

Re: Item No. 12.1



HIGHWAY 102

Fall River South

INGRAM DRIVE, FALL RIVER HRM
PERRY LAKE DEVELOPMENTS

Purpose of MPS Amendment and Tonight's Public Hearing

Respectfully, the sole purpose of this evening's Public Hearing is for Regional Council consideration to amend the River-Lakes Secondary Planning Strategy under the Municipal Planning Strategy (MPS) for Planning Districts 14 & 17 by eliminating a requirement to access Cobequid Road (over CN Railway Line) that **cannot be satisfied**.

Maintaining this MPS policy requirement, would make this Council approved Residential Comprehensive Development District (RCDD) Site C **undevelopable and nullifies** any opportunity for housing including low-rise multiple-units, townhouses, single unit and two unit dwellings as outlined in the MPS.

Aerial View



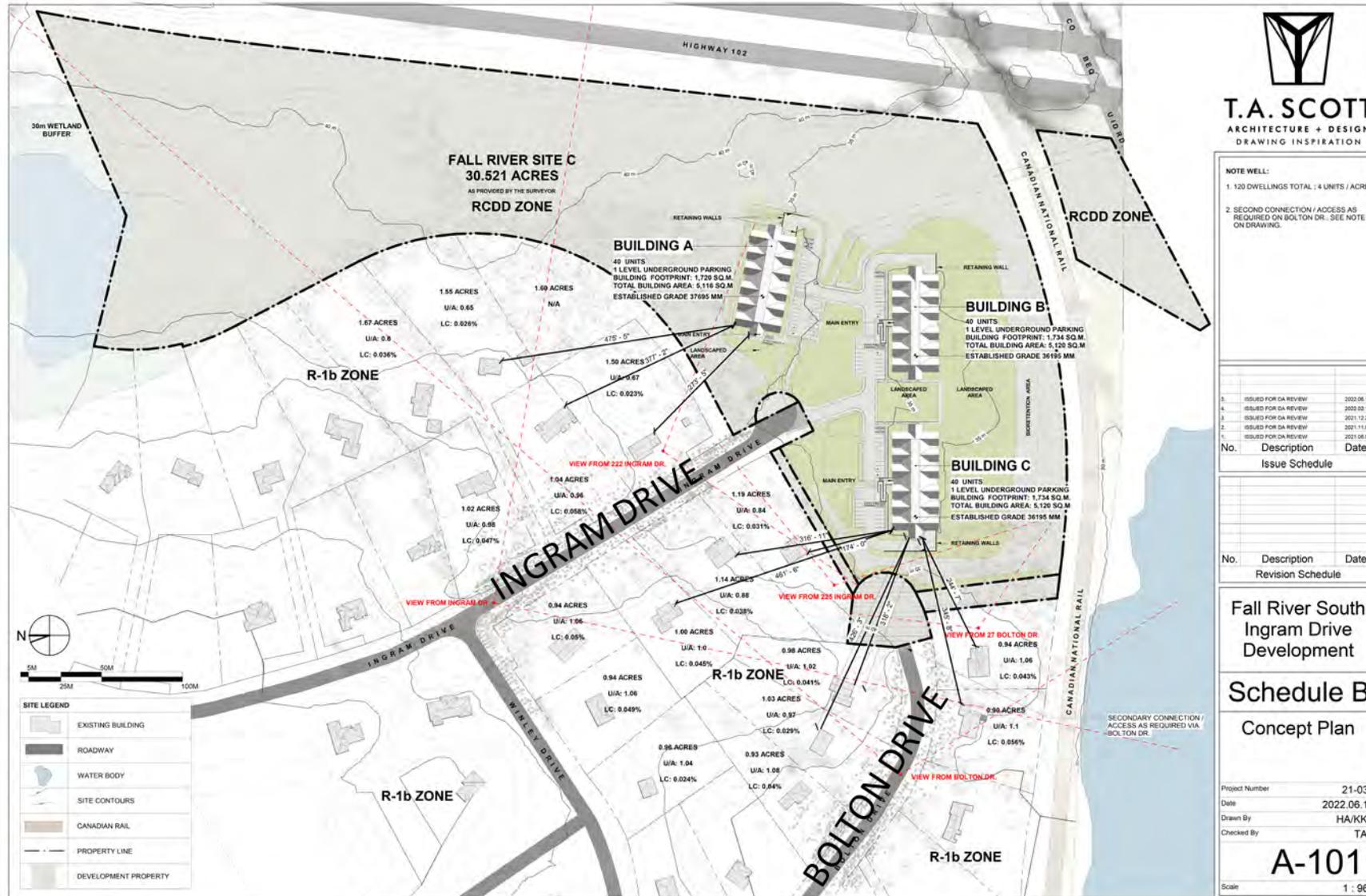
Chronological History of Application and Proposed Development

- **1996** Site C owned by Tri Lake Developments with existing lease to cross tracks for gravel pit commercial use.
- **2000** Site C Lands purchased by Perry Lake Developments (current owners – Larry Gibson)
- **2004** Development Agreement submitted to HRM to create senior citizen development for 200+/- units on 30 acre land assembly.
- **2007** Second application to HRM that 5 acres be set aside for a proposed Northwood 150 unit long-term care facility. Remaining lands would have 170+/- residential dwelling units. HRM could not proceed as Municipality Engineering Red Book was under review.
- **2007 – 2015** Several submissions to HRM. Community Housing Visionary Committee in Fall River had 5 detailed meetings with public and 79+/- Committee Meetings. Developer agreed to give up **industrial zoning on property** to support new Plan and have his lands designated as Site C with policy to have 4 units per acre of multiple-family dwelling or other residential uses. Sites A, B, D also selected and have seen been approved by Council.
- At this time commercial uses and self storage were proposed along with residential on Site C.

Chronological History of Application and Proposed Development

- **2016** Application No. 20671 was submitted to HRM for three multiple-residential buildings with 116 dwelling units, commercial building and self-storage facility. **CN Railway refused to allow a crossing over their tracks to Cobequid Road for Site C.**
- **2018** Application No. 21460 was submitted to HRM. On February 27, 2018 Regional Council initiated a new planning process. Developer agreed to remove the commercial and self storage uses with CN Railway refusal to permit crossing. Three multiple residential buildings totalling 120 dwelling units was proposed which is the application today.
- **2020-2022** **KWR Approvals Inc.** was brought in as Planning Consultant.
- **2003-2022** 74 submissions, supplemental applications & formal applications made to HRM in Site C
- **Oct 3, 2022** North West Community Council refuses to proceed to public hearing for Fall River South development agreement application. Application refused with positive HRM Planning/Development staff report and recommendation.
- **Nov 8, 2022** Regional Council public hearing for consideration of removing policy requirement in RL-14 requiring access for Site C to Cobequid Road (over CN Railway Line).

Schedule B



T.A. SCOTT
ARCHITECTURE + DESIGN
DRAWING INSPIRATION

NOTE WELL:
1. 120 DWELLINGS TOTAL ; 4 UNITS / ACRE
2. SECOND CONNECTION / ACCESS AS REQUIRED ON BOLTON DR. SEE NOTE ON DRAWING.

No.	Description	Date
1.	ISSUED FOR DA REVIEW	2022.06.11
2.	ISSUED FOR DA REVIEW	2022.03.10
3.	ISSUED FOR DA REVIEW	2021.12.28
4.	ISSUED FOR DA REVIEW	2021.11.07
5.	ISSUED FOR DA REVIEW	2021.06.08

Issue Schedule

No.	Description	Date
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Revision Schedule

Fall River South
Ingram Drive
Development

Schedule B
Concept Plan

Project Number 21-030
Date 2022.06.11
Drawn By HA/KKB
Checked By TAS

A-101

Scale 1 : 960

Key Facts of Fall River South

- If a second access were required, Alternative Housing Opportunity Site C could easily do so by connecting to Bolton Drive. A concept plan showing Bolton Drive used for this purpose was reviewed with HRM under a different development proposal which included apartment buildings. However, traffic engineers deemed it not necessary.
- Development on Opportunity Site C whether 120 single family homes, semi-detached, townhouses, multiple-residential dwellings or a combination of **cannot meet** the MPS Policy RL-14 which requires access to Cobequid Road (over CN Railway Line). **This is impossible.**
- North West Community Council respectfully can evaluate any specific development application for Site C and make decisions to approve or reject. However, any application should be made within the context of a MPS evaluation criteria that can be met or otherwise the property becomes undevelopable!



Thank You!