

HALIFAX

Public Hearing Case 21460

Municipal Planning Strategy
Amendment - Ingram Drive Fall River

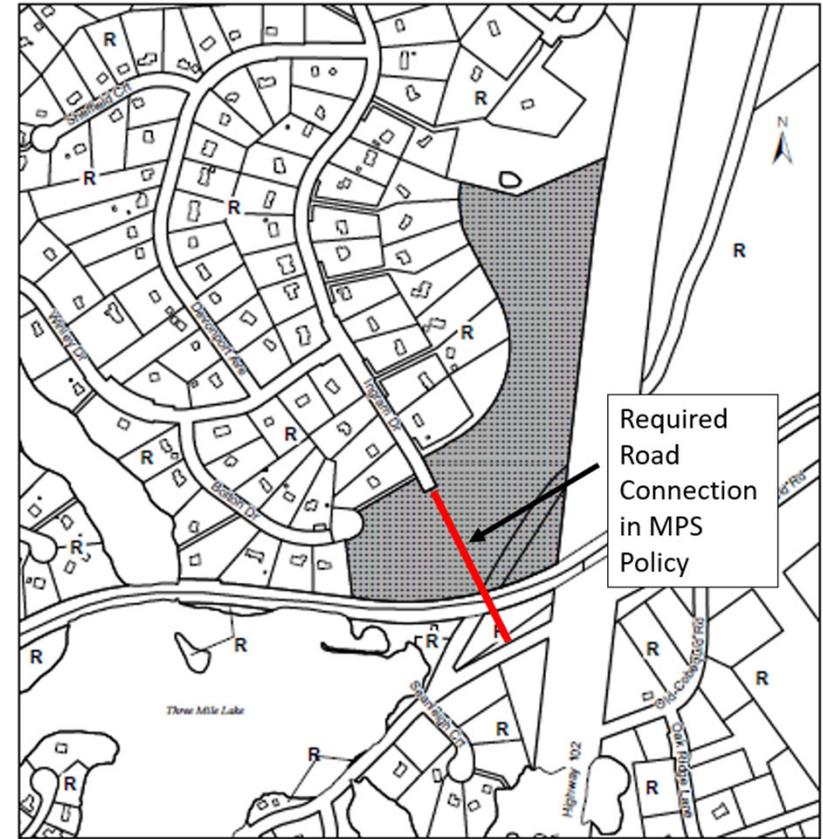
Halifax Regional Council
November 8, 2022

Applicant Proposal

Applicant: KWR Approvals Inc.

Location: South of Ingram Drive and west of Highway 102, Fall River (Opportunity Site C)

Proposal: Application to amend the Municipal Planning Strategy for Planning Districts 14 & 17 (Shubenacadie Lakes) to remove the requirement in Policy RL-14 for a road connection to Cobequid Road for Opportunity Site C.



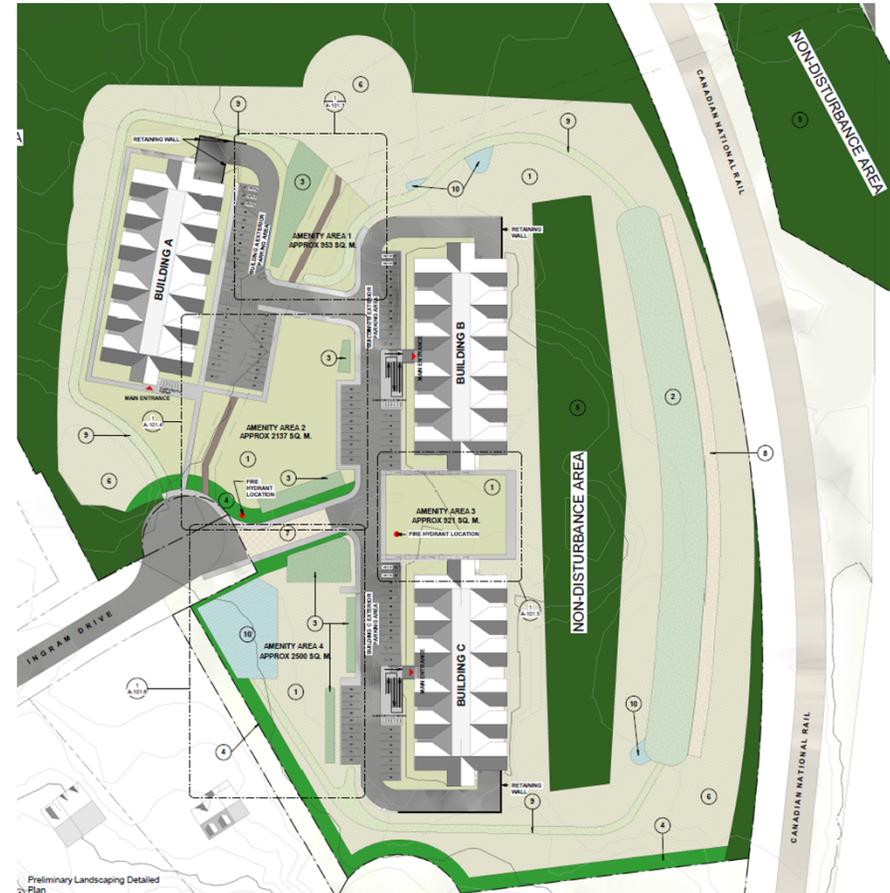
Scope of Council Responsibilities

Regional Council: matters dealing with Municipal Planning Strategy Amendments (*First Reading September 29, 2022*)

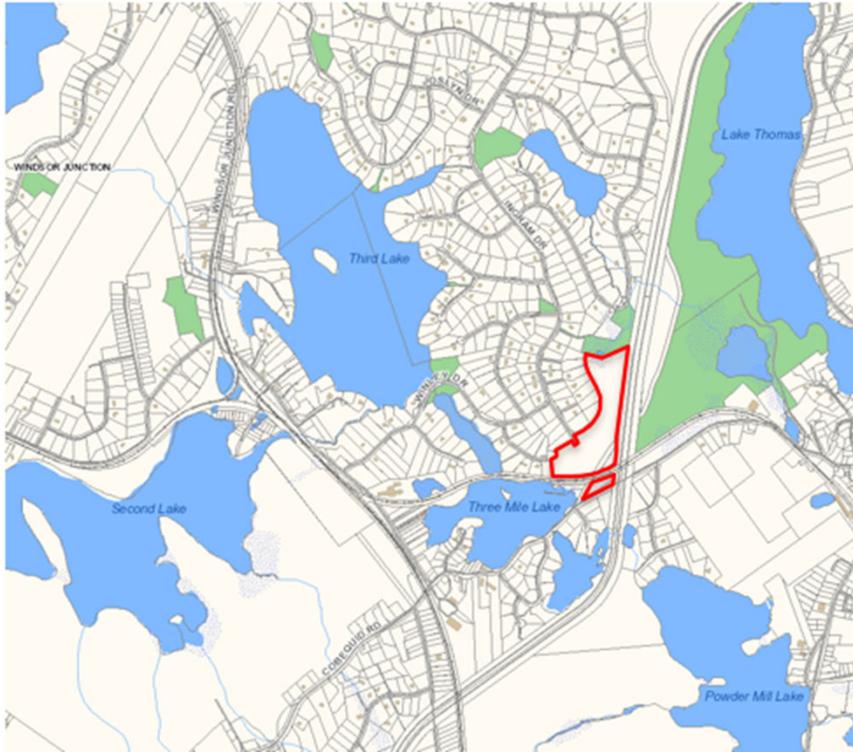
Community Council: Land Use By-law Amendments, Rezoning and Development Agreements

DA Application Associated

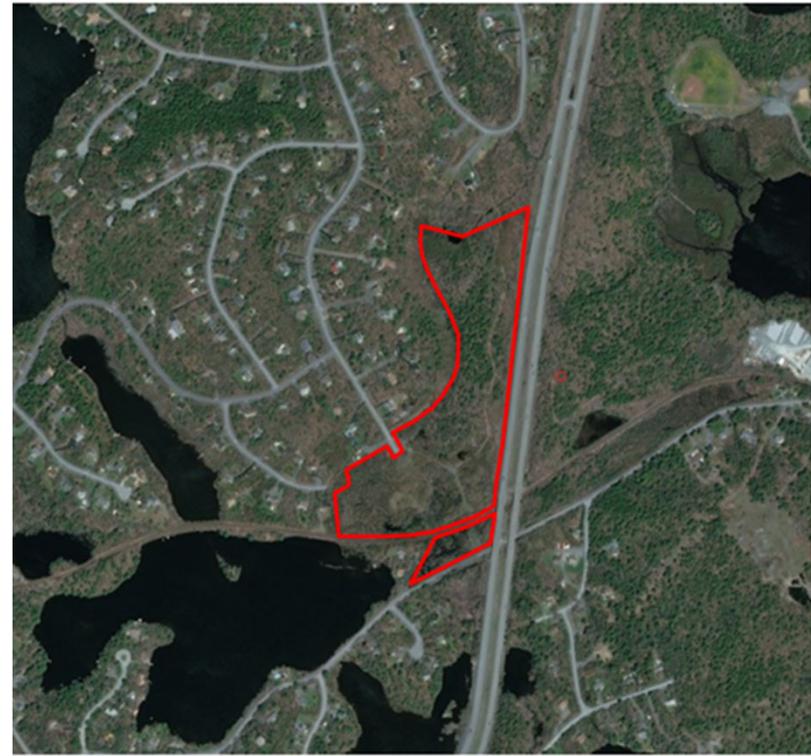
- **DA Proposal**: Application for a development agreement for three 40-unit multiple dwellings on Opportunity Site C.
- **DA refused** by North West Community Council on October 3, 2022
- **Decision currently under Appeal at the NSUARB**



Site Context



General Site location in Red



Site Boundaries in Red

Policy & Bylaw Overview

Planning Districts 14 & 17 (Shubenacadie Lakes) MPS & LUB



Municipal Water

Serviced by Municipal Water



Zone

RCDD (Residential Comprehensive Development District) Zone



Designation

Residential (Opportunity Site C)



Existing Use

Vacant



Enabling Policy

Policy RL-14 - River-Lakes Secondary Plan Area

Planning Policy Background:

Visioning Process: River-lakes Secondary Planning Strategy

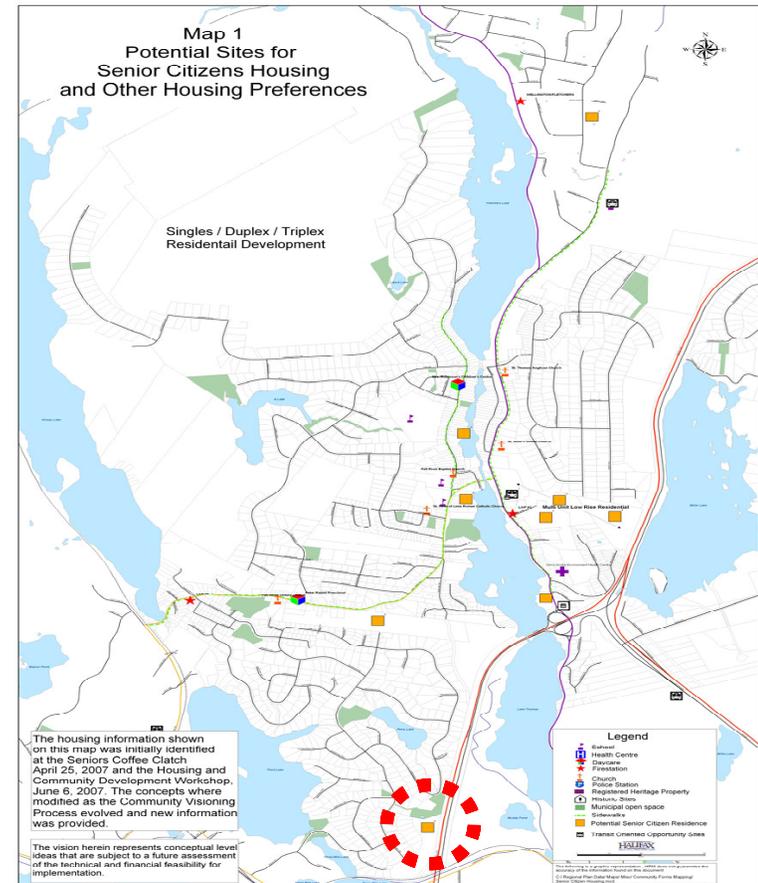
Maintain Rural Village Atmosphere and Rural Character:

- Create a mixed use village core with low to medium density development
- Allow alternative forms of housing
- Identify specific residential development Opportunity Sites

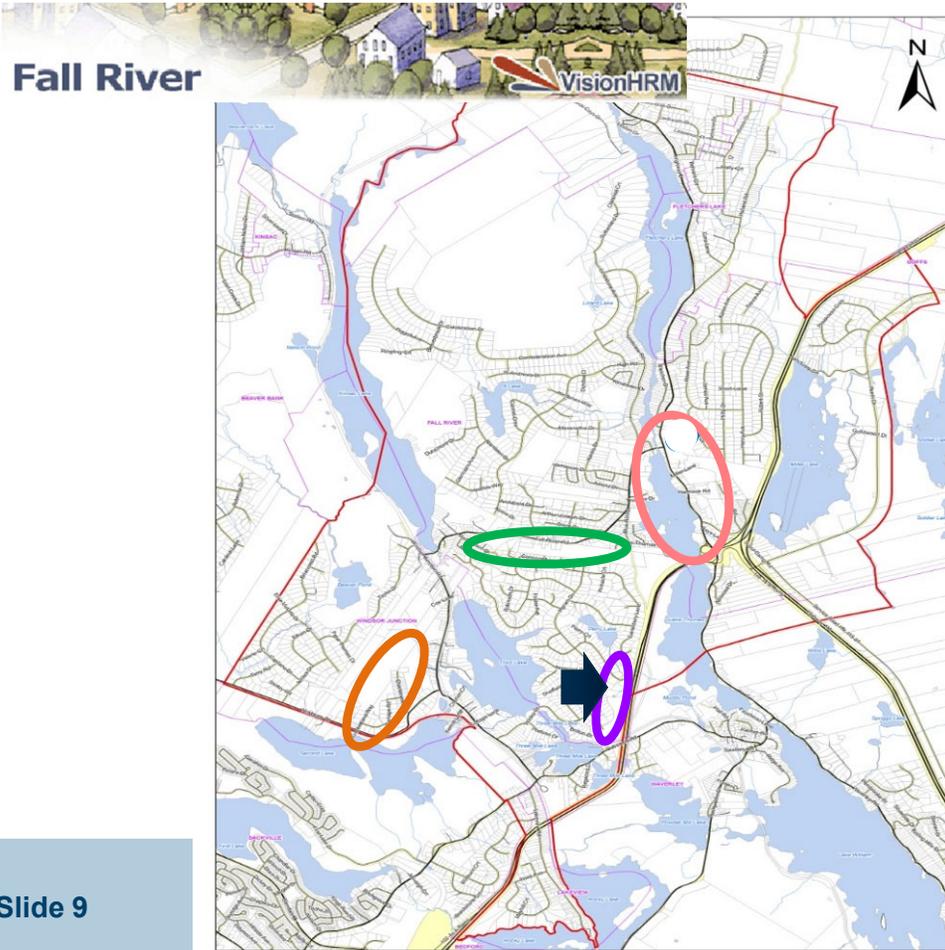


Policy Background - Previous Consultation: 2011

- Workshops in 2011 during Visioning Process - explore housing needs for seniors
- Potential Site selected ■
- Opportunity Sites selected and Site C is one of the sites.



Residential Opportunity Sites (adopted 2012)



Village Mainstreet	<ul style="list-style-type: none"> • 3 units per acre • Townhouse/Multiple
Site A	<ul style="list-style-type: none"> • 4-8 units/acre • Townhouses • Multiple Unit Dwellings
Site B	<ul style="list-style-type: none"> • 4 units/acre • Single Unit Dwellings • Townhouses • Multiple Unit Dwellings
Site C	<ul style="list-style-type: none"> • 4 units per acre • Single Unit Dwellings • Townhouses • Multiple Unit Dwellings • Retail commercial • Self storage
Site D	<ul style="list-style-type: none"> • 2 unit per acre • Townhouses

2016 (Case 20672)

- three multiple unit buildings (total of 116 units),
- medical/dental office space
- a take-out restaurant
- self-storage warehouse
- road connection from Ingram Drive to Cobequid Road



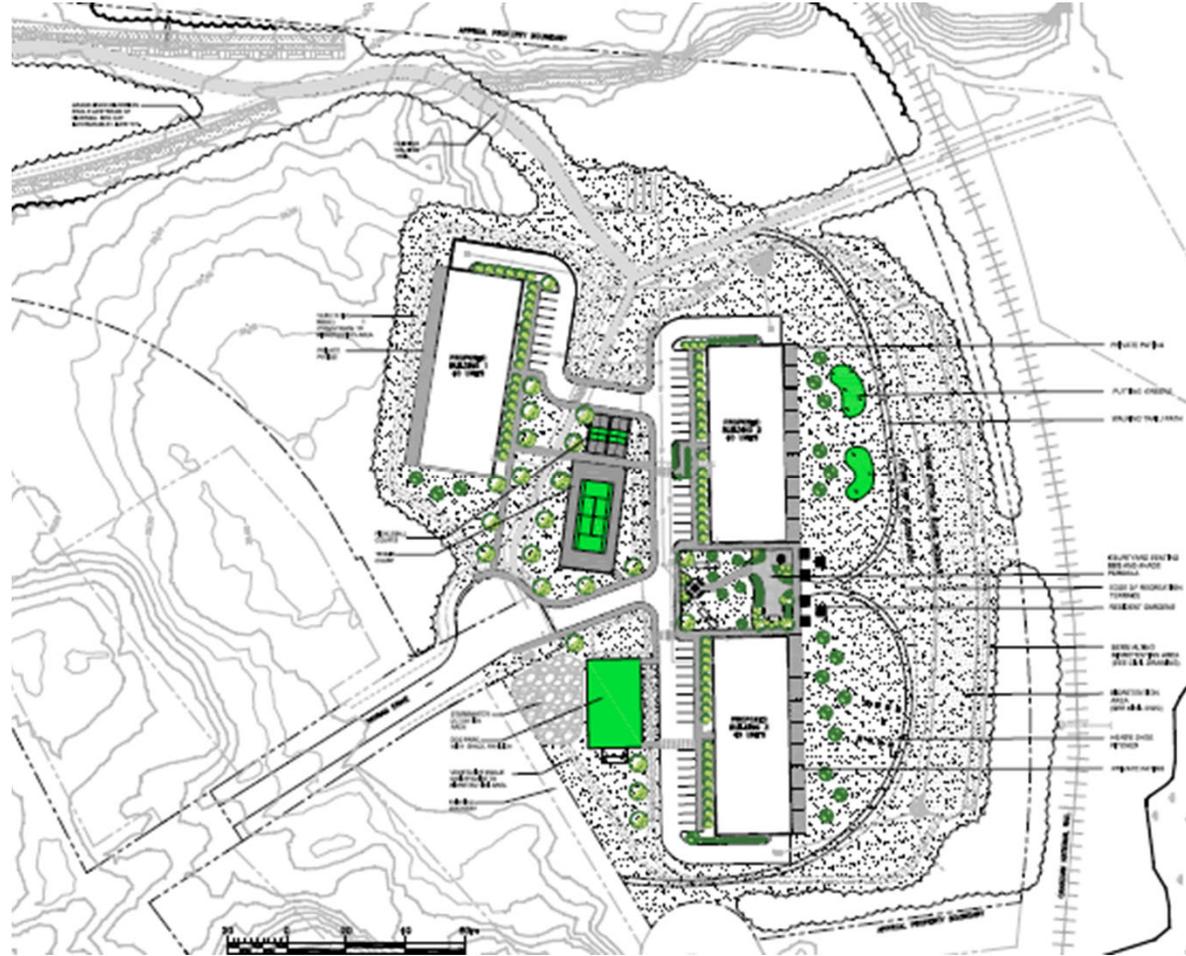
2018 (Case 21460)

- 22 townhouses
- 2 multiple unit buildings
 - Each three stories
 - Each containing 60 dwelling unit
(120 dwelling units in total)
- Extension of Ingram Drive to a cul-de-sac – no connection to Cobequid Road



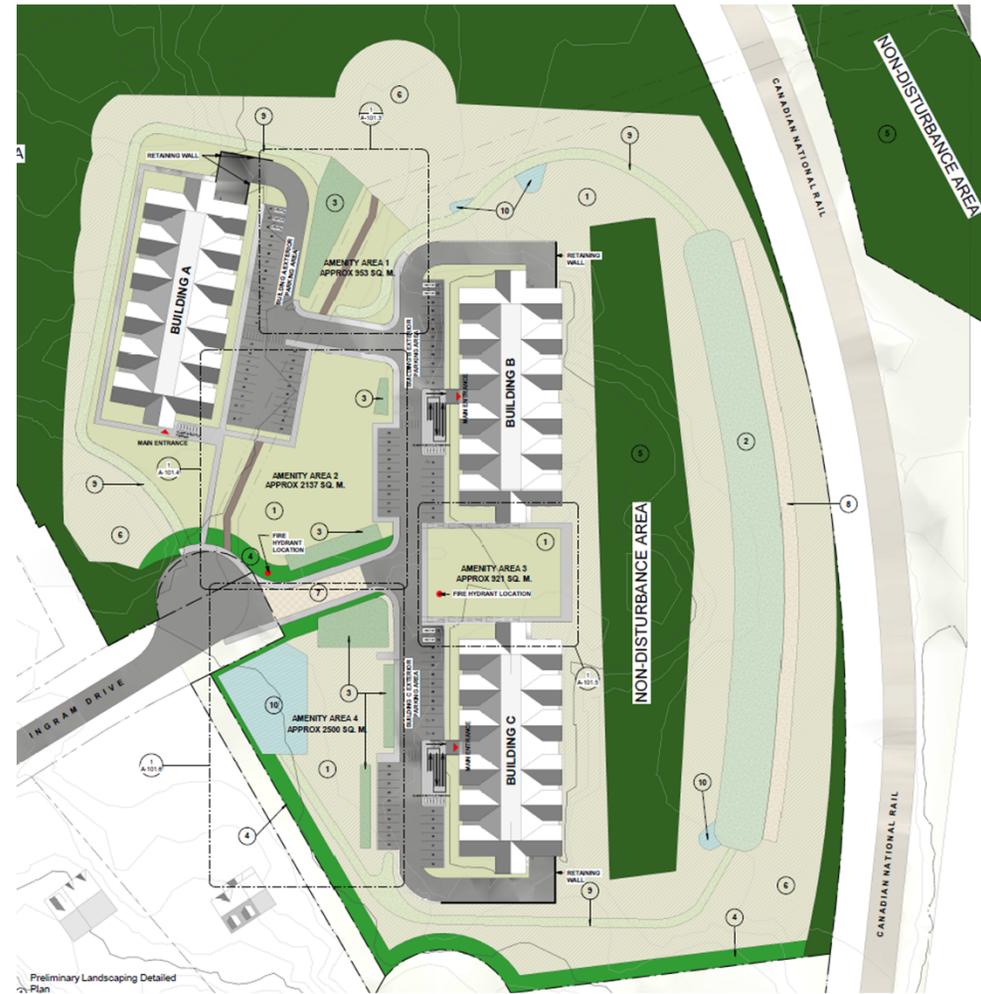
2020 (Case 21460)

- Three multiple unit buildings
- Three stories each
- 40 units per building (120 dwelling units total)
- Extension of Ingram Drive to a cul-de-sac – no connection to Cobequid Road



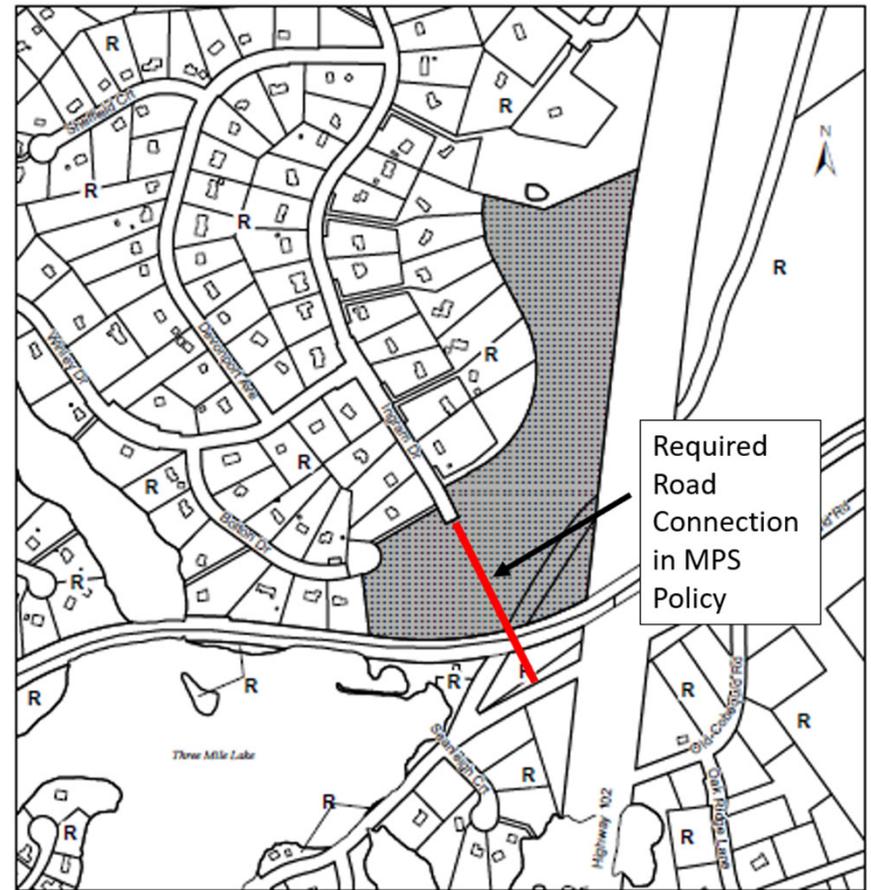
2022 (Case 21460)

- Three multiple unit buildings
- Three stories each
- 40 units per building (120 dwelling units total)
- Extension of Ingram Drive to a cul-de-sac – no connection to Cobequid Road



Proposed MPS Amendment

Remove the requirement for a road connection to Cobequid Road for Opportunity Site C in preamble of RL-14 and in Policy RL-14.



MPS Amendment Consideration

- At the time of adoption, the MPS envisioned that the road connection would be utilized to manage residential traffic and limit commercial/ self storage traffic directing it all to Cobequid Road.
- Analysis determined that the road connection does not meet Transport Canada's Grade Crossing Regulations.
- CN Rail declined the request for an at-grade vehicle crossing from the Ingram Drive extension to Cobequid Road over the CN rail line.
- The requirement to establish a vehicular connection from the development site on Ingram Drive over the CN Rail line to Cobequid Road cannot be realized.

Outcome of Traffic Study Findings

- TIS Griffin Transportation group May 2018 (143 units proposed)
- TIS ABLE Engineering Service Inc. Aug, 2019 (143 units proposed)
- TIS Griffin Transportation group – April, 2020 (120 units proposed)

“...expected to have an acceptable level of impact on the study area streets and intersections.”

Based on rail crossing review and traffic findings Staff recommend removal of MPS Policy RL-14 (f).

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification, *Public Information Meeting (June 13, 2018)* and online survey (spring 2022)
- *Public Information Meeting*
 - Revisions to proposal in 2019 and 2020 based on 2018 PIM
 - Removal of commercial and ultimate reduction in proposed residential (143 to 120 dwelling units) and changes to form (final proposal three multiple dwellings each containing 40 dwelling units)
- Online Survey
 - method chosen based on residents' lack of support for townhouses or multiple unit dwellings.
 - Developer chose to move forward with a development plan for multiple unit buildings
 - Proposal consistent with MPS

Public Engagement Feedback cont.

Feedback from the community generally for both rounds of community consultation included the following:

- Pedestrian and Vehicular Traffic
- Concerns of Compatibility with Neighbourhood
- Environmental Impacts
- Lack of Local Services and Amenities

Public Information Meeting 2018



- 225 people attended
- 56 emails
- 43 different residents

Webpage Views



- 5,341 unique views
- average 4:24 minutes

Online Survey



- Notices mailed - 230
- Surveys Completed - 711

Original Motion

RL-14

Site Impact Controls/Assessments

- (d) that the lighting on the site is designed to prevent light pollution impacts on residential units within the site and on adjacent properties and to give a coordinated and unified appearance between the buildings and the site with oriented luminaries;
- (e) that any development situated adjacent to a low density residential development does not result in any undue adverse impacts on adjacent properties in terms of traffic or privacy conditions for those residential uses and their outdoor amenity areas;
- (f) ~~Deleted the site has direct road access to the Cobequid Road;~~
- (g) that studies required pursuant to Policies RL-22 and RL-25 are undertaken prior to the approval of a development agreement;
- (h) any other matter relating to the impact of the development on the surrounding community as outlined in Policies RL-23 and P-155 is addressed.

Amended Motion Also Required RL-14 - Preamble

The property will be zoned Residential Comprehensive Development District under this Secondary Planning Strategy to allow the development of low-rise multiple-units, townhouses, single unit dwellings, and two unit dwellings up to a maximum of 4 units per acre. This zone will allow consideration of a small scale local commercial convenience store and self storage buildings in association with the residential development. Like Site B, this site will require special siting and design consideration to minimize any impacts on the surrounding low density residential development. A minimum of 60% of the site shall be retained as common open space and can be used to buffer the development from lower density types of housing. ~~Direct access to the Cobequid Road shall also be required to minimize traffic impact on Fall River Village and.~~ There shall be a maximum of three multiple-unit dwellings with a maximum of 40 units per building.

Staff Recommendation

1. Adopt the amended motion to the MPS for Planning Districts 14 and 17, by deleting reference to MPS Policy RL-14 (f) (under Site Impact Controls/Assessments) to remove the requirement for a road connection to Cobequid Road.

HALIFAX

Thank You

Planners Name



viponds@halifax.ca



902-237-5395