

Public Hearing for Case 22978

Development Agreement for
158 Greenhead Road, Lakeside

Halifax and West Community Council
January 19, 2021

Applicant Proposal

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Applicant:

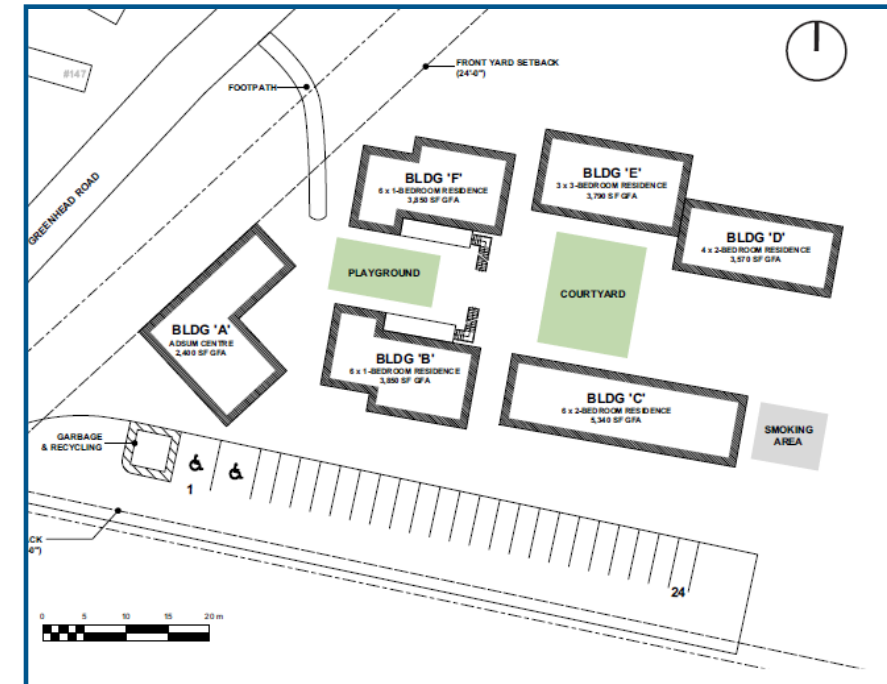
The Affordable Housing Association of Nova Scotia on behalf of the Adsum Association for Women and Children

Location:

158 Greenhead Road, Lakeside

Proposal:

To redevelop the existing residential care facility by Development Agreement



Proposed Site Plan

Site Context – 158 Greenhead Road, Lakeside



Site Context – 158 Greenhead Road, Lakeside

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Existing Centre



Aerial photo of the subject site seen from the south

Site Context – 158 Greenhead Road, Lakeside

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Aerial photo of the subject site seen from the south



Site Context – 158 Greenhead Road, Lakeside

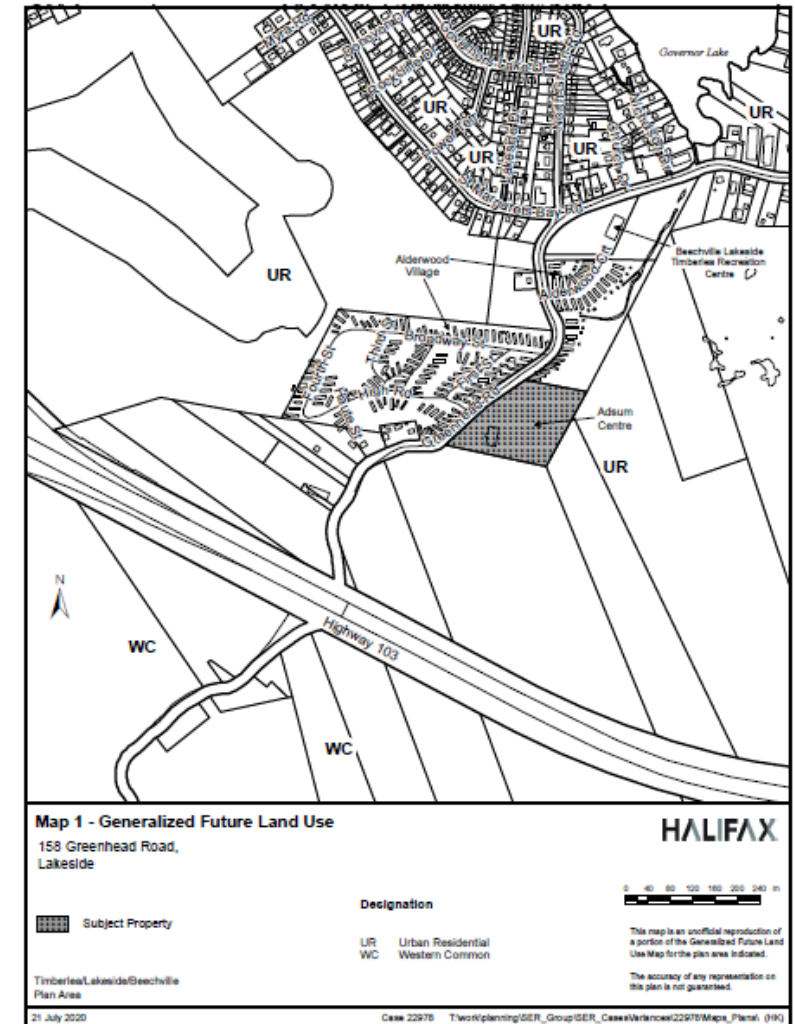
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Aerial photo of the subject site seen from the south



- **RMPS Designation**
 - Urban Settlement
- **MPS Designations**
 - Urban Residential
- **Enabling Policy**
 - Policy UR-17 enables the consideration of Residential Care Facilities through Development Agreement (DA)
- **Implementation Policy**
 - Policy IM-12 directs consideration be given to specific criteria for all DAs



Land Use By-law | LUB for Timberlea/ Lakeside/ Beechville Slide 9

- **Zoning:** R-2 (Two Unit Dwelling)

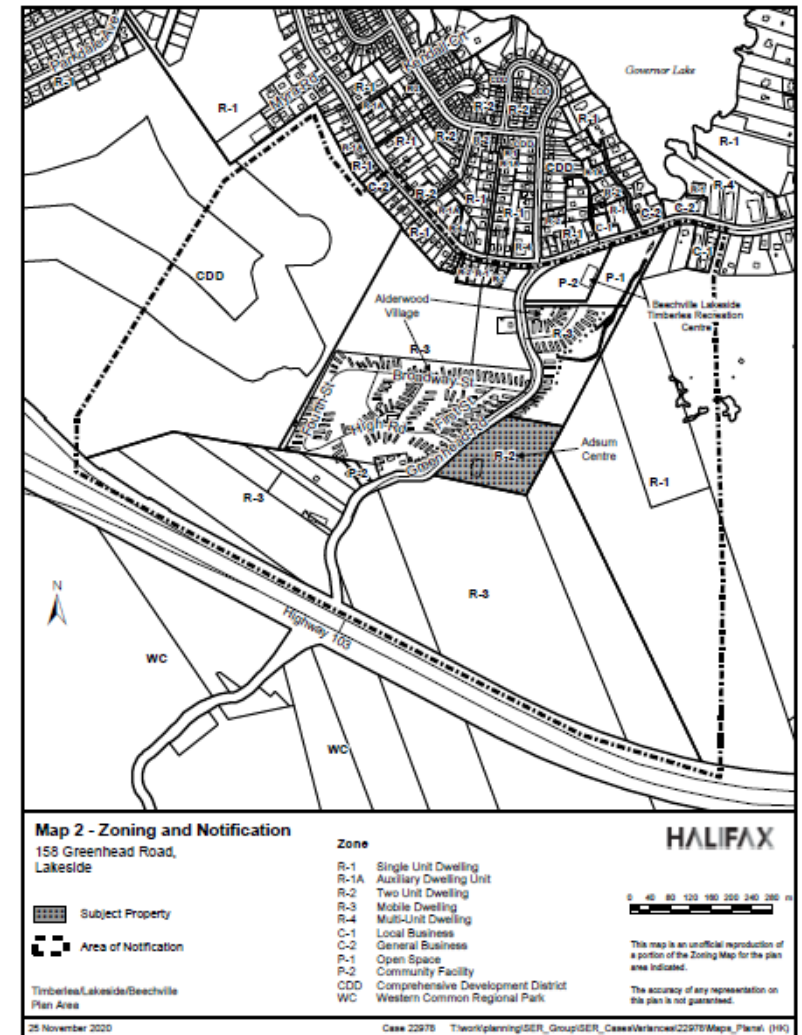
- **Permitted Uses:**

Residential Uses

- Single unit dwellings
- Two unit dwellings
- Daycare facilities for not more than fourteen (14) children in conjunction with permitted single unit dwellings;
- Home child care services for not more than five (5) children in conjunction with permitted two unit dwellings
- Business uses in conjunction with permitted dwellings

Community Uses

- Open space uses
- Institutional uses except day care facilities, medical clinics and fraternal centres and halls



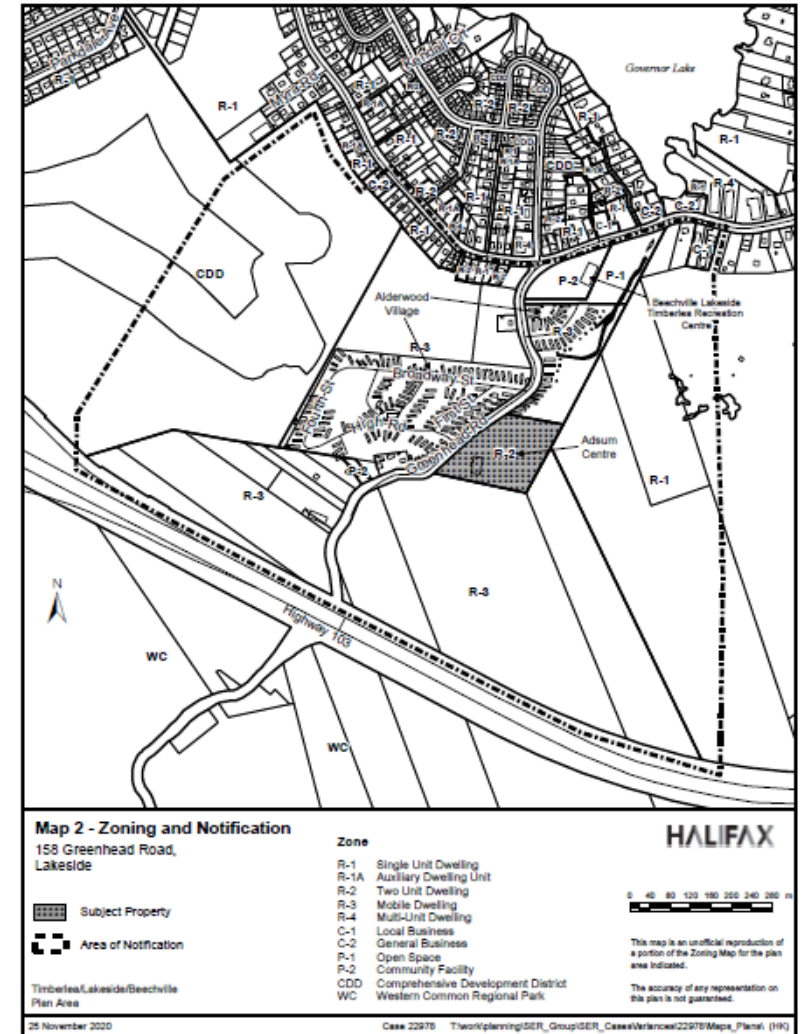
Land Use By-law | LUB for Timberlea/ Lakeside/ Beechville Slide 10

2.26 INSTITUTIONAL USE means any use listed as an Institutional Use in the P-2 (Community Facility) Zone.

19.1 P-2 USES PERMITTED - Institutional Uses

- Educational institutions and uses
- Denominational institutions and uses
- Day care facilities
- A single dwelling unit in conjunction with a day care facility
- Fire and police stations
- Government offices and public works
- Hospitals and medical clinics
- Public libraries, museums and galleries
- Fraternal centres and halls
- Community centres and halls
- Public transit terminals

Residential Care Facilities are not permitted within the R-2 zone as-of-right



- 1982** P-2 (Community Facility) zone was applied to reflect the school use
- 1984-2001** Building leased to the Timberlea & Area Lions Club
- 1992** R-2 Zone was applied
- Fall 2001** Public Hearing to approve sale of property to the Adsum Association for Women and Children
- Spring 2002** Public Hearing to approve the existing DA

Notwithstanding Policies UR-1 and CC-1, within the Urban Residential and Commercial Core Designations, it shall be the intention of Council to consider permitting residential care facilities according to the development agreement provisions of the Planning Act. In considering such an agreement, Council shall have regard to the following:

- (a) the guidelines of provincial licensing and other regulatory bodies;
- (b) any special need for on-site facilities which may be required for the intended users of the facilities;
- (c) the design and scale of buildings relative to the surrounding residential neighbourhood;
- (d) any other considerations relative to the needs and services provided by the specific facility; and
- (e) the provisions of Policy IM-12.

In considering amendments to the land use by-law or development agreements, in addition to all other criteria as set out in various policies of this strategy, Council shall have appropriate regard to the following:

- (a) that the proposal is in conformity with the intent of this strategy and with the requirements of all other municipal by-laws and regulations.
- (b) that the proposal is not premature or inappropriate by reason of:
 - (i) the financial capability of the Municipality to absorb any costs relating to the development;
 - (ii) the adequacy of sewer and water services;
 - (iii) the adequacy or proximity to school, recreation or other community facilities;
 - (iv) the adequacy of road networks leading or adjacent to, or within the development; and
 - (v) the potential for damage to or for destruction of designated historic buildings and sites.
 - (vi) the proposed means of handling storm water and general drainage within and from the development.

(continued on next slide...)

- (c) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:
 - (i) type of use;
 - (ii) height, bulk and lot coverage of any proposed building;
 - (iii) traffic generation, access to and egress from the site, and parking;
 - (iv) open storage and outdoor display;
 - (v) signs; and
 - (vi) any other relevant matter of planning concern.
- (d) that the proposed site is suitable in terms of steepness of grades, soil and geological conditions, locations of watercourses, potable water supplies, marshes or bogs and susceptibility to flooding.
- (e) Within any designation, where a holding zone has been established pursuant to “Infrastructure Charges - Policy IC-6”, Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the “Infrastructure Charges” Policies of this MPS.

- Regional Plan (Section 3.6)
- 2018 Affordable Housing Work Plan
 - Policy and Regulatory Barriers
 - Municipal Funding Incentives
 - Surplus Municipal Land
- Housing and Homelessness Partnership
- Related Plans and Other Initiatives
 - Affordable Housing Work Plan
 - Public Safety Strategy
 - Anti-Poverty Solutions Strategy
 - 2021-2025 Strategic Priorities Plan

- On October 27, 2020 the Federal Government launched a new Rapid Housing Initiative (RHI)
 - \$1 billion for 3,000 new permanent, affordable housing units across Canada.
 - \$8,659,527 to HRM for 28 units - through the Municipal Funding Stream.
- On November 24th Regional Council selected 3 projects:
 - Mi'kmaq Native Friendship Centre - 5823 College Street, Halifax (17 units/rooms);
 - Adsum Association for Women and Children – 158 Greenhead Road, Lakeside (25 units);
and
 - North End Community Health Association -2218 Maitland Street, Halifax (10 rooms)

Notwithstanding HRM's housing policies, and involvement in the RHI, Halifax and West Community Council must consider the proposed development agreement in accordance with Policies UR-17 and IM-12.

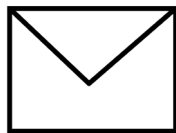
Public Engagement

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Level of engagement completed was consultation achieved through:

- A mail out notification - Area residents were given 5 weeks to provide feedback from October 19th to November 20th;
- Application webpage on Halifax.ca

Notifications
Mailed

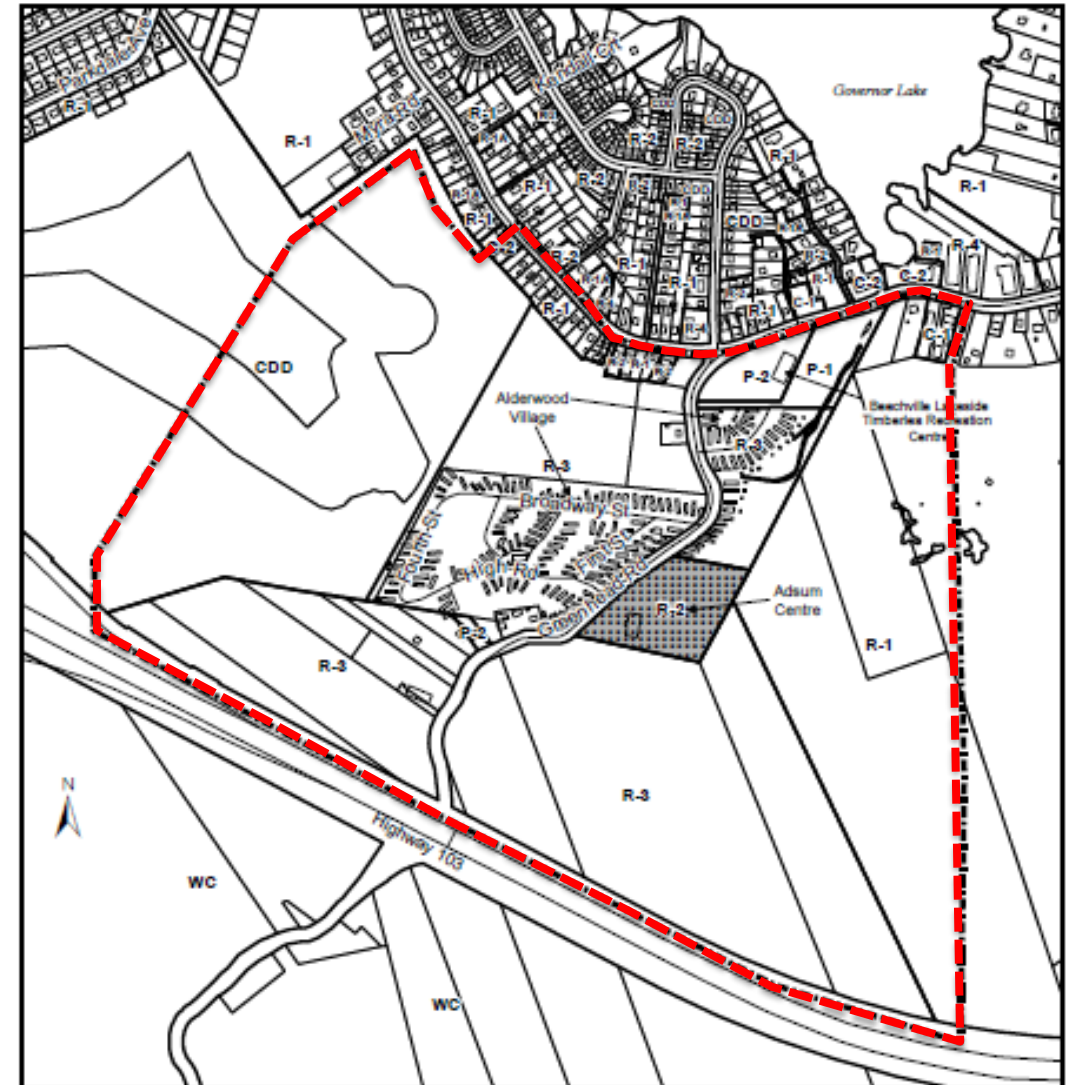


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Newspaper
Ads



3

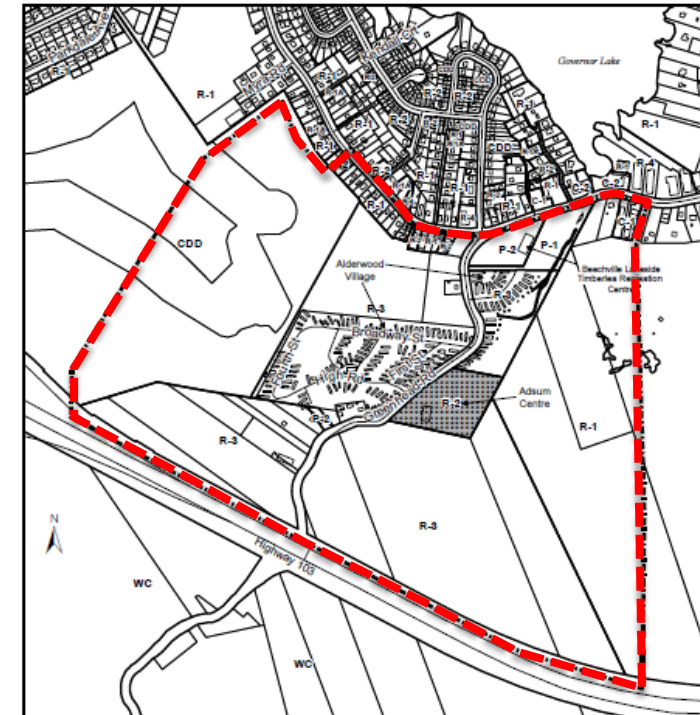


Public Engagement Feedback

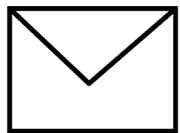
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Feedback from the community included the following:

- Concern regarding smoking off-site in the neighbourhood;
- Concern regarding the entertaining of men off-site in the neighbourhood;
- The presence of rats around the garbage containers;
- Trespassing across adjacent lawns and driveways;



Notifications Mailed



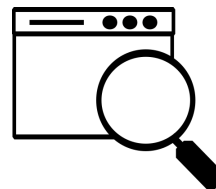
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Individual Contacts (Phone Calls & Email)



7

Webpage Visits (June 19 – Jan. 15)



314 (Page Views)

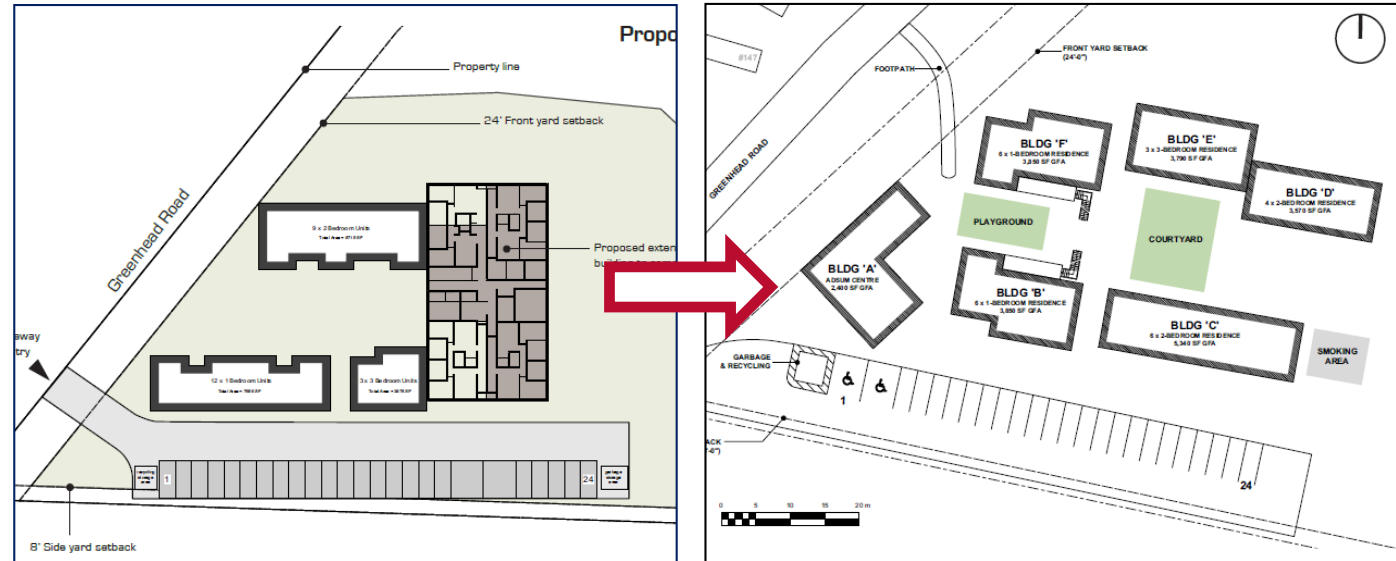
227 (Unique Views)

4:04 (Avg. Time)

Amendments Following Staff Review, Public Consultation, and RHI Announcement

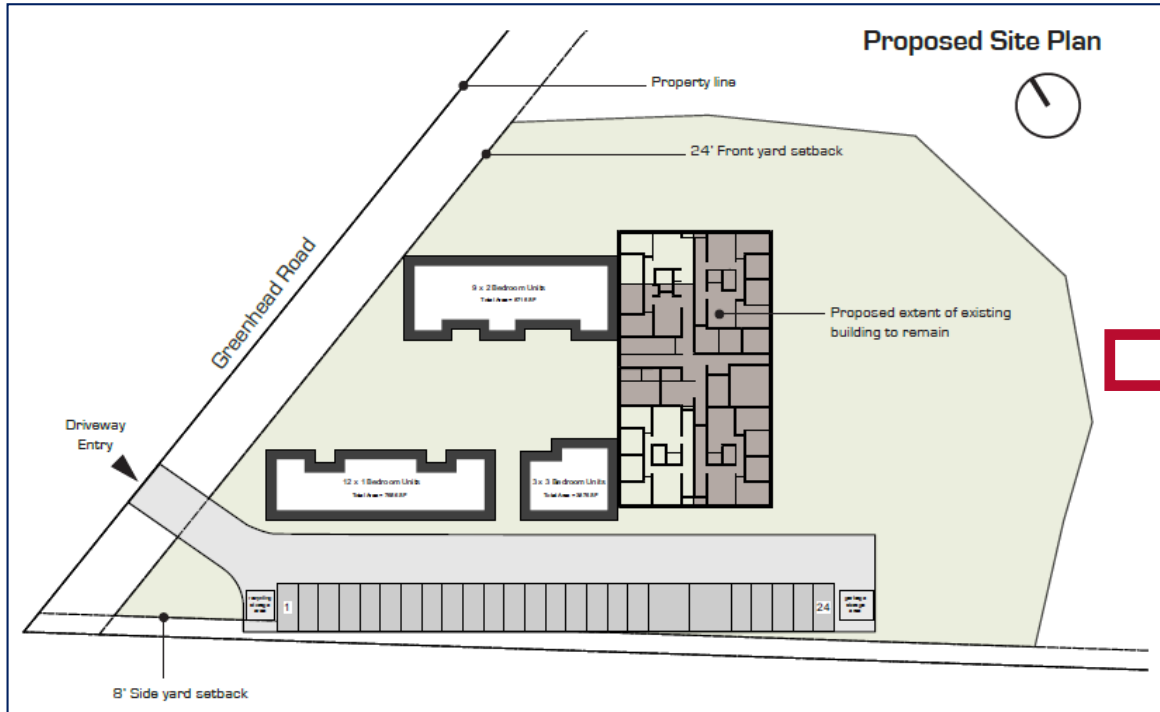
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- Redevelopment Form:
 - Modular construction
 - Demolition of existing building
- Decrease in the number of units
 - 26 → 25
- Reduced Height
 - 3 storeys → 2 storeys
- Additional Required Amenity Area
 - On-site Designated Smoking Area

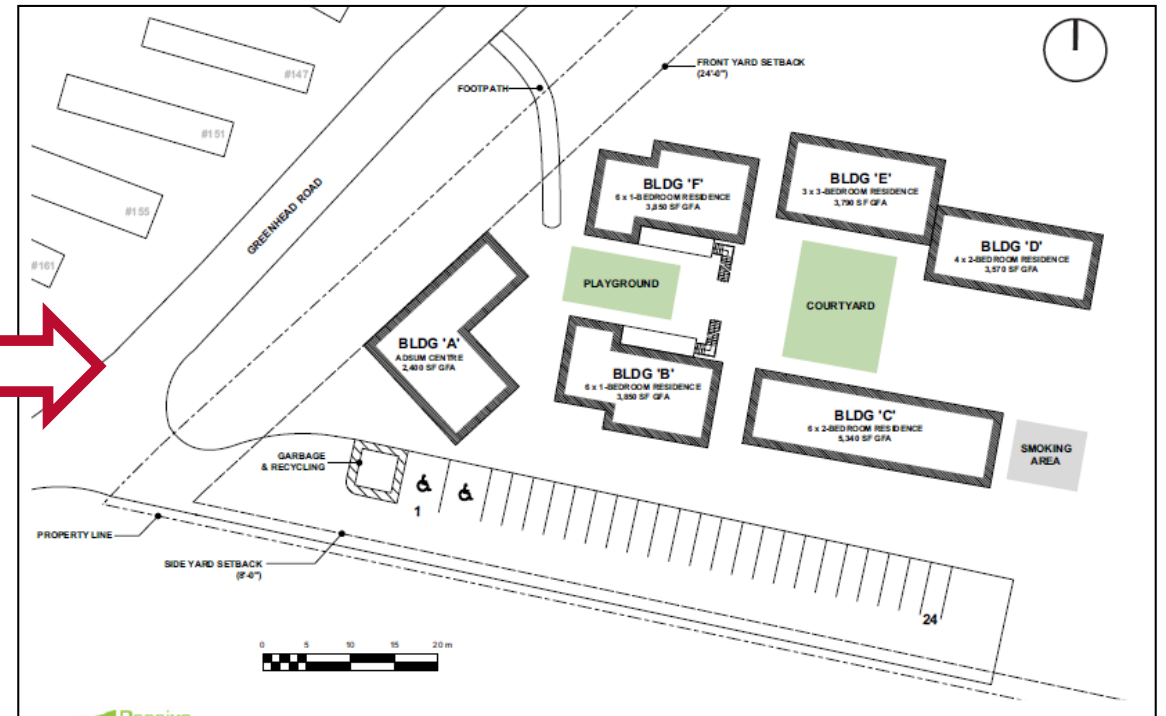


Amendments Following Consultation and RHI

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Original Submission

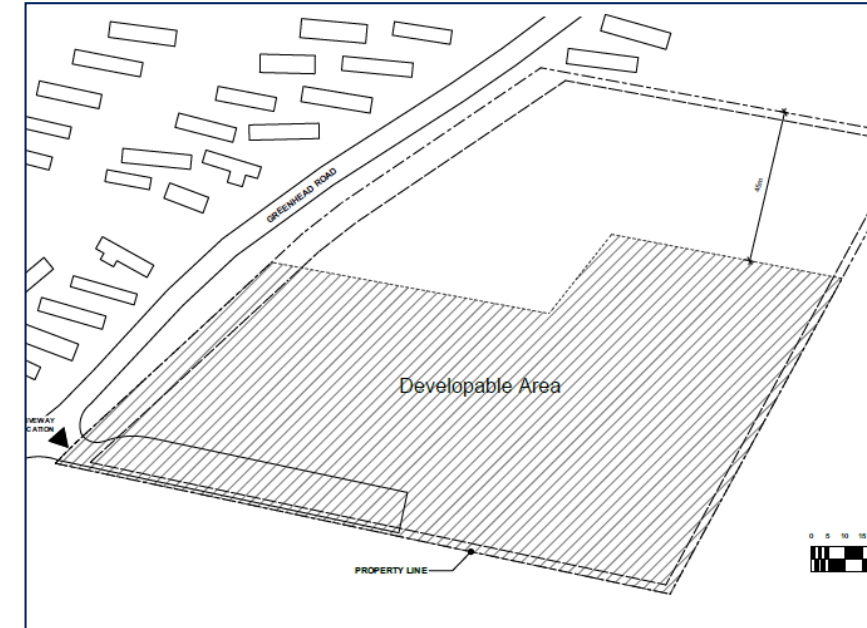


Revised Submission

Development Agreement Approach

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- Existing 2002 Development Agreement
 - Limit on number of residents: 20
 - Limits on building: site plan and elevation drawings
- Challenges with Amending the Existing Agreement
 - Standard clauses have changed
 - Hinders ability for future redesign
- Proposed Agreement
 - Developable Area (Schedule B) and Text Development Standards
 - Provides Flexibility

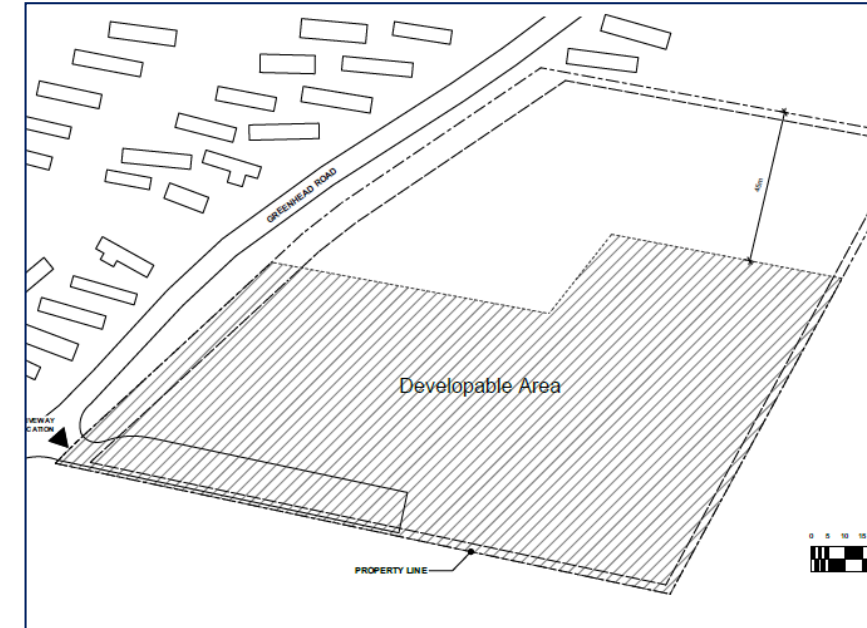


Schedule B

Summary: Key Aspects of Proposed DA

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- Location of Development is confined to the southern portion of the site
 - Developable Area on Schedule B
- More than one building is permitted on the property
 - Allows campus style form
- Development must conform to R-2 zone standards:
 - Minimum Setbacks (24 foot front yard/ 8 foot side & rear yards);
 - Maximum Lot Coverage (35%); and
 - Maximum Height (35 feet)
- Landscaping
 - Front yard landscaping (appx: 13 trees & 59 shrubs)



Schedule B

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.

As proposed, Non-Substantive Amendments within this agreement include the following:

- Changes to the Developable Area;
- Changes to the accessory building requirements;
- Changes to the sign requirements;
- Extension to the date of commencement of up to two (2) years.

Staff recommend that Halifax and West Community Council:

- ✓ Give notice of motion to consider the proposed development agreement, as set out in Attachment A of the November 26th Staff Report, to the redevelopment of the residential care facility at 158 Greenhead Road, Lakeside, and schedule a public hearing; (Notice of Motion given by HWCC on December 9, 2020)
- 2. Approve the proposed development agreement, set out in Attachment A of the November 26, 2020 Staff Report;
- 3. Approval, by resolution, the discharge of the existing development agreement, set out in Attachment B of the November 26, 2020 Staff Report; and
- 4. Require both the development agreement and the discharge agreement be signed by the property owner within 240 days.

Thank You

-End of Staff Presentation-



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