

HALIFAX

Recommendation for Case 20594

MPS Amendment request for 1109, 1075
and 1085 Fall River Road for a proposed
Senior Citizens Housing Development

North West Community Council
January 14, 2019

Applicant Proposal

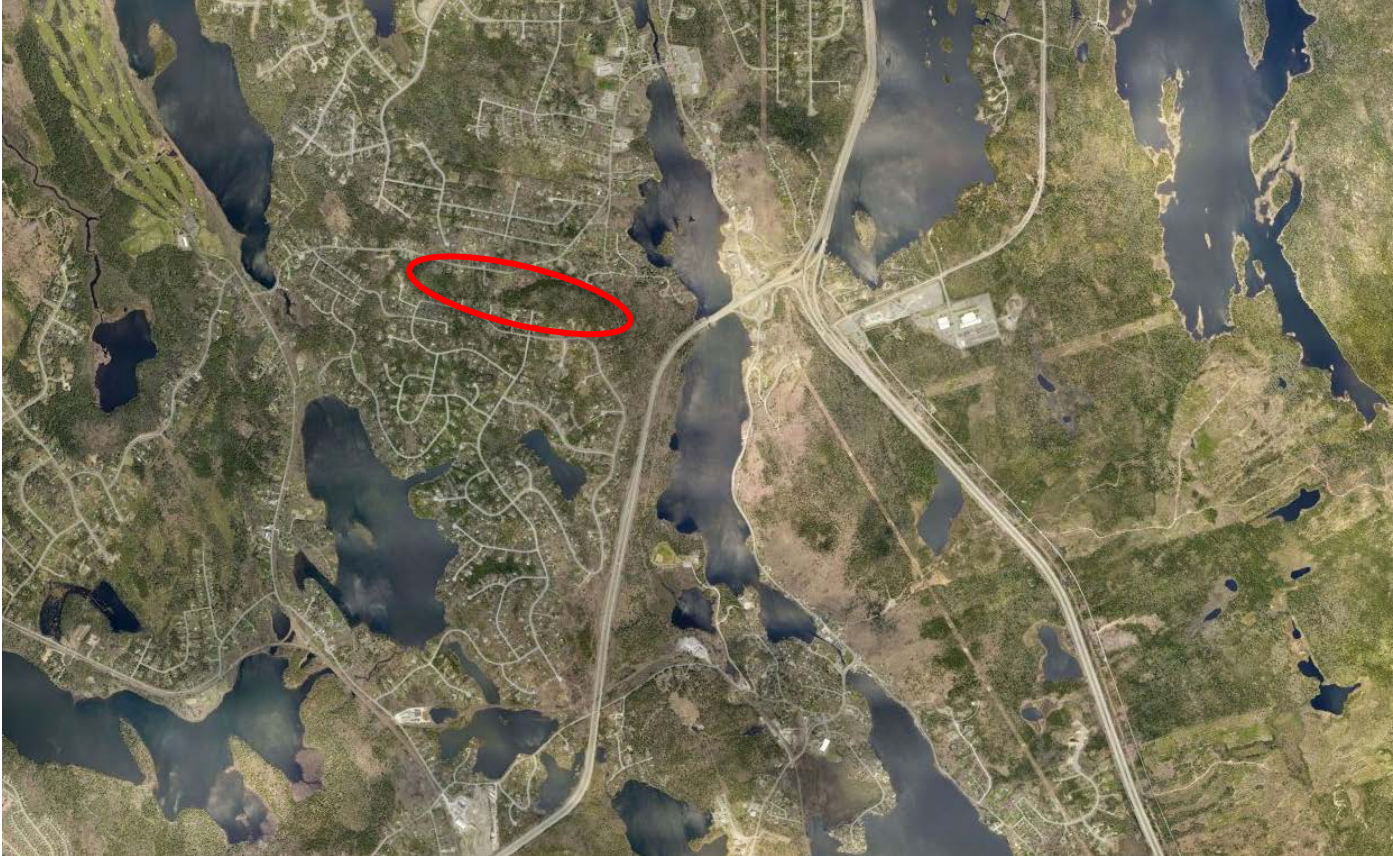
Applicant: GMC Management Limited

Location: 1109, 1075 & 1085 Fall River Road, Fall River – known as Site B

Proposal: Request to amend the River-lakes Secondary Plan under the MPS for PD-14/17 and the LUB to permit the development of five – 4 storey multiple unit dwellings on the former Carr Farm site in Fall River.

Site Context

Site B, Fall River



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Site B, Fall River



Regional Council Motion

- January, 2017
 - Initiate Plan Amendment process for Site B
 - Engage with Fall River/Waverly community on broader topic of seniors housing and return to Council with results of engagement

Planning Policy: Site B

River-lakes Secondary Planning Strategy

- Opportunity Site B (2013)
 - 46 acre site
 - Development Agreement Conditions:
 - Community Form/Architecture
 - a) Mix of multiple, single unit, townhouse dwelling units
 - b) Maximum 4 units per acre;
 - c) Maximum 3 multiple unit buildings
 - d) Maximum 40 units per building;
 - e) Maximum 3 storeys in height.

Transportation Impact

No Impact on Shubenacadie Lakes

Community Engagement

- March 22, 2017
 - Afternoon and Evening Session - Open House
 - Approximately 270 participants
 - Discussion: general topic of alternative housing needs in the community with a specific reference to the proposed development
 - Feedback – Summarized in Staff Report/Attachments D to K based on Public Comment forms and written submissions
- Outcome – need for alternative housing options for seniors in the Fall River/Waverly area

Proposal: March 2017

CIVIC # 1075, 1085 AND 1109 DEVELOPMENT PLANNING STUDY

FORMER LANDS OF THE OLD CARR FARM PROPERTY
PID: 50650100
SITE AREA: +/- 47 ACRES

PLANNING DISTRICTS 14 & 17
MPS SECTION RL11 & RL12

SITE B:
FALL RIVER VILLAGE NORTH
RESIDENTIAL OPPORTUNITY SITE
MULTI-UNIT RESIDENTIAL - MATURE LIFESTYLE

PROPOSED FOUR- 5 STOREY BUILDINGS
- MULTIPLE RESIDENTIAL OF 100 UNITS EACH
- TOTAL OF 400 UNITS (2.63 ACRE BUILDING COVERAGE)
- +/- 26.5% SITE ALTERATION OVER 47 ACRES

OLD CARR FARM TRAILS CONNECTIONS
FROM FALL RIVER ROAD TO PUBLIC WALKWAY

POTENTIAL PARK LAND
+/- 27 ACRES

PROPOSED
PUBLIC
WALKING
TRAIL

- WATER SERVICE FROM
INGRAM DRIVE
- NO VEHICLE ACCESS

FALL RIVER WEST

R-1b

C2

COMMERCIAL

UNDEVELOPED LAND
+/- 8.75 ACRES

R-1b

FALL RIVER ROAD

- ACCESS FROM
FALL RIVER ROAD

- PROPOSED START OF TRAIL
AT OLD CARR FARM HOUSE

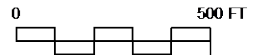
C2

- LIMITED EMERGENCY SERVICES
BETWEEN FALL RIVER CUMMING'S DRIVE
- KEYED GATE

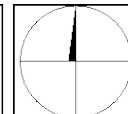
FALL RIVER VILLAGE

1

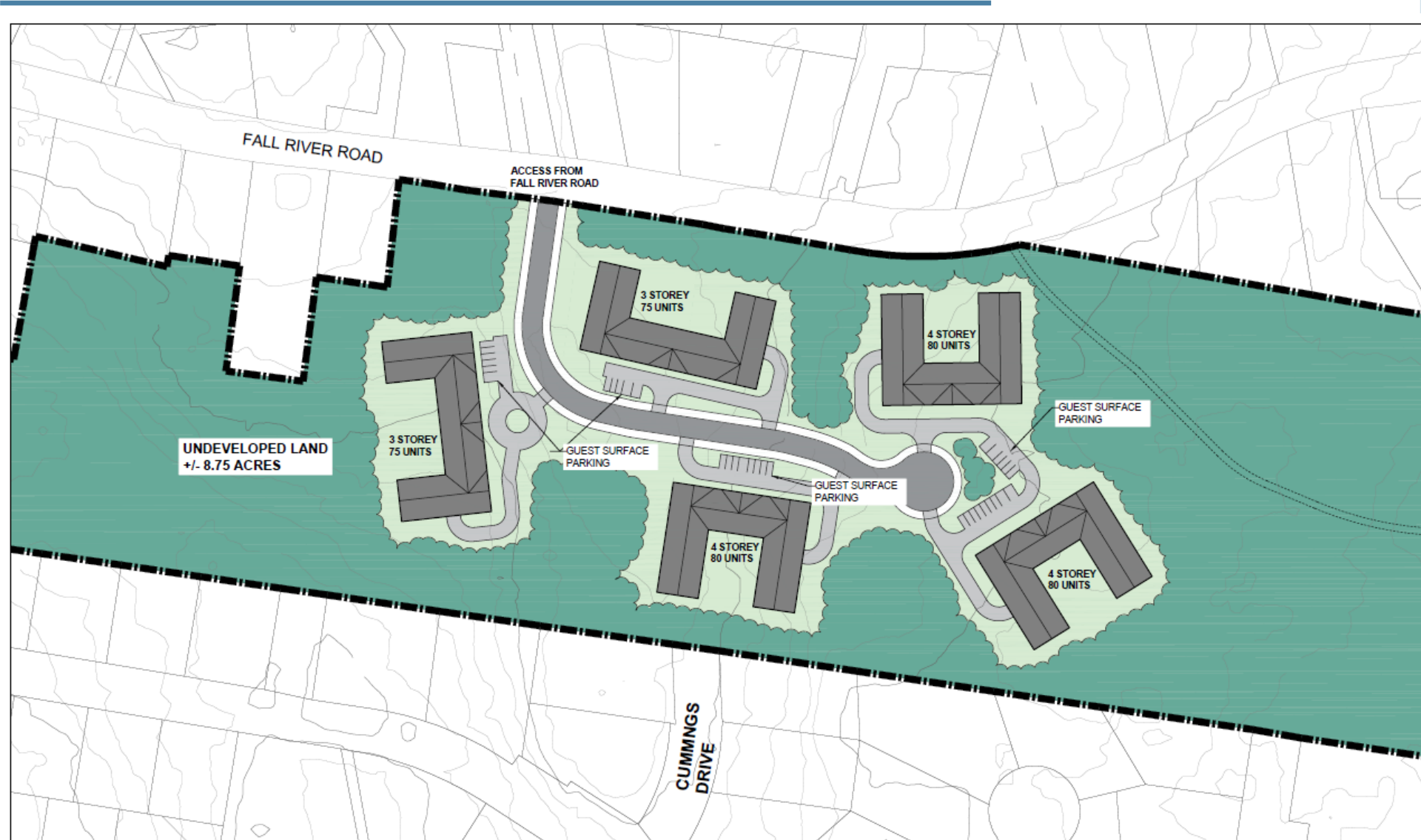
MULTI UNIT DEVELOPMENT OPTION
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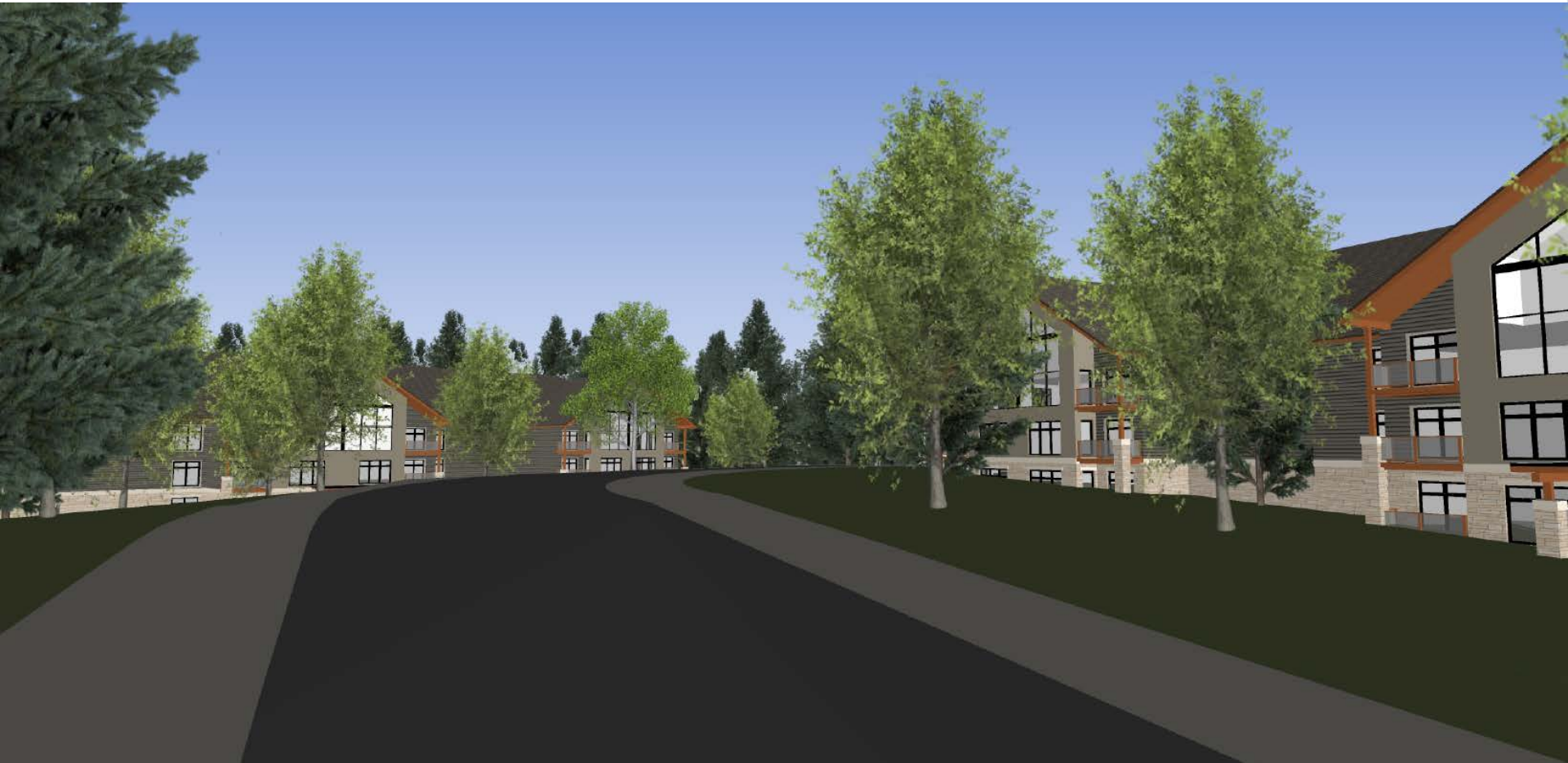
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Proposal – January 2019



Proposal – January 2019



Proposal – January 2019



Proposal – January 2019



Proposal – January 2019



Proposed Policy

Site B, Fall River

Replace Development Agreement provision with a New Zone - specific to Site B

- Community Form/Architecture
 - a) Maximum 5 multiple unit buildings
 - b) Maximum 4 storeys in height
 - c) Area for Development defined
 - d) Maximum Building Footprint
 - e) Architectural as per River-lakes Land Use Bylaw
- Site Plan Approval
- Transportation Impact
- No Impact on Shubenacadie Lakes

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Rationale for Proposed Policy

- Existing Policy is a reasonable option

However, there is a need for alternative housing for aging population in Fall River/Waverly area

- Municipality unable to regulate for age specific housing
- Proposal and Zone Requirements integrates services on site to create a “residential complex inclusive of supporting uses”
- Support Uses such as offices, health and wellness and personal service
- Larger footprint buildings and 5 buildings to reach necessary economies of scale to provide supportive uses

Staff Recommendation

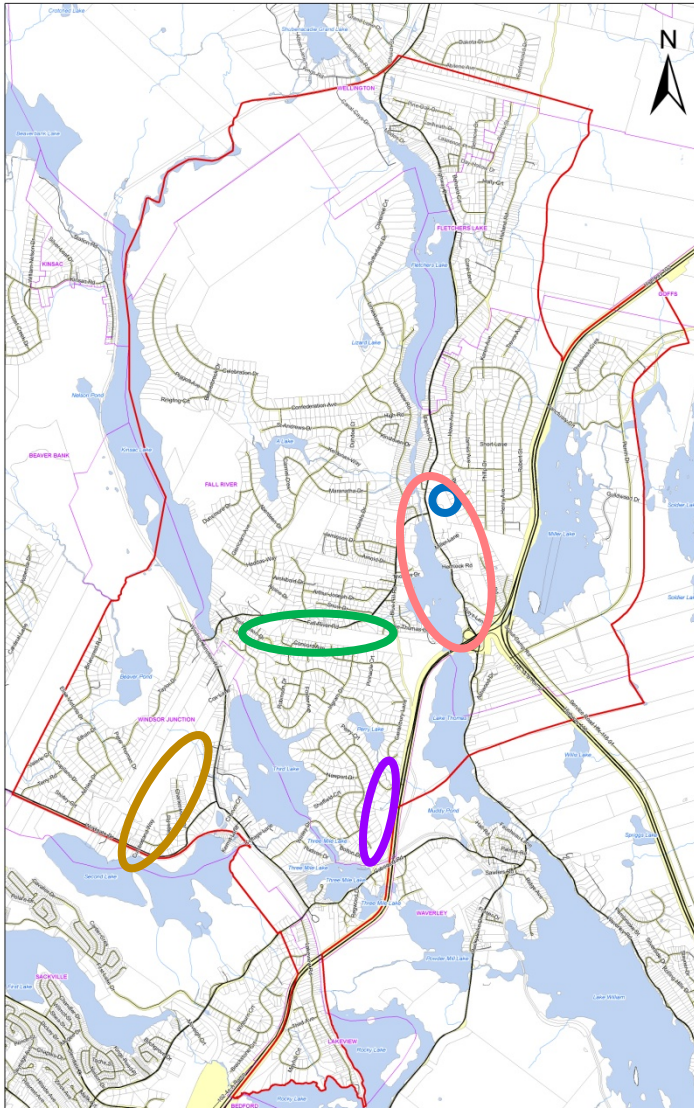
Staff recommend that NWCC recommend that Regional Council:

Approve the proposed amendments to the MPS and LUB for Planning Districts 14 and 17 as set out in Attachments A and B of the staff report dated October 22, 2018

HALIFAX

Thank You

Selected Housing Sites



Village Mainst ● 3 units per acre
● Towns/multis

Site A ● 4-8 units/ acre
● 48 – 96 units
● Towns/multis

Site B ● 4 units per acre
● 188 units
● Towns/mult/single

Site C ● 4 units per acre
● 120 units
● Towns/mult/single

Site D ● 2 unit per acre
● 84 town units

Attachment K - Blank Copy of Petition

Petition Originator: Krista Snow – 30 Holyrood Close, Fall River, NS B2T 1V1 kristasnow10@gmail.com

**LETS PULL TOGETHER AS A COMMUNITY
AND SOLVE OUR SENIORS HOUSING PROBLEM**

Sometimes, people don't feel comfortable speaking in public, but if you think Fall River needs seniors housing, now is the time to say so.

The current planning rules for the Carr Farm property are not appropriate for seniors housing and a more compact higher density plan has been submitted:

- The current rules require that a road be built through the site, connecting Fall River Rd. to Fall River Village. This connector road is not required with the more compact higher density plan, and a full traffic study will be required to guide the new development.
- The 5 storey building heights are needed in order to make the housing as affordable as possible and the care services as efficient as possible.
- These new buildings will be for seniors. The Nova Scotia Law Reform Commission has ruled that seniors-only buildings can be built and that the housing can be marketed to seniors.
- The physicians at Fall River Family Practice support the more compact higher density design plan for the Carr Farm. They want our seniors housing problem solved as soon as possible for the benefit of their 4,000 older patients.

I support the more compact higher density plan for the Carr Farm:

Your Name

Address

Date

Send (or we will send) to:

Maureen Ryan, Halifax Regional Municipality, PO Box 1749, Halifax, NS B3J 3A5
Email: rvanm@halifax.ca Phone: 902-490-4799

Copy to: Councillor Steve Streach, Halifax Regional Municipality, PO Box 1749, Halifax, NS B3J 3A5 Email: streats@halifax.ca Phone: 902-579-6738

Comments? _____



General Area of Development

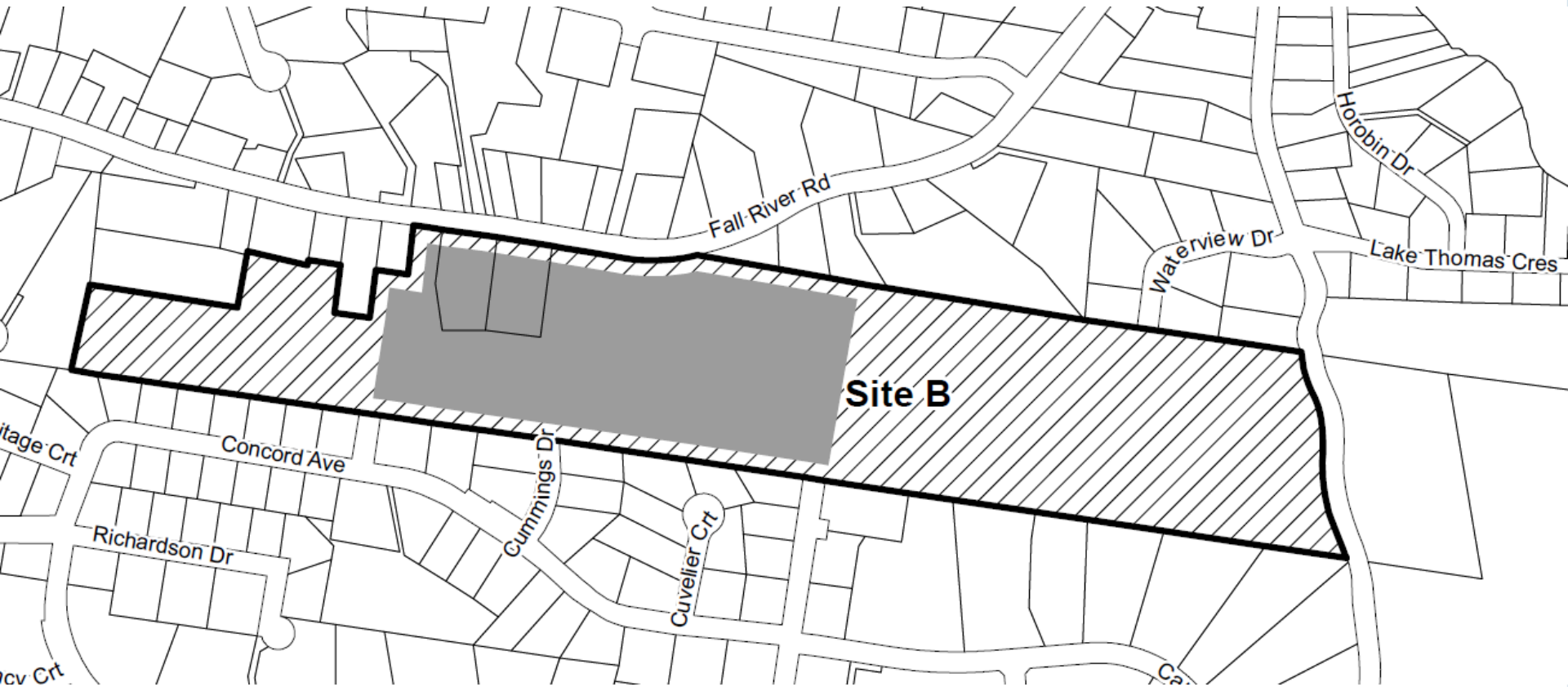


Table 1
River-lakes Residential Opportunity Sites
Alternative Housing Forms at Higher Densities

Site	Location	Form	Density Units/acre	Development Yield per Site
A	Village Centre behind Sobeys where higher density forms are encouraged.	Multiples & Towns	4 (private well) 8 (central water)	48 units 96 units
B	Subject Property	Multiples, Towns & Singles	4	188
C	Fall River Village South – end of Ingram Drive	Multiples, Towns & Singles	4	120
D	Windsor Junction – <u>Charleswood</u> Subdivision	Townhouses	2	84
Total				440 – 488 units