

HALIFAX

Public Hearing for Case 20762

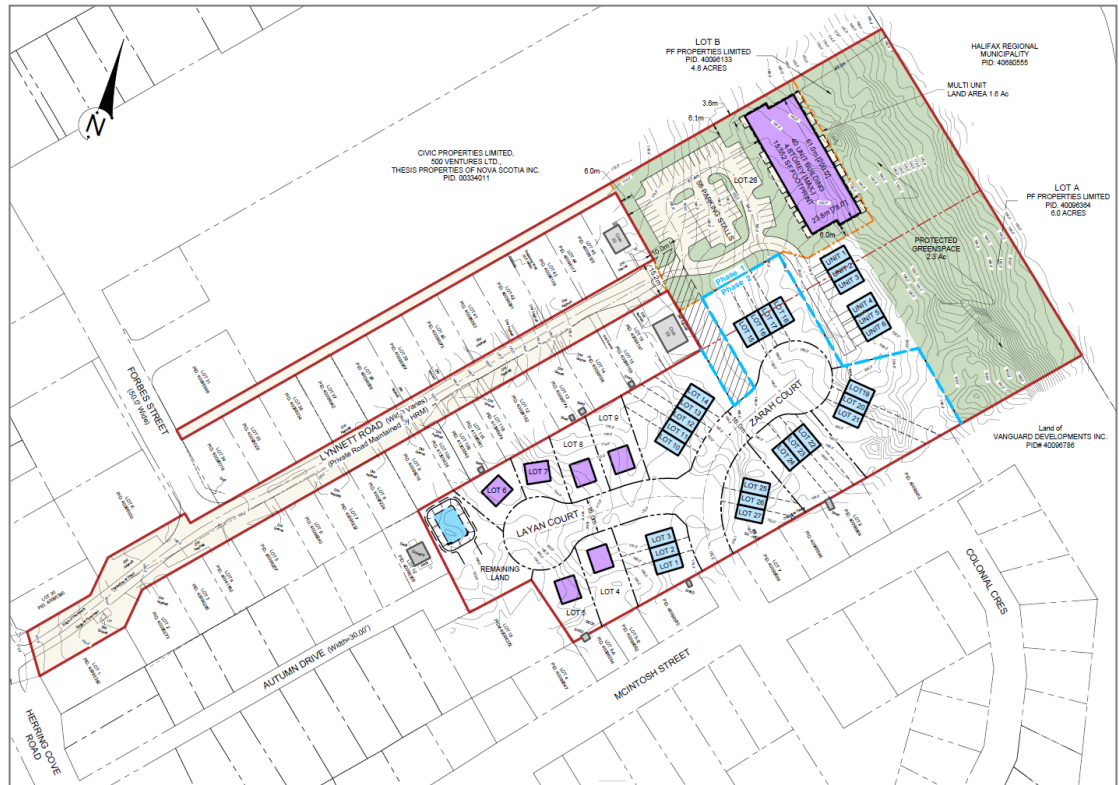
Development Agreement - Lynnett
Road, Halifax

Applicant Proposal

Applicant: WSP
Canada Inc. on behalf
of PF Properties

Location: Lynnett
Road, Halifax

Proposal: Enter into a
Development
Agreement to allow a
multiple unit building,
townhouses, and single
unit dwellings.



Site Context



Subject site seen from the south



Looking south west toward Herring Cove Road

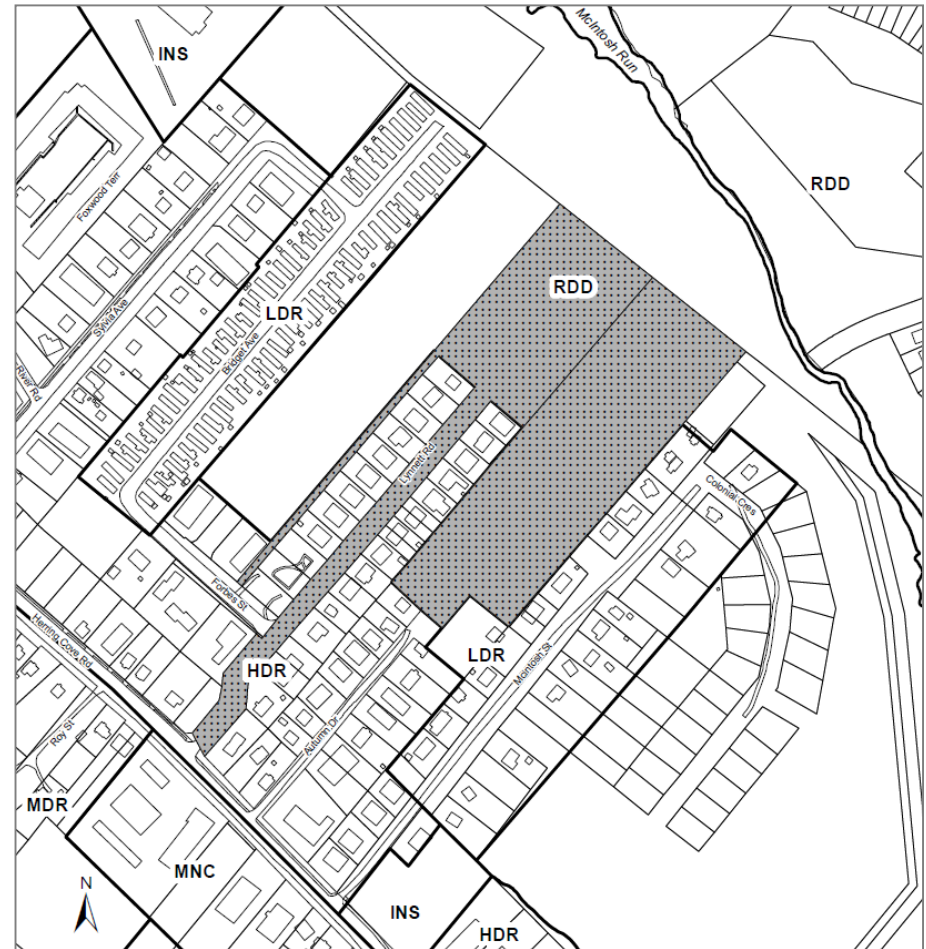


Looking north east toward the subject site

Planning Policy

Halifax Municipal Planning Strategy

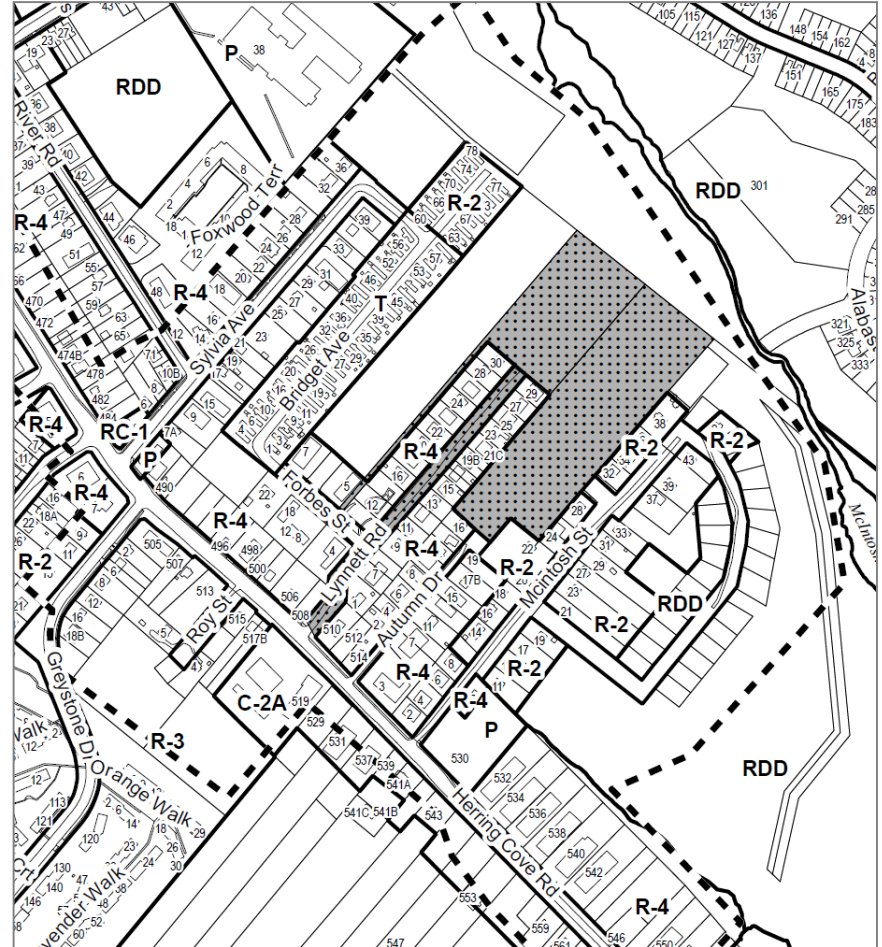
- Designation:
 - Residential Development District (RDD) within Mainland South Secondary Planning Strategy
 - Small portion High Density Residential (HDR)
- Enabling Policy
 - Policy 1.5 and 1.5.1
 - Implementation Policy 4.4



Land Use By-law

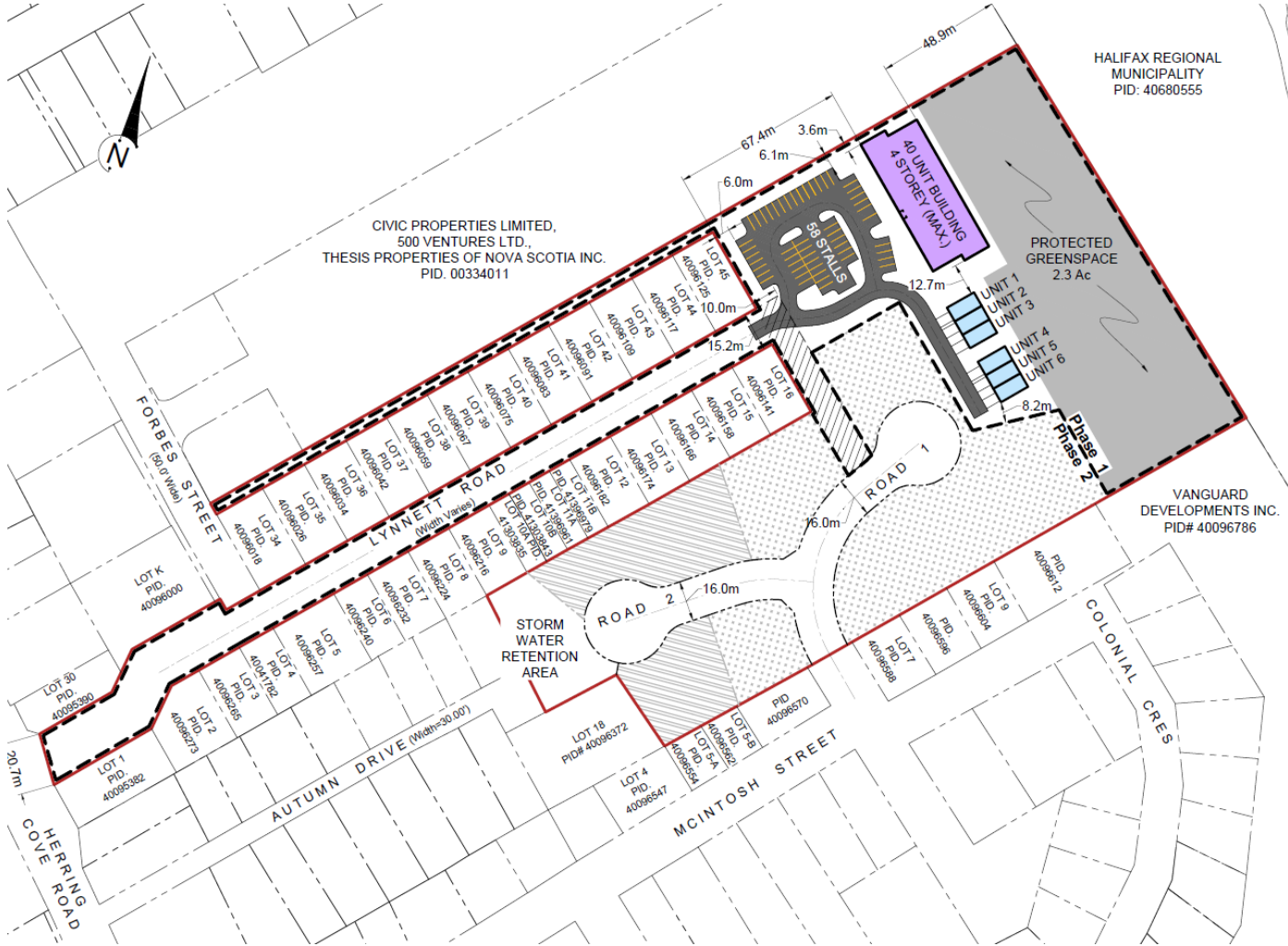
Halifax Mainland LUB

- Zone
 - RDD:
 - Singles and Two Unit Dwellings
 - Development Agreements
 - R-4 (Multiple Dwelling Zone)
 - Singles, Two Unit Dwellings and Townhouses
 - Boarding houses, lodging or rooming houses
 - Apartments



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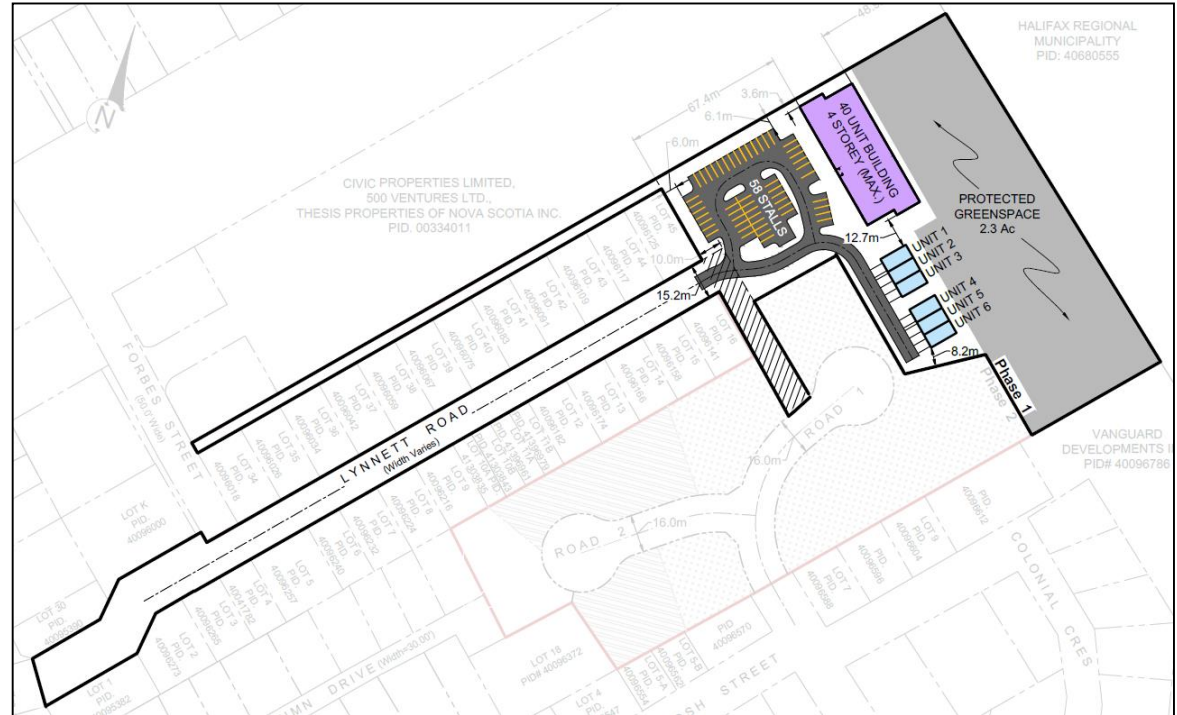
Proposal



Site Plan

Phase 1

- 40 unit apartment building
 - 33% two or more bedrooms
 - 200 square metres of indoor amenity space
- 6 townhouse units
- Protected greenspace
- Landscaping and screening



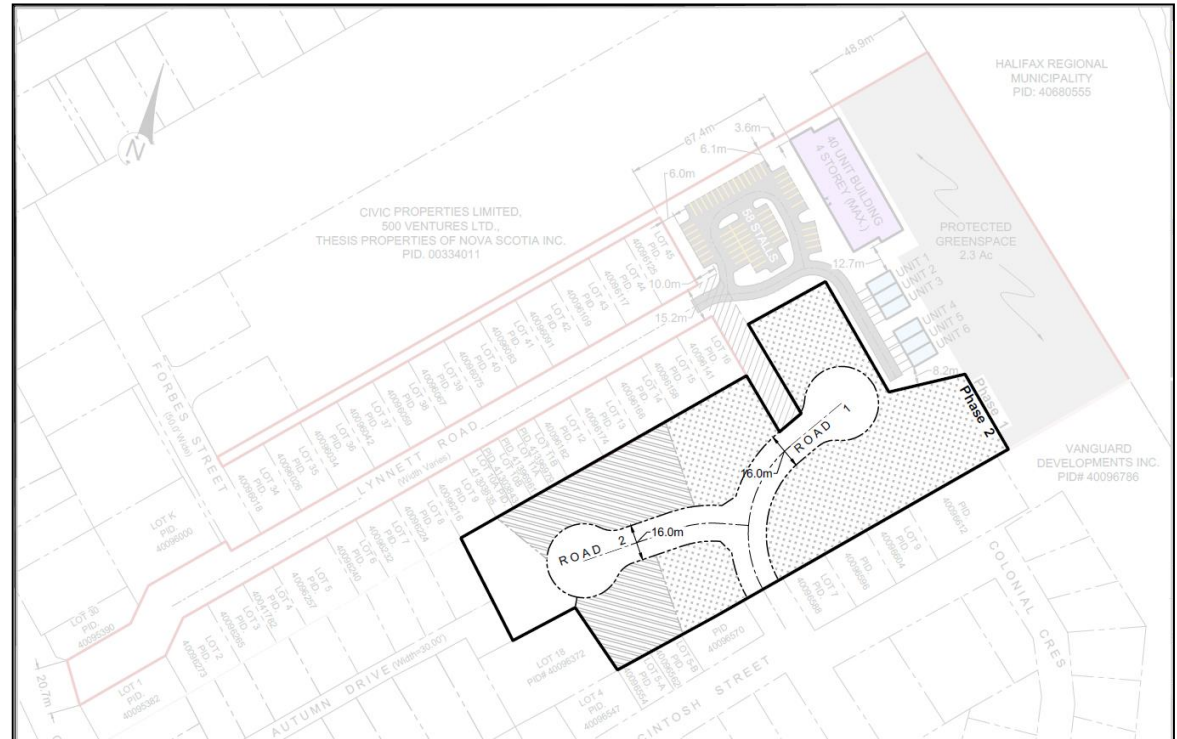
Proposal



South and West Elevations

Phase 2

- Access via 2 public streets off McIntosh Street
- Single unit dwellings as per the R-1 Zone
- Townhouse dwellings as per the R-2T Zone



Policy Consideration

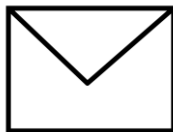
Enabling Policy 1.5 and 1.5.1 requires Council consider the following in rendering their decision on a Development Agreement:

- **Site Development**
 - Density - 22 persons per gross acre
 - 15% of area used for apartment uses
 - Protect character and scale of existing area
- **Landscaping and Open Space**
 - 5% usable landscaped open space
 - Preservation of natural amenities when possible
- **Circulation**
 - Traffic along local streets minimized
- **General**
 - 3 acres minimum site size
 - Adequate services

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and a public open house held on October 25, 2017.
- Feedback from the community generally included the following:
 - concerns regarding the upgrading of McIntosh Street;
 - impacts of increased traffic on Lynnett Road; and
 - construction impacts and mitigation.

**Notifications
Mailed**



1033

**Meeting
Attendees**



18

**Letters/Emails
Received**



1

Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution.

As proposed, Non-Substantive Amendments within this agreement include the following:

- changes to landscaping requirements
- changes to the exterior appearance of the multiple unit dwelling
- changes to the dwelling unit type permitted within Phase 2
- changes to the parking and sign requirements
- the granting of an extension to the date of commencement of development
- the length of time for the completion of the development.

Staff Recommendation

Staff recommend that Community Council:

1. Approve the proposed development agreement as set out in Attachment A of the staff report dated May 11, 2018.

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Thank You