

HALIFAX

**Public Hearing:
Cases 23746/ 22896
Regional Council**

MPS & Development Agreement
Amendments, Seton Ridge Neighbourhood
Bedford Hwy./ Lacewood Drive,
Halifax

February 8, 2022

Slide 1

Applicant Proposal

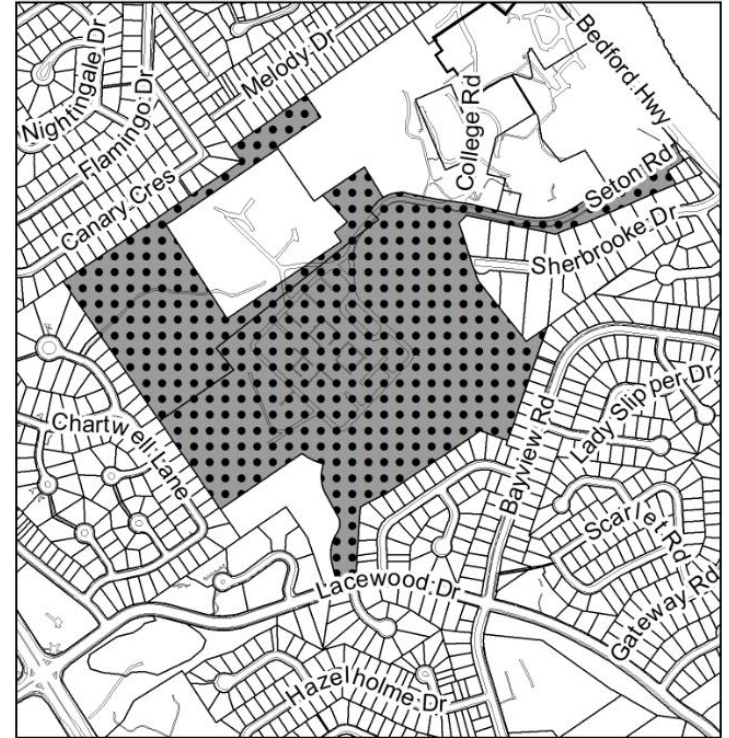
Slide 2

Applicant: Southwest Properties (Seton Ridge Holdings Ltd.) & Fathom Studio

Location: Bedford Hwy., Lacewood Dr.,
Halifax

Proposal: Amendments to MPS and two
development agreements (Sisters of
Charity & Shannex SC Ltd.)

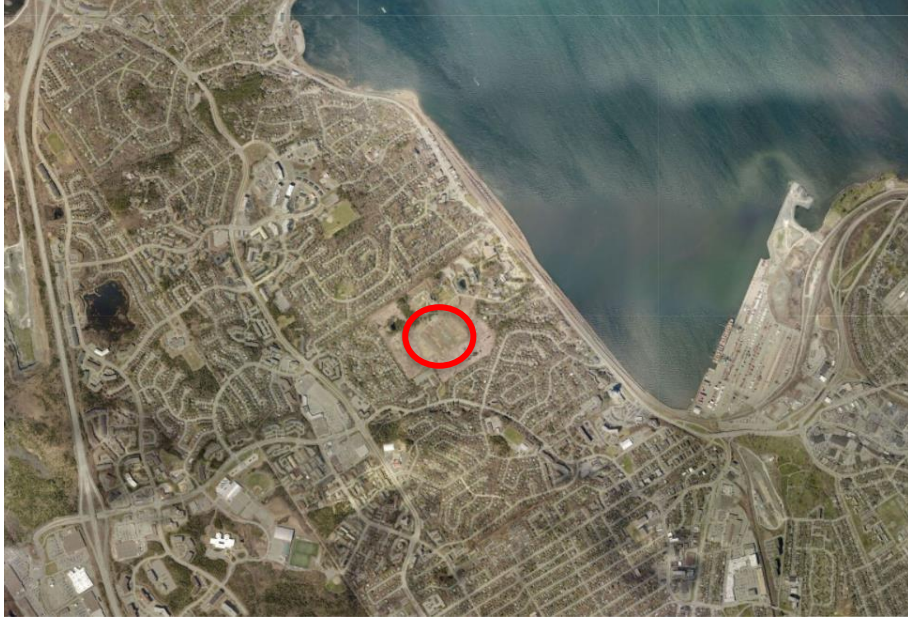
Cases 23746 & 22896: Combined files to
address both MPS & DA amendments



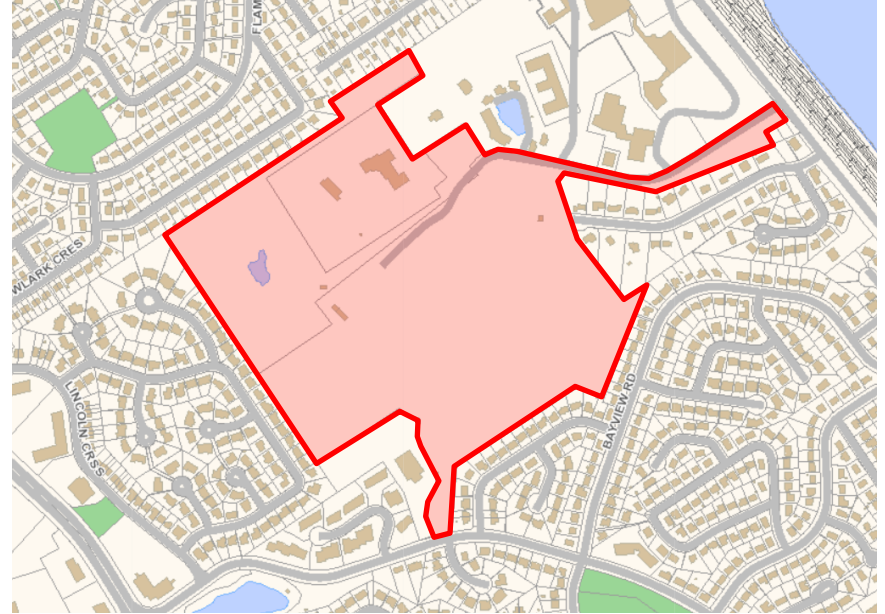
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Site Context

Slide 3

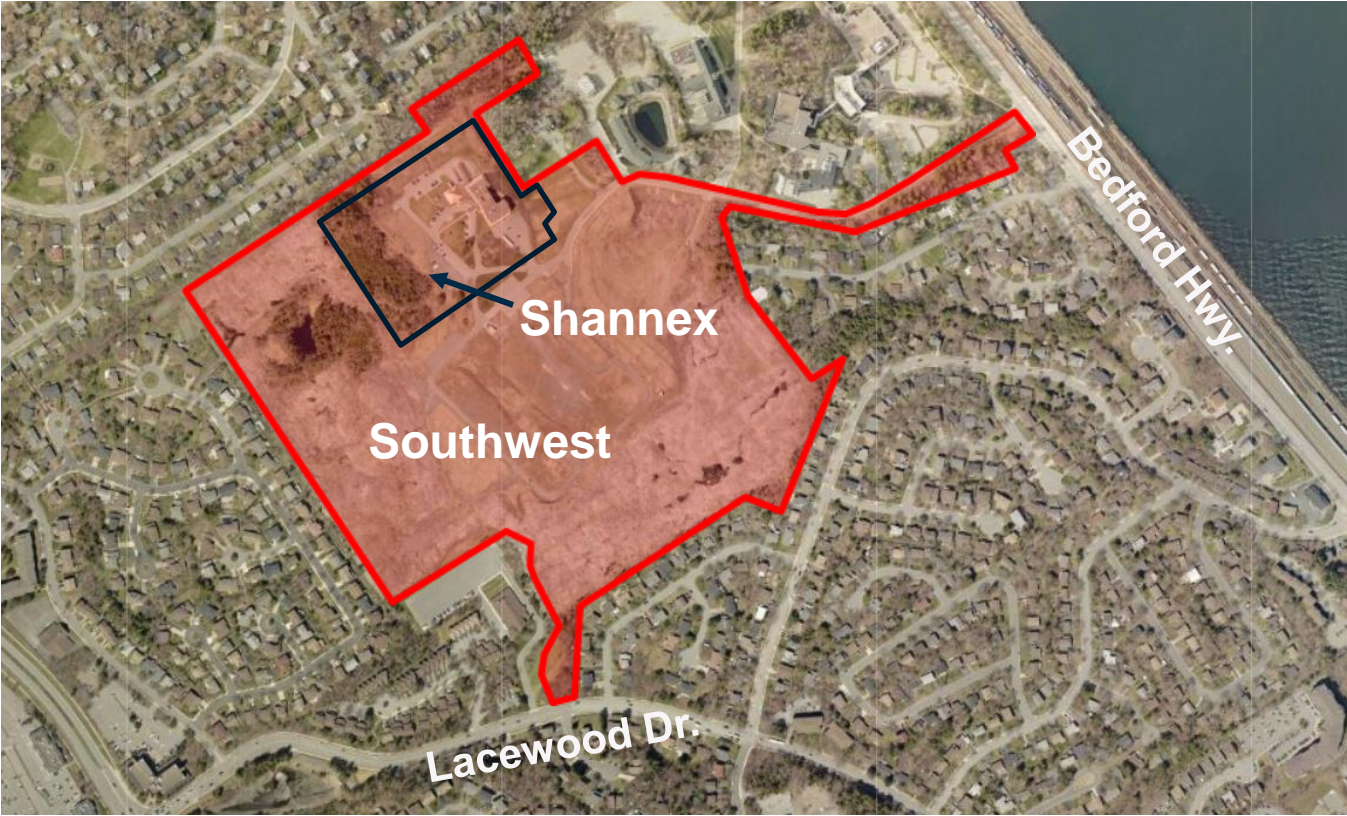


General Site location in Red



Site Boundaries in Red (Seton Ridge lands)

Site Context



Seton Ridge lands:

- Southwest Properties/
Seton Ridge Holdings
Ltd.
- Shannex SC Ltd.

Site Context



Caritas Residence and MSVU buildings



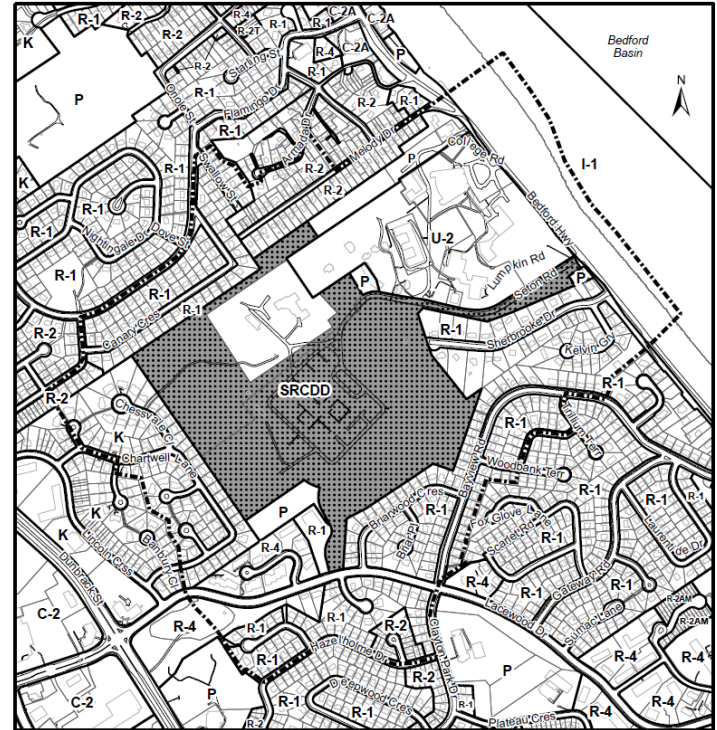
Remainder of Seton Ridge vacant/ cleared land

Policy & By-law Overview

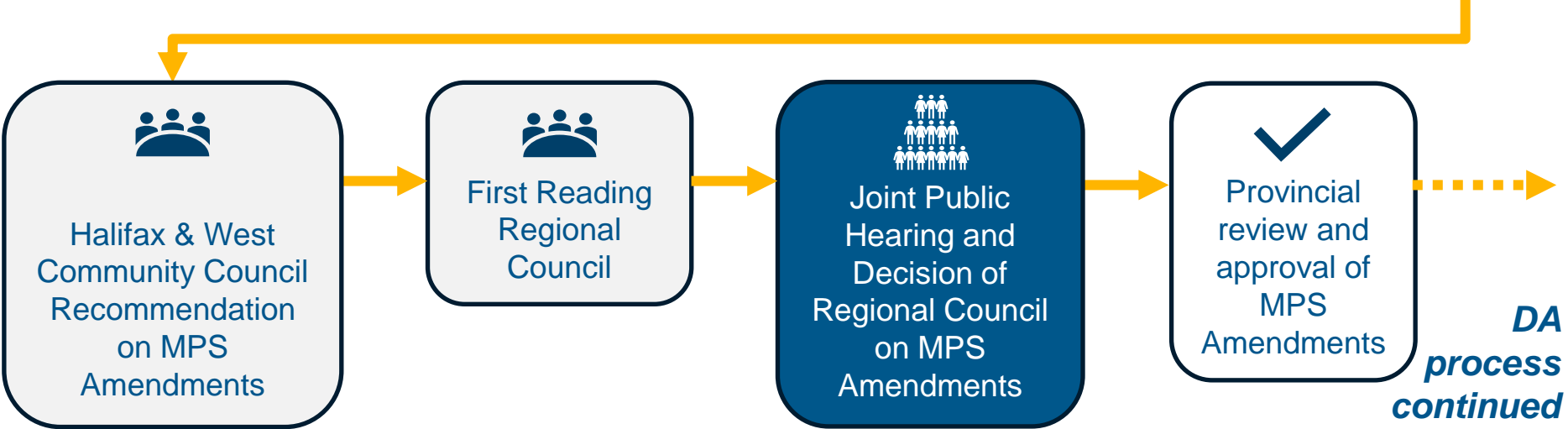
Slide 6

Halifax Municipal Planning Strategy & Hfx Mainland Land Use By-law

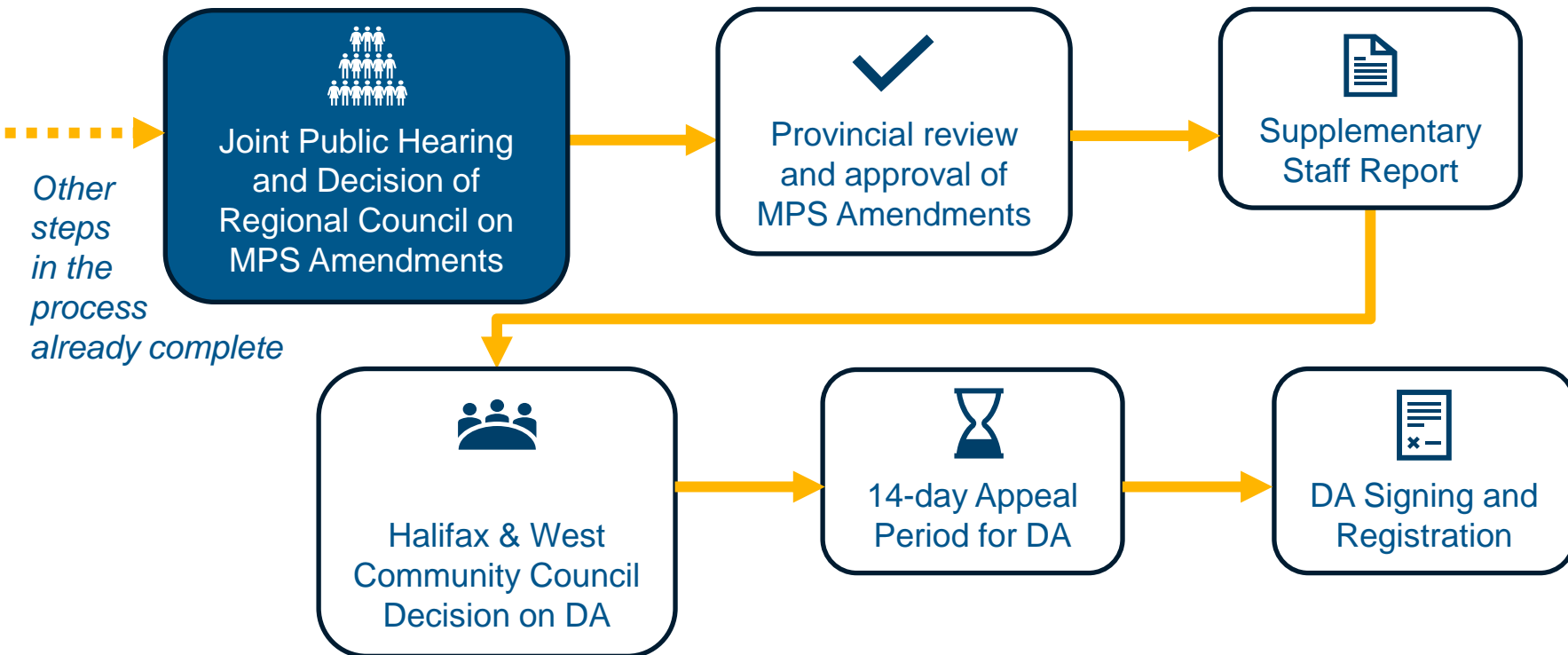
- **Zone**
 - SRCDD (Seton Ridge Comprehensive Development District)
- **Designation**
 - Urban Residential & Harbour related uses
- **Existing Use**
 - Vacant land
- **Enabling Policies**
 - Seton Ridge Neighbourhood (Bedford Hwy Area)



MPS Amendment & DA Process

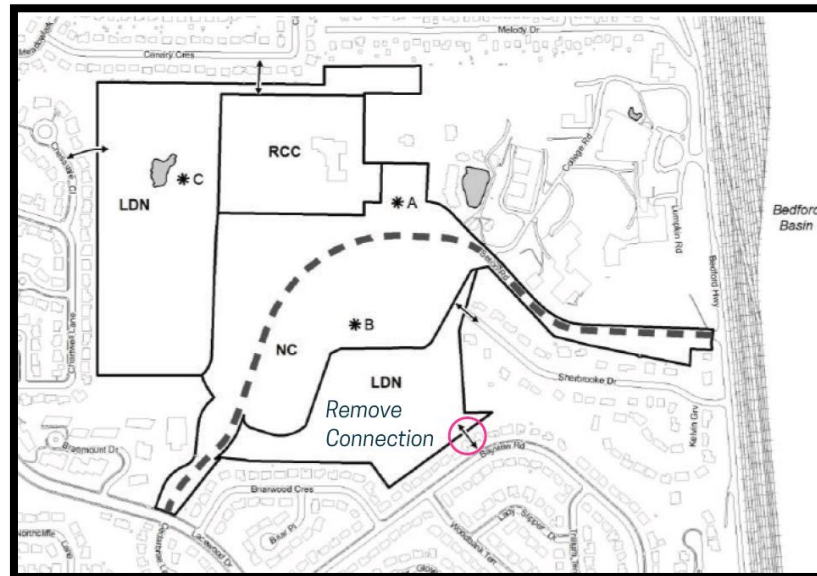


Process Continued...



Proposed Amendments to Halifax MPS:

- Amend Map 9Df of the Halifax MPS (Seton Ridge Neighbourhood Plan) to remove the proposed walkway linking Bayview Road to the Seton Ridge lands;
- 3 other walkway locations to remain (Sherbrooke Dr., Chessvale Close, and Canary Crescent)



Proposed Amendments to Seton Ridge Development Agreements:

- Amend Schedule C2 of the development agreement to remove the subject walkway link to Bayview Road (Attachment B1) ;
- Change the distance requirement between intersections (of local streets) from 200m to 500m (as per HRM guidelines);
- To provide option for one small cul-de-sac (link to Shannex land);
- To allow portions of buildings with underground parking or partly above-ground parking garages to be located within 20m of the road right-of-way;
- Clarification of requirements for driveway widths and landscaping between paired driveways for low-density residential uses;

Proposed Amendments to Existing Agreements *(continued):

- Allowance for height exemptions for rooftop mechanical elements, habitable penthouses, and other building features;
- Clarification of building height calculation with sloping conditions;
- Changes to definitions:
 - Add definitions of "Height", "Street Line", "Streetline Grade", "Streetwall", & "Streetwall Height" from the Land Use By-law; and
 - Add new "Roof" and "Penthouse" definitions; and
- A "housekeeping" amendment to a schedule in one of the agreements (Attachment B2) to correct erroneous references to two other schedules.

The following previously requested amendments (Case 22896) have been withdrawn and are not included:

- To allow a stand-alone heat plant as the source of heat for Seton Road (vs. MSVU heat source);
- To allow for a slight increase in the Active Transportation trail grade (to be dealt with through Subdivision process);
- To allow for some clearing, excavation and blasting (mass works) prior to subdivision design approval; and
- To allow up to three multi-unit buildings to be constructed (in Neighbourhood Centre) prior to final subdivision approval.

Public Engagement Feedback

- Level of engagement completed was **consultation**, achieved through **a public information meeting with 44 residents (June 2021, Case 22896)**, letters mailed to **542 residents (October 2021, Case 23746)**, info on HRM website & on-site signs.
- Feedback from the community regarding the Bayview walkway issue:
 - Two emails in favour of removing the proposed walkway; and
 - Seven emails opposed to removing the proposed walkway.
- Various comments received on other DA amendments.

Notifications
Mailed



Individual Contacts
(Phone Calls & Email)



Webpage Views



Virtual PIM



Seton Ridge Neighbourhood Plan (Policies 8A.1-8A.12), Halifax MPS:
Regarding the original DA & proposed amendments, Council shall consider objectives & policies related to the following:

- Neighbourhood Centre & Low-Density Residential Neighbourhoods
- Residential Care Campus
- Parks & Transportation network
 - **Pedestrian walkways (Map 9Df) that connect the development with surrounding neighbourhoods.**
- Other MPS policies – City-Wide and Bedford Hwy. areas

Rationale for Proposed MPS Change

Halifax Municipal Planning Strategy

Elimination of proposed Bayview Road walkway:

- A walkway cannot physically be built to meet HRM standards;
- The excessive grades and the narrow width of parcel are prohibitive;
- The only alternative - applicant to purchase another property on Bayview Road or Briarwood Crescent;
- Alternate but somewhat longer walking route exists via Lacewood Dr.;
- Walkability aspect of the development will be retained:
 - 3 remaining walkway connections to existing neighbourhoods;
 - AT trail will run the full length of Seton Road; and
 - Internal sidewalks, walkways and pedestrian easements connect to parks.

Summary: Key Aspects of Proposed DA

- **Distance between local streets/ allow one cul-de-sac:** minor changes that provide a reasonable solution to unintended issues;
- **Parking structures within 20m of the road:** Restriction was not intended for internal parking, therefore reasonable request;
- **Landscaping/ driveways for Low-Density Residential:** Landscaping was intended for townhouses and semi-detached dwellings, not single unit dwellings; adjustments made to width of driveways and landscaped strips;
- **Building height definitions, calculations & rooftop exemptions:** Height exemptions & clarifications for rooftop mechanical & penthouse elements and other roof features, sloping conditions; common in the Centre Plan area and in the Dutch Village Road areas; reasonable solution to these issues.

Staff Recommendation

Staff recommend that Regional Council:

- Approve the proposed amendment to the Halifax Municipal Planning Strategy as set out in Attachment A of the staff report dated November 29, 2021

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Thank You

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