



Housing Accelerator Plan Review & Growth Management Framework

January 9, 2025

Purpose



-
- Introduction and Orientation – no decisions. The material here is to hopefully get you thinking... FUN , team building
 - Spectrum of opinions and perspectives are important to sound decision making
 - We want to understand where you are at:
 - What do you value about Wolfville?
 - Tensions you are aware of / not aware of
 - Comfort levels with different building forms + Commercial expansion
 - **We will provide these slides for you to review**
 - **We are available to meet with you and discuss the material!**

HAF Action Plan - Roles



- Committees of Council
 - **PAC** and **HAC** role
 - Non-market group
 - Design Review
- Town Staff (advice)
 - Consultants
- Town Council (decisions)

-
- Community members
 - Builders, Investors
 - Property and Business Owners
 - Other stakeholders (regional, special interest, etc)

Ecosystem of inputs and perspective to inform Council decisions.

All want the best for Wolfville.

Purpose and Roles - reflection



**Think about what you need to get here.
Bring your thoughts to next meeting.**

Psychological Safety:

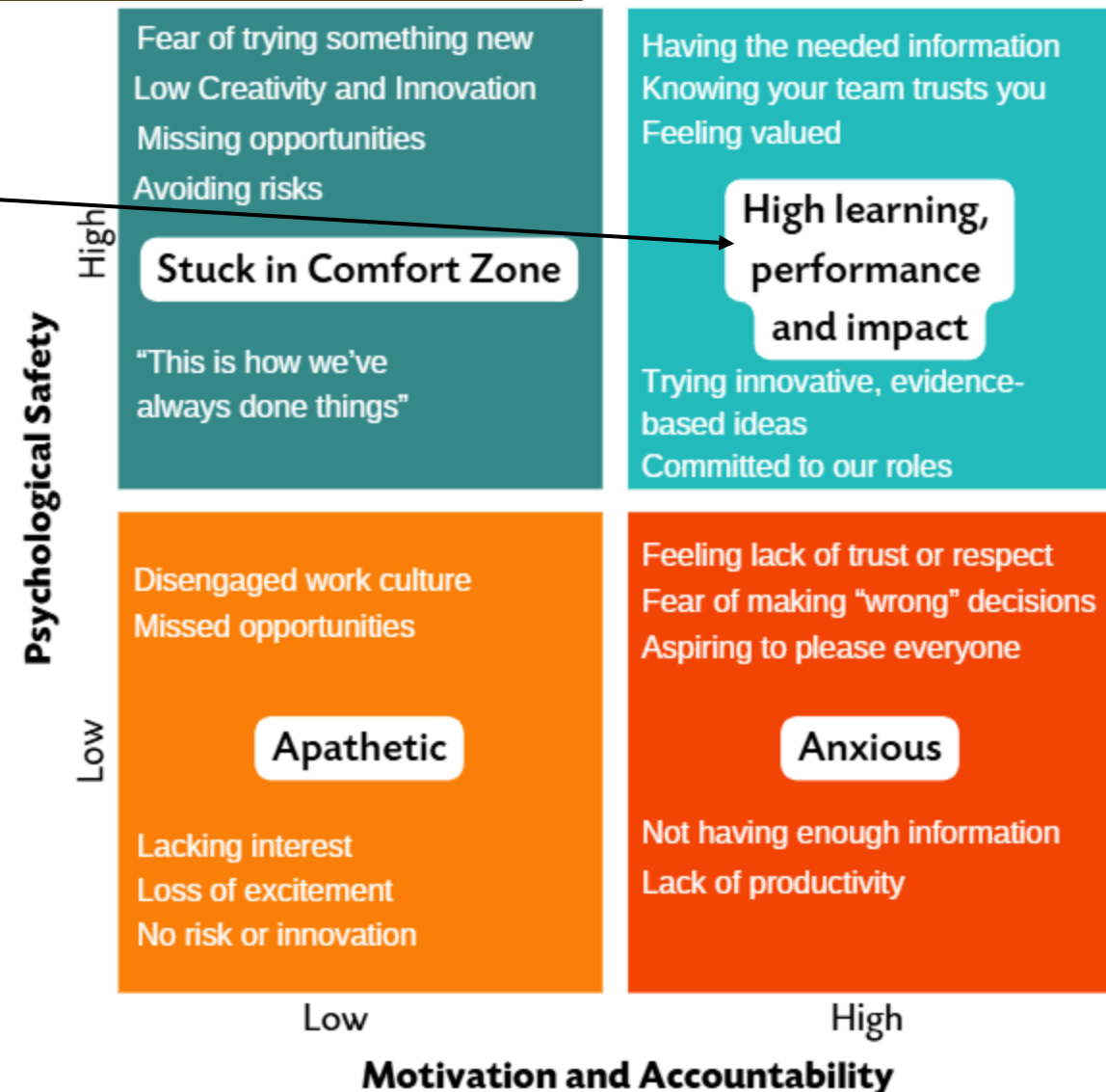
Psychological safety is the shared belief that it's safe to take risks, express ideas, and admit mistakes without fear of consequences.

It fosters motivation and accountability by creating a culture of trust, respect, and growth, replacing fear-driven behaviors with shared responsibility.

Motivation and Accountability:

Removing fear of consequences enables us to take risks, innovate and learn. A culture of trust enables us to feel valued, committed to our roles and strengthens ownership of work.

We can step out of our comfort zones and develop new skills and achieve a high learning, high performance and high impact environment. These are the aspects needed to become a World-Class destination, community and workplace.



Big Picture...



How we organize our human settlements has and continues to evolve.

We respond to challenges and opportunities of the time. It is a big experiment / learning as we go.

(how we respond to change today – in the current time and legislative context – is defined in our planning documents...)

Land use change through time



Responding to the challenges and opportunities of the day.



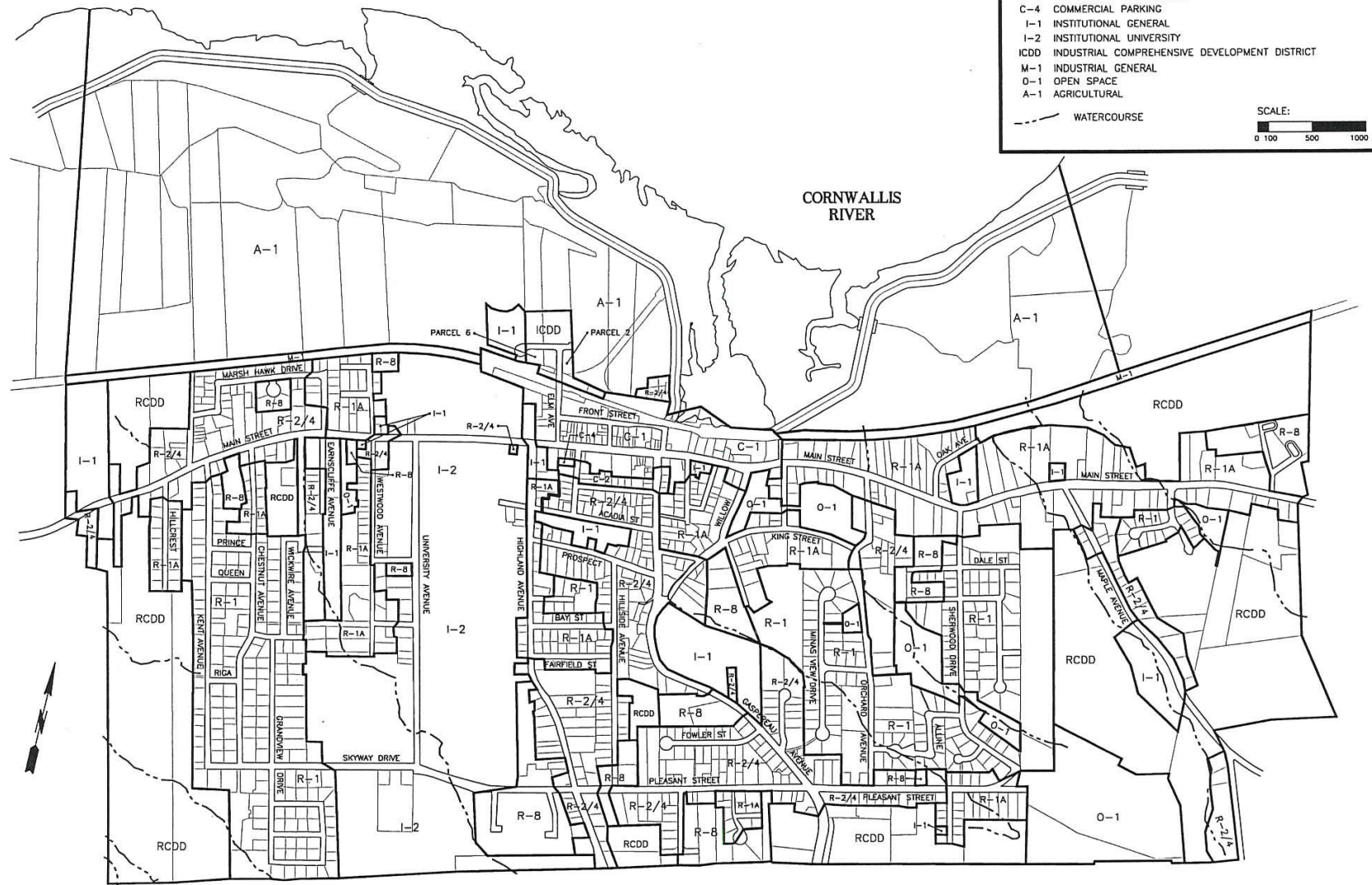
TOWN OF WOLFVILLE
NOVA SCOTIA
ZONING MAP

LEGEND

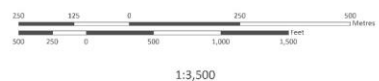
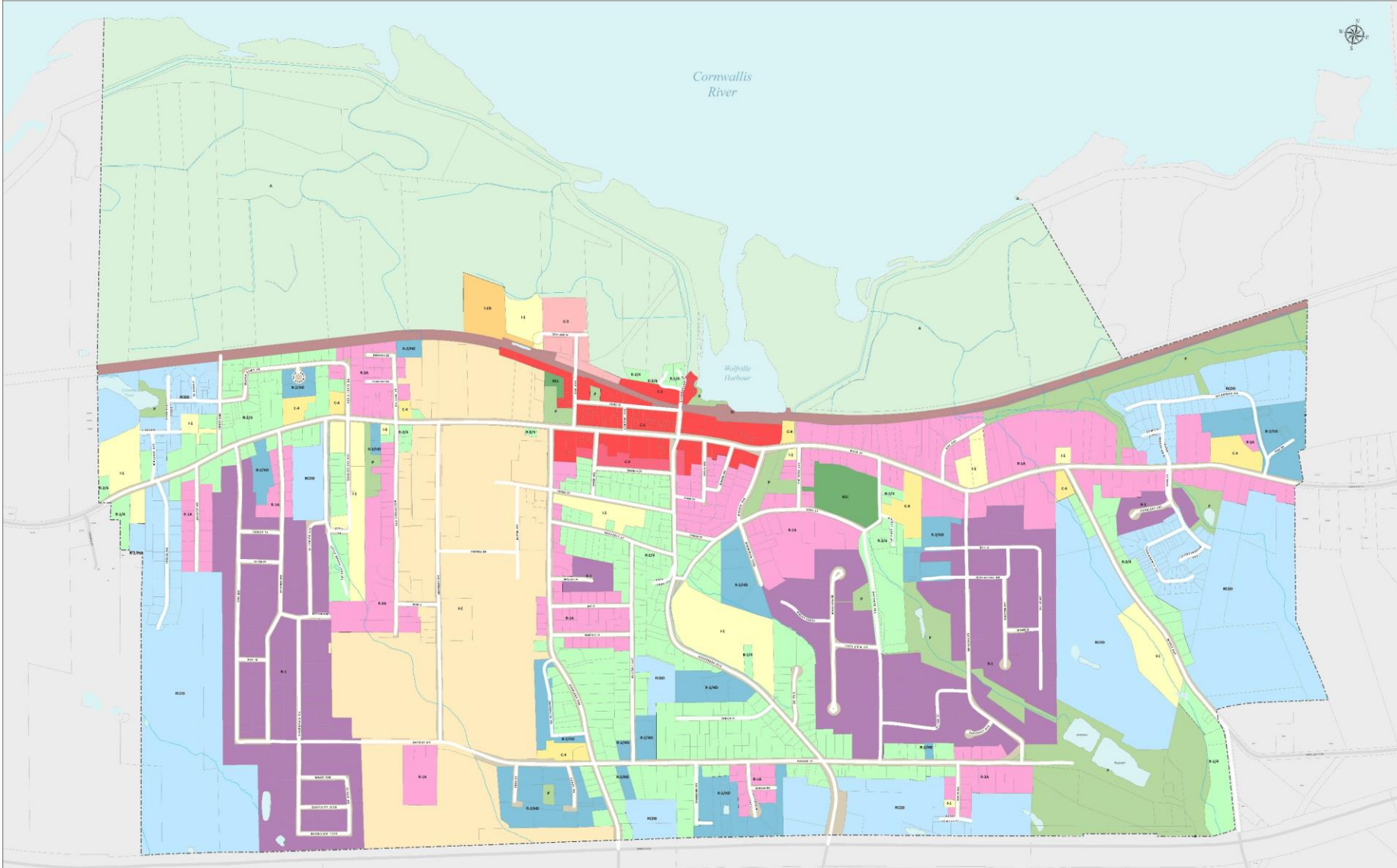
- R-1 RESIDENTIAL SINGLE DETACHED
- R-1A RESIDENTIAL SINGLE DETACHED WITH ACCESSORY DWELLING UNIT
- R-2/4 RESIDENTIAL LOW DENSITY
- R-B RESIDENTIAL MULTIPLE UNIT
- RCDD RESIDENTIAL COMPREHENSIVE DEVELOPMENT DISTRICT
- C-1 DOWNTOWN COMMERCIAL
- C-2 COMMERCIAL TRANSITIONAL
- C-4 COMMERCIAL PARKING
- I-1 INSTITUTIONAL GENERAL
- I-2 INSTITUTIONAL UNIVERSITY
- ICDD INDUSTRIAL COMPREHENSIVE DEVELOPMENT DISTRICT
- M-1 INDUSTRIAL GENERAL
- O-1 OPEN SPACE
- A-1 AGRICULTURAL

--- WATERCOURSE

SCALE:
0 100 500 1000 FT



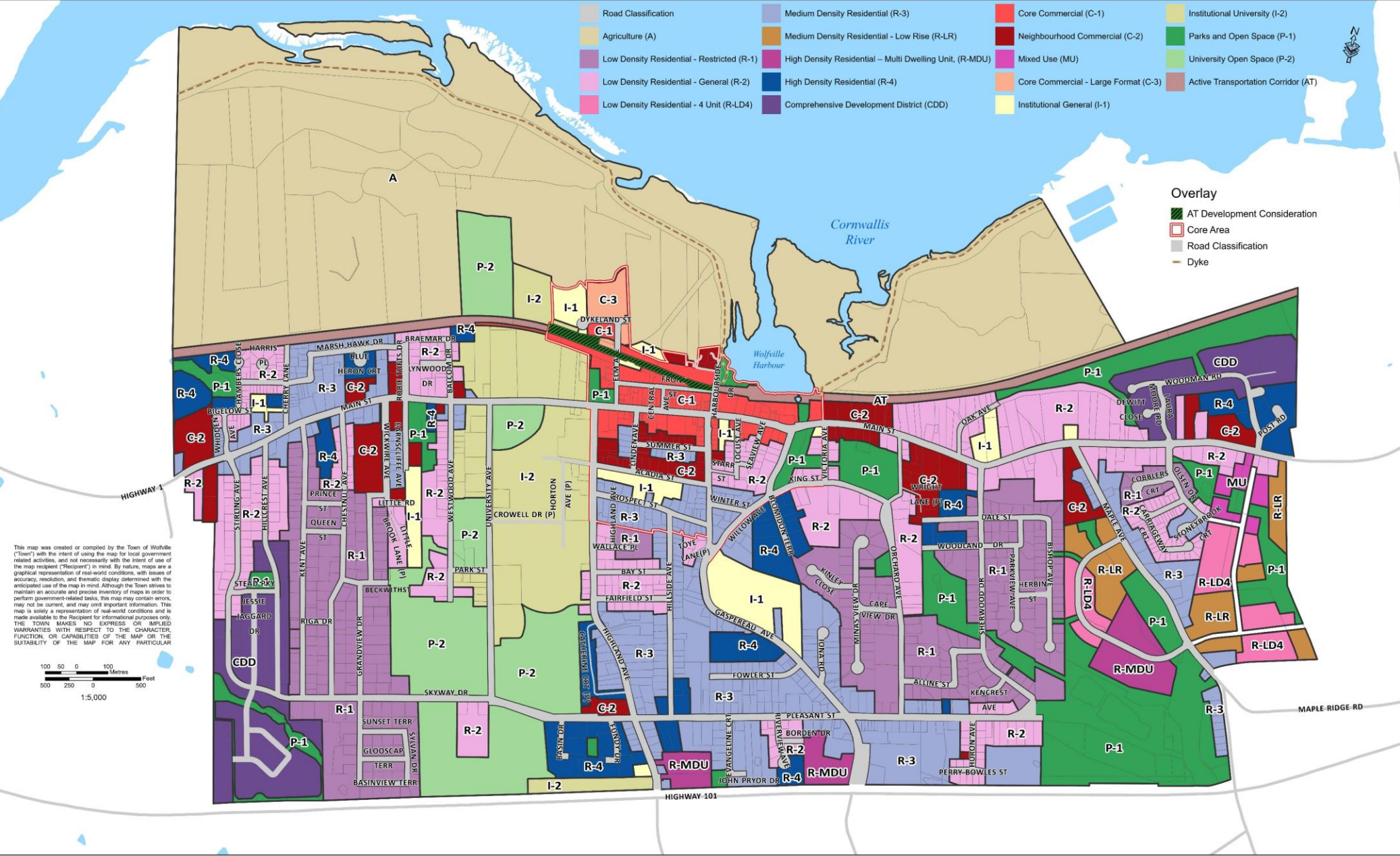
Zoning Map - 1999



Zoning	
■ Agricultural (A)	■ Medium Density Residential (R-2/4)
■ Single Unit Dwelling (R-1)	■ High Density Residential (R-2/HD)
■ Low Density Residential (R-1A)	■ Residential Comprehensive Development District (RCDD)
■ Central Commercial (C-1)	■ Special Commercial (C-4)
■ Industrial / Commercial (C-2)	■ Institutional General (I-1)
■ Restricted Commercial (C-2)	■ Rail & Active Transportation Corridor (TC)
■ Institutional University (I-1)	■ Park (P)
■ Institutional University Dykeland (I-2D)	■ Recreation (R)

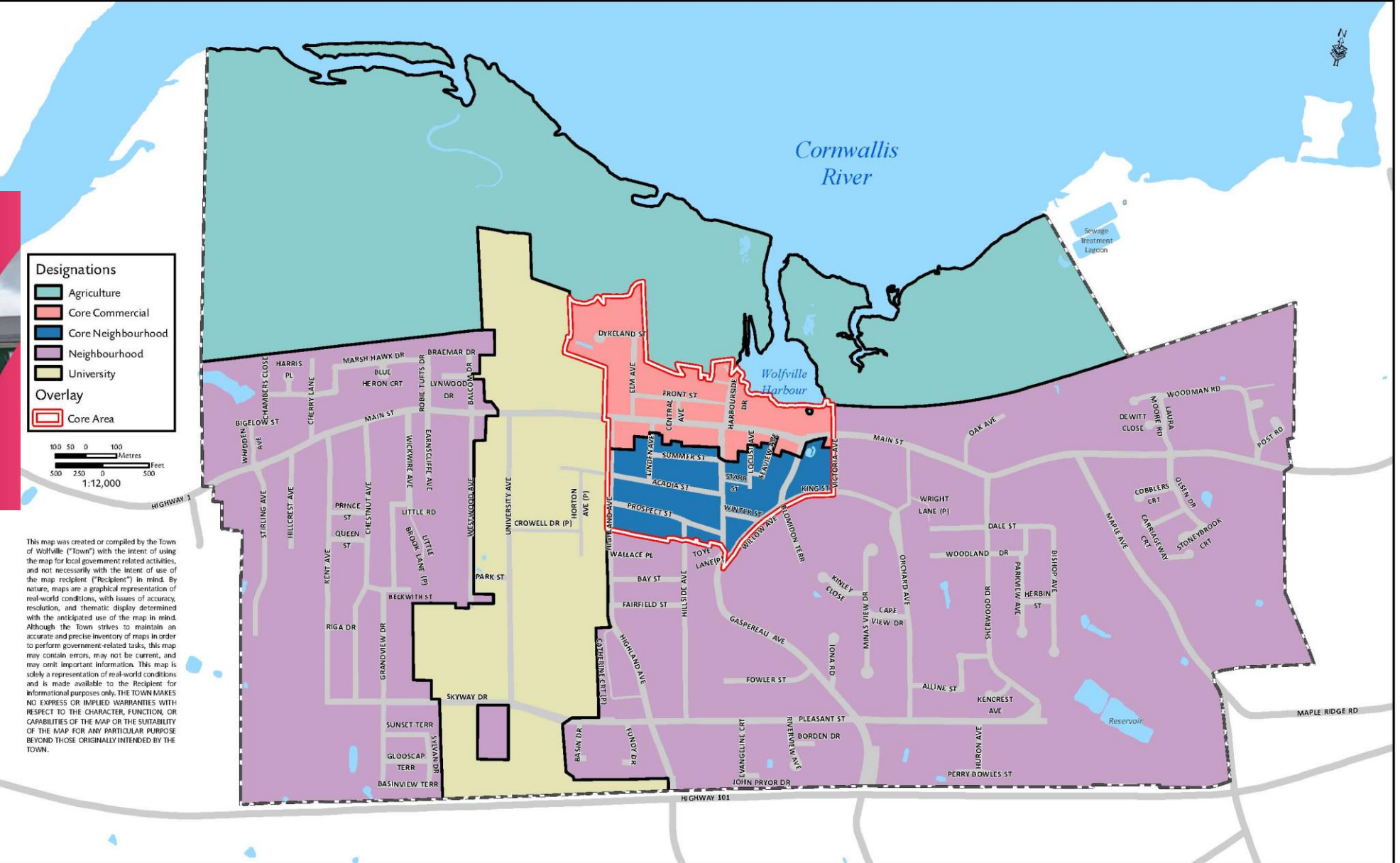
This map was created or compiled by the Town of Wolfville ("Town") with the intent of using the map for local government water activities, and not necessarily with the intent of use of the map recipient ("Recipient") in mind. It is noted that this is a graphical representation of real world conditions, with issues of accuracy, resolution, and thematic display determined with the intended use of the map in mind. Although the Town strives to maintain an accurate and precise inventory of maps in order to perform government-related tasks, this map may contain errors, may not be current, and may omit important information. This map is only a representation of real world conditions and is made available by the Recipient for informational purposes only. THE TOWN MAKES NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE CHARACTER, CONTENT, OR COMPLETENESS OF THE MAP OR THE SUITABILITY OF THE MAP FOR ANY PARTICULAR PURPOSE BEYOND THOSE ORIGINALLY INTENDED BY THE TOWN.

Zoning Map - 2013

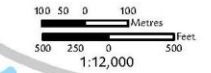


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Zoning Map - 2020 (current)



Designations	
	Agriculture
	Core Commercial
	Core Neighbourhood
	Neighbourhood
	University
Overlay	
	Core Area



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Design Guideline Areas



CHARACTER

Clear development patterns and continuous built form within an area allows understanding of how it is organized and how to navigate throughout it. The existing scale and rhythm of buildings and open spaces provide a sense of place that should be respected by a new development.



PEDESTRIAN EXPERIENCE

Activity in the Town of Wolfville depends on pedestrian scale streets which support comfortable and safe environments for pedestrians in all areas: commercial, neighbourhood, and parkland.



DIVERSITY

A diverse community includes a range of housing types, land uses and architectural style. New development should reflect local values, history and culture yet also contribute to being a unique eclectic community with distinct features.



PATTERNS

Street edges of trees or building walls, consistent setbacks and a curated or landscaped public sphere create recurring patterns that lead to more active, vibrant and attractive environments.



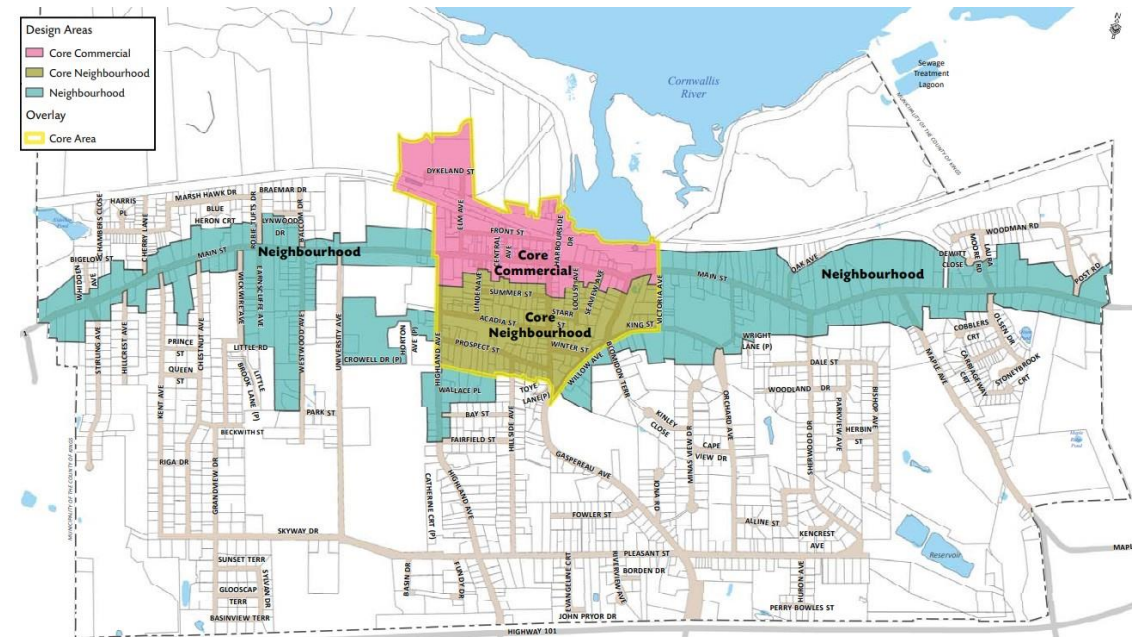
PUBLIC REALM

A quality public realm design creates a safe and vibrant community. Projects should promote public spaces and routes that are attractive, safe, uncluttered and work effectively for all in society.



SUSTAINABILITY & RESILIENCE:

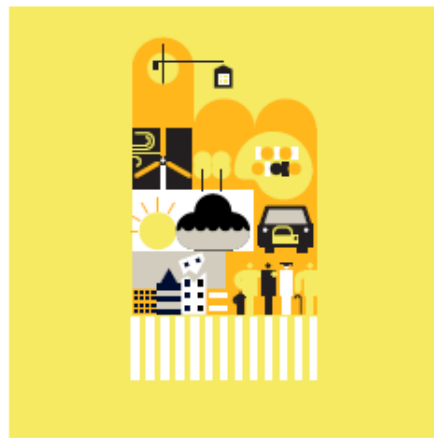
Sustainable urban design provides greater connectivity for pedestrians, cyclists and public transit users to reduce fossil fuel use and encourages the preservation of existing buildings as a method to retain carbon investment in their creation, reduce energy use and locate new builds in areas of existing services and infrastructure.



Zoning Retrospective



- Early surveys and settlement of the Town were done without the zoning we use today
- 1978-2020 there is very little change to the zoning approach
- As part of this process - we are going to bring forward new Land Use scenarios to respond to the **challenges and opportunities we face today** and moving forward - including our HAF commitments



Act Now

The [AI Era](#)

Looming [Climate Impacts](#) and Adaptation Challenges

[Climate Mitigation](#): Skilled Workers, Tech, and Policies

[Housing](#) Challenges and Solutions

[Political Polarization](#) and Societal Division

Persisting [Transportation](#) Inequities

The Value of [Youth](#)



Prepare

[Global Dynamics](#) and a New Economic Landscape

[Immersive City](#) for and by the People

[Job Evolution](#) and Revolution

Moving Toward a [Polycrisis](#)

Emerging Forms of [Transportation](#)

Continuing Changes in [Work and Retail](#)



Learn and Watch

Innovations in the [Energy](#) Sector

Mitigating Climate Change Through [Geoengineering](#)

Curiosities and Game-Changing [Innovations](#)

The New [Space](#)

Growth Management Framework



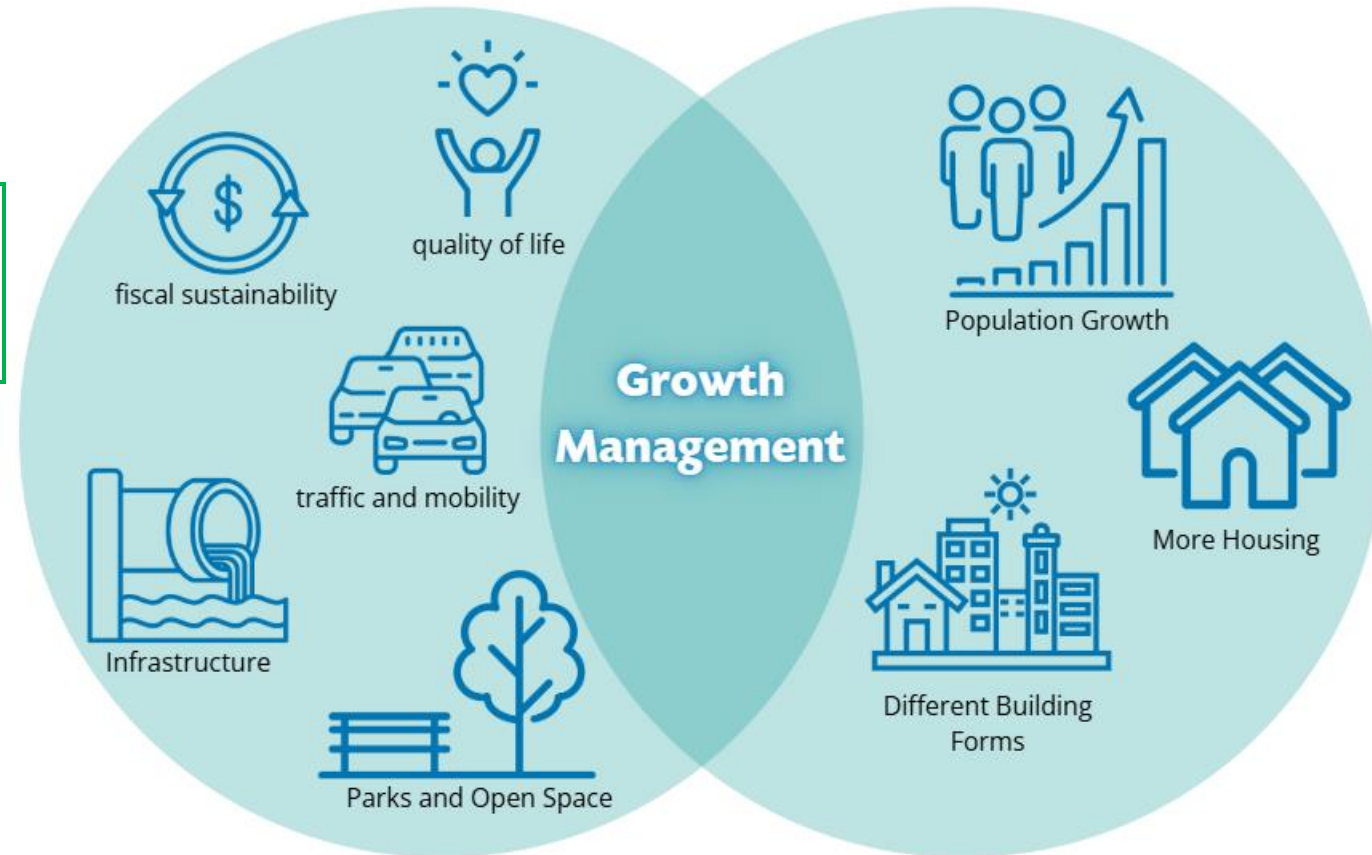
Infrastructure: Ensuring capacity for growth

Fiscal Sustainability: Maintaining balanced finances and revenue generation

Parks and Open Space: Supporting community quality of life and ecology

Traffic and Mobility: Addressing transportation challenges

Heritage, Culture, Sense of Belonging



This work will be very helpful to Council's Strategic Planning in the Spring

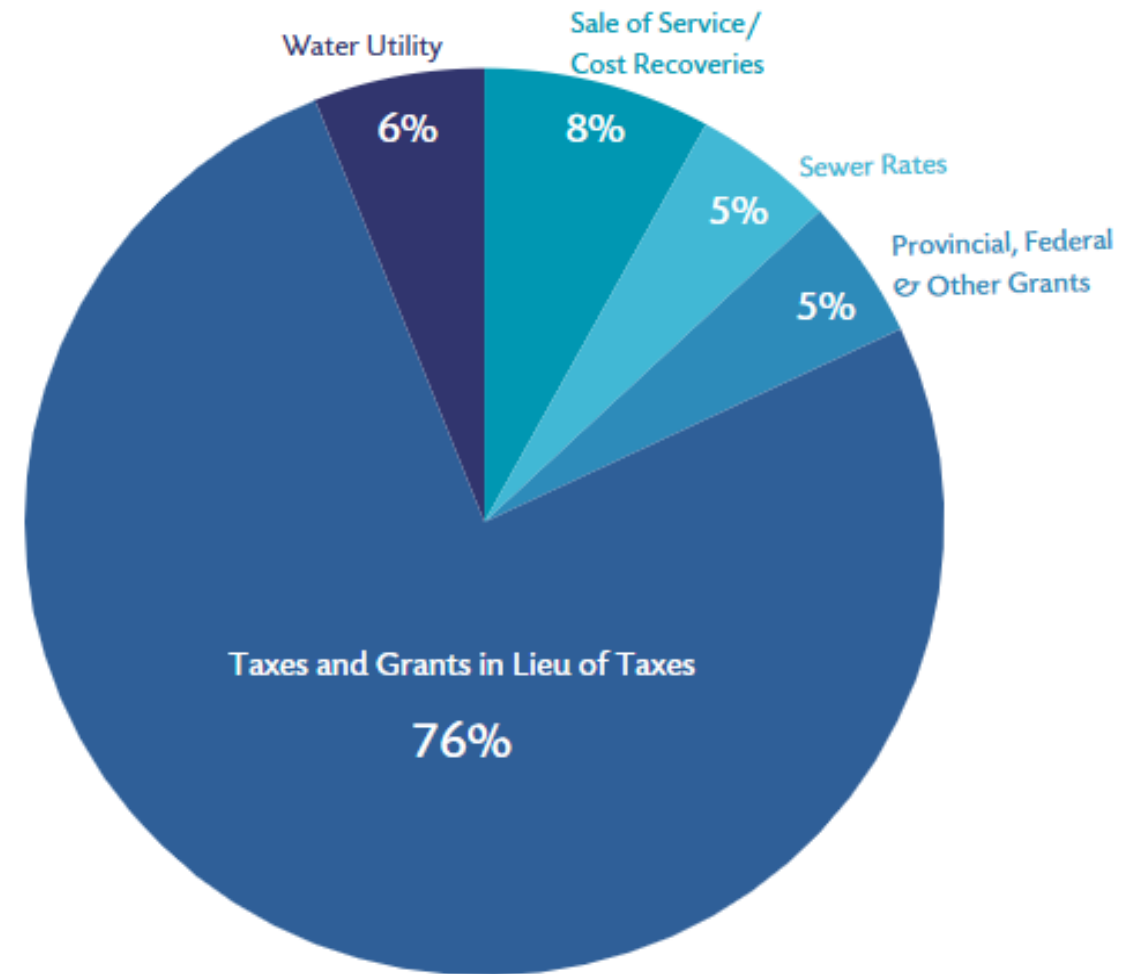
Fiscal Sustainability



Majority of Town budget comes from property taxes

- High residential tax burden + many are capped
- Increasing individual property taxes unpalatable
- Level of service expectations are very high
- Limited revenue generation opportunities
- This is actually 87% with Water and Sewer that service properties

Growth Management Framework allows us to explore how we can increase Town budget to support **current and future** residents.



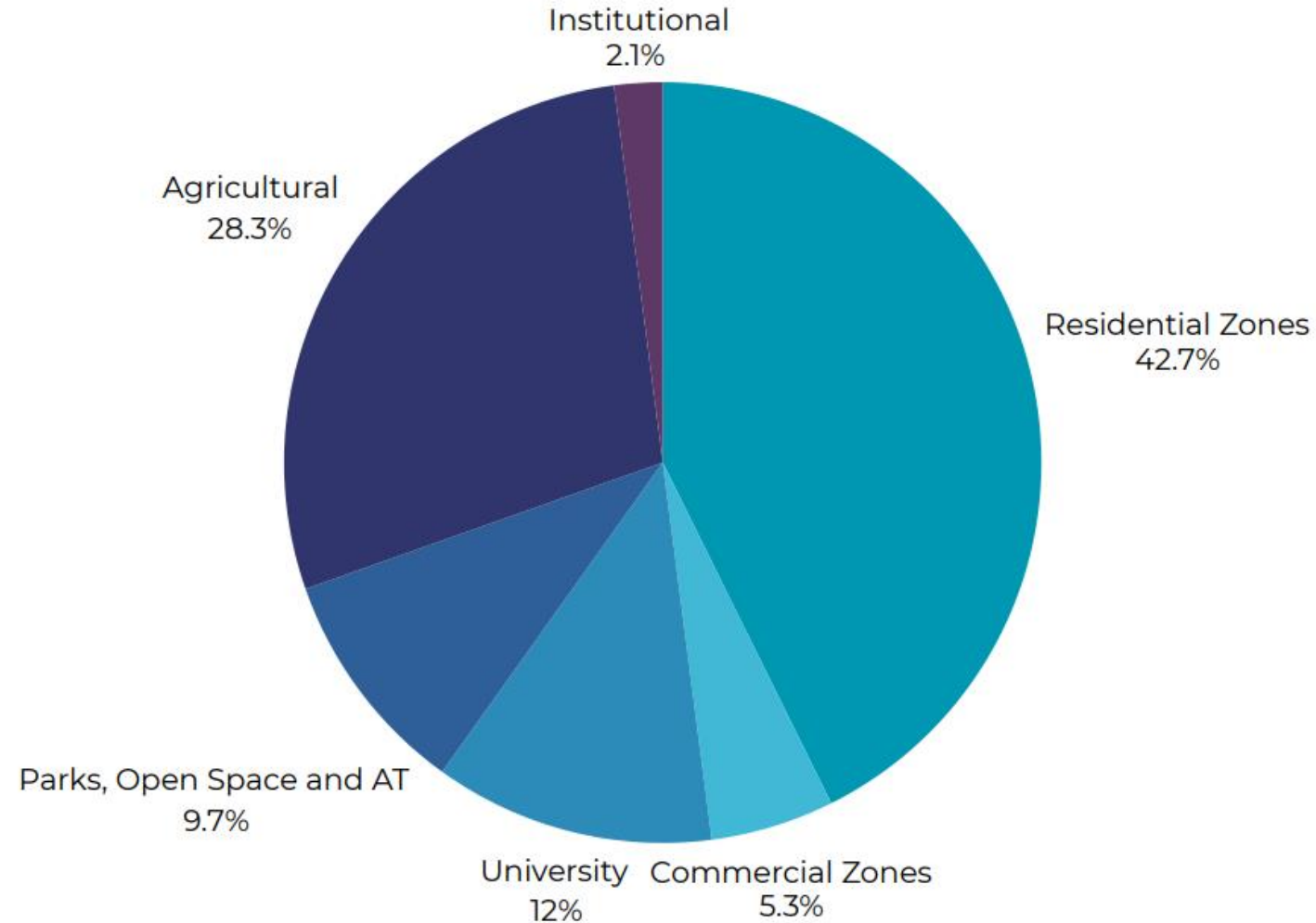
Fiscal Sustainability



Land Use Breakdown

- Majority of Town is zoned for residential use
- Small amount of commercially zoned land

These are the Town's two main sources of revenue



Fiscal Sustainability



2024-2025 Tax Rates:

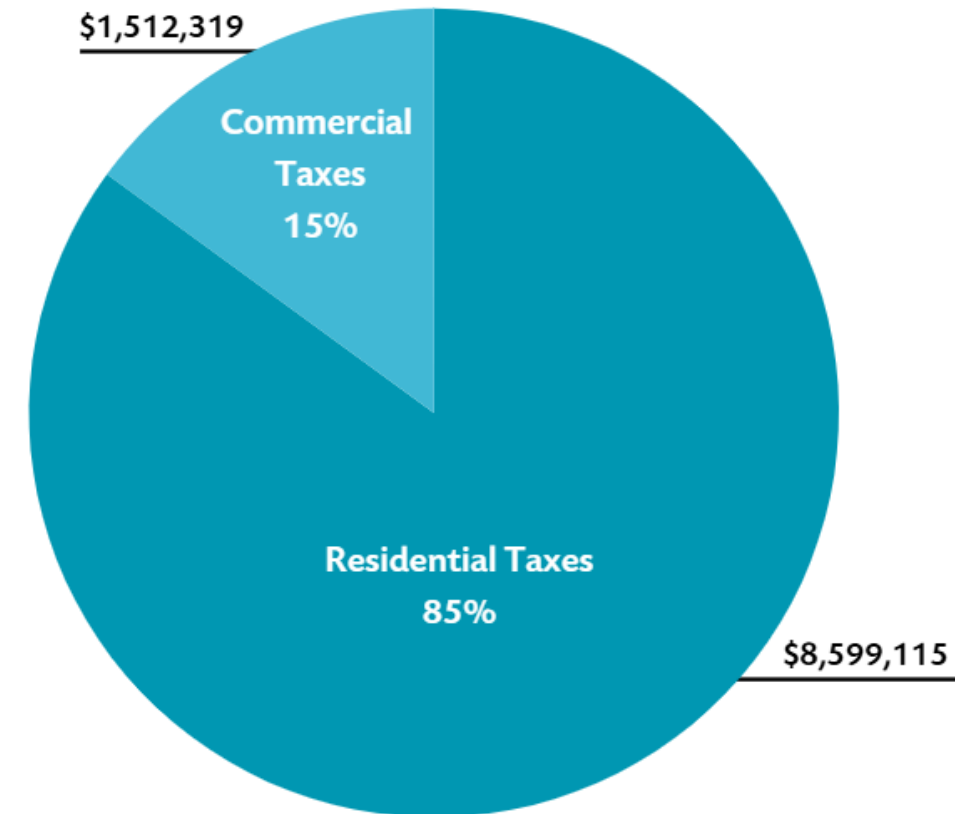
Residential: \$1.4655 per \$100 assessment (**\$8,599,115**)

Commercial: \$3.5655 per \$100 assessment (**\$1,512,319**)

Commercial land makes up a small amount of land in Town:

- **Total land area:** 608 hectares
- **Total Commercially zoned land:** 32 hectares
 - (5% of all land)
- **Total residentially zoned land (excluding C2):** 259 hectares
 - (42% of all land)

Tax collected 2024-2025



Fiscal Sustainability



Revenue generation productivity by building type



24 Harbourside Dr (Railtown)

Zone: C-1

Lot size: 1.76 acres

Res Units: 29

Com Units: 10

Total Taxes: \$196,800

Taxes per acre: **\$111,818**



10 Summer Street

Zone: C-2

Lot size: 0.14 acres

Res Units: 7

Com Units: 0

Total Taxes: \$6,850

Taxes per acre: **\$48,928**



19 Kent Ave

Zone: R-1

Lot size: 0.35 acres

Res Units: 1

Com Units: 0

Total Taxes: \$3,613

Taxes per acre: **\$10,322**

Fiscal Sustainability



Revenue generation productivity by building type



170 Orchard Ave

Zone: R-1

Lot size: 2.53 acres

Res Units: 1

Com Units: 0

Total Taxes: \$7,081

Taxes per acre: **\$2,798**



68 Carriageway Crt

Zone: R-2

Lot size: 0.12 acres

Res Units: 2

Com Units: 0

Total Taxes: \$7,244

Taxes per acre: **\$60,366**



41 Cherry Lane

Zone: R-3

Lot size: 0.2 acres

Res Units: 4

Com Units: 0

Total Taxes: \$9,792

Taxes per acre: **\$48,960**

Fiscal Sustainability



Revenue generation productivity by building type



336 Main St (Mirco Boutique)

Zone: C-1

Lot size: 0.35 acres

Res Units: 60

Com Units: 1

Total Taxes: \$61,820

Taxes per acre: **\$176,628**



620 Main St (Tattingstone Inn)

Zone: C-2

Lot size: 1.4 acres

Res Units: 1

Com Units: 1

Total Taxes: \$ 45,053

Taxes per acre: **\$32,180**



43 Woodman Road

Zone: CDD

Lot size: 1.79 acres

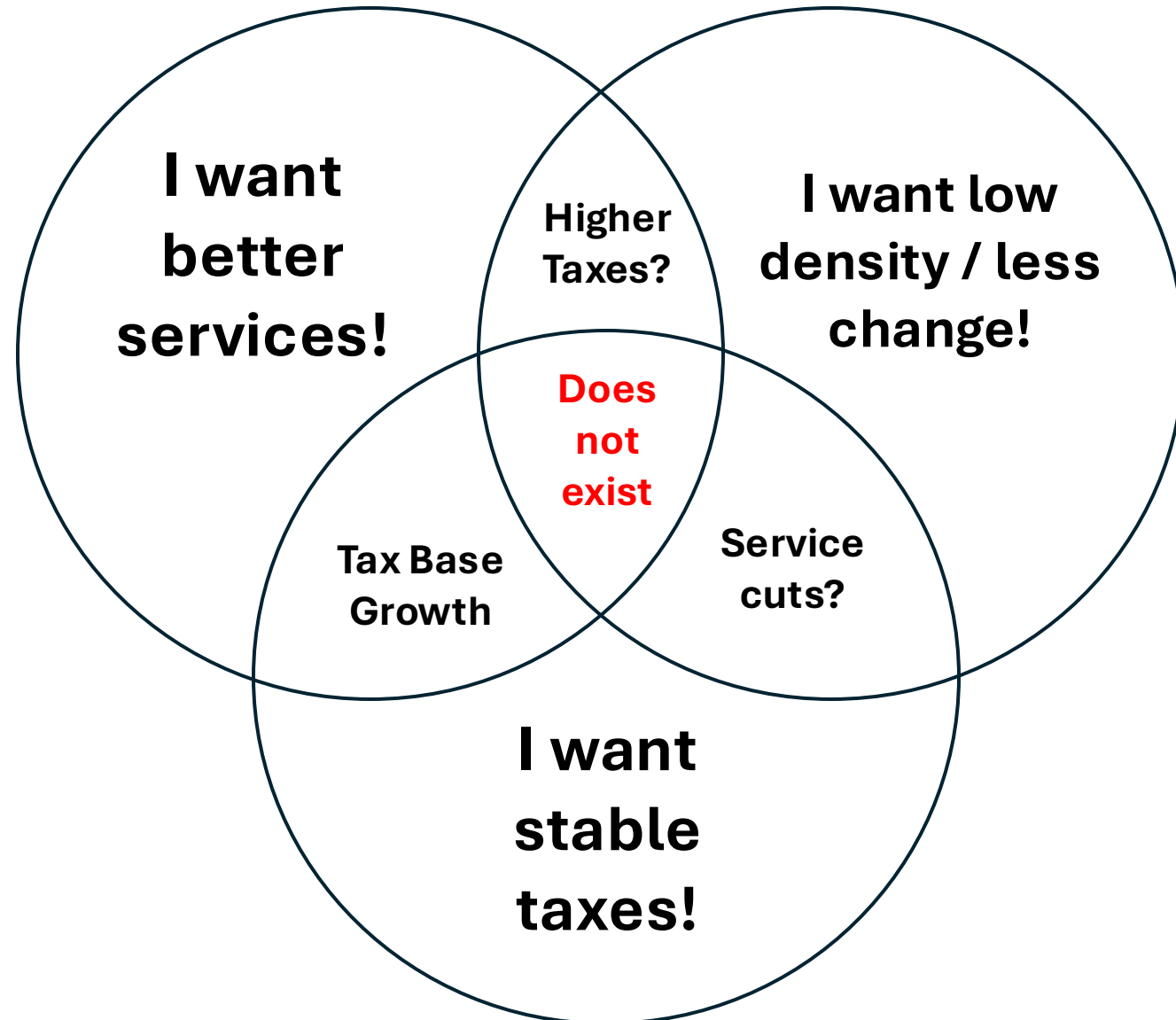
Res Units: 48

Com Units: 0

Total Taxes: \$106,905

Taxes per acre: **\$59,723**

Tensions



Tensions – Entrepreneurship and Economic Development



- How do we better support local, small scale development?
- What I hear is people don't want huge buildings everywhere.
- Property Development is hard and slow moving. Significant risk.
- Small, thoughtful projects (often by locals) are rare.
 - No culture of entrepreneurship in Development
 - The narrative is that anyone Developing properties and creating housing are “greedy”
- We spend most of our time with “big” developers who can go through significant processes, spend a lot on drawings and diligence and potentially be able to litigate and pay for that.

Nuts and bolts of HAF



Housing Accelerator Fund Agreement



The Town has signed an Agreement with the Federal Government

- We have committed to:
 - HAF Action Plan,
 - a minimum of 120 permitted units by 2027; and
 - 17 affordable units over the duration of the HAF timeline (end of 2026).
- We are receiving \$1.8 million over 4 installments of \$456,900
 - Have issued Building Permits to-date for 72 units, including 4 affordable.
- **We can meet with you 1v1 to provide more information / get you up to speed.**

HAF Action Plan Summary



Town Planning Documents Review + Growth Management Framework	Affordable and Non-Market Housing Strategy	Secondary Planning Strategy for Acadia's South-East Campus
Simplify processes and work within our capacity to expedite more housing being built.	Non-market housing working group	Mixed housing models
Reduce parking requirements	Non-market housing grant program	Identifying opportunities for housing near Crowell Tower
Appropriate zoning that supports more housing	Leveraging Town-owned land for non-market housing	Coordinate parking management with Town
<p>Growth Management framework/understanding of key areas (infrastructure, parks, mobility/traffic, fiscal) to support changes</p>		

Community Profile considerations...



Demographic overview (you will receive a fulsome Community Profile update soon):

- Wolfville has an aging population
 - Seniors want to downsize, but have few options
 - Greatest population growth to 2032 is anticipated for seniors ages 85 (HNA)
 - There is a population gap for those ages 25-44 (young families)
 - Greatest need is housing for young families to raise children, and for downsizing seniors.
-
- We cannot "people zone," or dictate who will live in a specific area or impose assumptions about residents' demographics or lifestyles based on housing types.
 - Different housing forms, such as apartment buildings or single-family homes, accommodate a wide range of occupants and lifestyles, as these forms are shaped by individual preferences, affordability, and cultural factors rather than the structure itself.

Community Profile considerations...



Top 5 Places of Employment for Wolfville Residents (2021):

- Educational services (Acadia)
- Accommodation and food services
- Healthcare and Social Assistance
- Retail
- Professional, scientific and technical services (accounting, engineering, PR etc)

Do we want more jobs in Wolfville? When we think about our current housing supply, who are we not serving? What opportunities can we create?

Housing Supply Gap and Need



The HAF is a federal partnership to expedite housing nationally in recognition of the challenges and barriers to housing construction and affordability.

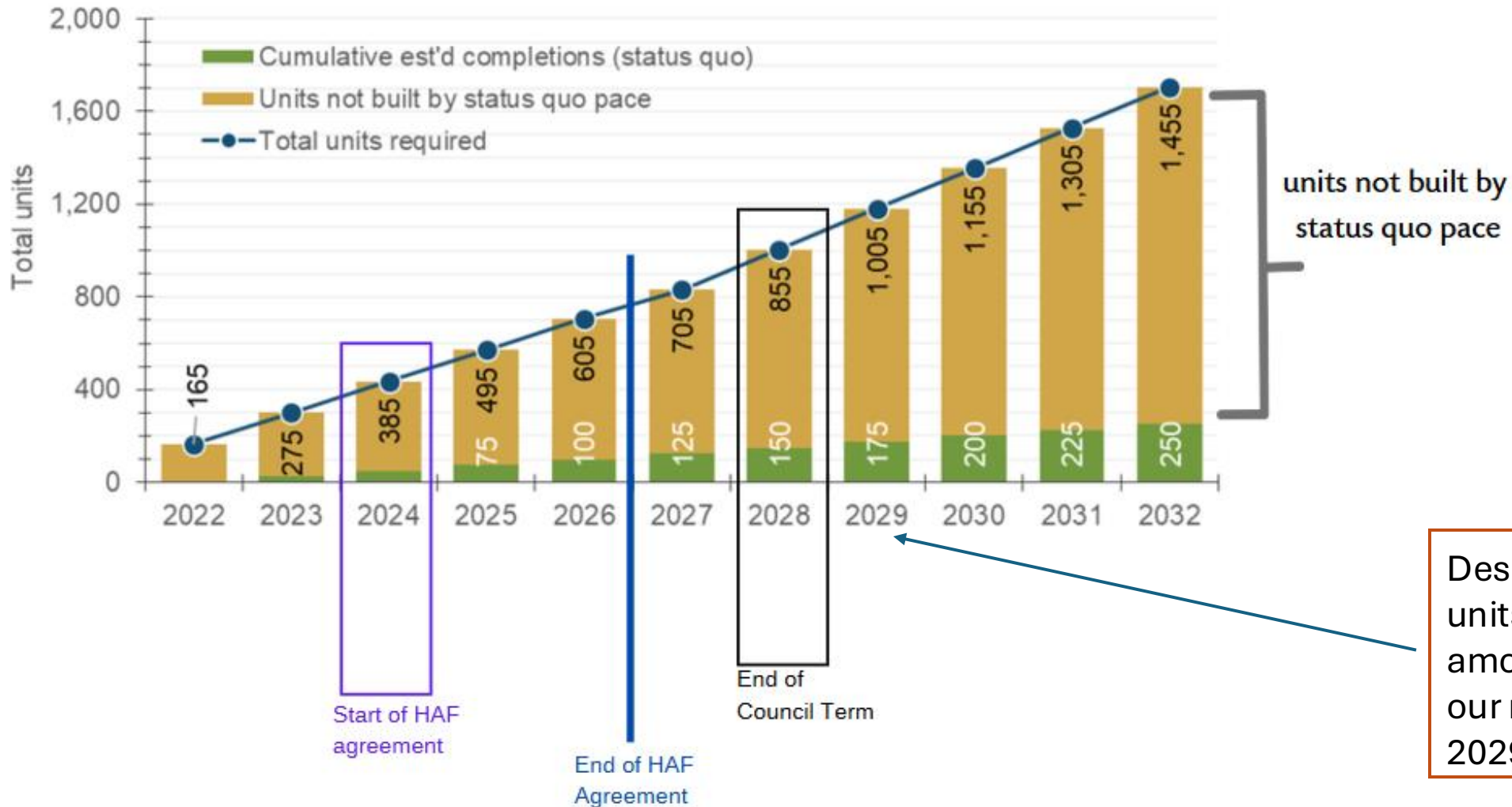
Our housing need:

- 1,705 units needed by 2032 (155/year) vs. 25/year currently (Housing Needs Assessment)

Our current approach will not reduce barriers:

- Restrictive zoning, rising costs, labour shortages and material cost increases
- Low rates of project completion
- The Town will need to issue well over 120 permits to see our target of 120 units built

Housing Supply Gap



Despite approximately 500 units in the hopper, this amounts to less than half of our need of 1,005 units by 2029.

Growth Management Framework



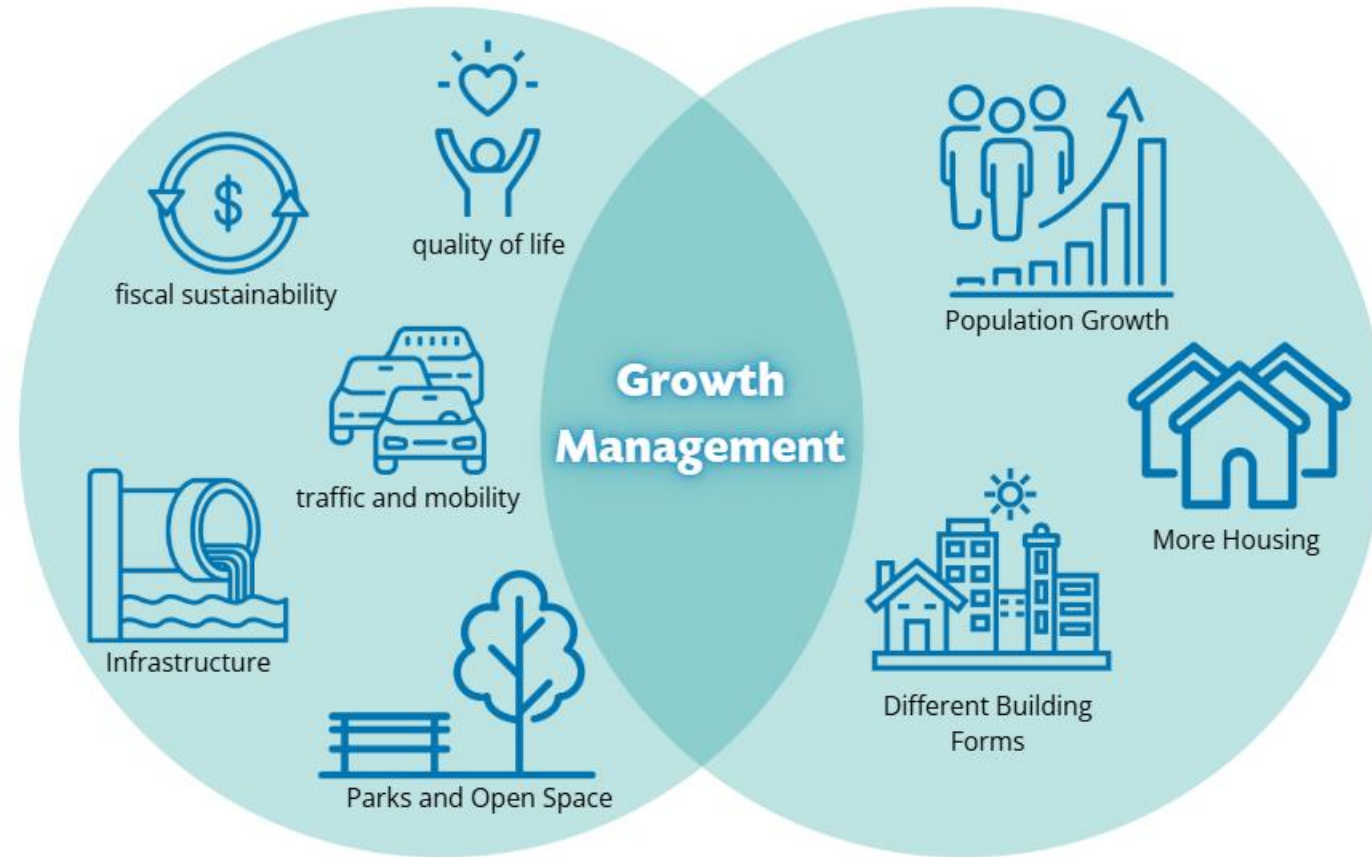
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Heritage, Culture, Sense of Belonging



This work will be very helpful to Council's Strategic Planning in the Spring

Staff are proposing a three-phase approach to completing this work.

Through our HAF agreement, we are committed to implementing the action plan on a prescribed timeline.

PHASE 1: December 2024-February 2025

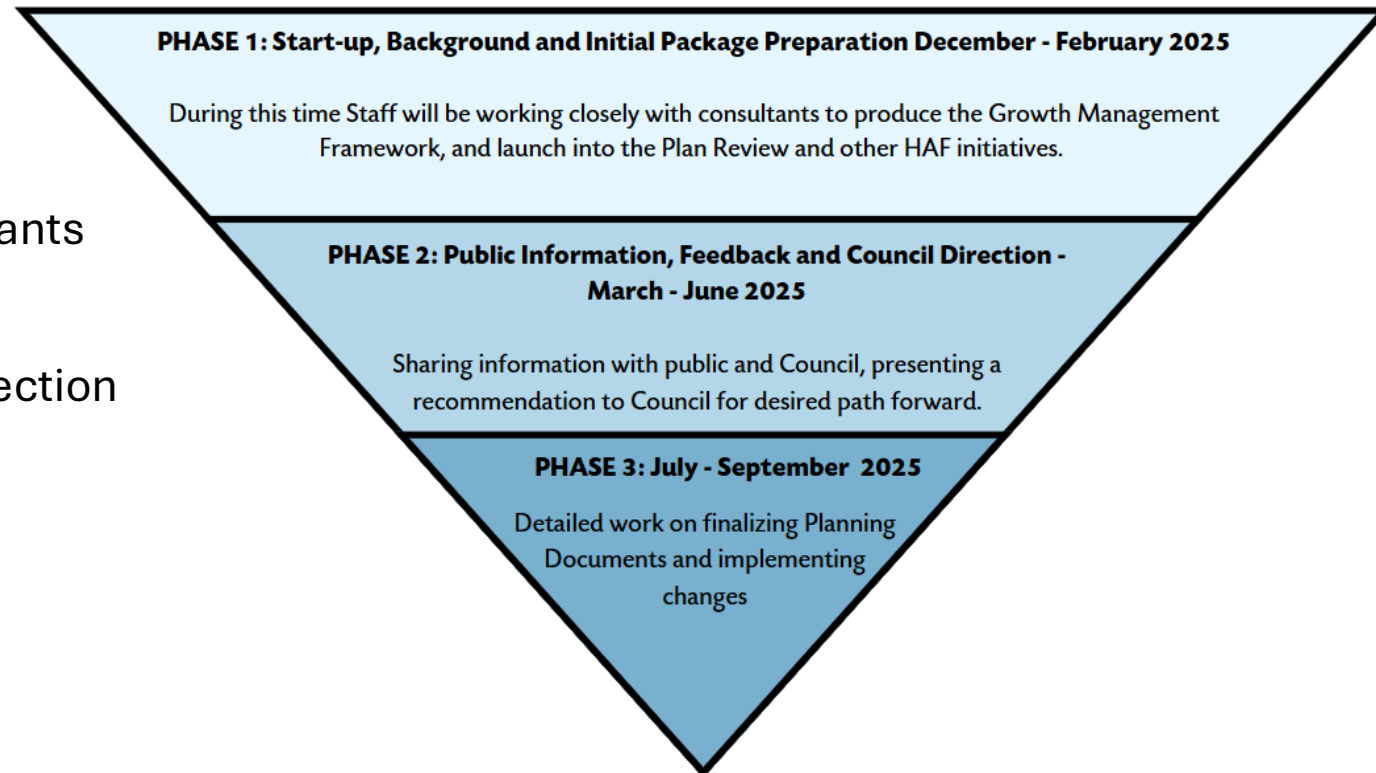
- Analysis, background work, onboarding consultants

PHASE 2: March 2025- June 2025

- Public Engagement and draft documents for direction from Council

PHASE 3: July 2025 – October 2025

- Finalizing documents and implementation



Workplan – consultant support



Community Engagement



Throughout the duration of the HAF program, Staff will continue to work closely with key stakeholders and subject matter experts:

- Landowners
- Non-market housing working group
- Acadia University Board of Directors
- Consultants

The community will be consulted throughout this work

- Website and Blooms– information publicly available
- Mail outs containing information and engagement events to be sent out
- Open House Week to occur during phase 2
- More detailed engagement plan + schedule will be presented in February-March

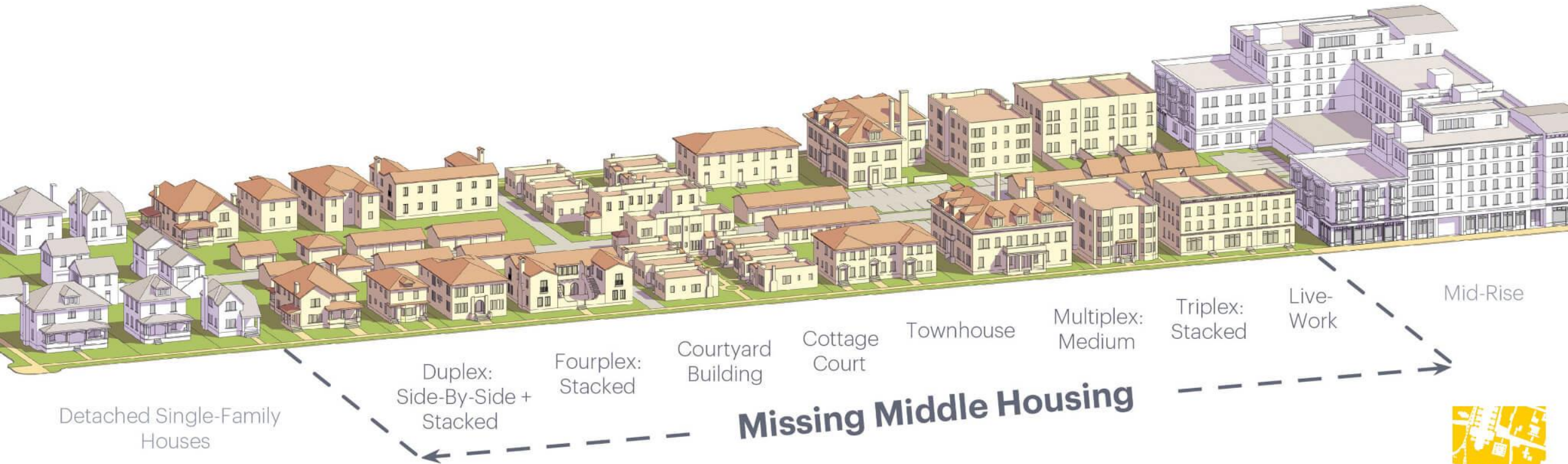
Discussion



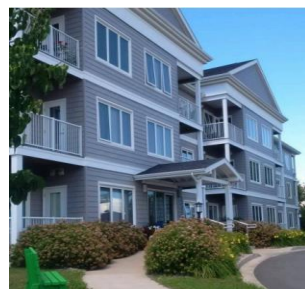
Workshop



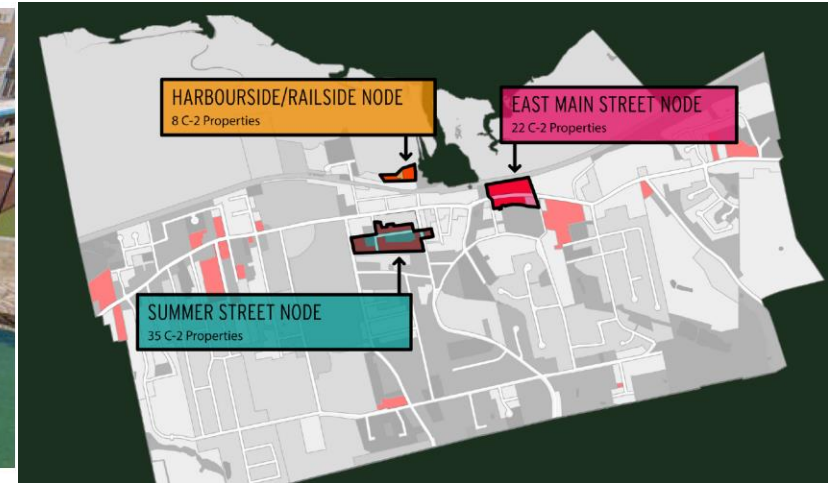
Workshop



Workshop



Downtown / Commercial Area Map



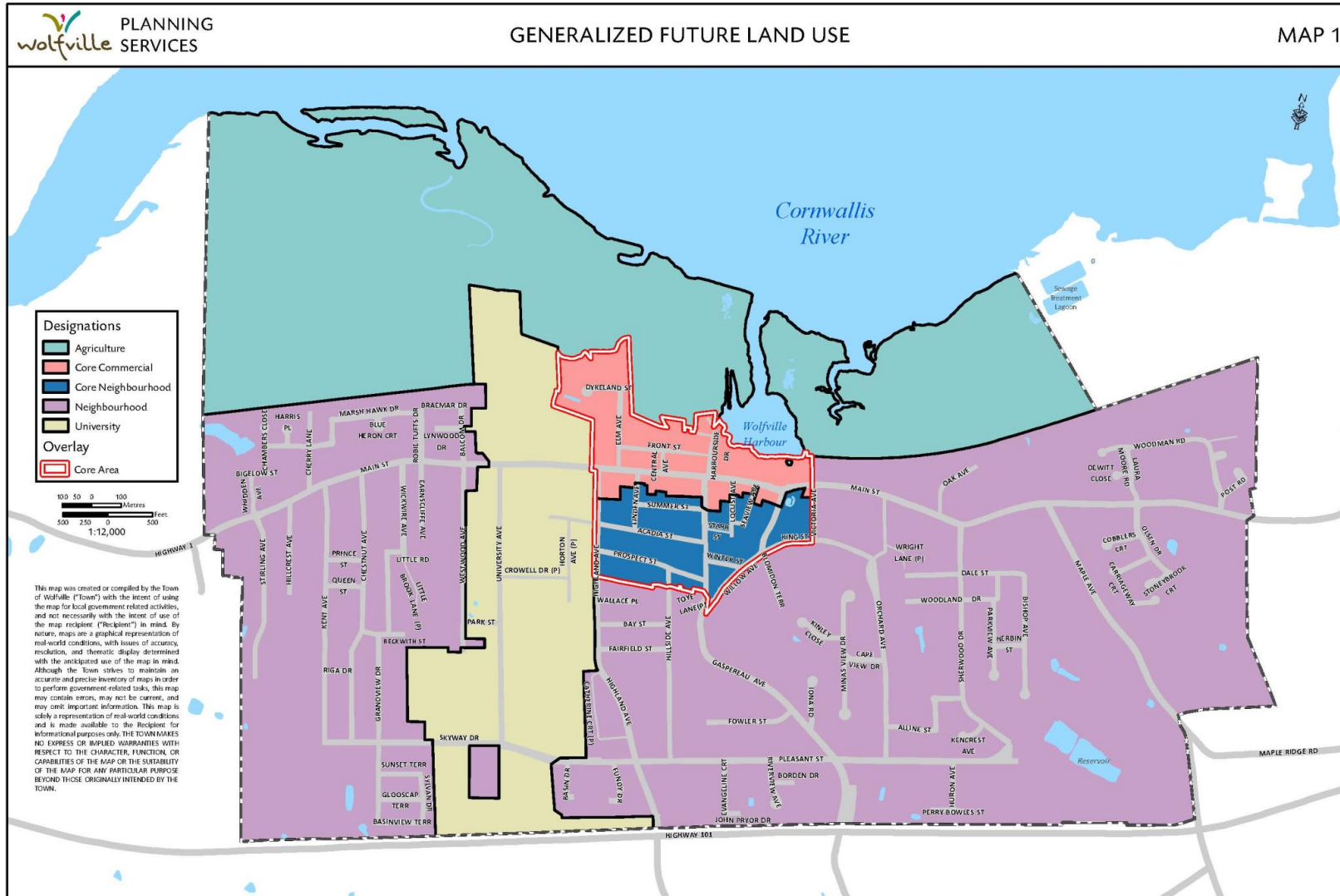
WOLFVILLE
BUSINESS
DEVELOPMENT
CORPORATION



Extra Slides



Future Land Use Map





BLOMIDON LODGE

A Stately Haven at Wolfville in the Heart of Evangeline Land




wolfville

Main Street, Wolfville, N.S.—1.



wolfville
