

HALIFAX

Public Hearing Case 23720

Development Agreement: 9 Crestfield
Drive

North West Community Council, 8 March 2023

Applicant Proposal

Applicant: Zzap Consulting

Location: 9 Crestfield Drive,
Hammonds Plains

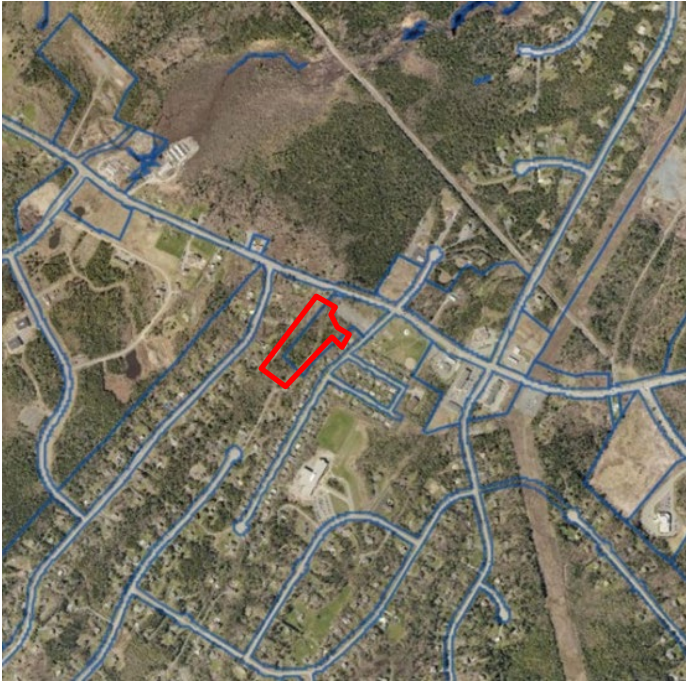
Proposal: 53-unit seniors housing development consisting of a 29 unit multiple unit dwelling and 24 bungalow style townhouses in 5 blocks



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



Planning Policy Outline

Regional Plan & Subdivision Bylaw

Guide where population growth and the investment of services like transit, piped water and sewer should occur

Community Plan

Outlines where and how different types of development may occur. Particular uses may not be permitted in some areas, other uses may only be allowed by going to Council for approval and getting feedback from the community

Land Use Bylaw (Zoning)

Specifies what can be approved without going to Council and seeking feedback from the public

Policy & Bylaw Overview

Beaver Bank, Hammonds Plains, Upper Sackville MPS & LUB



Municipal Sewer and/or Water

Water Only – onsite sewage disposal



Zone

P-2 (Community Facility) Zone



Designation

Residential Designation



Existing Use

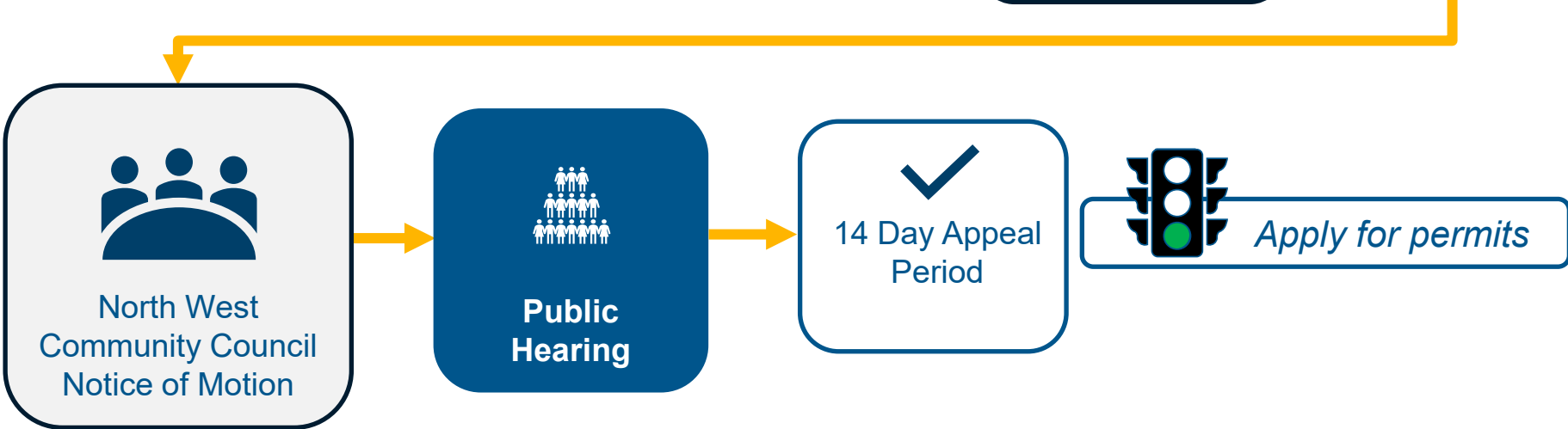
Vacant Site



Enabling Policy

P-154 to retain former P-39

Planning Process



Proposal – Site Plan



Proposal – Elevation



Townhouse Block
6 unit style



Proposal - Elevation

Multiple Unit Building



CRESTFIELD DRIVE
HAMMONDS PLAINS, NOVA SCOTIA
CONCEPTUAL RENDERING - REAR ELEVATION
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Policy Consideration

Beaver Bank, Hammonds Plains, and Upper Sackville MPS

Policy P-154 allows completed applications for seniors housing developments that were in process before the new shared housing policies were introduced on August 9, 2022, enables the completion of those applications in accordance with the previous Policy P-39.

Policy P-39 allows consideration of housing designed for seniors by development agreement:

- Compatibility with surrounding land use context
- Separation distances from low-density development
- Preference for sites near community and commercial facilities
- Traffic, landscaping
- Preference for a development that serves a community need

Public Engagement Feedback

- Level of engagement completed was consultation achieved through two mail-outs with the opportunity to provide feedback, and an online forum
- Feedback from the community generally included the following:
 1. Initial concerns about privacy and scale
 2. traffic impacts
 3. blasting
 4. Flooding and stormwater management
 5. Habitat loss
 6. Neighbourhood change
 7. Children safety
 8. Loss of parking

Notifications Mailed



Individual Contacts (Phone Calls & Email)



Webpage Views



NWPAC Recommendation

February 2, 2022

The NWPAC provided the following feedback:

The North West Planning Advisory Committee recommends approval of the application with consideration given to the following:

- Addressing any water issues to ensure existing homes are not negatively impacted;
- Constructing accessible walkways and connections; and
- Ensuring the septic system is maintained adequately.

Changes Responding to Consultation

- **Townhouse Blocks**

- Increased buffering and setbacks from low-density residential
- Townhouses closer to the low-density residential development on Crestfield were reduced from 2 – 6 unit blocks to 3 – 4 unit TH blocks to achieve a more compatible scale

- **TIS**

- Completed with consideration of the cumulative impacts of other developments

- **Landscaping**

- A detailed landscaping plan was developed to confirm that the development would be screened from the rear yards of single-unit dwelling fronting on Crestfield;
- Stormwater management plan

- **Walkways**

- Commitment to developing a sidewalk to Crestfield;
- Commitment to developing a walkway to the recreation area at south end of the site.
- Offer to construct a connecting walkway to the bus stop was made.

Summary: Key Aspects of the Proposal

- Site development details
- Compatibility, architecture, and separation
- Landscaping, screening, and outdoor lighting
- Suitable location
- Traffic and Parking
- Wastewater treatment, stormwater management, and blasting
- Maintenance of development

Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution.

As proposed, Non-Substantive Amendments within this agreement include the following:

- Changes to the landscaping and architectural requirements;
- Reduction in the number of units per townhouse block;
- Time extension for commencement of construction; and
- Time extension for completion of construction.

Staff Recommendation

Staff recommends that North West Community Council:

- Approve the proposed development agreement as set out in Attachment A of the staff report dated December 21, 2022
- Require the development agreement be signed by the property owner within 240 days.

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Thank You

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