

HALIFAX

Public Hearing for Case 22709

Amending Development Agreement
for Lynnett Road, Halifax

Halifax and West Community Council
March 30, 2021

Slide 1

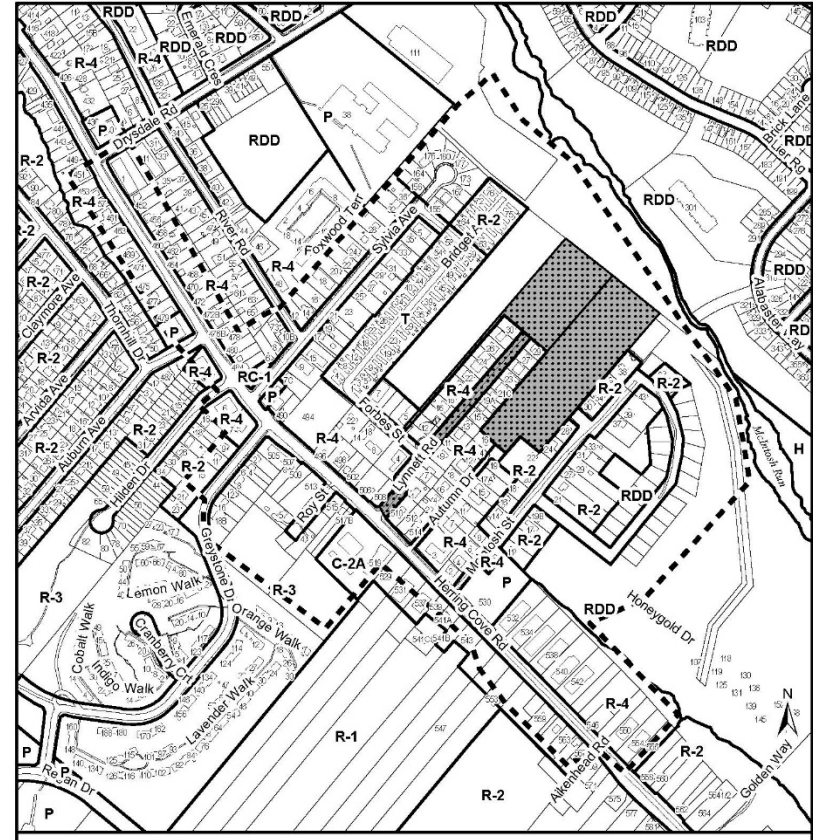
Applicant Proposal

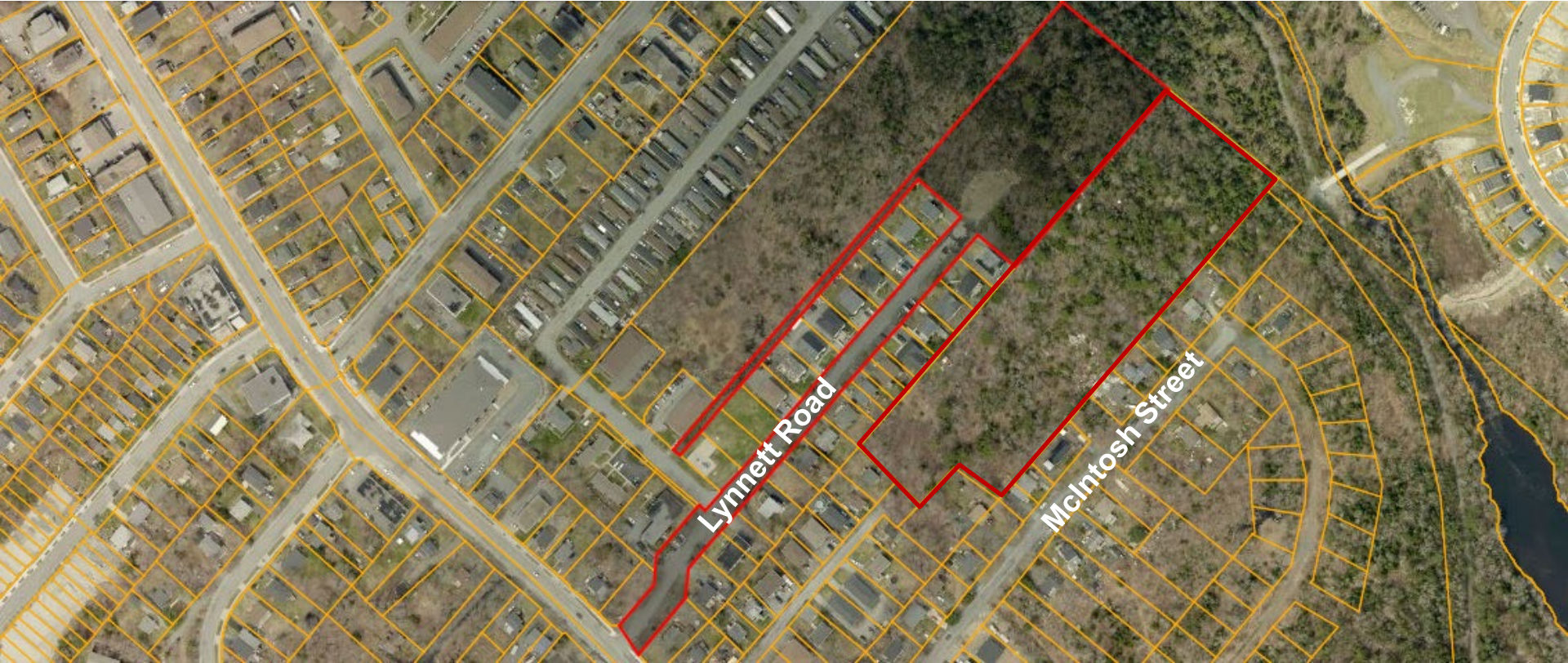
Slide 2

Applicant: Stephen Adams, Consultant on behalf of the property owner, Falco Properties Inc.

Location: Lynnett Road, Halifax (PID's 40096133, 40096364)

Proposal: Applicant is applying for substantive amendments to reconfigure a previously approved residential development on the lands.



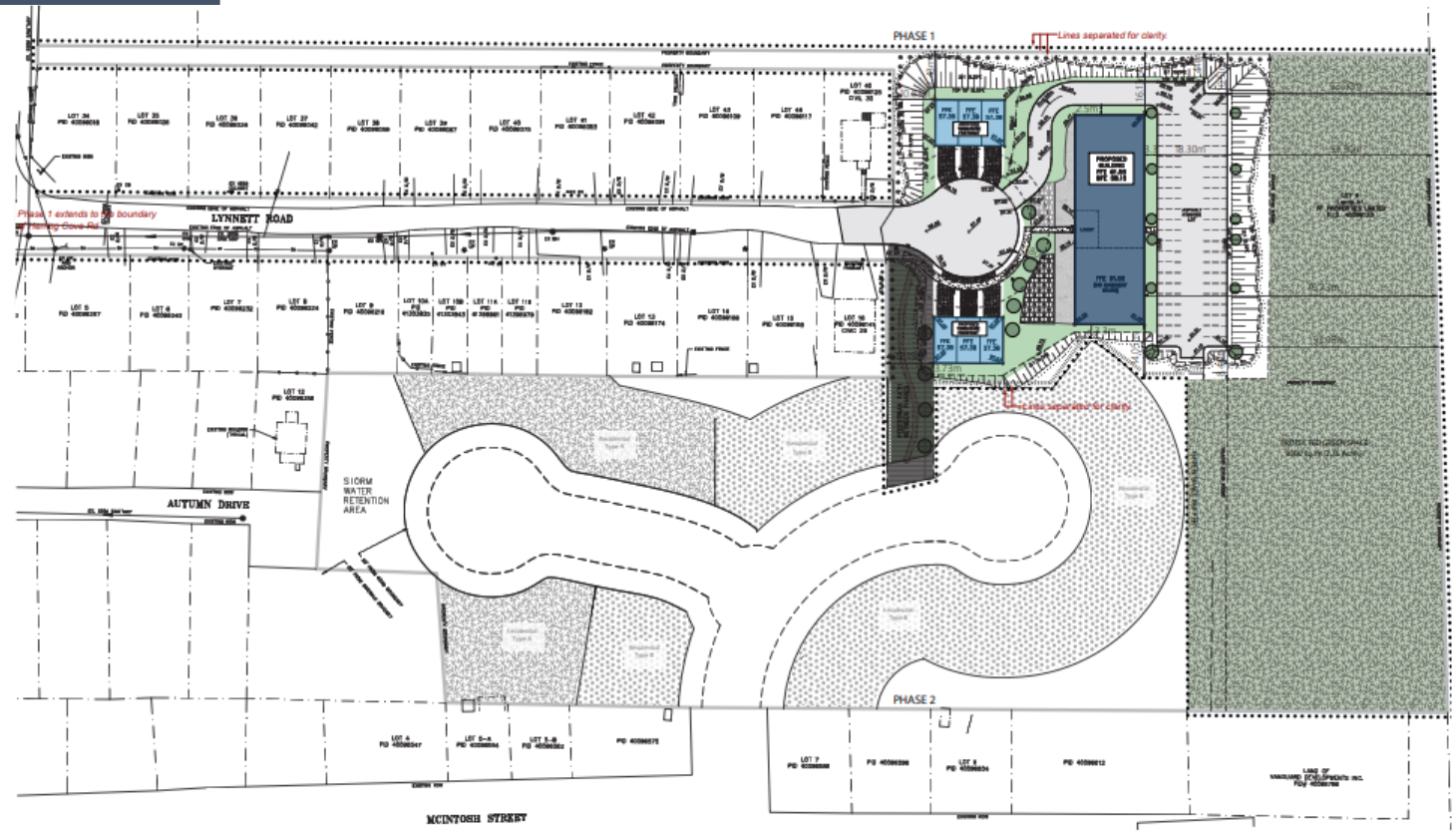


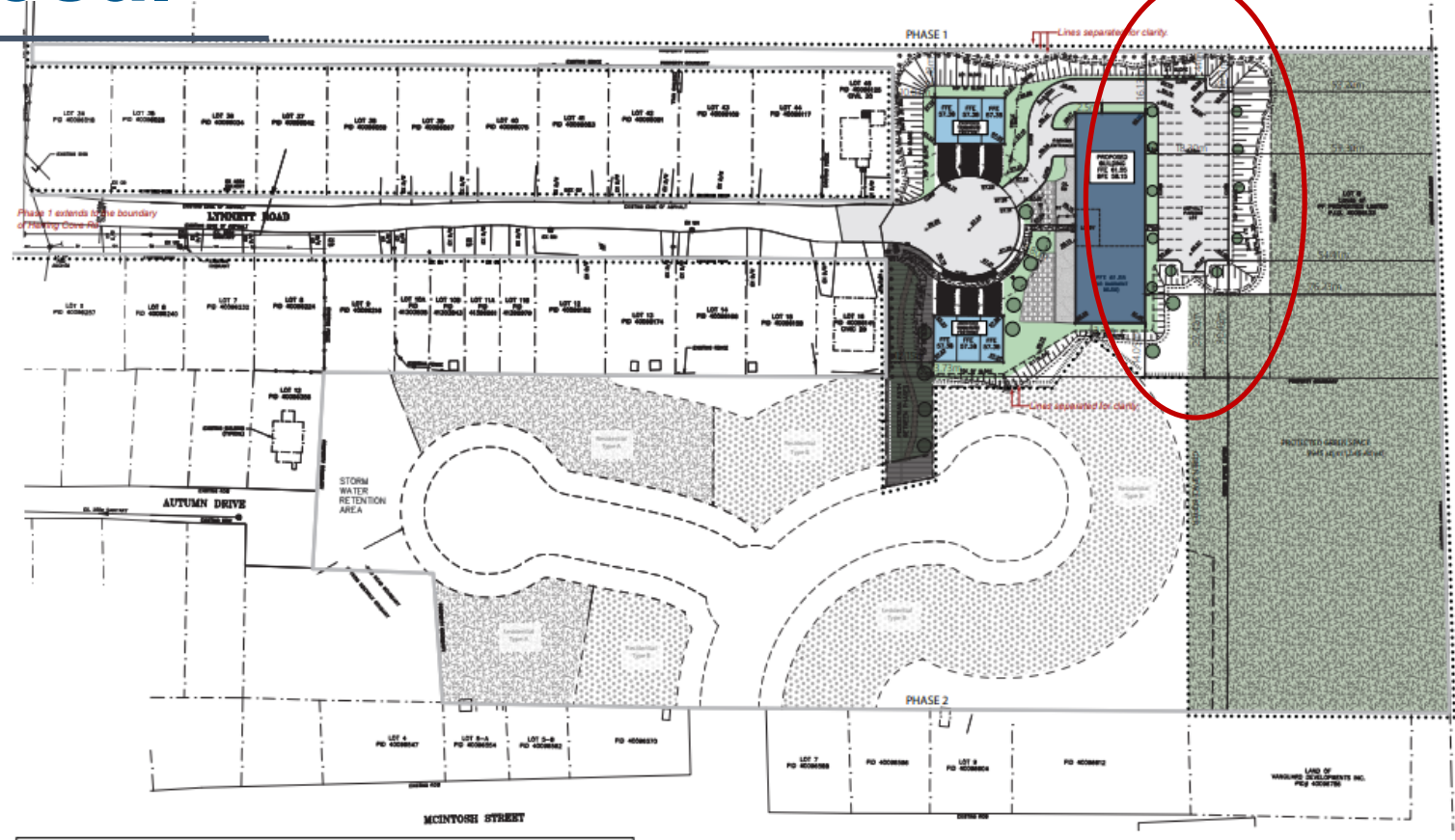
Site Boundaries in Red

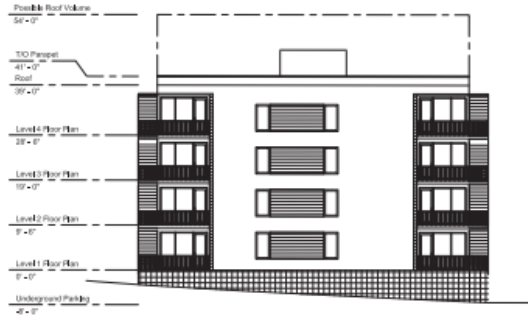




- **Zone**
 - RDD (Residential Development District) and R-4 (Multiple Dwelling Zone)
- **Designation**
 - Residential Development District (RDD) and High Density Residential (HDR) within the Mainland South Secondary Planning Strategy of the Halifax MPS
- **Existing Use**
 - Vacant
- **Enabling Policy**
 - Policies 1.5 and 1.5.1 of the Mainland South Secondary Planning Strategy and Implementation Policy 4.4 allow Council to consider a residential development by development agreement.







South Elevation



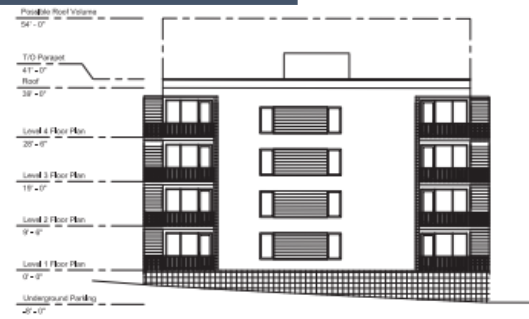
East Elevation



North Elevation



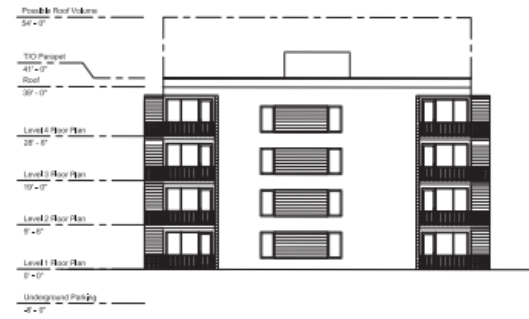
West Elevation



South Elevation



East Elevation



North Elevation



West Elevation

- Level of engagement completed was consultation achieved through a sign on the site, a website, and a mail out notification.
- Feedback from the community generally included the following:
 - Questions regarding when construction will commence and where the construction vehicles will access the site
 - Concerns regarding access to community mailboxes during construction and
 - Concern regarding whether construction equipment will encroach onto adjacent property during construction.

Notifications Mailed

 **478**

Individual Contacts (Phone Calls)

 **4**

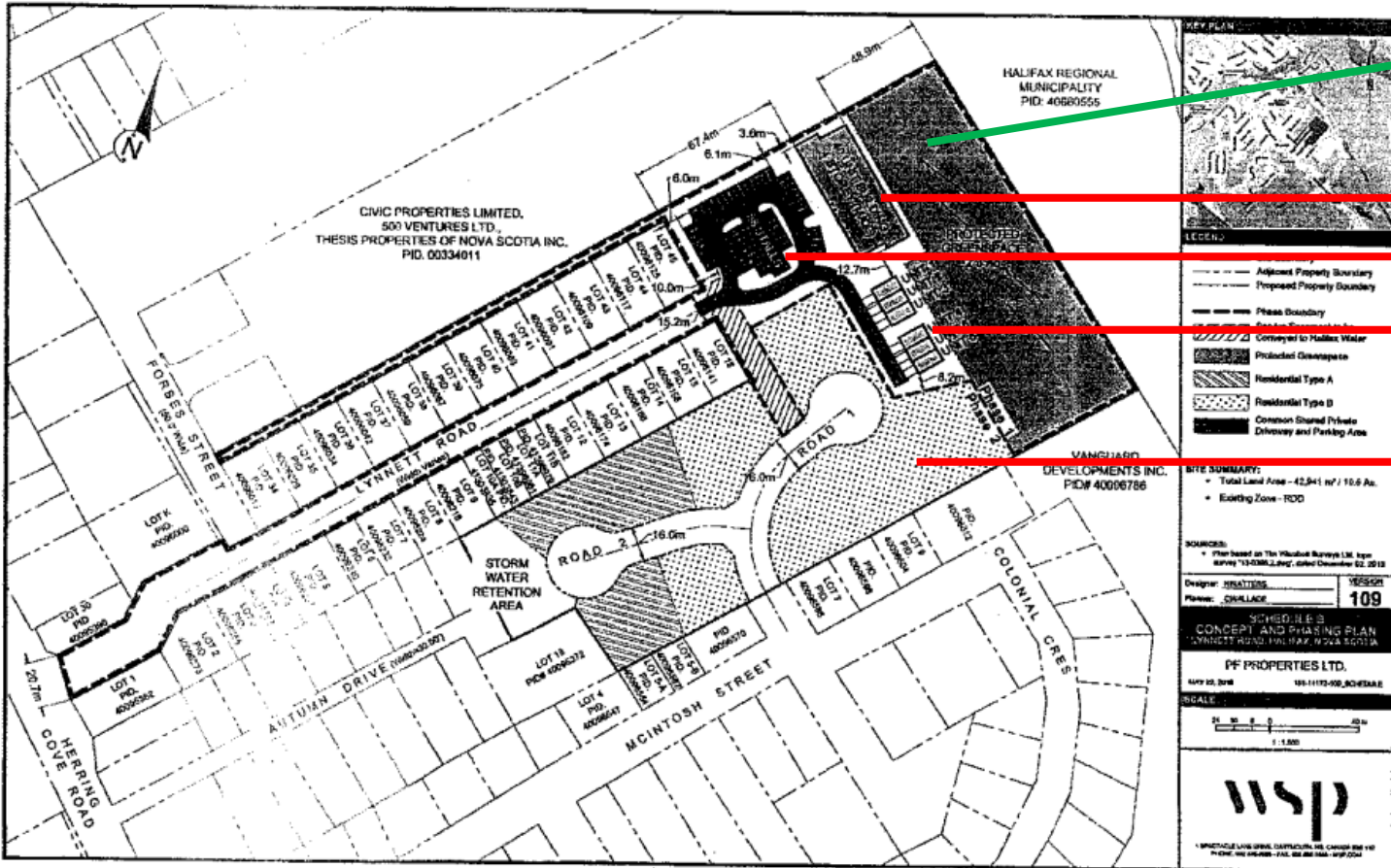
Webpage Views

 **239**

Emails Received

 **1**

Existing Development Agreement



Protected Greenspace
2.3 acres

Multi (40 units)

Shared driveway

Townhomes (6 units)

Phase 2
SUD/Townhomes

KEY PLAN

LEGEND

- Adjacent Property Boundary
- Proposed Property Boundary
- Phase Boundary
- Conveyed to Halifax Water
- Protected Greenspace
- Residential Type A
- Residential Type B
- Common Shared Private Driveway and Parking Area

SITE SUMMARY:

- Total Lot Area - 42,841 sq / 10.6 Ac.
- Existing Zone - R20

SOURCES:

- Plan based on The Halifax Survey Ltd. Reg. Survey "13-0384.L.P.C.", dated December 02, 2010

Designer: HNTB **VERSON**

Planner: CHALLICE **109**

SCHEDULE B
CONCEPT AND PHASING PLAN
LYNNETT ROAD, HALIFAX, NOVA SCOTIA

PF PROPERTIES LTD.

MAY 10, 2011 10-1170-00-00-00-00

SCALE

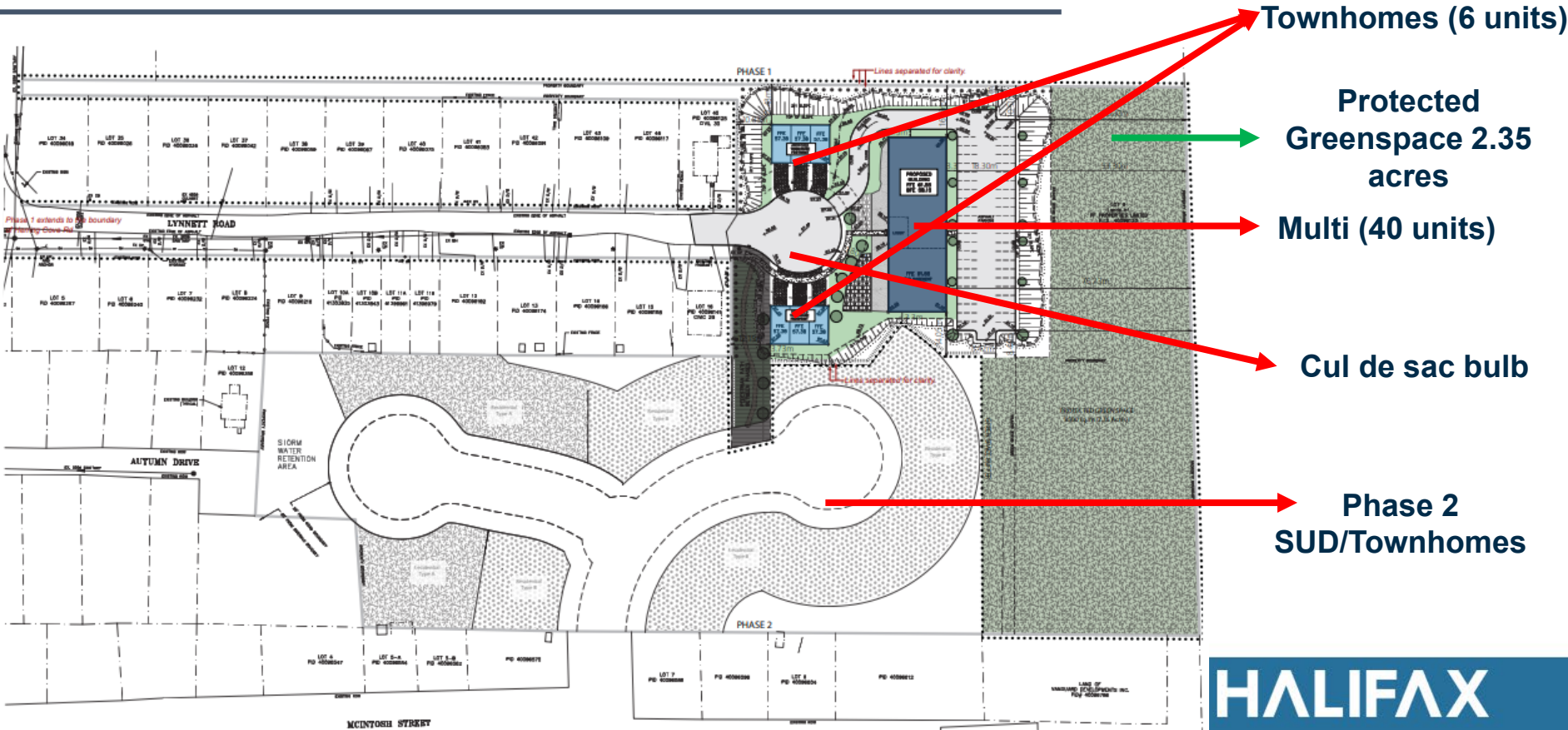
1:1,000

WSP

1 WINDY LAKE DRIVE, DARTMOUTH, NS CANADA B3B 1Y0
PHONE: 902-268-0000 FAX: 902-268-0000

Proposed Amending Agreement

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Townhomes (6 units)

Protected Greenspace 2.35 acres

Multi (40 units)

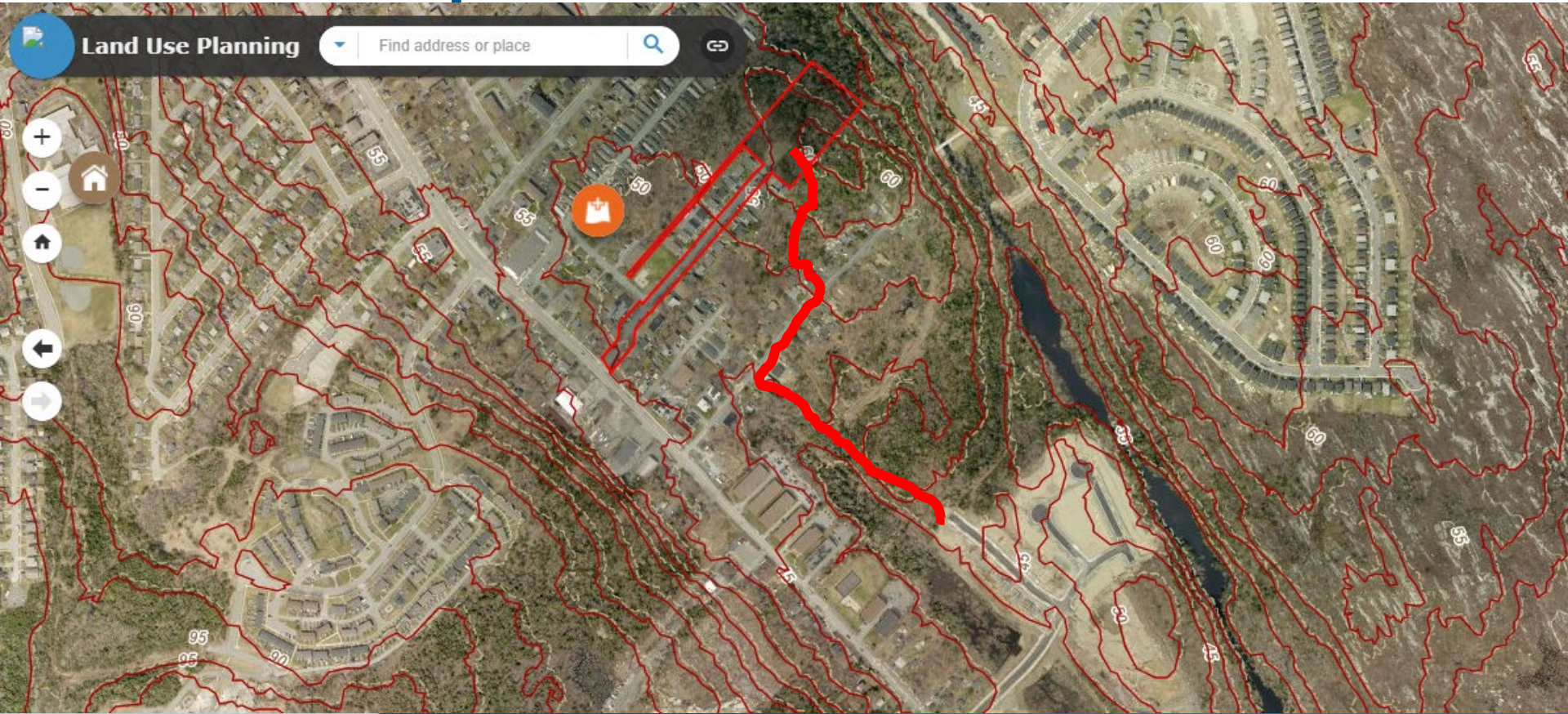
Cul de sac bulb

Phase 2 SUD/Townhomes

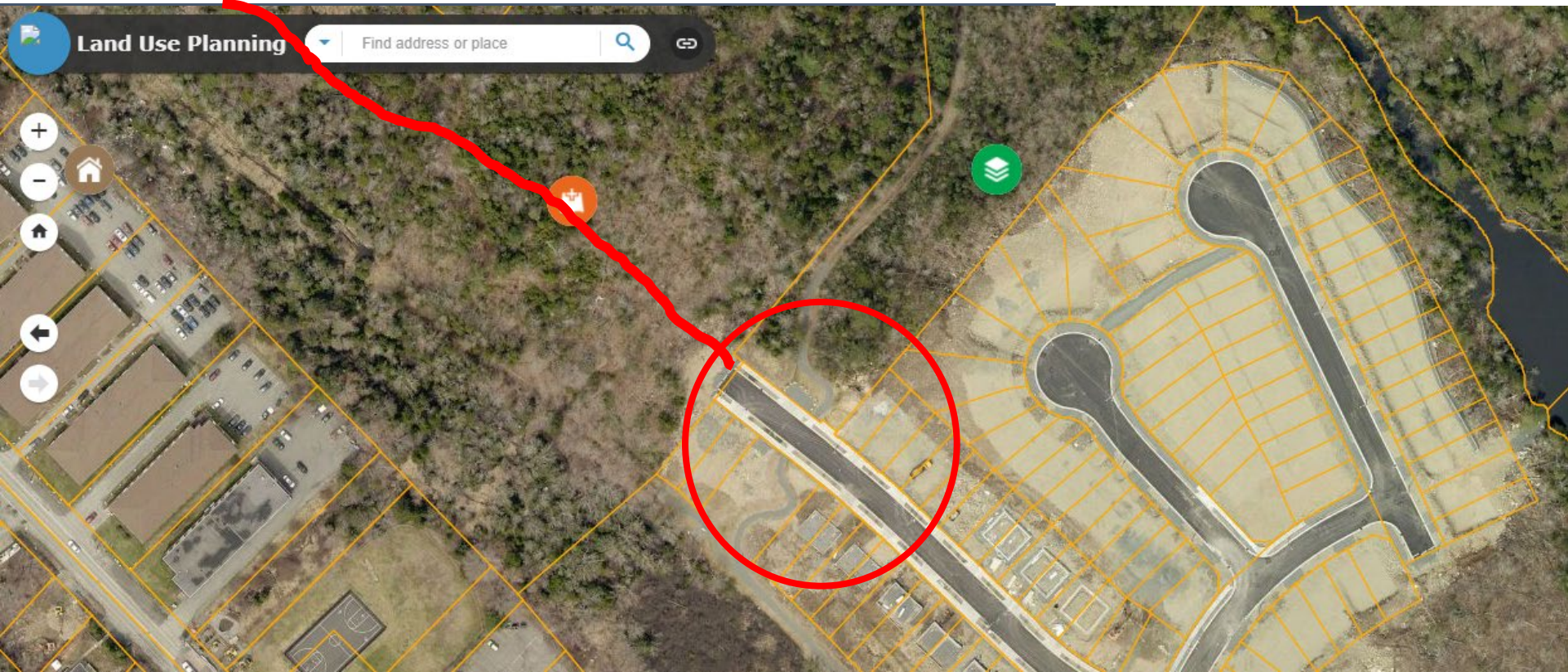
Residential Development District Policy (1.5, 1.5.1 and 4.4):

Protect the character and scale of residential areas by attention to such matters as use of open space, landscaping, and ensuring adequate transition between areas of differing building forms and densities.

Parkland Request



Parkland Request



Staff recommend that Halifax and West Community Council:

- Approve the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment A

HALIFAX

Thank You

Brittney MacLean, Planner II



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902-223-6154

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