

HALIFAX

Public Hearing Case 20594

MPS and LUB Amendment request for a
proposed development on Opportunity Site B
in Fall River known as the Carr Farm property

Regional Council
March 5, 2019

Proposal

Applicant: GMC Management Limited

Location: 1109, 1075 & 1085 Fall River Road, known as Opportunity Site B (Carr Farm), Fall River

Proposal: Request to amend the site specific policies for Opportunity Site B to allow a residential complex inclusive of supportive uses

Location

Fall River

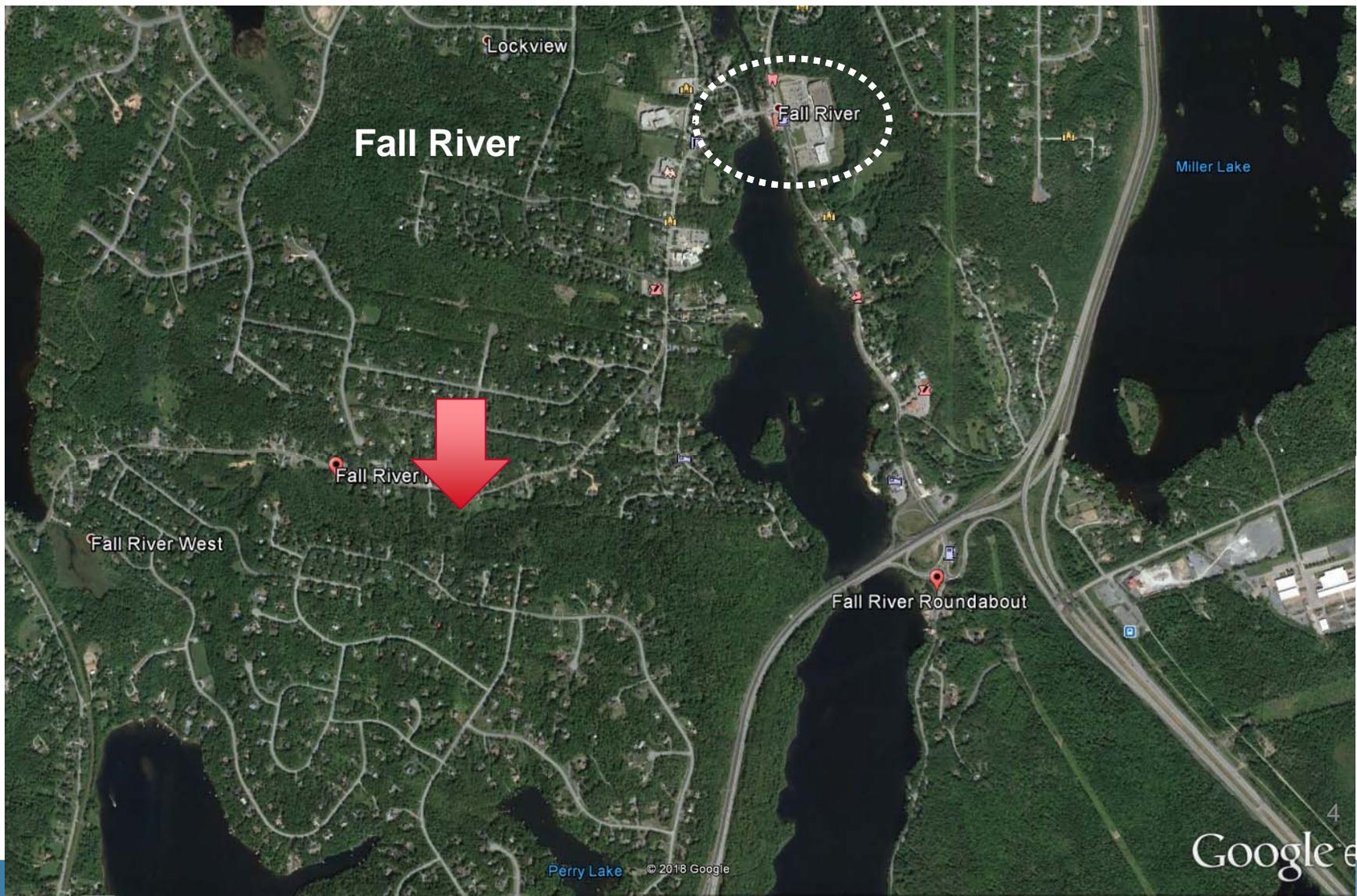


Located in the
community
of Fall River

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Fall River Context

Opportunity Site B, off the Fall River Road



Site Context

Opportunity Site B – involves 4 Properties



Planning Background

Fall River Area

- Regional Plan designates Fall River area as a Rural District Growth Centre, a place intended to support low to medium density growth and central water.
- HRM undertook Visioning process - the River-lakes Secondary Planning Strategy approved by Regional Council in 2013. (2008-2013)

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**Regional Municipal
Planning Strategy**

OCTOBER 2014



Planning Background:

Visioning Process: River-lakes Secondary Planning Strategy (2013)

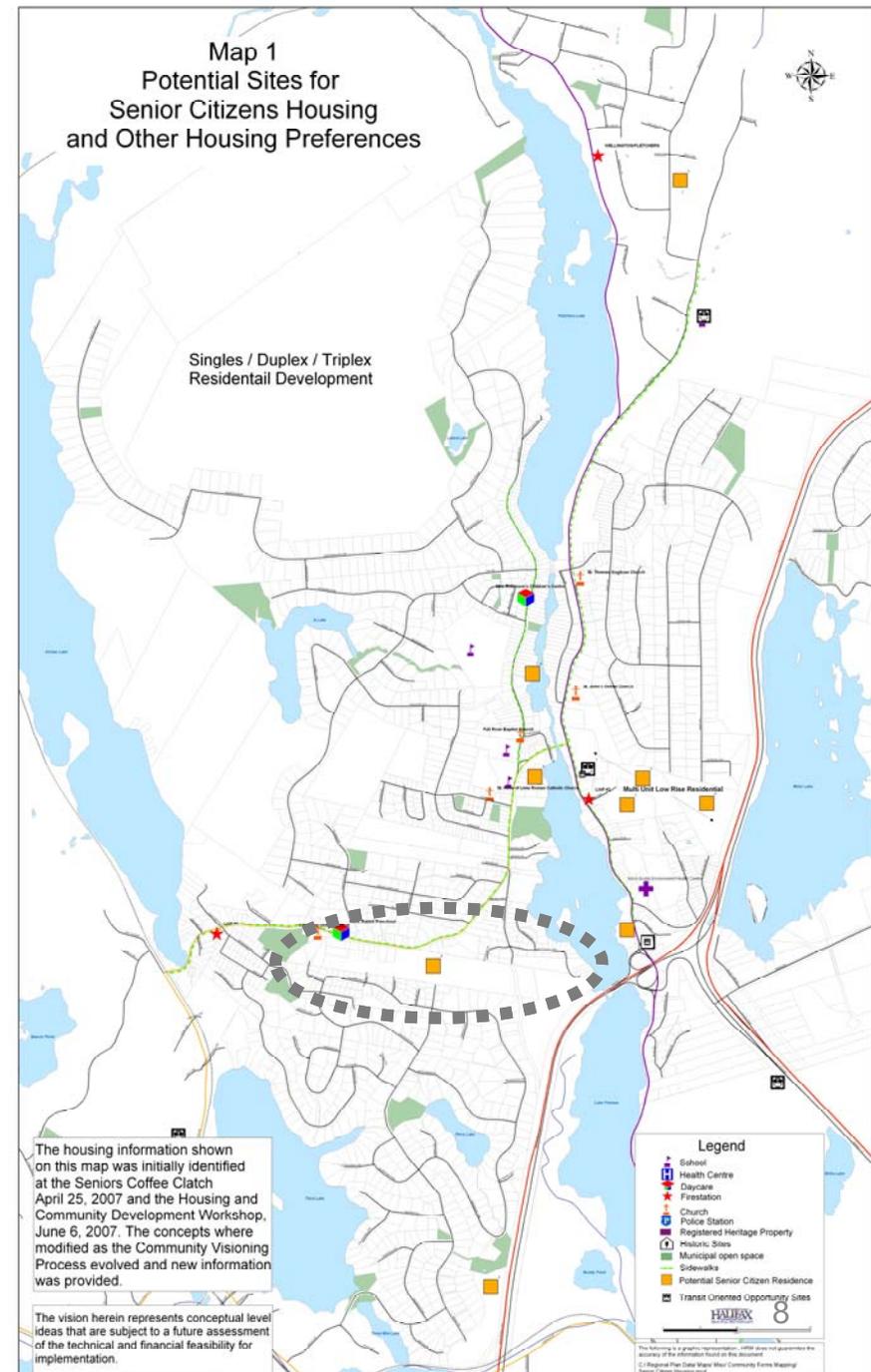
Maintain Rural Village Atmosphere and Rural Character:

- Create a mixed use village core with low to medium density development
- Allow alternative forms of housing
- Identify specific residential development Opportunity Sites

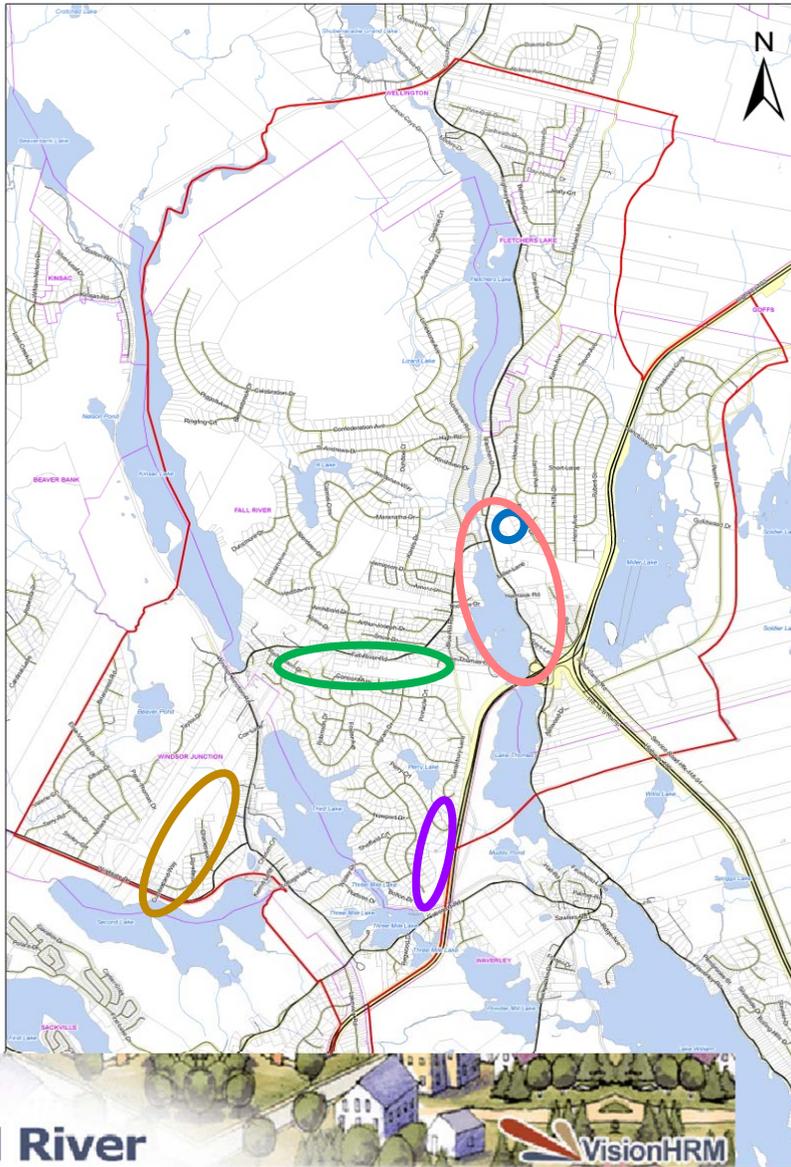


Previous Consultation: 2011

- Workshops in 2011 during Visioning Process - explore housing needs for seniors
- Potential Site selected ■
- Opportunity Sites selected and Site B is one of the site.



Residential Opportunity Sites



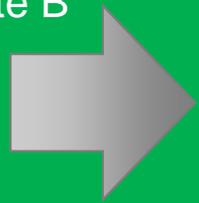
Village Mainstreet

- 3 units per acre
- Townhouse/Multiple

Site A

- 4-8 units/acre
- Townhouses
- Multiple Unit Dwellings

Site B



- 4 units/acre
- Single Unit Dwellings
- Townhouses
- Multiple Unit Dwellings

Site C

- 4 units per acre
- Single Unit Dwellings
- Townhouses
- Multiple Unit Dwellings

Site D

- 2 unit per acre
- Townhouses

Fall River



Existing Planning Policy

River-lakes Secondary Planning Strategy: Site B

Opportunity Site B

- 46 acre site
- Development Agreement

Community Form/Architecture

- Mix of multiple, single unit, townhouse dwelling units
- Max. 4 units per acre;
- Max. 3 multiple unit buildings
- Max. 40 units per building;
- Max. 3 storeys in height.

Traffic Study

Phosphorous Study



Regional Council Motion

January 2017

- Requested Staff engage with Fall River/Waverly community on broader topic of seniors housing and the proposed development return to Council with results of engagement
- Initiate Plan Amendment process to reconsider the planning policies for Opportunity Site B

Community Engagement

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

Proposal: March 2017

- Four 5-storey Multiple Unit Dwellings
- enriched living
- 400 units
- Add 1075 and 1085 Fall River Road

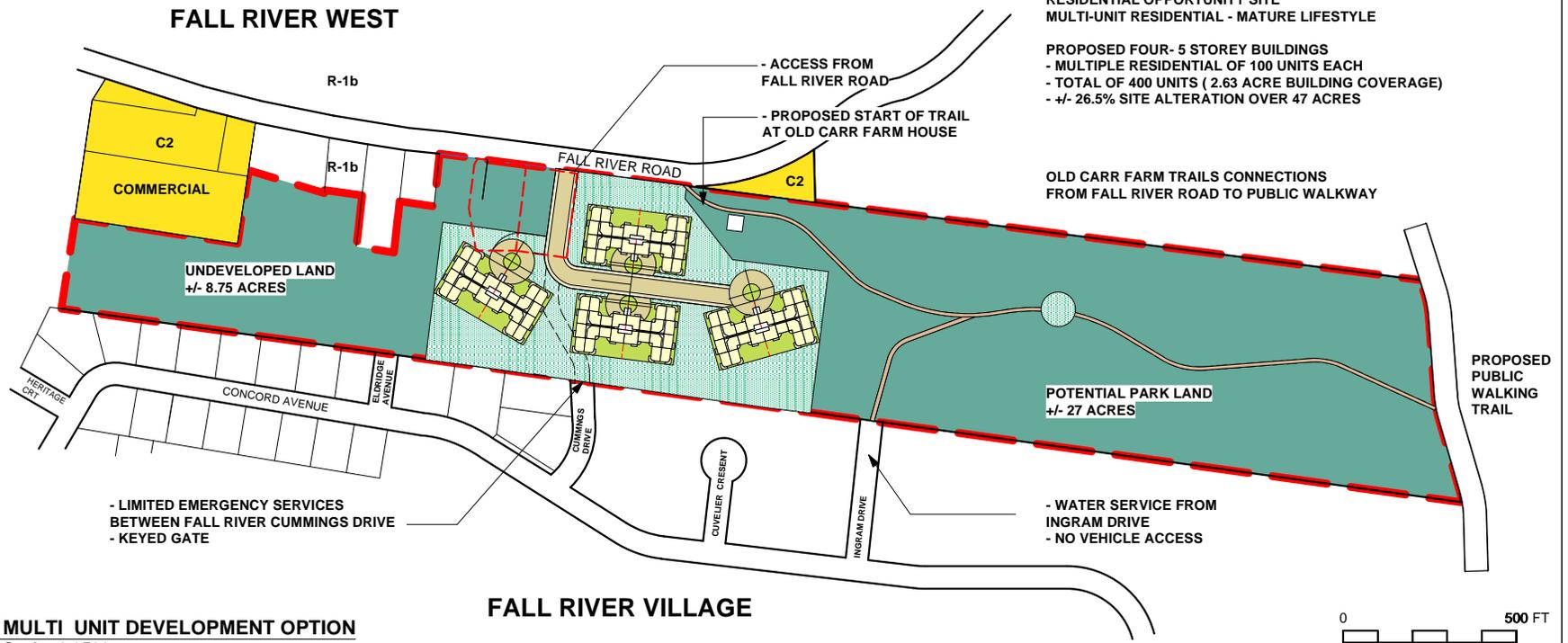
CIVIC # 1075, 1085 AND 1109 DEVELOPMENT PLANNING STUDY

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



1 **MULTI UNIT DEVELOPMENT OPTION**
Scale: 1:3500

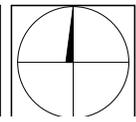


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STUDIO WORKS
INTERNATIONAL INC.
1414 Gainsborough Road
Halifax, Nova Scotia
B3J 1A3

phone: 902 429 3351
fax: 902 429 1475
email: studio@studios.com
www.studioworks.ca

title	Planning Study: Multi-unit Residential Opportunity Site
location	Old Carr Farm property, Fall River, Nova Scotia



scale	NOTED
date	JULY 21, 2015
drawn	RVS/ AM
proj.	FL1501

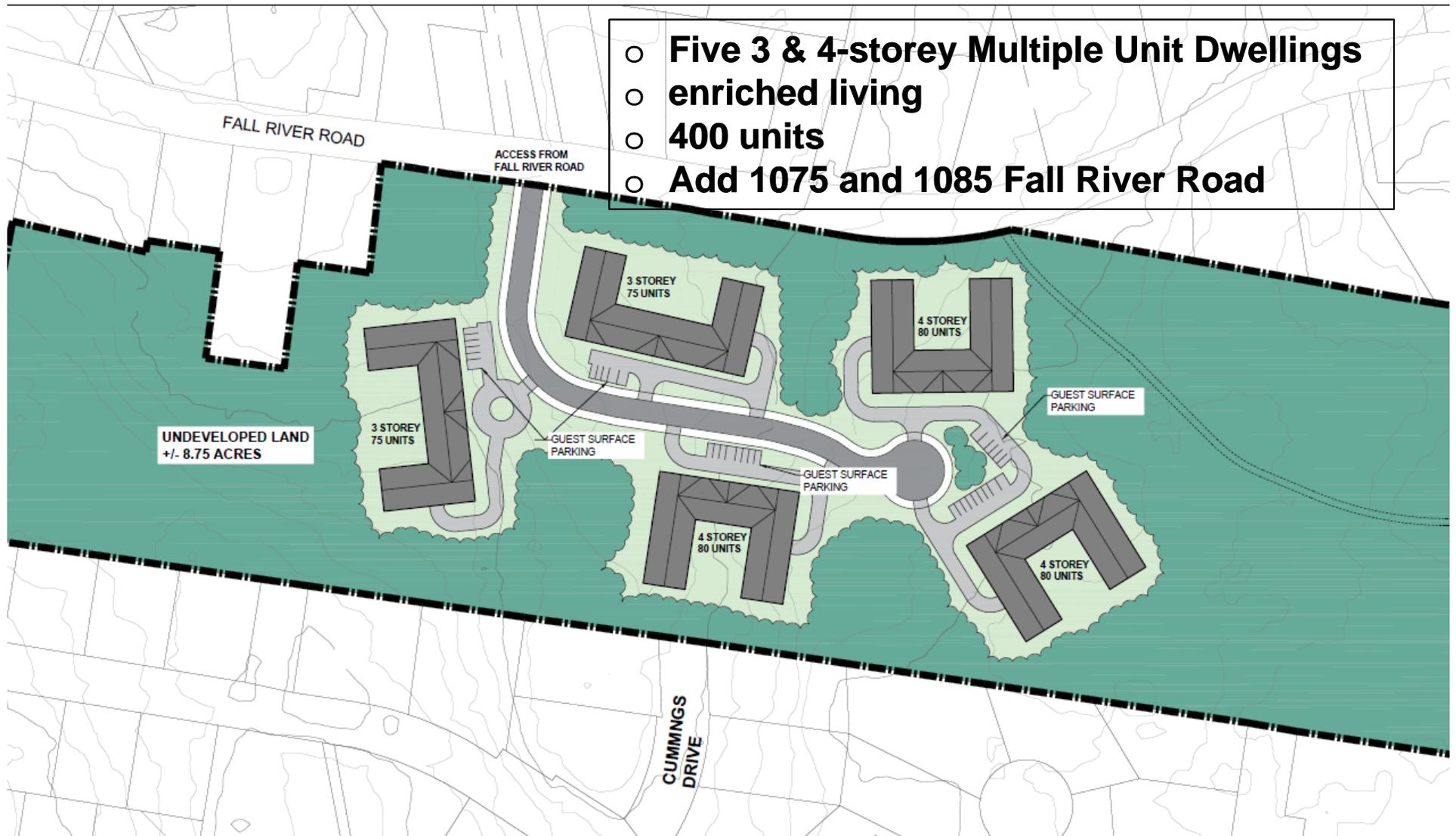
dwg no:	A2
rev.	REV. 02 08/19/2015

Proposal – March 2017



Revised Proposal – 2018

- Five 3 & 4-storey Multiple Unit Dwellings
- enriched living
- 400 units
- Add 1075 and 1085 Fall River Road



Revised Proposal – 2018



Revised Proposal – 2018



Rationale to Change Plan Policy

Existing Policy is a reasonable option

- **However**, there is an immediate need for alternative housing for aging population in Fall River/Waverly area
- A specific proposed designed to meet the need
- Larger and more building necessary to reach economies of scale to provide supportive uses - existing policies do not include supportive uses

Proposed Policy – New Zone

Site B, Fall River

- Replace Development Agreement provision with New Zone - specific to Site B with supporting plan policy
- A new Zone designed specifically to integrate services on Site B to create a “residential complex inclusive of supporting uses” (offices, health and wellness and personal service)
- River-lakes Residential Campus Zone (RLRC)

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Proposed Policy – New Zone

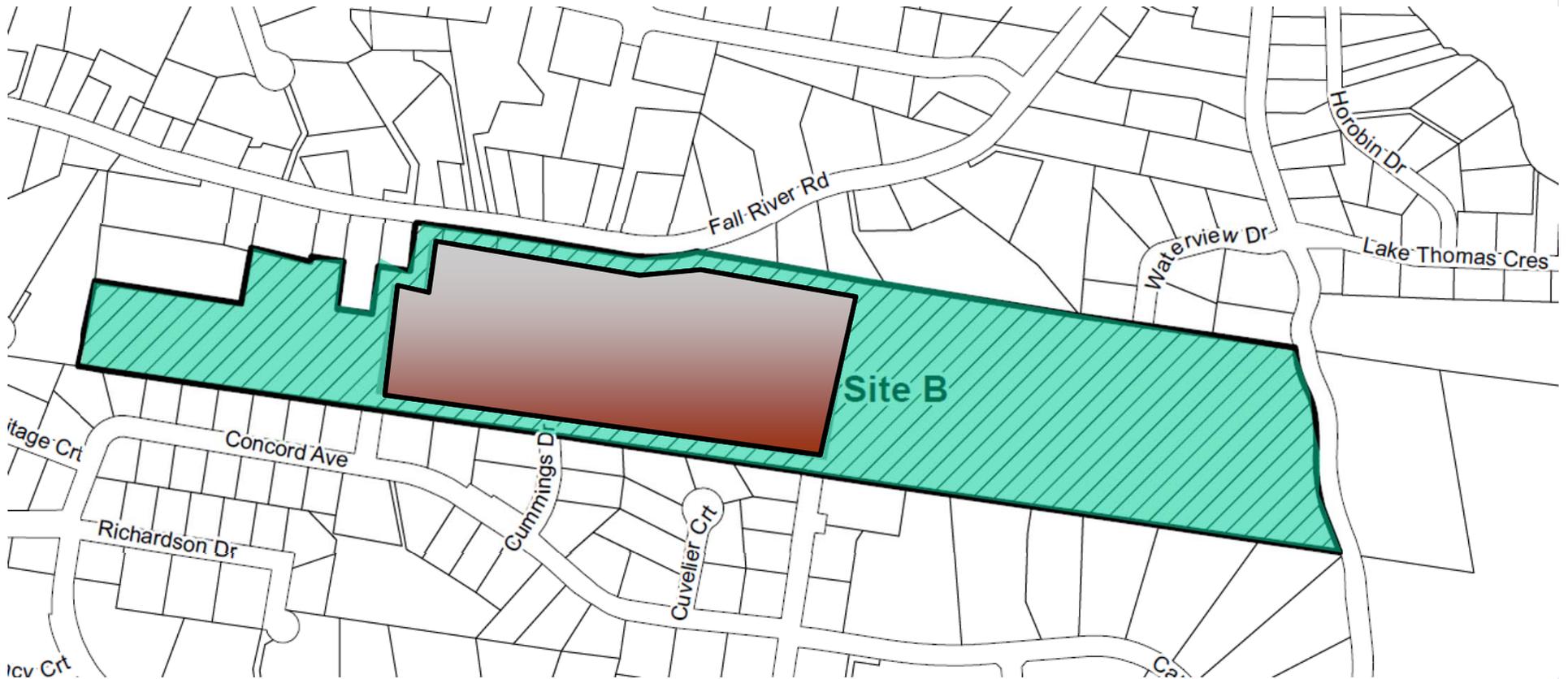
Site B, Fall River

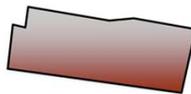
River-lakes Residential Campus Zone (RLRC)

- Form/Architecture
 - a) Max. 5 multiple unit buildings
 - b) Max. 4 storeys in height
 - c) Area for Development defined
 - d) Maximum Building Footprint
 - e) Architecture as per Bylaw
- Site Plan Approval and Performance Standards
 - Traffic Study
 - Phosphorous Study

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Area of Development



-  Area of Development
-  Non-Disturbance Area

Concerns Raised

- Tenancy: Seniors Only Housing
 - Municipal Options
- Fire Services
 - Approved Upgrades to Station 45
- Traffic Impact
 - Performance Standard in zone
- Scale and Massing
 - Detailed Zone provisions
- Water Service
 - Within Water Service Area



Site Context

Opportunity Site B - 4 Properties



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

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Thank You