

Acadia Drive

Public Information Meeting
Rezoning
September 27, 2022 @ 6.00 PM



Context Map

- Expansion of Acadia drive to include single unit, semi-detached and apartment building units.

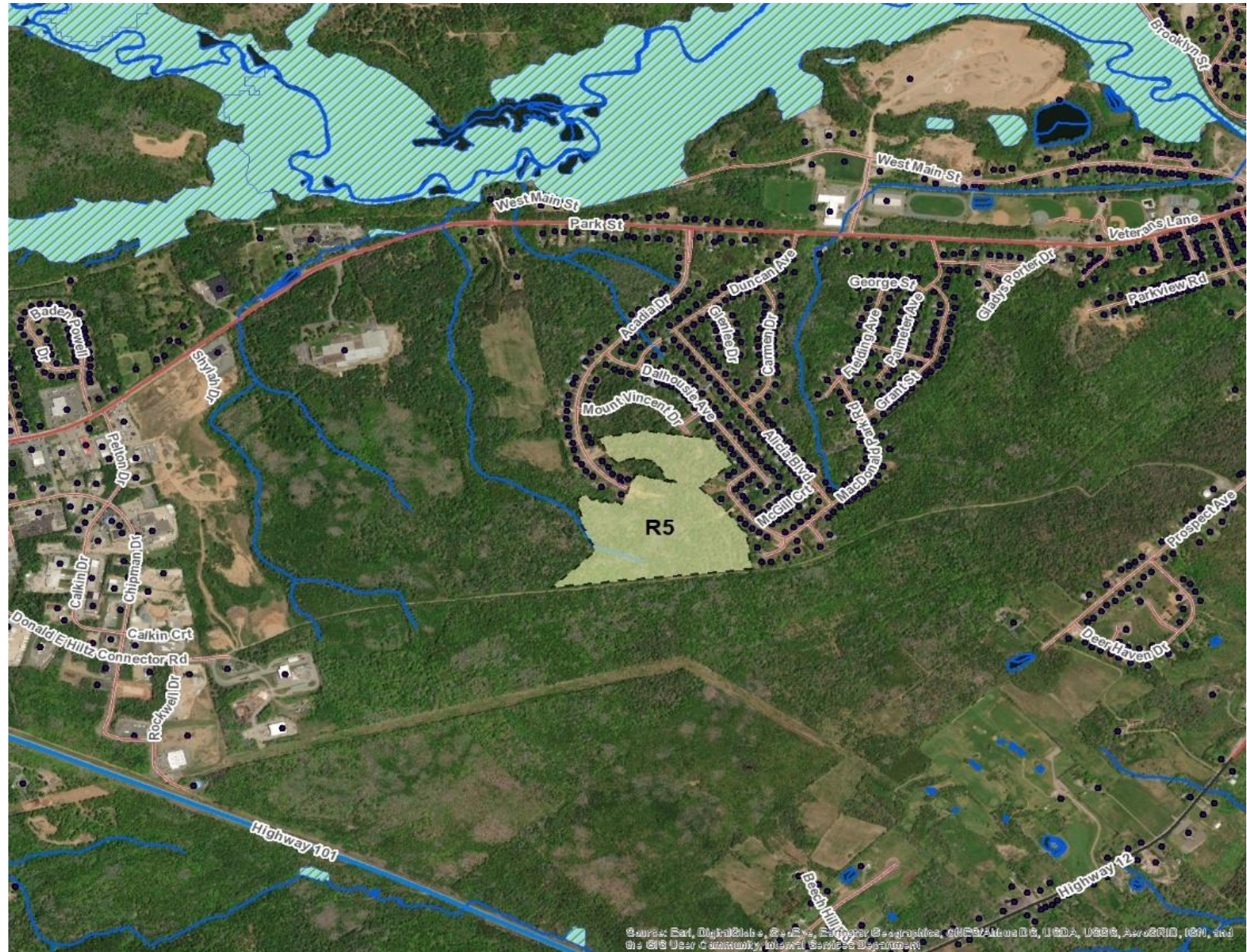
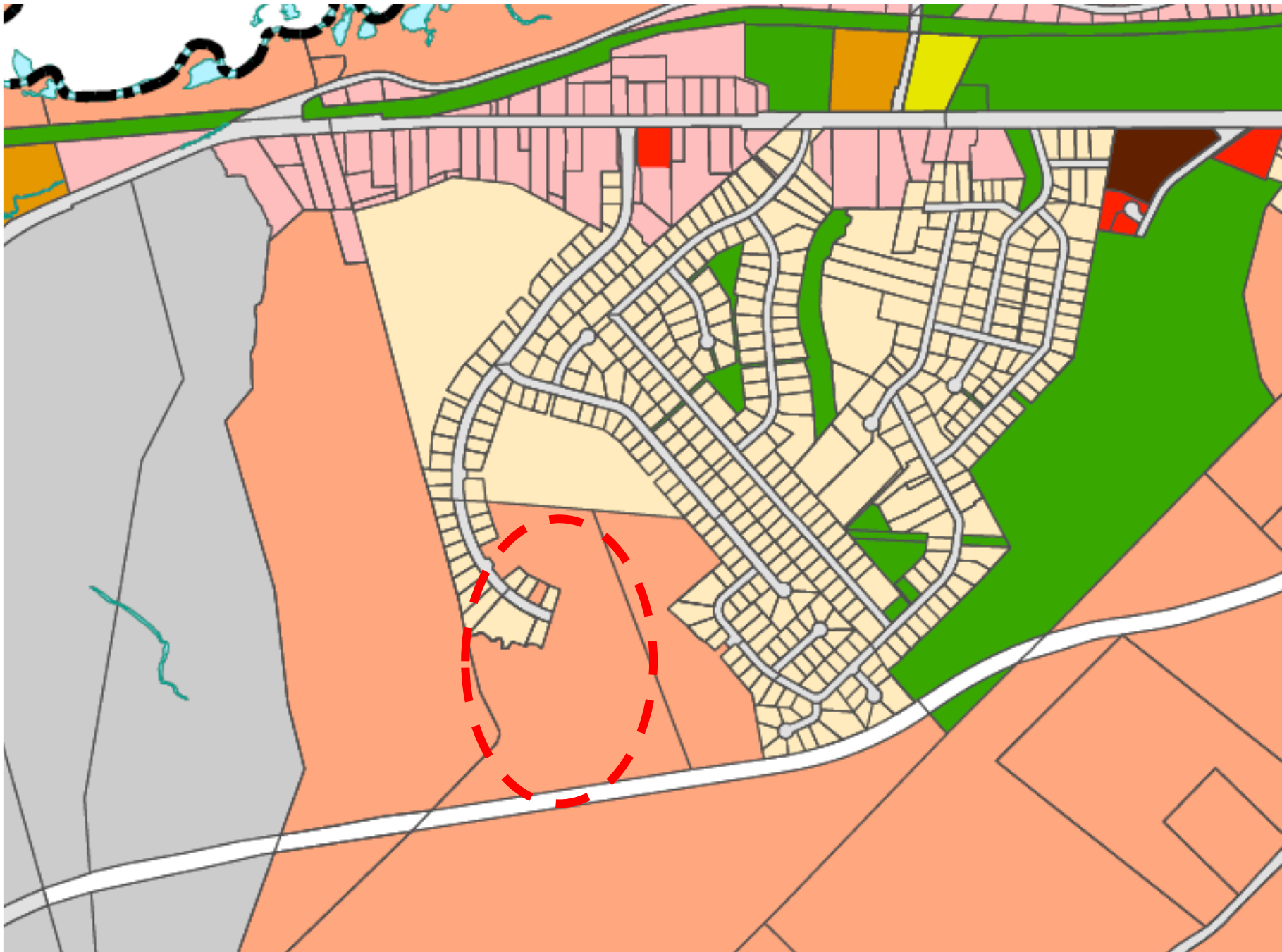
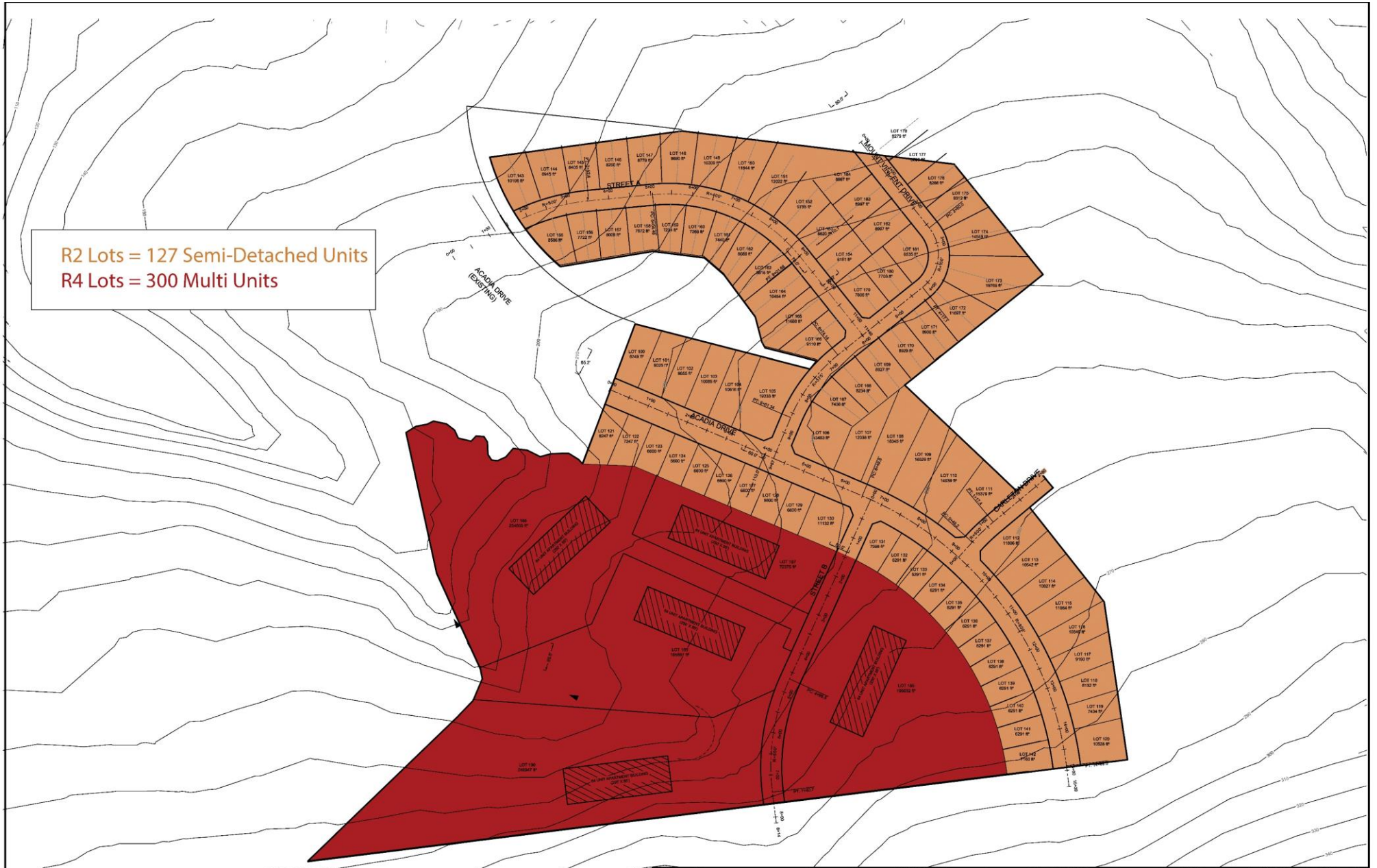


Figure 1 - Context Map



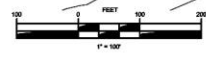


The Proposal



R2 Lots = 127 Semi-Detached Units
 R4 Lots = 300 Multi Units

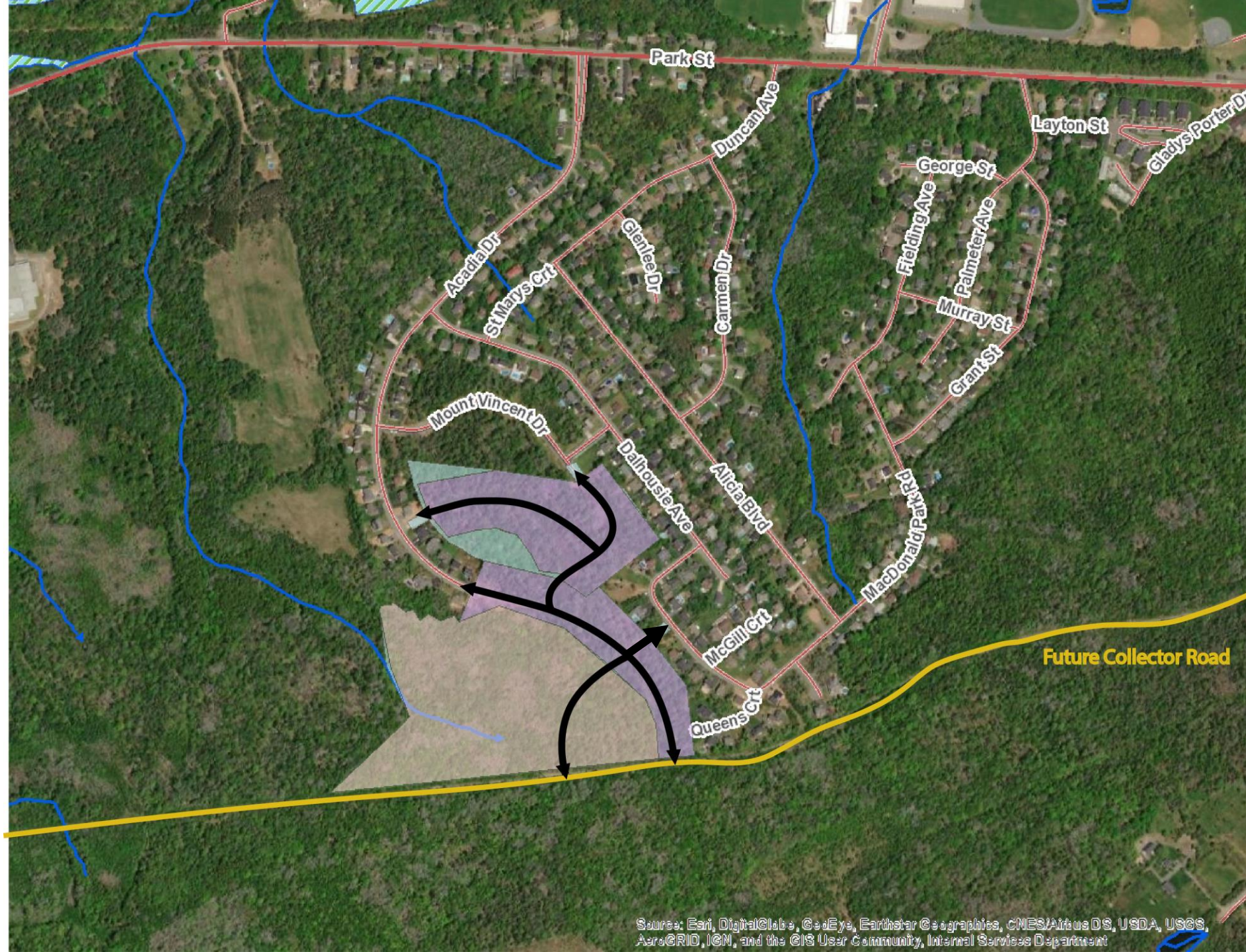
PRELIMINARY
 Apr. 21, 2022



NOTES:	PREPARED FOR	PREPARED BY	PROJECT	Engineer	Drawn
			ACADIA DRIVE CONCEPT PLAN	G.WOODFORD	J.SHEPHERD
		engineering surveying solutions	KENTVILLE, NOVA SCOTIA	Scale	Date
		1"=100'		22-151	Apr. 21, 2022
		engineering surveying solutions		Project No.	Drawing No.
			22-151	C-01	
			Filename		

Benefits

- Expansion of an already well-established community
- Well-established road network providing safe and quiet walkable neighbourhood community
- Target Market Seniors and Empty Nesters



Traffic

- Traffic study is underway which will conduct traffic counts at Acadia and the #1 and service levels.
- The outcome of the traffic study will indicate the appropriate level of density
- Acadia is a collector road that will connect to the Donald Hiltz collector.
- Collector function is to take traffic from Park Street to the Donald Hiltz collector, once it is built.



MUNICIPAL PLANNING STRATEGY

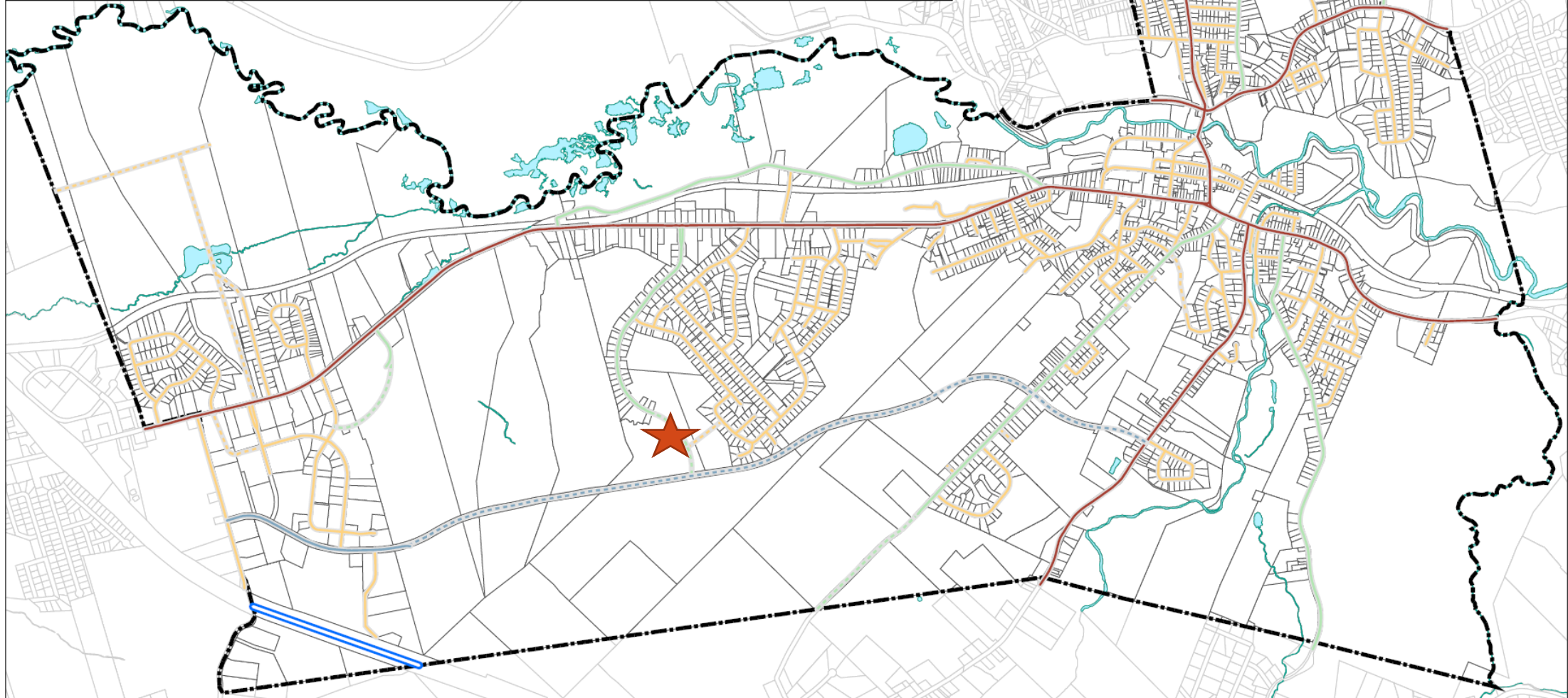
Transportation Map, Map #2

1:17,500

- Regional Road
- Minor Collector
- Arterial Highway
- Future Minor Collector
- Future Arterial
- Major Collector
- Local Street
- Future Major Collector
- Future Local Street

This map is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Any interpretation of this map must be confirmed with the Municipality in which the property is situated. To receive further clarification about the use of this Planning Document inquires may be made to the Town of Kentville's Planning and Development Department.

Property & Base Map Source: Nova Scotia Topographic Database (NSTDB)
1:10000 Enhanced Topographic Data Base
Compliments of the Nova Scotia Geomatics Centre (NSGC)
Service Nova Scotia and Municipal Relations
160 Willow Street, Amherst, N.S.



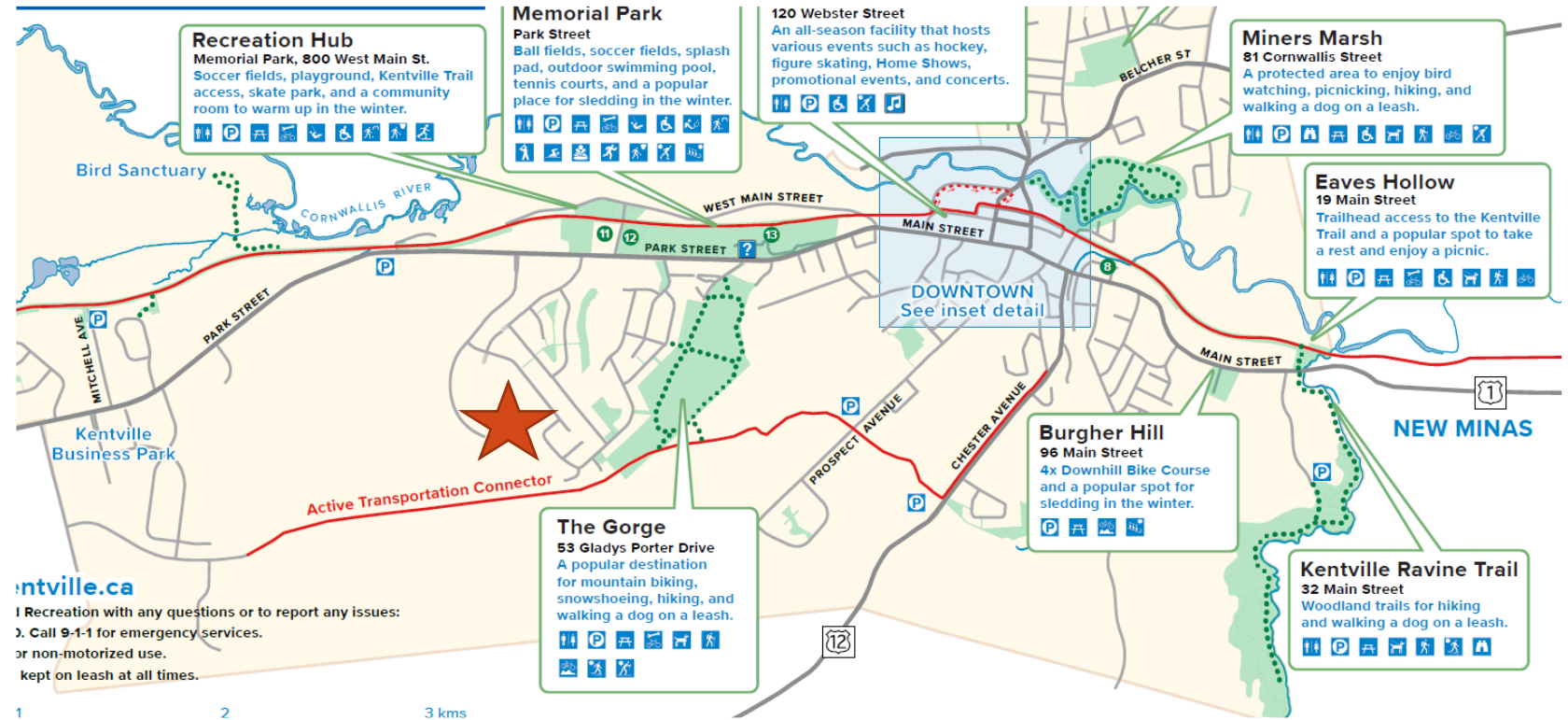
Minor Collector- A street whose function is to provide land access to individual properties and move traffic to and from arterial.



Parks

Parks

- Developer must comply with open space provisions of the subdivision bylaw
- Option is to give land, pay fees or to provide improvements to existing parks.
- Park and trail connectivity is important to maintain.



Housing

New Housing Construction Activity — Kentville (T)

1 of 2



Housing Starts by Dwelling Type				
	Q2-22	Q2-21	YTD-22	YTD-21
Single	0	7	0	8
Semi-detached	0	4	0	6
Row	0	8	0	8
Apartment	0	49	0	49
All	0	68	0	71

Under Construction by Dwelling Type				
	Q3-21	Q4-21	Q1-22	Q2-22
Single	9	8	6	2
Semi-detached	4	0	0	0
Row	8	8	8	8
Apartment	127	63	63	63
All	148	79	77	73

Housing Completions by Dwelling Type				
	Q2-22	Q2-21	YTD-22	YTD-21
Single	4	2	6	7
Semi-detached	0	2	0	3
Row	0	1	0	1
Apartment	0	0	0	0
All	4	5	6	11



Housing

- ❑ 19.9% of the population in Kentville is over 65
- ❑ 36.3 % is over 55 years old

- Target market is the seniors market, similar to the Crossing in Windsor.
- There is a need for housing. Housing in the area is quickly purchased. There needs to be more housing available, particularly for seniors.
- There is a critical shortage of housing for rentals and homeownership. This proposal will provide market based housing to assist in meeting this need.







UNIT A : MAIN FLOOR - 1273 SQ.FT.
GARAGE - 265 SQ.FT.

UNIT B : MAIN FLOOR - 1273 SQ.FT.
GARAGE - 265 SQ.FT.









