

HALIFAX

Public Hearing Case 23862

Development Agreement for 1200-1216
Cole Harbour Road, Cole Harbour

Harbour East – Marine Drive Community Council
Thursday, March 2, 2023

Applicant Proposal

Applicant: WM Fares Architects

Location: 1200-1216 Cole Harbour Road, Cole Harbour

Proposal: Development agreement to build an apartment building that has:

- 6 storeys
- 104 dwelling units
- Indoor & outdoor amenity space
- Surface and underground parking

Site Context



General Site location in Red



Site Boundaries in Red

Site Context



The subject site from Cole Harbour Road looking west.



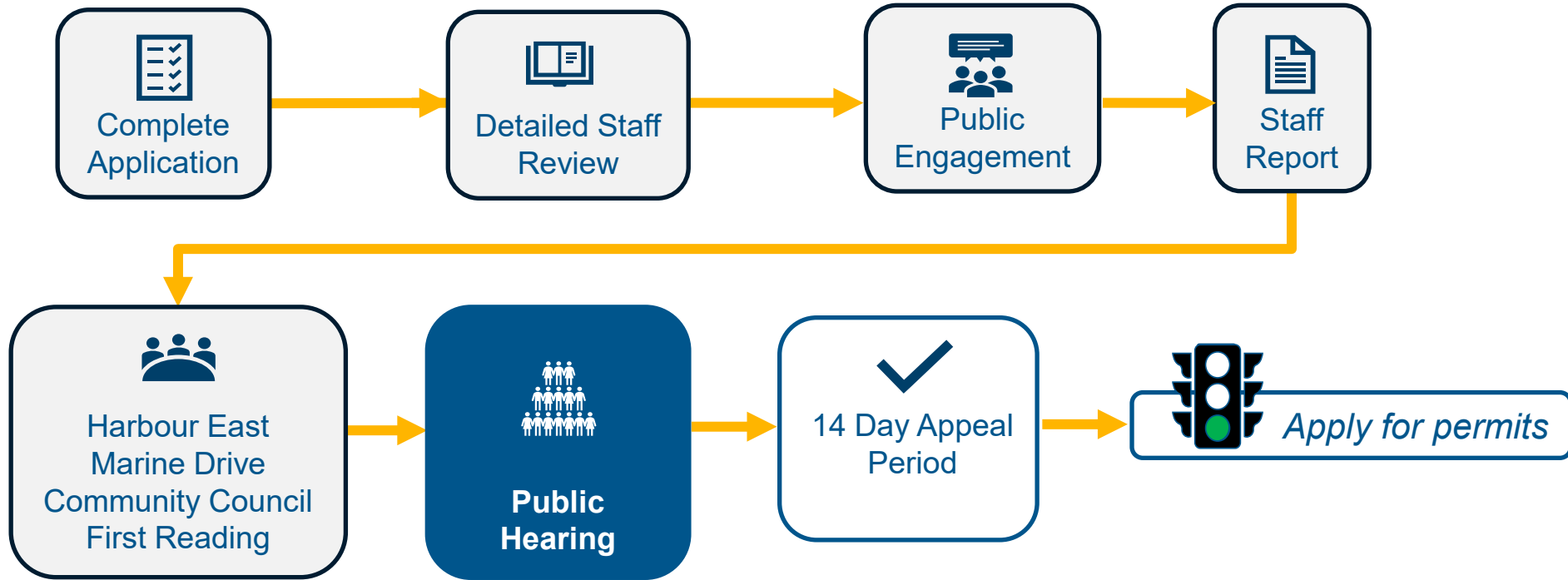
The subject site from Cole Harbour Road looking east.

Site Context



Surrounding context is a mix of commercial and residential

Planning Process



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 a Council approval and after 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

Cole Harbour / Westphal Municipal Planning Strategy and Land Use By-law



Municipal Sewer and/or Water



Zone

C-2 (General Business)



Designation

CC (Community Commercial)



Existing Use

Cole Harbour Recreation Centre



Enabling Policy

CC-4

Policy Consideration

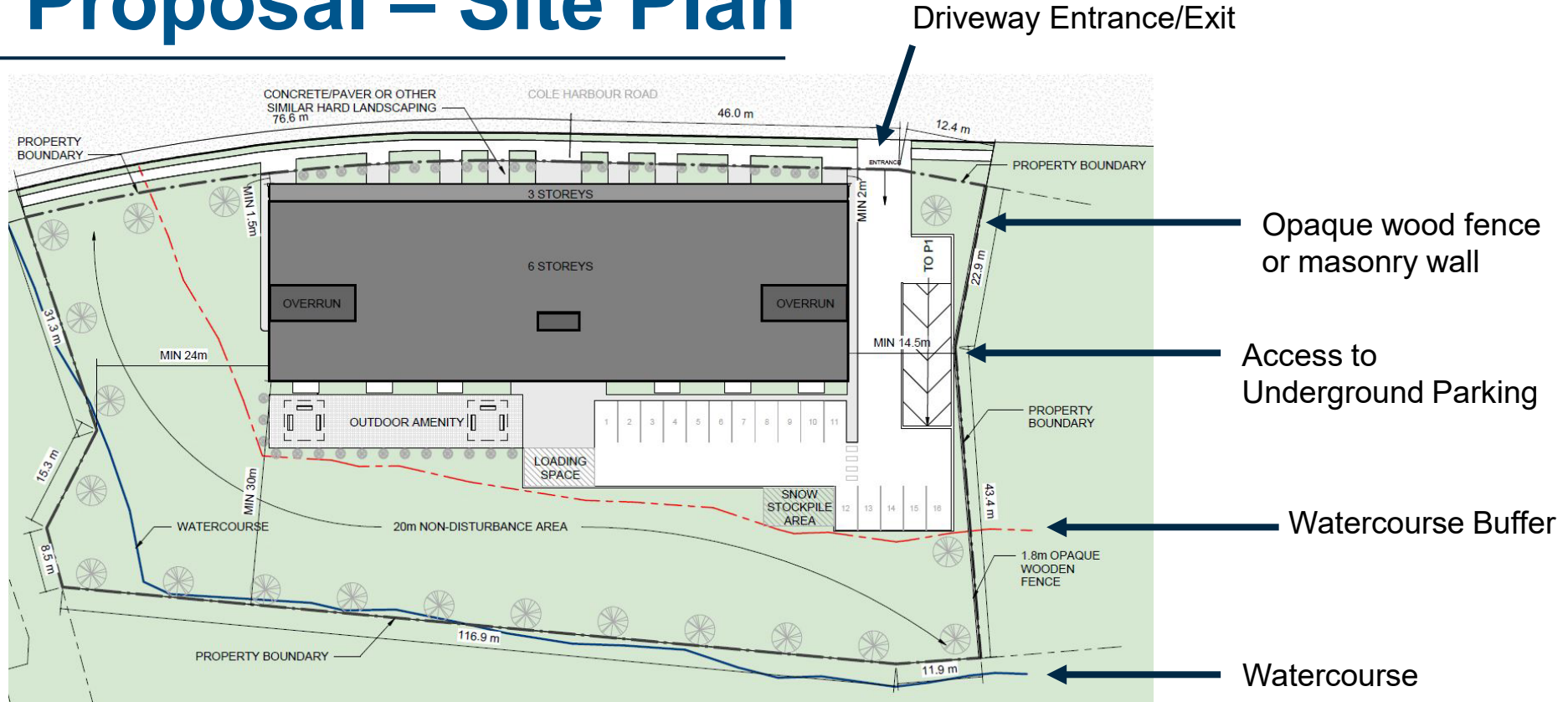
Cole Harbour / Westphal Municipal Planning Strategy

Enabling Policy CC-4

Council may consider permitting multiple unit residential uses containing more than 12 dwelling units within the Community Commercial Designation by development agreement. In considering an agreement, Council shall have regard for the following:

- Effects on the road network
- Separation from low density residential
- Open space and on site amenity areas
- Overall design of site and structure
- Design of the building
- Provisions of Policy IM-11

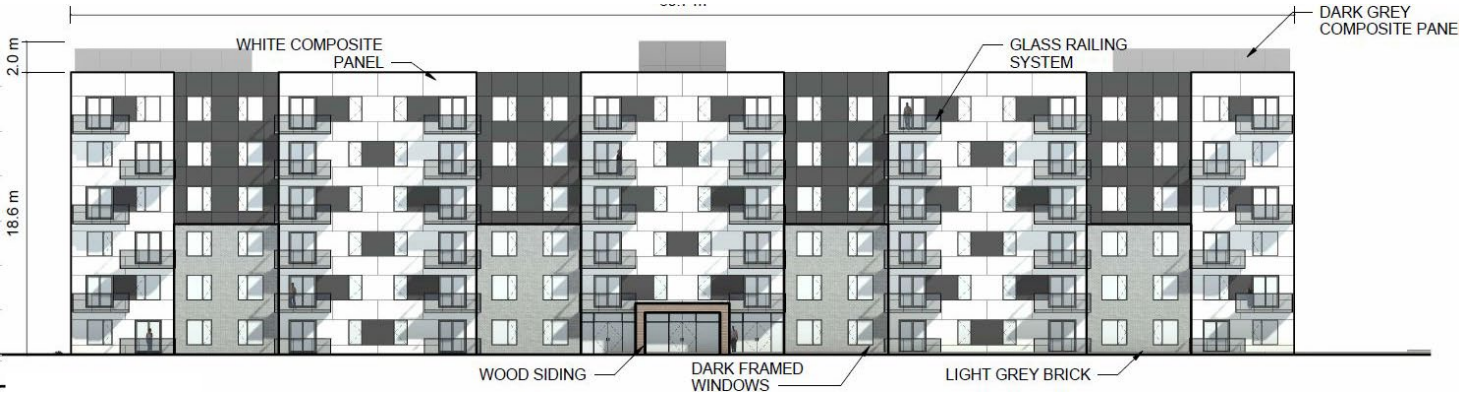
Proposal – Site Plan



Proposal - Elevations

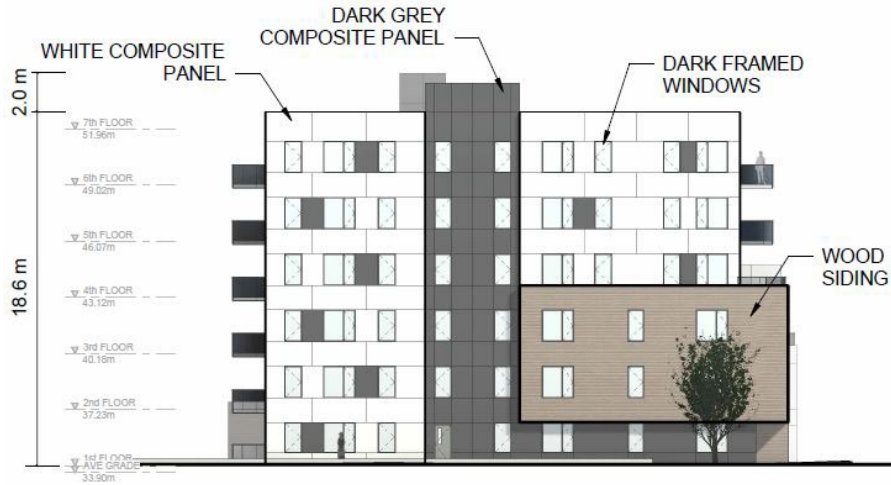


**North (Front)
Elevation**

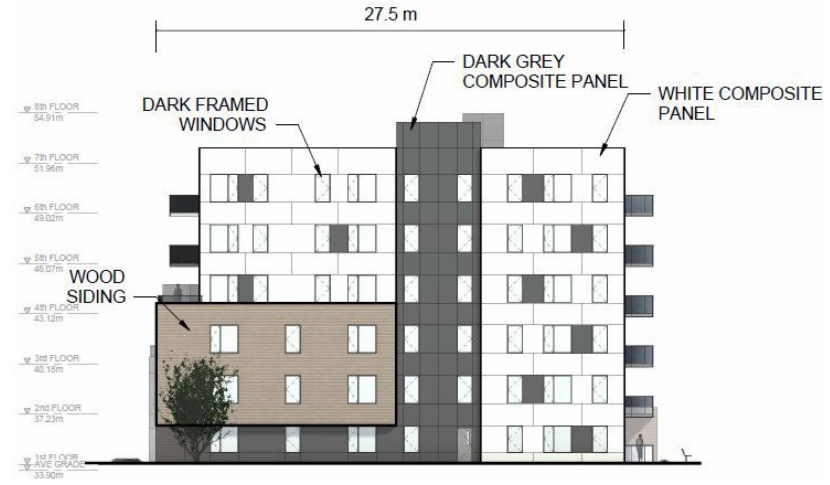


**South (Rear)
Elevation**

Proposal - Elevations



East Elevation



West Elevation

Public Engagement Feedback

- Level of engagement completed was consultation achieved through sharing information through the HRM website, signage posted on the site, a mail out notification, and a narrated presentation and survey on Shape Your City.

**Notifications
Mailed**



**Individual Contacts
(Emails)**



Webpage Views



Online Survey



Public Engagement Feedback

- Feedback from the community generally included the following:
 - Provides needed housing in a good location
 - Most like the design and feel it fits in the neighbourhood
 - Like the provision of amenity space and number of units
 - Concerns about the affordability of the units
 - Need units with more bedrooms
 - Impact on traffic
 - Concerns about the impact on the natural environment
 - Would like commercial at grade

Changes Responding to Consultation

○ Unit Mix

➤ Original mix proposed:

➤ 29% 1 bedroom

➤ 71% 2 bedroom

➤ Changed proposal to:

➤ 35% 1 bedroom

➤ 60% 2 bedroom (DA requires min. 55%)

➤ 6% 3 bedroom (DA requires min. 5%)

Summary: Key Aspects of the Proposal

- An apartment building that's 6 storeys tall
- 104 dwelling units with min. 55% containing 2 bedrooms and 5% containing 3+ bedrooms
- Minimum 170 square metres of indoor amenity space and a minimum of 300 square metres of outdoor amenity space
- One vehicular access point
- Minimum 0.8 parking spaces per unit
- 20 metre non-disturbance area around watercourse

Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing.

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

- Change to allow commercial uses on the ground floor;
- Changes to allow the building to be located closer to Cole Harbour Road or other changes required as a result of the completed Road Functional Plans;
- Changes to parking, circulation, and access;
- Changes to landscaping requirements; and
- Extensions to the dates of commencement and completion of the development.

Staff Recommendation

Staff recommend that Harbour East – Marine Drive Community Council:

Approve the development agreement as set out in Attachment A of the staff report dated January 18, 2023.

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Thank You

Dean MacDougall



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