

Item 10.1.1

**HALIFAX**

# **Case 22879**

**Lovett Lake Amending Development Agreement**

Halifax and West Community Council

December 15, 2021

Slide 1

# Applicant Proposal

Applicant: Zzap Consulting on behalf of the property owner, Armco Capital Inc.

Location: Lands off the St. Margaret's Bay Road (abutting Lovett Lake), Beechville

Proposal: To amend the existing development agreement to add four parcels of land to the development with 93 residential units, for a total of 348 residential units across the site.

# Subject Property



# Site Context



# Heritage Context







# Application History

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- June 26, 2014 Original DA approved (257 dwelling units over 2 phases)
- Sept 30, 2015 MPS Amendment application (1293 residential units + commercial)
- July 30, 2018 Time extension for original DA approved
- October 2019 Armco withdrew from MPS Amendment application and pursued this application instead



# Policy & By-law Overview

## T/L/B Municipal Planning Strategy & T/L/B LUB

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- **Zone**

- CDD (Comprehensive Development District) T/L/B LUB

- **Designation**

- Urban Residential T/L/B MPS

- **Existing Use**

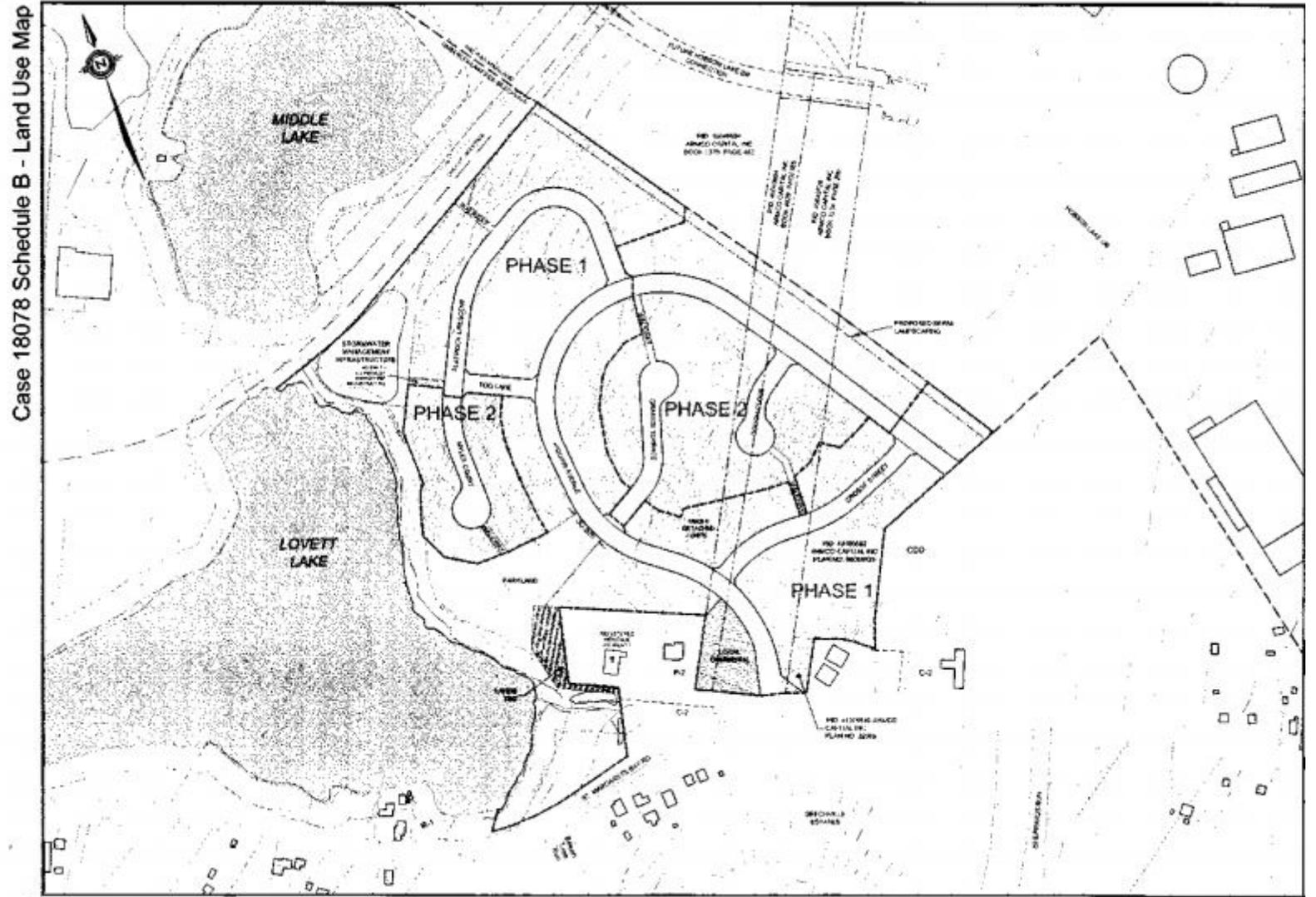
- Vacant- site work has begun for Phase 1

- **Enabling Policy**

- Policies UR-11, UR-12, IM-12 to consider mixed use development through development agreement process, and Regional Planning Policy CH-16 for properties abutting Registered Heritage Properties.

# Existing Development Agreement

- 257 dwelling units (singles, two-units, and townhomes), local commercial uses, over 2 phases;
- Requirement of a second road access to St. Margaret's Bay Road before Phase 2;
- 15 foot buffer for all lands for res/comm development that abut the Beechville Baptist Church;
- 5 foot buffer that abut the P-2 property next to the Church;
- Vegetation berm and fencing along the Bayers Lake Lands;
- Parkland along Lovett Lake, and "TBD" Lands to be provided as parkland or consolidated with the Baptist Church property.

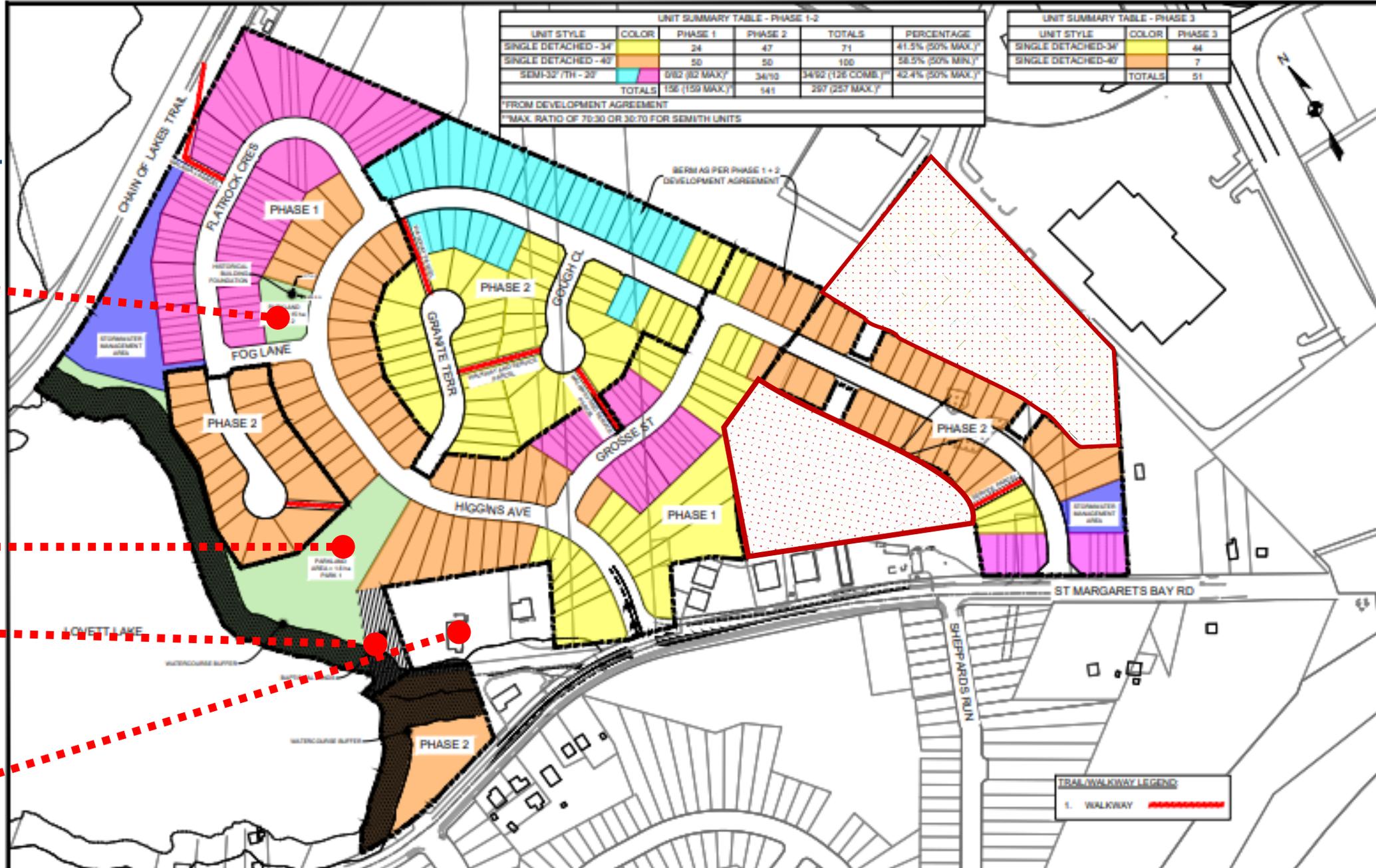


# Proposal

Park 2  
Homestead  
Site

Park 1  
Baptismal Path  
lands to be  
conveyed to  
Baptist Church

Registered  
Heritage Property  
Baptist Church



UNIT SUMMARY TABLE - PHASE 1-2					
UNIT STYLE	COLOR	PHASE 1	PHASE 2	TOTALS	PERCENTAGE
SINGLE DETACHED - 34'	Orange	24	47	71	41.5% (50% MAX.) <sup>1</sup>
SINGLE DETACHED - 40'	Light Blue	50	50	100	58.5% (50% MAX.) <sup>1</sup>
SEMI-32' / 711' - 20'	Pink	0/82 (82 MAX.) <sup>2</sup>	34/10	34/92 (126 COMB.) <sup>2</sup>	42.4% (50% MAX.) <sup>2</sup>
TOTALS		156 (159 MAX.) <sup>2</sup>	141	297 (297 MAX.) <sup>2</sup>	

<sup>1</sup>FROM DEVELOPMENT AGREEMENT  
<sup>2</sup>MAX. RATIO OF 70:30 OR 30:70 FOR SEMI-TH UNITS

UNIT SUMMARY TABLE - PHASE 3		
UNIT STYLE	COLOR	PHASE 3
SINGLE DETACHED-34'	Orange	44
SINGLE DETACHED-40'	Light Blue	7
TOTALS		51

TRAIL/WALKWAY LEGEND	
1. WALKWAY	

# Public Engagement Feedback

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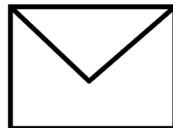
- Level of engagement completed was consultation achieved through a mail out notification, newspaper ad and a virtual public information meeting held on Thursday, June 17, 2021.

**Webpage Viewers**



1,995

**Notifications Mailed**



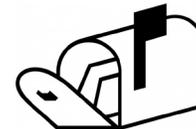
534

**Meeting Attendees**



43

**Letters/Emails Received**



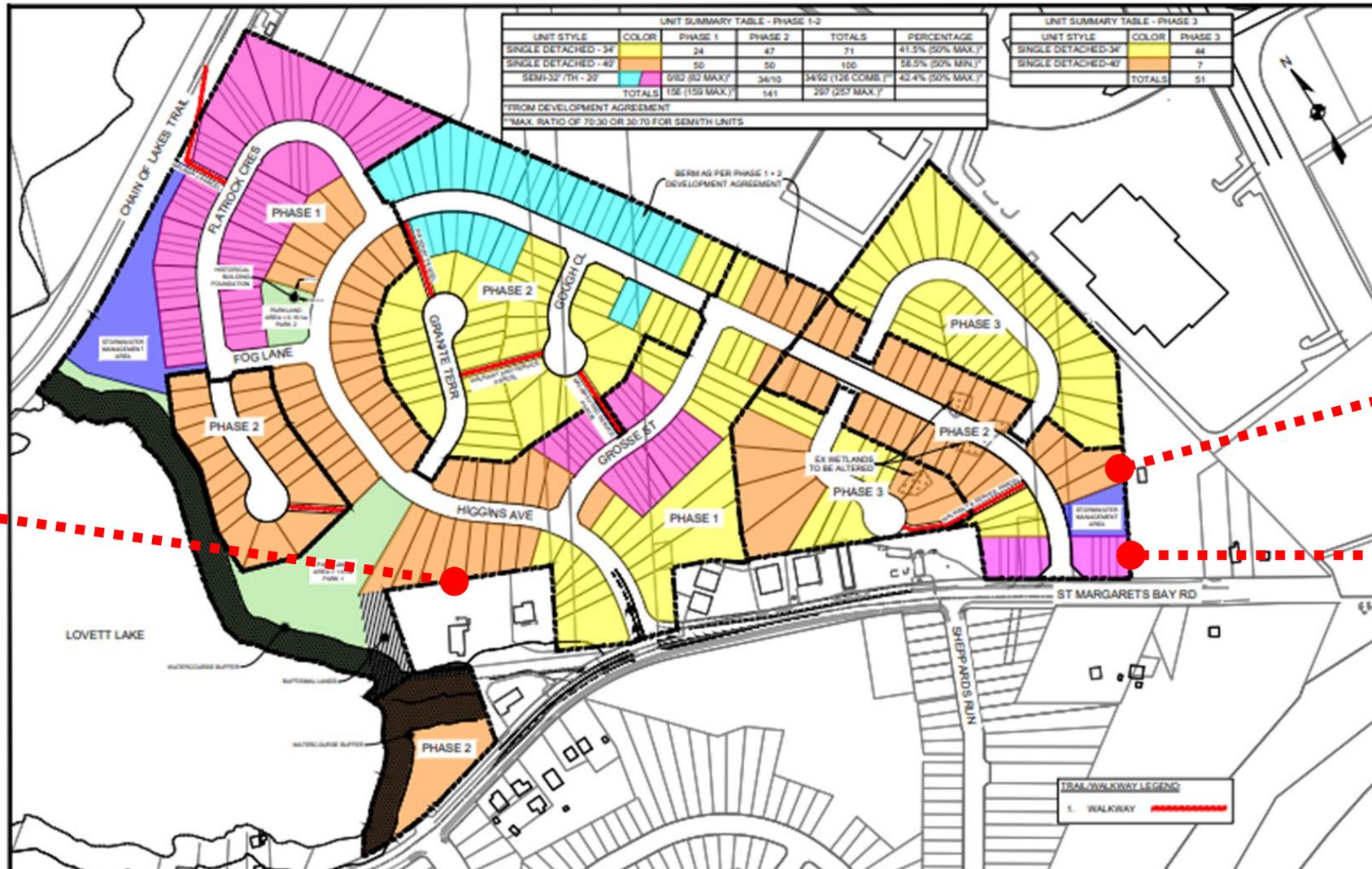
8

**Individual Contacts (Phone Calls)**



1

# Proposed Changes Post-Engagement

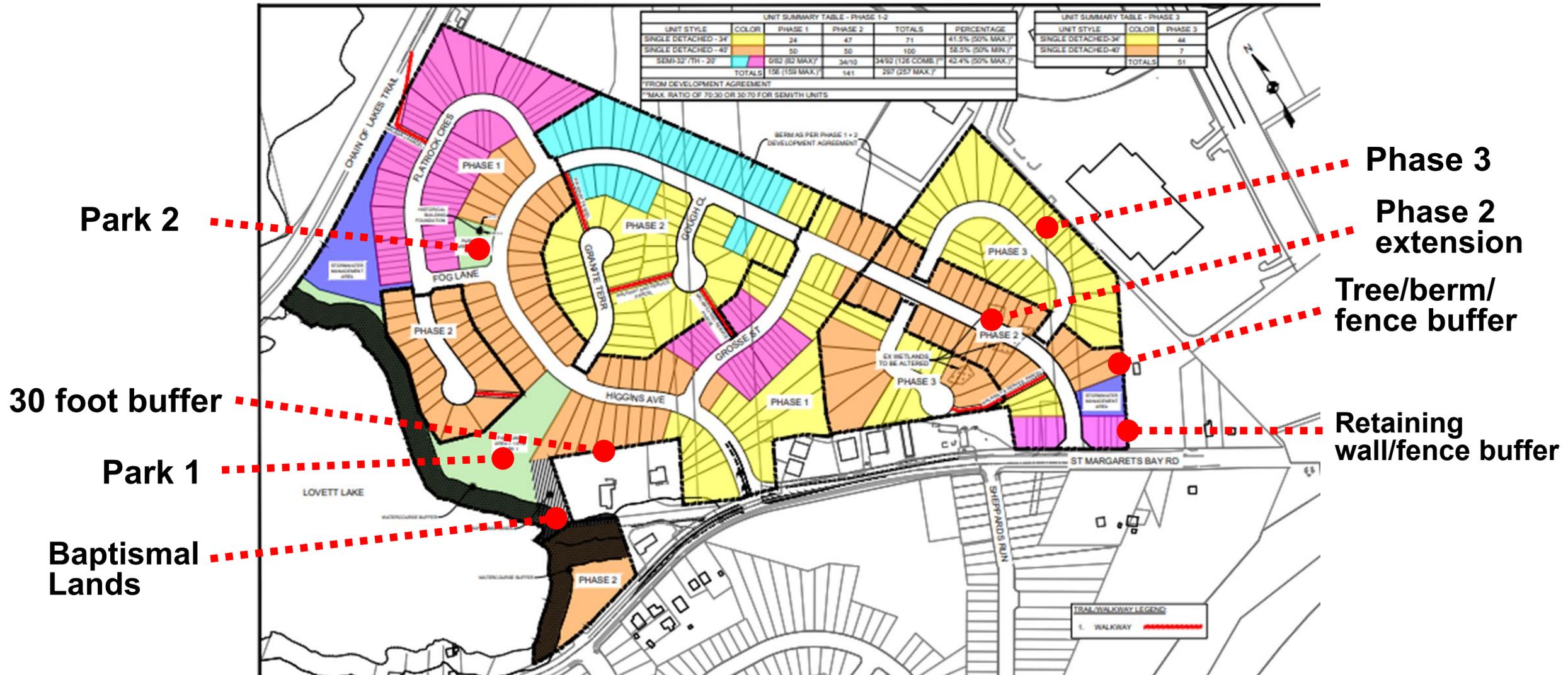


30 foot buffer

Tree/berm/  
fence buffer

Retaining  
wall/fence buffer

# Proposed Amending Development Agreement



# Policy Review

## T/L/B Municipal Planning Strategy

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Policies UR-11, UR-12, IM-12 to consider mixed use development through development agreement process. Council shall consider the adequacy of:

- Mix of housing types, housing mixture, and density
- Useable land for community facilities
- Road access and traffic generation
- Services (sewer, water)
- Any other relevant matter of planning concern

Regional Planning Policy CH-16 for properties abutting Registered Heritage Properties. Council shall consider:

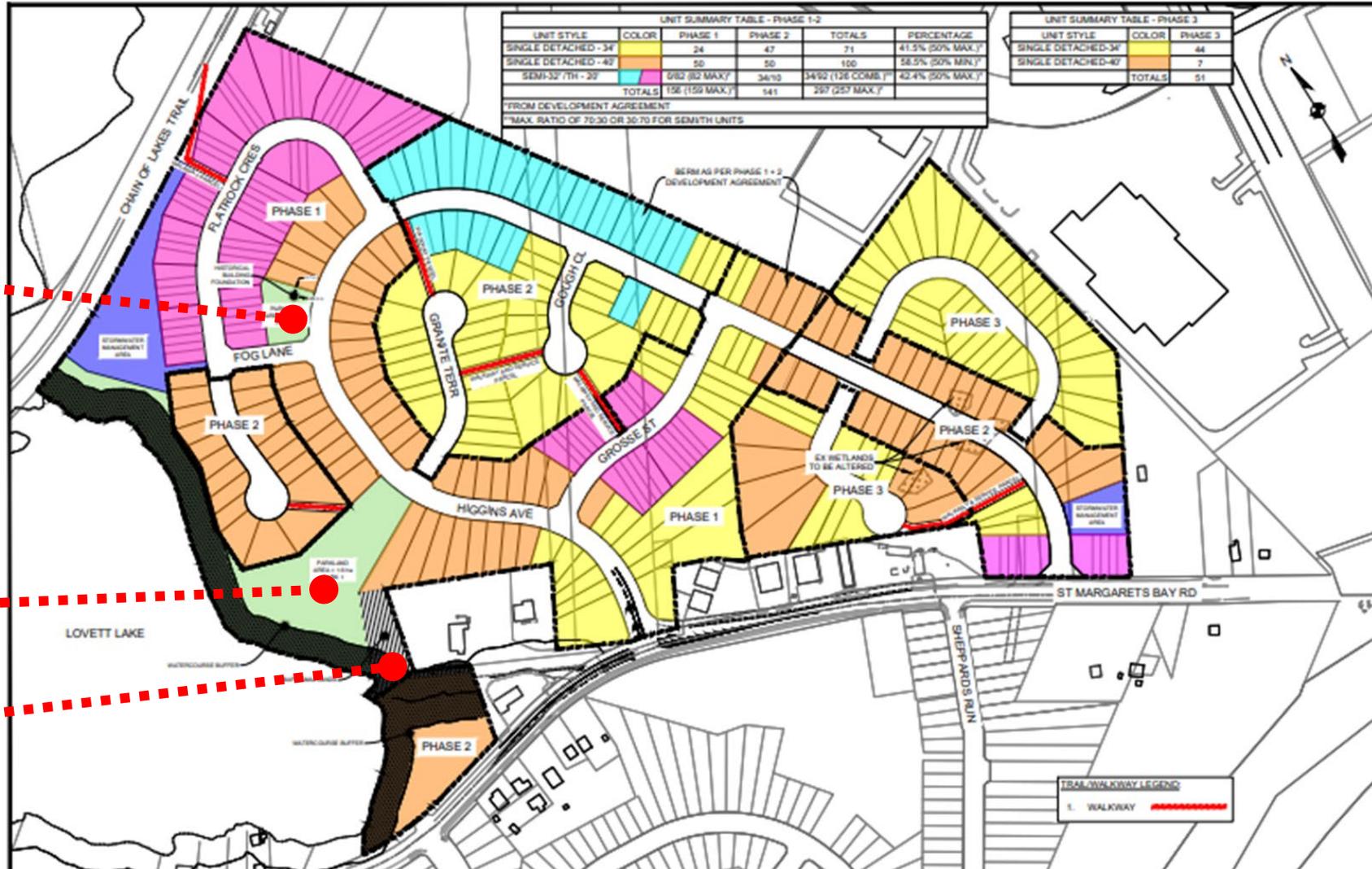
- Protection/buffering from abutting Registered Heritage Properties

# Policy Review

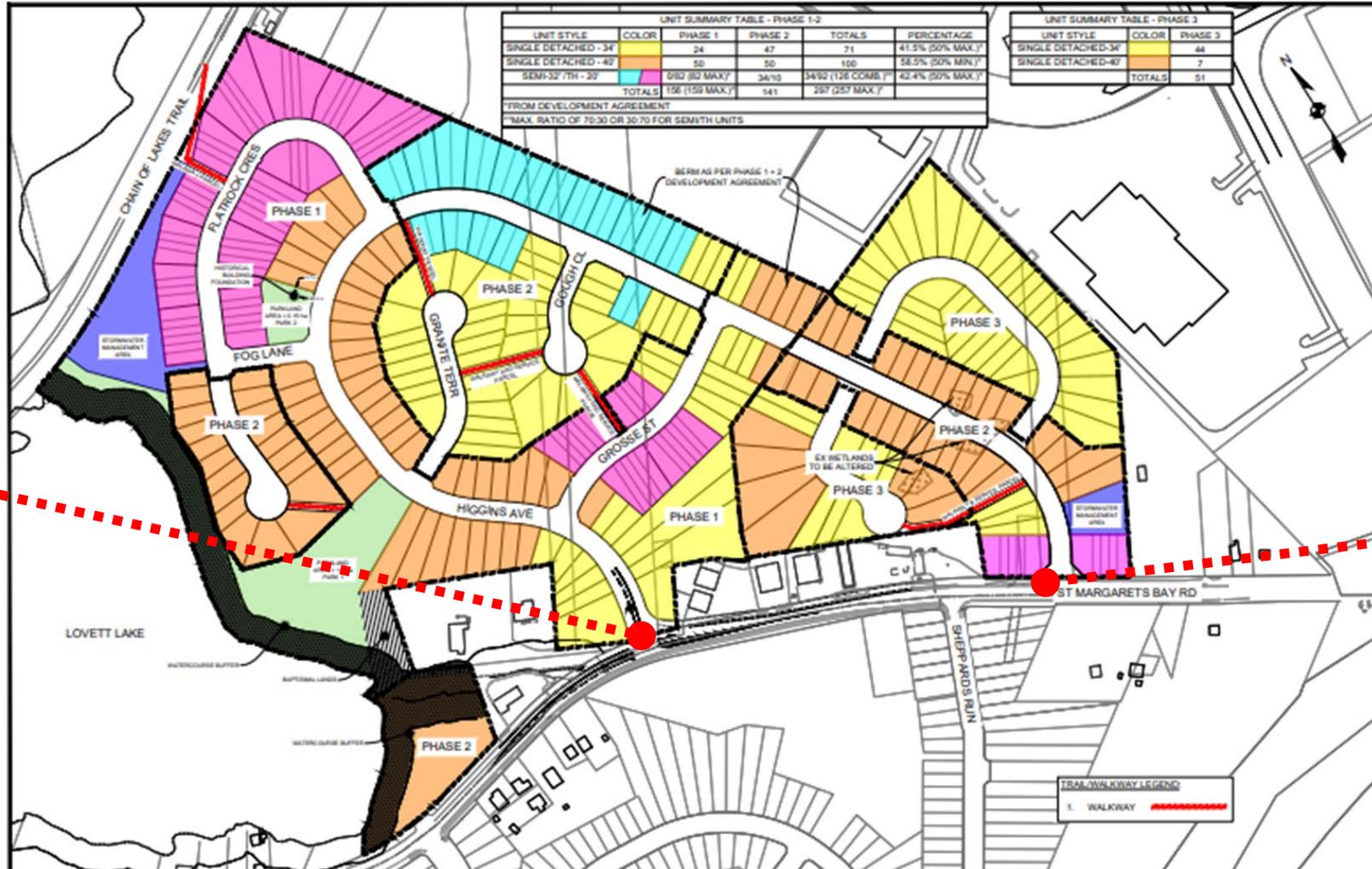
Park 2  
(Homestead Site)

Park 1

Baptismal  
Lands



# Policy Review



Site Access no.1

Site Access no.2

# Heritage Advisory Committee

November 10, 2021

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Positive Recommendation along with consideration of the following:

- Investigate the opportunity to include the phase 2 property along St. Margaret's Bay Road to be incorporated as HRM parkland for future trail head parking lot access to serve as a gateway access with interpretive panels to the heritage significance of the area; and
- Work with the community to develop street and park names that are reflective of Beechville's heritage
- <https://www.halifax.ca/home-property/civic-addressing>

# Staff Recommendation

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Staff recommend that the 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.



# Thank You

# HALIFAX

Contact the Planner

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