

**HALIFAX**

# **Public Hearing for Case 19532**

Part 2: Stage I Development Agreement

Mainland Commons Area

Washmill Lake Dr. and Regency Park Dr., Halifax

Halifax and West Community Council

November 14, 2018

# Applicant Proposal

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**Applicant:** WMFares Architects, on behalf of Septra Incorporated (*owner of Parcels 1 & 2*) and Halifax Water (*owner of Parcel 3*)

**Location:** Three parcels adjacent to the Mainland Commons area, along Washmill Lake Drive and Regency Park Drive

**Proposal:** A development agreement to permit:

- Mixture of uses: residential, commercial, community, and open space uses
- 9 development phases
- 60 Townhouse units
- 11 multi-unit buildings (1,156 units)
- 1.82Ha (4.50 Acres) dedicated Parkland
- 1,365 sqm (14,700 sqft) amenity spaces & playgrounds

# Planning Process

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## Part 1:

a) Discharge existing Stage I and Stage II development agreements applied to Parcels 2 and 3

Jan 23, 2018  
Approved

b) Rezone a portion of the site located to the east and identified as Parcel 2 from I-2 (Radio Transmitter) Zone to Schedule 'K'

Public Hearing 1  
Feb 20, 2018  
Approved

## Part 2:

**c) Stage I development agreement for a comprehensive development district development (Schedule 'K')**

**Public Hearing 2  
Nov 14, 2018**

d) Stage II development agreements (phase-by-phase basis)

Resolution  
TBD



# Site Context

## Mainland Commons Area, Halifax





MAINLAND COMMON DEVELOPMENT  
 HALIFAX, NS

SITE PLAN

Project No.: P2011.26  
 Scale: NTS  
 Date: 30 Apr 2018



WM FARES  
 ARCHITECTS

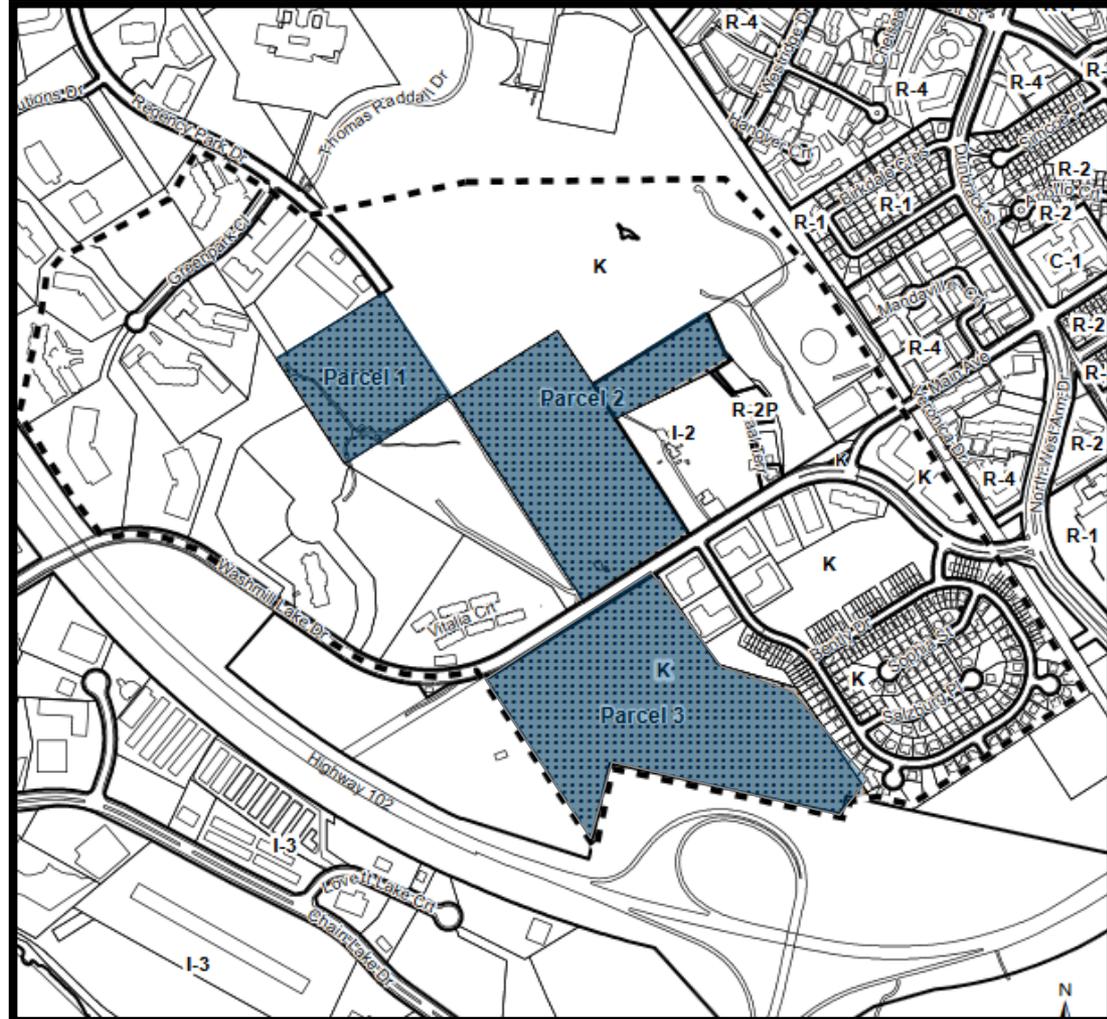
SDP

# Land Use By-law

## Halifax Mainland

**Land Uses:** Mixed-use development (residential, commercial, institutional and parks)

**Zoning:** Schedule 'K' Zone

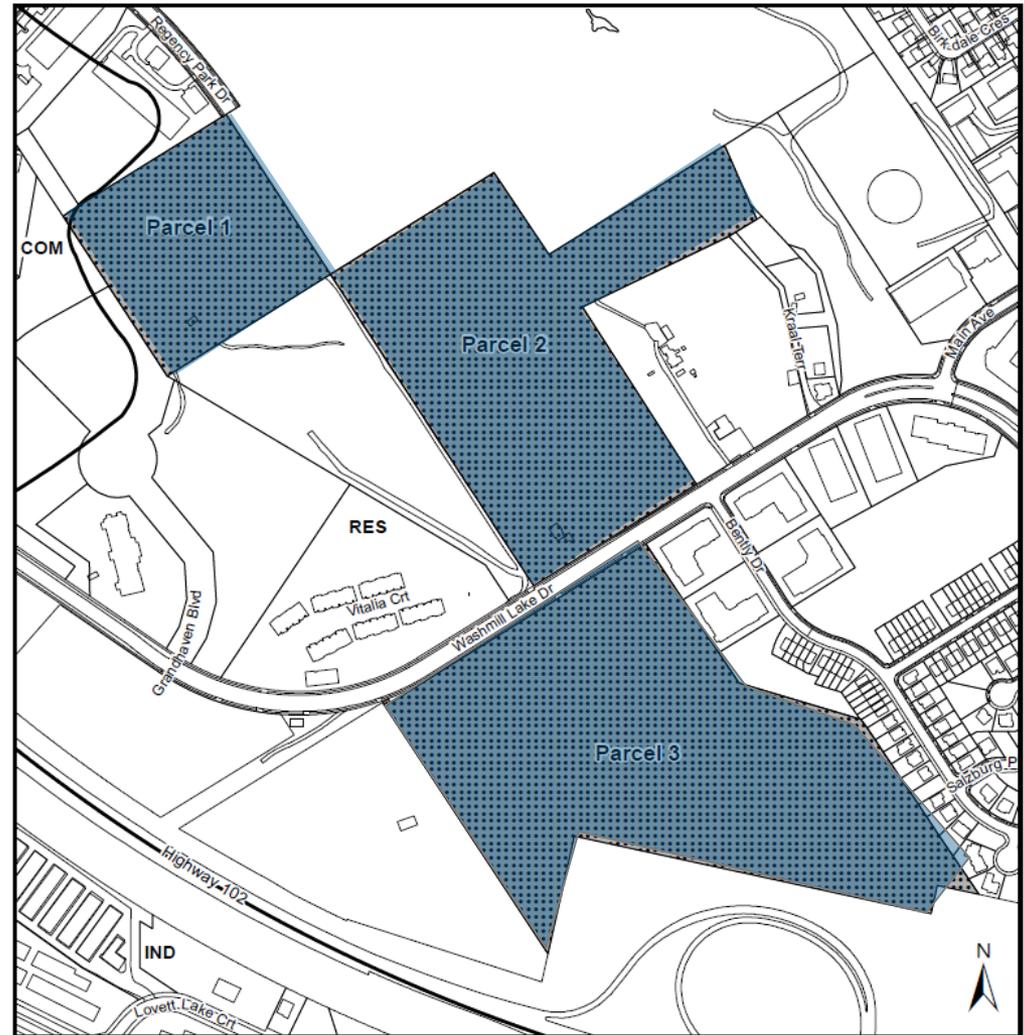


# Planning Policy

## Halifax Municipal Planning Strategy (MPS)

**Land Uses:** Residential & Commercial

**Designation:** Residential Environments



# Planning Policy

## Halifax Municipal Planning Strategy (MPS)

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### City Wide Objectives & Policies – Residential Environments

Policy 2.1: Residential development to accommodate future growth in the city and the adequacy of existing and presently budgeted services

Policy 2.2: Maintaining the integrity of existing residential neighbourhoods

Policy 2.4: Encouraging the retention of the existing residential character of predominantly stable neighbourhoods

Policy 2.4.1: Maintaining the stability of preserving the scale of the neighbourhoods

# Planning Policy

## Halifax Municipal Planning Strategy (MPS)

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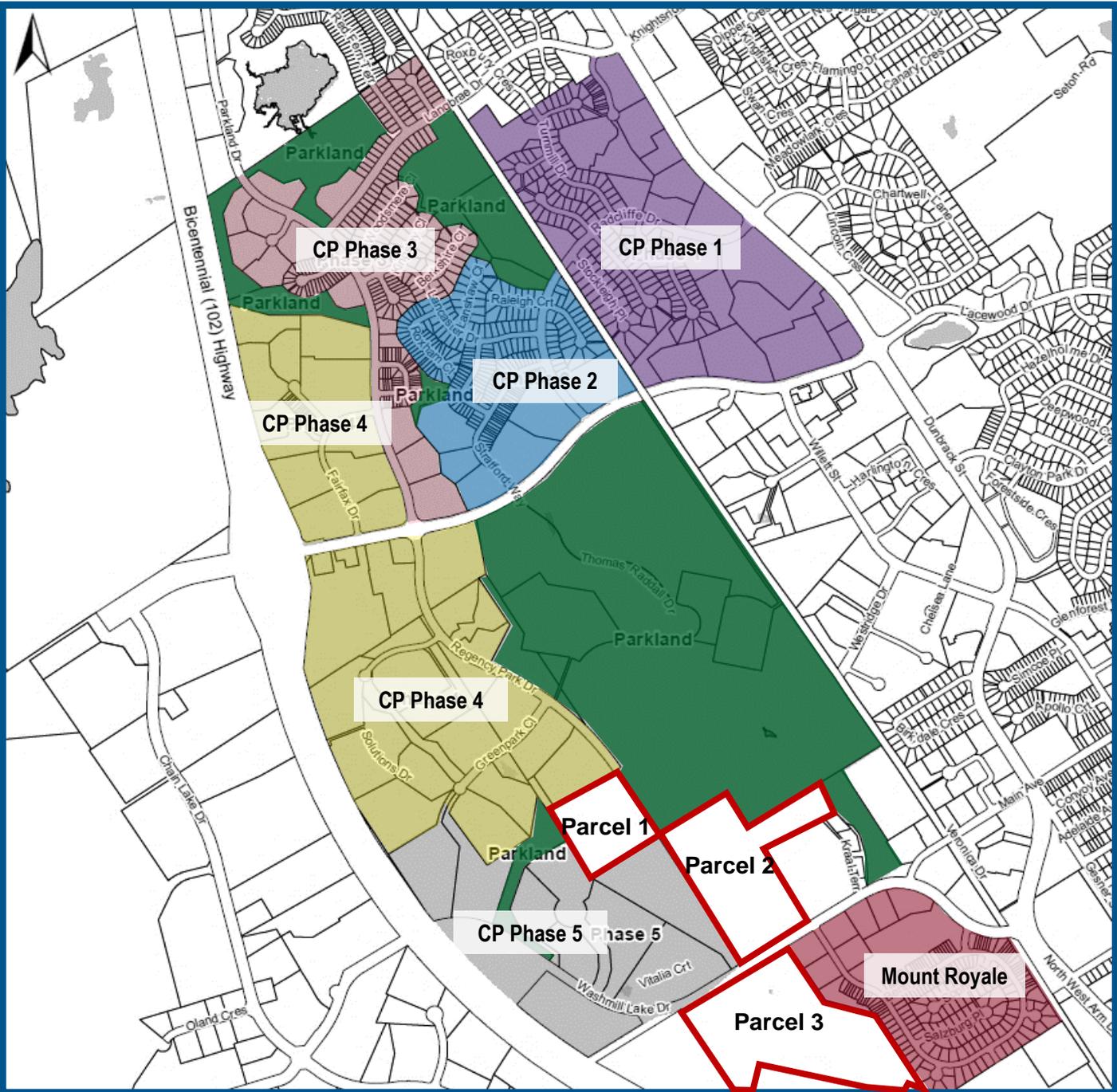
### Implementation Policies – Schedule ‘K’ – Mainland North Area

Policy 3.3: For lands zoned Schedule ‘K’, this policy allows for Council to consider comprehensive development consisting of mixture of uses and housing by Development Agreement (*two Stages*), subject to:

- Primarily residential
- Emphasis on mix of housing types
- Provision for local commercial uses
- Conservation of natural environment

# Schedule 'K' Developments

## Clayton Park & Mount Royale Subdivisions



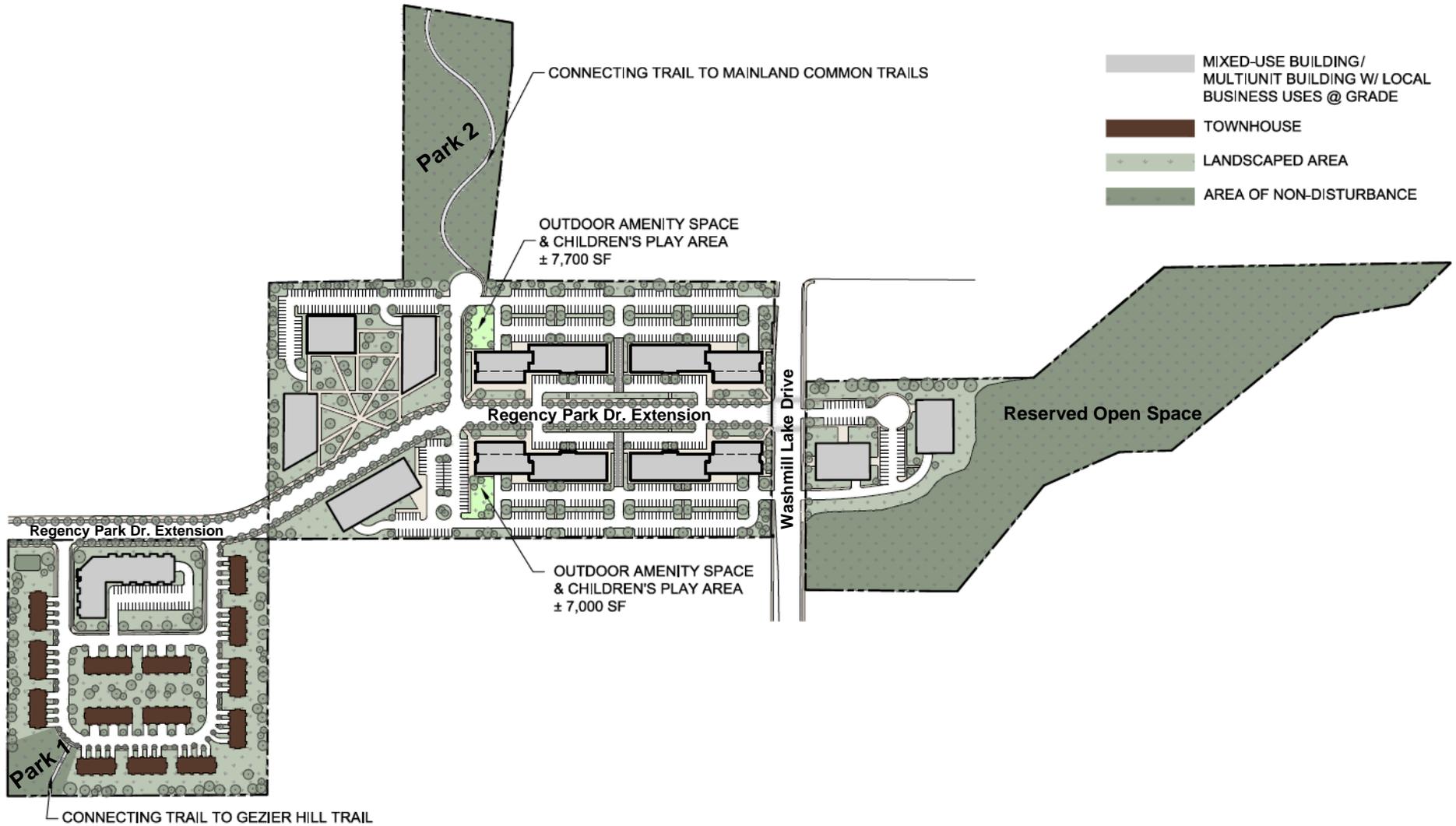
# Applicant Proposal

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The applicant proposes a **9-phase subdivision development** consisting of:

- Residential uses: 60 townhouses and 11 multi-unit buildings  
*(total of 1,216 units)*
- Commercial uses: retail, restaurant, office, personal service and others
- Community Facility, Urban Agriculture and Open Space uses
- Landscaped areas, amenity spaces, playgrounds, and dedicated pedestrian connections buffered from parking areas
- Regency Park Drive extension to connect to Washmill Lake Drive
- Conveyed parkland and trail systems to connect the development to existing trails such as the Geizer Hill Trail

# Master Plan



MAINLAND COMMON DEVELOPMENT  
HALIFAX, NS

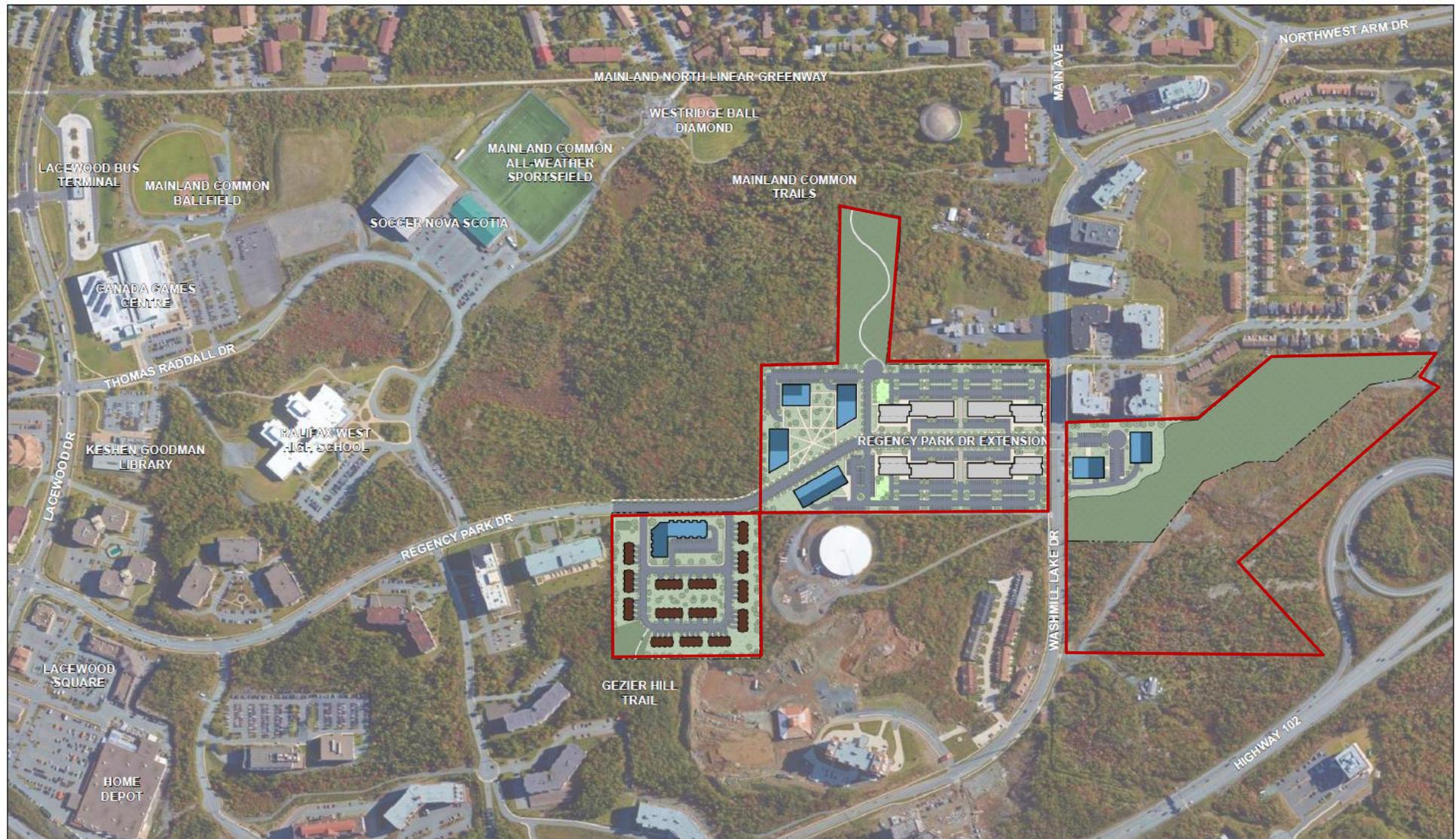
SCHEDULE B  
MASTER SITE PLAN + PARKLAND

Project No.: P2011.26  
Scale: NTS  
Date: 30 Apr 2018



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**A01**



MAINLAND COMMON DEVELOPMENT  
 HALIFAX, NS

SITE PLAN

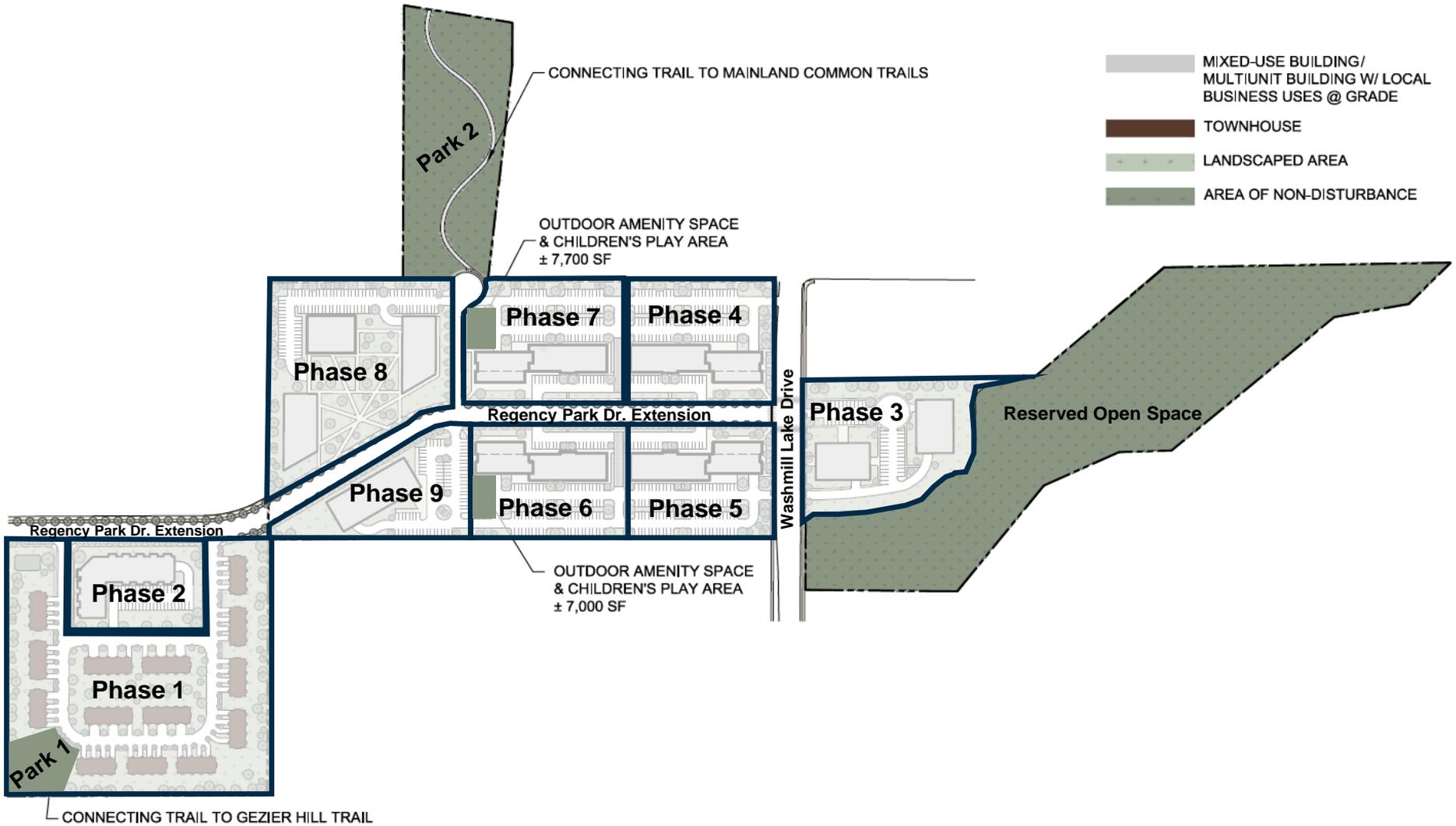
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# Phasing Plan



MAINLAND COMMON DEVELOPMENT  
HALIFAX, NS

SCHEDULE B  
MASTER SITE PLAN + PARKLAND

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# Summary

## Key Aspects of the Proposed Stage I DA

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The proposed Stage I development agreement provides guiding provisions for the proposed phase development under Stage II development agreements.

Those are related to:

### Infrastructure:

- Site preparation, and road and infrastructure development such as constructing the extension of Regency Park Drive and connecting roads
- All primary and secondary services for each phase
- Upgrades to water and sanitary sewer capacity

### Parkland:

- Conveyance of two parcels of parkland to the Municipality:
  - Parkland Parcel 1 – Southwest corner of Phase 1 (1,100 sqm)
  - Parkland Parcel 2 – North of Phases 4, 7 and 8 (15,985 sqm)
- Regulations on the location, size, design, and required width of Public Trails

# Summary *(cont.)*

## Key Aspects of the Proposed Stage I DA

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### Land Uses & Built Form:

- Mixture of land uses: residential, commercial, community facility, urban agriculture, parklands, accessory uses, and home occupation
- Regulations on the size and location of land uses (*per phase*)
- Regulations on the number of buildings (*per phase*)
- Regulations on building heights, massing, and scale (*per phase*)
- Regulations on architectural design for townhouses and buildings (*per phase*)

### Residential & Commercial Uses:

- Maximum number of residential units: 1,216 units (*11 Buildings & 60 Townhouses*)
- Building height range and limits (*per phase*): 5-12 storeys
- Residential units: 40% of residential units per building will consist of two or more bedrooms
- Phasing – 9 non-consecutive development phases (*Stage II DAs*)
- Transfer of a maximum 30 units per phase between phases
- Maximum gross floor area for commercial uses – 14,010 sqm (*150,800 sqft*)
- Locations of commercial uses are limited to buildings fronting on Regency Park

# Non-Substantive Amendments

## Stage I DA

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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.

The following items have been identified as non-substantive to the Stage I:

- Transfer of a maximum 30 units per phase between phases;
- Approval of any Stage II development agreement for respective phase(s);
- Changes to any Stage II development agreement after approval;
- Changes to the locations, size, and layout of parkland area and playgrounds;
- Changes to the proposed phasing;
- Extension to the date of commencement of construction; and
- Changes to the date of completion of development.

# Public Engagement Feedback

- Level of engagement completed was **consultation**, achieved through a **public meeting held on December 3, 2014** and **mail-out notification**.
- The public meeting provided information on the rezoning request (Part 1) and the details of the Stage I development agreement (Part 2)
- Since the public meeting in 2014, there were minor revisions:
  - increasing the total number of residential units in Phases 4, 5, 6 and 7 by 164 units;
  - dedicating 1,365 sqm for outdoor amenity spaces and playgrounds
- Feedback from the community generally included the following:
  - Existing infrastructure and traffic issues, including the connection to Regency Park Drive;
  - Parking;
  - Parklands and trails; and
  - Privacy concerns from the residents of Mount Royale Subdivision.

**Notifications**

**Mailed**



**2404**

**Meeting  
Attendees**



**50**

**Letters/Emails  
Received**



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# Staff Recommendation

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Staff recommend that Halifax and West Community Council **approve** the proposed Stage I Development Agreement, as set out in Attachments A of the staff report dated August 15, 2018.

**HALIFAX**

**Thank You**