

# HALIFAX

## **Cases 23746/ 22896 Halifax & West CC**

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

April 19, 2022

**Slide 1**

# Applicant Proposal

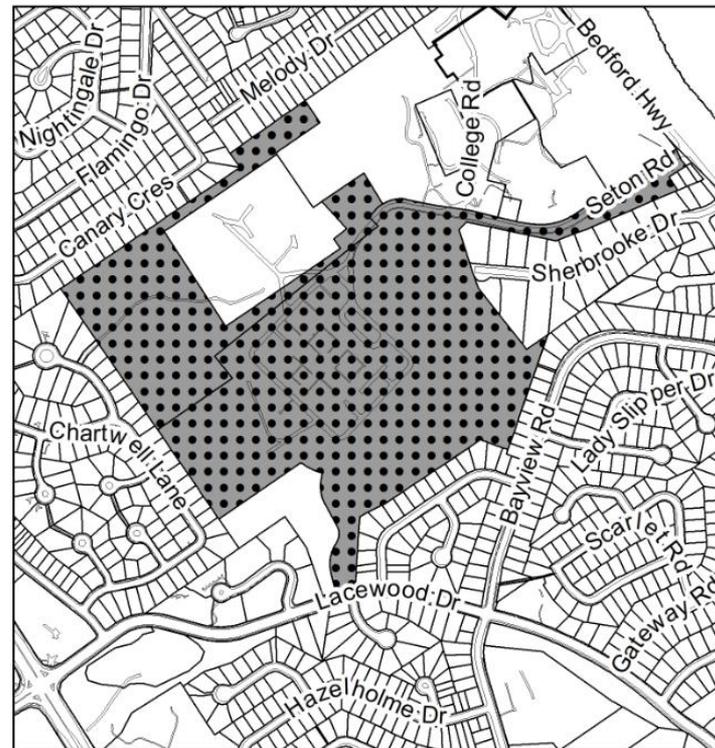
Slide 2

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

**Location:** Bedford Hwy., Lacewood Dr.,  
Halifax

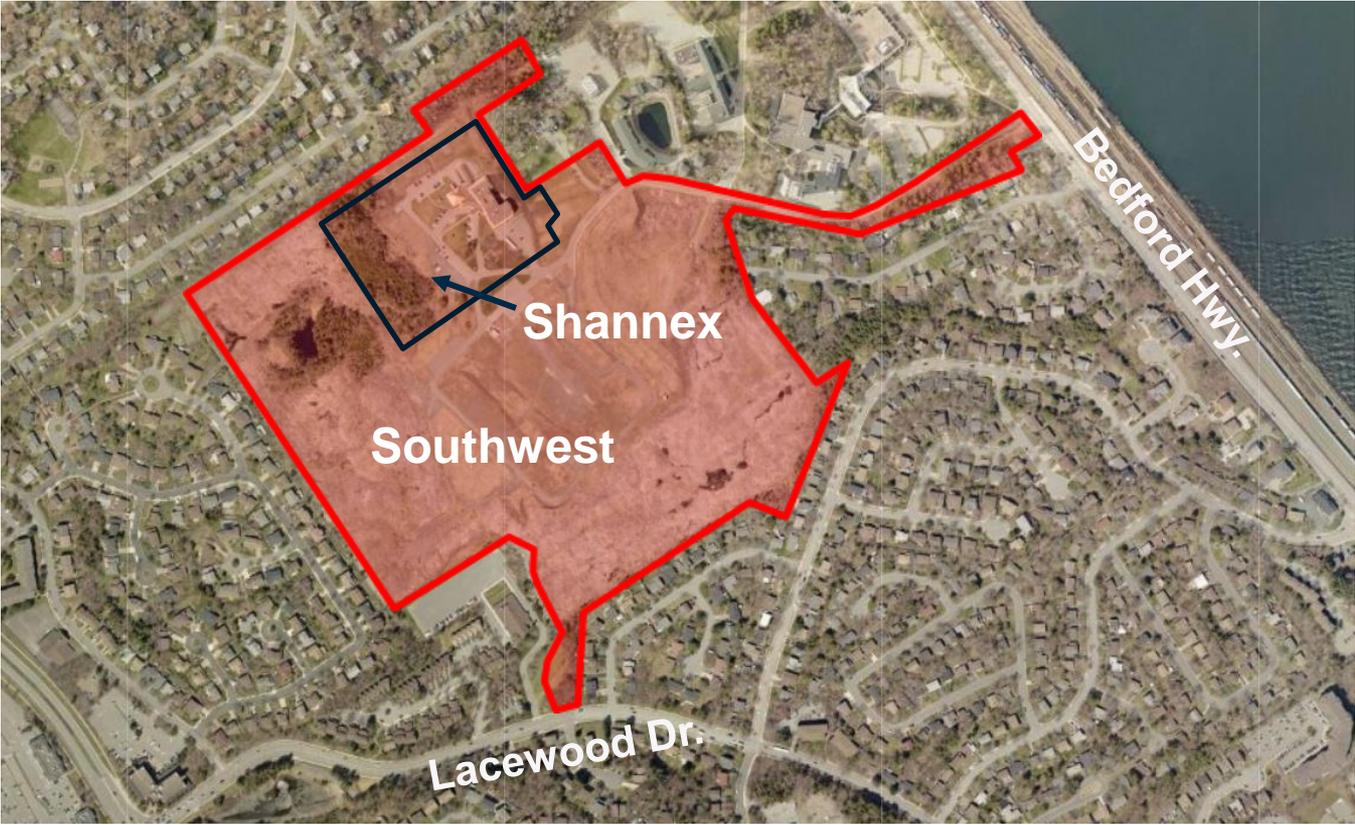
**Proposal:** Amendments to MPS and two  
development agreements (Sisters of  
Charity & Shannex SC Ltd.)

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



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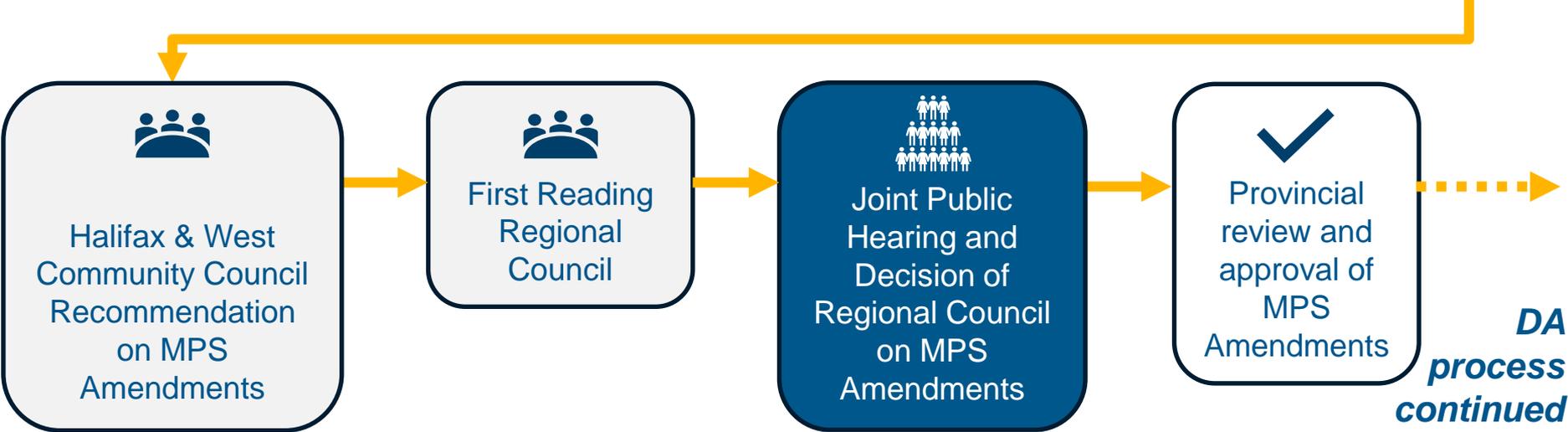
# Site Context



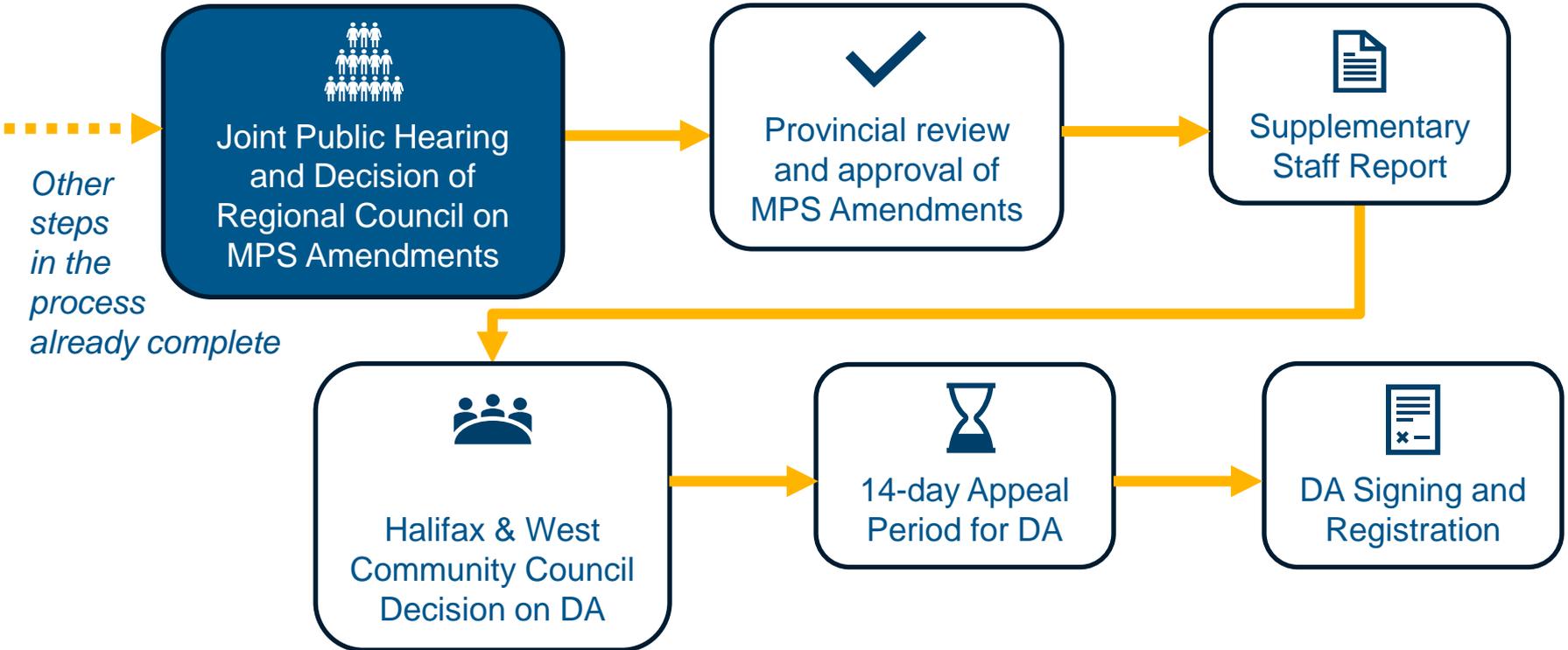
Seton Ridge lands:

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

# MPS Amendment & DA Process

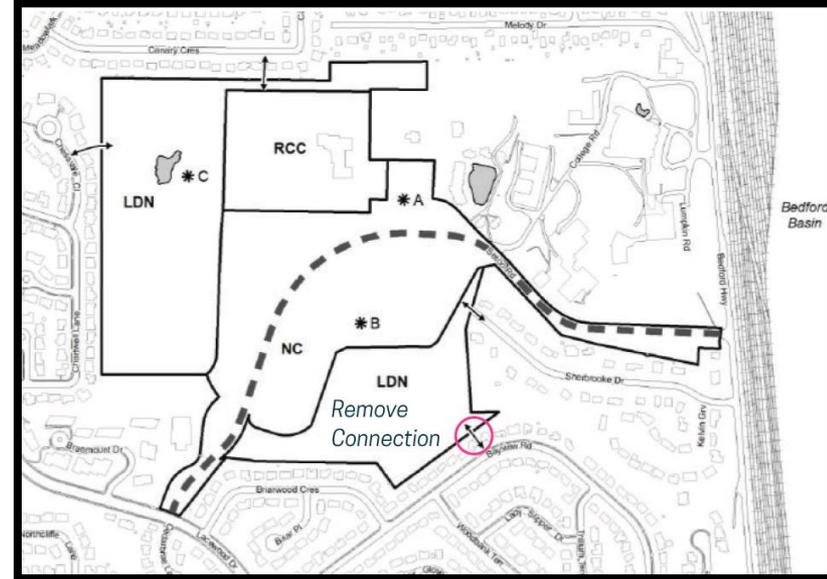


# Process Continued...



## Proposed Amendment to Halifax MPS:

- Amend Map 9Df of the Halifax MPS (Seton Ridge Neighbourhood Plan) to remove the proposed walkway linking Bayview Road to Seton Ridge lands;
- **Update**: The MPS amendment was:
- **Approved** by Regional Council on Feb. 8, 2022; and
- Reviewed & approved by the Province of N.S., becoming **effective** on March 19, 2022.



## 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.

# 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 Halifax & West Community Council:

- Approve the proposed amendments to the development agreements for Seton Ridge, as set out in Attachments B1 and B2 of the staff report dated November 29, 2021; and
- Require the amending development agreement be signed by the property owner within 240 days

\*(Recommendations 4 and 5 of the staff report dated Nov. 29, 2021)

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## Thank You

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