

HALIFAX

Public Hearing Case 24205

Development Agreement
Hemlock Drive, Upper Tantallon

North West Community Council
March 8, 2023

Applicant Proposal

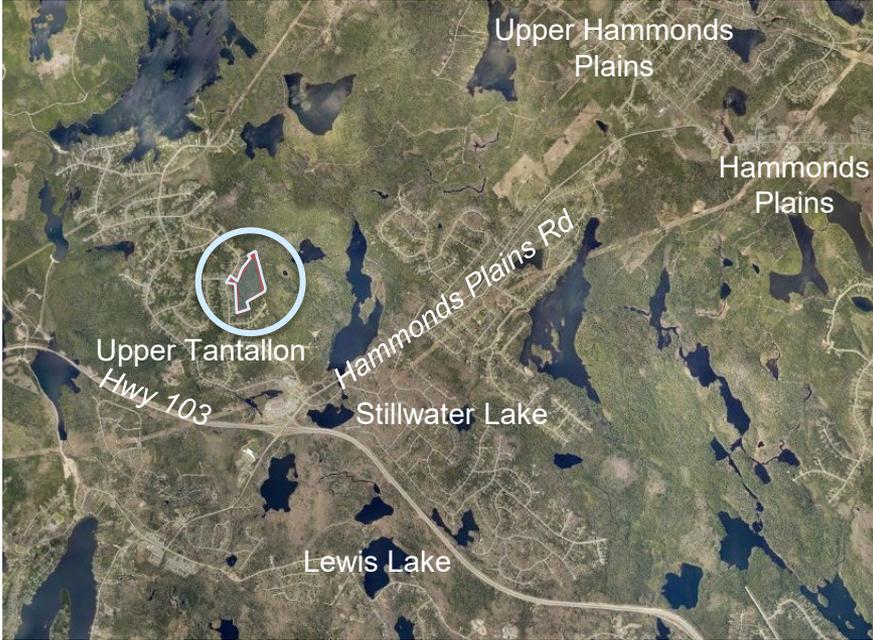
Applicant: Zzap Planning and Consulting Inc.

Location: Hemlock Drive, Upper Tantallon

Proposal: Construct 20 single unit dwellings in the form of a Conservation Design Development, by development agreement



Site Context



General Site location



Site Boundaries

Policy & Bylaw Overview

Planning Districts 1 and 3 MPS & LUB



On-site well and septic services



Zone

R-A1 (General Residential)



Designation

MUA (Mixed Use A)



Existing Use

Vacant



Enabling Policy

S-14 and S-17 of the Regional Plan

Site Context/Photos



View of the site from High Timber Drive at the intersection with Hemlock Drive



View of the site (right side) from Hemlock Drive, south of High Timber Drive

Site Context/Photos



View of the general entrance location to the site



View of the northern site interior, facing southwest

Site Context/Photos



View of the eastern site interior, facing east



View of the western site interior, facing south

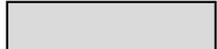
Site Context/Photos



View of the watercourse, located in the south eastern corner of the site

Proposal

LEGEND

-  SITE BOUNDARY
-  ADJACENT BOUNDARY
-  COMMON SHARED PRIVATE DRIVEWAY
-  WETLAND
-  20M RIPARIAN BUFFER
-  COMMON OPEN SPACE
-  DEVELOPABLE AREA
-  SINGLE UNIT DWELLING DRIVEWAY
-  SINGLE UNIT DWELLING
-  ON-SITE SEPTIC SYSTEM



zzap
architecture
planning

CLIENT

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SCHEDULE B : CONCEPT PLAN
Hemlock Drive Development, Upper Tantallon, NS



SCALE:
0 15 30 75 150m
1 : 3,000
DATE: SEPTEMBER 13, 2022

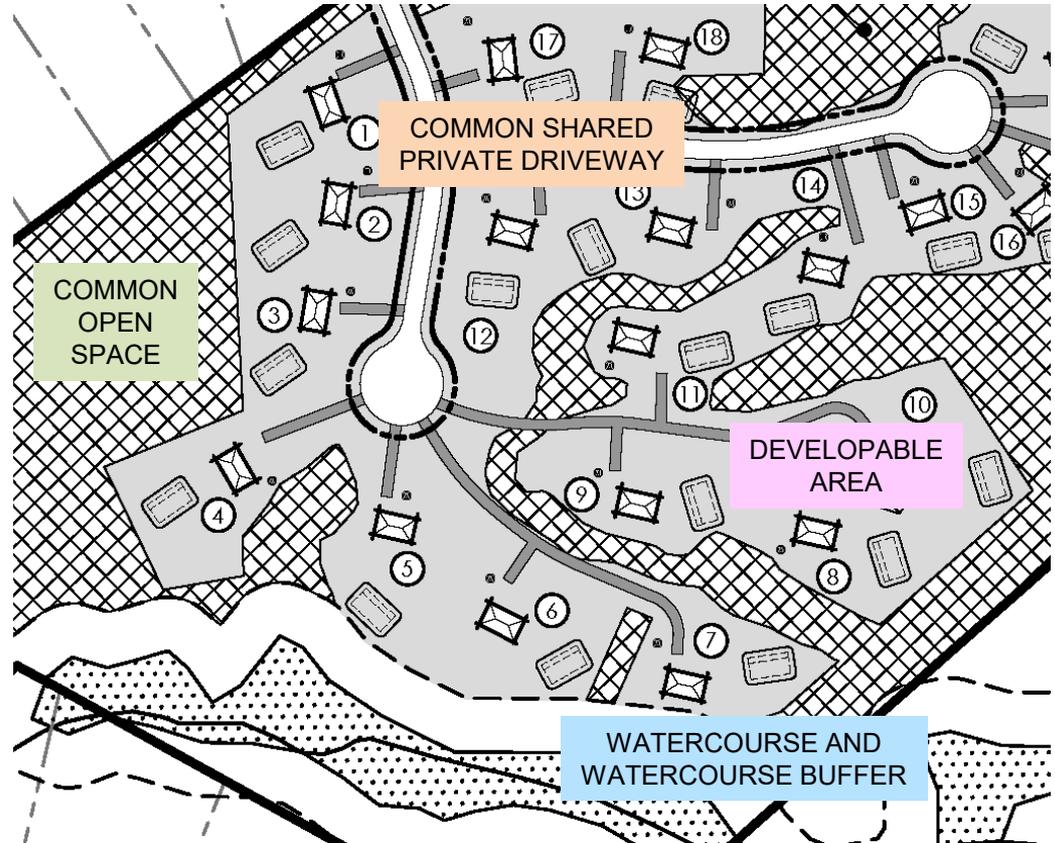
Proposal

Permitted Uses:

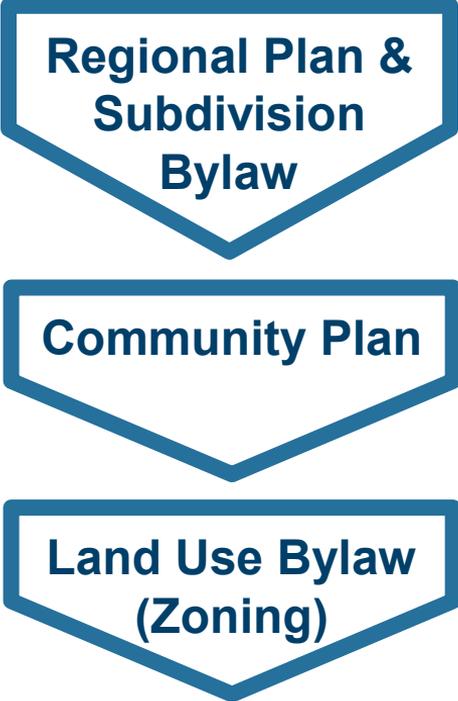
- 20 Single Unit Dwellings within Developable Area
- Passive recreation, trails, stormwater infrastructure within Common Open Space

Common Shared Private Driveway:

- Shall comply with Municipal Design Standards
- Standards are included as an attachment to the development agreement



Planning Policy Outline



Regional Plan & Subdivision Bylaw

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

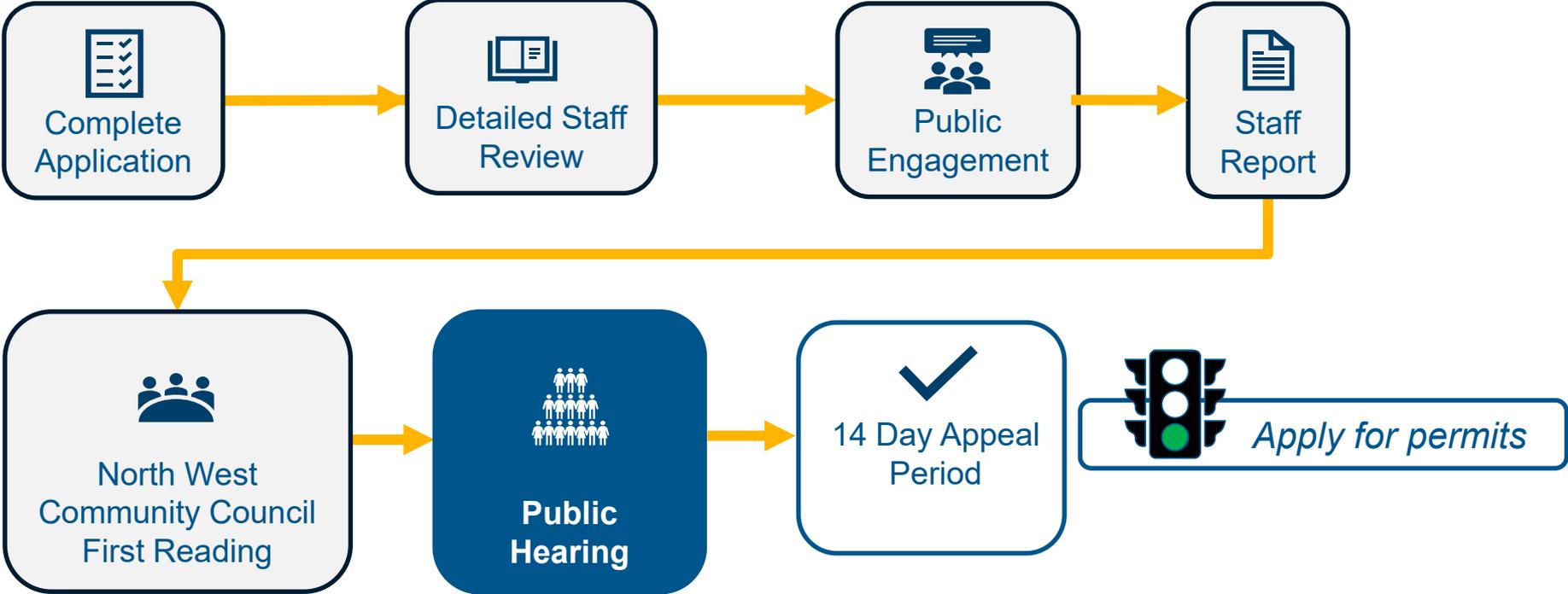
Community Plan

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

Planning Process



What is Conservation Design?

Origin in HRM

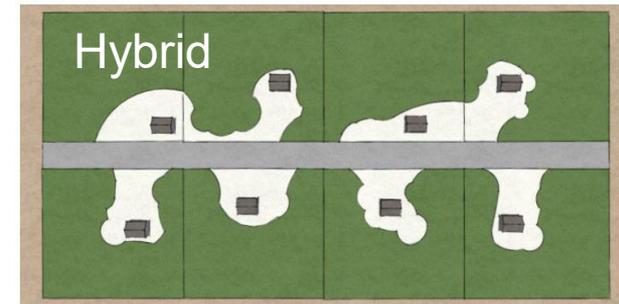
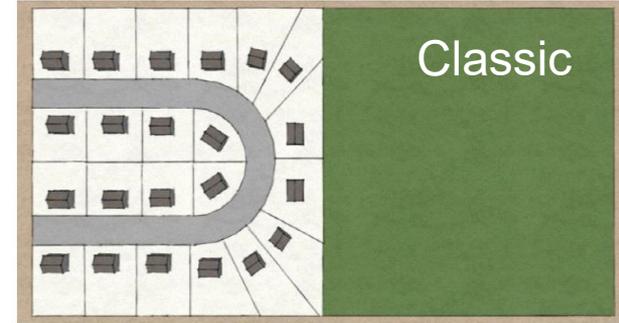
- Enabled under the Regional Plan in 2006
- Updated in 2014
- Updated in 2022

Three Types:

- High Density Classic
- Low Density Classic
- Hybrid

Purpose

- Preserve significant environmental and cultural features of the landscape
- Provide an option for sustainable development within areas that are subject to growth controls as well as areas that are designated for growth

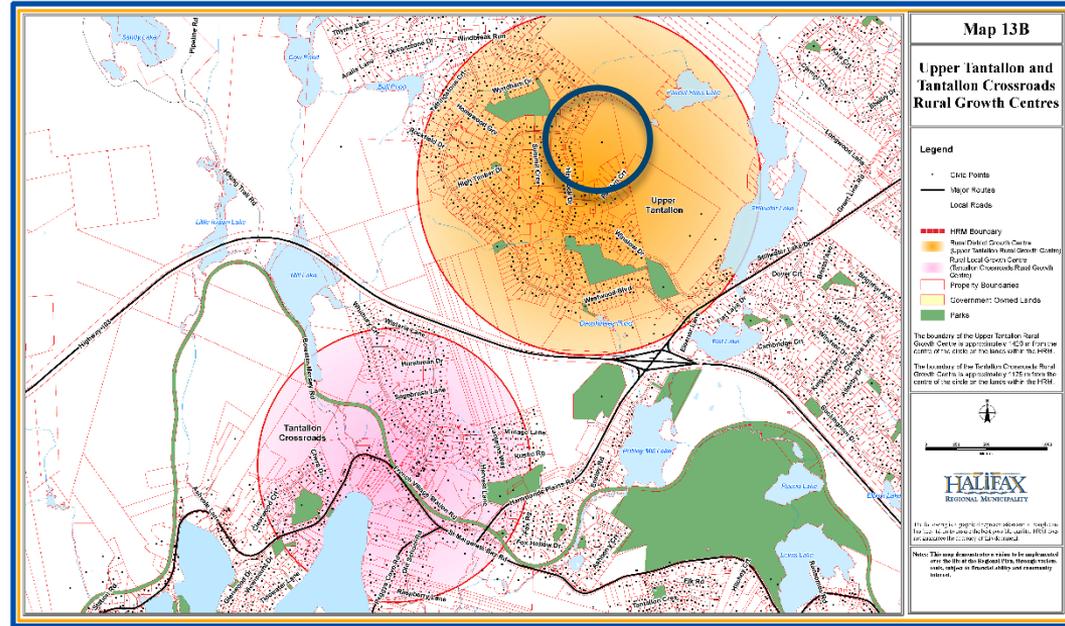


Policy Consideration

Halifax Regional Municipal Planning Strategy

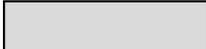
Enabling Policy **S-14**:

Council may consider High Density Classic Conservation Design Developments by development agreement if the property is located within a Rural Growth Centre (Maps 13A-13G).



Conservation Design Requirements

LEGEND

-  SITE BOUNDARY
39.2 acres / 15.86 Ha
-  ADJACENT BOUNDARY
-  NET DEVELOPABLE AREA
30.9 acres / 12.51 Ha
(78.9%)
-  CONSERVATION FEATURES
(WETLAND, 20m RIPARIAN
BUFFER AND SLOPES
EXCEEDING 30%
8.3 acres / 3.35 Ha



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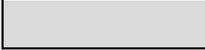
CONCEPT PLAN : NET DEVELOPABLE AREA
Hemlock Drive Development, Upper Tantallon, NS



SCALE
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1:3,000
DATE: SEPTEMBER 28, 2022

Conservation Design Requirements

LEGEND

-  SITE BOUNDARY
39.2 acres / 15.86 Ha
-  ADJACENT BOUNDARY
-  DEVELOPABLE AREA
15.3 acres / 6.2 Ha
(39.0%)



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CONCEPT PLAN : DEVELOPABLE AREA
Hemlock Drive Development, Upper Tantallon, NS

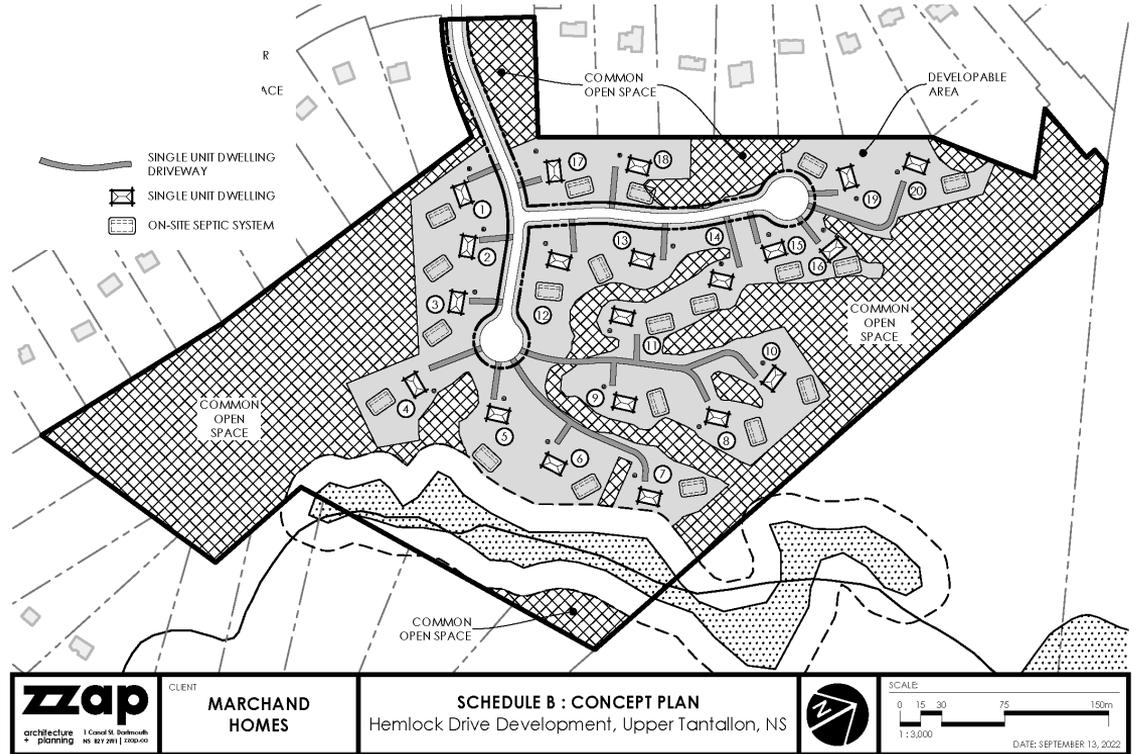


SCALE
0 15 30 75 150m
1 : 3,000
DATE: SEPTEMBER 28, 2022

Conservation Design Requirements

LEGEND

-  SITE BOUNDARY
-  ADJACENT BOUNDARY
-  COMMON SHARED PRIVATE DRIVEWAY
-  WETLAND
-  20M RIPARIAN BUFFER
-  COMMON OPEN SPACE
-  DEVELOPABLE AREA
-  SINGLE UNIT DWELLING DRIVEWAY
-  SINGLE UNIT DWELLING
-  ON-SITE SEPTIC SYSTEM



Policy Consideration

Halifax Regional Municipal Planning Strategy

Enabling Policy **S-17**:

Council should consider the following in rendering their decision on a Development Agreement:

- Design standards of Table 3-4 (density and open space conservation)
- Design of proposed common shared private driveway
 - Maximum 20 dwelling units
 - Avoids impact to primary conservation areas

Policy Consideration

Halifax Regional Municipal Planning Strategy

Enabling Policy **S-17**:

Council should consider the following in rendering their decision on a Development Agreement:

- Groundwater capacity – level I groundwater assessment
- Retention of natural drainage systems, wetlands, and other natural detention storage areas
- Connectivity of open space
- Common open space uses

Policy Consideration

Halifax Regional Municipal Planning Strategy

Enabling Policy **S-17**:

Council should consider the following in rendering their decision on a Development Agreement:

- Secondary conservation features
- Connectivity of natural networks
 - Map 5, Green Network Ecology, HGNP
 - Important and Essential Corridors

Policy Consideration

Halifax Regional Municipal Planning Strategy

Implementation Policy **G-15**:

Council should consider the following in rendering their decision on a Development Agreement:

- Adequacy of servicing and stormwater management
- Adequacy of road networks
- Proximity to schools, recreation and other community facilities
- Controls are in place to reduce land use conflict
 - Type of use, height, lot coverage, traffic generation, access, egress, and parking

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification.
- Feedback from the community generally included the following:
 - Environmental concerns – habitats and wetlands
 - Groundwater capacity concerns
 - Property impacts due to erosion
 - Traffic generation during and after construction
 - Inadequate access to the subject site
 - Driveway maintenance questions
 - Land use compatibility concerns related to the condo-style of development
 - Confusion that high-density apartment buildings are proposed
 - Electrical grid capacity concerns
 - Request for a sprinkler park

Notifications Mailed



Individual Contacts (Phone Calls & Email)



Webpage Views



Summary: Key Aspects of the Proposal

- 20 single unit dwellings on one lot
- All dwellings shall be located within the Developable Area
- Serviced with either shared or individual on-site septic and wells
- Access is from Hemlock Drive via a common shared private driveway
- Passive recreation and stormwater/servicing infrastructure is permitted within the Common Open Space

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:

- Extension to the date of commencement of construction
- Extension to the date of completion of the development
- Relocation of the Common Shared Private Driveway

Staff Recommendation

Staff recommend that North West Community Council:

- Approve the proposed development agreement as set out in Attachment A of the staff report dated January 3, 2023.

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Thank You

Planners Name



tuszc@halifax.ca



902.430.0645

Conservation Design Requirements

Table 3-4 Design Requirements

	High Density Classic Conservation Design
Open Space	Approximately 50% of the net developable area is conserved as common open space
Maximum Density	One unit per 0.5 hectares of net developable area where the development is serviced with a groundwater supply
Permitted Residential Uses	Single and two-unit dwellings

**Primary Conservation Areas: Areas including riparian buffers, wetlands, slopes exceeding 30%, and floodplains, environmentally sensitive areas, archaeological sites and other areas of high ecological value.*

**Secondary Conservation Areas: Areas including mature forests, scenic views, trails, historic sites and buildings, and other features of high cultural value.*