

HALIFAX

Public Hearing Case #20936

MPS Amendment & Development
Agreement Amendments

Cowie Hill Road & N.W. Arm Drive,
Halifax

October 2, 2018

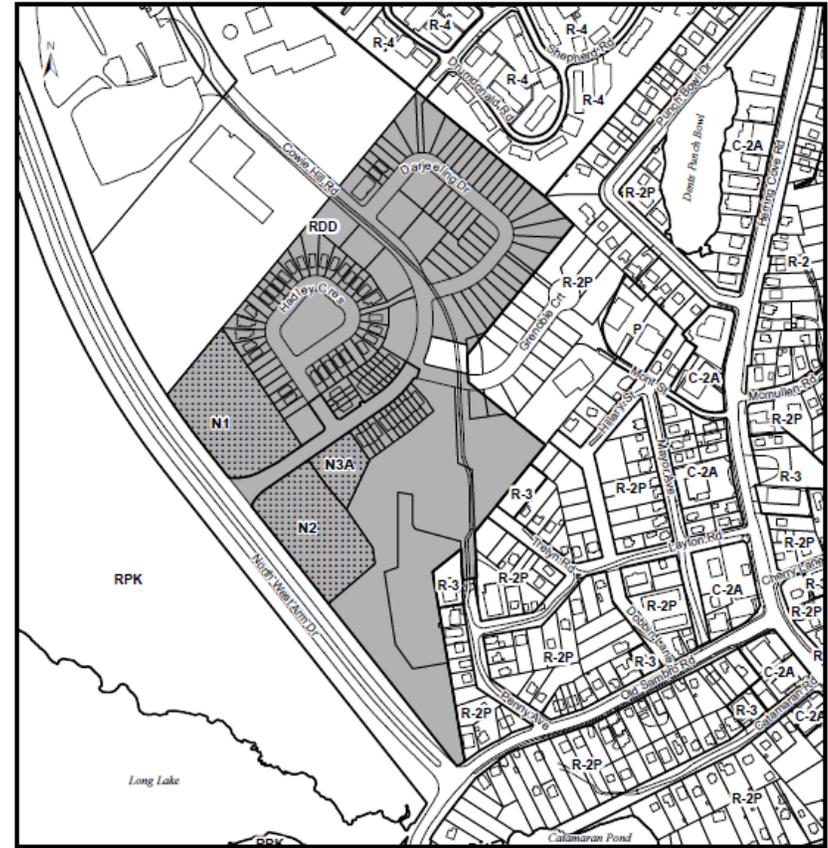
Applicant Proposal

Applicant: Polycorp LLV Inc. and RV Atlantic Holdings Ltd.

Location: Cowie Hill Rd. & N.W. Arm Drive, Halifax (“Long Lake Village”)

Proposal: MPS/LUB and DA amendments to allow:

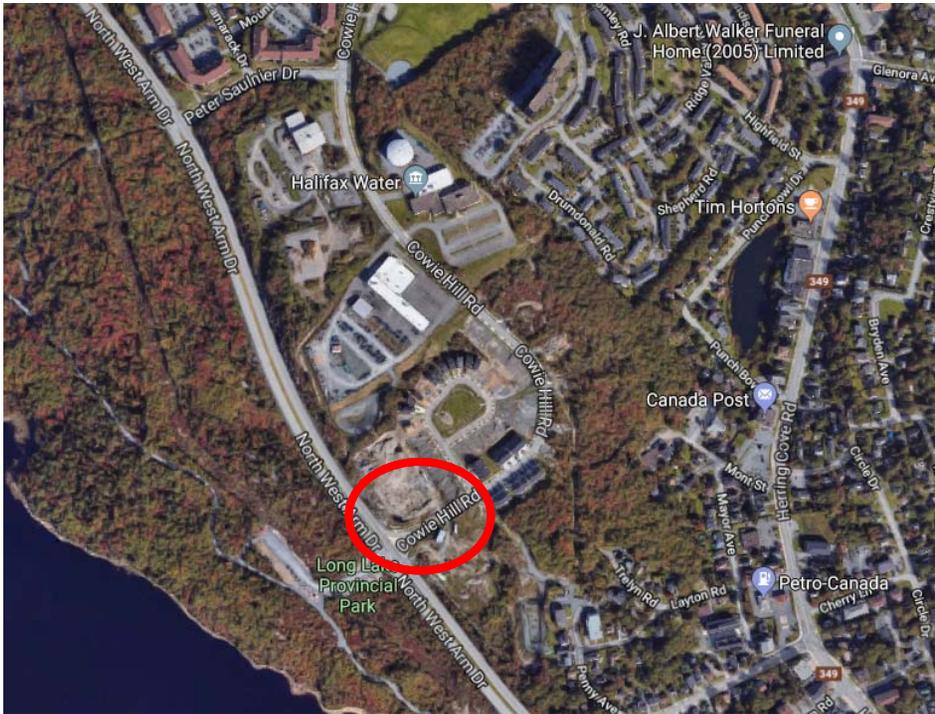
- a mixed-use building on Parcel N-3A, and
- changes to the multi-unit residential sites on Parcels N1 and N2



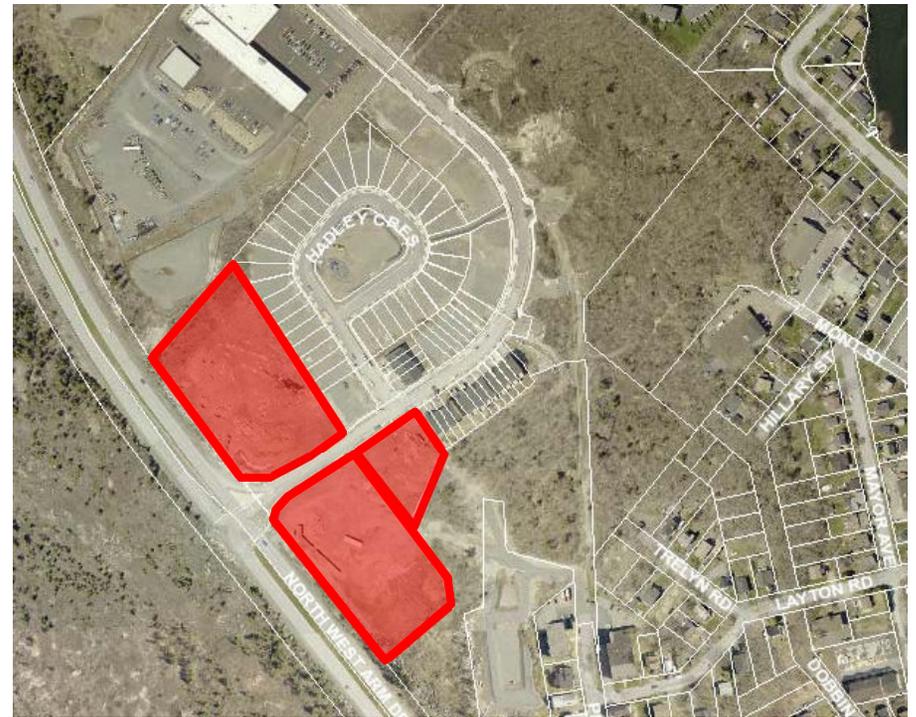
Long Lake Village

Site Context

Long Lake Village, Halifax



General Site location



Site Boundaries in Red

Site Context



General location of lots N1, N2 & N3A, seen from the southwest.

Site Context



Existing Townhouses on Cowie Hill Road and Hadley Crescent



Existing Single Unit Dwellings on Hadley Crescent

Site Context



Lot N1

- Under
Construction



Site Context



Lot N2

- Currently vacant;
- Sales office/ construction trailer



Site Context



Lot N3A
- Vacant

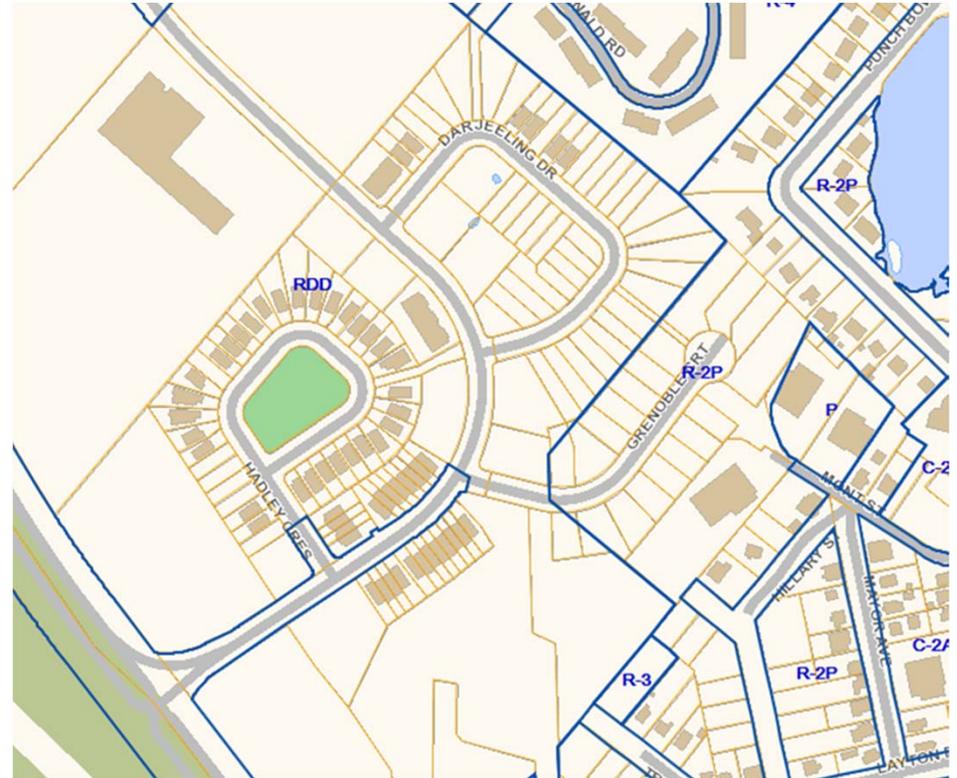
Abutting
Townhouses



Planning Policy

Halifax Municipal Planning Strategy

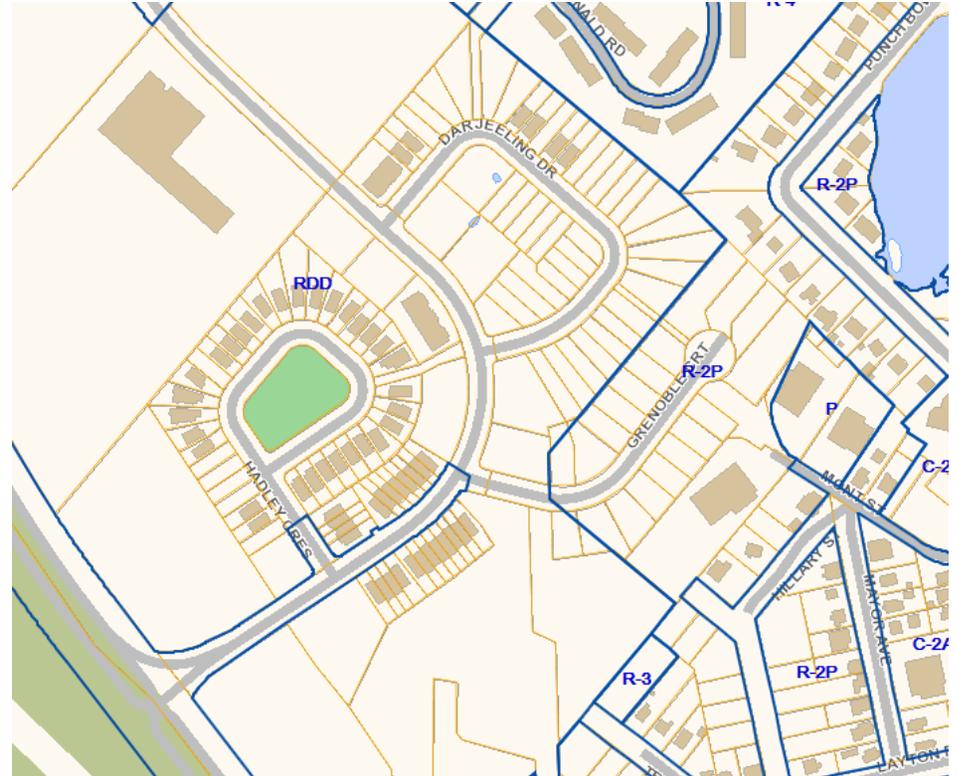
- Mainland South SPS:
 - Residential Development District designation;
 - Enables mixed-use:
 - Single & duplex dwellings
 - Townhouses
 - Apartments/ condos
 - Commercial (local, minor)
 - Recreation/ open space



Land Use By-law

Halifax Peninsula LUB

- RDD Zone, Mainland South area;
- Uses permitted:
 - Single dwellings, duplexes & semi-detached dwellings as-of-right;
 - Other uses (commercial, apartments, etc.) by development agreement.



Proposed MPS & LUB Amendments

- Proposed amendments to the Municipal Planning Strategy & Land Use By-law (Attachments A & B) are:
 - To increase the total land area devoted to multi-unit development from 15% to 17.5% of site (to allow for apartments/ condos on Lot N3A);
 - To allow for one unit type on Lot N3A (large “bachelor” unit type), as currently allowed on lots N1 & N2.

Proposal (Lot N3A)



Proposed Development

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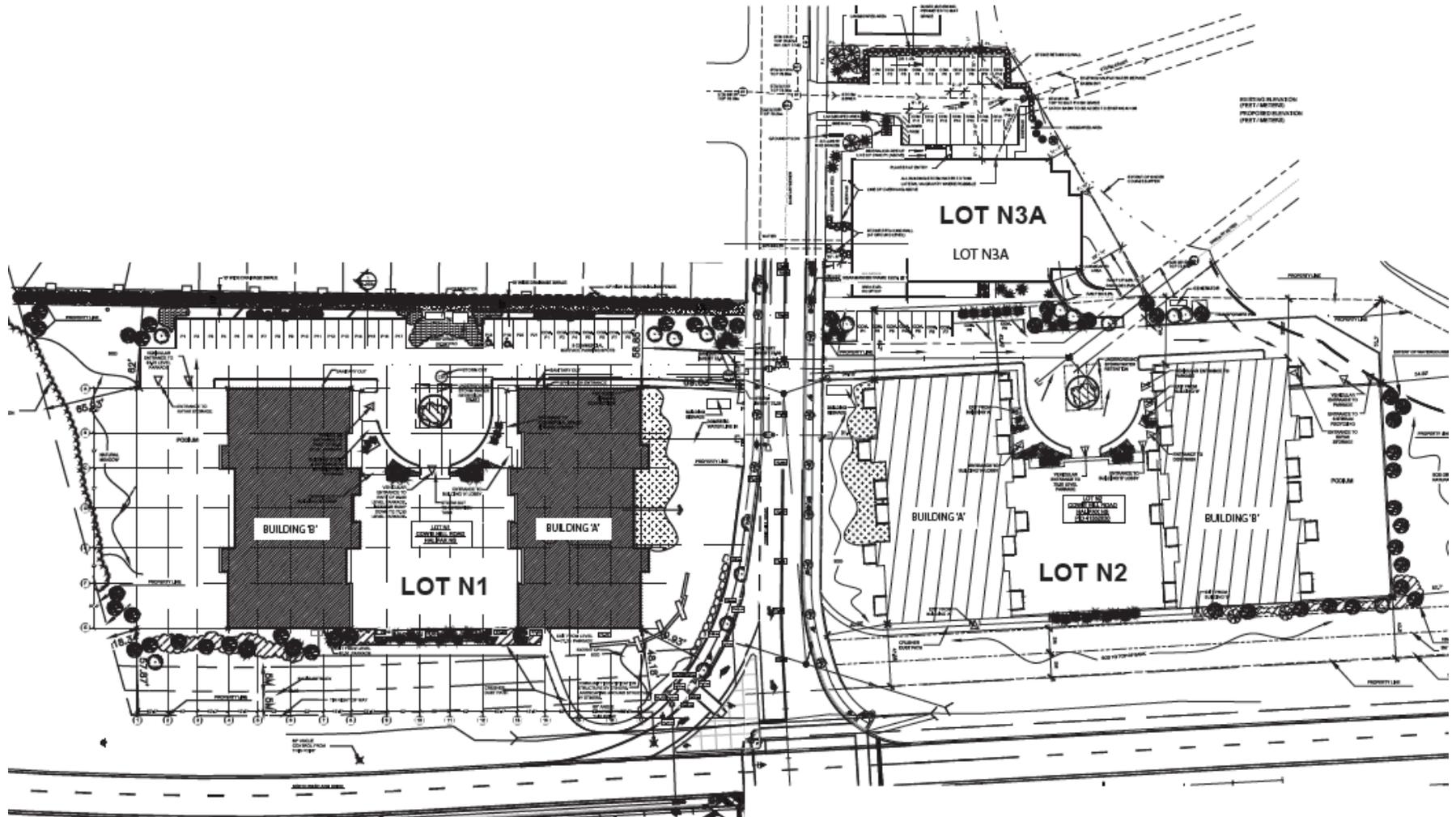
Proposal (Lot N3A)



Proposed Development

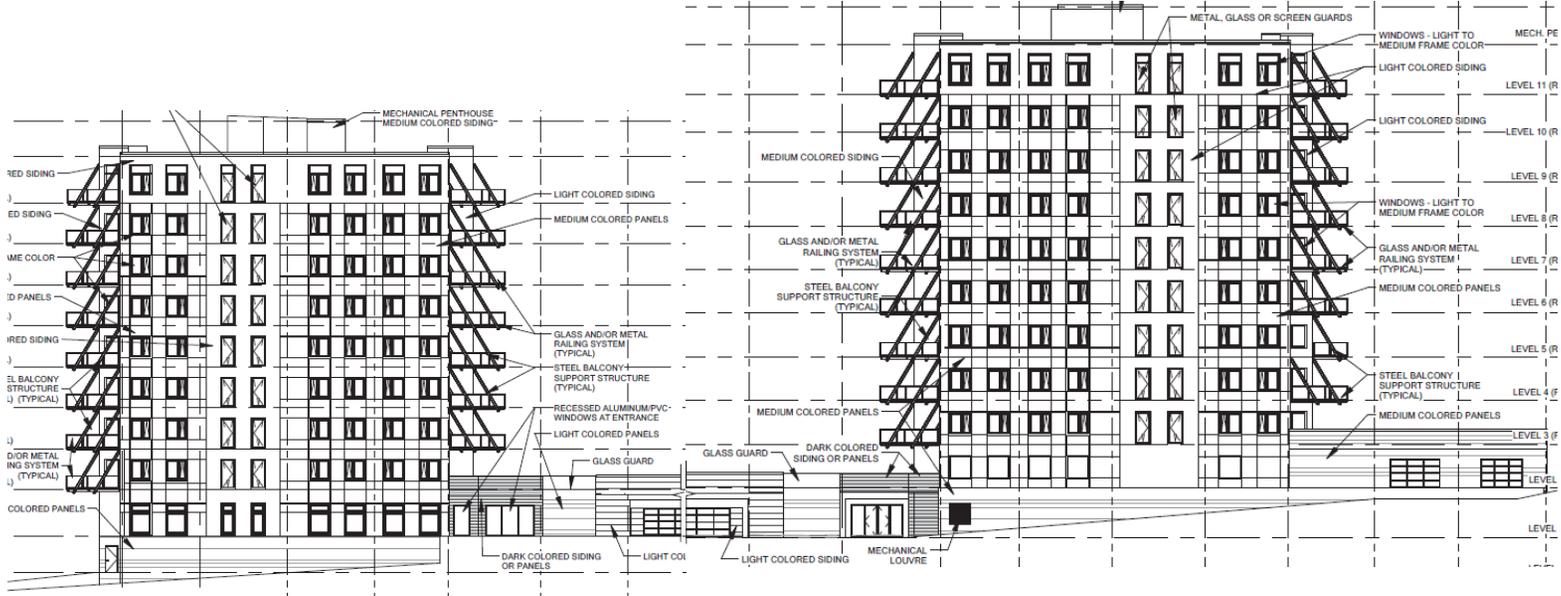
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Proposal (Lots N1,N2,N3A)



Proposed Development

Proposal (Lot N1)



Proposed Development (view from internal parking lot)

Public Engagement Feedback

- Level of engagement completed was **consultation** achieved through **a public information meeting**, website info, letters mailed to residents and on-site signs.
- Feedback from the community generally included the following:
 - Concern with & clarification of building height & population density on lots N1 & N2;
 - Concern with changes to lot N3A, resulting in 5/6 storey mixed-use building, impacts on neighbourhood;
 - Impact of blasting, construction noise & debris.

Proposed Policy Rationale

- Increase in Land Area for Apartments (condos):
 - Affects lot N3A only;
 - Minor increase (from 15% to 17.5% of total land area);
 - Building setbacks and screening (lot N3A) should prevent land use conflicts with neighbouring townhouses;
- Single apartment unit-type (bachelor units):
 - Affects lot N3A only, already permitted on lots N1 & N2;
 - No increase in density – units would otherwise be allocated to N1 and N2;
 - Proposed mix of apartment unit sizes & overall mix of unit types (incl. townhouses and single-unit) is reasonable;
 - Changes in demand for small unit types (since MSSPS was adopted in 1987)

Key Issues of Amending Agreement

(HWCC report dated July 20/18)

- Lot N3A: Compatibility of mixed-use building:
 - Location & Height: Minimum setback of 60 feet from nearest property line (abutting townhouses); building is not to exceed 6 storeys;
 - Screening: Fencing & trees along the NE property line;
- All Lots (N1, N2, N3A) re: Land Use Compatibility:
 - ground-floor commercial uses are limited to neighbourhood and “minor” type commercial uses;
 - Building heights not to exceed 12 storeys, with minor exception on lot N2;

Key Issues of Amending Agreement

(HWCC report dated July 20/18)

- All Lots (N1, N2, N3A) re: Land Use Compatibility:
 - No impacts as a result of parking space changes;
 - Shadowing: Minimal/ reasonable amount of shadowing on abutting townhouses (compared to commercial building);
- Traffic and Servicing:
 - TIS addendum deemed acceptable by HRM and NSTIR;
 - Halifax Water to require capacity analysis at permit stage;
- Additional Amendment – Supplementary Report:
 - “Housekeeping”-type amendment related to subdivision of lots on Grenoble Court.

Process if Council were to Approve the Amendments

1. Joint Public Hearing for both the Municipal Planning Strategy amendments AND the Development Agreement;
2. Regional Council approve the proposed amendments to the MPS and LUB;
3. Province of Nova Scotia review and approval of the amendments;
4. Community Council consideration and approval of the Development Agreement (Attachment A of Supplementary Report dated July 20, 2018)

Staff Recommendation

Staff recommend that Regional Council:

1. Approve the proposed amendments to the Halifax MPS and LUB as set out in Attachments A & B of the staff report dated June 15, 2018

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Thank You