

# HALIFAX

## Public Hearing for Case 22396

Rezoning / Development Agreement for  
lands off Elm Grove Avenue and Myra  
Road, Timberlea

Halifax and West Community Council  
May 5, 2021

Slide 1

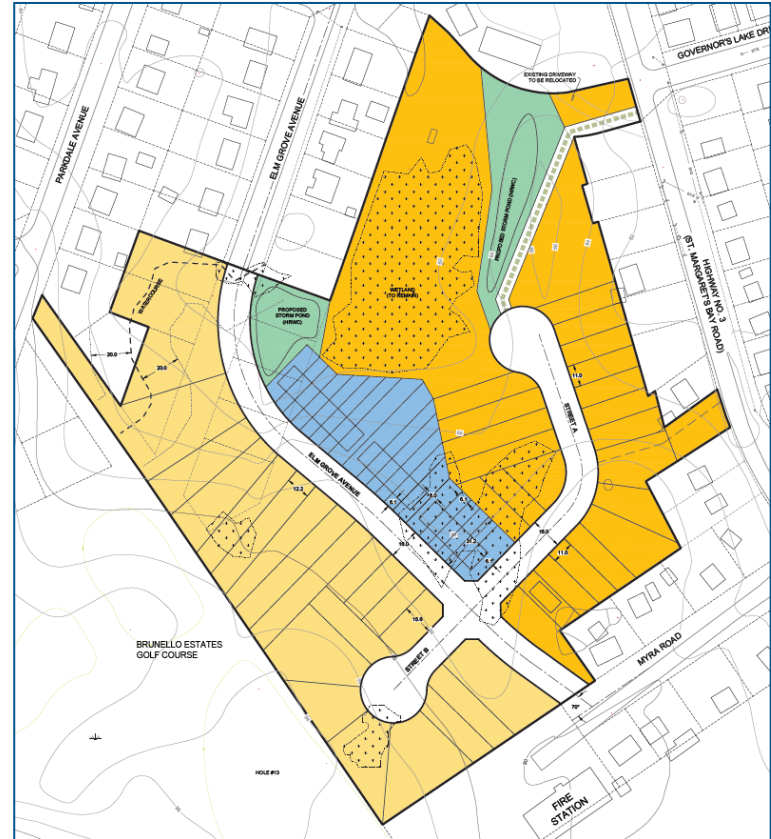
# Applicant Proposal

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**Applicant:** Zzap consulting on behalf of the property owner.

**Location:** lands located off Elm Grove Ave. and Myra Road, Timberlea

**Proposal:** a multi-lot residential subdivision with 47 single family dwellings and 20 townhouse dwelling units



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General Site location in Red



Site Boundaries in Red





Subject site at Myra Road

Subject site at Elm Groove Ave



# Planning Policy Outline

## Regional Plan & Subdivision Bylaw

Guide where population growth and the investment of services like transit, piped water and sewer should occur

## Community Plan

Outlines where and how different types of development may occur. Particular uses may not be permitted in some areas, other uses may only be allowed by going to Council for approval and getting feedback from the community

## Land Use Bylaw (Zoning)

Specifies what can be approved without going to Council and seeking feedback from the public

# Policy & By-law Overview

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## Timberlea/Lakeside/Beechville (TLB) Municipal Planning Strategy & Land Use By-law

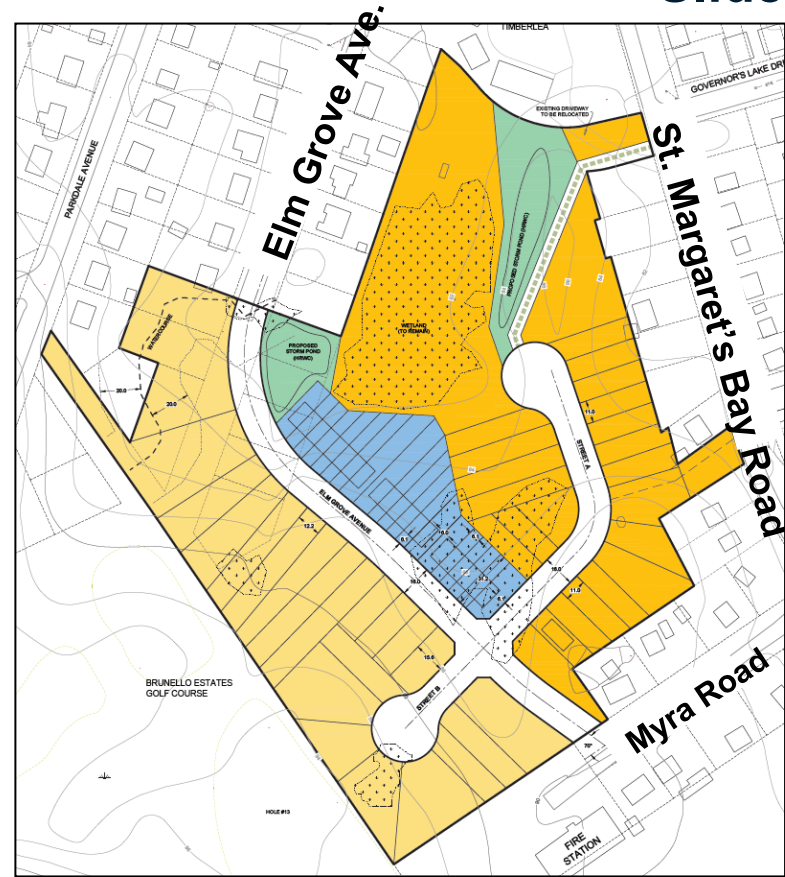
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- **Zone**
  - R-1 (Single Unit Dwelling) Zone
- **Designation**
  - Urban Residential
- **Existing Use**
  - Vacant
- **Enabling Policy**
  - UR-11 and UR-12: controlled development on large tracts of land through site-specific agreements.

# Proposal

Slide 7

- New street extension off Elm Grove Avenue through to Myra Road with two cul-de-sacs.
- 47 single unit dwellings (frontages of 36 feet and 40 feet)
- 20 townhouse dwelling units (within 3 townhouse dwelling blocks)



Enabling Policies UR 11 & 12: when considering comprehensive development districts Council shall consider the following in rendering their decision:

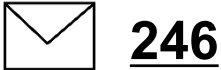
- Mix of housing type is provided;
- Two separate accesses to the public road network;
- Traffic impacts on existing road network;
- Adequate and useable lands for community facilities are provided;
- Adequacy of municipal services (sewer & water); and
- Adequate controls on storm water management



# Public Engagement Feedback

- Level of engagement completed was **consultation** achieved through **a mail out notification** and **a public information meeting (February 4, 2020)**
- Feedback from the community generally included the following:
  - Concerns regarding stormwater and flooding;
  - Traffic; and
  - Lack of park space.

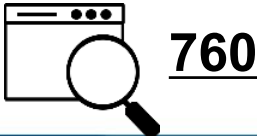
Notifications  
Mailed



Meeting  
Attendees



Webpage Views



Letters/Emails Received



# Amendments Made Responding to Consultation

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Slide 10

- **Stormwater Management**

- Required to balance stormwater – post development flows will match pre-development flows or better
- Improvements to existing failing culvert at the end of Elm Groove Ave. and additional flow capacity proposed to reduce potential flooding experienced by residents.

- **Treed Areas**

- Certain areas of the development will remain treed during the construction of streets and services to maintain tree stands post development.

- **Park Space**

- A small pocket park was proposed but a Parks Service Assessment by our Parkland Planner identified the development as falling within acceptable service levels based on proposed connections and existing parkland in the area. As a result, cash-in-lieu of parkland is required for this application.

# Summary: Key Aspects of the Proposed Development

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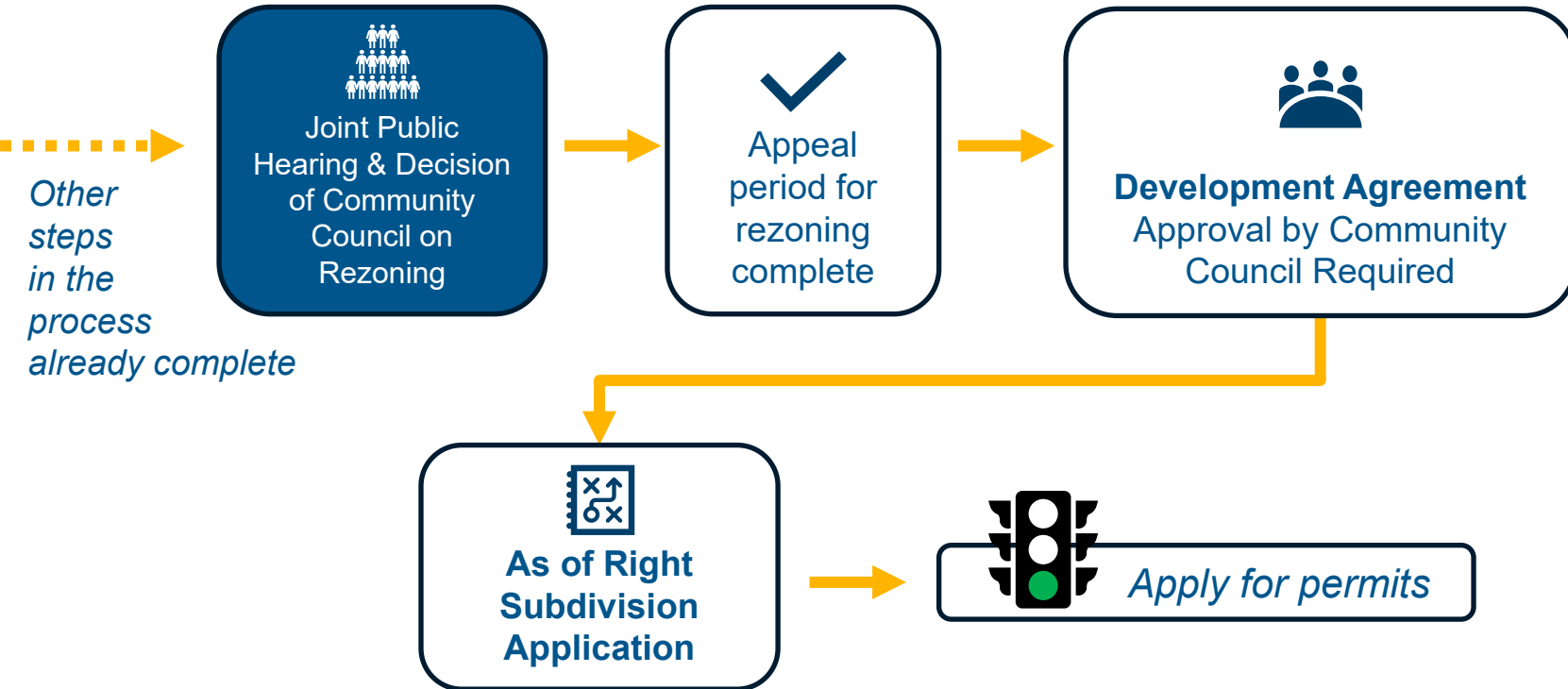
- **67 residential units**
  - 47 single unit dwellings
  - 20 townhouse dwelling units
- **Non-construction Zones for tree retention during construction phases**
- **New streets** - connector road between Elm Grove Avenue and Myra Road, and two new cul-de-sacs;

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:

- Extensions to the commencement and completion dates.

# If Council Approves the Amendments Slide 13





Staff recommend that Halifax and West Community Council:

- Adopt the amendment to the Land Use By-law for Timberlea/Lakeside/Beechville, as set out in Attachment A of the staff report.

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## Thank You

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