

# North West Planning Advisory Committee: Case 20507

Amendments to an Existing  
Development Agreement

March 31, 2021

# HALIFAX

Slide 1

# Applicant Proposal

Slide 2

Applicant: Sunrose Consulting on behalf of United Gulf

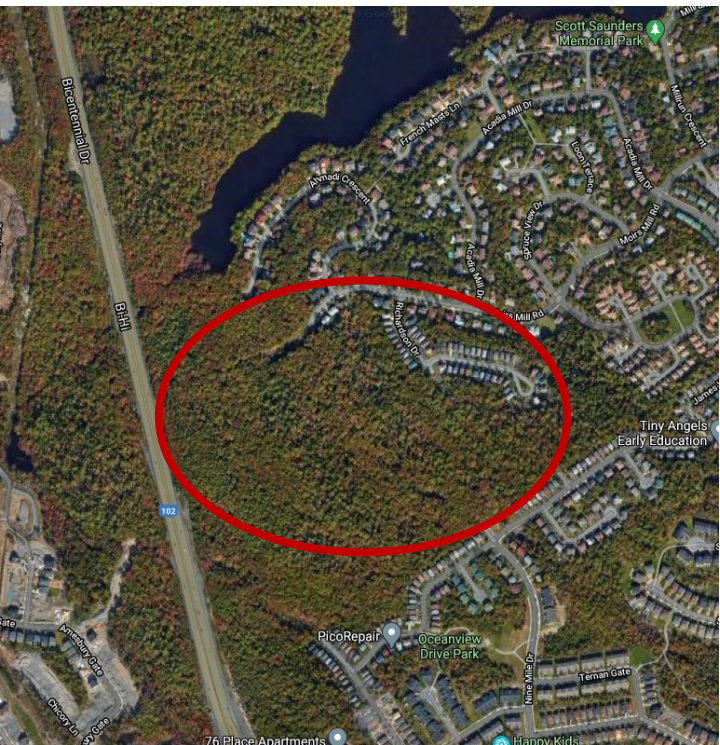
Location: Papermill Lake, Bedford

Proposal: Develop 214 additional lots prior to building the connector road to Hammonds Plains Road and revise the road network so Richardson connects into Nine Mile Drive

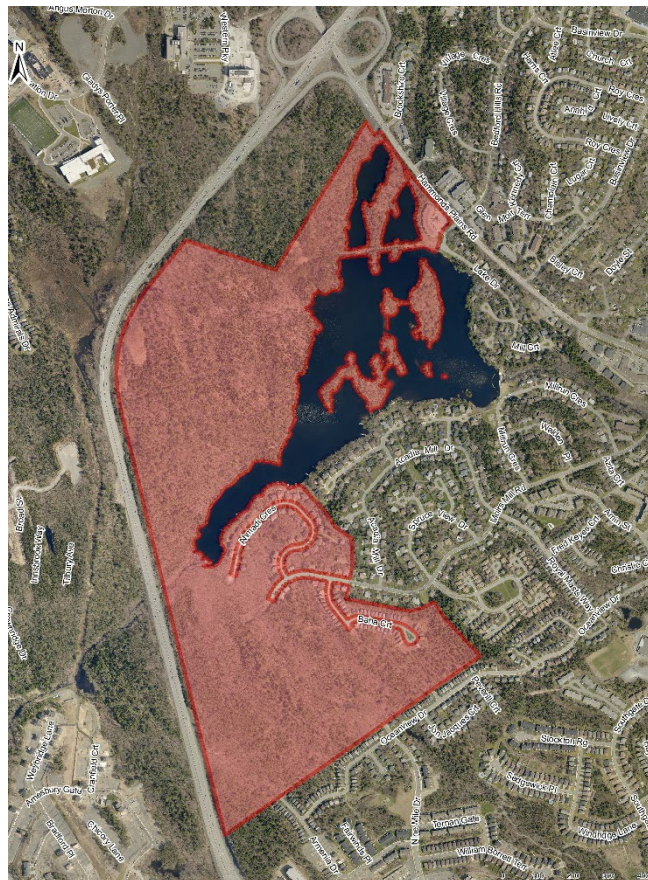


# Site Context

Slide 3



General Site location in Red



Site Boundaries in Red

# Site Context/Photos

Slide 4



Richardson Drive looking south  
Example of Terrain on site



# Proposal

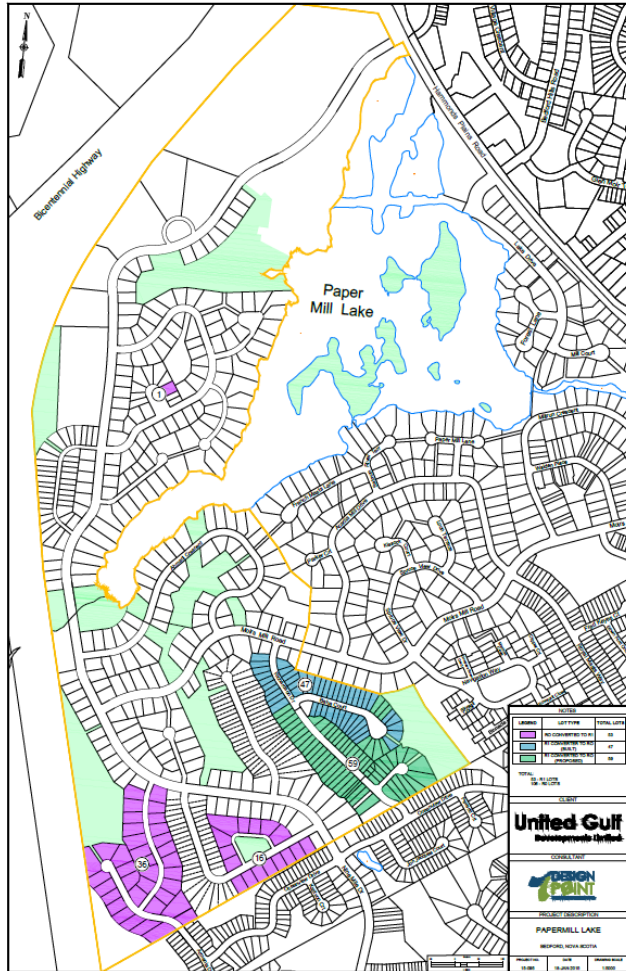
Slide 5



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## Existing Development Agreement

- Registered in 1995
- Allows for development of 921 units
- Unit mix: Single, two unit dwellings, multi unit residential
- Limits development to 100 units before requiring connector Road that will connect site to Hammonds Plains Road





### Residential Comprehensive Development Districts Zone

The following uses may be permitted in a RCDD zone by development agreement:

- a) Single Detached Unit dwellings;
- b) Two Unit attached;
- c) Townhouse dwellings;
- d) Multiple Unit dwellings;
- e) Mobile homes;
- f) Senior Residential Complexes
- g) Neighbourhood convenience stores;
- h) Neighbourhood Commercial Uses (see definition);
- i) Institutional Uses;
- j) Parks and Recreational Uses;
- k) Any uses accessory to the foregoing.



- Level of engagement completed was consultation achieved through a mail out notification and a public information meeting On September 18, 2017. After the initial public review, the applicant revised the proposal and re-engaged with the public through a Shape your City page with a public forum, FAQ, prerecorded presentation and an online survey.
- Feedback from the community generally included the following:
  - Want to see the road connected from Moirs Mill to Hammonds Plains Road
  - Unhappy with proposed suburban form with curvilinear streets
  - Concerned about traffic in the community
  - Concerned about environmental impacts due to loss of green space and potential impacts on the Lake
  - Would like the undeveloped land to be turned into parkland

## Notifications Mailed



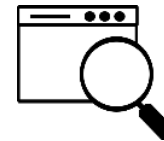
738 PIM  
825 Virtual  
Engagement

## Individual Contacts (Phone Calls & Email)



In 2020/ 2021  
Approx 110

## Webpage Views



956 for December  
2020 and January  
2021

Please advise of any recommendations & considerations regarding the proposal, taking into account the MPS policies R-9 and R-16:

- Phasing of the approved DA;
- Changes to the traffic circulation in this area;
- Allowing more development on the site prior to constructing the road connection from Moirs Mill to Hammonds Plains Road.

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## Thank You Questions/Comments

### Planners Name



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