

Case 19514

Seton Ridge Neighbourhood Plan

Joint Regional Council and
HWCC Public Hearing
July, 17 2018

Proposal

Origin:

- Application by Southwest Properties Ltd.
- Council direction to consider a “comprehensive and integrated development approach for the whole of the motherhouse lands.”

Location: Former Motherhouse Lands

Proposal: High Density, mixed-use neighbourhood (~7,000 residents)



Site Context

Former Motherhouse Lands



General Site location

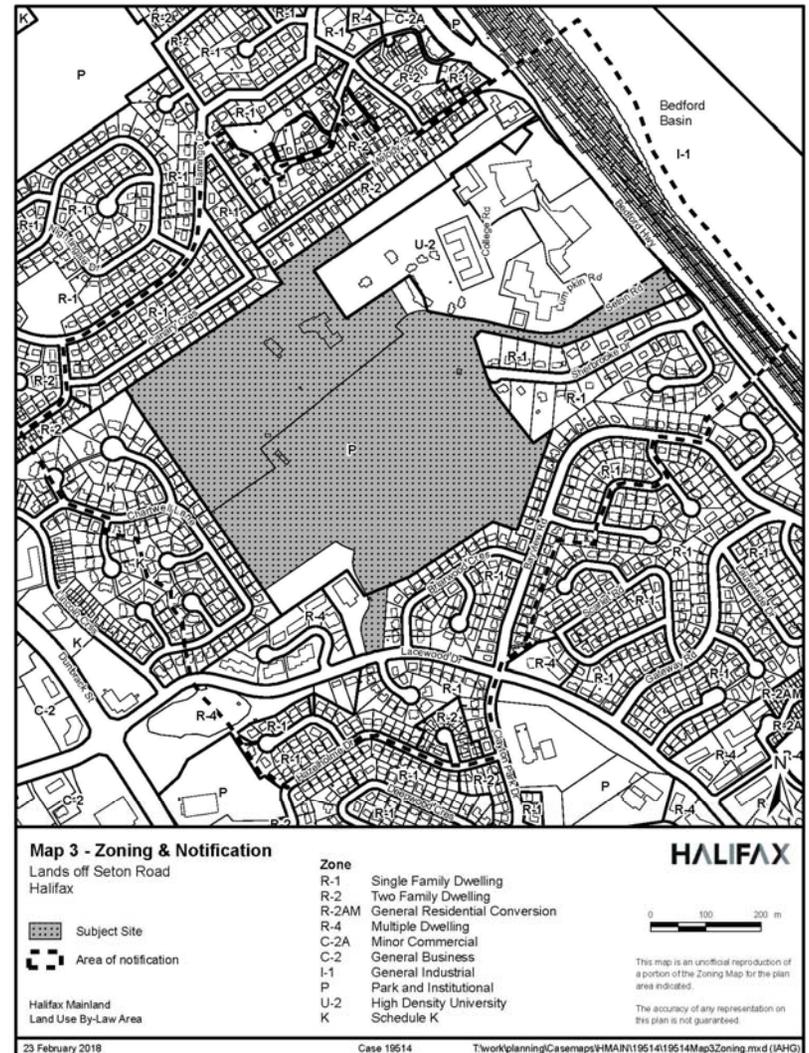


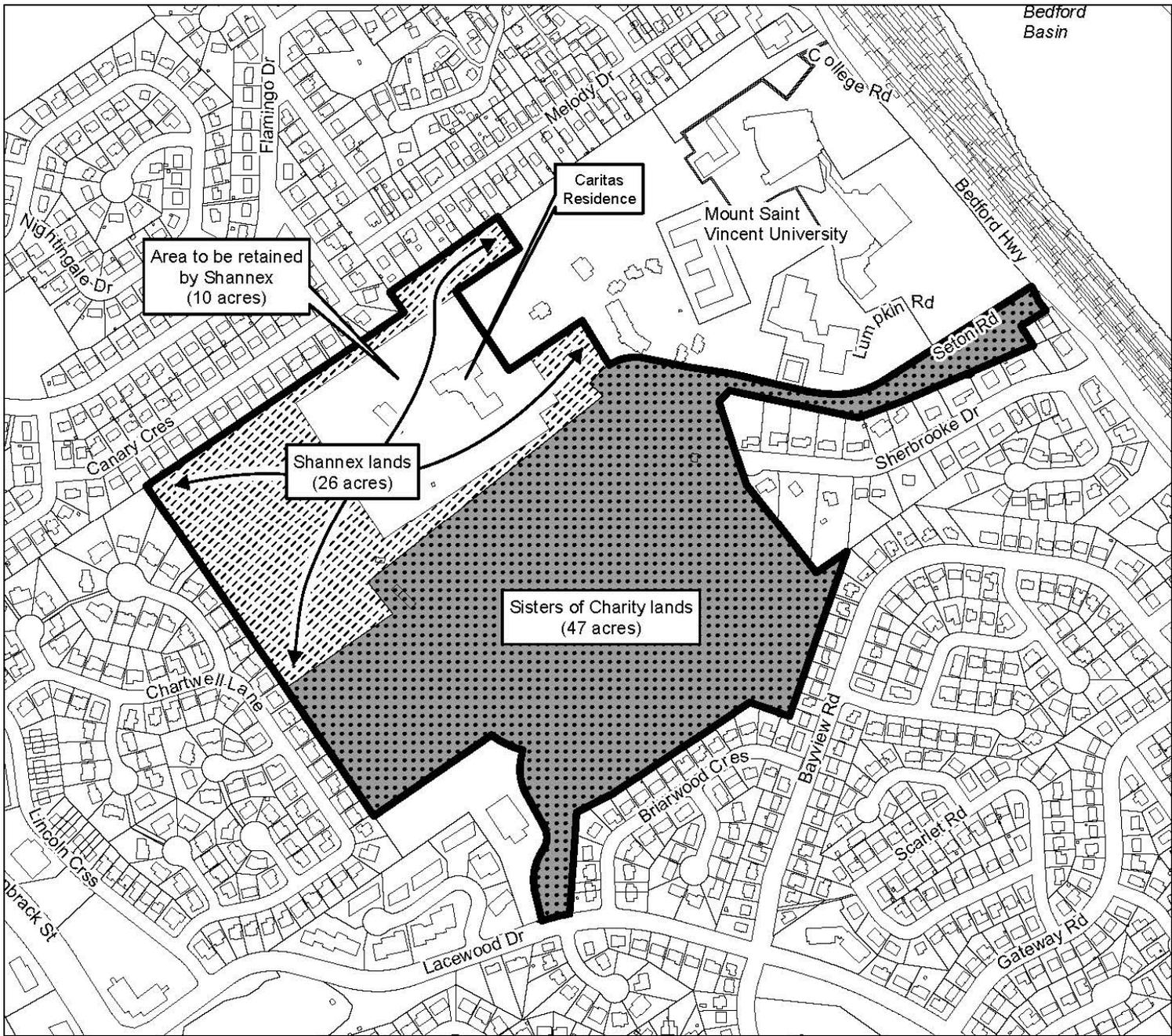
Site Boundaries

Planning Context

Regional Plan and Halifax Municipal Planning Strategy

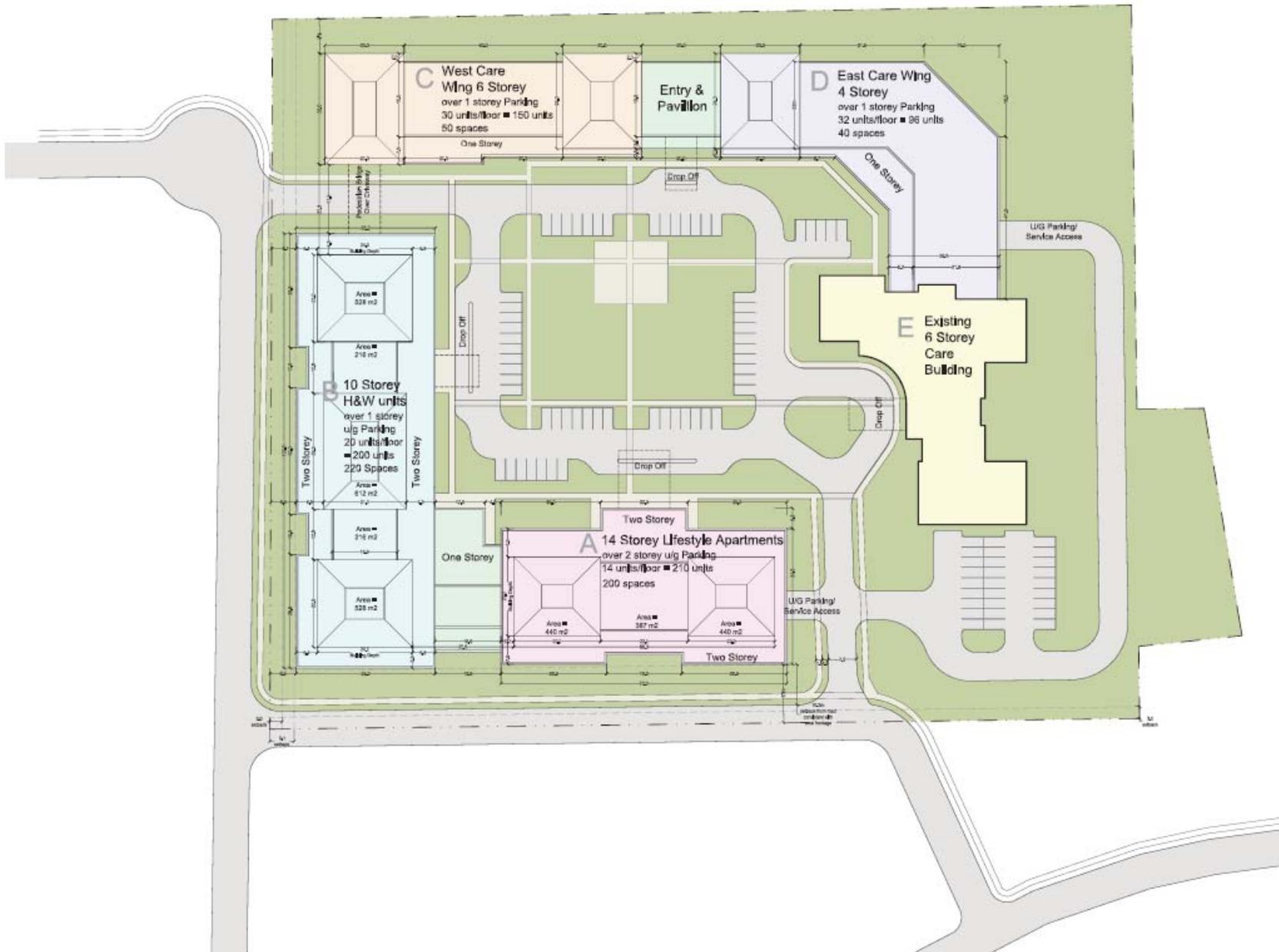
- Urban Settlement (Regional Plan)
- Institutional – University Designation (Halifax MPS)
- Park and Institutional Zone
- R-1 (Single Family Dwelling) Zone











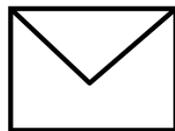


IBI Group

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and a public meeting (May, 2016)
- Feedback from the community generally included the following:
 - impacts to the surrounding neighbourhoods;
 - impacts on the environment;
 - Potential for flooding on neighbourhood properties; and
 - the height of buildings

**Notifications
Mailed**



493

**Meeting
Attendees**



146



Tremont
Park

MSVU

Bedford Hwy.

Shops &
Services

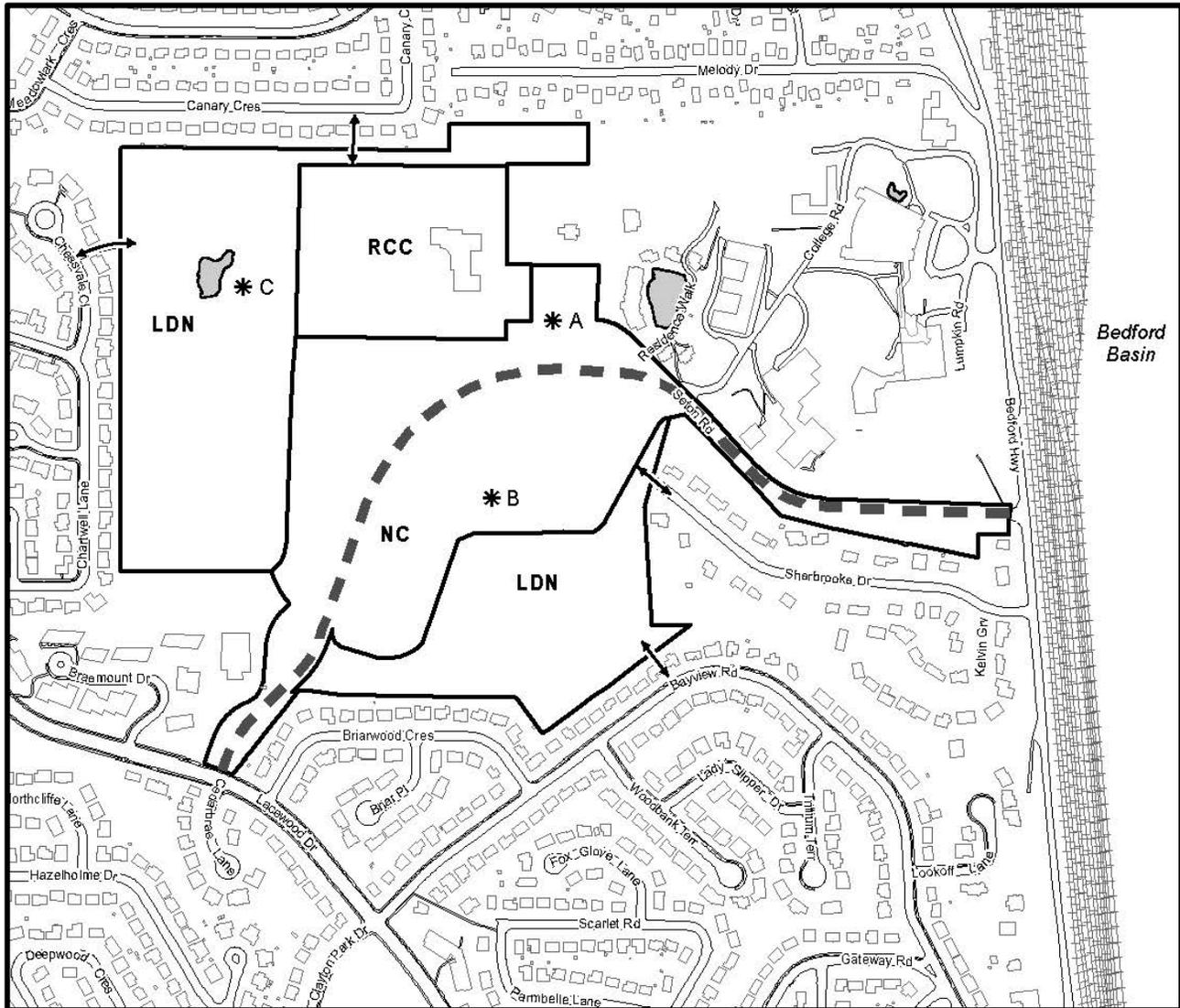
Lacewood Drive

Canada Games
Centre

Proposed Seton Ridge Neighborhood Plan

Halifax Municipal Planning Strategy

- Comprehensive neighbourhood plan
- Priority given to walking, cycling and transit
- Collector road and pedestrian walkways
- Three strategically located public parks
- Low density development on the periphery
- High density mixed-used buildings towards the centre of the site
- Residential care campus development
- Comprehensive development by development agreement that anticipates discharging the agreement and applying zoning



Bedford Highway Secondary Planning Strategy
Map 9Df – Seton Ridge Neighbourhood Plan

HALIFAX

-  Proposed Collector Road
-  Walkways
-  Public Park Location (Approx.)

- Land Uses**
- NC Neighbourhood Centre
 - LDN Low Density Neighbourhood
 - RCC Residential Care Campus

Proposed Development Agreement

47 Acre Property (Southwest Properties)

- Collector road designed to accommodate transit, pedestrians, cyclists and on-street parking
- Local street and walkway grid
- Central public park, portion of park adjacent to MSVU
- Privately maintained pedestrian plazas
- Pedestrian-oriented building designs
- 16-6 storey buildings, with taller buildings clustered in the centre of the site
- Only single and two unit dwellings next to existing low density neighbourhoods
- Ability to discharge the agreement and apply zoning
- Non-substance amendments (no public hearing) include changes to local road, walkways, private pedestrian plazas and minor changes to the heights framework

Collector Road

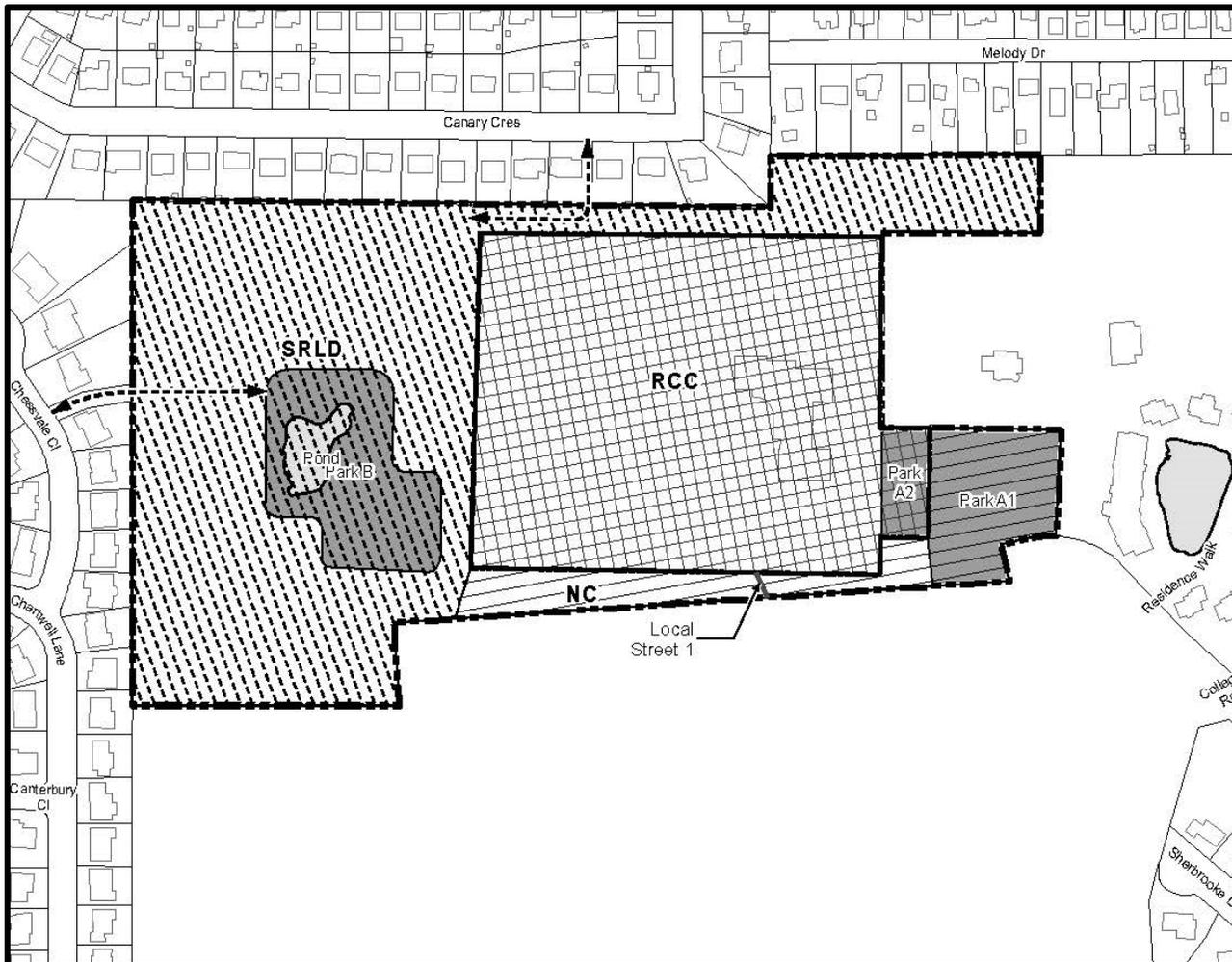
- Existing grades of private driveway exceed 12%
- Municipal Design Guidelines (Red Book) allow grades of up to 8%
- Heated concrete paving system as creative solution to grade challenges
- Curvy AT pathway alongside roadway
- Developer required to cover all costs and warranty the heating system for 7 years
- Developer to secure the rights and use of excess heat from MSVU in perpetuity



Proposed Development Agreement

26 Acre Property (Shannex)

- 10 acre residential care campus
- remaining 16-acre portion consistent with land use controls for the 47 acre property
- pedestrian-oriented building designs
- 14 – 6 storey buildings, within taller buildings clustered towards the centre of the site
- two proposed public parks;
- non-substantive amendments (no public hearing) include changes to walkways, gross floor areas requirements, minor changes to the heights framework and changes to the agreement needed to consider additional development prior to the development of local roads.



Schedule D2 - Site Plan

HALIFAX

-  Subject Lands
-  Lands Subject to Schedule D3 – Residential Care Campus (RCC)
-  Lands Subject to Schedule D4 – Seton Ridge Low Density (SRLD)
-  Lands Subject to Schedule D5 – Neighbourhood Centre (NC)
-  Park (Approximate Location)
-  Walkways

Halifax
Plan Area



The accuracy of any representation on this plan is not guaranteed.

Process

1. Joint Public Hearing for both the Municipal Planning Strategy (MPS) amendments AND development agreements
2. Regional Council approval of the proposed MPS amendments
3. Provincial Review
4. Halifax & West Community Council consideration of the development agreements

Recommendation

That Halifax Regional Council approve the proposed amendments to the Halifax Municipal Planning Strategy (MPS) and Mainland Halifax Land-Use By-law (LUB), as set out in Attachments A and B of the staff report dated June 1, 2018, to allow the development of a mixed-use community on the former Motherhouse lands in Halifax.