

HALIFAX

Public Hearing

Case 23052

Amending Development Agreement:
Loonview Lane, Westphal

Harbour East-Marine Drive Community Council
March 27, 2023

Applicant Proposal

Applicant: Quest Capital Inc.

Location: Loonview Lane, Westphal

Proposal: 300 unit 7-storey building with 200 underground parking spaces; 300 unit 6-storey building with 100 underground parking spaces; existing 4 unit townhouse structure retained; additional lands for total area of 12.99 acres; extension of commencement and completion times for development



Site Context



General Site location in Red



Site Boundaries in Red

Site Context/Photos

View towards site from Highway 7 at Loonview Lane showing existing townhouse



Site Context/Photos

View towards site showing slight rise to NW behind commercial uses at Highway 7



Site Context/Photos

View towards site from Highway 7 near access to added lands at 613 Highway 7



Planning Policy Outline

**Regional Plan &
Subdivision
By-law**

Guides 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 By-law
(Zoning)**

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

Policy & By-law Overview

Cole Harbour-Westphal MPS & LUB



Municipal Sewer and/or Water



Zone

C-4 (Highway Commercial)



Designation

Highway Commercial (HC)



Existing Use

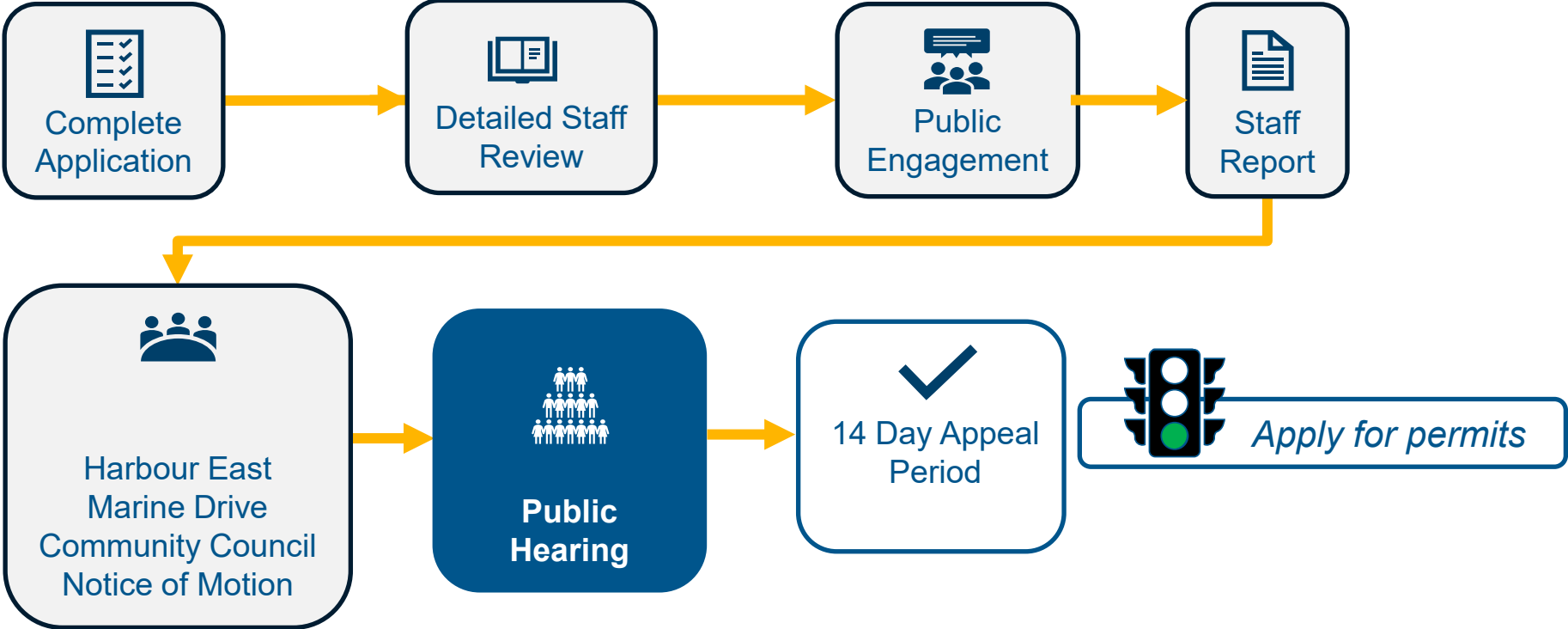
Vacant except for 4-unit townhouse and SWM retention pond built under existing agreement



Enabling Policy

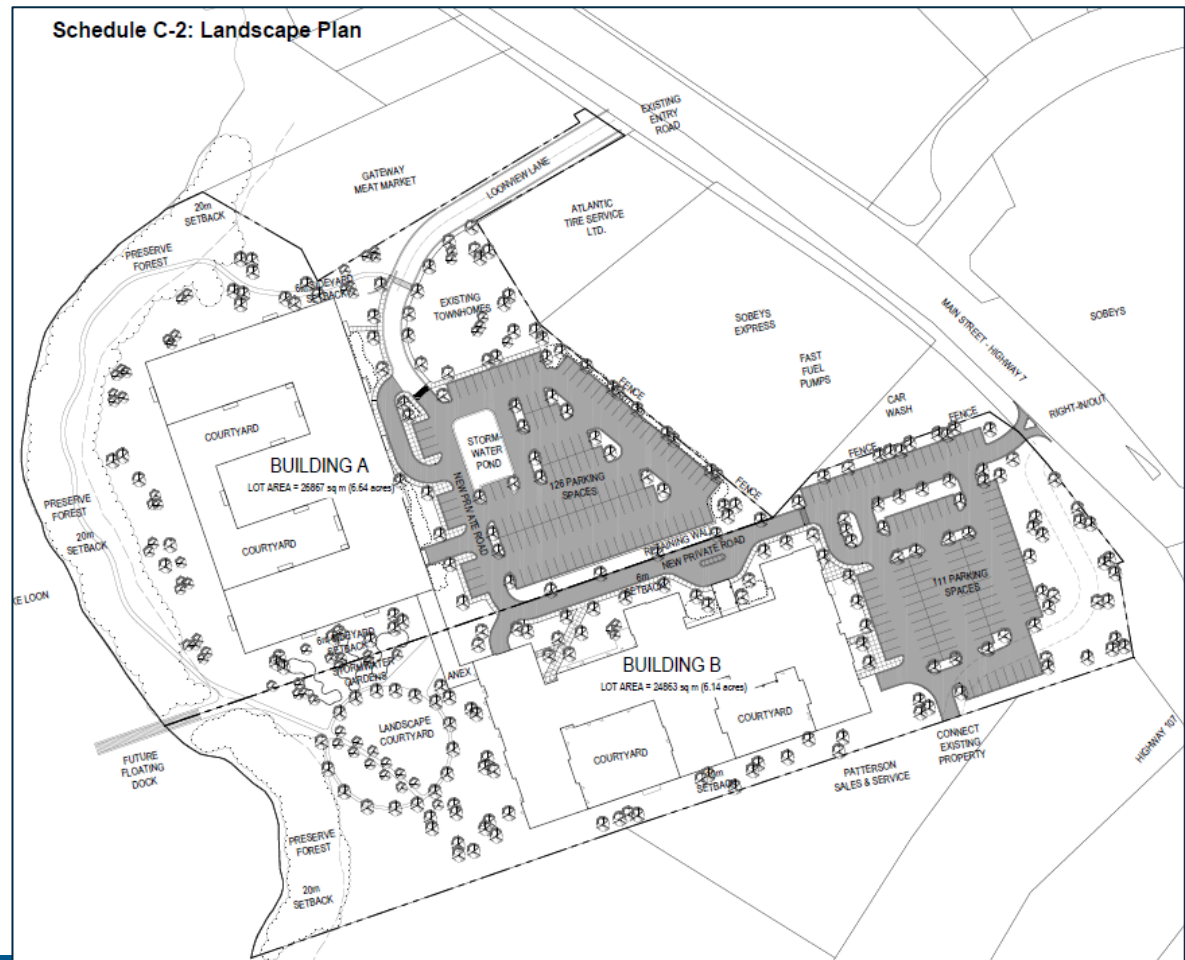
HC-10

Planning Process



Proposal

Landscape Plan



Proposal

Aerial view of proposed development massing and layout



Policy Consideration

Cole Harbour-Westphal Municipal Planning Strategy

Enabling **Policy HC-10**:

Mixed Residential Development requires Council consider the following in rendering their decision on amending development agreement:

- design, height, bulk, scale;
- compatibility with adjacent residential development;
- integrating and buffering the proposed use;
- impact on the local road network;
- pedestrian access to public streets;
- environmental protection; and
- minimizing vehicular access to Lake Loon.

Public Engagement Feedback

- Level of engagement completed was **consultation** achieved through **a mail out notification** with brief survey.
- Feedback from the community generally included the following:
 - increased traffic volume will impact Highway 7 flow; create longer queues;
 - apartment development won't "work" in this location; should be parkland;
 - residential development preferred to commercial: townhouses preferred not apartments (less desirable looking); and
 - concerns about impact on lake health from increased use of motorboats and runoff from parking lots.

Notifications

Mailed

116



Individual Contacts

(Phone Calls & Email)

7



Webpage Views

281



Changes Responding to Consultation

- **Parking**

- Reduced number of surface parking spaces

- **Buffer planting**

- Increased screening planting near buildings

- **Storm Water Management**

- Meet and exceed HRM requirements

Summary: Key Aspects of the Proposal

- Additional lands to be covered under existing Agreement for a total area of 12.99 acres;
- Deletion of agreement provisions allowing townhouses beyond the previously completed four-unit townhouse building;
- Additional units in medium rise buildings while maintaining approved height;
- Provision for ground floor local commercial up to 15,000 square feet in each building;
- Additional 335 parking spaces for a total of 540 spaces; 300 spaces will be underground and the remainder will be surface parking; and
- Extension of timelines for commencement and completion 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 amending agreement include the following:

- Changes to landscaping requirements in Section 3.7 and the associated Schedules to this Agreement;
- Changes to architectural requirements that do not impact the massing of the building;
- Changes to sign requirements; and
- Commencement and completion times.

Staff Recommendation

Staff recommend that Harbour East-Marine Drive Community Council:

- Approve the proposed amending development agreement as set out in Attachment A of the staff report dated January 30, 2023

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Thank You

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