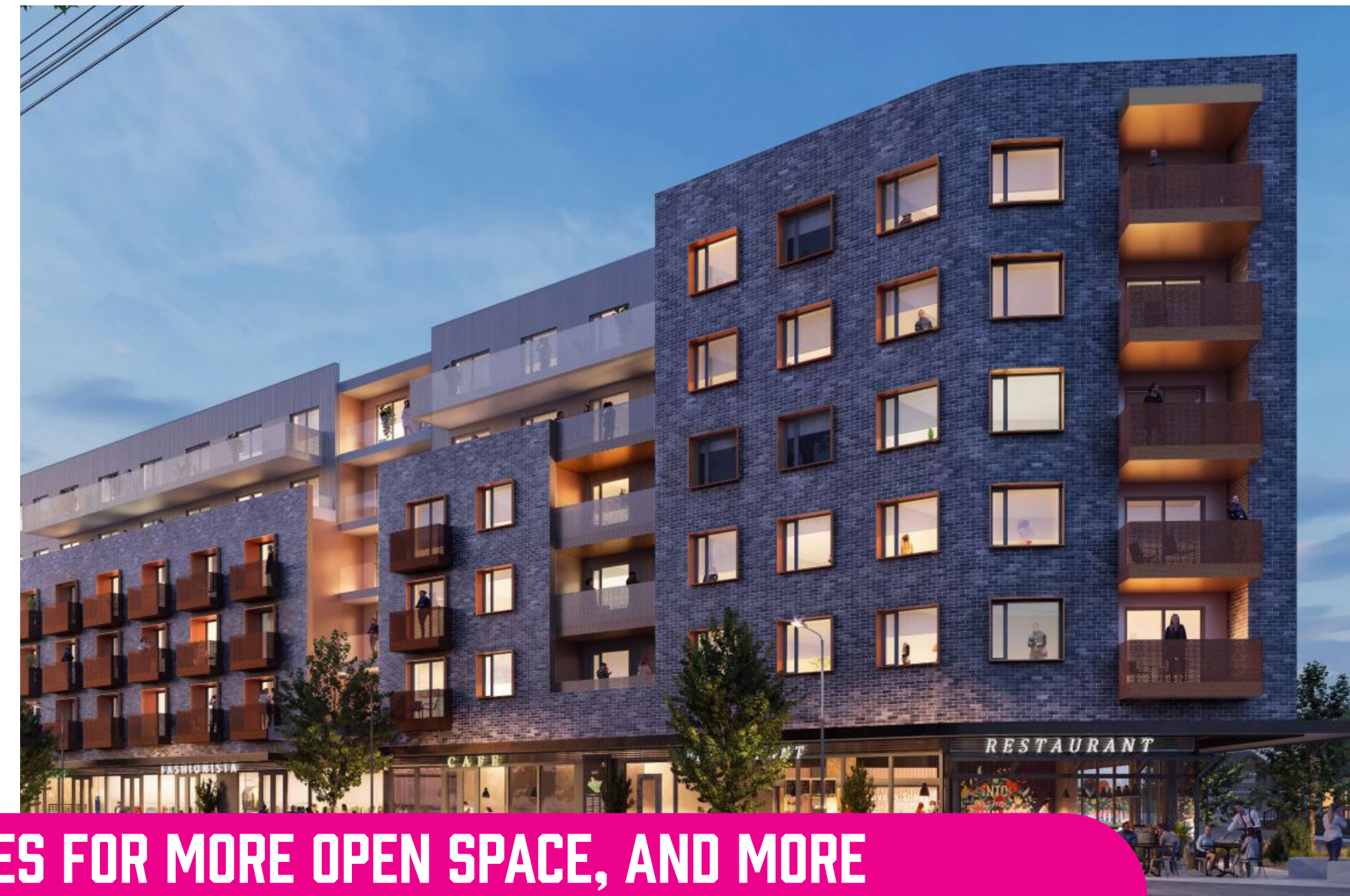


04

Housing Choices: High Density

5-8-storey

- Street Related
- Parking in the rear and underground
- Walkout Units
- Flat roof
- Stepbacks & Articulation



? TALLER BUILDINGS CREATE OPPORTUNITIES FOR MORE OPEN SPACE, AND MORE DENSITY PROVIDES GREATER PUBLIC BENEFITS. HOW HIGH SHOULD WE CONSIDER?





05 | Case Studies



Hendrick Farm

Chelsea, QC

- Mixed use village centre
- street standards
- landscape standards
- stormwater management
- architectural standards

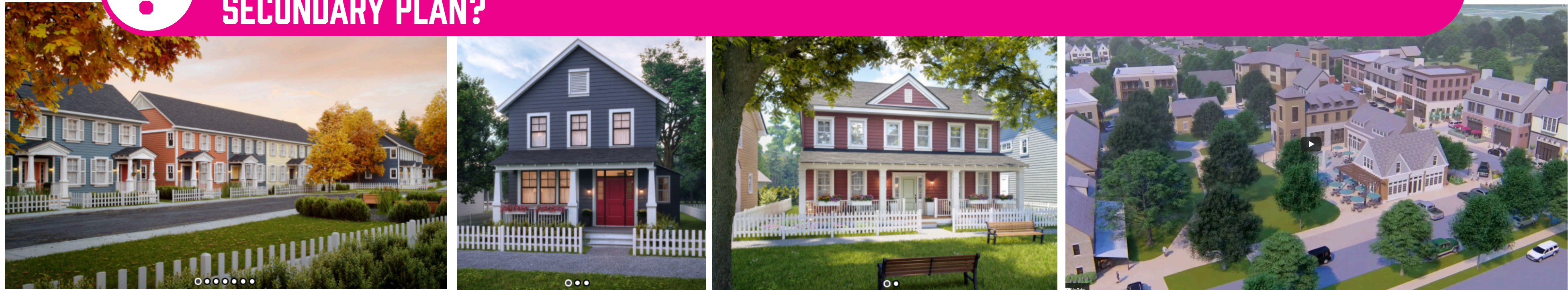


LIVE HERE FOR THE LIFE HERE

Step into the lifestyle →



? WHAT OTHER PROJECTS DO YOU THINK WE SHOULD LOOK AT WHEN DESIGNING THIS SECONDARY PLAN?





Southland

Tsawassenn, BC

- Mixed use village centre
- architectural standards
- Community market
- Garden clusters
- Landscape standards
- Narrow lot housing



Viridian

Ann Arbor, Mi

- Community gardens
- mixed use town centre with market
- narrow lot housing
- planned urban forest
- central parks and connected trails
- Neotraditional architectural style



TYPICAL ELEVATION
AT COUNTY FARM

Agrihoods

Integrated agricultural communities

- Agriculture integration throughout
- Community plots
- variety of density and housing types
- Underground parking



? SHOULD AGRICULTURE BE A CENTRAL THEME IN THIS DEVELOPMENT? TO WHAT EXTENT? ARE THERE OTHER THEMATIC IDEAS?



Agrihoods

Middlebrook Farm

- Agriculture integration small scale and medium scale
- Agriculture as design inspiration and community character.





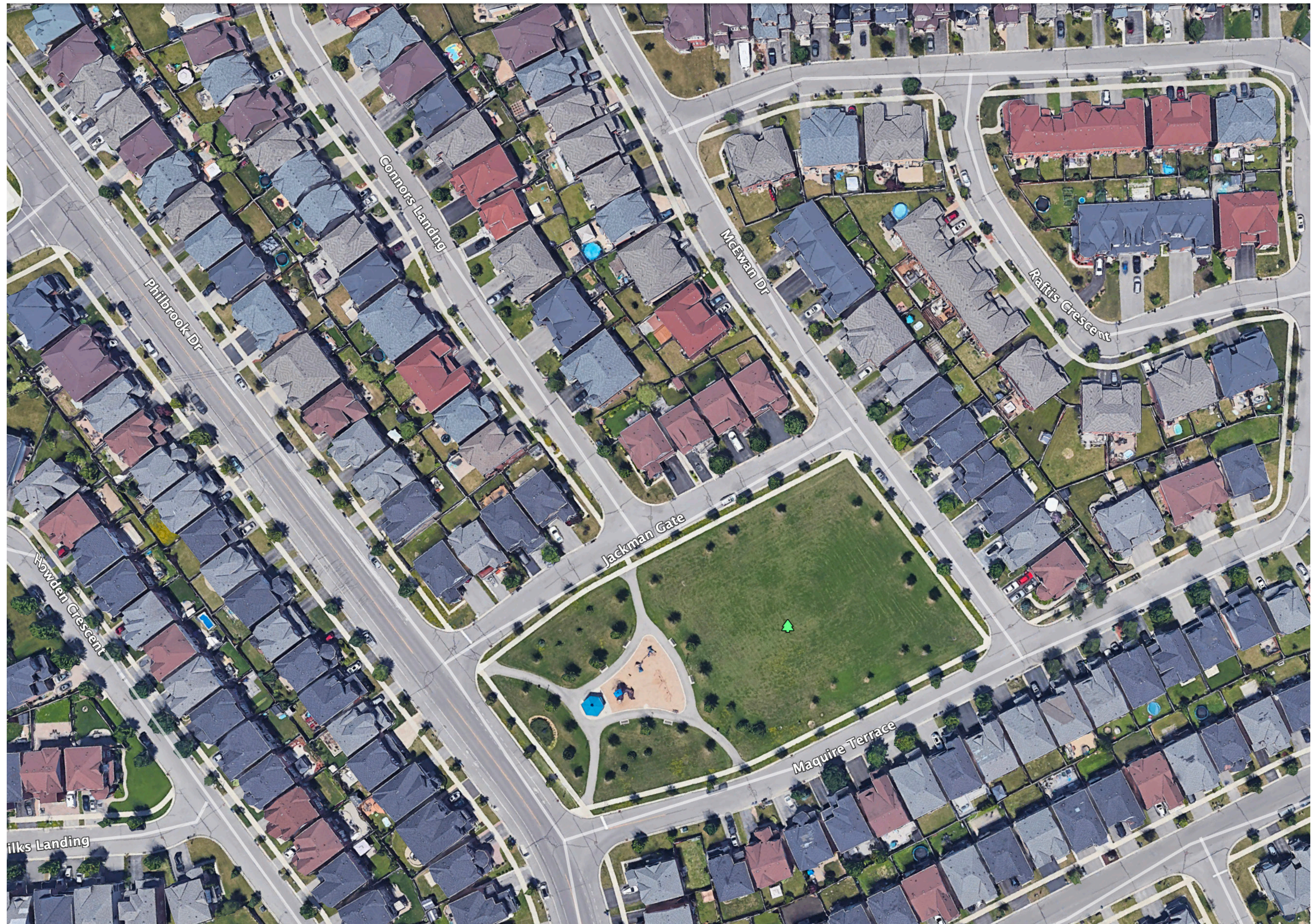
New Urbanism in Canada

New Urbanism is a planning and development approach based on the principles of how cities and towns had been built for the last several centuries: walkable blocks and streets, housing and shopping in close proximity, and accessible public spaces.

Milton, Ont

Parks

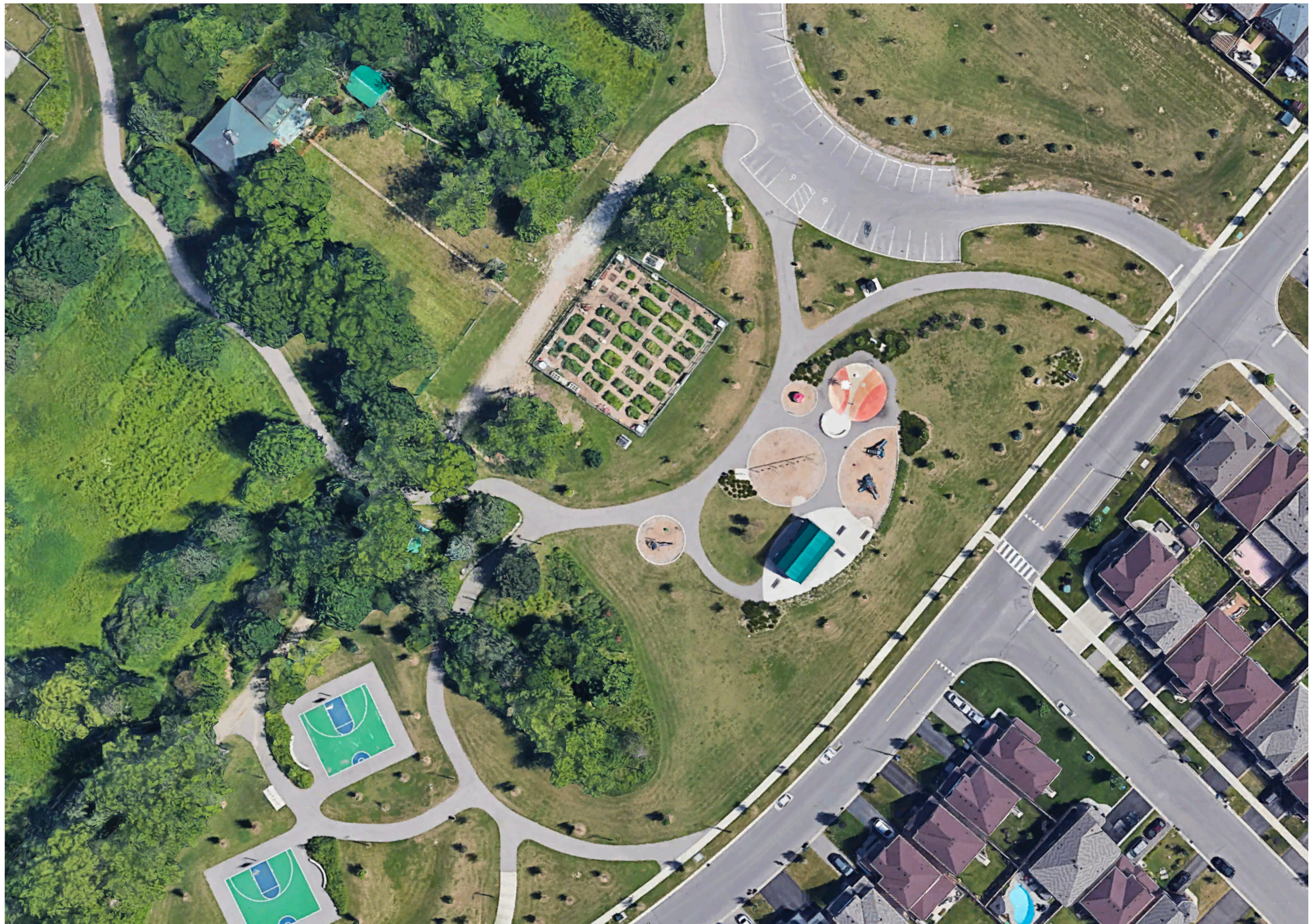
- Housing Variety
- Central Parks
- Small lots development



Milton, Ont

Community Centre

- Community Gardens
- Water Park
- Splashpads
- Sports Courts
- Trail Connections



Milton, Ont

Parks

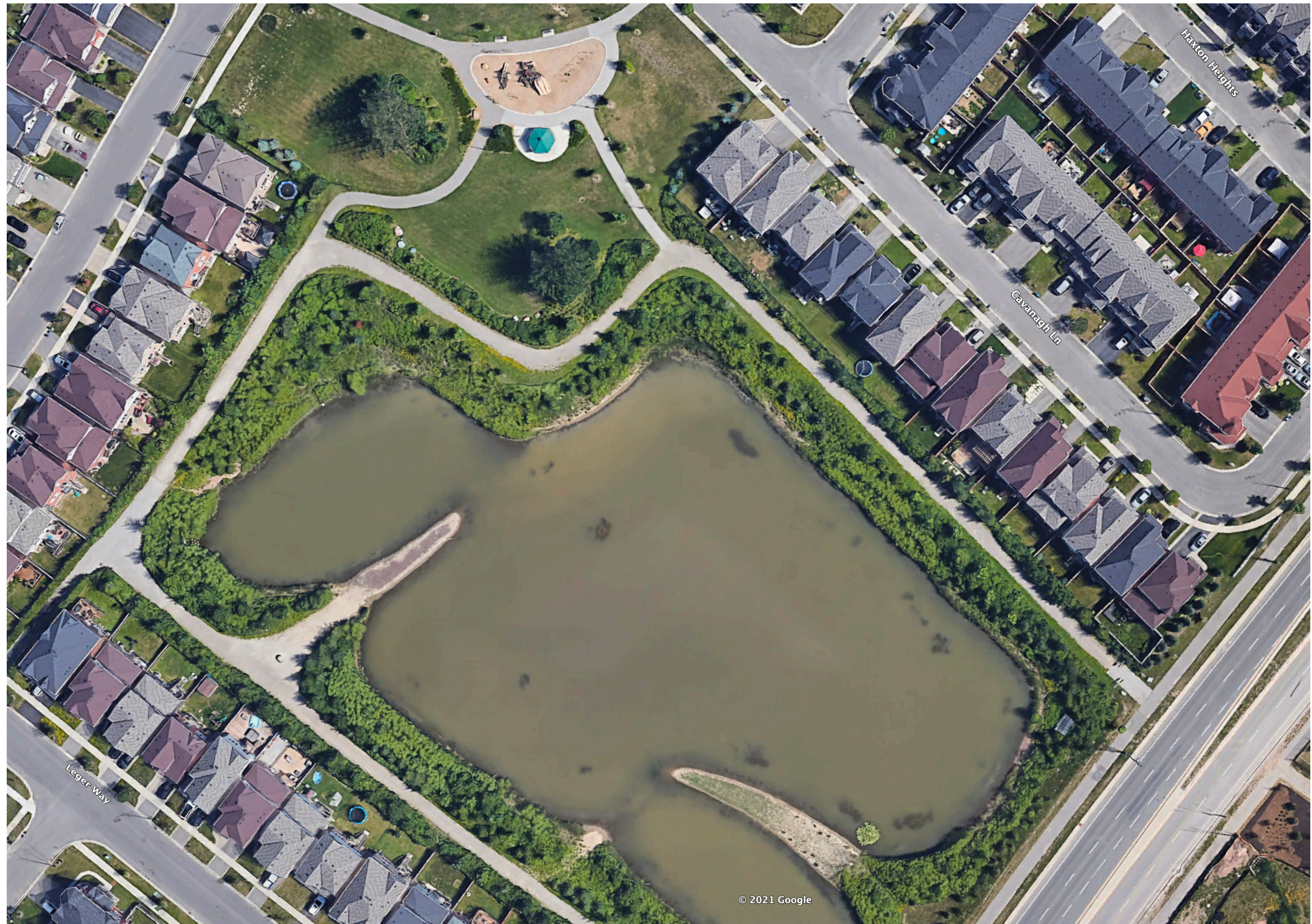
- Parks for all ages
- playgrounds
- high quality lighting
- picnic areas



Milton, Ont

Stormwater

- No fences
- naturalized ponds
- trails throughout
- AT connections
- parks and opens spaces around
- habitat for wildlife



Milton, Ont

Stormwater

- No fences
- naturalized ponds
- trails throughout
- AT connections
- parks and opens spaces around
- habitat for wildlife



Milton, Ont

Housing

- Small Lots:
33'X90' lots
- Street related
units
- no powerlines
- street trees
- design standards



Milton, Ont Housing



Milton, Ont

Rear Yards

- Small backyards
- privacy fences
- well designed



Milton, Ont

Housing

- Semis Mixed in with singles
- hard to distinguish semis from R1's





01

Townhome Precedents

- Street related
- Narrow lot (24-28')
- Lot depth 90-100'
- No Garages
- front yard parking
- 3 storey

fathom



Milton, Ont

Landscape Coordination

- Landscape vocabulary throughout the community
- fence styles
- substantial landscaping



Milton, Ont

Medium Density

- 4-6 storeys common
- mixed in amongst lower density but carefully sited
- range of design styles (peaked roof, flat roof, modern, traditional)



After reviewing this presentation, please respond to the questions on

www.wolfvilleblooms.ca

Public workshops will also be held during this process



PLANNING ADVISORY COMMITTEE REPORT

Title: Site Plan Approval Process

Date: 2022-04-14

Department: Planning & Development



Site Plan Approval Process

Check-in and Debrief

The Town adopted new planning documents in September 2020. For certain land uses of a certain scale, 'site plan approval' was introduced with our new planning documents. Historically, the Town regulated all development beyond 2-units by Development Agreement with other minor uses being permitted 'as-of-right'.

The Land Use By-law outlines the different approval processes and land uses considered by each. Staff can provide a presentation to help members understand how these different processes work in practice.

This report is simply to open dialogue and help Staff and Council better understand concerns around this process. Once concerns or desired changes are better understood, Staff can bring back additional information, presentations or reports.

Questions that may be relevant:

- Do you understand the difference between development agreements, site plan approval and as-of-right development? See charts below.
- What land uses and in what areas are problematic to be considered by site plan approval? Why?
- Are there aspects of the site plan process that should be changed? Why?
- What outcomes do you feel are not happening? Are they land use planning issues?

Relevant Information to review:

- [Municipal Planning Strategy](#)
- [Land Use By-law](#)
- [Zoning Map](#)
- [Recent Site Plan Approval Appeal Hearing](#) (568 Main Street)

PLANNING ADVISORY COMMITTEE REPORT

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Date: 2022-04-14

Department: Planning & Development



Fig. 2.1 As-of-Right & Conditional Approval Process



1. Full Application is submitted

2. Staff Review. Development officer must indicate to the applicant if application is complete within 14 days.



3. If Application Meets Zoning Requirements, the application is APPROVED.



4. If Application Does Not Meet Zoning Requirements, the application is DENIED.

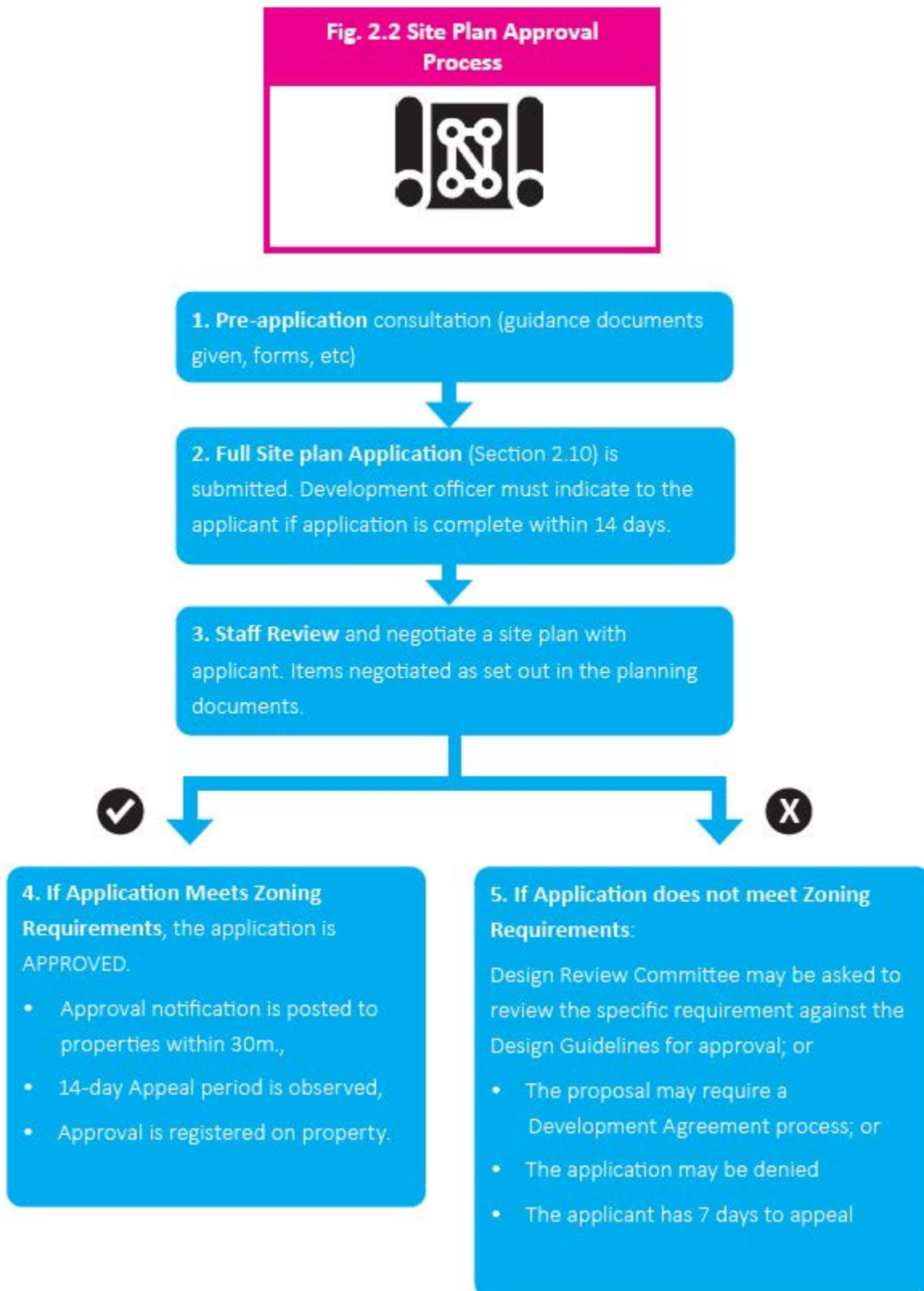
- The applicant has 7 days to appeal

PLANNING ADVISORY COMMITTEE REPORT

Title: Site Plan Approval Process

Date: 2022-04-14

Department: Planning & Development



PLANNING ADVISORY COMMITTEE REPORT

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Fig. 2.3 Development Agreement Process

