

Public Information Meeting

March 26, 2024

Land Use Bylaw Amendment Proposal



Proposal

Peter Polley on behalf of Polycorp, is seeking to rezone a property on Gaspereau Avenue (PID 55274575) as shown in figure 1 below from the Medium Density Residential (R-3) zone to the High Density Residential - Multi Dwelling Unit (R-MDU) Zone.

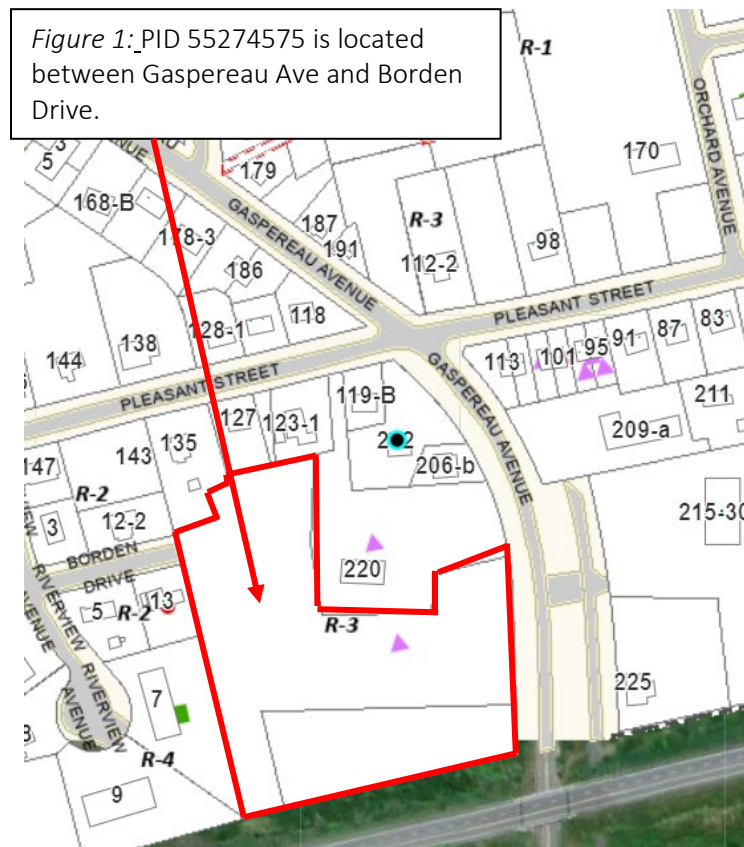


Figure 1. Context Map.

Figure 2 below shows a preliminary site plan with three multi-unit residential buildings.



Figure 2. Preliminary site plan.

Background

Polycorp is seeking to rezone the undeveloped lands (PID 55274575) from the Medium Density Residential (R-3) zone to the High Density Residential - Multi Dwelling Unit (R-MDU) Zone to enable the development of up to 120 dwelling units.

The surrounding properties include High Density Residential (R-4), Medium Density Residential (R-3), and Low Density Residential – General (R-2) zones as shown in the zoning map below. A higher density residential site with up to 16 units per acre is located on the eastern side of Gaspereau. The southern boundary of this site abuts Highway 101.

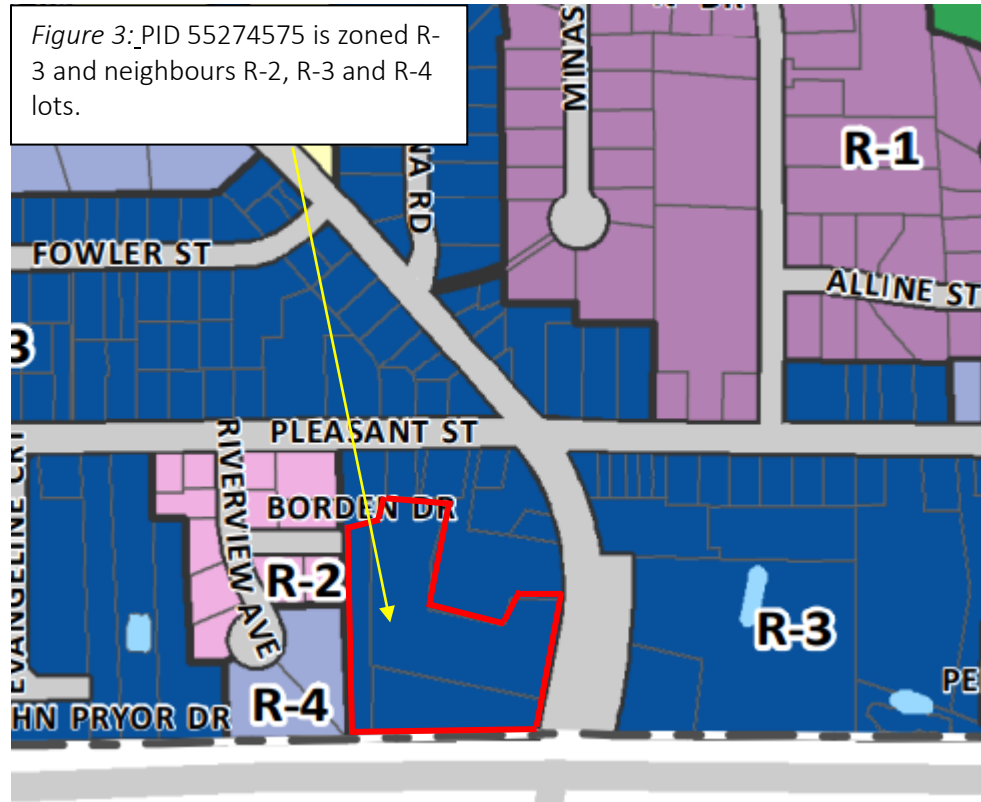


Figure 3. zoning map.

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 26, 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 Polycorp.

POLY CORP

netzero
by POLYCORP

EVcharging
by POLYCORP

Solar
by POLYCORP

Gaspereau
Avenue

Infill
Development
Opportunity

wolfville



MULTI-UNIT RESIDENTIAL DEVELOPMENT SITE

WOFLVILLE, NS

4.18 Acres
R3 Zoning

Approximate Property Lines

Gaspereau Avenue

Infill Development
Opportunity





Gaspereau Avenue

Infill Development
Opportunity





Gaspereau Avenue

Infill Development
Opportunity





Gaspereau Avenue

Infill Development
Opportunity





290 Units

6 Buildings





WOODMAN'S
GROVE
RESIDENCES

290 Units

6 Buildings


**POLY
CORP**



WOODMAN'S
GROVE
RESIDENCES

290 Units

6 Buildings


POLY
CORP



WOODMAN'S
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POLY
CORP



National
Co-Investment
Fund



Canada



Housing
NOVA SCOTIA



36 Woodman Road, Wolfville

New 72 Unit with 60 Affordable
Housing Partnership Suites

CMHC RCFi Affordable Housing
Program

Net Zero Construction

100% EV Charger Coverage

netzero
by POLYCORP

EVcharging
by POLYCORP

Solar
by POLYCORP

POLY
CORP

WOODMAN'S
GROVE
RESIDENCES



Net Zero Construction
400 KW Rooftop Solar





Bike & Walking
Trails





Community
Gardens

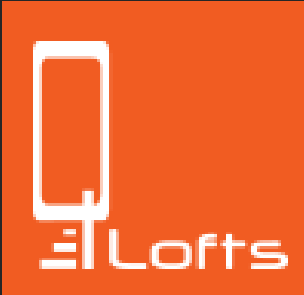




222 Units under
construction

CMHC RCFi
Affordable Housing
Program





72 Unit Condominium

LEED Platinum





76 Semi-Custom Homes

100% ICF Construction

Design/Build HRM Soccer
Field Facility





85 Unit Condominium
Project





THE RESIDENCES AT
MONT BLANC

2 x 64 Suites

100% ICF Construction

100% EV Charger Installation
in Progress



EVcharging
by **POLYCORP**

POLY
CORP



THE RESIDENCES AT
MONT BLANC

2 x 64 Suites

100% ICF Construction

100% EV Charger
Installation in Progress



EVcharging
by **POLYCORP**

POLY
CORP



Ultra High End Single
Family Land
Development





MULTI-UNIT RESIDENTIAL DEVELOPMENT SITE

WOFLVILLE, NS

4.18 Acres
R3 Zoning

Approximate Property Lines

Gaspereau Avenue

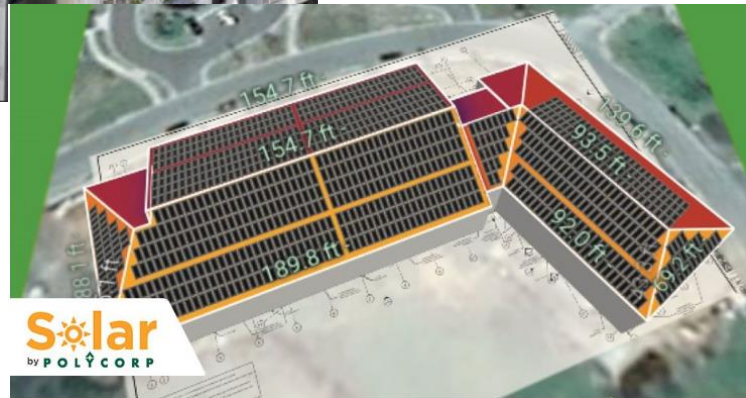
Infill Development
Opportunity





Gaspereau Avenue
Preliminary Site Plan





Proposed Concept Project Details :

Low Carbon Footprint is Priority # 1

Technical Expertise Required !

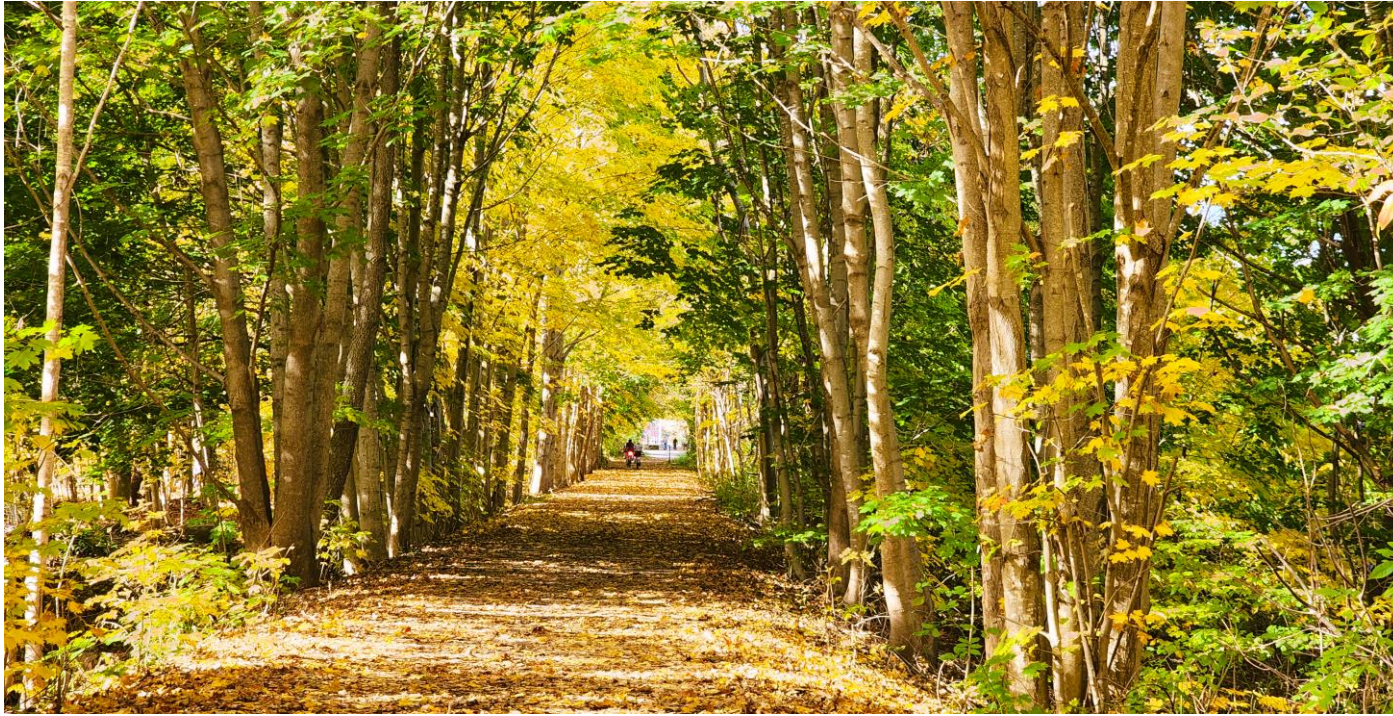




Proposed Concept Project Details :

Concrete & Steel Construction





Proposed Concept Project Details :

Walkway Connections





Proposed Concept Project Details :

High Quality Living Spaces





Proposed Concept Project Details :

High Quality Living Spaces





Proposed Concept Project Details :

High Quality Common Area Spaces





Proposed Concept Project Details :
High Quality Exterior Spaces





Proposed Concept Project Details :

High Quality Exterior Spaces

