



# Planning Advisory Committee Meeting

January 5, 2022

4:00 p.m.

Council Chambers / Virtual (Teams) for some if needed

359 Main Street

## Agenda

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### Call to Order

#### 1. Approval of Agenda

#### 2. Approval of Minutes

- a. Planning Advisory Committee Meeting, December 12, 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. East End Secondary Planning (continued from December meeting)



Staff will step through an updated presentation:

- a. [REFER TO NOVEMBER 10<sup>th</sup> package](#). Staff will have a presentation prepared to move through key topics and facilitate discussion. Some new graphics will be prepared to illustrate work-in-progress.
- b. The December PAC presentation is attached.
- c. Wolfville Blooms East End page contain other background: <https://wolfvilleblooms.ca/eastend>
- d. Discussion on specific areas of the secondary planning will include: Overall structure, zoning (building height), roads, parks and trails, town centre, culture and heritage, consultation and next steps.
- e. Letters received on the Secondary Planning process are included for the Committee and Council's information.
  - i. See new letter included Glen Woodford
  - ii. This will be updated more after the holiday break

## 5. Round Table

## 6. Next Meeting

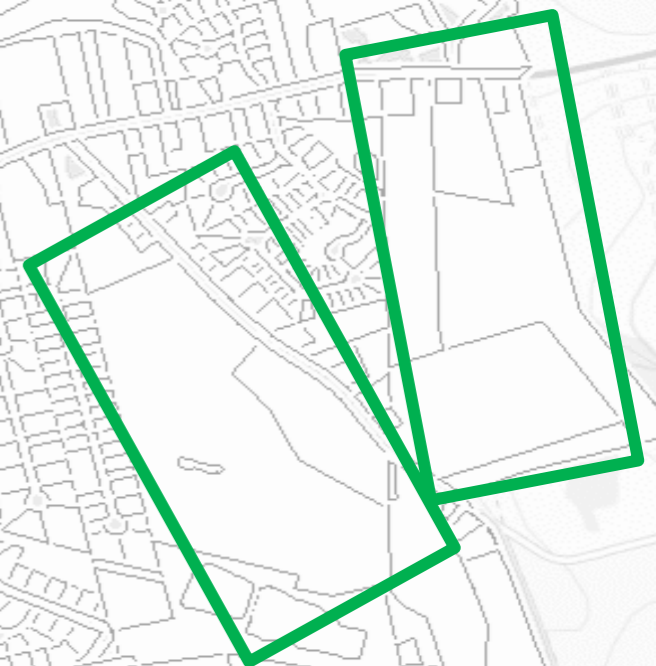
- a. February 9<sup>th</sup>, 2023

## 7. Adjournment



Town of Wolfville

# EAST END SECONDARY PLAN



**Planning Advisory Committee**  
December 2022

## Large package at previous meeting:

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- We are in process – but need to eventually make recommendations decisions.
- I need some level of direction on key issues to move this project forward. Broad Strokes.
- Would like to finish a draft secondary plan that can be presented and move through a consultation process.
- Want to update all of Council at January COW.



# Next Steps and Consultation

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- Some direction today
- Individual and group Stakeholder meetings, work to finish full package
- Council in January (check-in)
- Once full draft complete (end February?) - Legislative Process to amend planning documents:
  1. PPM in front of PAC
  2. Open House? + online and meetings with individuals
  3. PAC considers and recommends
  4. Council considers
  5. Public Hearing
  6. Decision and adoption (note: cannot appeal MPS amendments with concurrent LUB changes to implement MPS amendments)

**(will discuss next steps/consultation at the end)**

# Today's Discussion

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- Big Picture
- Density and Housing Mix
- Building Height and View Plane
- Affordable Housing
- Village Square
- Zoning issues
- Heritage/Culture
- Consultation and Next Steps

# How did we get here? Big Picture.

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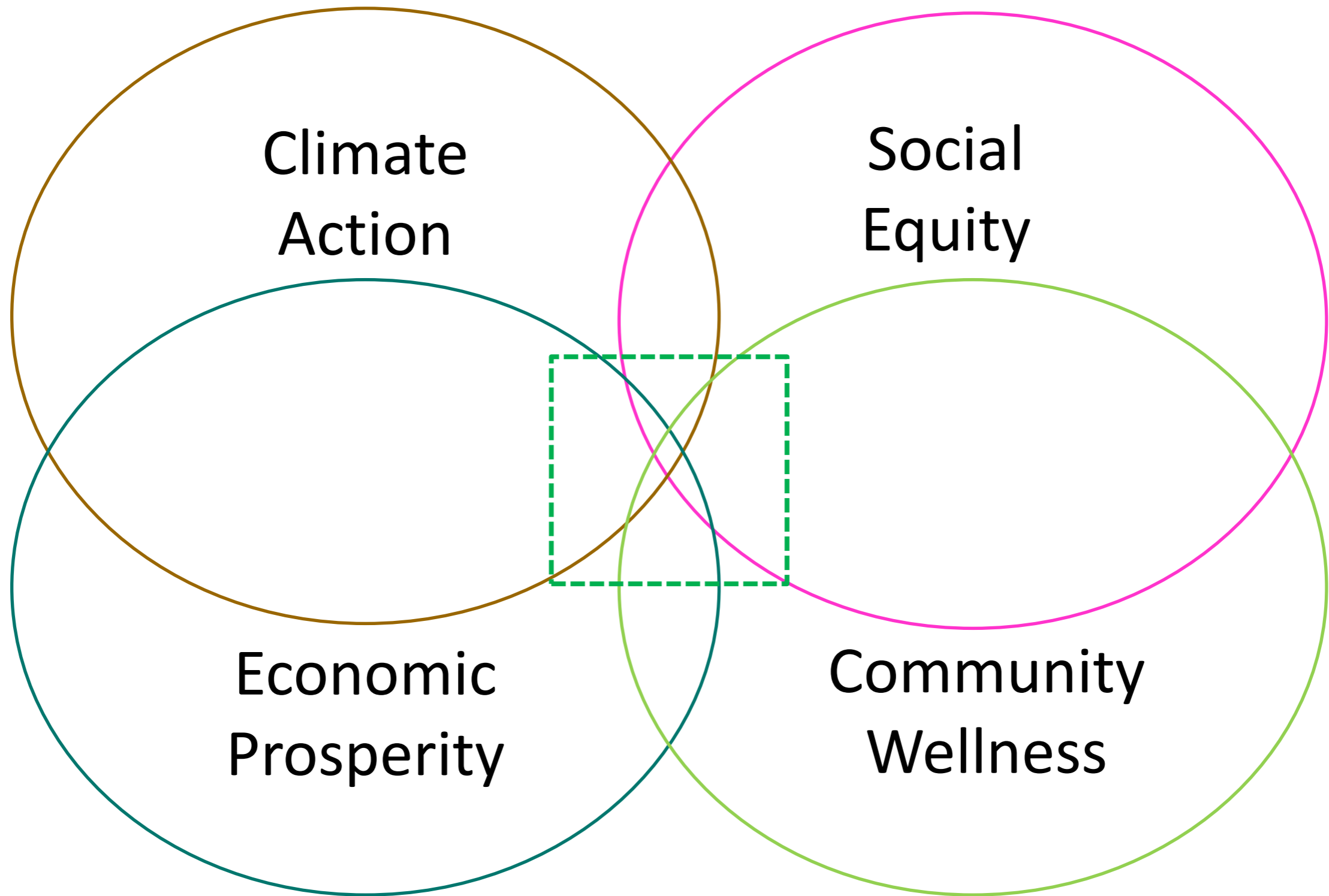


- 2015-2020 Plan review and set this land aside as Comprehensive Development and minimum 10 units per acre. A lot of discussion on this and shortcomings of previous processes.
- 2020-21 multiple reports and budgeted to complete a secondary plan and provide development rights to these lands.
- Been working formally on the work-to-date for over a year now (since formal motion to proceed put in place September 2021).

## WE ARE WORKING TO ESTABLISH:

- 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 community
- how the view from Reservoir Park will be protected, and many other details.

The general premise of CDD zoning is that it provides an economic incentive to the developers by offering higher density than might be permitted in other areas of the town, and in return, the developers must incorporate specific community objectives which increase the costs of development. The Town and Province benefits by addressing the current housing crisis, and from the higher accrued taxes. This process should be a win-win for all stakeholders.





## Economic Development



1. **WORKING WITH OUR PARTNERS**



3. **TOURISM**



2. **EXPANSION + RETENTION + INCUBATION**

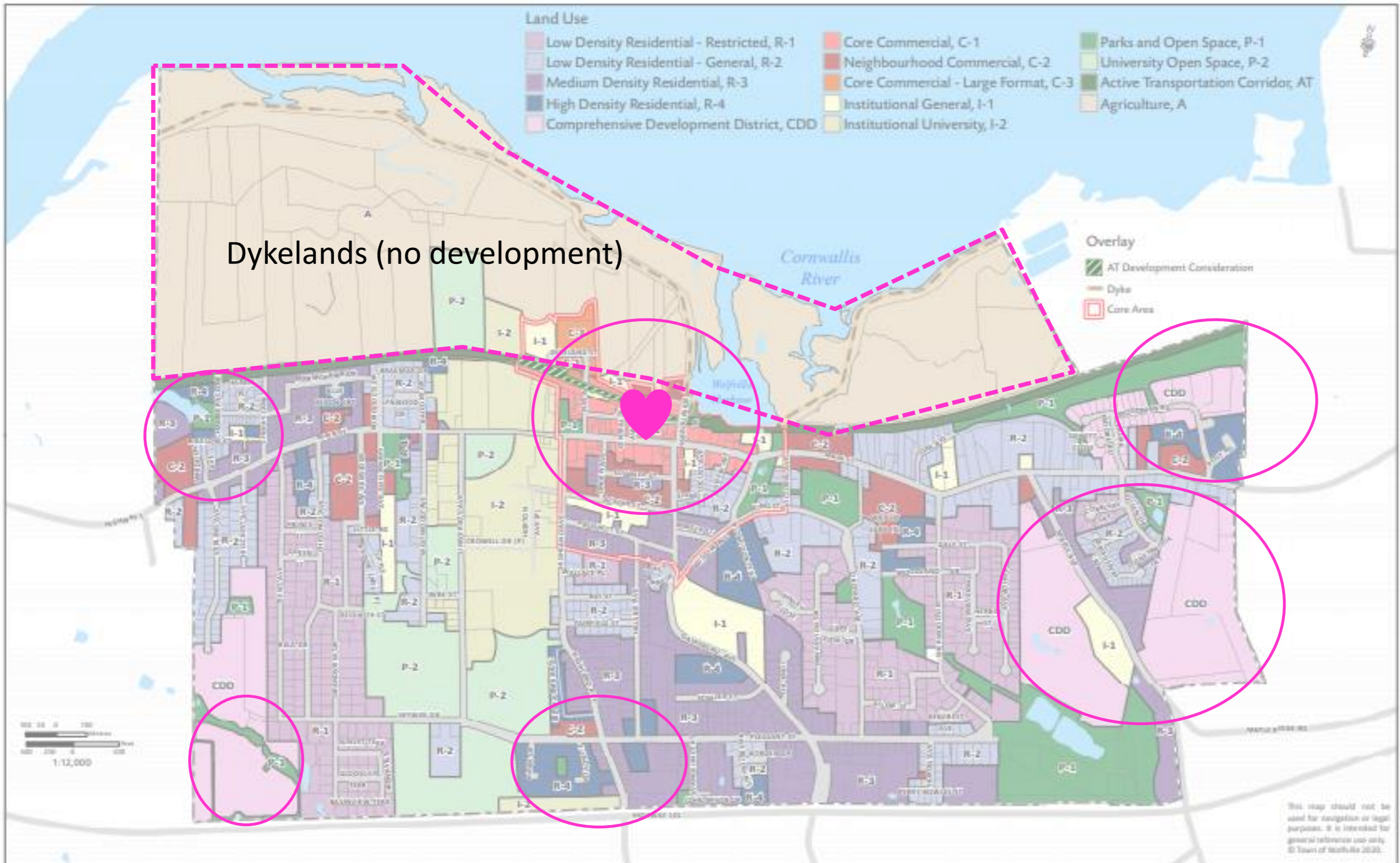


4. **BRANDING + COMMUNICATIONS**

- Expansion of:
- Population
  - Housing options
  - Tax base
  - Commercial space



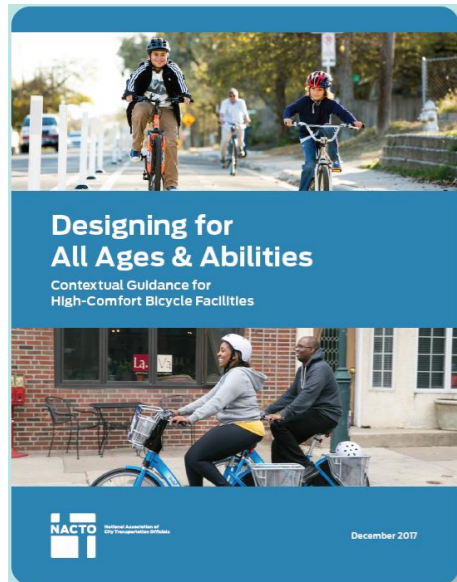
# Big Picture (limited land for development)



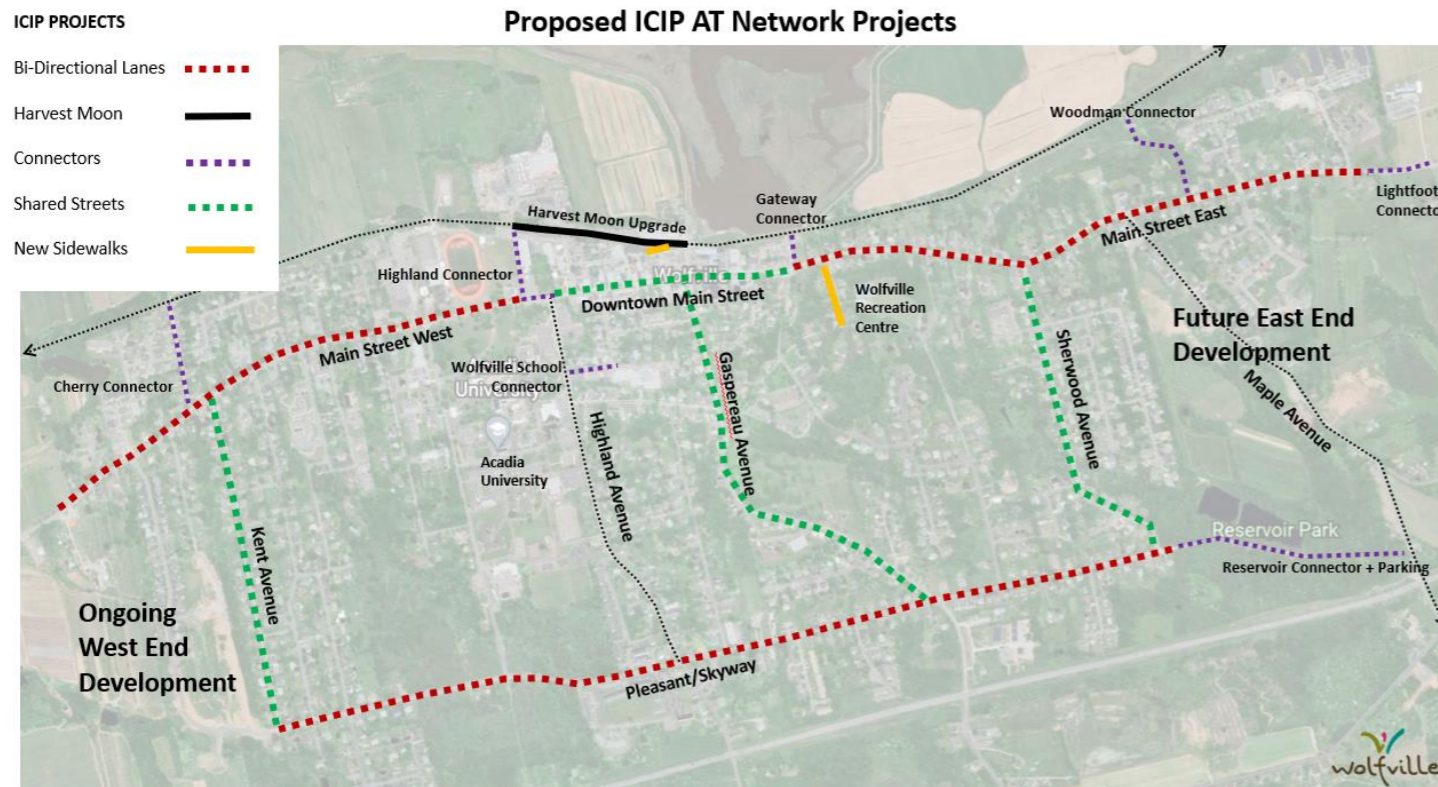
Development rights in East End and how they impact other areas (eg West End Phase 3)



# Mobility becomes more important



## Chapter 03 Traffic Analysis



### MICRO-TRANSIT



Help shape the future of transportation in Wolfville

HWY 101 interchange is unlikely



# Work-in-progress



The Town of Wolfville

## WOLFVILLE EAST END SECONDARY PLANNING STRATEGY

DRAFT REPORT Nov 2022

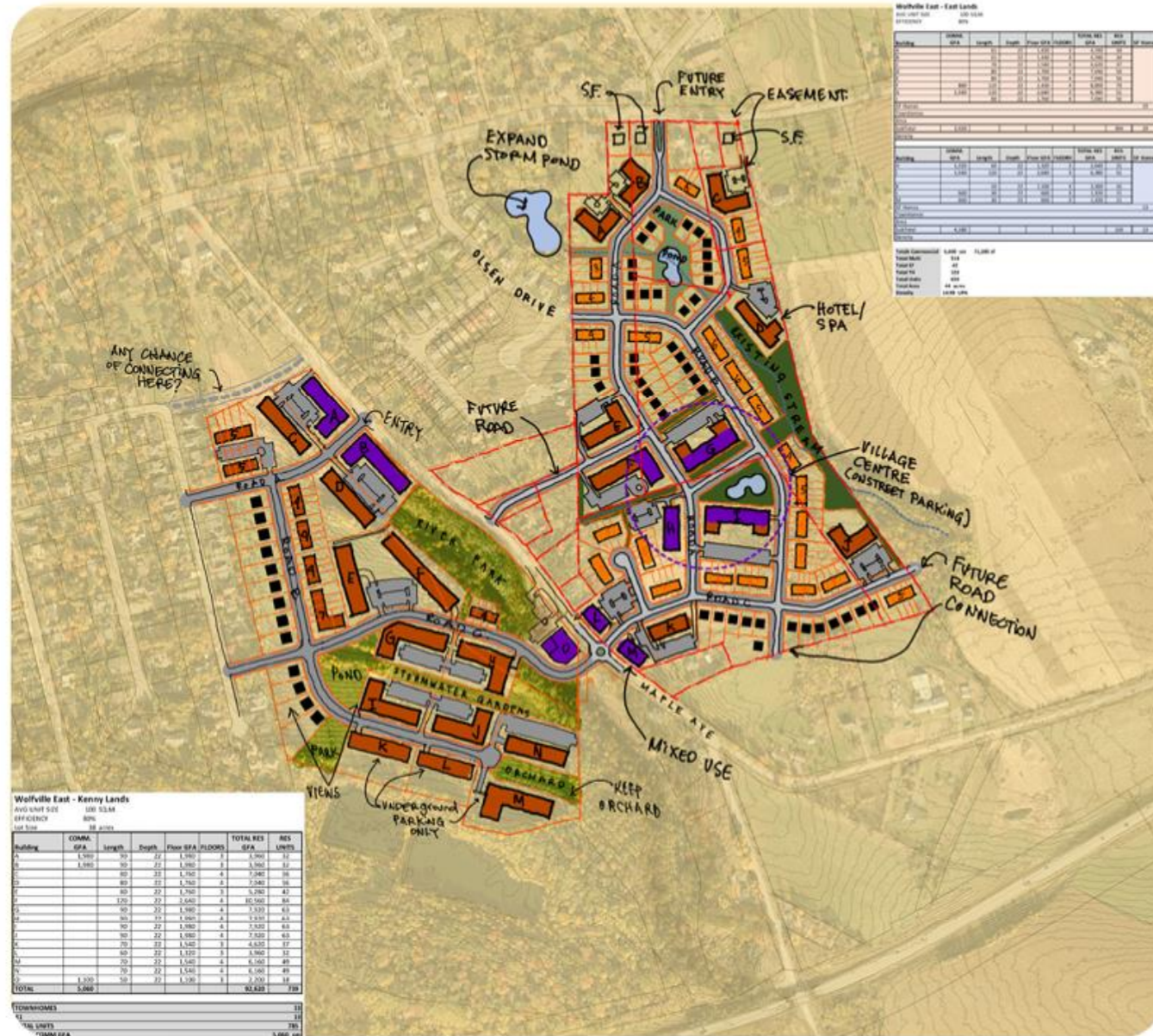
Prepared by:  
**Fathom**



Draft report presented November 2022

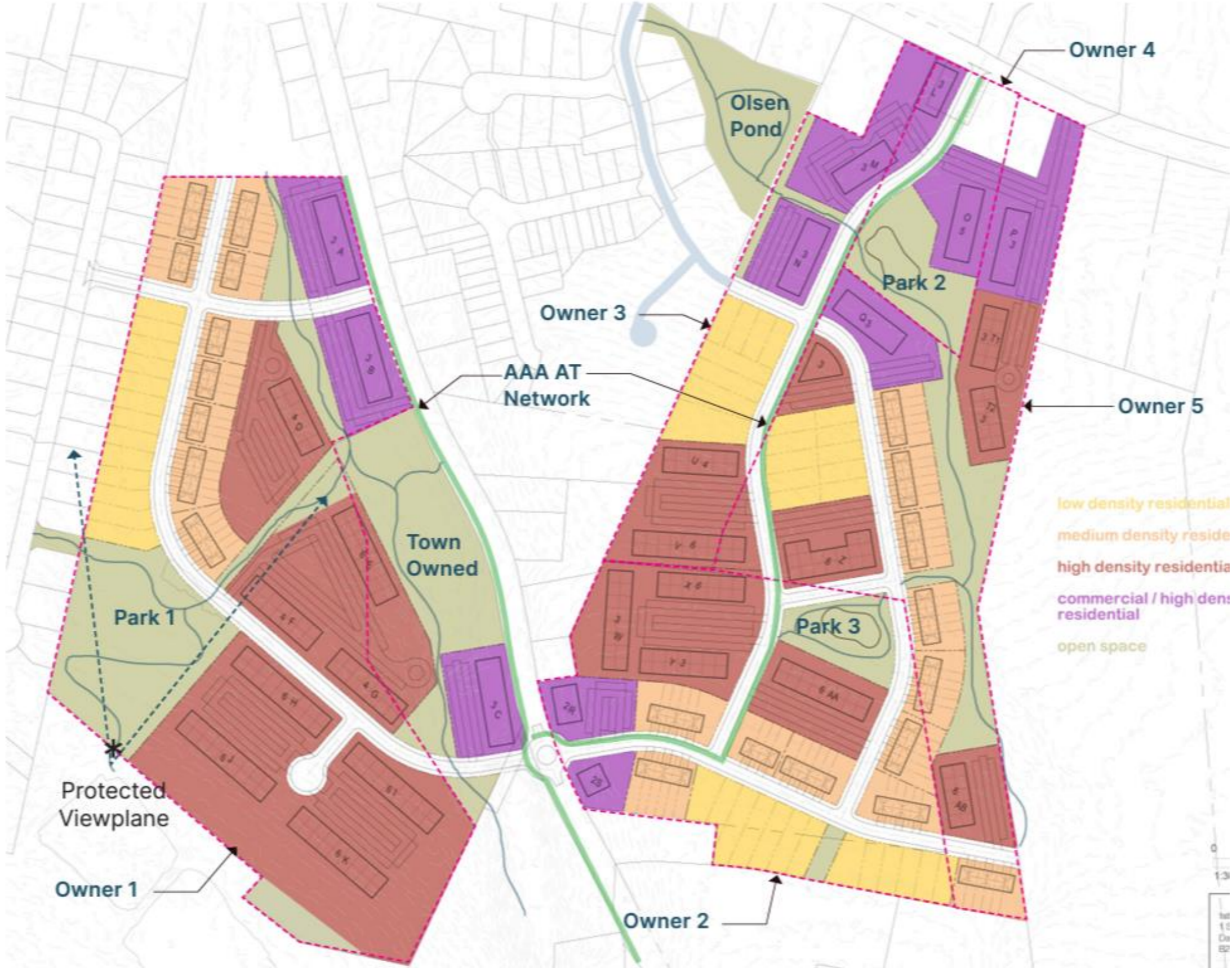


# Work-in-progress



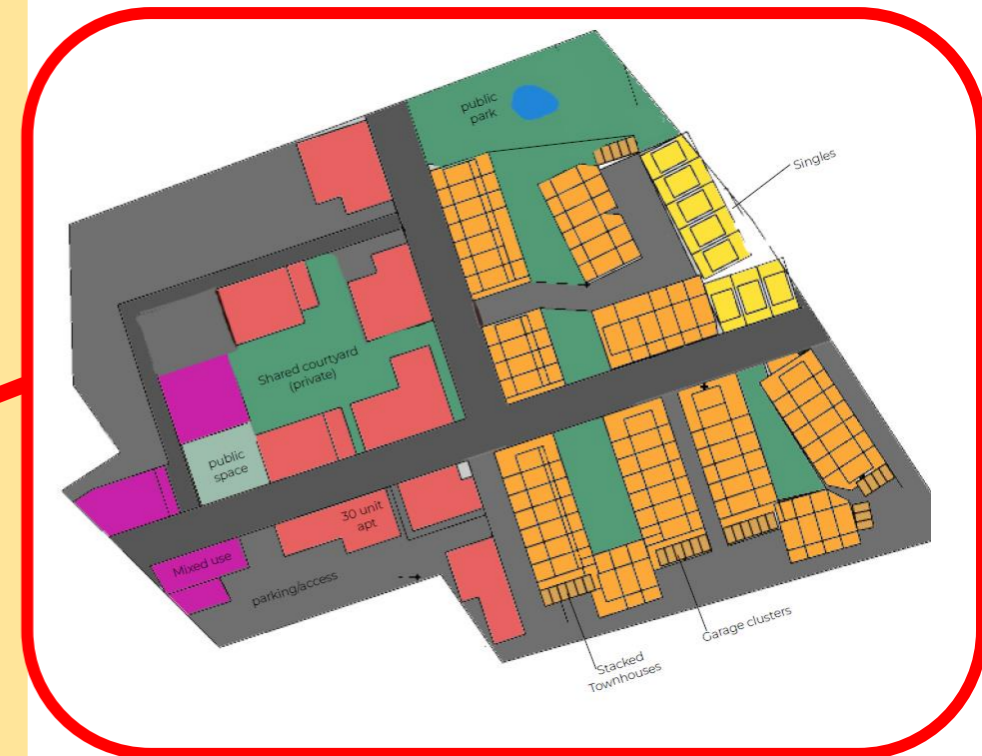


# Work-in-progress





# Work in progress



# Updated Concept and Overview

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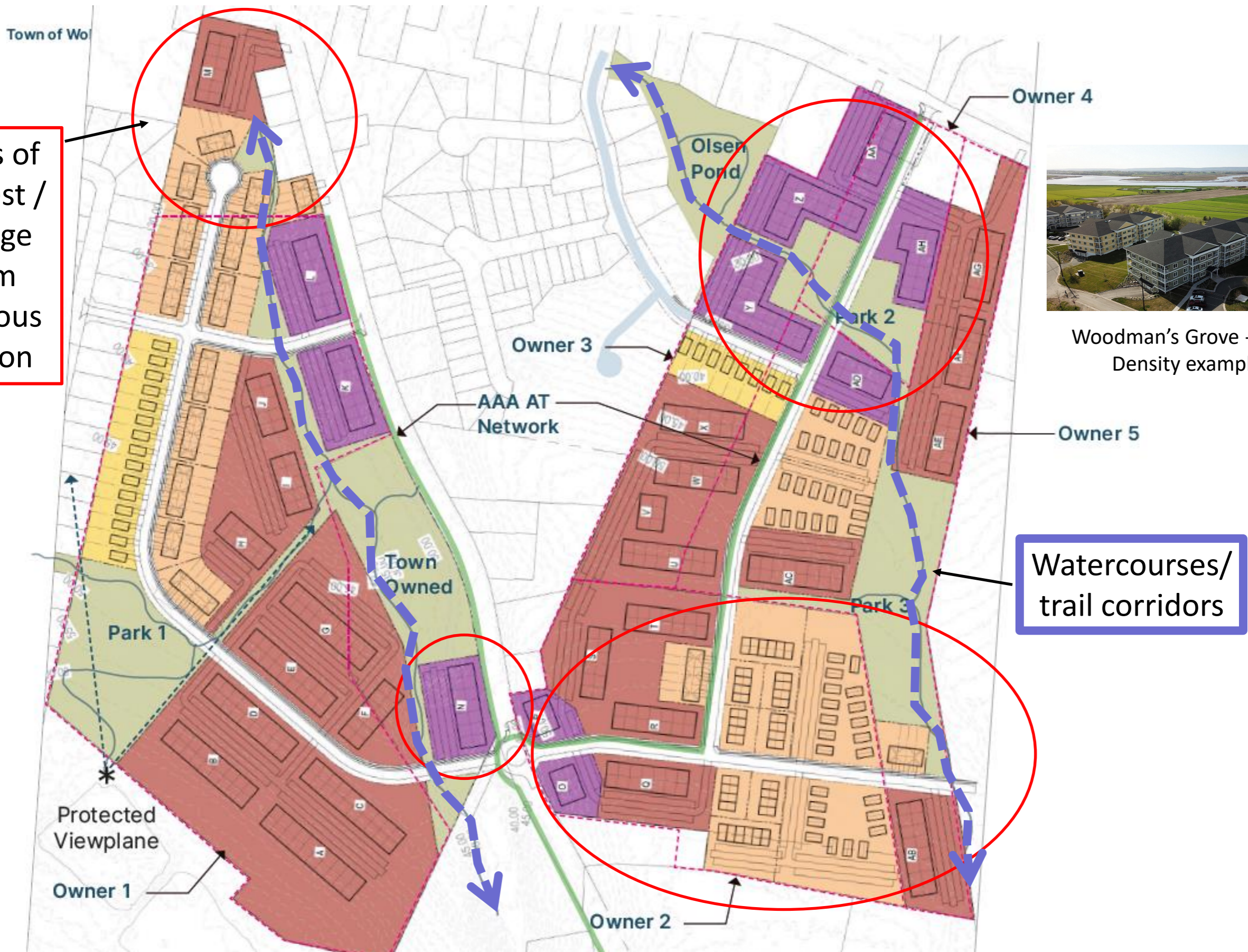


# Conceptual with building footprints

Areas of interest / change from previous version

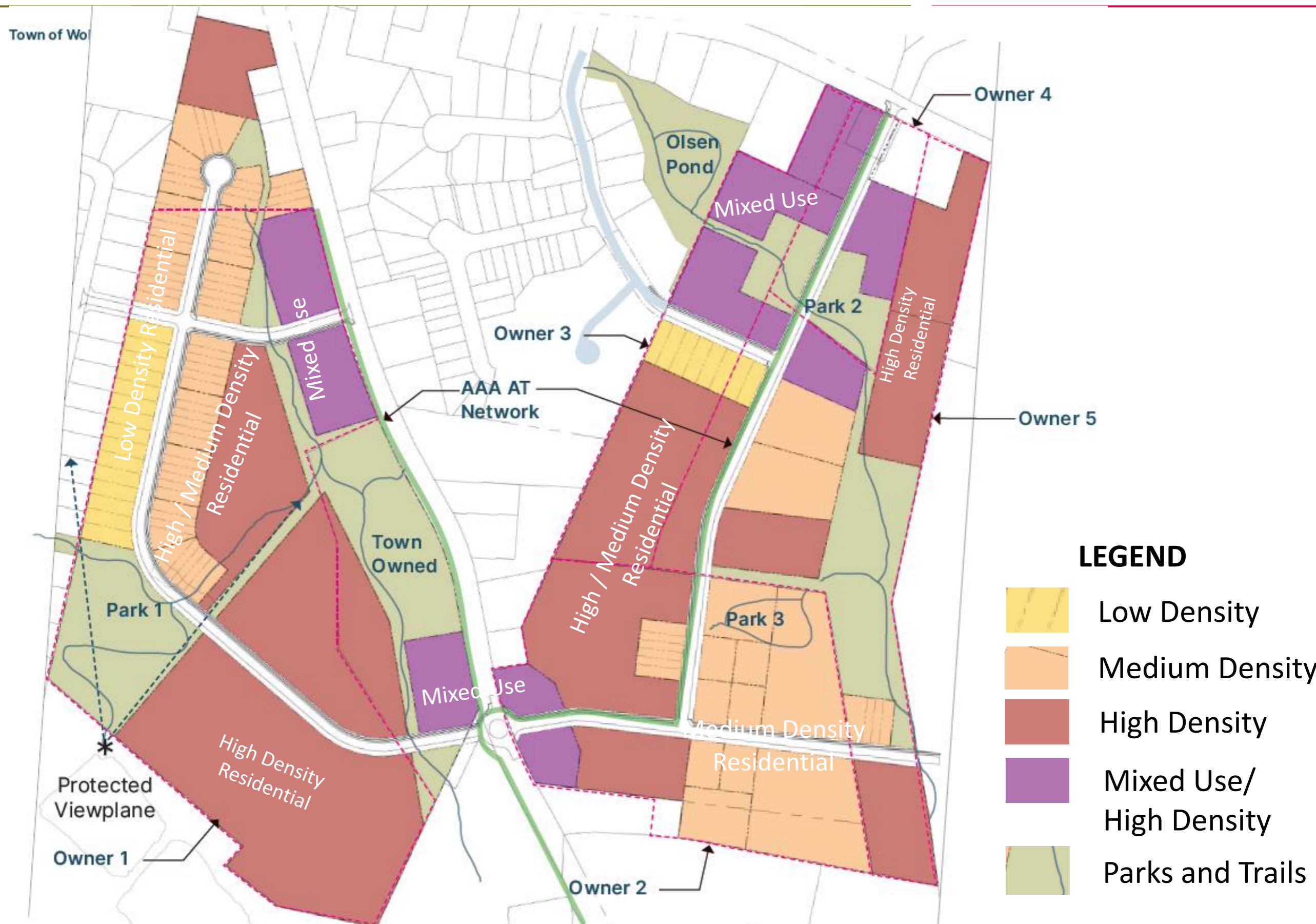


Woodman's Grove - High Density example



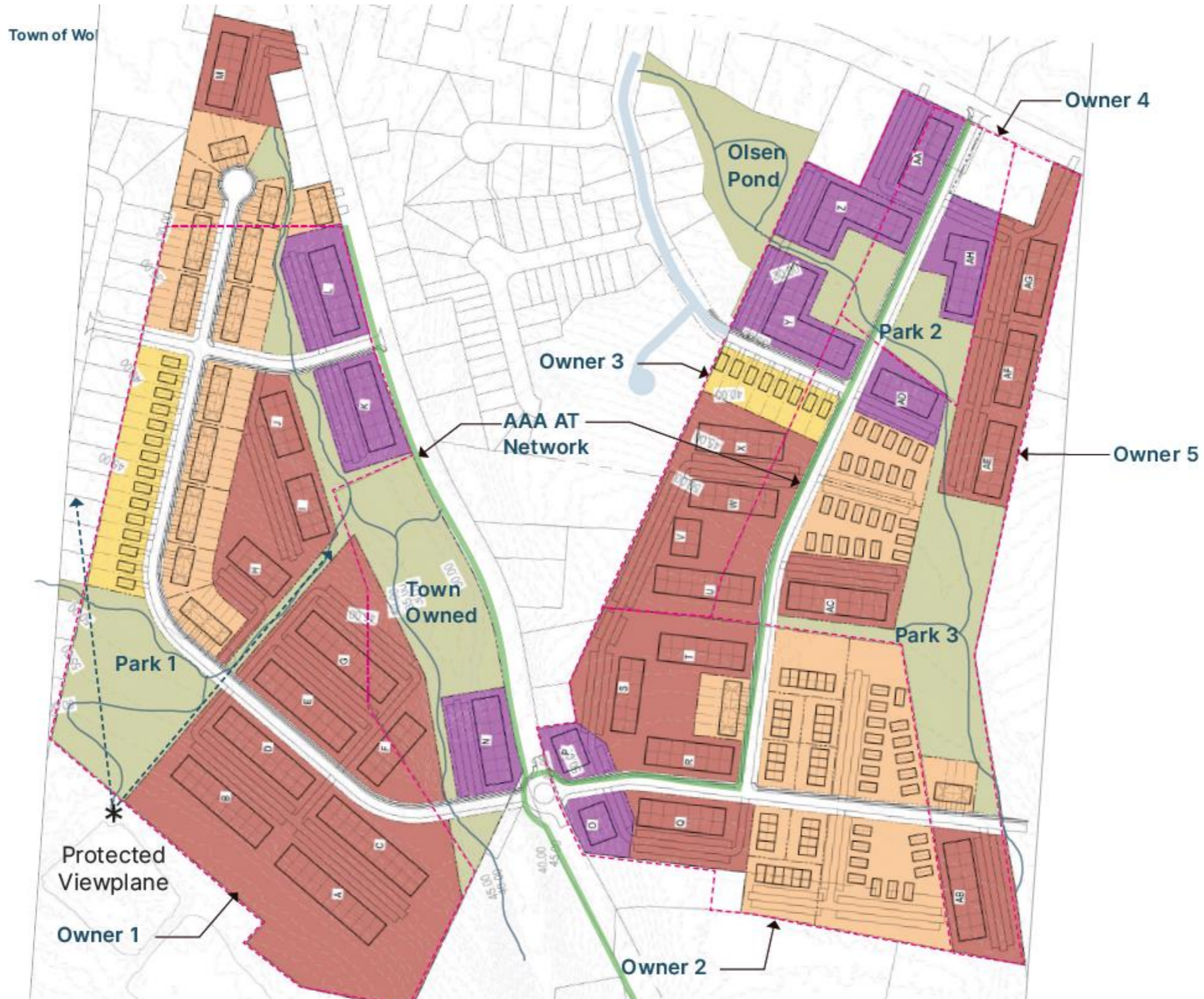


# Zoning Structure





# Overall Concept (work-in-progress)



# Density and Housing Mix

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# Consultation to-date

Wolfville a Great Place to Live Study  
Public Engagement Session  
May 31 - June 2, 2022

02  
Housing

## DENSITY

**?** Minimum net density is 10 UPA. Using stickers, indicate if the density target should be achieved by spreading density out equally, or by increasing density to leave more open space available.

Use sticky notes/stickers to discuss and show support for spreading out density equally:



Use sticky notes/stickers to discuss and show support for increasing density in exchange for more open space:

Use stickers to show support for a density of one unit per acre (UPA):

Use stickers to show support for a density of fifteen UPA:

Use stickers to show support for a density of 20 UPA:

Wolfville a Great Place to Live Study  
Public Engagement Session  
May 31 - June 2, 2022

02  
Housing

## DENSITY TRADE-OFF

**?** What public benefits should the Town consider requiring in return for achieving the density targets set for these lands? (i.e. sidewalks, trails, high quality architecture, sustainable design, mixed housing options, etc.)

**?** What public benefits should the town consider as a requirement? Use sticky notes to provide input.



## HOUSING TYPES

**?** What types of housing would you like to see built? Place a sticker to show your preference.



# Density and Preliminary Proforma

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- Concept work translates to a proforma we can work with (broadly)
- Helps to work with all stakeholders on the realities of the outcome
- Sites have various constraints so clustering the density is required. 10 UPA is the minimum.

# Density and Preliminary Proforma



## Wolfville East - Kenny Lands

Avg Unit Size

100 sq.m.

Lot Size

41.7 acres

Building	Comm. GFA	Units per Floor	Floors	Res Units
A		19	4	76
B		17	4	68
C		19	4	76
D		17	4	68
E		17	4	68
F		11	4	44
G		17	3	51
H		9	3	27
I		9	4	36
J		9	4	36
K		13	4	52
L		13	4	52
M		11	4	44
N	1,540	13	3	39
<b>TOTAL</b>	<b>1,540</b>			<b>737</b>

TOWNHOMES	68
R1	15
GARDEN CLUSTER	0
<b>TOTAL UNITS</b>	<b>820</b>
<b>TOTAL COMM GFA</b>	<b>1,540 sm</b>
<b>DENSITY</b>	<b>19.7 UPA</b>

## Wolfville East - East Lands

Avg Unit Size

100 sq.m.

Lot Size

43.9 acres

Building	Comm. GFA	Units per Floor	Floors	Res Units
O	660	5	2	10
P	660	5	2	10
Q		13	4	52
R		13	4	52
S		15	4	60
T		13	4	52
U		15	4	60
V		5	4	20
W		13	4	52
X		13	3	39
Y		21	3	63
Z		19	3	57
AA		11	3	33
AB		15	4	60
AC		15	4	60
AD		9	3	27
AE		11	4	44
AF		11	4	44
AG		11	4	44
AH		15	4	60
<b>TOTAL</b>	<b>1,320</b>			<b>899</b>

TOWNHOMES	12
TOWNHOME CLUSTERS	36
R1	8
GARDEN CLUSTER	46
<b>TOTAL UNITS</b>	<b>1,001</b>
<b>TOTAL COMM GFA</b>	<b>1,320 sm</b>
<b>DENSITY</b>	<b>22.8 UPA</b>

~1800 units, 3000-3500 people (depending on #/household used)

~25,000+ square feet of commercial



# Mix of Housing

## Town of Wolfville - East End Plan

### Cluster Homes

Cluster Homes are private properties built in groupings relatively close to each other usually with a pocket yard. It is for people who wish to live on private land but would also like to enjoy access to the facilities one can find in a condominium like public gardens, playgrounds and swimming pools. Some of the advantages of living in cluster homes include:

- Enjoy both privacy and the shared outdoor recreational areas.
- Safety as the cluster would be on constant community watch.



Cluster Home Precedents



### Agrihoods

Agrihood is a type of housing development with integrated agricultural communities. Agricultural practices are interspersed throughout the neighbourhood and inspires the community's character and design.

Some of the features of an agrihood include:

- Community growing plots where residents can grow yielding plants such as vegetables.
- A range of housing types and densities.
- The parking in most cases is underground as the lots above are usually used for agricultural practices.
- A mixed use town center with a market
- Planned urban forest within the housing community.



Agrihood Precedents



### Townhomes

Townhomes are individually owned multi floor homes. They are usually two or three stories high, connected to other similar homes by shared walls on either side of each unit. They are often tall and narrow in design. Townhomes are seen as a blend between a single family home and a condominium. Residents who own townhomes are generally responsible for both the interior and exterior unlike in apartment complexes.

Some of the features of a townhouse include:

- A private entrance, which in some cases come with a small front lawn and a backyard as well.
- A parking space in front of the unit
- Lots are usually 7-8m x 40m



### Multi-Unit Midrise

Midrise buildings are 4-8 storeys in height and according to Wolfville's LUB, they are permitted only in the R4 zone by development Agreement. The R4 zone includes a site specific amendment to allow consideration of greater than 4-storeys by development agreement within the East End area. The other amendments in the R4 zone include:

- A 2m stepback when facing the street above the 3rd storey to vertically articulate the building and to reduce its scale from the street.
- underground parking for at least half the parking for each building.
- Additional architectural requirements. These buildings usually range in size from 30-100 units.



### Multi-Unit Lowrise

Lowrise apartments are considered 2 or 3 storey buildings. These type of units are usually zoned as R3 or R4 in Wolfville's land use bylaw, and require groundfloor walkout units, architectural articular to prevent large 'lego-block' building forms, authentic building materials, programmable amenity spaces in the building, on the roof and around the building, and underground parking to reduce the amount of surface parking around the buildings. These buildings usually range in size from 12 units to 60 units.

For the East End area, some site specific amendments have been suggested for the R4 zone to allow a maximum unit count of up to 60 units at 3-storeys by site plan approval.





# Key Questions / Discussion

- Density – OK with this framework? Areas to look at?
- Housing Types – appropriate mix?



# Roads, Park, Trails

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# Roads, Parks, Trails

## PARKS

**?** With upwards of 1,400 new units on these lands, what type of parks are needed for the eastern lands? (i.e. Natural playground, water features, seating, community gardens, etc).

Write down on a sticky note what kind of parks and natural features you would like to see implemented in the future design:



### 03 Parks and Open Space

Wolfville East End Planning Study  
Public Engagement Session  
May 11 - June 2, 2022



## TREES

**?** Wolfville is known for its old growth trees. It is realistic this community will have more trees in the future than is currently present. Should this development create standards to ensure a diverse urban forest in the future?

Use stickers to indicate yes

Use stickers to indicate no



### 04 Roads and Active Transportation

Wolfville East End Planning Study  
Public Engagement Session  
May 11 - June 2, 2022



**?** What kind of suggestions would you make to the road layout and proposed uses?

## STREET DESIGN

**?** What kind of street designs can we use at the East End? How can we design these roads to favour people over cars?

Use a sticky note to discuss your ideas about street design:



### 04 Roads and Active Transportation

Wolfville East End Planning Study  
Public Engagement Session  
May 11 - June 2, 2022



## ACTIVE TRANSPORTATION

**?** Are bike lanes, sidewalks, and continuous trail networks important trail priorities for the East End?

Use stickers to indicate yes

Use stickers to indicate no





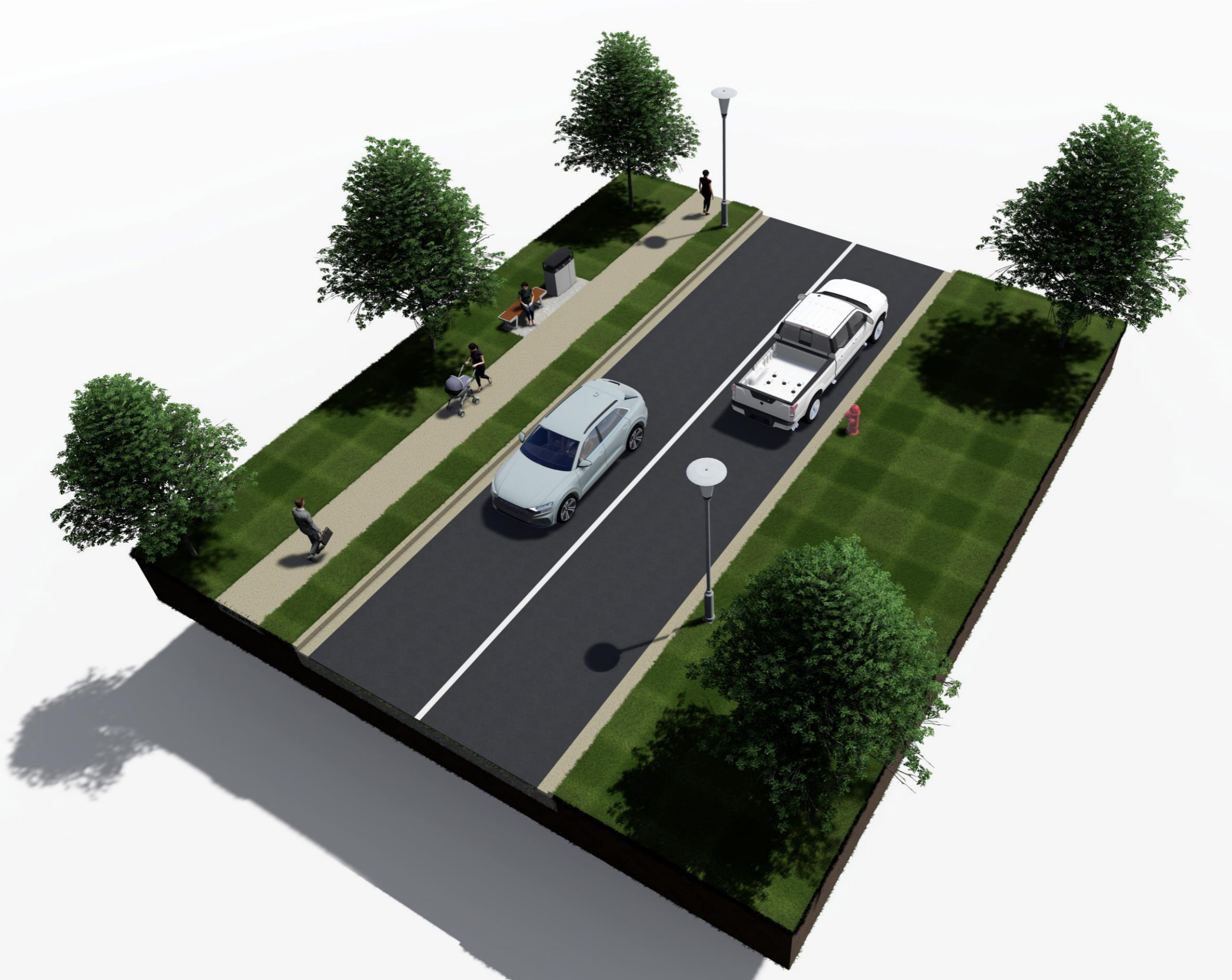
# Roads, Parks, Trails

## PARKS PLAN ONGOING



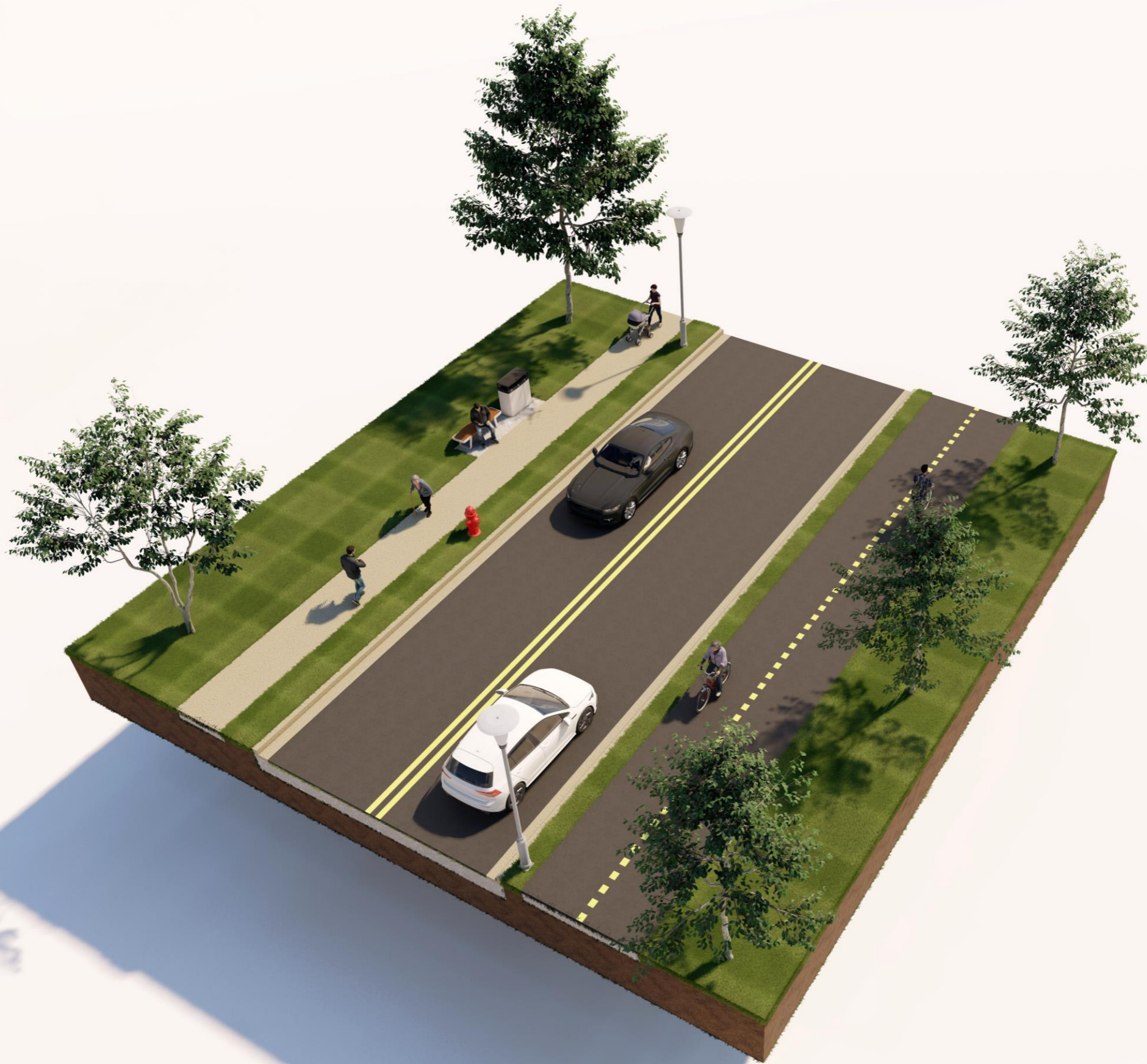


# Roads, Parks, Trails





# Roads, Parks, Trails





# Roads, Parks, Trails



- Are we OK with direction of Roads, Parks, Trails?
- What else should we consider?



# Affordable Housing

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# Affordable Housing?

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Definition of affordability for this project...

Housing choice and options is key. Certain forms are more affordable (e.g. apartment buildings, smaller ground oriented units)

Different options:

Compost site used for affordable project? Other specific land?

Density bonus type of model?

Minimum requirement?

Other tools?

CMHC or Housing NS may be involved



- Affordable Housing – what do we want to achieve?

**Not really a question**, it is clear there is a desire for affordable housing – more work needs to be done – but comments or discussion?

# Village Square

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# Village Square

5  
enities



Use stickers to demonstrate...  
Use stickers to show disapproval of...  
notes to explain why:

## VILLAGE SQUARE

? What type of village square would you like to see? Should it contain commercial use?

Use stickers to demonstrate commercial use in the village square; use sticky notes to explain what you want to see.

Use stickers to show disapproval of commercial use in the village square; use sticky notes to explain why:



Handwritten sticky notes include:

- here - another grocery
- Grocery
- Coffee shop
- What about a...
- Need to meet...
- Art, coffee shops, trees, fountain
- art theatre fun community spaces
- community centre
- Bar/cafeteria over business? more wild options?
- Non-commercial public space?
- covered complete
- Preserve grassy area! Commercial use can be in new areas!
- How about you spin some funds on the turn space in would future already?
- Wish to see...
- No second space - make down town walkable.
- Bike friendly...
- Take wood from...
- Art, coffee shops, trees, fountain
- Let's not...
- Public art that is seasonal & regional style
- We need a...
- Commercial...



# Village Square

Wolfville East End Planning Study  
Public Engagement Session  
May 31 - June 2, 2022

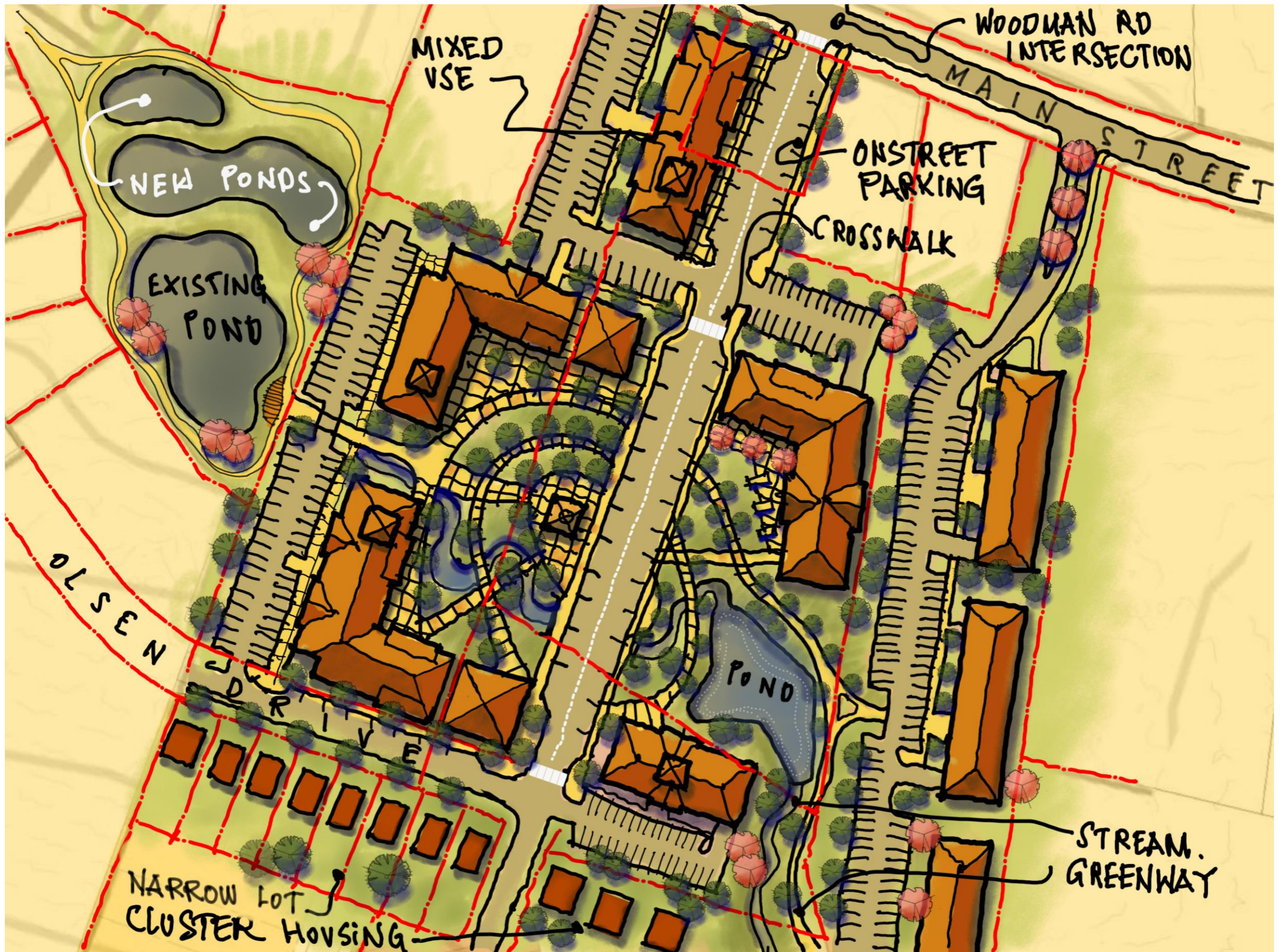
## 05 Amenities



What kind of uses and amenities would you like to see? Use sticky notes to suggest desired amenities and their location.



# Village Square Preliminary Concept





# Village Square





# Key Questions / Discussion

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- Village Square

Keep pursuing this idea?

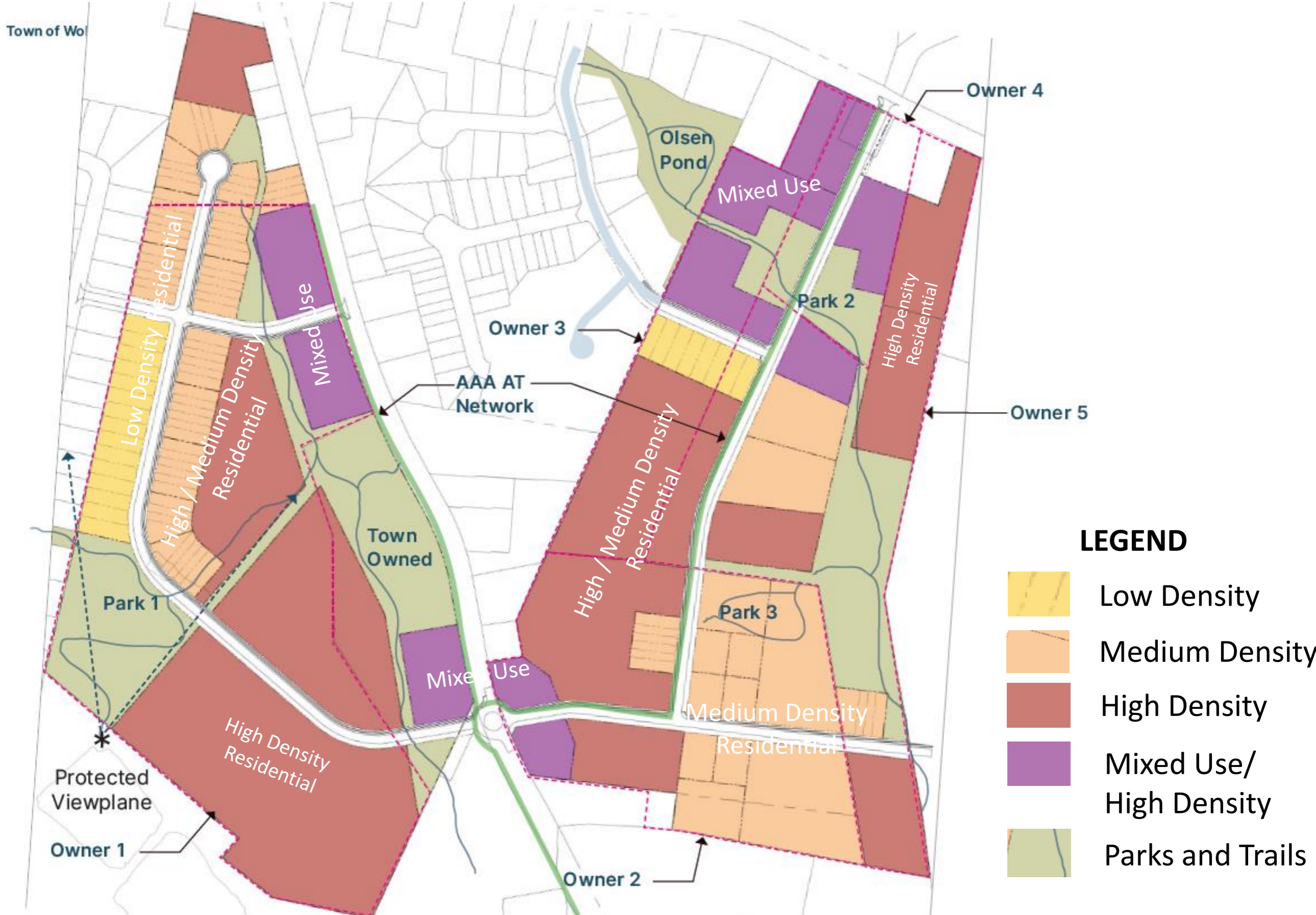
# Zoning

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# Zoning Structure



- NEW zones will be created and use of some existing
- Frontages and clustering will need work to make work
- Parking is always an issue and defines much of the work (multi-unit use of underground)
- Approval mechanisms (site plan, DAs, etc)



## part 13 High Density Residential (R-4B) East-West Zone

### 13.1 INTENT

The R-4B zone is intended to permit a range of medium and high density residential development to a maximum 100 units per building. Home based businesses and other uses such as short-term rentals are permitted subject to conditions. Council may consider unique and site-specific developments by development agreement.

### 13.2 PERMITTED USES

As-of-right, Site Plan and Development Agreement uses are shown in Table 8.1

### 13.3 RE-ZONING

Rezoning to the R-4B from R-4 will be considered subject to **policy 11.4.3** of the MPS.

### 13.4 AMENITY SPACE

10 sq.m. of amenity space shall be provided for each dwelling unit.



Multi-unit dwellings



Mixed use



Additions



Accessory Buildings



Home based business

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

## 13.5 BUILT FORM STANDARDS

See Figure 13.1 for all built form standards in the R-4B Zone

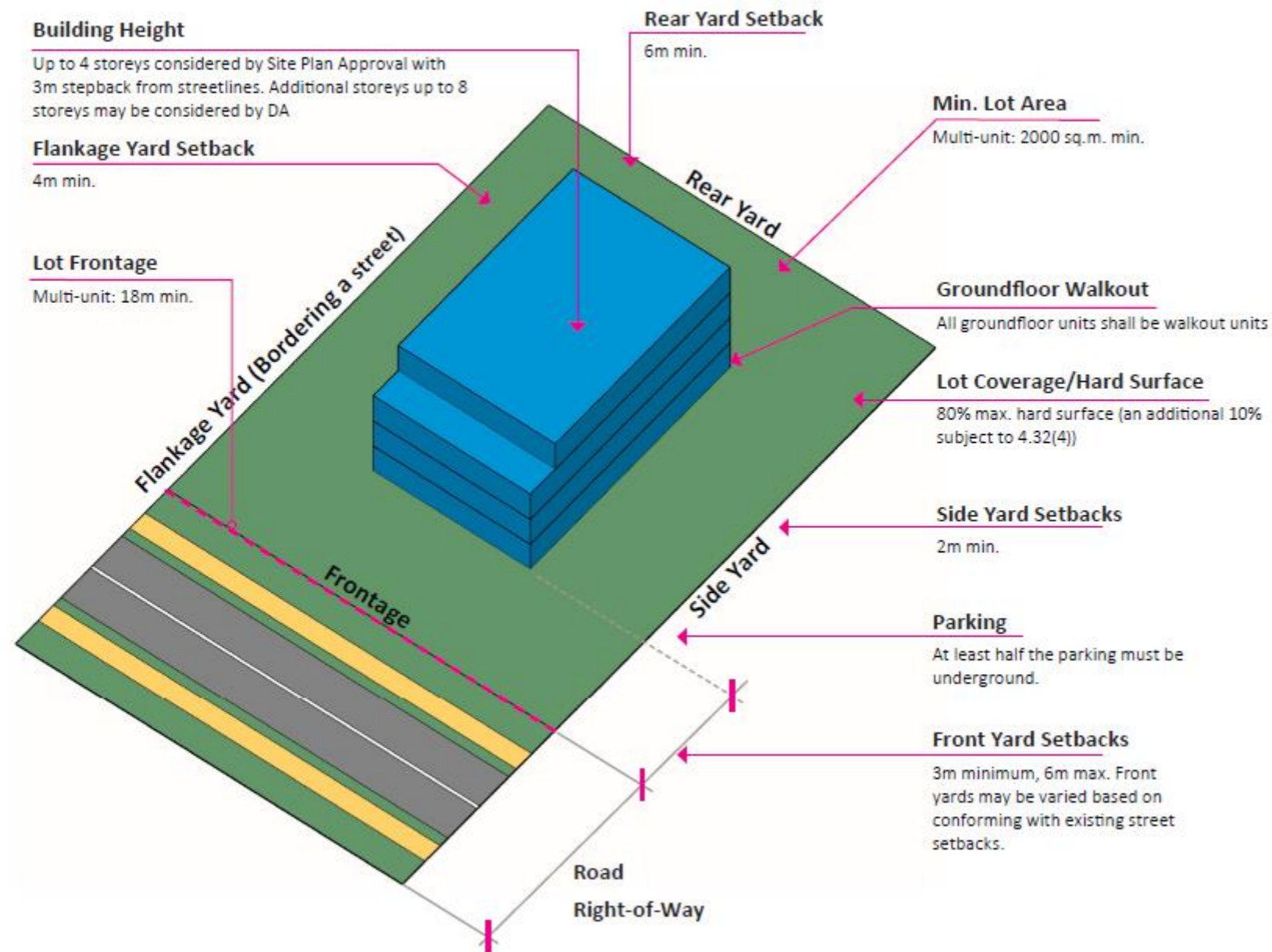


FIGURE 1.1 R-4B ZONE Built Form Standards



## part 14 Mixed Use (MU) Zone

### 14.1 INTENT

The MU zone is intended to permit a range of mixed commercial, office and high density residential uses to a maximum 100 units per building. Home based businesses and other uses such as short-term rentals are permitted subject to conditions. Council may consider unique and site-specific developments by development agreement. Up to 50% of the groundfloor must include commercial uses.

### 14.2 PERMITTED USES

As-of-right, Site Plan and Development Agreement uses are shown in Table 8.1

### 1.3 RE-ZONING

Rezoning to the MU zone will be considered subject to **policy 11.4.3** of the MPS.

### 14.4 AMENITY SPACE

10 sq.m. of amenity space shall be provided for each dwelling unit.



- 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

## BUILT FORM STANDARDS

See Figure 13.1 for all built form standards in the R-4 Zone

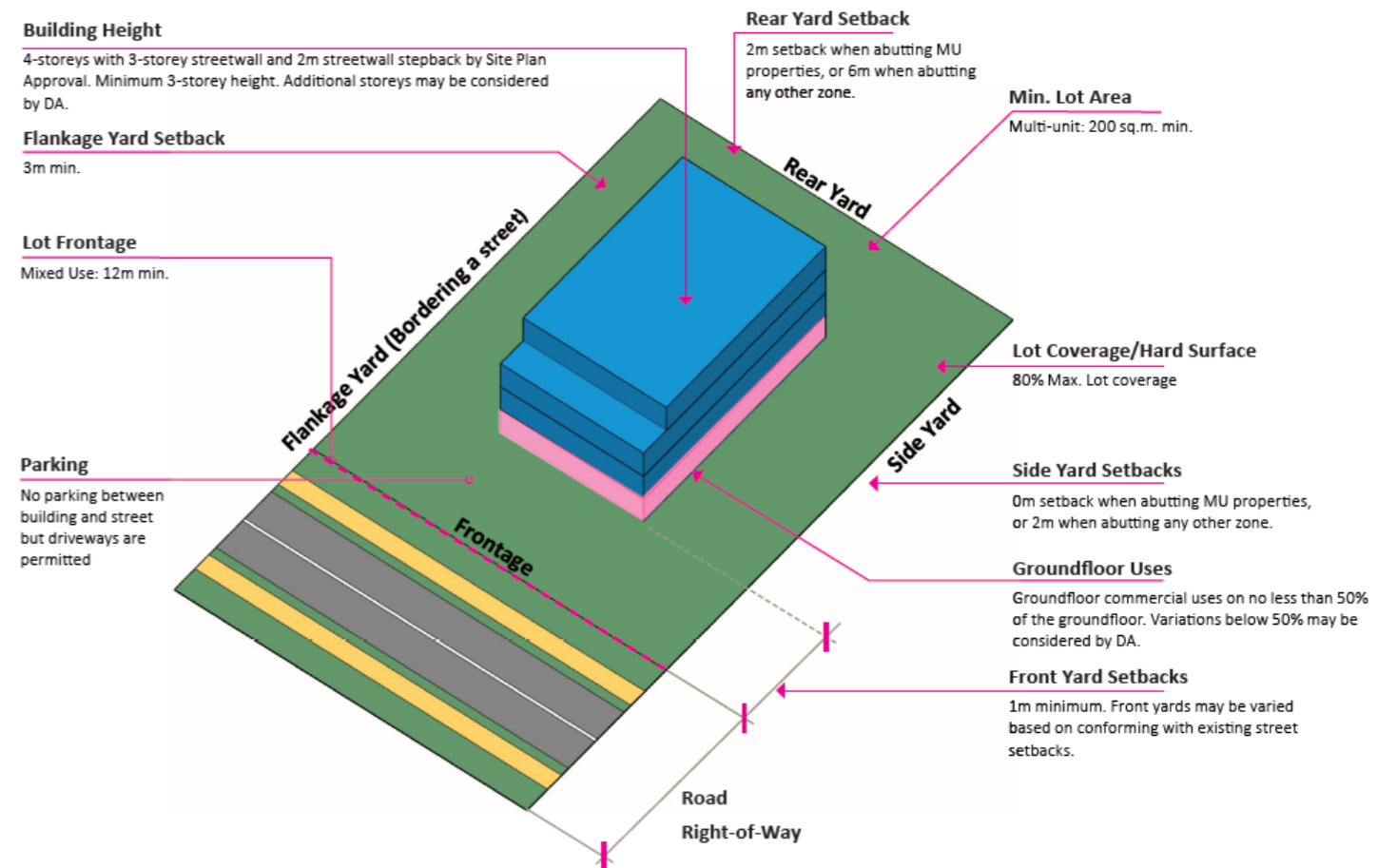


FIGURE 1.2 MU ZONE Built Form Standards

- Proposing to move forward with these new zones and other framework pieces (likely more to come as we move forward)

Make sense?



# Building Height and View Plane

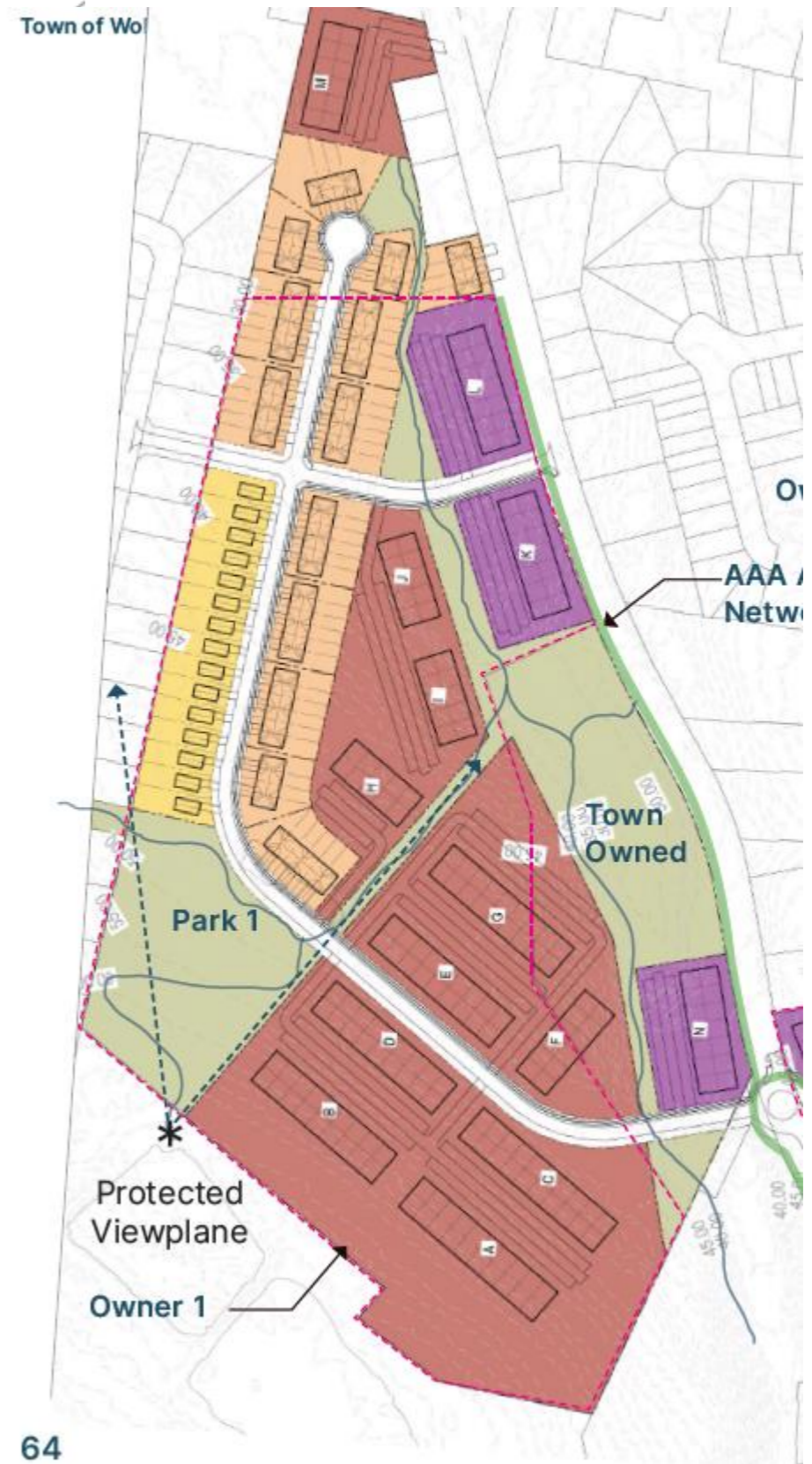


# View Planes





# View Planes





# Building Height

## 4.15 HEIGHT REQUIREMENTS

- (1) Building height shall be limited to 3-storeys in all zones except I-2 where building height shall be limited to 4-storeys.
- (2) Notwithstanding 4.15(1), a 4th storey may be considered by development agreement in the R-4, CDD, C-1, C-3, and I-1 zones subject to the bonusing criteria below.
  - (a) **Bonusing Criteria:** The 4'th storey bonus will be considered by Development Agreement if a suitable public benefit can be granted. The bonus rate will be in the range of \$110 per square metre of gross floor area (2020 \$) of the 4th floor and the rate is subject to change annually with inflation. Suitable public benefits that will be considered include:
    - Affordable housing
    - Public Art
    - High performance building (e.g. passive house, LEED, Net zero, etc.)
    - Enhanced accessibility certification (E.g. Rick Hansen Certification).
    - cash-in-lieu to be used for public parks, public streetscapes, social housing, parking, active transportation, etc.

- An applicant shall submit a bonusing calculation and public benefit proposal with their application for development agreement approval.

- (3) Notwithstanding 4.15(1), a 5th storey may be considered by development agreement in the I-2 zone subject to the bonusing criteria of 4.15((2).
- (4) A 'storey' may not exceed 4.5m on the ground floor and 4m on any upper storeys except in certain conditions where exemptions may be considered by development agreement
- (5) No additional habitable space is permitted above the 3rd storey.
- (6) In calculating building height, basements are not counted as a storey provided they are below the streetline grade.
- (7) Notwithstanding 4.15 (1), on sloping streetline conditions, no more than 1m high of basement foundation may be exposed provided that accessible groundfloor entries are provided from the streetline.

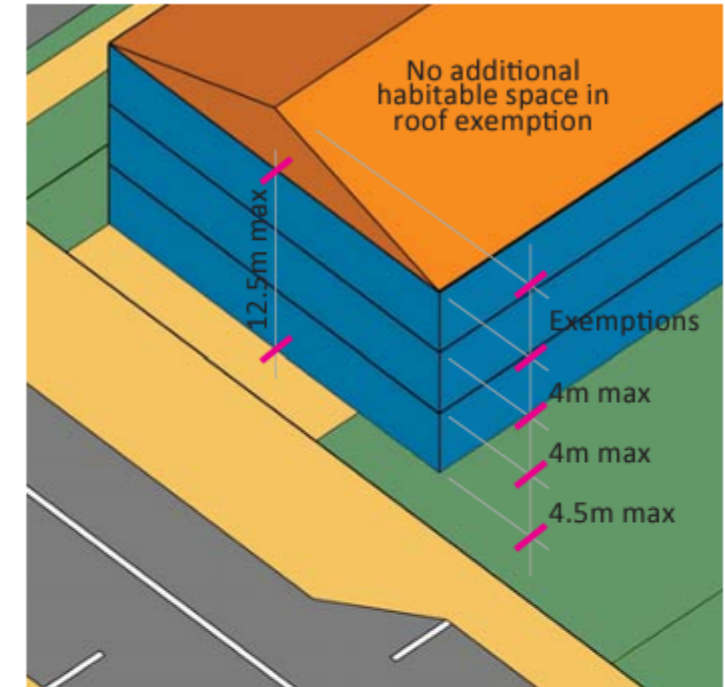
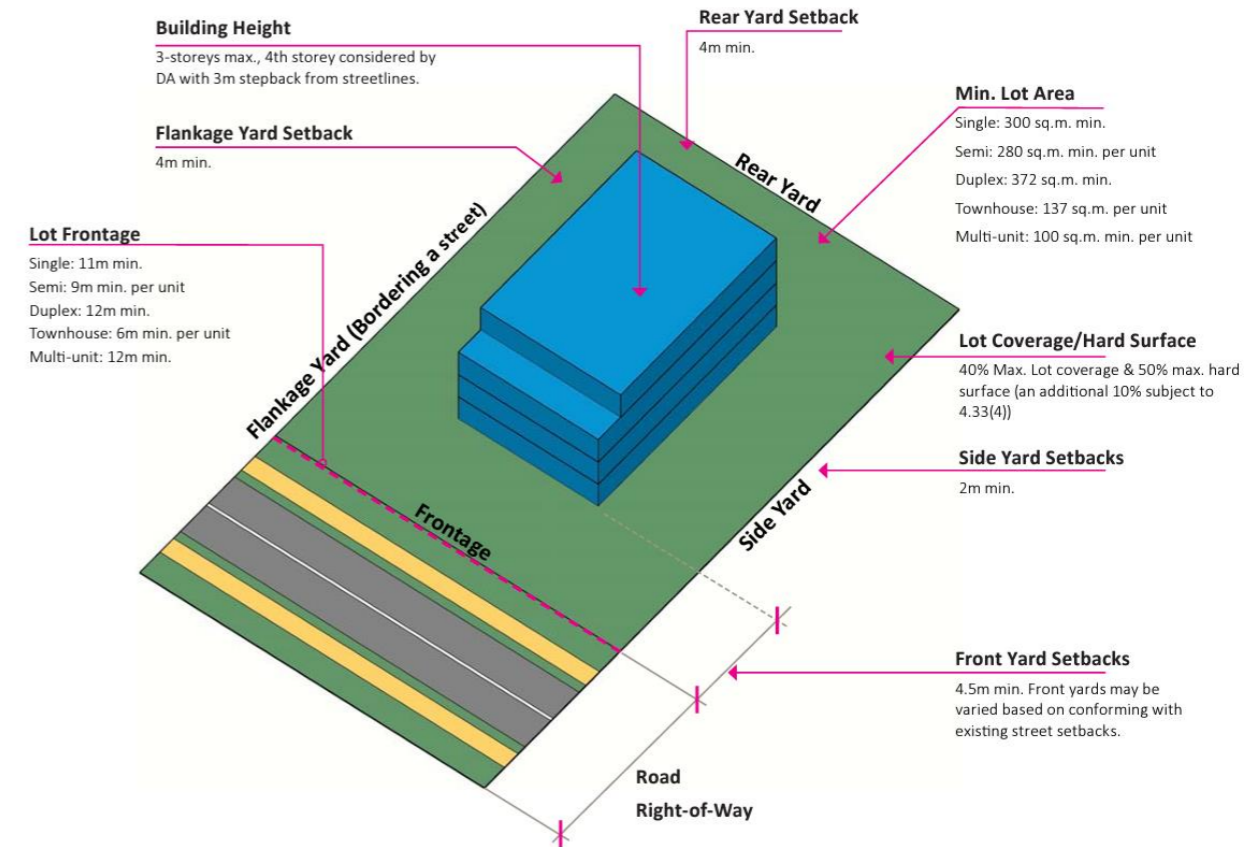
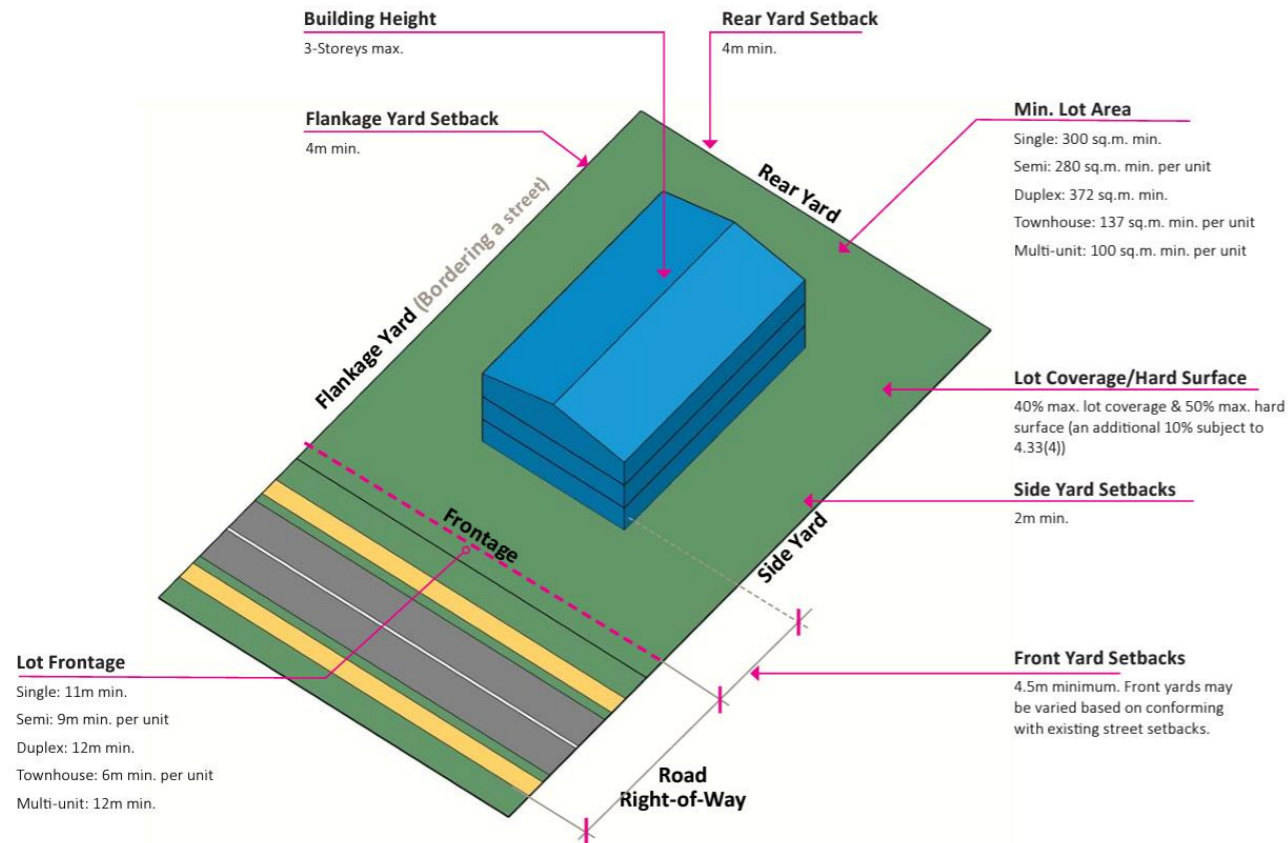


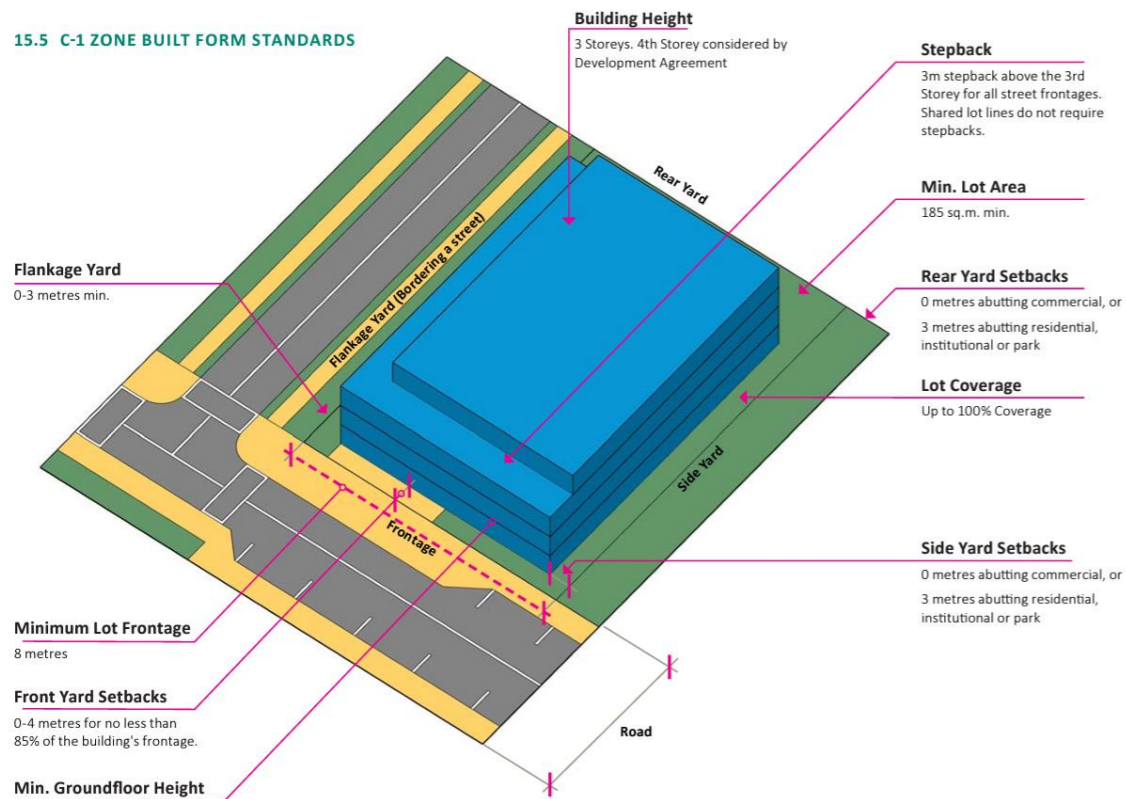
FIGURE 4.8 Building Height Maximums



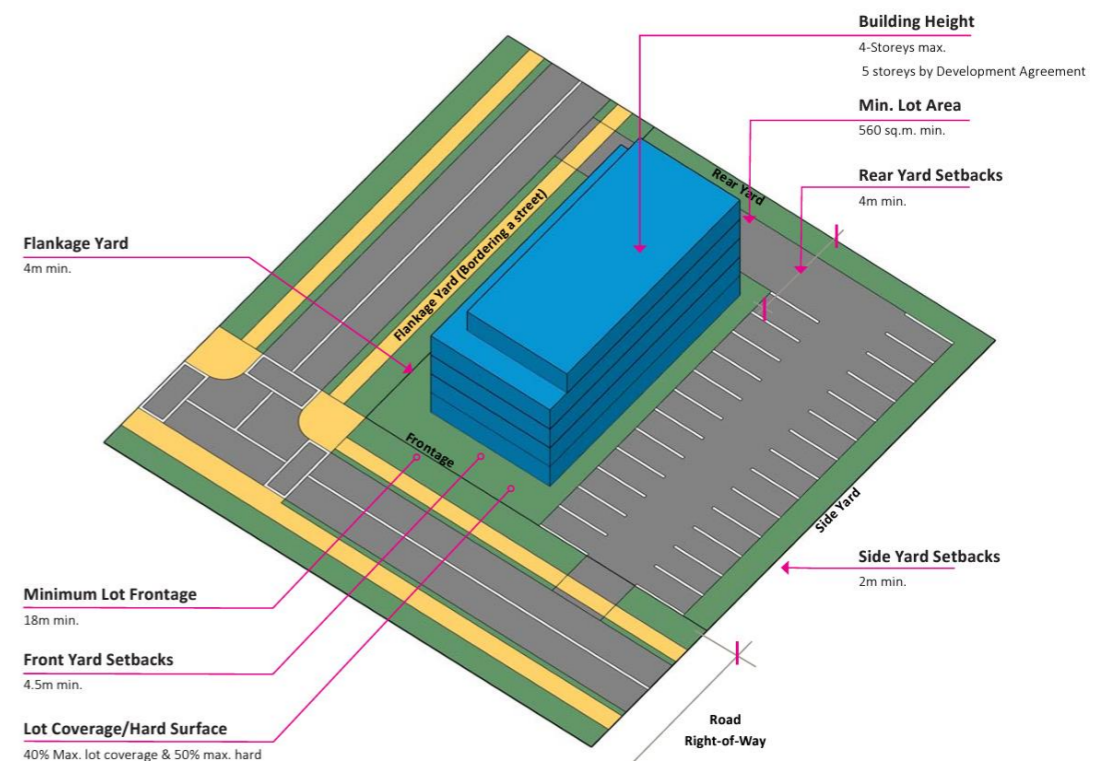
# Building Height



## 15.5 C-1 ZONE BUILT FORM STANDARDS



## 21.6 I-2 ZONE BUILT FORM STANDARDS



View plane OK?

Building Height:

- 1-4 by Site Plan? Handled by Staff with clear requirements.
- 4-6 or 7 by DA? Considered by Council.
- 7 storey (18m) construction limitations

Bonusing? Possible for affordable housing.

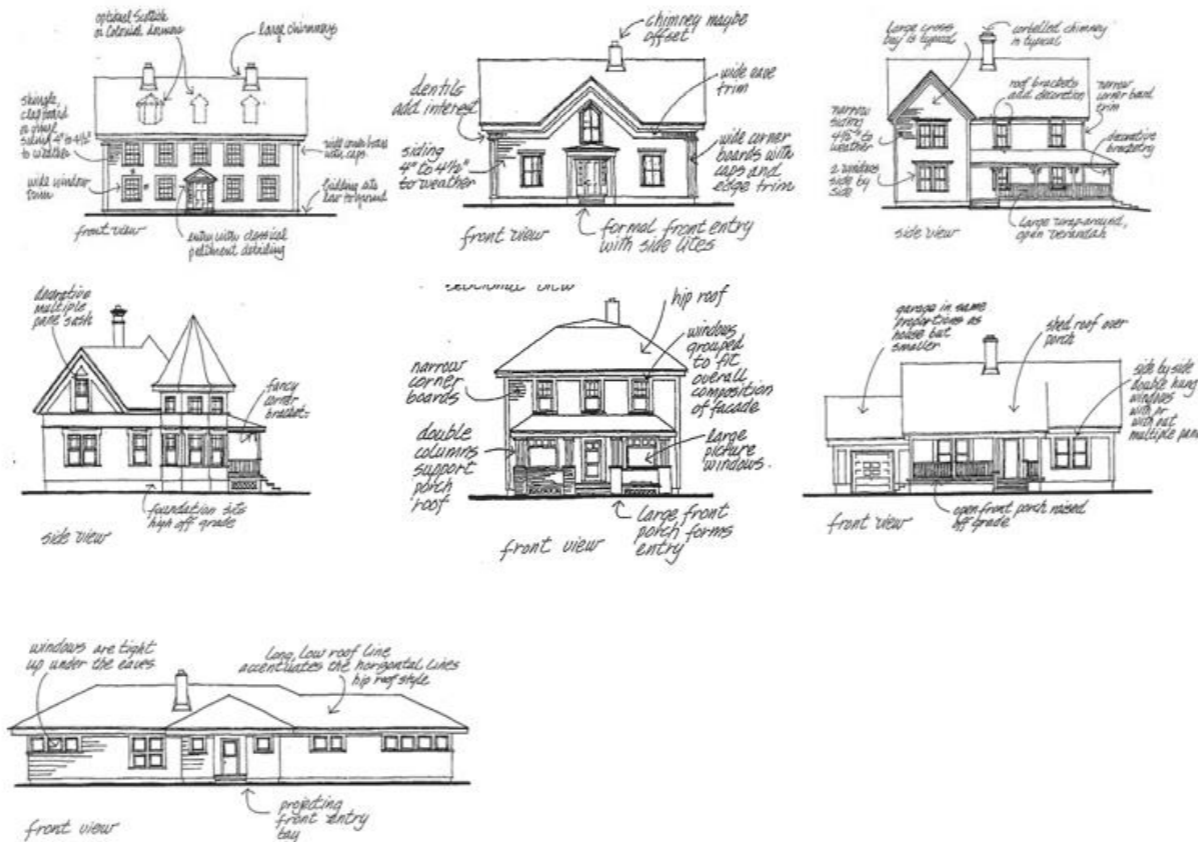
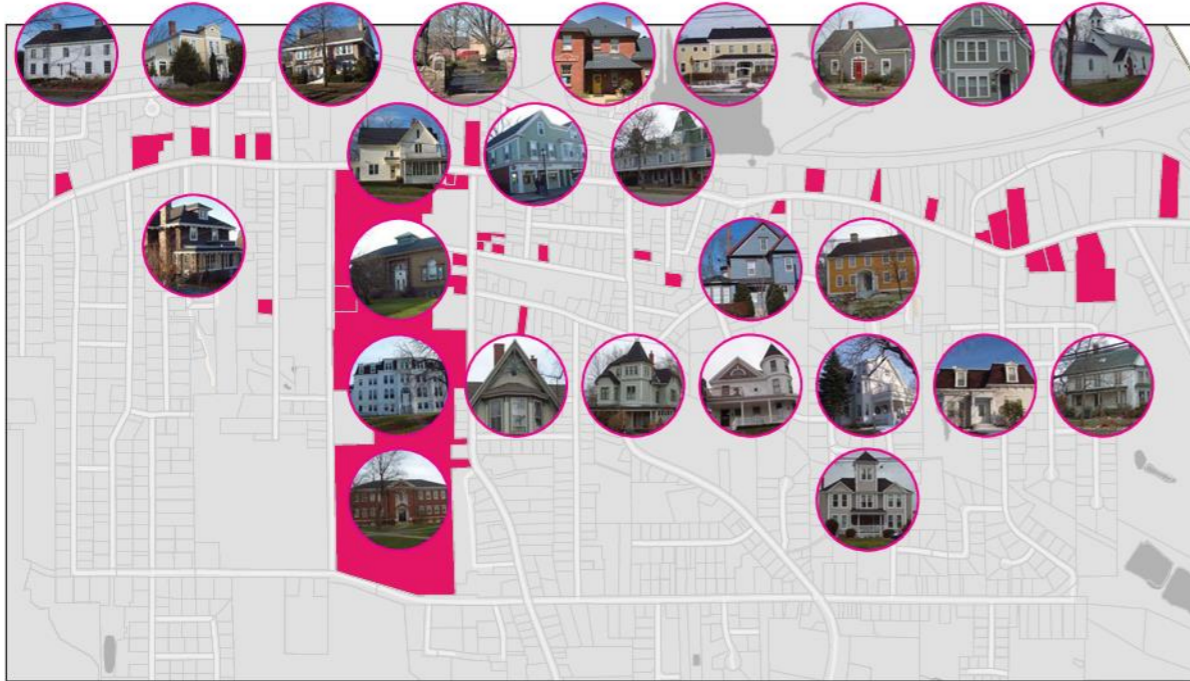


# Culture + Heritage

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# Culture and Heritage





# Culture and Heritage



## CHARACTER

Does the proposed development maintain clear development patterns and continuous built form within the area? Is the existing scale and rhythm of buildings and open spaces respected?



## PEDESTRIAN EXPERIENCE

Will the proposed development improve the pedestrian experience, and safety, of residents and visitors to the Town of Wolfville?



## DIVERSITY

Does this proposed development increase the diversity of housing types, land uses and architectural styles within the Town of Wolfville while reflecting local values and culture? Does the edge on the street show diversity?



## PATTERNS

Will the proposed development maintain or create a pattern of trees or building walls? Does it include a landscaped public sphere?



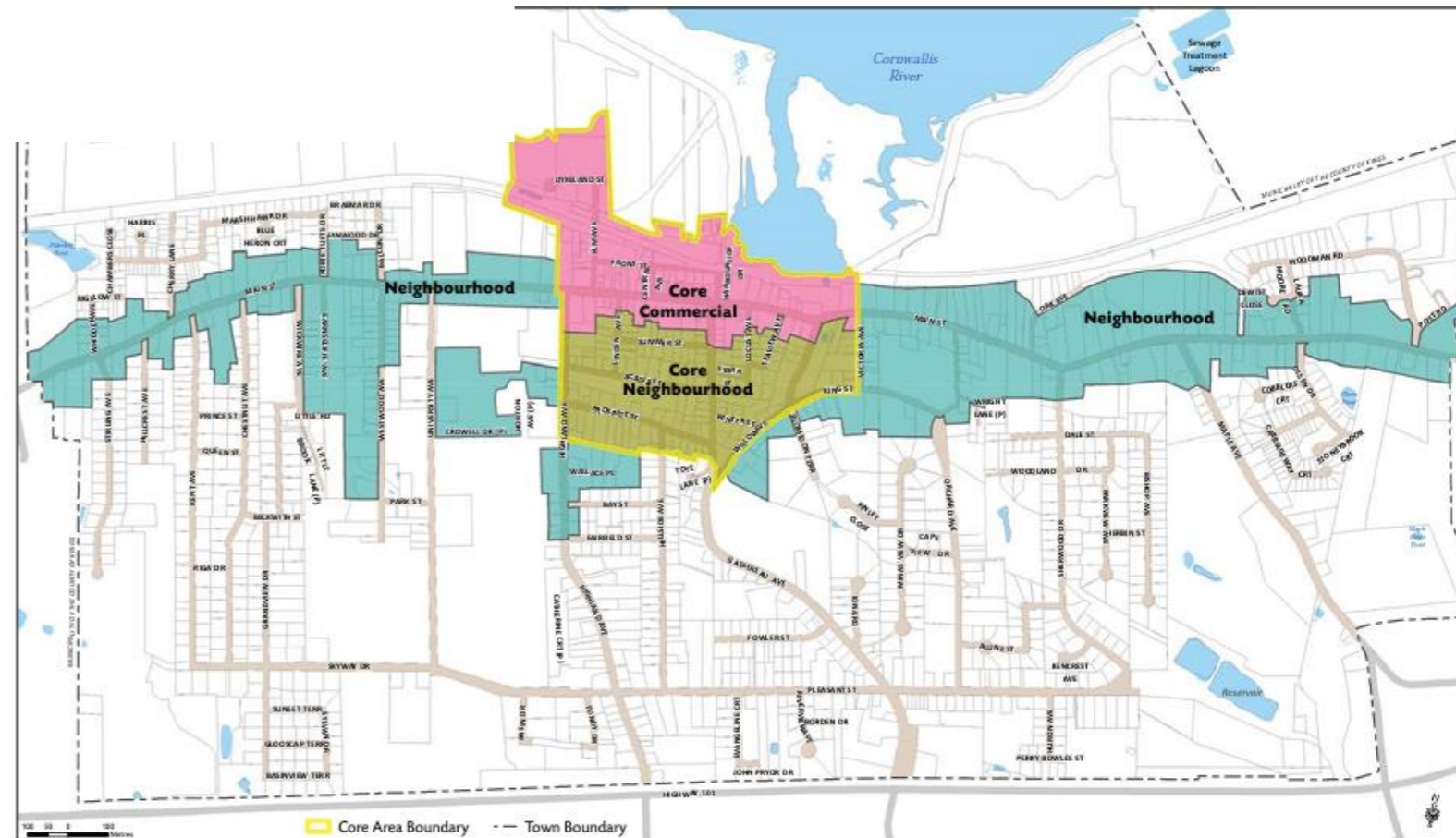
## PUBLIC REALM

Does the proposed development improve the quality of the public realm and contribute to a safe and vibrant community?



## SUSTAINABILITY & RESILIENCE:

Will this proposed development reduce fossil fuel use and/or contribute to low carbon community outcomes.



- Built form that we want – mindful of context
- Preservation of important natural features
- Design Review processes built-in
- Standards in the LUB
- Mixed housing types, front porches/limit garages, specific requirements for larger buildings



- Culture and Heritage.

Something we're missing?

Work-in-progress. Make sense?

# Next Steps and Consultation

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# What's Missing?

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- Some direction today
- Individual and group Stakeholder meetings, work to finish full package
- Council in January (check-in)
- Once full draft complete (end February?) - Legislative Process to amend planning documents:
  1. PPM in front of PAC
  2. Open House? + online and meetings with individuals
  3. PAC considers and recommends
  4. Council considers
  5. Public Hearing
  6. Decision and adoption (note: cannot appeal MPS amendments with concurrent LUB changes to implement MPS amendments)

# Key Questions + Direction

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- Density and Housing Mix
- Building Height and View Plane
- Affordable Housing
- Village Square
- Zoning issues
- Heritage/Culture
- Consultation and Next Steps

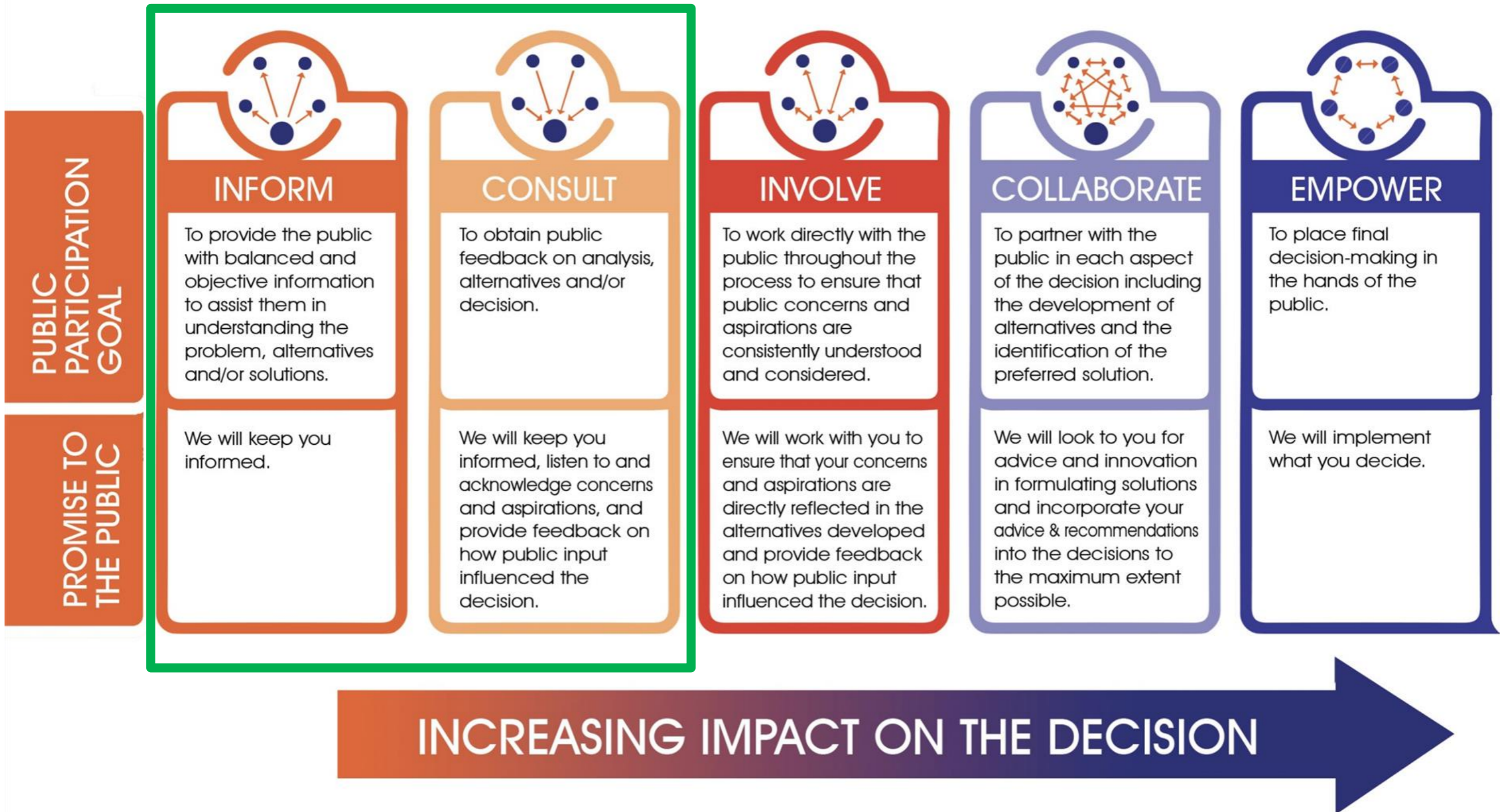


# Extra Slides

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# Spectrum of Engagement + Expectations





December 21, 2022

**Town of Wolfville**

359 Main Street

Wolfville, NS B4P 1E1

Attention: Devin Lake, Director of Planning and Development

**RE: Wolfville East End Secondary Plan  
DesignPoint Project #22-053**

Devin,

I am writing to inquire about the Wolfville East End secondary plan as I am part of the group involved in developing these lands. In particular, the lands we plan to develop are the "Kenny Lands" PID number 55277784. This parcel of land is approximately 31 acres and is between Maple Avenue and Bishop Avenue and just below Reservoir Park.

We have been following this secondary plan throughout this process and have attended one public open house. As you know we have also discussed this with you and others on your team.

We are generally in agreement with the work done to date and look forward to having this plan formally in place as we have been working with the property for almost two years now and would like to move forward.

We would like to present our vision to The PAC at the January 5th, 2023, meeting if this is possible. We will come prepared with a PowerPoint Presentation, if that would help. We generally agree with the plan the Town has presented and will prepare our proposed plans to follow this vision prepared by the Town.

We would like to design the streets and services in the Winter of 2023 with the goal of constructing streets and services in the Summer / Fall of 2023.

We will work with the Town Engineer to prepare the designs in accordance with the Town requirements.

Once the streets and services are in place, we would need to have the lots that have been created, be available for building permits as soon as possible.

Please let me know if we may attend and present at the January 5th Meeting.

Thank you for your consideration on this matter we look forward to hearing from you soon.

Thank you,

**DesignPoint Engineering & Surveying Ltd.**



Glenn Woodford, P.Eng.

Senior Engineer & Principal