

# North West Planning Advisory Committee: Case 23720

9 Crestfield, Hammonds Plains  
Seniors Housing Development

2 February 2022

# HALIFAX

# Applicant Proposal

Applicant: Zzap Consulting Inc.

Location: 9 Crestfield Drive, Hammonds Plains

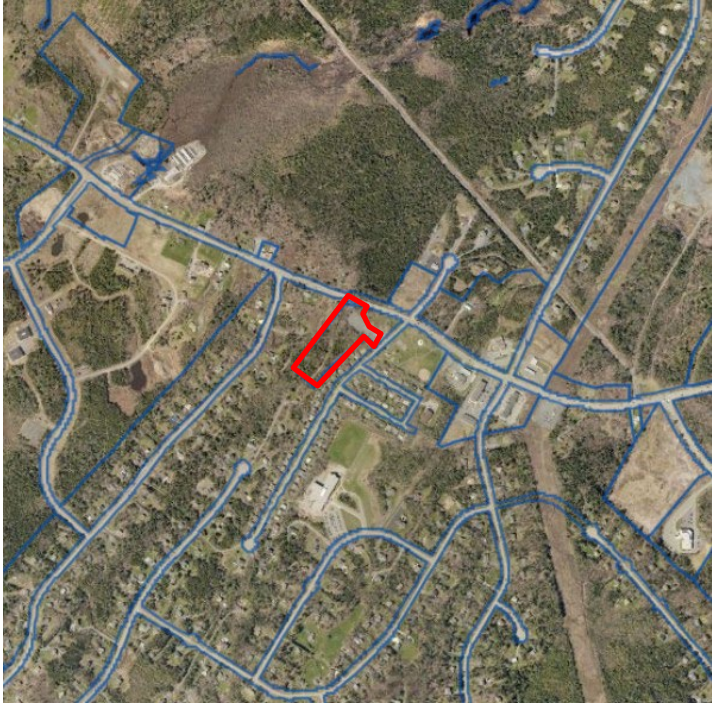
Proposal: Develop 1-29 unit apartment building and 6 town house blocks as a senior citizen housing development  
**information**



**CRESTFIELD DRIVE**  
HAMMONDS PLAINS, NOVA SCOTIA  
CONCEPTUAL RENDERING: REAR ELEVATION  
5 May 2021

**CO:WORK**  
COLLABORATIVE ARCHITECTURE

# Site Context



General Site location in Red



Site Boundaries in Red

# Site Context/Photos



# Site Context/Photos

Site looking NE  
from Crestfield  
toward former  
Westlayan Church

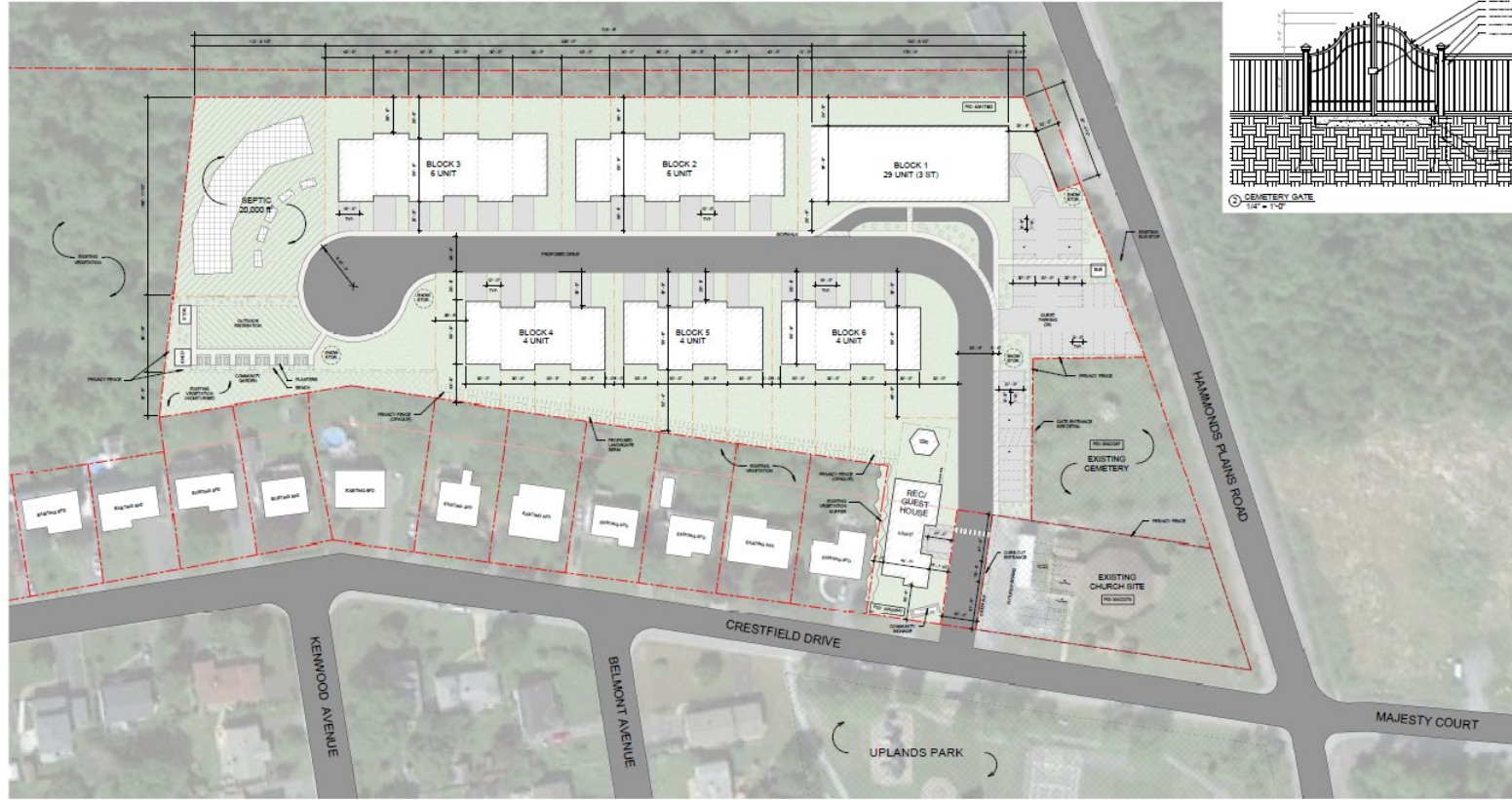


# Site Context/Photos



# Proposal

## Site Plan



# Proposal

## Townhouse Block





# Proposal

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## 29 Unit Building



**CRESTFIELD DRIVE**  
HAMMONDS PLAINS, NOVA SCOTIA  
CONCEPTUAL RENDERING: REAR ELEVATION  
5 May 2021

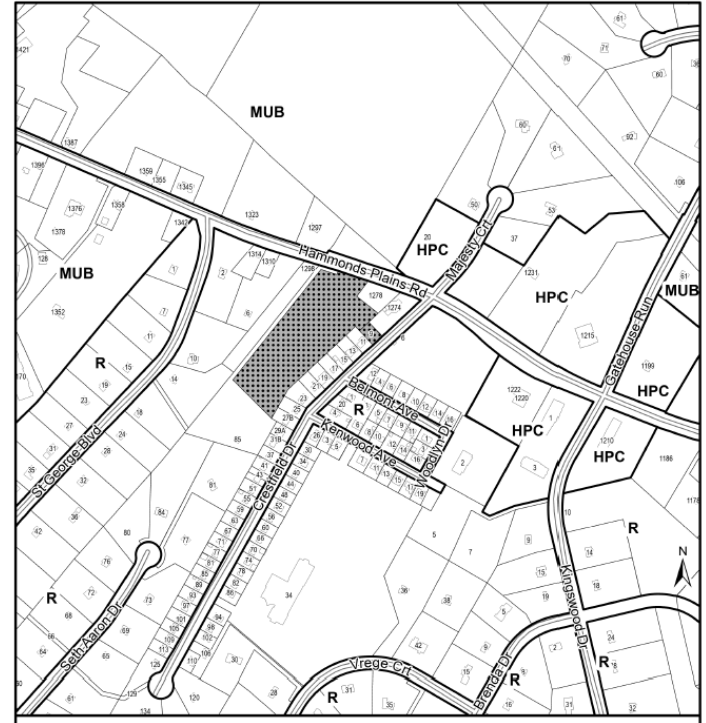
**CO:WORK**  
COLLABORATIVE ARCHITECTURE

# Policy Overview

## Planning Districts 15/18/19 MPS

### ○ Designation

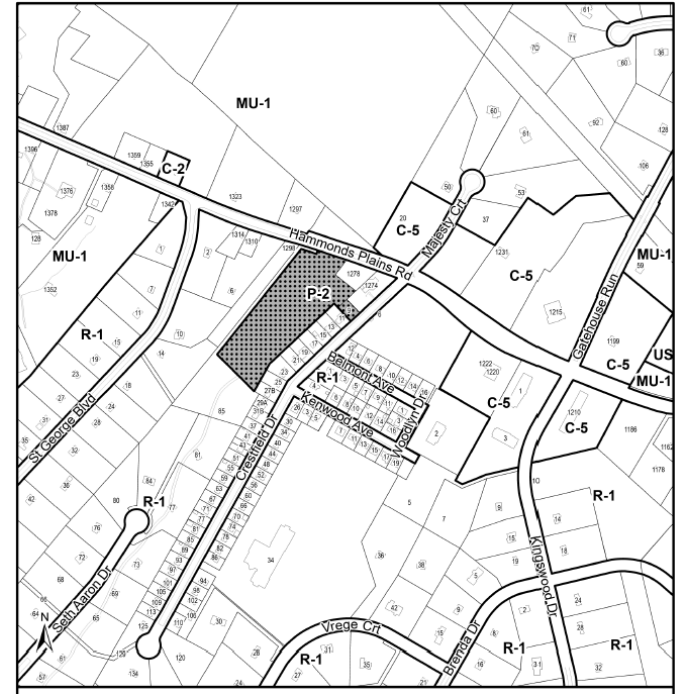
- Residential Designation which is designed to protect the low density residential environment
- **Enabling Policy**
- P-39 Allows consideration of Seniors Housing by Development Agreement



# Land Use By-law Overview

## Planning Districts 15/18/19 LUB

- **Zone**
  - P-2(Community Facility) Zone
- **Existing Use**
  - Vacant – partially cleared and partially forested



# Policy Consideration

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- P 39 . . . consider permitting senior citizen housing by development agreement . . . Council shall have regard to the following:
  - (a) architectural design, scale and compatibility of exterior finish with adjacent land uses;
  - (b) adequacy of separation distances from low density residential developments and landscaping measures to reduce visual effects;
  - (c) adequacy of open space and parking areas to meet the needs of senior citizens and that they are attractively landscaped;
  - (d) preference for a site which has access to commercial and community facility uses;
  - (e) general maintenance of the development;
  - (f) preference for a development which serves a local community need; and
  - (g) the provisions of Policy P 137.

# Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification, newspaper ad and a public information meeting (insert date)
- Feedback from the community generally included the following:

## Notifications Mailed



147

## Individual Contacts (Phone Calls & Email)



11

## Webpage Views



69

# Scope of Review

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Please advise of any recommendations & considerations regarding the proposal, taking into account the MPS policies P-39/P-137:

- Architectural design, scale and bulk compatibility with surrounding land uses;
- Adequacy of separation from low density residential developments;
- Adequacy of open space to meet the needs of senior citizens;
- Preference for a site which has access to commercial and community facility uses;
- Preference for a development which serves a local community need; and
- Traffic generation and adequacy of road networks leading or adjacent to the site and parking.

# HALIFAX

## Thank You Questions/Comments

**Maureen Ryan, Planner III**



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