

HALIFAX

Public Hearing Case 22143

Development Agreement request for a proposed
Conservation Design Development known as
Charleswood, Opportunity Site D

North West Community Council

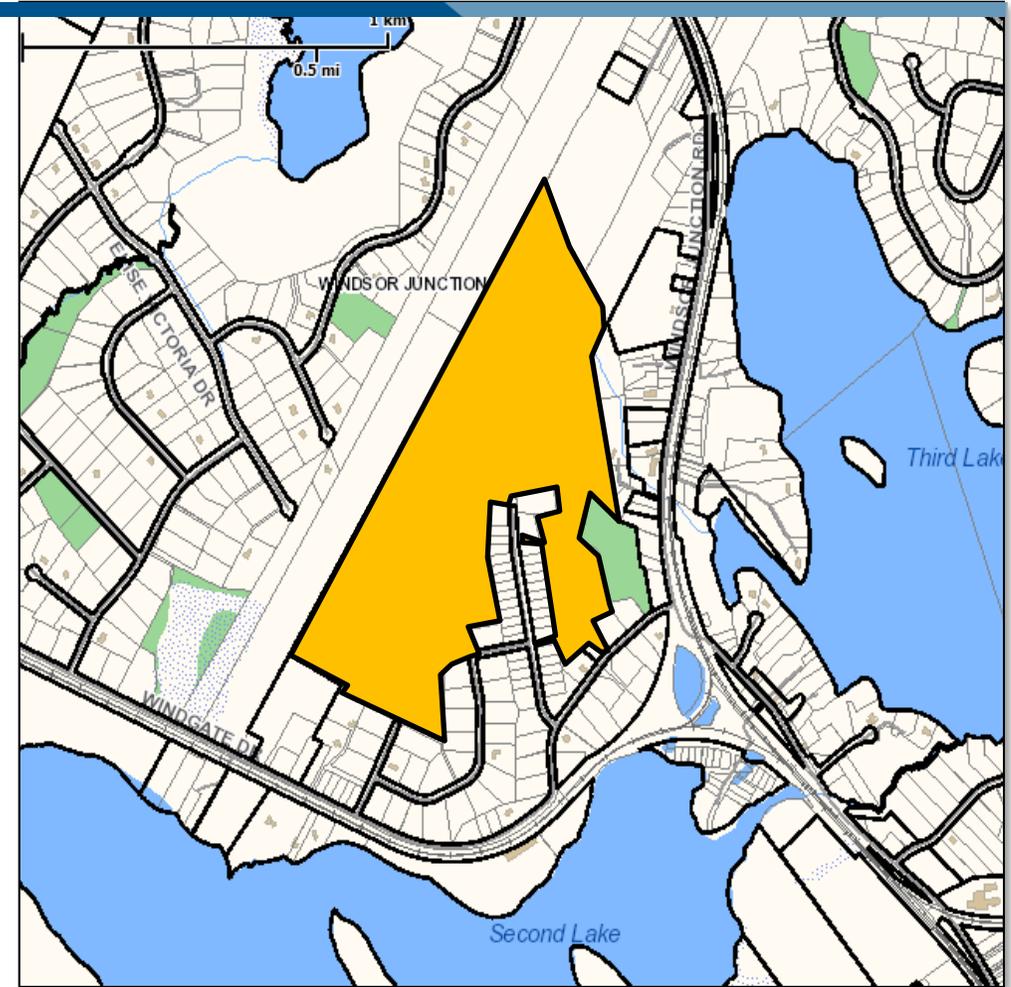
November 9, 2020

Proposal

Applicant: ZZAP Consulting

Location: Charleswood Subdivision off Cumberland Way and Charleswood Drive, Windsor Junction.

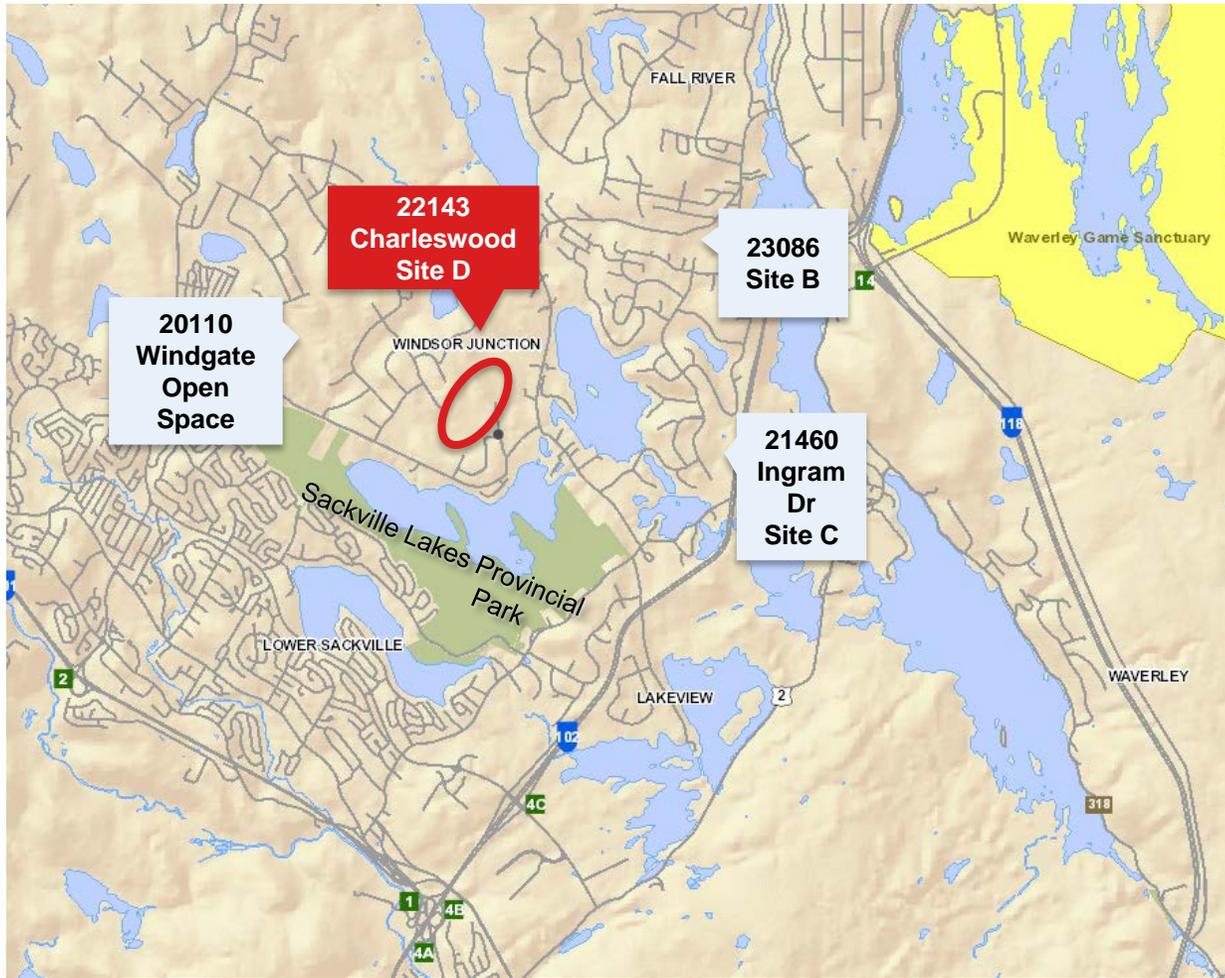
Proposal: Request for a Development Agreement for Opportunity Site D to allow a Conservation Design Development subdivision for 176 residential units. (84 townhouses and 92 single unit dwellings)



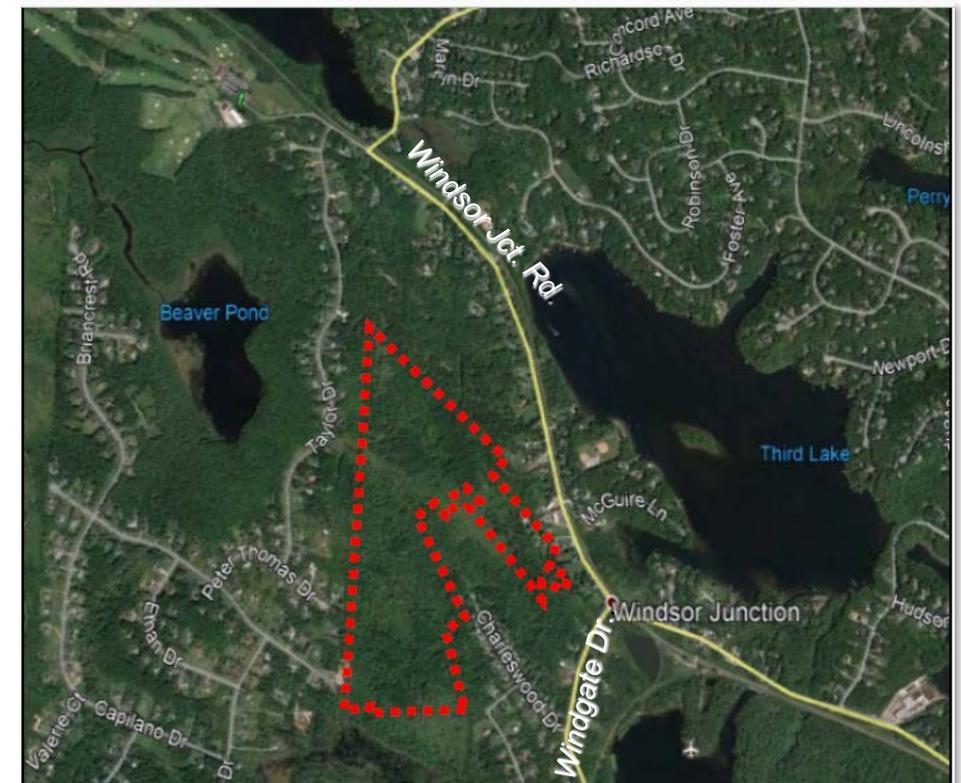
HALIFAX

Site Context

Charleswood Drive & Cumberland Way, Windsor Junction



General Site location



Site Boundary in Red

Site Context

Opportunity Site D

Subject Site



Site seen from
Cumberland Way



Subject Site

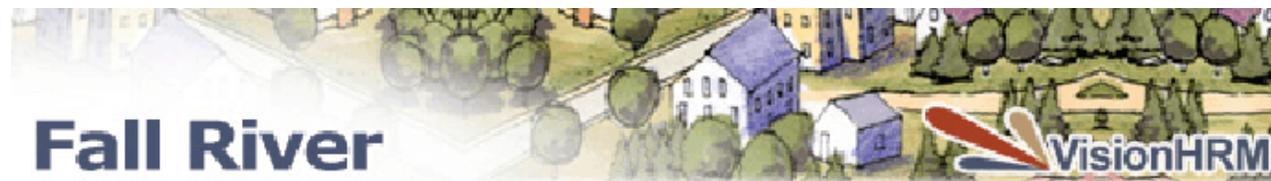
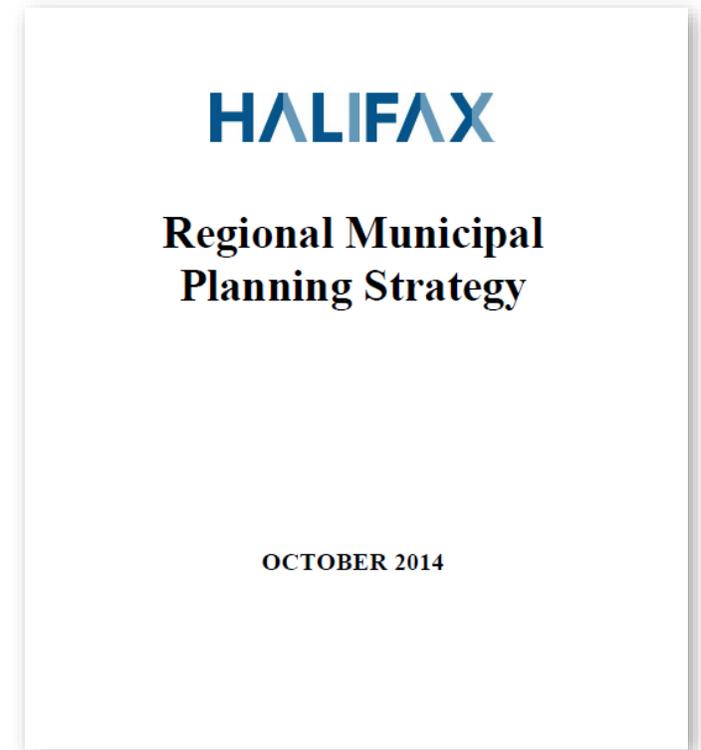


Site seen from
Charleswood Drive

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.(2006)
- HRM undertook Visioning process - the River-lakes Secondary Planning Strategy approved by Regional Council in 2013. (2008-2013)



Planning Background:

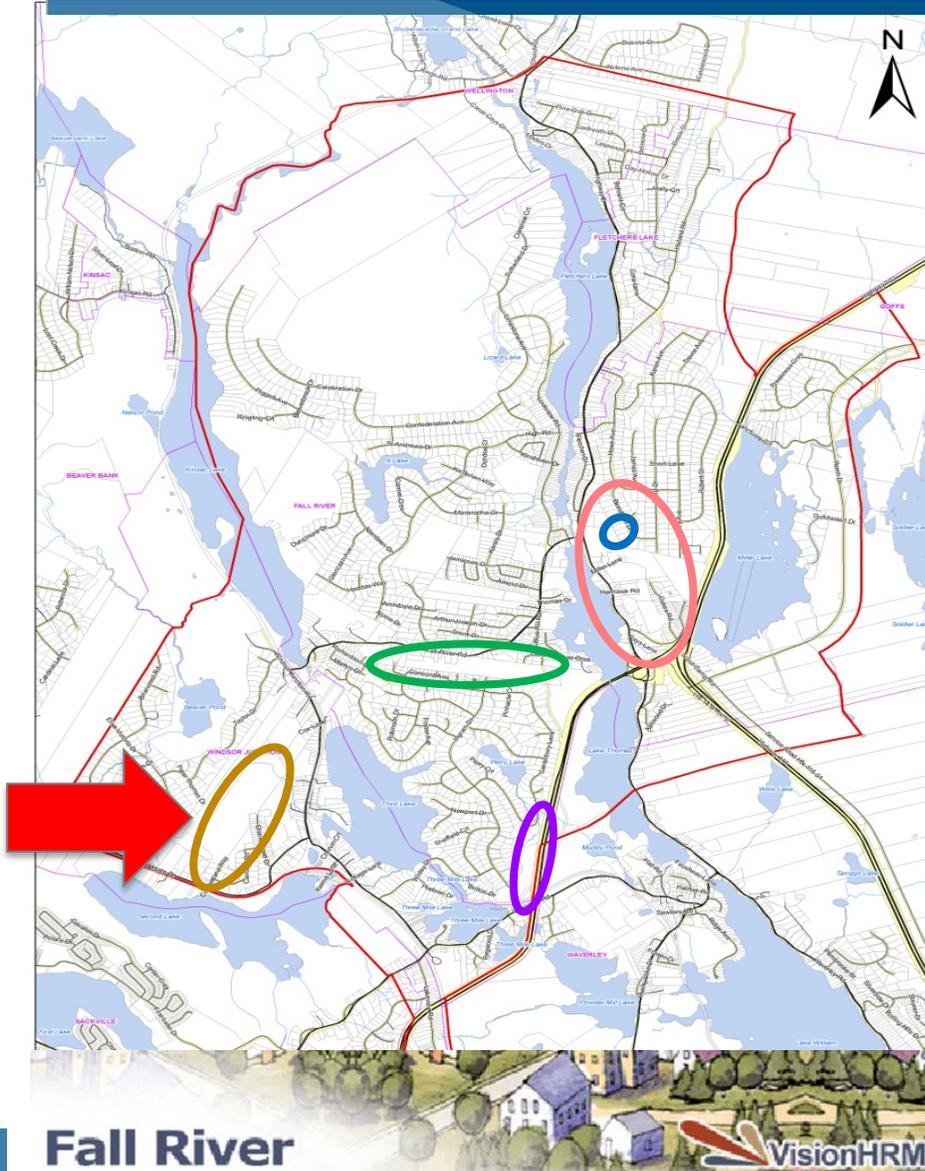
Visioning Process: River-lakes Secondary Planning Strategy (2013)

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



Residential Opportunity Sites



Village Mainstreet	● 3 units per acre ● Townhouse/Multiple
Site A	● 4-8 units/acre ● Townhouses ● Multiple Unit Dwellings
Site B	● 8 units/acre ● RLRC zone ● 5 Multiple Unit Dwellings
Site C	● 4 units per acre ● Single Unit Dwellings ● Townhouses ● Multiple Unit Dwellings
Site D	● 2 unit per acre ● Townhouses

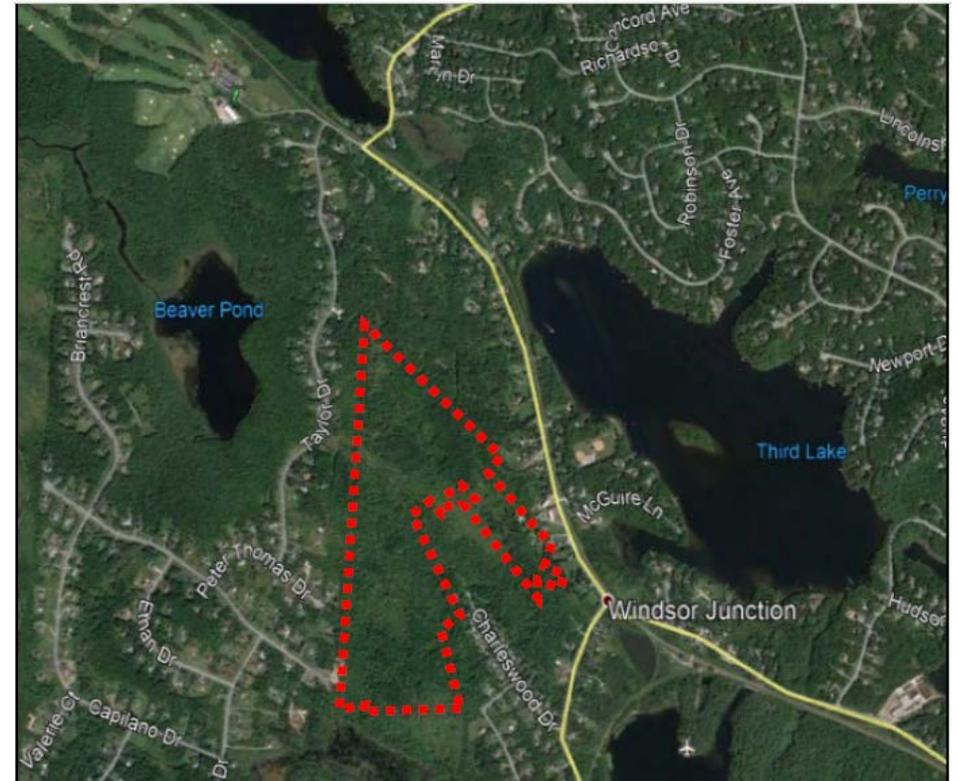
Policy Consideration

River-lakes Secondary Planning Strategy: Site D

Opportunity Site D Policy RL-15

Built Form, Architecture and Use

- 42 acre site for townhouses
- Max. 2 units per acre;
- 60% open space
- Compatibility with any adjacent low density residential
- Townhouse block design articulated yet visually integrated with surrounding existing community



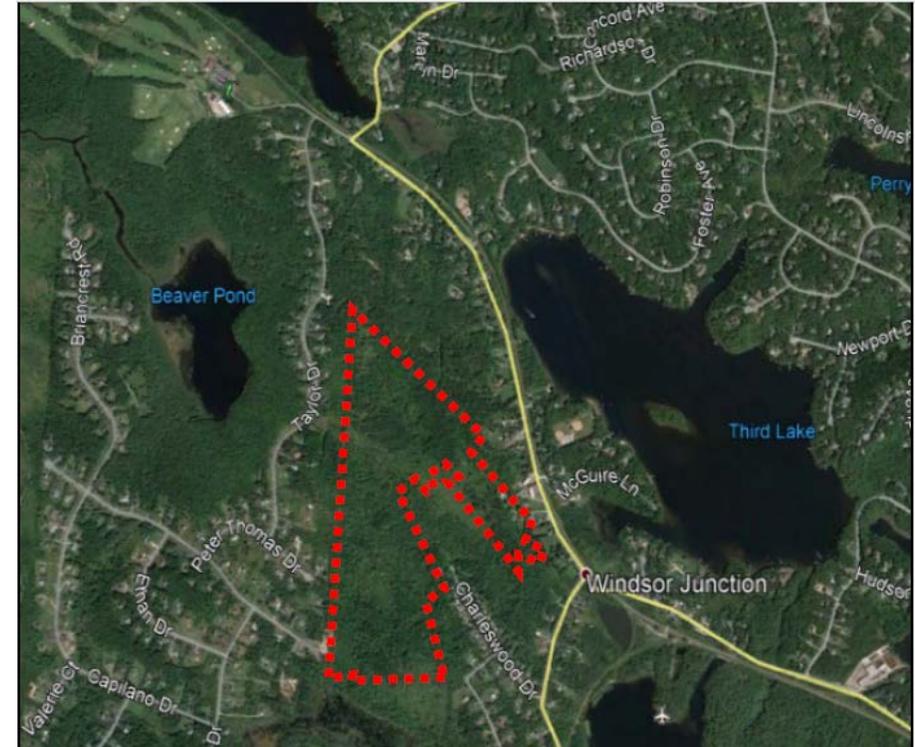
Policy Consideration

River-lakes Secondary Planning Strategy: Site D

Site Impact Controls/ Assessments

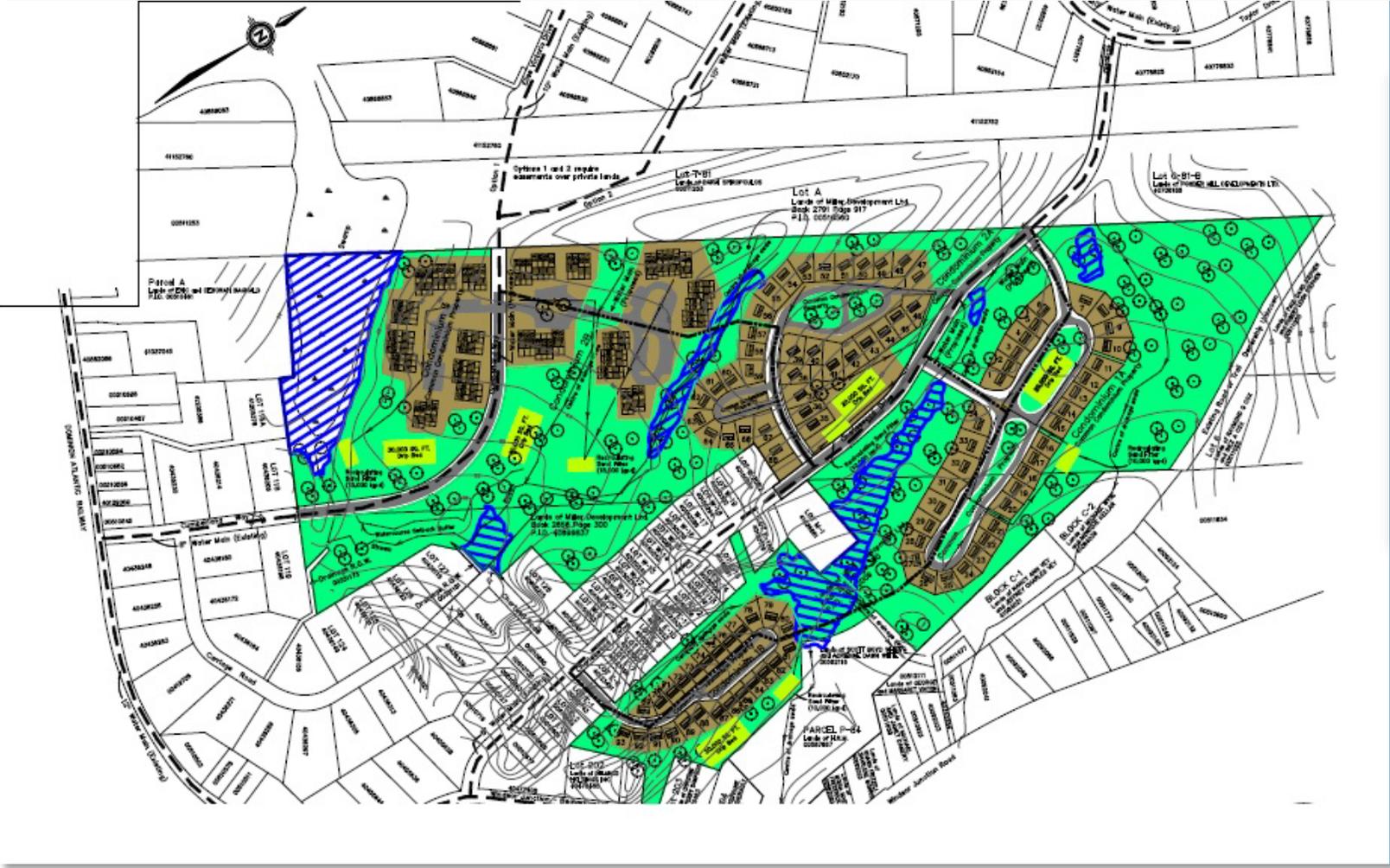
Studies Submitted to support development proposed:

- Stormwater Management Plan
- Transportation impact Study
- Phosphorous Assessment
- Sedimentation and Erosion Plan



2006	<ul style="list-style-type: none">-Adoption of the Regional Plan - Fall River is designated a Rural District Growth Centre-Starts the Visioning Process.-Adopt, in principal, of the Fall River Vision and Action Plan which formed the basis for the creation of the River-lakes SPS.
2007	<ul style="list-style-type: none">-A Stage 1 Preliminary Site Design planning application was submitted to HRM staff in accordance with Open Space Design Development polices of the Regional Plan. It identified open space areas to be preserved and potential areas of development. (Case 18715)-A Public Information Meeting -June
2008-2012	<ul style="list-style-type: none">-The proposed residential development was considered as part of the River-lakes SPS process and the subject lands were identified as Site D Opportunity Site. Policies were established to provide alternative housing options in the Fall River Community.
2013	<ul style="list-style-type: none">-With new policy options in place, a Stage 2 application was submitted and-A second Public Information Meeting, October 16th, 2013
2018	<ul style="list-style-type: none">-The Shaw Group Ltd. acquired the subject area. The planning application was revised in response to previous public feedback and current housing market demand (Case 22143)-A Public Open House -March

Original Submission-2013 (Case 18715)



- Total 177 dwelling units
- 84 townhouses and 93 single
- Access off Charleswood Drive and Cumberland Way



- Total 176 dwelling units
- 84 townhouses and 92 single
- Access off Charleswood Drive and Cumberland Way
- Larger buffer between existing and proposed dwellings

Public Engagement and Feedback

- Consultation achieved through the
 - HRM website;
 - Mail out notifications;
 - Newspaper ads;
 - Public information meetings (2 in 2013);and
 - Open house (March 2019).

**Notifications
Mailed**



200

**Meeting
Attendees**



132

**Emails/Calls
Received**



12

**Website Views
(Sept. 1 – Oct. 30)**

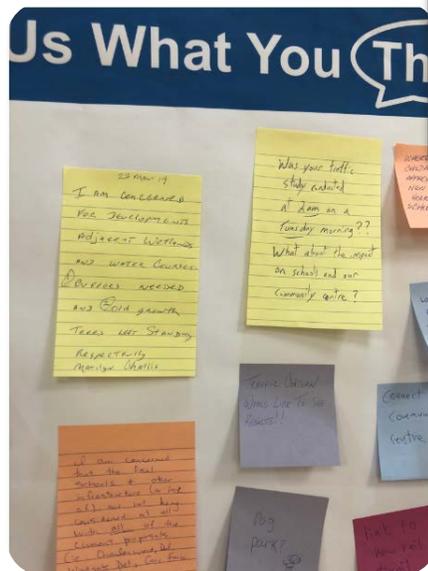


109

Avg. Time 3:24 mins

Issues Raised

- Traffic congestion
- Housing affordability & options for residents to age in place
- Townhouse design
- Environmental impact on watercourses and wetlands
- Walkability and connectivity



Summary: Key Aspects of Proposal



- Alternative Housing-townhouses
- Clustered development 40%
- Street connectivity
- 60% non-disturbance area
- Studies submitted
 - Traffic + addendum
 - Stormwater plan
 - Servicing plan
 - Phosphorous Assessment

Proposed Development Agreement

- A maximum of 176 residential units -single and townhouses (RL-15);
- Built form, architecture and phasing (RL-15a,c,d);
- Impact on surrounding community (RL-15, 23);
- Studies submitted to support proposal (RL-22, 25);
- Stormwater management and erosion and sedimentation control plans are in place to minimize impact on receiving waters.(RL-23);
- Development standards and design to ensure a near “no net increase in phosphorus”(RL-22);
- Non disturbance area of 60% (RL-23);
- Traffic circulation impacts (RL-25);
- Development standards for common shared driveways (RL-25).

Staff Recommendation

Staff recommend that North West Community Council recommend to:

1. Approve the proposed development agreement which shall be substantially of the same form as set out in Attachment A of this report; and
2. Require the agreement be signed by the property owner within 20 days, or any extension therefore granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

HALIFAX

Thank You



CONCEPT PLAN

Legend

- Single Family (1 Unit) 
- Townhouse Block (4 Units) 
- Existing/Planted Vegetation 
- Wetland 
- Drainage 



Key Plan



NOTE: This conceptual plan is used for illustrative purposes and is intended to