

Public Information Meeting

May 18th, 2023

Development Agreement Proposal



Proposal

The property owner of 234 Main Street (PID 55278626) is seeking a Development Agreement (DA) to build a 10-unit residential building.



Figure 1. Context map.

Background

234 Main Street is located in the Neighbourhood Commercial (C-2) zone. The C-2 zone permits up to 16 units per acre. Staff are considering this proposal as unique and site specific due to the following design considerations:

- Designed for multi-generational housing (aging in place)
- Underground parking
- Sustainable design (rooftop solar, energy efficient construction)
- Shared fitness room
- Shared art and music room

- Ten private homes with two guest suites

Draft site plan and elevation



Figure 2. draft site plan



Figure 3. draft elevation

Preliminary Policy Overview

The property is zoned C-2 in the Land Use By-law and designated as such in the Municipal Planning Strategy.

TABLE 8.1 Neighbourhood Land Use Table

APPROVAL PROCESS:

P = Permitted as-of-right,

PC = Permitted with Conditions (refer to general conditions)

SP = Site Plan Approval

DA = Development Agreement

Residential Uses	R-1	R-2	R-3	R-4	CDD	C-2
Additions	P	PC	PC	PC	P	PC
Accessory Dwelling Unit – Detached		SP	PC	PC		PC
Dwelling, Single	P	P	P			P
Dwelling, Two Unit		P	P	P		P
Dwelling, Townhouse (max 3 units)			P	P		P
Dwelling, Multi-unit- Small (3- 8 units)			SP	SP		SP
Dwelling, Multi-unit - Large (max of 16 units per acre)			DA	SP		DA
Dwelling, Multi-unit (max of 18 units per acre)				SP		
Dwelling, Multi-unit (19 to 24 units per acre)				DA		

PART 16 **Neighbourhood Commercial (C-2) Zone**

16.1 INTENT

The C-2 zone is intended to permit a mix of small scale commercial and residential uses. Council may consider unique and site-specific developments by development agreement.

This proposal can be considered by Council by Development Agreement.

Part 11.4 Land Use Bylaw and Development Agreements policy

11.4.2 Development Agreements

IT SHALL BE THE POLICY OF COUNCIL:

1. To indicate uses considered by development agreement in the Land Use Bylaw.
2. To enter into a development agreement pursuant to the Municipal Government Act on the terms and conditions set forth in this Municipal Planning Strategy and a development agreement shall:
 - a. specify the development, expansion, alteration, or change permitted; and
 - b. specify the conditions under which the development may occur; and
 - c. set forth the terms by which Town Council may terminate the agreement.
3. To have the provisions of the Land Use Bylaw prevail after discharge of any development agreement.
4. To enable the ability to bring certain as-of-right and site plan applications forward to Council for consideration by Development Agreement where the application meets the intent of this planning strategy but is unable to meet specific, prescriptive requirement(s) of the Land Use Bylaw.

11.4.4 Criteria for LUB Amendments and Consideration of Development Agreements

IT SHALL BE THE POLICY OF COUNCIL:

1. That, where warranted, the developer shall be responsible for providing further study of specific issues identified in the development review process, and/or implementing mitigation measures to address anticipated issues such as flooding and erosion threats.
2. That designation and/or zone specific development agreement and rezoning requirements shall be included in the Land Use Bylaw.
3. That when considering any proposed development agreement or amendment to the Land Use Bylaw, it shall

be a policy of Council to have regard for the following matters:

GENERAL CONSIDERATIONS

- a. The financial ability of the Town to absorb any costs relating to the proposal; and
- b. The proposal's conformance with the intent of the Municipal Planning Strategy and to all other applicable Town Bylaws and regulations.

- c. The proposal's conformance with relevant portions of the Town's 'Sustainability Checklist', where applicable.

COMPATIBILITY OF THE DEVELOPMENT

- d. Compatibility of the proposed land use with adjacent land uses; and
- e. Compatibility of the development with adjacent properties in terms of height, scale, lot coverage, density, bulk, and architectural style; and
- f. Compatibility of the development with adjacent properties in terms of lighting, signage, outdoor display, outdoor storage, traffic impacts, and noise; and
- g. Integration of the development into the surrounding area by means of appropriate landscaping, with screening provided by existing and new vegetation and fencing as required; and
- h. The proposal protects and preserves matters of public interest such as, but not limited to:
 - i. historically significant buildings;
 - j. public access to shorelines, parks, and public and community facilities; and
 - k. important and significant cultural features, natural land features and vegetation.

SERVICING CONSIDERATIONS

- l. The adequacy of sanitary services, water services, and storm water management services; and
- m. Contribution of the proposal towards an orderly and compact development pattern that makes efficient use of existing and new municipal infrastructure and services.

MOBILITY CONSIDERATIONS

- n. The adequacy of the road network in, and adjacent to, or leading to the development, regarding connectivity, congestion and traffic hazards; and
- o. The adequacy of site access as determined by the Traffic Authority; and

- p. The ability of emergency services to respond to an emergency at the location of the proposed development; and
- q. The adequacy of active transportation infrastructure to support walking and cycling to and from the proposed development; and
- r. The provision of off-street vehicle and bicycle parking to prevent significant congestion, nuisance and inconvenience in the area.

ENVIRONMENTAL CONSIDERATIONS

- s. Consideration of any previous uses of the site which may have caused soil or groundwater contamination; and
- t. Suitability of the site in terms of slope and flood and erosion risk in accordance with Schedule E of the Land Use Bylaw; and
- u. Consideration of any anticipated environmental impacts resulting from the development, such as air and water pollution, soil contamination, and potential for the contamination or sedimentation of watercourses. Where Council determines, on the advice of a qualified person, that there is a significant risk of environmental damage from any proposed development, an environmental impact assessment shall be carried out by the developer for the purpose of determining the nature and extent of any impact and no agreement shall be approved until Council is satisfied that the proposed development will not create or result in undue environmental damage; and
- v. The application of sustainable design principles and energy efficient technology, including but not limited to renewable energy infrastructure; and
- w. Environmentally friendly paving alternatives, provision of alternative transportation parking, integration of landscaping into the design of parking lots, green roofs, etc.

Design Review Committee

234 Main Street is located within the Design Guidelines Area and the application is required to be reviewed by the Design Review Committee.

Process

The first stage of the application review process will be a Public Information Meeting (PIM) held on May 18th, 2023 in the Council Chambers at Wolfville Town Hall at 5pm. The purpose of the PIM is to receive preliminary feedback from the public on the proposal.

Staff have not completed a review of the proposal and no recommendation is provided at this time.

The process for a development agreement after the PIM is as follows:

- Proposal is reviewed by the Design Review Committee
- Staff prepare a report with recommendation for the Planning Advisory Committee
- Initial Consideration by Council
- Public Hearing
- Decision by Council
- Appeal period

How can the public get involved in this application?

The public can, and **are encouraged to**, provide comment on the application at any time during the process, but the earlier in the process the better so that any concerns can be addressed. Not all concerns or issues can be dealt with through the development agreement process, but if the issue is relevant to the planning process, we will address it in the staff report. Ways that the public can be involved are:

- Direct contact with Staff. The ideal time to do this is before Staff have prepared the staff report and potentially the draft development agreement; however, you can contact Staff at any time.
- Letters or emails to Council.
- Submissions to Council at the public hearing.
- Requests to make a presentation to the Planning Advisory Committee.
- Email updates regarding this application – provide your email to Planning Staff and we will put you on the list.
- If you have questions regarding the application or the process for making a decision regarding this application, please contact Lindsay Slade at 902-599-0124 / email at lslade@wolfville.ca

Attachments

A. Design notes from architect

Attachment A: Design notes from architect

MNA Inc.
architecture | design | development
902.455.5522 | 400 - 5540 Kaye Street
www.mnarch.ca | Halifax NS | B3K 1Y5

234 Main Street Wolfville Nova Scotia

A multi-generational residential complex that will both provide an asset to the Town and complement Main Street Architecture

It will provide homes for ten families or individuals in one, two and two bedroom and den units while accommodating visitors in two guest suites

Other features of this project include:

- Energy efficient construction and mechanical services
- Integrated solar array on roof
- Amenity spaces including
 - o Solarium/ lobby
 - o Snug
 - o At-grade rear terrace and gardens adjacent the Snug
 - o Rooftop terrace
 - o Fitness area
 - o Art/music room
- Underground parking area with electric charging provided for bicycles and automobiles
- Barrier free access throughout with elevator serving all areas