

HALIFAX

Public Hearing Case 23086

Land Use By-law amendment request to add Nursing
Home in the RLRC zone, Opportunity Site B

North West Community Council

March 8, 2021

Proposal

Applicant: Vision 7 Developments

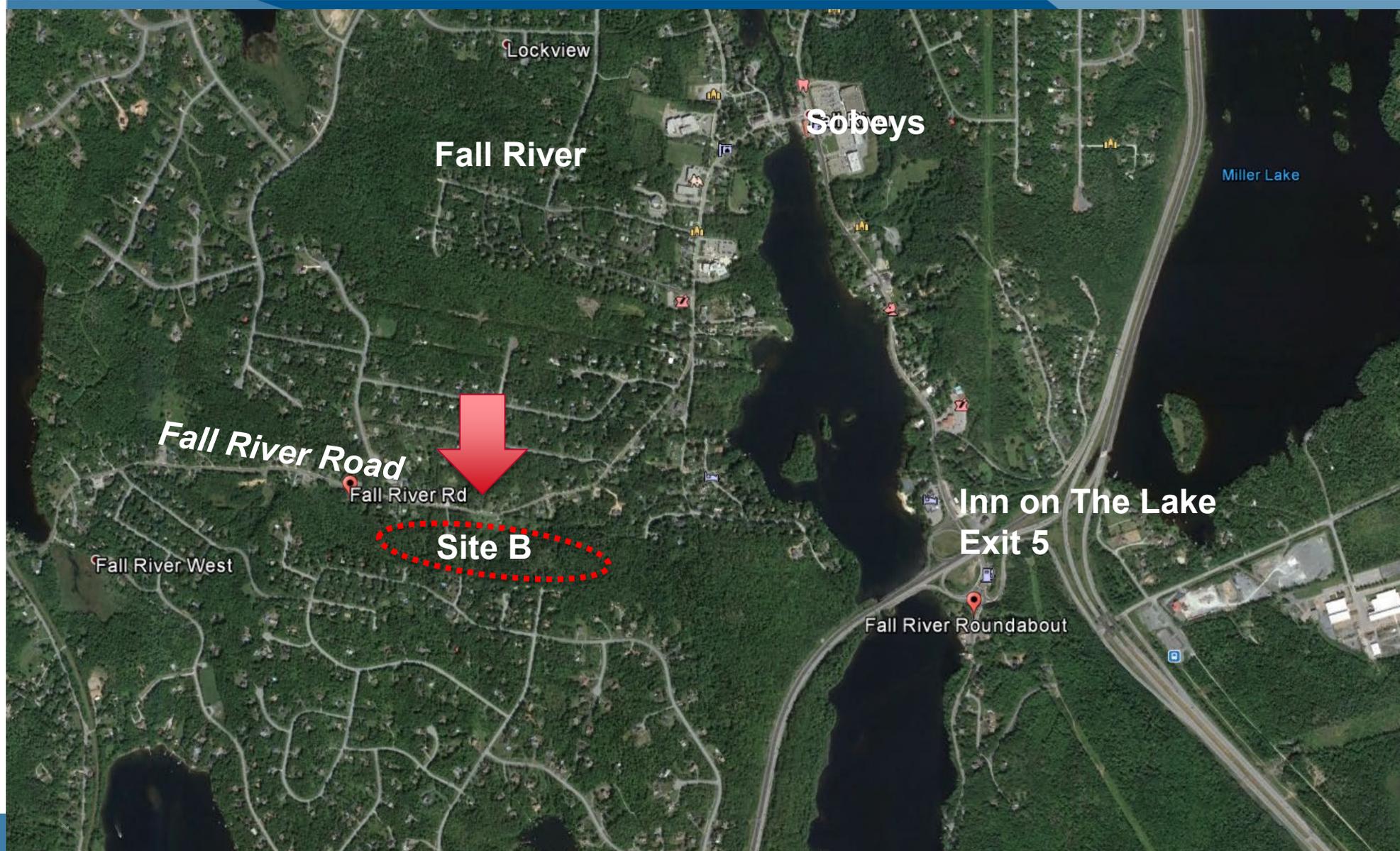
Location: Site B, Former Carr Farm, Fall River Road, Fall River.

Proposal: Request for a LUB amendment of the RLRC zone (Opportunity Site B) to allow a Nursing Home Use



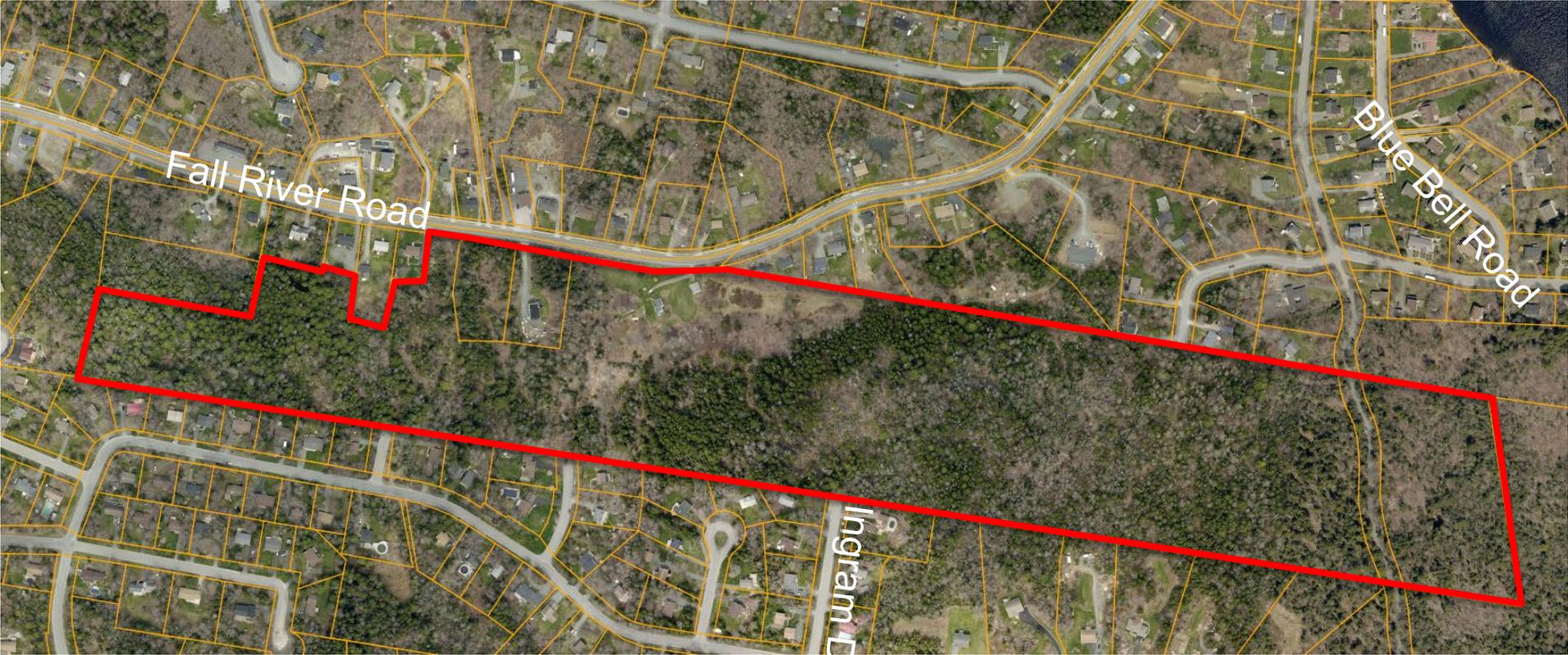
Fall River Context

Opportunity Site B, off the Fall River Road

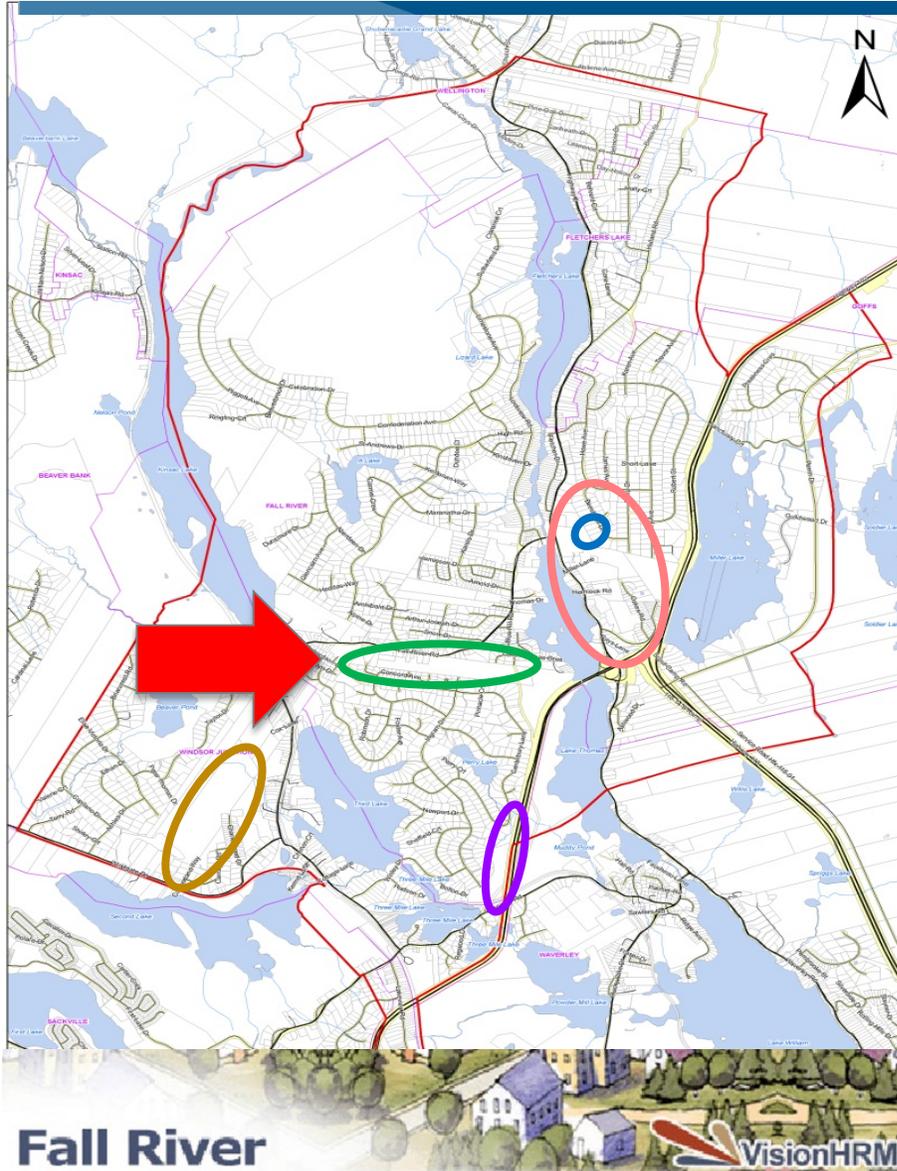


Site Context

Opportunity Site B



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

Current Policy & Zone Intent

Site B, Fall River

- To enable a max of 5 of multiple unit dwelling(s) with services and amenities.
- Is subject to land use by-law requirements and site plan approval.
- Provides details within the RLRC zone itself to ensure development:
 - is designed to include services and amenities to allow people to age in place;
 - compliments the surrounding neighbourhood;
 - is built to reflect an integrated approach to design, building form, and site development;
 - has controls in the LUB related to architecture, landscaping, retention of vegetation, driveway access, parking, pedestrian access, outdoor lighting, signage, and accessory buildings.

Current Policy & Zone Intent

Slide 7

Site B, Fall River

RLRC zone

Form/Architecture

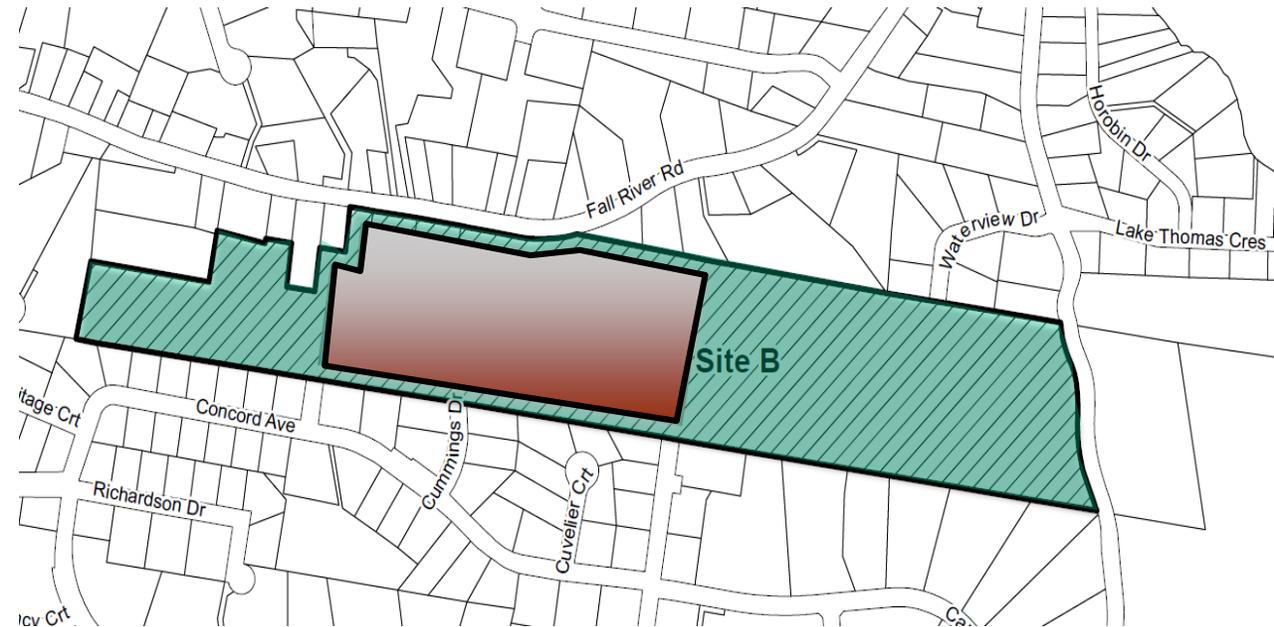
- Max. 5 multiple unit buildings –not exceed 45,000 sq.ft. (4,80.5 m²)
- Max. 4 storeys in height
- Area for Development defined in 40% and 60% in undisturbed
- Architecture as per Bylaw
- Site Plan Approval and Performance Standards
- Studies:
 - Transportation Study
 - A Phosphorous Net Loading Study
 - Lot Grading and Stormwater Management

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RLRC Zone – permitted uses

River-lakes Residential Campus Zone (RLRC)

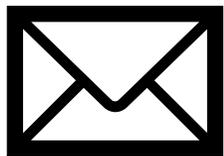
- Multiple Unit Dwellings & amenity area
- Office
- Day Care Facilities
- Medical Clinic
- Personal Service
- Park and Open Space
- Recreation Uses
- *Nursing Home*



Public Engagement and Feedback

- Consultation achieved through:
 - HRM website;
 - Newspaper ads;
 - Mail out notifications; and
 - Opportunity for feedback from October 30 – and Nov 30, 2020. Avg. Time 3:24 mins

**Notifications
Mailed**



545

**Emails/Calls
Received**



25

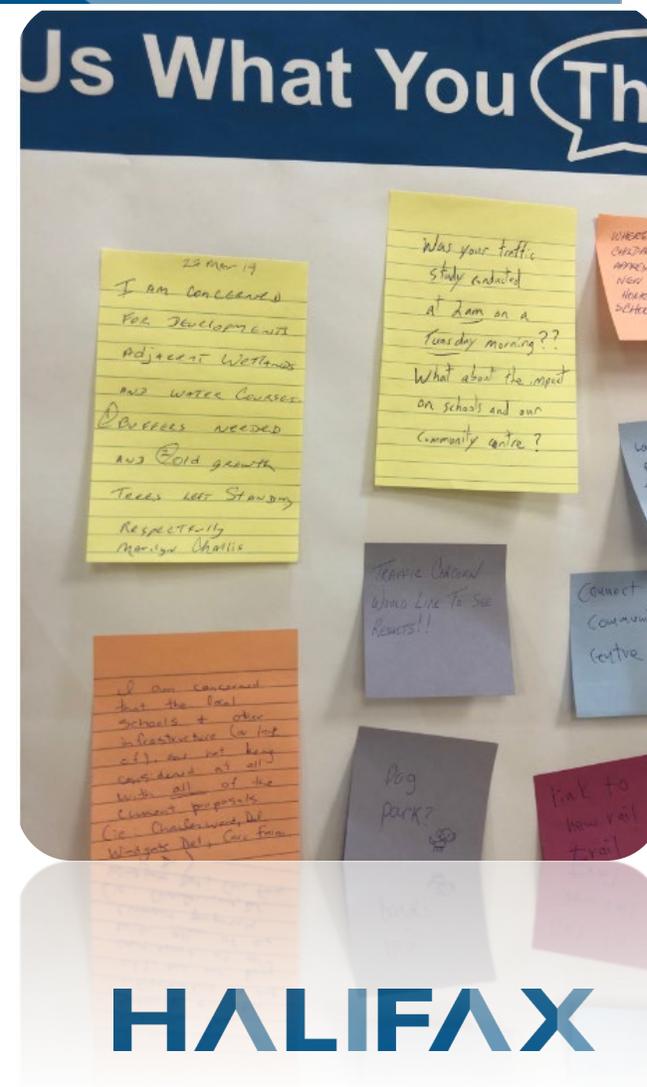
**Website
Unique page views Nov.1/20
March 5/21**



315

Issues Raised

- Housing affordability & options for residents to age in place
- Provides a much needed addition to our community;
- Increase traffic on Fall River Road and single access;
- Blasting impact;
- Water runoff and drainage;
- Waste water treatment and pharmaceuticals impact on Lake Thomas
- The scale of entire development
- Disruption of semi rural character of the area.



Staff Recommendation

North West Community Council:

Adopt the amendment to the Land Use By-law for Planning Districts 14 and 17, as set out in Attachment A.

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Thank You