

Public Information Meeting

March 6, 2024

Land Use Bylaw Amendment Proposal



Proposal

Mr. Steve Vaccaro of s2e is seeking a Land Use Bylaw Amendment to rezone 123 and 123-1 Highland Ave (PIDs 55271738 and 55350045) (Figure 1) from the Medium Residential R-3 zone to the High Density Residential – Multi Dwelling Unit (R-MDU) zone to permit the use of up to 120 dwelling units.



Figure 1. Context Map for PIDs 55271738 and 55350045

Background

Steve Vaccaro on behalf of s2e is seeking to rezone 123 and 123-1 Highland Avenue from Medium Density Residential (R-3) zone to the High Density Residential – Multi Dwelling Unit (R-MDU) zone to permit the construction of up to 120 dwelling units.

The properties are currently zoned Medium Density Residential (R-3). The property to the north (PID 55271738) is undeveloped. The property to the south (PID 55350045) contains a 5-unit residential dwelling. The applicant is seeking a rezoning of these lands to allow the development of up to 120 rental dwelling units, ranging from 1 to 3 bedrooms each.

The applicant is proposing the rezoning to allow for a net-zero energy development which may include additional sustainability measures such as electric vehicle charging stations and carsharing services to the residents as well as a “parking tower”, a high-density, vertical parking system to allow greater use of land surface area.

The surrounding properties include Medium Density (R-3) and High Density (R-4) residential use as well as parkland and a Mosque, as shown in figure 2 below.

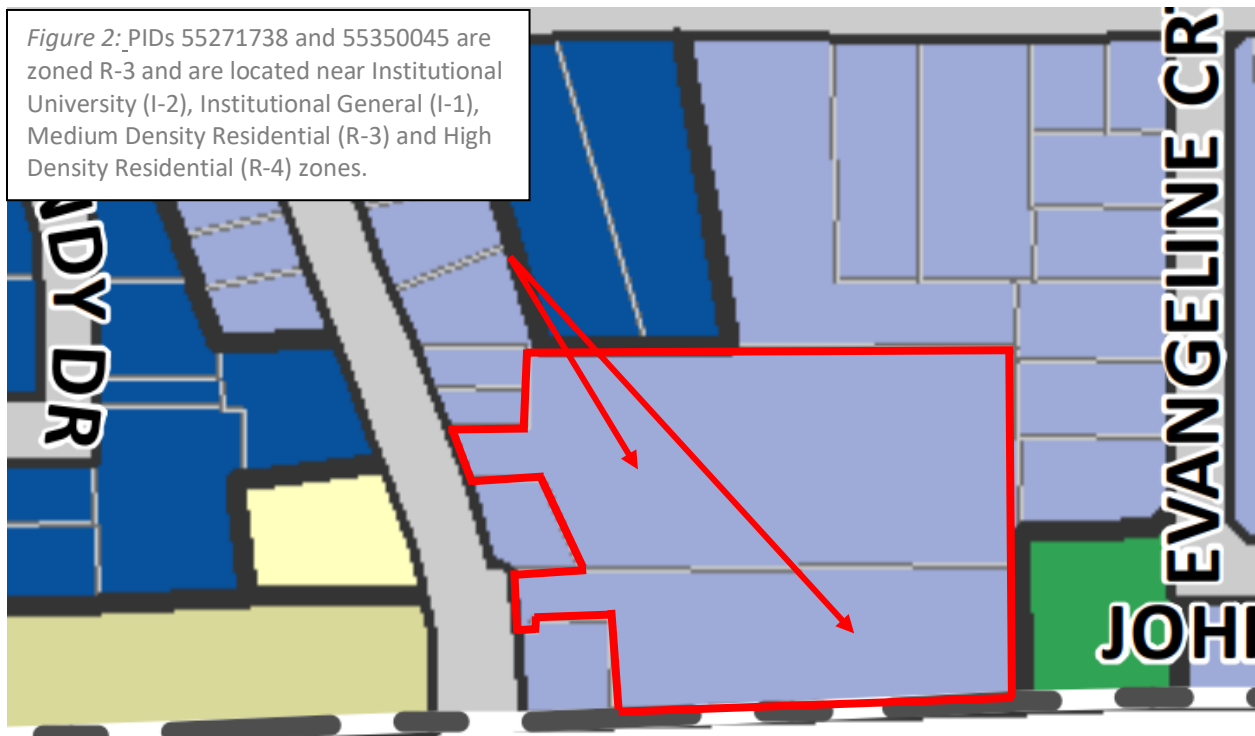
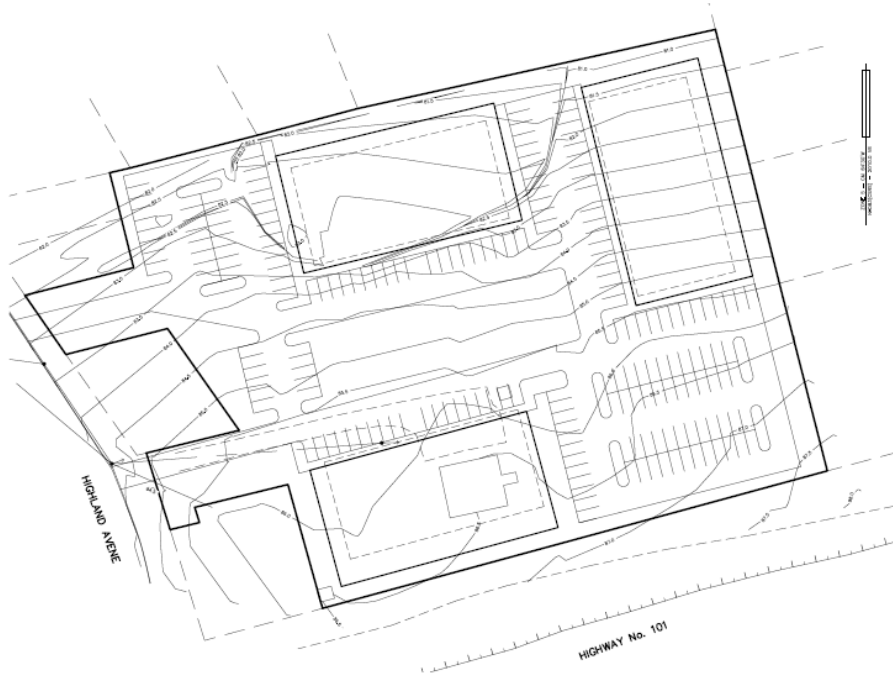
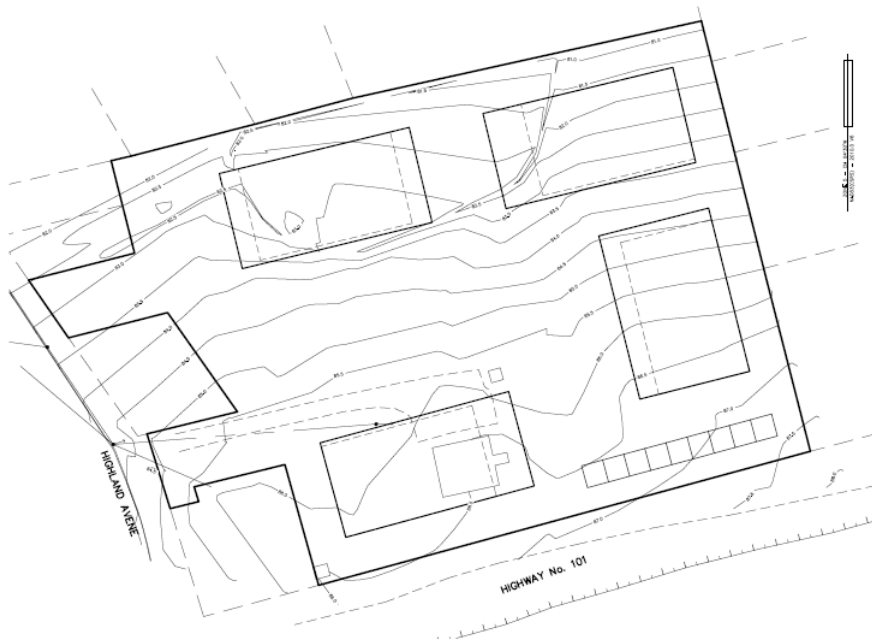


Figure 2. Zoning context

Two draft site plan concepts have been created, showing potential parking scenarios and building layouts:



Site Plan A



Site Plan B

Preliminary Policy Overview

Land Use Bylaw:

Rezoning of R-3 properties is enabled through LUB 12.3

Part 12 Medium Density Residential (R-3) Zone

12.3 Re-zoning. Rezoning to any other zone in the Neighbourhood Designation shall be considered subject to Policy 11.4.3 of the MPS.

Municipal Planning Strategy (MPS):

MPS sections 11.4.1 and 11.4.3 outline requirements for LUB amendments:

11.4.1 LAND USE BYLAW (LUB) AMENDMENTS

Proposals for rezonings, text amendments to the Land Use Bylaw and/or development agreements may be required to ensure community needs and desires are being met. Specific

policy criteria are outlined in this section to ensure a standard and uniform approach is taken by Council in responding to these requests.

IT SHALL BE THE POLICY OF COUNCIL:

1. To consider amendments to the Land Use Bylaw provided the amendment is consistent with the intent of the Municipal Planning Strategy.
2. To consider zone-specific considerations for rezonings, including locational criteria or street hierarchy requirements, in the Land Use Bylaw.
3. To use the general criteria, outlined in Section 11.4.3, as a guide in the evaluation of Land Use Bylaw amendments.
4. To consider an application for amendment to the Land Use Bylaw (rezoning) only if the application has identified

- a proposed use for the property. Council shall give consideration to both the proposed use and to the impact of other uses permitted in the requested zone.
5. To consider an application for amendment to the Land Use Bylaw only if the site meets all of the lot size and zone standards for the zone sought.

11.4.3 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.

Table 8.1 below illustrates uses permitted in the R-MDU zone. Uses permitted through Site Plan Approval (SP) include multi-unit dwellings up to 120 units.

TABLE 8.1 Neighbourhood Land Use Table

Residential Uses	R-1	R-2	R-LD4	R-3	R-LR	R-4	R-MDU	R-MU	CDD	C-2
Additions	P	PC	P	PC	P	PC	P	SP	P	PC
Accessory Dwelling Unit – Detached		PC	PC	PC	PC	PC				PC
Dwelling, Single	P	P	P	P						P
Dwelling, Two Unit		P	P	P	P	P				P
Dwelling, Townhouse (max 3 units)			P	P	P	P				P
Dwelling, Multi-Unit- Low (max 4 units)			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				
Dwelling, Multi-Unit (max 50 units)					SP		SP	DA		
Dwelling, Multi-Unit (max 120 units)							SP	DA		
Additional Density (+5 units per acre) see section 8.3			DA		DA		DA	DA		
Cluster Housing		DA	SP	SP	SP	SP	SP			SP
Existing Uses	P	P	P	P	P	P	P	P	P	P
Home Based Business (Arts and Crafts Workshop, Catering Establishments, Daycares up to 7 children/ persons, Online/Digital Sales, Offices, Personal Service Shop, Studios, Short Term Rentals max of 3 rental rooms) < 80 sqm		PC	PC	PC	PC	PC	PC	PC		PC
Home Occupation – Restricted (<50 sqm)	P	P	P	P	P	P	P	P		P
Innovative Housing		DA	DA	DA	DA	DA	DA	DA		DA
Parks and Playgrounds, Public Washrooms, Community Gardens, & Historic Sites	P	P	P	P	P	P	P	P	P	P

Table 8.1 LUB

Process

The first stage of the application review process will be a Public Information Meeting (PIM) held on March 6th, 2024 in the Council Chambers at Wolfville Town Hall and on Microsoft Teams 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 Land Use Bylaw Amendment after the PIM is as follows:

- Staff prepare a report with recommendation for the Planning Advisory Committee
- Initial Consideration by Council
- Public Hearing

- Decision by Council
- Appeal period

How can the public get involved in this application?

The public can, and **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 Land Use Bylaw Amendment 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 Land Use Bylaw Amendment; 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 Devin Lake at 902-599-3210 / email at Dlake@wolfville.ca

Attachments

Presentation slides from s2e.

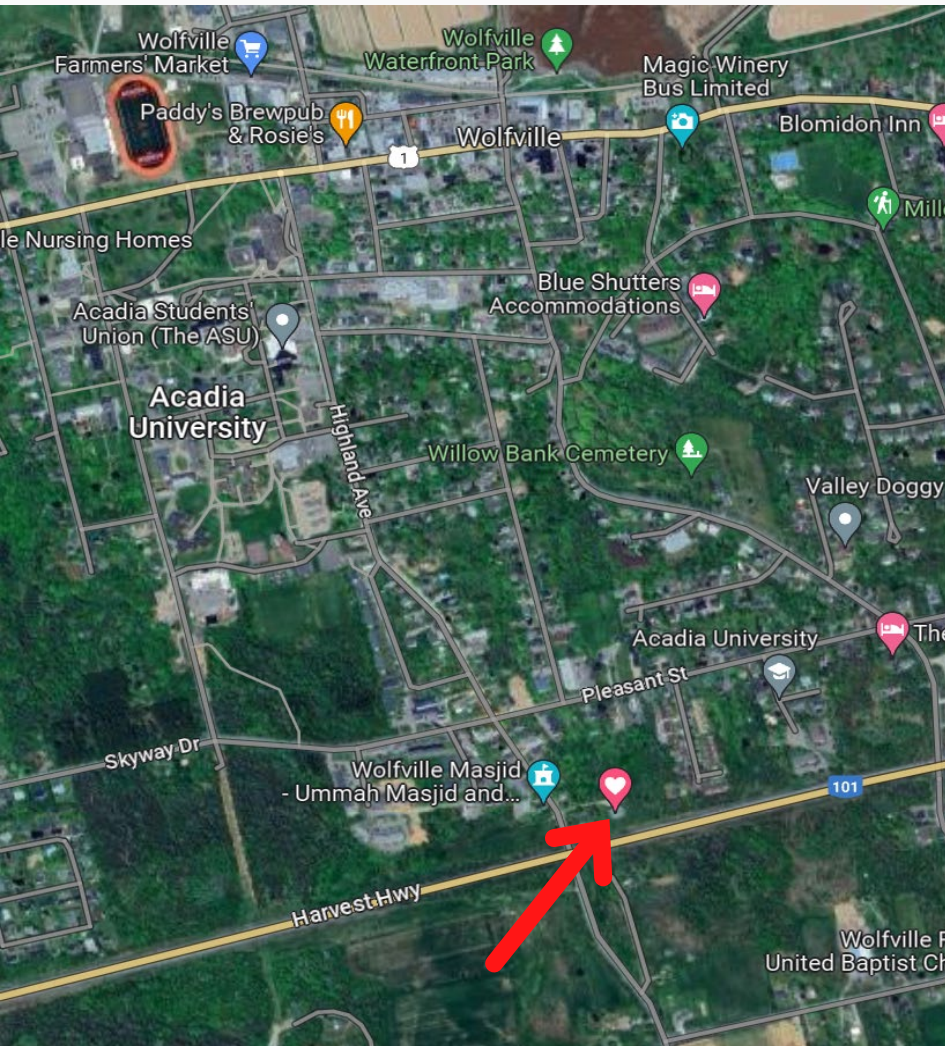


123 Highland Ave.
A Different Approach to
Development



**"Meeting our needs today without compromising
the ability of the 7th generation of our descendants
to meet their own needs"**

(c. Great Law of Iroquois Confederacy)



Clean Energy and Rental Units at a special location!

The 123 Highland Ave site is well suited for a Net Zero Energy development of 120 rental units.

- Three or Four buildings / up to three stories each, depending on architectural design yet to be done
- 120 2-Bedroom units (approximately 1000 sqft each)
- 144 parking spots through a combination of surface parking and our Smart EV Parking Towers, looking to maximize green spaces and community building
- Integrated solar energy generation systems and all-electric HVAC and water heating appliances



Protecting The Environment animates everything we do. We provide sustainable alternatives for how people live, move, and power their homes and businesses.

Leading the change. We designed North America's **first net-zero community.** Our ambition goes beyond a community that is sustainable. We seek an outcome that is healthy, resilient and diverse.

Community design begins with **respect for stakeholders.** Building win-win partnerships with constituency leaders, government, utilities and local partners is central to our practice.



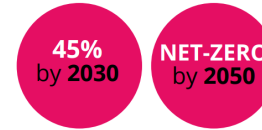
Why Wolfville, NS?

You Get it!

- **A great environment for sustainable development:** First step is to recognize there is a problem. Then create a plan. Now....
- **A fast growing community,** grew 20% between 2016 and 2021
- **Higher Education Level:** 2016 census 65.4% higher than high school education
- **Strong Local Partners:** Happy Harry's, Simplicity Builders

GREENHOUSE GAS EMISSIONS REDUCTION TARGETS

Following the development of the greenhouse gas emissions inventory, Town Council set the following emissions reduction targets in February 2021: reduce 2016 greenhouse gas emissions 45% by 2030, and reach net-zero emissions by 2050.



Net-zero occurs when greenhouse gas emissions are reduced, and remaining gases are captured or absorbed, rather than released.

This is Wolfville's first Climate Action Plan. It addresses both mitigation and adaptation as we tackle this local and global crisis. We thank all members of the community for their valuable contributions to this Plan and we thank all stakeholders for their commitment to ensuring a low carbon future.

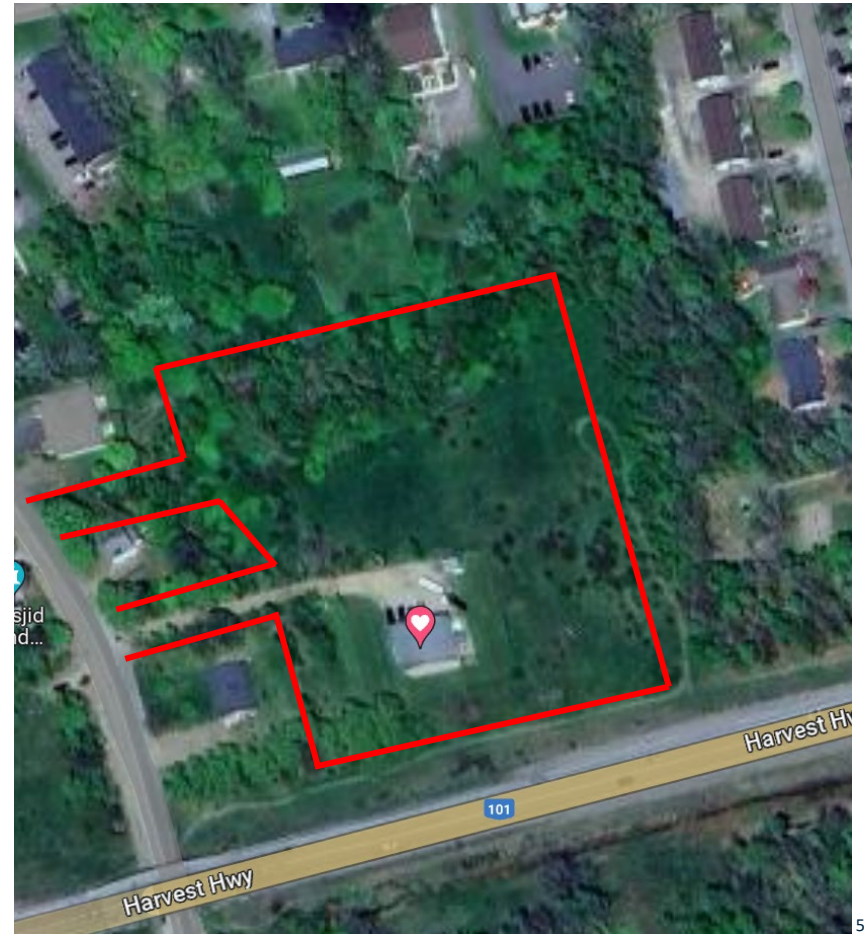
The success of this Climate Plan depends on collective action and it must involve all community members. May we continue to inspire each other in our community climate action.

Mayor Wendy Donovan

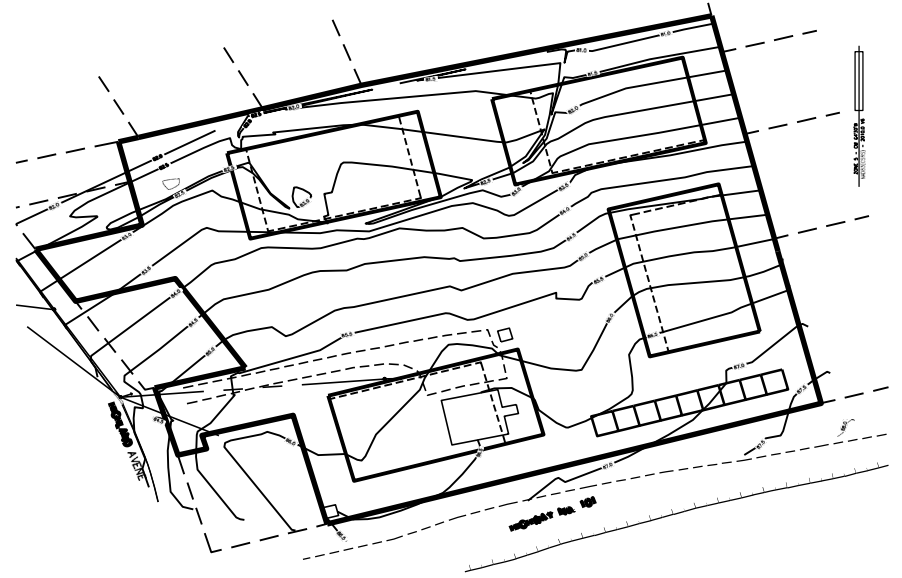
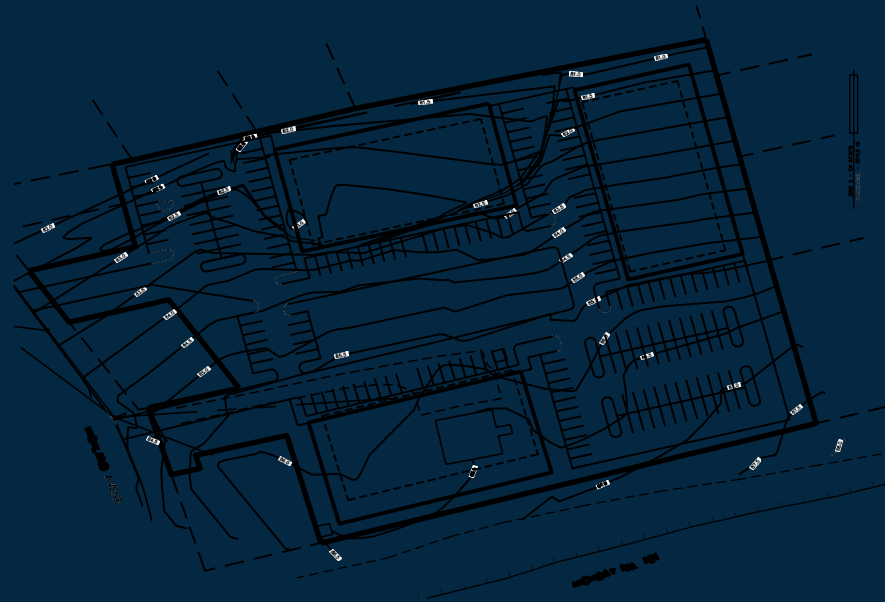


What are the opportunities for Wolfville at this site?

- Design a community around the public interest
- Create a new model of sustainable, affordable and inclusive development
- Showcase Wolfville as a leader in Climate Change Action
- Innovation that drives new businesses and jobs.
- Alignment with Acadia University vision



Preliminary Concept Plan Options



Next Steps

- We are asking City to approve the proposed density for the site rezoning of the site under the new Medium Density Residential – Low Rise (R-LR) Zone.
- How can we work together on making it real?
- Are there concerns or issues we should discuss further?
- Other Stakeholders we should talk to?
- Are there opportunities we may have overlooked?

