



Planning Advisory Committee Meeting

September 9, 2021

4:00 p.m.

Virtual – Via Teams

Agenda

Call to Order

1. Approval of Agenda

2. Approval of Minutes

- a. Planning Advisory Committee Meeting, July 8, 2021

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. Ongoing/Continued Business:

- a. **Climate Plan Update** (Staff Presentation and student work attached)
 - i. Update on current work
 1. Ongoing Engagement
 - a. Summer Student 'What We Heard' Report
 2. Switch program



3. Regional Climate initiative
 4. Flood Risk
 5. Active transportation and mobility
 6. Climate Plan timeline
- ii. Implementation discussion
- b. **“Plan+1” – MPS and LUB amendment options report** (Report attached)
- i. Discussion on the first year of using our new planning documents and potential housing amendments:
 - a. Short-term rentals
 - b. Landlord / Rental property provisions
 - c. Building Height
 - d. R1 zoning
- Note: Staff will seek direction (a motion) that will go to Council at Committee of the Whole in October and back to PAC to consider amendment(s) at the October PAC
- ii. Other housing related discussion from summer reading
- c. **East End Comprehensive Development Districts** (Staff presentation provided at meeting)
- i. Update on secondary planning process
- d. **Library and Town Hall Planning Update**
- i. See process overview attached
- e. **Vision New Minas Update** (verbal Staff update at meeting)
- i. See project website for more information:
www.visionnewminas.ca
 - ii. A secondary plan is being prepared for continued consultation, expected in the late fall.

5. Round Table

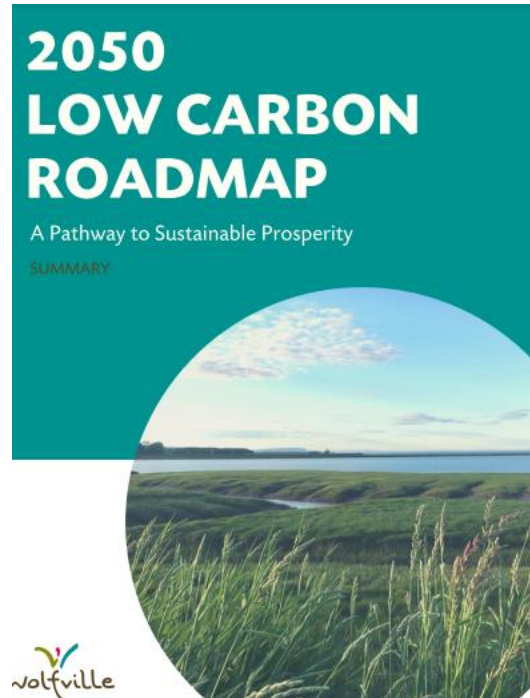


6. Next Meeting

- a. October 7, 2021 – 4:00 p.m.

7. Adjournment

CLIMATE ACTION UPDATE



WWW.WOLFFVILLEBLOOMS.CA

Climate Action Updates



- **Municipalities as Influencers**

- Regional Work
- Switch Wolfville

- **Low Carbon Roadmap**

- Wolfville Blooms
- Feedback

- **September to November**

- Engagement
- What We Heard Report
- PAC, ESC, October COW
- November Council (Draft)
- Implementation
 - Short-term action

Local government as...	Authority	Sample actions	Community energy & emissions planning techniques	Potential impact on GHG emissions reductions
Energy Consumers	Direct control	Municipal building retrofits, construction of high performance municipal buildings, purchase of zero emissions vehicles, development of renewable natural gas from organic materials	Corporate GHG inventory and plan	Low
Investors	Indirect control	Renewable natural gas from a landfill, zero emissions transit system, cycling infrastructure, electric vehicle charging stations, recycling programs, public/private partnerships	Situational analysis [review of capital budgets]	Medium-high
Influencers	Indirect control	Municipal Planning Strategy, Property Assessed Clean Energy (PACE) programs	Modelling and scenario-planning	High

Adapted from the Ontario Community Emissions Reduction Planning: A Guide for Municipalities

Climate Action Updates

- **Walking Tour**
- **Proactive leadership**
 - Heat waves,
 - flood risk letters
 - Climate pop-ups



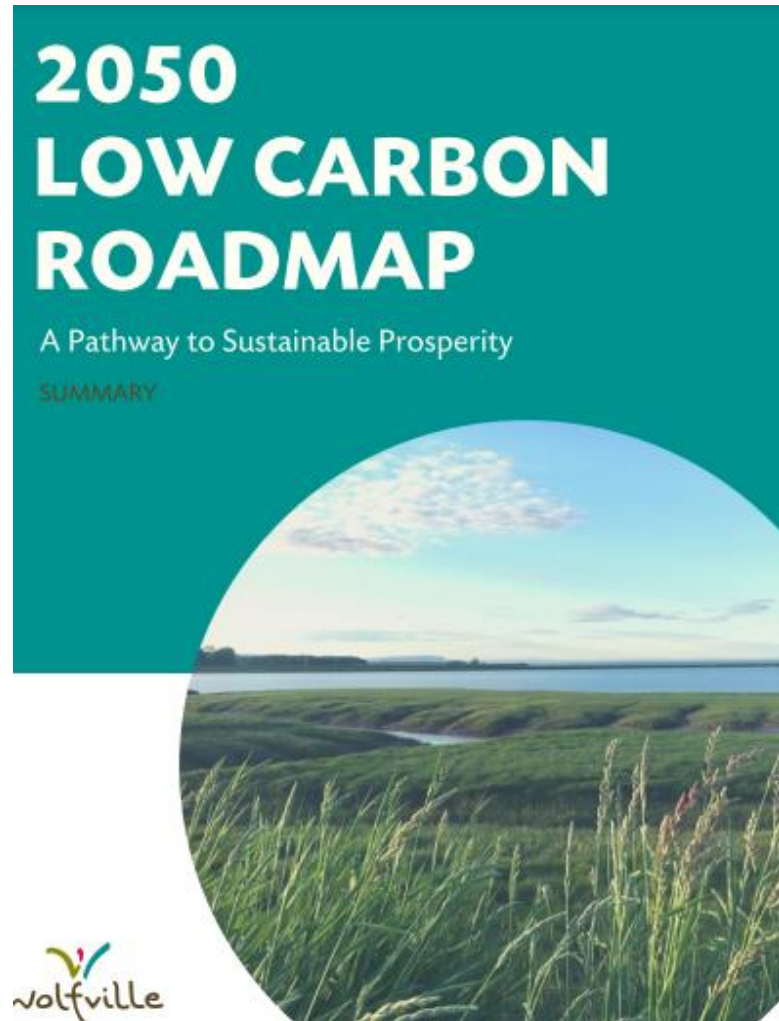
What We Heard This Summer



- More aggressive/sooner targets
- AT/ Public Transit needs
- Home energy efficiency/renewable energy
- Community Wellness/civic action (climate grief)
- Traffic and naturalization
- Collaborative action
- Local food and agriculture
- Waste reduction



3 Year Climate Action – Example Implementation



We have heard it is hard to grasp the scope and scale of change required.

An example 3 year plan is included to illustrate what some example actions could be.

Meant for discussion purposes only

The Town's role...



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Adapted from the Ontario Community Emissions Reduction Planning: A Guide for Municipalities

Action Area: Buildings (new and existing)



- Switch Wolfville
- Town owned Buildings – VIC as pilot?
 - + have a plan for other buildings
- Development standards (what is working and what is not)
- New development areas (ensure best practice / low carbon outcomes are focus)

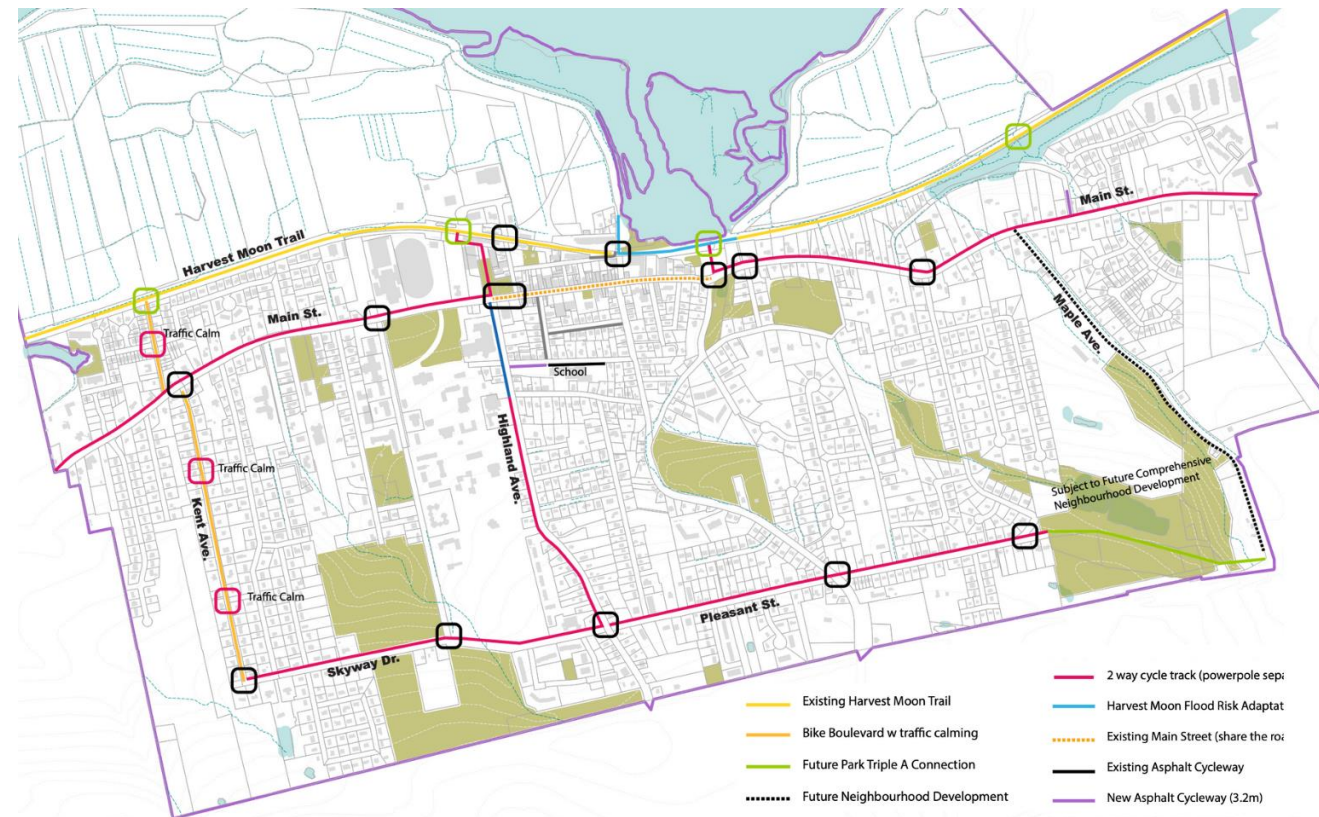


Action Area: Mobility

- AT Network Implementation
 - Highland AAA build out as part of road reconstruction
 - Main Street AAA build-out through grant support
 - Short term signage and paving on Pleasant
 - Short term connections (E.g. East end, Cherry bike boulevard, Kent bike boulevard)

- Electrification
 - Town electric vehicle pilot
 - + Work on a fleet conversion strategy
 - Support EV infrastructure (Land Use by-law requirements)
 - Acadia Level 3 charger
 - Pursue other charging opportunities

- Microtransit feasibility
 - Grant from Province – deliver feasibility in early 2022



Action Area: Compact, Complete Communities



Implement Planning Documents

- Housing choices
 - Amendments to enable more housing
 - Smaller, energy efficient new homes
 - Increase minimum densities
 - Infill, missing middle
 - link with existing transportation services
 - Green space, urban forestry



Action Area: Adaptation

Waterfront Investment Strategy and Flood Risk Study Implementation

- REMO
- Waterfront Planning and Capital Project (flood mitigation)
- Sewer Treatment Plant
- Coordination with Dept of Agriculture
- Land ownership (rail line)

Sea Level Rise and Storm Surge Flooding

Sea levels have been rising in the Maritimes since the end of the last ice age 10,000 years ago. This trend is expected to accelerate with climate change, notably from melting of the polar ice caps. Sea level is expected to rise to 1.46 m by 2100 at the Town of Wolfville.

How is sea level rise calculated?
 Fisheries and Oceans Canada projects a 0.83m sea level for the year 2100 (under RCP 8.5). An additional 0.65m is added to account for potential accelerated ice sheet melt, and a 0.1m increase accounts for tidal amplification:

0.83m + 0.65m + 0.1m = 1.58m

Wolfville is located on the Minas Basin which is part of the Bay of Fundy, hosting the highest tides in the world. With climate change, it is expected that more intense storms will hit the Nova Scotia coastline.

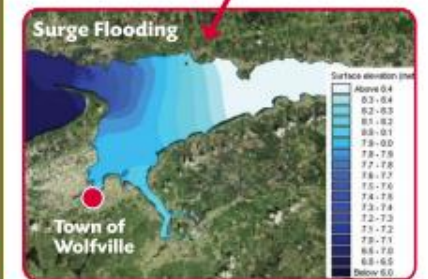


*All elevations represented in CGVD25

Assessing Flood Risk

Historically, flooding has not been a common occurrence within the Town of Wolfville; this is due to the dyke system that acts as a wall of protection against tides and storm surge flooding. However, the risk of flooding increases over time as sea levels rise, rainfall becomes more intense, and storm surge events increase.

CBCL analyzed the risk of the dyke overtopping using a model of the Bay of Fundy to run future flooding scenarios with rising sea levels.



Action Area: Regional Coordination

- Regional Inventory being delivered to Municipal Units this fall
- Can inform various directions and where smart investments can be made
- Next Steps TBD by municipalities and regional dialogue
 - Intermunicipal Service Agreement?



Action Area: Waste and Water

- Valley Waste?
 - Regional Work
- Sewer Treatment Plant
 - Flood Risk and Energy efficiency
- Water usage and conservation
 - Town wells and Aquifer health, source water protection



Action Area: Governance and Collective Action



Adopting a Climate Action Plan

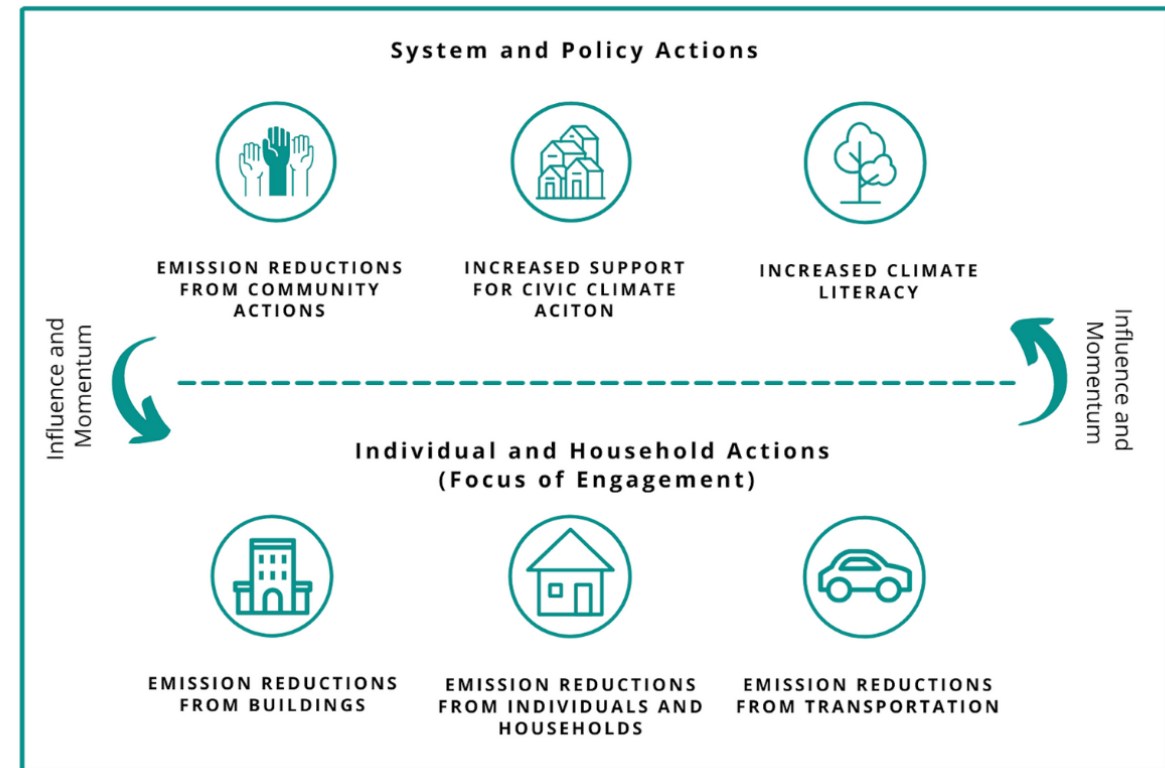
- Setting targets and moving the needle as we can.
- Values drive value.
- Staying current and maintaining a living document of actions
- Grant funding to accelerate actions

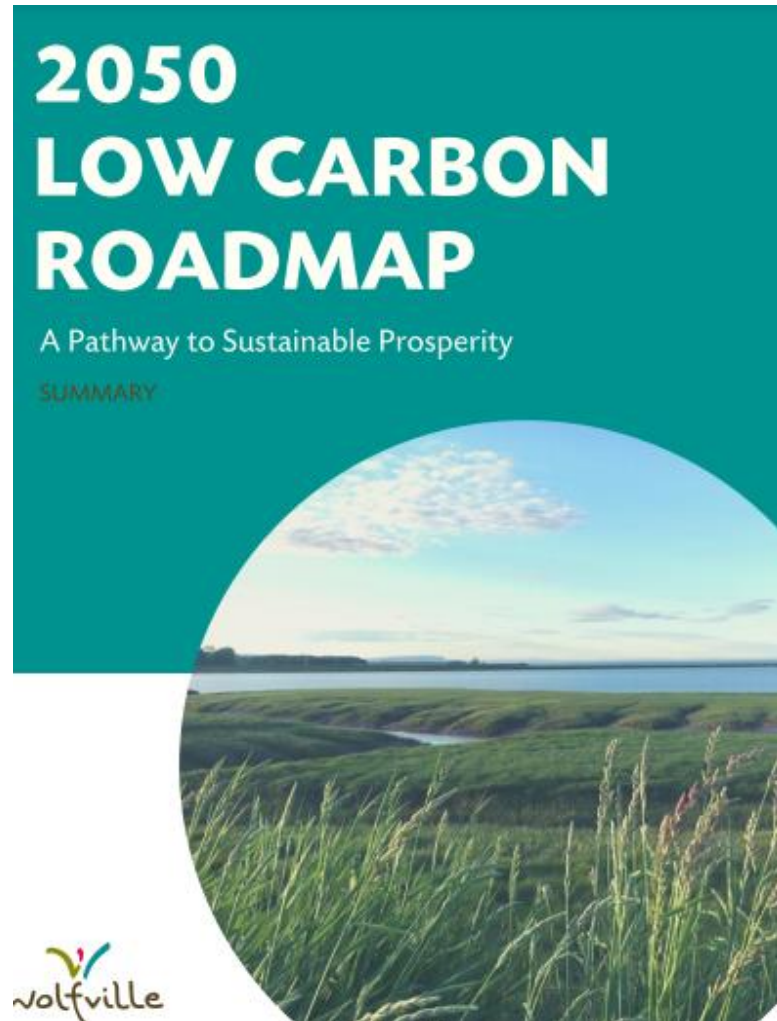
Climate education and programming

- Earth Leadership camps
- Summer students and Inspire Wolfville
- Other programs?

Leadership

- Clearly communicated Town efforts setting the stage for community action





Online engagement is slow,
how do we get more people
engaged with climate work?

Town of Wolfville Community Climate Action

‘What We Heard’ Report

Lia Lancaster and Max Abu-Laban



August 27, 2021

We respectfully acknowledge that Wolfville is in Mi'kma'ki, the traditional, unceded, and unsundered territory of the Mi'kmaq Nation. We are all Treaty People.

Contents

1. Introduction and Overview: What We Heard
2. 2050 Low Carbon Roadmap and GHG Targets
3. Active Transportation and Public Transit
4. Energy Efficiency and Renewables
5. Community Wellness and Civic Action
6. Local Traffic and Naturalization
7. Collaborative Action
8. Local Food and Agriculture
9. Waste Reduction and Management
10. Conclusion: A Green New Wolfville

1. Introduction and Overview: What We Heard

During August 2021, the two Climate Action Interns (Lia and Max) hosted a total of ten (10) public Climate Outreach events for the Town of Wolfville. The aim of these events was to engage with community members about the issue of climate change, inspire individual and household Climate Action, inform them about what actions the Town is taking, and collect feedback about what more they would like to see done to address this issue. We spoke with a diversity of individuals and families at multiple locations including the Wolfville Farmers' Market, Just Us! Coffee House, Acadia University, and on our Climate Action Walking Tours.

We found that many community members who we interacted with had a foundational knowledge of climate change and were already taking some steps to reduce their own carbon footprints. This document serves as an accounting of What We Heard from our community about Climate Action in the Town of Wolfville. This valuable feedback, collected over the course of August 2021, should serve to inform, and potentially to transform, the Town of Wolfville's Local Climate Action Plan.

2. 2050 Low Carbon Roadmap and GHG Targets

At our 'Climate Action Coffee House' on Sunday, August 15th, we received extensive feedback from many individuals, including a considerable number of Climate Activists associated with Extinction Rebellion. While some praised our 2050 Low Carbon Roadmap as a good start, the feedback we received about the document was overwhelmingly critical. Many community members critical of our Low Carbon Roadmap cited the lack of short-term Climate Action Planning as a significant problem. Suggestions from attendees included checking the Action Plan in two-year phases, as well as setting targets for 2025, as opposed to 2030. The predominant critique of the 2050 Low Carbon Roadmap was that its timelines were too far in the future. Many we spoke with asserted that 2050 is a timeline too far in the future to form

the basis of an effective Climate Action Plan. This sentiment was echoed by Councilors Elliot and Butler in our conversation with them.

We also had a conversation at Just Us! with Emily, a prominent Climate Action organizer in our community, who was especially critical of the 2050 Low Carbon Roadmap. She first suggested that those of us involved in the Local Action Plan read 'A Good War' by Seth Klein, as it explicates the measures she viewed as necessary in combatting the Climate Emergency. Her and others critiqued the Low Carbon Roadmap for not "tying together issues" such as green jobs, Climate Action, decolonization, and justice, and they instead expressed support for a Green New Deal. They are far from alone in this assertion, as this approach has overwhelming support in Atlantic Canada. 85% of Nova Scotians support a Green Recovery, while 78% wish to see women, BIPOC, and other marginalized groups prioritized in our COVID-19 Recovery (The Council of Canadians 2021). These Climate Activists said correctly that the Climate Plan is not aligned with the latest IPCC reports, which state that bold reductions in greenhouse gas emissions are needed before 2030. This sentiment was reflected in our conversation with Dr. Alan Warner, who advocated for emission reductions of 60% by 2030. Furthermore, some individuals attending our Coffee House opined that 'Net-Zero' is not a valuable concept from which to base a Climate Plan, as it may allow for avoiding the transformational changes necessary to address the Climate Crisis.

Finally, attendees of our Coffee House said the need for bolder language within the Low Carbon Roadmap, and some thought that its tone was overly "apologetic", not emphasizing the many benefits of decarbonization. They wanted to see more decisive action and bold solutions to the Climate Crisis, and more emphasis on collective action as opposed to the individual actions seen on the Low Carbon Roadmap Energy Savings Checklist, for example. One attendee went as far as to caution the Town to be wary of "neoliberal thinking" manifesting in our Climate Action Plan.

3. Active Transportation and Public Transit

The provisions of Active Transportation (AT) infrastructure and improved public transit and mobility options were likely the most popularly suggested action items for the Town to implement. Based on our many conversations with community members, we have concluded that it is of critical importance to expand and improve AT and Public Transit infrastructure and services. Our 'Microtransit and Micromobility Review' expounds the argument for this.

At every one of our 'pop-up' events, community members stressed the need for active, reliable, integrated, and electrified transportation solutions. The All-Ages-Abilities (AAA) Network proposal was incredibly popular with nearly everyone we brought it up to, both at the Wolfville Farmers' Market and elsewhere. Many shared with us that they did not feel safe riding their bike on the streets of Wolfville, highlighting the need for a segregated AT route in Wolfville. Residents by-in-large encouraged the Town's goal of ending all personal vehicle trips under 2 km, though many commented on the infeasibility of this with the current lack of transportation options. Many community members also expressed support for the Wolfville Public Library's E-Bike program and wished to see it expanded.

The provision of microtransit and improved public transit options was incredibly popular among residents as well, with many advocating the need for Kings Transit to improve their service, and for the Town of Wolfville to introduce community transit options. The case for this is outlined in our Feasibility Study. Electrification of buses was a priority amongst residents, and one resident recommended half-size buses running routes more often. Community members also expressed enthusiasm for fully subsidized (fare-free) transit services in the Annapolis Valley and in Wolfville. Another suggestion that was brought to our attention was introducing a 'park and ride' service in the Wolfville region, so that visitors did not have to drive into town. This resident suggested that this service run from the Just Us! Roastery to Downtown Wolfville.

Several residents also expressed support for an EV Ride-Sharing program in Kings County. This was echoed by Dr. Edith Callaghan and Former ASU President Brendan Macneil. The need for a car-sharing initiative was expressed to us multiple times during our community engagement events.

4. Energy Efficiency and Renewables

Home energy efficiency and sustainable energy were important to many of the residents we interacted with, and we had remarkable success promoting the Switch Program to residents. People were genuinely excited about the program and what it could offer them in terms of reducing, improving, and switching their energy usage. The Switch Program is a major success for Climate Action in Wolfville, and residents were glad to know that the Town is doing its part to make energy efficiency accessible to residents. Some residents had concerns about the selection process of contractors within the program, especially homeowners who had had negative experiences installing heat pumps. One homeowner recommended that the Town have a pre-selected list of approved contractors for program participants to choose from. The most significant shortcoming of the Switch Program is that it does not extend past Wolfville's municipal boundaries. We spoke with countless community members living in places such as Greenwich, Port Williams, Kentville, or Windsor who were highly interested in the Switch Program but were ineligible. We received many recommendations that this program be expanded to include Kings County in its entirety. We think this is an excellent idea.

Many community members expressed support for a Community Energy Co-Operative, and this initiative was seen as a priority by some individuals that we spoke with. People in our community tend to have a negative view of Nova Scotia Power's monopoly over energy generation and procurement in our province. The Community Energy Co-Operative, which is mentioned in the Low Carbon Roadmap, would allow for more democratic control of local energy, and an increase in sustainable energy sources such as solar, wind, and geothermal. When we asked one resident if they had considered buying an EV, they replied that they would not entertain the idea while Nova Scotia's grid energy is still over 80% carbon-based. Another resident who had read the Low Carbon Roadmap suggested to us that the Community Energy Co-Operative initiative should be much more central and well-explained in the document.

5. Community Wellness and Civic Action

Several community members who we spoke with expressed their wish to see resources to help “hold space” for climate stress, eco-grief, and eco-anxiety. A Community Psychologist named Bruce emailed us to express his interest in creating “resources in Wolfville to help people manage the challenge of facing the climate realities and take action.”. Bruce shared the attached therapy-related resources, as well as the following letter.

<https://transitionnetwork.org/do-transition/inner/>

https://www.psychology.org.au/getmedia/cf076d33-4470-415d-8acc-75f375adf2f3/coping_with_climate_change.pdf.pdf

<https://www.psychology.org.au/getmedia/88ee1716-2604-44ce-b87a-ca0408dfaa12/Climate-change-empowerment-handbook.pdf>

<https://www.psychologyforasafeclimate.org/events/>

heartwideopen.ca

May 2021.

The subject of climate collapse or societal collapse in a time of climate breakdown is of such overwhelming importance.

Our understandings are diverse. Some of us feel that collapse is now inevitable with a real possibility of the end of life, at least the end of life for human beings and many other species, while others believe that moving forward to a sustainable future is still possible and even likely. Our differing viewpoints do not prevent us from experiencing a sense of relief in the discussion itself.

We believe in speaking the truth as we understand it, even when that truth is unpopular or unpleasant. We cannot know what the future holds and 'The End Of The World As We Know It (TEOTWAWKI)', may or may not be inevitable, but it seems clear that our lifestyle of driving, flying, and denial of the spiritual nature of this finite Earth and its eco-systems cannot continue. Humanity is facing a time of extreme challenge and holding onto hope for a miraculous turn-around may be avoiding the truth. We recognise that many people are already facing challenges and disrupted lives. Perhaps the time has come for more people to speak about this, and for us to help them.

Studying the fear of death and hearing about terror management we find that death-anxiety drives people to adopt worldviews that protect their self-esteem and worthiness so they feel they play an important role in a meaningful world. This may be an illusion, but we know it is hard for human beings to change from deeply embedded belief systems. We find that helping each other cope with a change of attitude, grief tending to include helping children face their grief, and new ways of thinking about the future are becoming increasingly important practices.

In sharing ideas about "hope" we discern that for some of us, moving from feeling hopeful (possibly as a form of denial of an unpalatable truth) to a state of acceptance can leave us hope-free, not hope-less. Reframing the future enables us to reach an understanding that the end might be nigh but that life and love goes on. We discover this reframing to be a powerful even joyful process of unburdening, finding it helpful to be free to discuss what living well and dying well might really mean. Giving up expectations of having to rescue the future personally is enormously liberating, and allows us to focus on living simply, staying local and building community in the present.

Once we accept that climate collapse may be an imminent possibility that could happen suddenly, like snow sliding off a roof, we may choose to change the actions we currently take to reduce our damage to the world. As we become more aware of the loss of habitat for people and wildlife and the anguish of inequality, we are inspired to work to reduce harm. Whatever the future may hold, we believe that it is important to walk forward with a sense of joy, love, and compassion for ourselves and for all of creation, working to reduce inequality and injustice in all places.

In our discernment, we find an acceptance of the real possibility of collapse to be liberating. It becomes a relief and pleasure to talk about how to live with what is. It may lead us to listen with greater compassion to those around us struggling to come to terms with their fears and difficulties, and to take steps to help them live and die better, helping one another up with a tender hand.

With regards to Civic Action, we heard some residents voice their desire to see our municipal government take a more active role in promoting climate action through community activism and organizing efforts. An anonymous respondent on Wolfville Blooms said that they wanted to see us "make policies that will help consumers have low carbon choices (buying local, public transit, etc.) and move away from our electrical grid being supplied by fossil fuel burning sources." because "our future depends on it.". The same respondent also encouraged the Town to help pressure Nova Scotia Power to end its use of coal energy.

Some community members we spoke with also supported policies included in our proposed Green New Deal. We had written support for a 4-day work week for all employees within the Town, as well as a reduction and redistribution of RCMP funding when the contract comes up for review in the next three years. Another resident also pointed out that our Public Works municipal fleet is made up largely of Ford F-150 pick-up trucks, which are not particularly fuel

efficient. Electric Ford F-150 work trucks start at around CDN \$40,000, and this is something for the Town to consider in decarbonizing its municipal fleet.

6. Local Traffic and Naturalization

Traffic density in Wolfville is increasing and is a concern to many residents we spoke with. Although some community members do appreciate driving places in town, many of the people we spoke with voiced their desire for a less congested Wolfville. Pay-parking, which we expressed the need for in our Microtransit and Micromobility Review, would likely be unpopular amongst residents, but the idea does have some support. One politically conservative community member we spoke with expressed his desire to see Wolfville become a “car-free town”, completely serviced by integrated community shuttle and interregional travel. Another resident said he wished to see a decreased speed-limit in town to reduce on-road emissions, as well as speed bumps. Another told us he wanted to see more stop lights to encourage drivers to travel at slower speeds.

Naturalization and rewilding of both public and private property in the Town was a priority for many community members that we spoke to. Residents were concerned at the lack of biodiversity within the Town’s living environment, including on Town property. Some residents were also concerned about the amount of mowing being done by the Town. They said that they wished to see more plant biodiversity on the Town of Wolfville’s property. The promotion of natural lawns was a suggestion given by multiple residents, with one individual giving a particularly innovative idea. Heather suggested that the Town offer a property tax rebate for residents who plant either a vegetable garden or a pollinator garden in their front yard. She suggested that the Town could offer complementary workshops on how to plant these gardens, and supply materials like soil so that residents could garden affordably.

7. Collaborative Action

Repeatedly, residents who we spoke with emphasized the need for the Town of Wolfville to collaborate with our municipal, regional, and Indigenous partners. One resident that we spoke with, a professor at Acadia, told us that he wanted to see more collaboration on Climate Action within Kings County. He stressed that action in one community is not enough, and that a regional approach is called for in addressing the Climate Crisis. Residents, especially students, spoke of the need to place Indigenous communities at the forefront of Climate Action efforts. Within the Town of Wolfville, this means increasing our collaboration with our Indigenous partners. We did this, quite successfully, when we collaborated with the Mi'kmaq Conservation Group for our Climate Action Walking Tour. There is an imperative for more of this collaboration in advancing our movement towards decolonization within the Town of Wolfville.

8. Local Food and Agriculture

Local food and agriculture are important topics in the Annapolis Valley, as it is considered a 'breadbasket' for Atlantic Canada. As we did many of our community engagement events at the Wolfville Farmers' Market, we were already among local food enthusiasts. It should then come as no surprise that community members spoke to us about their desire to see an increased focus on local food consumption. Residents spoke to us about expanding the WFM, as well as introducing incentives for restaurants in town to use locally grown food. Organic and permaculture farming was also important to community members, and a few expressed concerns at what they saw as a lack of these practices in the Annapolis Valley. Some community members also spoke to us about reducing their meat consumption, especially red meat, and how they expected others to do the same. Since most agricultural land exists outside of Wolfville's boundaries, the emissions created through agricultural practices are not directly in our purview. Again, this highlights the need for a regional approach to Climate Action.

9. Waste Reduction and Circular Economies

On the topic of waste reduction, community members who we talked with spoke of the need to ban single-use plastics in the Town. Community members who read the Low Carbon Roadmap were generally supportive of the Town's waste reduction targets. One resident proposed that the Town of Wolfville support the development of a 'Repair Café', which would help residents repair items that would otherwise end up in the waste-stream. This would also reduce community consumption of new goods, which was also a priority of residents we spoke with.

Another resident proposed the idea of the Town supporting the development of a 'Tool Library' in Wolfville, which is something that already exists in Halifax. The provision of a Tool Library would allow residents to borrow tools instead of buying new ones. This reduces the consumption of durable goods, increases community cohesion, makes items available to low-income households, and frees up income to access other energy savings like local food and home retrofits, which contribute to reductions in carbon emissions.

10. Conclusion: A Green New Wolfville

A 'Green Wolfville', based on the initiatives and actions outlined in this report is something that has overwhelming support from community members and will help our Town in so many ways; environmental, social, economic, and otherwise. We have tried to encompass the breadth of feedback that we received from community members, and we have been inspired by the enthusiasm about Climate Action that we have seen from so many residents. We hope that the community feedback detailed in this report is considered and acted upon.

PLANNING ADVISORY COMMITTEE REPORT

Title: Plan +1 - MPS/LUB Amendment Options

Date: 2021-09-09

Department: Planning and Development



SUMMARY

Plan+1 – MPS and LUB Amendment Options and Discussion

The Town’s planning documents were adopted in September 2020. Staff would ideally do a check-in on the effectiveness of the new policy and regulatory changes after using the documents for a year; however, this has been a unique and challenging period in a pandemic and far from “normal” operating conditions.

This report provides a brief discussion on the overall effectiveness of the planning documents to-date and through a presentation and discussion Staff can elaborate on areas where the committee may have questions. The Planning staff are committed to regular check-ins on our planning documents, treating them more as ‘living documents’ that can respond to opportunities, change and challenges that arise.

Given our recent discussions on housing and the heightened focus on this area by all levels of government, the primary focus of this report is on potential amendments the Committee should consider to improve housing options in the Town. Staff have recommended 3 areas of focus in the short-term: Rental Properties and Landlords; Short-term Rentals; and Building Height with changes to the R-1 zone (and other changes that may arise) recommended to be considered once we get through the first 3 items.

Staff Recommendation

That the Planning Advisory Committee provide a positive recommendation to Council on moving forward with certain amendments to our planning documents that focus on improvements to the Town’s housing situation, as outlined in this report.

PLANNING ADVISORY COMMITTEE REPORT

Title: Plan +1 - MPS/LUB Amendment Options

Date: 2021-09-09

Department: Planning and Development



1) PURPOSE

To provide the Planning Advisory Committee (PAC) with a brief overview of how our [planning documents](#) have performed since adoption in September 2020 and outline immediate amendment options PAC and Council should consider to improve the housing situation in the Town.

2) REFERENCES AND ATTACHMENTS

References

- Town of Wolfville Planning Documents: see [here](#).
- Previous PAC Housing material, presentations and discussion (May-Sept 2021): see [here](#).

Attachments

- Short-term Rentals – initial Wolfville review by Staff

3) DISCUSSION

The Town adopted new Planning documents in September 2020. As with any new plan, when Staff begin working with a new regulatory framework there are some aspects that require amendment, tweaking or further consideration as conditions change and the policies and regulations are tested by actual situations on the ground. Given that we have been in a pandemic for this period, most of the issues Staff have identified with the documents are not pressing and will be brought back in the form of ‘housekeeping’ amendments at a future meeting. Most are very technical in nature.

Broadly, the Town’s planning documents have provided a policy framework that has informed the current Council’s strategic plan and have also provided the ability for Staff and Council to move forward on important initiatives related to our community priorities (e.g. Active Transportation). If there is interest, Staff can provide more details during discussion at the PAC on these areas but broad level directions/community priorities are not discussed in this report – the focus here is on immediate amendments that should be considered to our Planning documents, given the current housing situation in our Town / Region / Province / Country.

All levels of government have to do their part to ensure people have a suitable place to call home. The PAC has considered a substantial amount of information, reports and presentations on the topic of housing over the last 6 months. The recommendations in this report pertain to housing issues in Wolfville given where we find ourselves – the focus is on ensuring compliance and drilling in on specific areas (STRs, SROs) while we also look to create more supply opportunities in strategic areas through additional building height.

The intent would be for PAC to provide direction based on the recommendations below. Staff would then bring back more information on the specific amendments that PAC and Council want to pursue and we would begin the legislated process to make changes (including the required public consultation) to hopefully better the housing situation in our Town.

PLANNING ADVISORY COMMITTEE REPORT

Title: Plan +1 - MPS/LUB Amendment Options

Date: 2021-09-09

Department: Planning and Development



Short-Term Rentals (STRs)

Town Council adopted regulations to better deal with short-term rentals in our planning documents adopted in 2020. These regulations have been largely untested other than enforcement of rentals in the R1 zone. Staff have begun investigating this issue further over the last few weeks and attachment 1 to this report provides some background. The existing regulations from our Land Use By-law are as follows:

4.30 SHORT TERM RENTALS

Short Term Rentals shall be permitted in any zone that permits residential uses, except the Low Density Residential Restricted (R-1) zone, subject to the following conditions:

- (1) Short-term rentals shall only be permitted where proof of primary residence is provided to the Development Officer;
- (2) No more than three rental rooms are permitted;
- (3) Notwithstanding 4.30(2), a whole unit may be rented not more than 150 days per year. A record of rental days shall be provided to the Development Officer upon request.
- (4) In the case of a rental situation, written confirmation from the Landlord shall be provided;
- (5) A Fire and Life Safety Inspection shall be conducted on the premises before any Development Permit is issued;
- (6) Proof of any required licensing from the Province, or other regulatory bodies shall be provided to the Development Officer;
- (7) Proof of insurance shall be provided to the Development Officer;
- (8) A fee shall be provided as per the Municipal Fees Policy;
- (9) Short Term Rentals (e.g. Bed and Breakfast) shall not be subject to the size restrictions specified in section 4.16.7;
- (10) Must meet the parking requirements of Part 6.
- (11) Sections 4.30(1-3) do not apply to the Core Commercial (C-1) zone.

Staff are now developing an inventory of rentals in the Town and will be contacting each to ensure compliance with the above regulations through a Development Permit. Some will require immediate enforcement action (e.g. R1 zone) and this exercise should bring to light additional issues PAC and Council may want to consider. Staff now have a resource to take on this work and will bring back further information in the coming months. Attachment 1 provides additional information on what Staff have gathered to-date.

STAFF RECOMMENDATION TO PAC ON SHORT-TERM RENTALS:

Investigate and create a database of STRs in the Town, seek compliance and bring amendments forward to better deal with this land use at a future meeting.

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Rental Properties and Community Harmony

The issue of properly regulating rental properties is complicated. Many existing land uses (pre-dating our planning documents so considered “existing”) are difficult to deal with and involve legal reviews and consideration of a variety of site specific factors. Having the capacity to systematically look at these properties involves multiple staff, depending on the issues being presented on a particular site.

Staff have begun working on the areas of the Land Use By-law where “gaps” exist in dealing with some of these properties – where Land Use or other By-law amendments will be required, and also working on the parameters of a licensing program for Rental Properties under a Business Licensing By-law that will be brought forward to Council in the next few months. Discussions are also ongoing around capacity to deal with these properties from a Fire Inspections, Enforcement/Compliance and Licensing perspective.

The most important consideration for the PAC and Council to consider here is that it is very difficult to have quality infill (new development) conversations and deal with other development issues when this issue is in the back of everyone’s mind.

Example issues Staff are currently exploring include:

- Capacity and appropriate staffing levels to properly deal with these properties;
- Single Room Occupancies (see Land Use By-law excerpt below);
- “Existing” uses that pre-date our current regulations;
- Parking and landscaping regulations;
- Definitions of dwelling and the components (e.g. “cooking facilities”);

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- (1) A Fire and Life Safety Inspection shall be conducted on the premises before any Development Permit is issued;
- (2) The maximum number of single room occupancies shall correspond to the underlying zone:
 - a) R-2 - max 4 bedrooms
 - b) R-3 - max 6 bedrooms
 - c) R-4 - max 8 bedrooms
 - d) C-2 - max 6 bedrooms
- (3) fee shall be provided as per the Town's Fees Policy.
- (4) In addition to the normal parking requirements for the dwelling, one parking space shall be provided for each bedroom, in excess of three, being used for rental purposes.
- (5) Existing single room occupancies may be subject to some or all of the requirements of this section, subject to context and the development history of the property.

4.32 SINGLE ROOM OCCUPANCY

Single Room Occupancies are a housing type where one or two people are housed in single rooms where tenants may share bathrooms and a kitchen in a dwelling unit.

Single Room Occupancies do not include Short Term Rentals or dwelling units with up to 3 rental rooms.

Dwellings with four or more rooms used for single room occupancies are permitted in the R-2, R-3, R-4, I-2 and C-2 zones, subject to the following:

Similar to short-term rentals, these regulations have largely been untested in the last year. Staff would like to focus on this area (and have begun to do so) and bring back potential amendments for PAC and Council consideration. This will include meetings with landlords, legal reviews and also what a licensing program would look like under the forthcoming business license by-law.

STAFF RECOMMENDATION TO PAC ON RENTAL PROPERTIES:

Further investigate rental property issues and bring amendments forward to better deal with this land use at a future meeting.

Building Height

Wolfville's [Land Use By-law](#) restricts building height to 3 stories in all zones, with consideration of a 4th storey by Development Agreement in certain zones (C-1, CDD, I-1, C-3 and R-4). The I-2 Institutional University zone has a building height maximum of 4-storeys with a 5th storey considered by Development Agreement.

Part 4.15 of the Town's [Land Use By-law](#) outlines our building height requirements and bonusing criteria for the 4th (or 5th) storey, where permitted. Excerpts from the Land Use By-law are included below, from the C-1 and I-2 zones, to illustrate the requirements currently in place.

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15.5 C-1 ZONE BUILT FORM STANDARDS

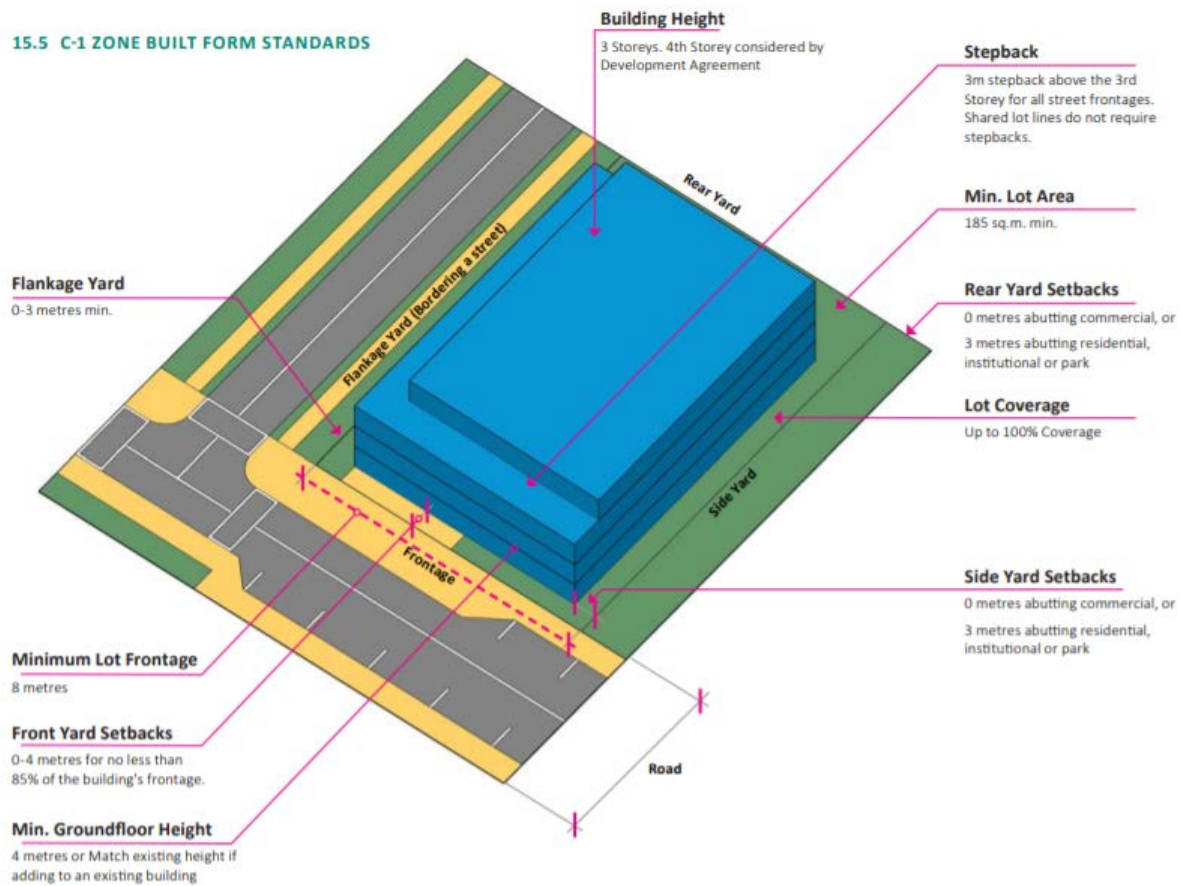


FIGURE 15.5 C-1 ZONE Built Form Standards

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21.6 I-2 ZONE BUILT FORM STANDARDS

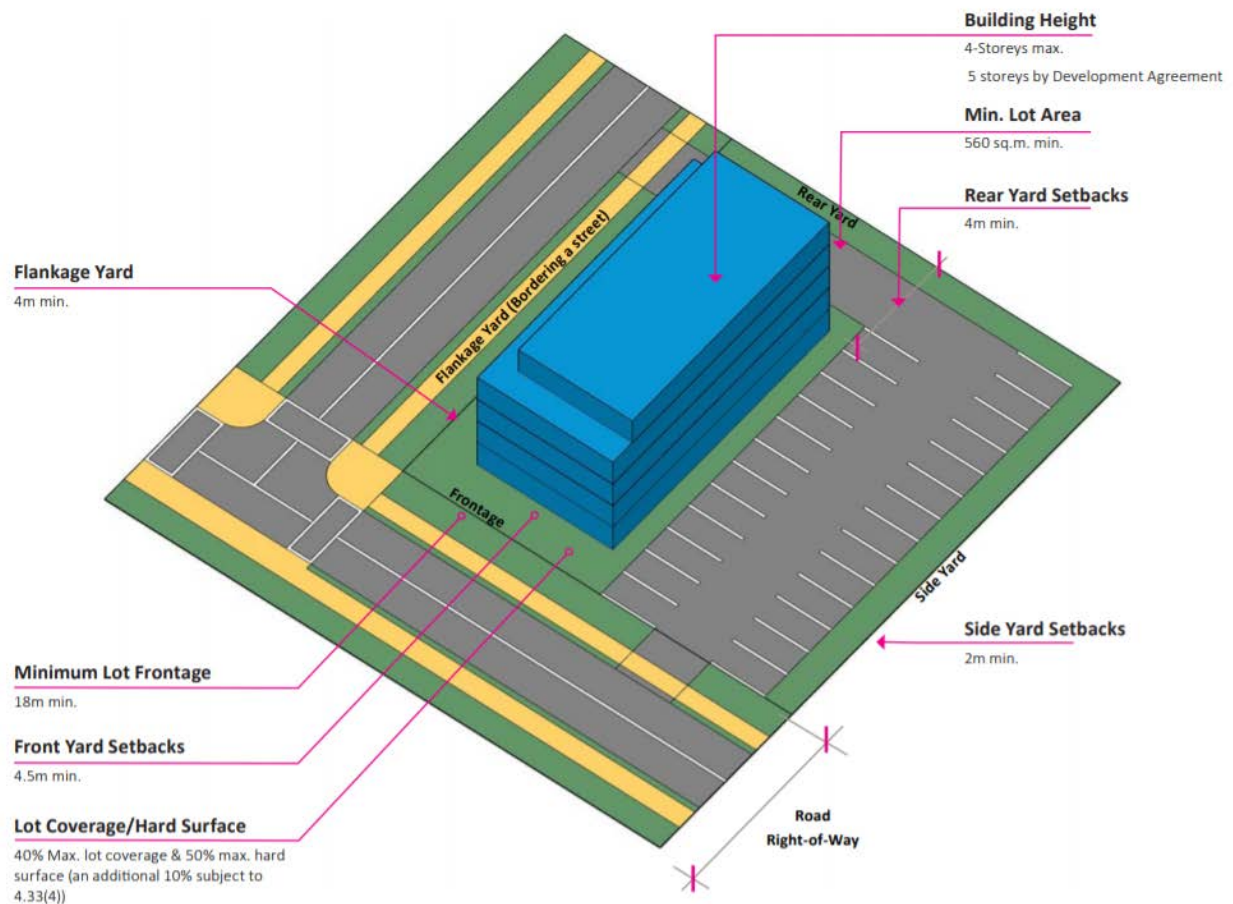


FIGURE 21.3 I-2 ZONE Built Form Standards

Building height is an opportunity for the Town to increase our residential densities in key locations and provide much needed housing. The cost of development is such that 'affordable' housing is very difficult to achieve without a certain scale and ability for Developers to rationalize costs.

Going back to 2017, the recommendation to the Planning Advisory Committee and Council from Staff and multiple consultants was for a 6-storey overall building height; however, Staff were directed to proceed with a 3-storey limit and consideration of a 4th, other than the University lands.

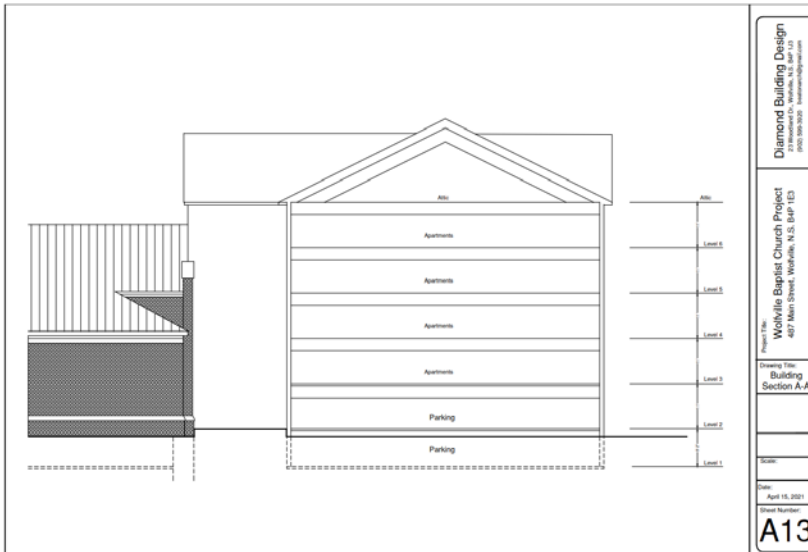
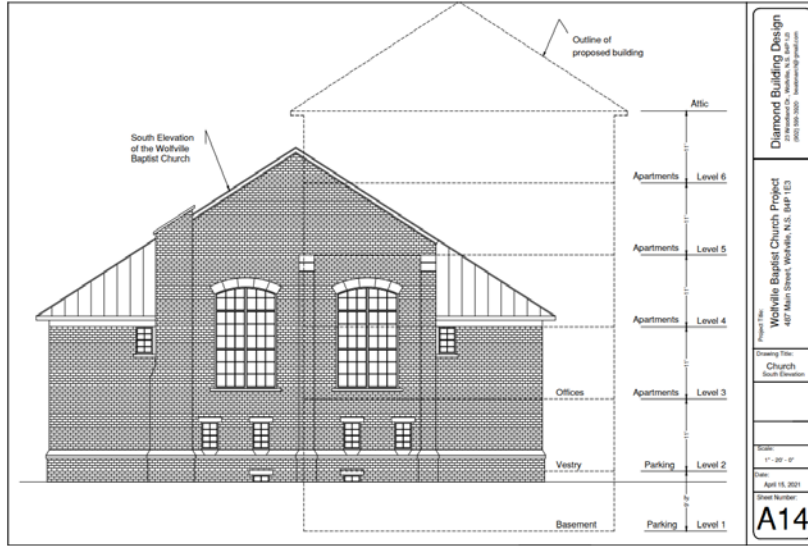
In recent weeks the Baptist Church (corner of Highland and Main) has approached Staff with a proposal for a 6-storey building – 5 storeys above ground with an underground storey of parking. The Baptist Church has provided permission to Staff to use this as an example to illustrate the additional units that

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can be created (and more sustainable business model for the development) if this type of scale was permitted. An excerpt from the early concepts being developed by the Baptist Church is included below and further information on this will be provided at the meeting through the Staff presentation.



Given well documented housing pressures, escalating construction costs, benefits of density in strategic locations, and the ability of additional height to create affordable housing units, Staff feel this should be an area of focus in the short-term. Amendments to building height would also provide opportunities for other projects such as the approved [292 Main Street](#) to consider their options before moving forward.

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STAFF RECOMMENDATION TO PAC ON BUILDING HEIGHT:

That PAC recommend to Council for Staff to explore increasing the overall allowable building height (above grade) in certain zones to 6 storeys where above a certain height (4 storeys) the additional height would be considered by Development Agreement through a bonusing program focused on affordable housing and/or other public benefits.

R-1 Zoning

The R-1 Restrictive Residential zone are areas of low density residential development where land uses are restricted to Single Unit dwellings only. The figure below outlines the substantial area where this zone exists in the town (shown in dark grey, circled in green).



Through our plan review policy discussions and best practice both here and around North America, this type of zoning practice has been recognized to be exclusionary and counter to providing housing options particularly in a Town where our land base is very limited. Policy 8.2(3) of our [Municipal Planning Strategy](#) states the following:

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3. To consider a future review of the Low Density Residential – Restricted (R-1) zone to assess how these areas are consistent with the stated community priorities of this plan, other Town priorities, and future needs.

During our plan review, Council did not want this issue to impact the many areas of change we were working through and it was decided to set it aside. Staff are of the opinion that this should not be our immediate focus given the interrelationship with items such as rentals/landlords and short-term rentals that should be focused on first. The PAC and Council also have to recognize that our capacity as Staff is limited and any policy change takes significant effort over a number of months.

In many ways, changing all R-1 properties to R-2 would be the most impactful housing change the Town could make; however, it has been made clear to Staff that the political will has not been there to address this. The Province may eventually end up dealing with this issue – given its inclusion in the [Housing Commission Report](#) – by eliminating this type of exclusionary zoning practice and restrictive covenants through legislative changes; however, it is not clear when this will be brought forward (if at all). In September 2020, the Halifax Regional Municipality ended R-1 zoning by allowing backyard and secondary suites in all areas of the City. A summary of their approach can be found [here](#).

STAFF RECOMMENDATION TO PAC ON EXCLUSIONARY ZONING PRACTICE / R-1

That PAC recommend to Council for Staff to bring this issue back to the Committee, as per Policy 8.2(3) of our Municipal Planning Strategy, once progress is made on the other areas outlined in this report.

4) REFERENCES TO COUNCIL STRATEGIC PLAN AND TOWN REPORTS

These areas of action are relevant to various aspects of both our [Municipal Planning Strategy](#) (community priorities, policy and regulation) and [Council's Strategic Plan](#), particularly when we think of housing as a key pillar of economic prosperity for the Town and Region.

5) COMMUNICATION REQUIREMENTS

Changes to the Town's planning documents require a process as outlined in the Municipal Government Act and various forms of communication would be required. This would be outlined as/if we move forward.

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ATTACHMENT 1: Preliminary Summary of Short-Term Rentals in Wolfville (for discussion purposes)

- Number of Airbnb's in Wolfville: **45**
 - How much are they earning?
 - Between **\$70 and \$899** per night.
 - Average price per night: **\$247**
 - Total nightly earnings for all: **\$10,142** *presuming all rented, excludes the 4 with unknown rates.
 - Where are the listings concentrated? Main street
 - How many homes have been removed from Wolfville's rental stock from airbnb?
 - Approximately **17** family sized homes (2 or more bedrooms).
 - There are 45 listings on Airbnb for Wolfville. Of those,
 - 8 are hotel rooms/suites
 - 12 are in existing bed and breakfasts
 - **2 are in a private room, likely within host's house.**
 - **9 are in a private apartment.**
 - **14 are entire home listings.**
 - What percentage are **full home** rentals:
 - 14 (31.1%)
 - Average nightly price: \$275.36
 - Estimated average monthly price: \$3,000 - \$5,000 but as high as \$17,580.00 (including monthly rate discount).
 - How many are 2 or more beds?
 - **17** (68%) - excluding hotels/B&Bs
 - Average nightly price: \$276.47
 - How many are private rooms in homes (ie bedroom, no full kitchen/bath)
 - **2** (4.4%)
 - Average nightly price: \$89.00
 - How many are hotel rooms
 - 8 (17.7%)
 - Average nightly price: \$526.00
 - How many airbnb listings are hotels/b&bs
 - **20** (44.4%) - incl. Former Inn Wolfville
 - Average nightly price: \$120.30
 - What is Wolfville's rental vacancy rate?
 - Unknown, presumed to be less than 2%.
 - Number of commercial multi-listings (listings controlled by hosts with multiple listings):
 - 27 with 2 or more listings, among 9 hosts.
-

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- How many STRs are occupied by owner?
 - Difficult to determine – there are 5 where it is likely the unit is the owner’s primary residence.
- Are STRs required to register with NS govt under Tourism Industry Act?
 - Tourist Accommodations Registration Act— requires anyone operating a short-term rental that isn't their primary residence to register with the province and pay a petite fee. <https://novascotia.ca/just/regulations/rg2/2020/RG2-2020-02-14.pdf>

Annual registration fees

6 (1) The fees required for registration must be paid annually and are as set out in the following table:

Category		Annual Fee
Host	with 1–4 bedrooms available for short-term rental	\$50.00
	with 5 or more bedrooms available for short-term rental	\$150.00
Platform operator		\$500.00

0 airbnbs are registered with the Town, meaning all airbnbs are non-compliant at this time.

5 potential regulatory scenarios from a study in Charlottetown, PEI:

Permitting STRs in any principal residence except apartments, with no allowance for commercial STRs.

1. Permitting STRs in any principal residence including apartments, with no allowance for commercial STRs.
2. Permitting STRs in any principal residence except apartments, and only allowing commercial STRs in zones that permit a hotel or hostel.
3. **Permitting STRs in any principal residence including apartments, and only allowing commercial STR in zones that permit a hotel or hostel.**
4. Permitting STRs in any principal residence including apartments, and only allowing commercial STR in zones that permit a hotel or hostel, as well as the Downtown Mixed Use Neighbourhood (DMUN) Zone.

Wolfville’s LUB for STRs:

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4.30 SHORT TERM RENTALS

Short Term Rentals shall be permitted in any zone that permits residential uses, except the Low Density Residential Restricted (R-1) zone, subject to the following conditions:

- (1) Short-term rentals shall only be permitted where proof of primary residence is provided to the Development Officer;
- (2) No more than three rental rooms are permitted;
- (3) Notwithstanding 4.30(2), a whole unit may be rented not more than 150 days per year. A record of rental days shall be provided to the Development Officer upon request.
- (4) In the case of a rental situation, written confirmation from the Landlord shall be provided;
- (5) A Fire and Life Safety Inspection shall be conducted on the premises before any Development Permit is issued;
- (6) Proof of any required licensing from the Province, or other regulatory bodies shall be provided to the Development Officer;
- (7) Proof of insurance shall be provided to the Development Officer;
- (8) A fee shall be provided as per the Municipal Fees Policy;
- (9) Short Term Rentals (e.g. Bed and Breakfast) shall not be subject to the size restrictions specified in section 4.16.7;
- (10) Must meet the parking requirements of Part 6.
- (11) Sections 4.30(1-3) do not apply to the Core Commercial (C-1) zone.



WOLFVILLE LIBRARY & TOWN HALL

SITING AND DESIGN STUDY





Good urban design and planning is about fostering dialogue. It is not about bringing in a design expert to create a designer town. Instead, it is about raising the dialogue of understanding that widens the perspective of residents, businesses and administrators.

Good urban design helps people define a shared vision for the future and then it lays out proactive steps to see change realized. Properly done, residents and businesses are vested in change and the collective energy is directed at achieving it rather than opposing it.

Phase 1

Preliminary Siting & Block Massing Diagrams

Sept

Oct

Nov

1. Background research & site visits
2. Town management team - town hall session
3. Half-day workshop with council & stakeholders
4. Public workshops and online engagement
5. 'What we heard' report and design diagrams siting analysis (prep by Fathom & staff)
6. Council and public presentation
7. Direction provided by Council

Phase 2

Conceptual Design for Preferred Site & Class D Costing

Dec

Jan

Feb



Rob's professional experience spans a variety of project types in all parts of the globe. As president of Fathom Studio, he has been the senior project manager for many of the firm's projects since its inception in 1996, leading large multi-disciplinary teams from concept to implementation. Rob is a landscape architect, an urban planner, and a LEED Green Associate with a special interest in waterfront planning, green development, urban design, landscape ecology, park planning, downtown redevelopment, and campus/school planning.

Rob has led hundreds of millions worth of construction projects in his 25 year career including parks, golf courses, downtowns, waterfronts, institutional facilities and private developments. And as a member of the International Association for Public Participation, Rob is committed to extensive public and client engagement as a necessary stage of every project.

Rob's passion is integrating new technology into every new project (Virtual and Augmented Reality, aerial drones, infrared thermal imaging and wind monitoring technologies). He hosts a regular technology column called LandTec in the CSLA's quarterly magazine 'Landscape - Paysage'. Rob has spent the last 5 years developing a cloud based project management tool called GroupThing to streamline the company's efficiency and improve project delivery.

Certifications American Society of Landscape Architects (ASLA) ▪ 2000–present ▪ USA | Canadian Institute of Planners (MCIP) ▪ 2000–present ▪ Canada | Licensed Professional Planner of Nova Scotia (LPPANS) ▪ 2008–present ▪ Nova Scotia | LEED Green Associate (LEED-GA) ▪ 2006–present | Atlantic Provinces Association of Landscape Architects ▪ 2006–present ▪ APALA

Work experience

Years active: 25+

Master of Landscape Architecture, MLA

1994 ▪ University of Guelph, ON

Bachelor of Design in Environmental Planning

1992 ▪ NSCAD University, NS

Bachelor of Science, B.Sc. BioChemistry

1989 ▪ Dalhousie University, NS

Golf Course Design Summer Course

2000 ▪ Harvard University, Boston, MA, USA

Memberships and professional affiliations

Fellow of the Canadian Society of Landscape Architects (CSLA/AAPC) ▪ 2010–present ▪ Fellow

American Planning Association (APA) ▪ 2005–present ▪ Member

International Association of Landscape Ecologists (IALE) ▪ 2000–present ▪ Member

Soil and Water Conservation Society (SWCS) ▪ 2000–present ▪ Member

Canadian Landscape Reclamation Association (CLRA/ACRS) ▪ 2001–present ▪ Member

US Green Building Council (USGB) ▪ 2008–present ▪ Member

International Association of Public Participation (IAP2) ▪ 2010–present ▪ Member

Fathom history (1996–present)

Urban planning

Province House Heritage District Streetscape Plan

2020–21 ▪ Charlottetown, PE ▪ Principal in Charge

Town of Canso Community Enhancement Program

2020–ongoing ▪ Canso, NS ▪ Principal in Charge

NSCC Sydney Campus Master Plan

2018 ▪ Sydney, NS ▪ Principal in Charge

Sydney Urban Core Plan

2016 ▪ Sydney, NS ▪ Principal in Charge

Glace Bay and Area Revitalization Plan

2017 ▪ Glace Bay, NS ▪ Principal in Charge

Summerside Urban Core & Holland College Plan

2016 ▪ Summerside, PE ▪ Principal in Charge

Destination Reeves Street

2015 ▪ Port Hawkesbury, NS ▪ Principal in Charge

Agritec Business Campus Master Plan

2016 ▪ Truro, NS ▪ Principal in Charge

Labrador West Regional Growth Strategy

2014 ▪ NL ▪ Principal in Charge

Sydney Harbourfront Plan

2013 ▪ Sydney, NS ▪ Principal in Charge

Cogswell Interchange Redevelopment Plan

2013 ▪ Halifax, NS ▪ Principal in Charge

Cunard Block Redevelopment

2012 ▪ Halifax, NS ▪ Principal in Charge

Main Street Yarmouth Redevelopment

2014–17 ▪ Yarmouth, NS ▪ Principal in Charge

Terra Nova National Park Entrance Rehabilitation

2016–17 ▪ Terra Nova National Park, NL ▪ Principal in Charge

Cavendish Campground Entrance and Visitor Centre

2016–17 ▪ Cavendish, PE ▪ Principal in Charge

Downtown Bridgewater—Pijiniuiskaq Park and King St. Redevelopment

2014–16 ▪ Bridgewater, NS ▪ Principal in Charge

Batoche National Historic Site Redevelopment

2015–16 ▪ Batoche, SK ▪ Principal in Charge (LA)

Spring Hill Beautification Plan

2012 ▪ Springhill, NB ▪ Principal in Charge

Sydney Tar Ponds and Coke Ovens Master Plan

2012 ▪ Sydney, NS ▪ Principal in Charge

Trenton Main Street Plan

2011 ▪ Trenton, NS ▪ Principal in Charge

Mabou Village Plan

2011 ▪ Mabou, NS ▪ Principal in Charge

Antigonish Gateway Plan

2011 ▪ Antigonish, NS ▪ Principal in Charge

Shelburne Downtown Plan

2011 ▪ Shelburne, NS ▪ Principal in Charge

Lisbon Downtown Plan

2011 ▪ Lisbon, ME, USA ▪ Principal in Charge

Zowara Green City Master Plan

2010 ▪ Morocco ▪ Principal in Charge

Chéticamp Village Plan

2010 ▪ Chéticamp, NS ▪ Principal in Charge

Augusta Green Downtown Plan, USA

2010 ▪ Augusta, ME, USA ▪ Principal in Charge

Bucksport Green Downtown Plan, USA

2010 ▪ Bucksport, ME, USA ▪ Principal in Charge

Lisbon Falls Green Downtown Plan, USA
2010 • Lisbon, ME, USA • Principal in Charge

Millinocket Green Downtown Plan, USA
2010 • Millinocket, ME, USA • Principal in Charge

Norway Green Downtown Plan, USA
2010 • Norway, ME, USA • Principal in Charge

Presque Isle Green Downtown Plan, USA
2010 • Presque Isle, ME, USA • Principal in Charge

Farmington Green Downtown Plan, USA
2010 • Farmington Green, ME • Principal in Charge

Battery Hill Redevelopment
2005 • St. John's, NL • Principal in Charge

East Hants Village Core Plan Amherst Downtown Plan
2010 • Amherst, NS • Principal in Charge

Chéticamp Facade Incentive Program
2010 • Chéticamp, NS • Principal in Charge

Downtown Truro Facade Incentive Program
2009 • Truro, NS • Principal in Charge

Chengdu City Expansion
2009 • Chengdu, China • Principal in Charge

New Glasgow Urban Design Study
2009 • New Glasgow, NS • Principal in Charge

St. Peter's Village Master Plan
2008 • St. Peter's, NS • Principal in Charge

Dong Da Mixed Use Community
2009 • China • Principal in Charge

Bedford South Master Plan
2009 • Halifax, NS • Principal in Charge

Pleasantville Community Master Plan
2008 • St. John's, NL • Principal in Charge

University and commercial campus planning

Dalhousie University Green Corridor Plan
2017 • Halifax, NS • Principal in Charge

Mount St Vincent University Campus Master Plan
2010 • Halifax, NS • Principal in Charge

Seton Ridge (MSVU) Master Plan
2016 • Halifax, NS • Principal in Charge

Waterfront planning

Town of Port Hawkesbury Waterfront Plan
Ongoing • Port Hawkesbury, NS • Principal in Charge

Baddeck Waterfront Conceptual Plan
2020 • Baddeck, NS • Principal in Charge

Lunenburg Waterfront Vision (WDCL)
2018 • Lunenburg, NS • Principal in Charge

Borden Waterfront & Tourism Plan
2017 • Borden, PE • Principal in Charge

Bridgewater Waterfront & Downtown Plan
2012 • Bridgewater, NS • Principal in Charge

Charlottetown Waterfront Plan
2012 • Charlottetown, PE • Principal in Charge

Essex Waterfront Plan, Ont
2012 • Essex, ON • Principal in Charge

Summerside Harbour Plan
2012 • Summerside, PE • Principal in Charge

Portland Street Facade Study
2008 • Dartmouth, NS • Principal in Charge

Zowara–Abu Kammesh City Master Plan
2008 • Libya • Principal in Charge

500 Lot Heritage Study
2008 • Charlottetown, PE • Principal in Charge

Inglis Place Streetscape Plan
2008 • Truro, NS • Principal in Charge

Bible Hill Core Area Downtown Plan
2008 • Bible Hill, NS • Principal in Charge

Inner Mongolia Neighbourhood Plan
2008 • Mongolia, China • Principal in Charge

Dong Da City Master Plan
2008 • Dong Da, China • Principal in Charge

Port Carling Streetscape Study
2007 • Port Carling, ON • Principal in Charge

Main Street Dartmouth Streetscape Study
2008 • Dartmouth, NS • Principal in Charge

Greenwich Planning Study
2007 • Greenwich, PE • Principal in Charge

Stratford Core Area Plan
2007 • Stratford, PE • Project Manager

Saint John Civic Core Master Plan
2007 • St. John's, NL • Principal in Charge

Truro Urban Design Strategy
2007 • Truro, NS • Principal in Charge

Town of Stellarton Strategic Plan
2007 • Stellarton, NS • Principal in Charge

Liuzhou City Design, new City for 150,000 people
2007 • Liuzhou, China • Principal in Charge

Slemon Park & Holland College Plan
2017 • Summerside, PE • Principal in Charge

Kingstec College Campus Master Plan
2004 • Kentville, NS • Principal in Charge

Acadia University Campus Landscape Master Plan
2000 • Wolfville, NS • Principal in Charge

Charlottetown Queens Wharf Redevelopment
2012 • Charlottetown, PE • Principal in Charge

Port Williams Waterfront Plan
2010 • Port Williams, NS • Principal in Charge

Bedford Waterfront Plan Phase II
2010 • Bedford, NS • Principal in Charge

Birch Cove Waterfront Plan
2010 • Halifax, NS • Principal in Charge

Dar Es Salaam Waterfront Plan
2008 • Tanzania, Africa • Principal in Charge

Sheet Harbour Waterfront Plan
2006 • Sheet Harbour, NS • Principal in Charge

Souris Harbour Plan
2006 • Souris Harbour, PE • Principal in Charge

Dar Es Sallaam Waterfront Plan
2008 • Tanzania, Africa • Principal in Charge

Fuzhou Master Plan Community
2007 • Fuzhou, China • Principal in Charge

Town of Wolfville's Commercial Development Plan
2007 • Wolfville, NS • Principal in Charge

Herring Cove Road Streetscape Study
2007 • Herring Cove, NS • Principal in Charge

Reeves & Granville Streetscape Design Study
2002 • Port Hawkesbury, NS • Principal in Charge

Sydney Downtown Facade & Signage Study
2000 • Sydney, NS • Principal in Charge

Truro Heritage District Study
2005 • Truro, NS • Principal in Charge

North Sydney Streetscape Design Study
2000 • North Sydney, NS • Principal in Charge

Summerside Streetscape Design Study (with DKG)
2008 • Summerside, PE • Principal in Charge

Bayne Street Land Use Study
1999 • Halifax, NS • Project Manager

Barrington Street Heritage District Study
2001 • Halifax, NS • Principal in Charge

Shubenacadie Canal Greenway Master Plan
2000 • Dartmouth, NS • Project Manager

Times Square Tower Microclimate Study
2002 • New York, USA • Principal in Charge

Halifax Waterfront Urban Design Concepts
2002 • Halifax, NS • Principal in Charge

Downtown Charlottetown Streetscape Study
1999 • Charlottetown, PE • Principal in Charge

Debert Air Industrial Park Master Plan
2007 • Debert, NS • Principal in Charge

Mount Saint Vincent University Master Plan
2008 • Halifax, NS • Principal in Charge

Brunswick US Naval Base Redevelopment Plan
2010 • Brunswick, ME, USA • Principal in Charge

Lunenburg Waterfront Development (with Cantwell & Company)
2012 • Lunenburg, NS • Principal in Charge

Norris Point Waterfront Tourism Plan
2004 • Norris Point, NL • Principal in Charge

Historic Properties Redevelopment
2008 • Halifax, NS • Principal in Charge

Queens Landing Waterfront Development
2010 • Halifax, NS • Principal in Charge

Saint John Coast Guard Site Redevelopment
2010 • St. John, NB • Principal in Charge

Charlottetown Harbour Plan
2013 • Charlottetown, PE • Principal in Charge

Wrights Cove Master Plan
2010 • Halifax, NS • Principal in Charge

Pugwash Waterfront Plan
2008 • Pugwash, NS • Principal in Charge

Grand Étang Waterfront Plan
2009 • Grand Étang, NS • Principal in Charge

Port Morien Town Square
2009 • Port Morien, NS • Principal in Charge

Bayfield Waterfront Plan
2010 • Bayfield, NS • Principal in Charge

Hood Waterfront Plan
2014 • Port Hood, NS • Principal in Charge

Canso Waterfront Plan
2006 • Canso, NS • Principal in Charge

Saint John Waterfront Greenway
2007 • Saint, John, NB • Principal in Charge

Landscape architecture and park planning

Labrador West Parks and Trails Master Plan
2019–ongoing • Labrador City and Wabush, Newfoundland • Principal in Charge

Argyle and Grafton Shared Street
2017 • Halifax, NS • Principal in Charge

Fort Needham Park Implementation
2017 • Halifax, NS • Principal in Charge

Cornwallis Park Detailed Design
2017 • Halifax, NS • Principal in Charge

Fort Needham Master Plan
2015 • Fort Needham, NS • Principal in Charge

Erindale Playground Detailed Design
2015 • Dartmouth, NS • Principal in Charge

Twin Brooks Playground Detailed Design
2015 • Twin Brooks, AB • Principal in Charge

The Maple Tower Landscape Design
2015 • Halifax, NS • Principal in Charge

Upton Farm Park Master Plan
2013 • Charlottetown, PE • Principal in Charge

Victoria Park Master Plan
2013 • Truro, NS • Principal in Charge

Trenton Park Master Plan
2012 • Trenton, NS • Principal in Charge

Amherst Victoria Park Redevelopment
2011 • Amherst, NS • Principal in Charge

Cable Wharf Plaza
2011 • Halifax, NS • Principal in Charge

Antigonish Exhibition Centre Master Plan
2010 • Antigonish, NS • Principal in Charge

Mainland Common Canada Games Centre
2010 • Halifax, NS • Principal in Charge

Queens Place Recreation Centre
2010 • Lunenburg, NS • Principal in Charge

Lunenburg Lifestyle Centre Pool/Rink
2010 • Lunenburg, NS • Principal in Charge

Burnside Corporate Campus Plan
2010 • Dartmouth, NS • Principal in Charge

Prospect Road Community Centre
2009 • Halifax, NS • Principal in Charge

Land development

220 unit Mixed Use Development Salter Wharf
2012 • Halifax, NS • Principal in Charge

110 unit Young St. and Windsor Mixed Use Development
2012 • Halifax, NS • Principal in Charge

Saint John's Waterfront Tourism Study
2000 • St. John's, NL • Principal in Charge

West Point Waterfront Development
2001 • PEI • Principal in Charge

Alberton Waterfront Plan
2002 • Alberton, PE

St. Peters Community Plan
2009 • St. Peters, NS

Wood Islands Waterfront Planning & Design
2004 • Wood Islands, PE

Campbellton Waterfront
2003 • Campbellton, NB

Irving Saint John Headquarters
2010 • St. John's, NL • Principal in Charge

Tide view Manor Seniors Home
2010 • Yarmouth, NS • Principal in Charge

Tidal view Manor Seniors Home
2010 • Digby, NS • Principal in Charge

Nakile Home for Special Care
2010 • NS • Principal in Charge

Villa Saint Joseph de Lac Seniors
2010 • NS • Principal in Charge

Gem Dartmouth Seniors Facility
2010 • Dartmouth, NS • Principal in Charge

Reversing Falls Master Plan
2008 • Saint John, NB • Principal in Charge

Point Pleasant Park Master Plan, Halifax
2008 • Halifax, NS • Principal in Charge

Lake Banook Master Plan
2009 • Dartmouth, NS • Principal in Charge

Point Pleasant Park International Design Competition, co-winner.
2006 • Point Pleasant, NS • Principal in Charge

Sackville Landing Urban Plaza Redevelopment
2008 • Halifax, NS • Principal in Charge

Porters Lake Provincial Campground Improvement Plan
2007 • Halifax, NS • Principal in Charge

Purdy's Wharf Redevelopment Plan
2008 • Halifax, NS • Principal in Charge

Tall Ships Quay 2000 Plaza
2000 • Halifax, NS • Principal in Charge

Dieppe Kite Park Master Plan
2001 • Dieppe, NB • Principal in Charge

Columbus Field Park Master Plan
2001 • Antigonish, NS • Principal in Charge

Wentworth Park Master Plan
2002 • Sydney, NS • Principal in Charge

Dartmouth Waterfront Greenway Plan
2004–08 • Dartmouth, NS • Principal in Charge

160 Unit Lake Loon Townhouse & Multi-Unit Development
2012 • Dartmouth, NS • Principal in Charge

98 unit Sackville Subdivision
2012 • Sackville, NS • Principal in Charge

400 Unit Kingswood Development
2012 • Sackville, NS • Principal in Charge

80 Unit St. Joseph Mixed Use Development
2012 • Halifax, NS • Principal in Charge

20 Unit Single Family Boscobel Development
2012 • Halifax, NS • Principal in Charge

140 Unit Enfield Development
2012 • Enfield, NS • Principal in Charge

Chaleur Regional Waterfront Design Study (with DKG Ltd.)
2002 • NB • Principal in Charge

Montague Waterfront (with Morello Assc)
1998 • Montague, PE

Bedford Waterfront Development (phase I working drawings and phase II concepts)
2004 • Bedford, NS

Pictou Waterfront Development Plan
1997 • Pictou, NS

Mainland Common School
2006 • Halifax, NS • PM

Le Village Historic Village
2002 • Mont-Carmel, QC • Principal in Charge

Halifax International Airport Addition
2002 • Halifax, NS • Principal in Charge

Halifax Waterfront Kiosks Conceptual Design
2005 • Halifax, NS • Principal in Charge

Sackville Streetscape Design Study
2001 • Sackville, province • Principal in Charge

Portland Streetscape Design Study
2002 • Dartmouth, NS • Principal in Charge

Porters Lake Greenway
2002 • Porters Lake, NS • Principal in Charge

Dollar Lake Greenway Trail Suitability Study
2002 • Musquodoboit, NS • Principal in Charge

Nova Scotia P3 Schools Site Planning and Detailed Design—18 of the new P3 schools in Nova Scotia Highlandview Hospital
1997–99 • All over NS • Principal in Charge

Kensington Station Master Plan
1998 • Kensington, PE • PM

Fortune Head Ecological Reserve
1999 • Fortune, NF • Principal in Charge

Halifax Historic Grand Parade
1996 • Halifax, NS • Designer

Portland Estates Recreation Park Complex
2004 • Dartmouth, NS • PM

Wesley Daycare Playground
1995 • Canberra, Australia • Principal in Charge

3800 unit Bedford Waterfront Mixed Use Development
2012 • Halifax, NS • Principal in Charge

200 unit Townhouse, Multi and Mixed Use Development, Mainland East Development
2012 • Halifax, NS • Principal in Charge

Transportation planning

Essex Active Transportation Plan
2012 • Essex, ON • Principal in Charge

COLTA Greenway Corridor Plan
2012 • Halifax, NS • Principal in Charge

Yarmouth Active Transportation Plan
2010 • Yarmouth, NS • Principal in Charge

Miramichi Active Transportation Plan
2010 • Principal in Charge

Antigonish Gateway Strategy
2011 • Antigonish, NS • Principal in Charge

Debert Gateway Corridor Plan
2009 • Debert, NS • Principal in Charge

Chester Highway 3 Plan
2010 • Chester, NS • Principal in Charge

Bridgewater exit 12 Commercial Development Plan (with Cantwell Co.)
Bridgewater, NS • Principal in Charge

Tourism planning

Town of Canso Community Enhancement Program
2020-ongoing • Canso, NS • Principal in Charge

Borden Tourism Plan
2017 • Borden, PE • Principal in Charge

Hopedale Mission Plan
2012 • Hopedale, NL • Principal in Charge

The Lakes at Ben Eoin Reort Plan
2012 • Ben Eoin, NS • Principal in Charge

Cayman Islands Resort Plan
2010 • Cayman Islands • Principal in Charge

Miramichi Landings Interpretive Master Plan
2010 • Miramichi, NB • Principal in Charge

Oukaimeden Resort Plan
2008 • Morocco • Principal in Charge

White Point Resort Master Plan
2007 • White Point, NS • Principal in Charge

Dundee Resort Master Plan
2007 • West Bay, NS • Principal in Charge

Ben Eoin Ski/Golf Resort Master Plan
2006 • Ben Eoin, NS • Principal in Charge

Peggy's Cove Management Plan
2006 • Peggy's Cove, NS • Principal in Charge

St. John's Waterfront Tourism Study
2001 • St. John's, NL • Principal in Charge

Oak Island Tourism Plan (with EPG Ltd.)
2006 • Halifax, NS • Principal in Charge

Fundy Interpretive Master Plan
2005 • Kings County, NS • Principal in Charge

Environmental planning

Long Lake Ecological Plan
2011 • Halifax, NS • Principal in Charge

Dickey Brook Stream Rehabilitation
2010 • Amherst, NS • Principal in Charge

Sydney Tar Ponds & Coke Ovens Master Plan
2010 • Sydney, NS • Principal in Charge

DEVCO Divestiture Strategy
2009 • Sydney, NS • Principal in Charge

Princess Colliery Reclamation Master Plan
2009 • Sydney, NS • Principal in Charge

Mispec Land Use Study
2009 • Mispec, NB • Principal in Charge

HRM Small Scale Waste Water Treatment Study
2006 • Halifax, NS • Principal in Charge

Belle River Assessment
2004 • NB • PM

HRM Sustainability Centre Conceptual Design
2008 • Halifax, NS • Principal in Charge

Kingsburg Beach Management Study
2005 • Kingsburg Beach, NS • Principal in Charge

Saint John Waterfront Stormwater Wetland
2006 • St. Johns, NL • Principal in Charge

Jonathan Creek Stormwater Wetland, Moncton
2006 • Moncton, NB • PM

Cobequid Health Centre Microclimate Assessment
2008 • Sackville, NB • PM

Fox Creek Golf Environmental Assessment
2001 • Dieppe, NB • Principal in Charge

Silver Sands Golf Environmental Assessment
1999 • Cow Bay, NS • PM

Genpower Visual Impact Assessment
2000

Five Islands Stream Restoration
1999 • Halifax, NS

Tryon Riverside Park, North Tryon
1997 • Tryon, PE • PM

A Critical Event Stream Temperature Model for Unregulated, Urban Streams
1995 • Guelph, ON • PM

Morningside Tributary Sub-Watershed Plan
1995 • Toronto, ON • PM

Smelt Brook Erosion Study
1996 • Smelt Brook, NS • Principal in Charge

Security and defense

Brunswick Naval Base Redevelopment, USA
2010 • Maine, USA • Principal in Charge

14 Wing Greenwood Landscape Barriers
2007 • Greenwood, NS • Principal in Charge

CFB Pleasantville Base Redevelopment
2008 • St. John's, NF • Principal in Charge

CFB Debert Base Redevelopment Plan
2008 • Debert, NS • Principal in Charge

Danish Embassy Plan
1997 • Canberra, Australia • Principal in Charge

Sports design

World Canoe Championships Facilities
2009 • Halifax, NS • Principal in Charge

Kenwo Golf Course Renovation
2010 • Kenwo, NS • Principal in Charge

Aspotogan Golf Community
2009 • Halifax, NS • Principal in Charge

Ocean Links Golf Course
2009 • NS • Principal in Charge

Mountain Golf Course Master Plan
2009 • Truro, NS • Principal in Charge

Chengdu Golf Community
2009 • China • Principal in Charge

Clarenville Golf & Ski Resort
2008 • Clarenville, NL • Principal in Charge

Mainland Common Recreation Plan
2008 • Halifax, NS • Principal in Charge

Lake Banook World Canoe Championships Master Plan
2009 • Dartmouth, NS • Principal in Charge

William Spry Centre Community Rec Park
2009 • Halifax, NS • Principal in Charge

HRM All Weather Fields
2007 • Halifax, NS • Principal in Charge

East Dartmouth Rec Fields
2008 • Dartmouth, NS • Principal in Charge

Moncton Open Space Master Plan
2007 • Moncton, NB • Principal in Charge

Keppock Ski Resort Master Plan
2007 • Antigonish, NS • Princiial in Charge

Oukaimeden Golf/Ski Resort
2007 • Morocco • Principal in Charge

Charlo Golf Community
2005 • Charlo • Principal in Charge

Ben Eoin Golf Course
2007 • Cape Breton, NS • Principal in Charge

White Point Beach Resort Masterplan
2007 • White Point, NS • Principal in Charge

Cabot Park Golf Resort
2007 • PEI • Principal in Charge

Silver Fox Golf Club
2005 • Moncton, NB • Principal in Charge

Moncton Golf & Country Club
2005 • Moncton, NB • Principal in Charge

Silver Sands Beach Golf Course
2005 • Eastern Passage, NS • Principal in Charge

Antigonish Golf & Country Club
2004 • Antigonish, NS • Principal in Charge

Développement Grand Ruisseau Golf
2004 • Mont-Carmel, QC • Principal in Charge

Horseshoe Ridge Golf & Country Club
2004 • Shubenacadie, NS • Principal in Charge

Ocean Sands Golf Village
2004 • Clam Harbour, NS • Principal in Charge

Glasgow Hills Golf Course
2003 • Glasgow, PE • Principal in Charge

Amaruk Golf Course, Happy Valley–Goosebay
2003 • Labrador, NL • Principal in Charge

Covehead Golf Course
2003 • Covehead, PE • Principal in Charge

Belmont Golf Course—9 hole expansion
2002 • Guysborough, NS • Principal in Charge

McCabe Lake Golf Course
2002 • Halifax, NS • Principal in Charge

Golf Suitability Assessment
2002 • Halifax, NS • Principal in Charge

Port Hood Golf Course
2002 • Port Hood, NS • Principal in Charge

Diamond Hills Golf Course
2002 • Charlottetown, PE • Principal in Charge

Royal Hemlocks Golf Course
2002 • Halifax, NS • Principal in Charge

Fairview Golf Centre
2001 • Halifax, NS • Principal in Charge

Mabou Golf Course
2002 • Cape Breton, NS • Principal in Charge

Beach Grove Golf Course
2001 • Charlottetown, PE • Principal in Charge

Coyote Creek
2000 • PEI • Principal in Charge

Previous experience

University of Canberra (1995–1996) Canberra, Australia | Adjunct faculty, landscape design

Honours and publications

Awards—professional

Atlantic Provinces Association of Landscape Architects Award of Excellence

2020 • Argyle & Grafton Shared Streetscape

Lieutenant Governor's Award of Excellence in Architecture

2017 • Batoche National Historic Site • Medal of Excellence

Atlantic Planners Institute (API/IU) Award

2017 • Fort Needham Master Plan

2016 • Summerside Urban Core Plan

2013 • Bridgewater Downtown & Waterfront Plan

Canadian Institute of Planners (CIP) Awards for Planning Excellence

2015 • Cogswell Transformed • National Award of Excellence

Canadian Society of Landscape Architects (CSLA/AAPC)

2008 • Point Pleasant Park Comprehensive Plan • Excellence

2006 • Point Pleasant Park Competition • Merit

2005 • Harbour Passage Greenway (with DKG Ltd.) • Regional Merit

American Society of Landscape Architects (ASLA)

2006 • New York Times Tower microclimate study

Author

Leblanc, Rob and Brown, R. "Designing Invisible Landscapes." *Landscapes–Paysages* 18.4 (2017). Print.

Leblanc, Rob. "Immersive 3D: The Gaming World and the Real World Converges." *Landscapes–Paysages* (2017).

Leblanc, Rob. "You Can Take it With You." *Landscapes–Paysages*, (2016). Print.

Leblanc, Rob and Brown, R. "Microclimate." *Landscape Architectural Graphic Standards*. City: Publisher, 2008. Page(s). Print.

"Microclimatic Design of Rooftop Gardens and Urban Courtyards", *New York Times Tower*. For the International Federation of Landscape Architects, 2003.

Leblanc, Rob and Brown, R.D. "Microclimate Modification: Site Adjustments to Reduce Maintenance Costs and Improve Player Comfort on Your Golf Course." *GreenMaster Magazine*. August 2001: Print.

Leblanc, Rob. and Brown, R.D. "The Use of Riparian Vegetation in Stream–Temperature Modification." *Water and Environment Journal* 14.4 (2000): 297–303. Print.

Professional service

Downtown Halifax Design Review Committee • 2015–present • Vice Chair

Landscape Paysage Magazine • 2015–present • Editorial Board

Licensed Professional Planners Association of Nova Scotia (LPPANS) • 2014–present • Board member

Atlantic Provinces Assoc. of Landscape Architects (APALA) • 2000–2006 • past-president

Committees & Boards

Downtown Halifax Design Review Committee • 2015–present • Vice Chair

Landscape Paysage Magazine • 2015–present • Editorial Board

Licensed Professional Planners Association of Nova Scotia (LPPANS) • 2014–present • Vice-president & Board member

Atlantic Provinces Assoc. of Landscape Architects (APALA) • 2000–2006 • past-president

Lecturer/guest critic/speaker

University of Guelph

Dalhousie university



A veteran in the field of architecture, Chris has worked on a number of high profile assignments—from large scale, mixed use projects with budgets in excess of \$180 million, right down to the award-winning design of a 1000 square foot retail space.

Chris' diverse experience has given him the necessary skills to manage large projects, while staying focused on small scale details. This approach offers clients the advantage of a broader and more informed design viewpoint.

One recent project stands out as an excellent example of his abilities. Chris was project architect on the LEED gold Dominion building. Chris managed all aspects of this project from design and construction documentation, through to construction administration and field review.

Chris enjoys being a part of a design firm that has landscape architecture, planning, and interior design in house as it provides an invaluable knowledge base for each respective discipline to draw from.

Certifications Nova Scotia Association of Architects (NSAA) ▪ 2010–present ▪ professional seal ▪ Nova Scotia | Architects' Association of New Brunswick (AANB) ▪ 2017–present ▪ professional seal ▪ New Brunswick | Architects' Association of Prince Edward Island (AAPEI) ▪ 2017–present ▪ professional seal ▪ Prince Edward Island | Newfoundland and Labrador Association of Architects (NLAA) ▪ 2017–present ▪ professional seal ▪ Newfoundland and Labrador | Canada Green Building Council (CGBC) ▪ 2010–present ▪ LEED AP Certified

Work experience

Years active: 10+

Master in Architecture

2006 ▪ Dalhousie University

Bachelor in Environmental Design Studies

2004 ▪ Dalhousie University

Bachelor of Science, Major in Psychology, candidate

2002 ▪ Saint Mary's University

Memberships and professional affiliations

Nova Scotia Association of Architects (NSAA) ▪ 2010–present ▪ member and registered architect

Canadian Green Building Council (CaGBC) ▪ 2010–present ▪ member

Fathom history (2014–present)

Culture and heritage

Under One Sky Friendship Centre Schematic Design

2021 ▪ Fredericton, NB ▪ principal in charge

Jordantown-Acaciaville-Conway Betterment Association Centre of Excellence conceptual design study

2020 ▪ Jordantown, NS ▪ project architect

Kouchibouguac National Park Pijeboogwek

2019 ▪ Kouchibouguac, NB ▪ principal in charge

Kouchibouguac National Park Building E

2019 ▪ Kouchibouguac, NB ▪ principal in charge

Kouchibouguac National Park South Entrance Kiosk

2019 ▪ Kouchibouguac, NB ▪ principal in charge

Mi'kmaw Native Friendship Centre conceptual design study

2017–2018 ▪ Halifax, NS ▪ principal in charge, project architect

Kejimikujik National Park and National Historic Site visitor orientation centre

2017 ▪ Kejimikujik, NS ▪ principal in charge

Kejimikujik National Park and National Historic Site staff building addition

2016 ▪ Kejimikujik, NS ▪ principal in charge

Cape Breton Highlands National Park mobile visitor information kiosk

2016 ▪ Cape Breton Highlands National Park, NS ▪ principal in charge (architecture)

Prince Edward Island National Park, Cavendish Campground visitor orientation centre

2016 ▪ Prince Edward Island National Park, PE ▪ principal in charge

Terra Nova National Park entrance rehabilitation

2016 ▪ Terra Nova National Park, NL ▪ project architect

Marystown Heritage Museum & Jerome Walsh Site visitor experience pavilion

2016 ▪ Marystown, NL ▪ project architect

Batoche National Historic Site interpretive program

2015 ▪ Batoche, SK ▪ project architect

Residential, commercial, and industrial

Mi'kmaw Native Friendship Centre Diamond Bailey House

Ongoing ▪ Halifax, NS ▪ principal in charge, project architect

Dickie-Hames Residence,

Ongoing ▪ New Glasgow, NS ▪ principal in charge, project architect

Municipal Group Office Exit Stair Renovation

Ongoing ▪ Bedford, NS ▪ principal in charge

Dexel Developments' Dennis Building

Ongoing ▪ Halifax, NS ▪ principal in charge

Wyse Rd DA Application

2019 ▪ Dartmouth, NS ▪ principal in charge

Municipal Group Office Renovation

2019 ▪ Bedford, NS ▪ principal in charge

Municipal Group Superintendent Addition

2019 ▪ Bedford, NS ▪ principal in charge

Kings Wharf Building E schematic design

2018 ▪ Dartmouth, NS ▪ principal in charge

Dexel Developments' Spring Garden West mixed-use development

2016 ▪ Halifax, NS ▪ principal in charge

Dexel Developments' Flynn Flats mixed-use development

2016 ▪ Halifax, NS ▪ principal in charge, design architect

Dexel Developments' 30 story mixed use Spring Garden Road tower Development Agreement

2015 ▪ Halifax, NS ▪ principal in charge, project architect

Canso Causeway swing bridge operators tower

2015 ▪ Canso, NS ▪ principal in charge, project architect

Dexel Developments' Pepperell Street residential development Development Agreement

2015 ▪ Halifax, NS ▪ principal in charge, design architect

Interior design

South Shore Public Libraries, Lunenburg Branch Relocation
2016–2017 • Lunenburg, NS • principal in charge

Delmore Buddy Daye Learning institute
2017 • Halifax, NS • principal in charge

Mezza Scotia Square restaurant
2014 • Halifax, NS • project architect

Mezza Sackville restaurant
2015 • Halifax, NS • project architect

Wayfinding and signage

Red Bay Basque Whaling Station UNESCO World Heritage Site brand and wayfinding
2015–2016 • Red Bay, NL • design strategy and signage

Interpretive Planning

Gander International Airport International Departures Lounge Exhibit
2019–Present • Gander, NL • Principal-in-charge

Batoche National Historic Site interpretive program
2015 • Batoche, SK • project team

Previous experience

Breakhouse (2011–14) Halifax, NS | Project architect

Shaw Communications Retail
2014 • Nine stores in Western Canada • project architect

Kredl's Corner Market
2013 • Halifax, NS • construction documentation and code review

Kelsey's restaurant major renovation and re-brand
2013 • Toronto, ON • project architect

Topsail Apartments
2013 • St. Johns, NL • project architect

Local Public House
2012 • Bridgewater, NS • project architect

The Auction House
2014 • Halifax, NS • project architect

Halifax Seaport Farmers Market renovations
2014 • Halifax, NS • project designer

BMO Center major renovation
2013 • Halifax, NS • project architect

Edna restaurant
2013 • Halifax, NS • architectural review, technical drawings

The Grainery Lofts Interior Design
2014 • Halifax, NS • architect

Lydon Lynch Architects (2006–11) Halifax, NS | Intern architect

1592 Barrington Office Building
2011 • Halifax, NS • design

Halifax Seaport Farmers Market
2010 • Halifax, NS • design through to construction documentation

Lunenburg County Life Style Center
2011 • Bridgewater, NS • architect

Wright and Burnside 60,000 sq. ft. LEED Gold office building—architecture and interior design

2010 • Dartmouth, NS • project architect

Waterside Centre, LEED gold office building
2010 • Halifax, NS • project designer

WDCL WDC–1 Development study
Dartmouth site
2010 • Dartmouth, NS • project lead

WDCL Cunard block development study
2010 • Halifax, NS • project lead

Suters (2008–09) Brisbane, Australia | Intern architect

Personal Experience

Red Cap Office Interior renovation
2008 • Halifax, NS • project architect

Henderson Moore major Condo Renovation
2008 • Halifax, NS • project architect

Pictou Landing Health Centre
2006 • Pictou, NS • construction drawing, construction supervision

Honours and publications

Awards—professional

AZ Awards (Azure Magazine)
2017 • Batoche National Historic Site • Experiential Graphic Design: Finalist, and People's Choice Award

Lieutenant Governor's Award of Excellence in Architecture
2017 • Batoche National Historic Site • Medal of Excellence

Mayor's Prize in Architecture
2019 • Institutional category • Delmore "Buddy" Daye Learning Institute

SEGD Global Design Awards
2019 • Delmore "Buddy" Daye Learning Institute • finalist
2017 • Batoche National Historic Site • Finalist

Retail Council Canada—Excellence in Retailing
2013 • Shaw Communications Retail • Award

Published work

Jackson, K. "A Corten-Clad Monument in the Prairies Reflects on Métis Life." Azure. Azure Magazine, 2017, January. Web. www.azuremagazine.com.

"Storyboard on the Landscape / Ekistics Planning & Design" ArchDaily. ArchDaily, 2017, February. Web. www.archdaily.com.

Heller, Kate. "Form:Media Creates Story on the Landscape in Batoche." SEGD. Society of Experiential Graphic Designers, 2017, March. Web. <http://segd.org>

Markus, Elena. "Landschaftliche Szenografie: Batoche National Historic Site." Detail. Detail Blog, 2017, June. Web. www.detail.de.

Urquhart, Kristina "Architecture in the Elements." Applied Arts 2017, July: 38–43. Print.