

HALIFAX

Public Hearing

Case 24573

Development Agreement
for 519 Cow Bay Road, Eastern Passage

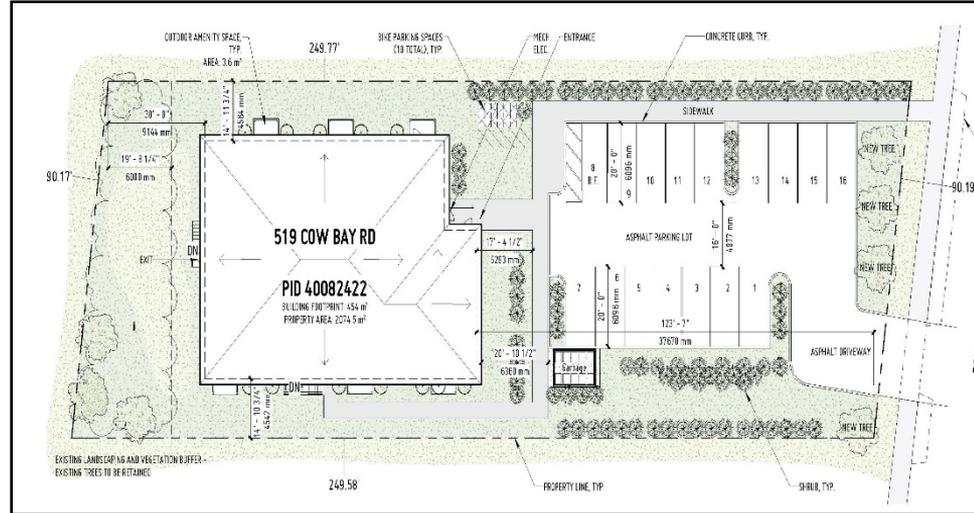
Harbour East - Marine Drive Community Council,
Thursday, April 20th, 2023

Applicant Proposal

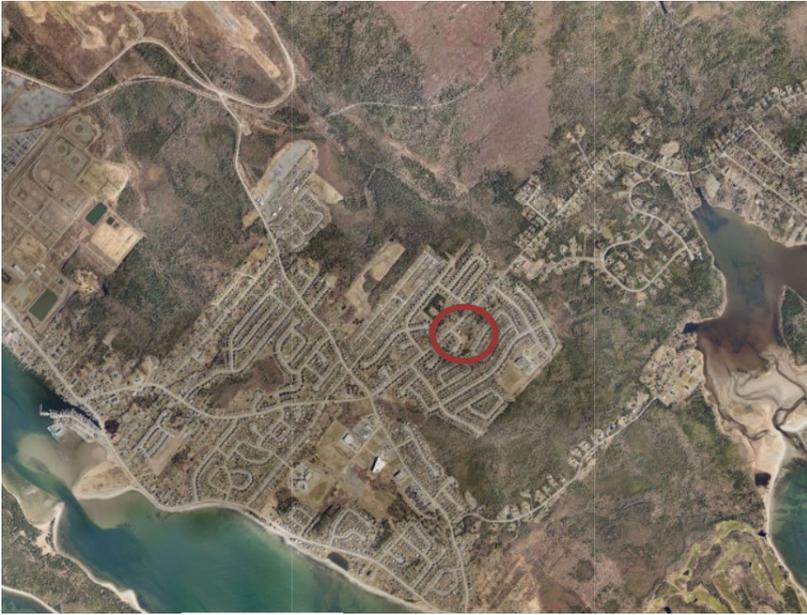
Applicant: ROMS KAIG Spryfield Ltd.

Location: 519 Cow Bay Road, Eastern Passage.

Proposal: The applicant is proposing to enter into a development agreement to develop a 2 storey 12-unit residential building at 519 Cow Bay Road.



Site Context



General Site location in Red



Site Boundaries in Red

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

Eastern Passage/Cow Bay MPS & LUB



Municipal Sewer and Water



Zone

Two Unit Dwelling (R-2) Zone



Designation

Urban Residential Designation (UR)



Existing Use

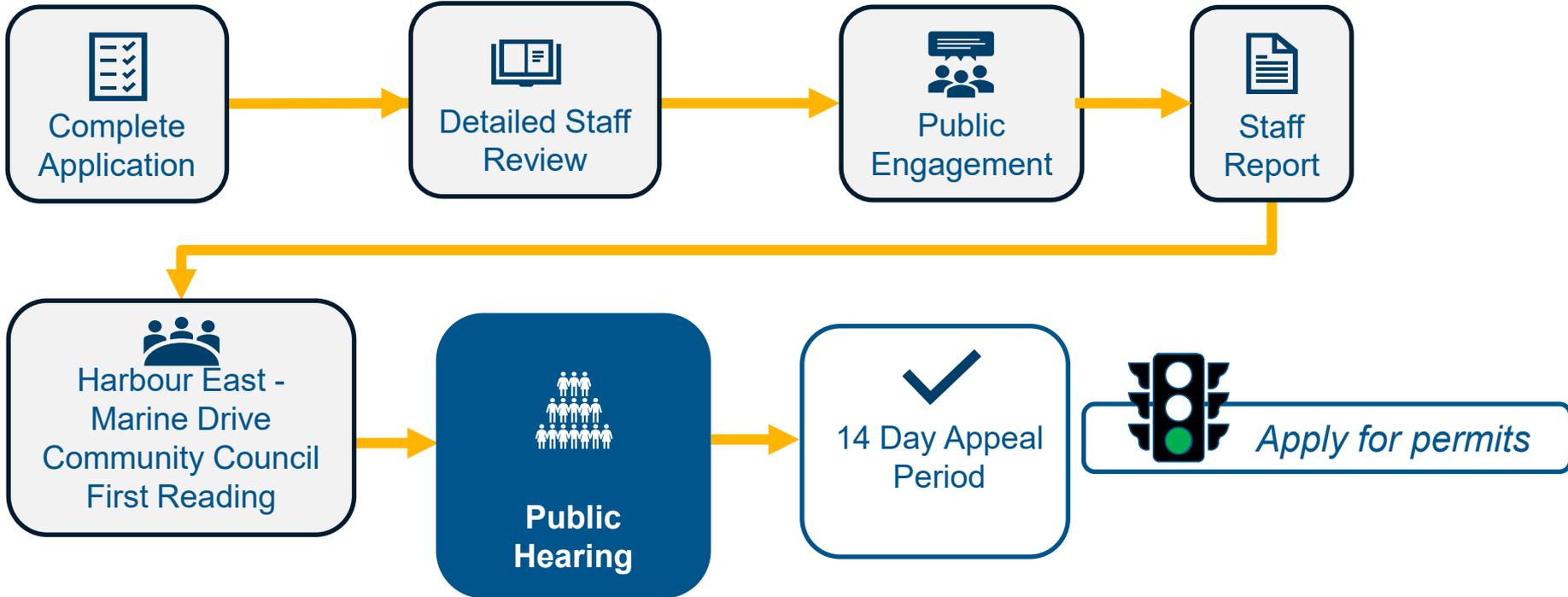
A single-unit dwelling



Enabling Policy

Policy UR-8

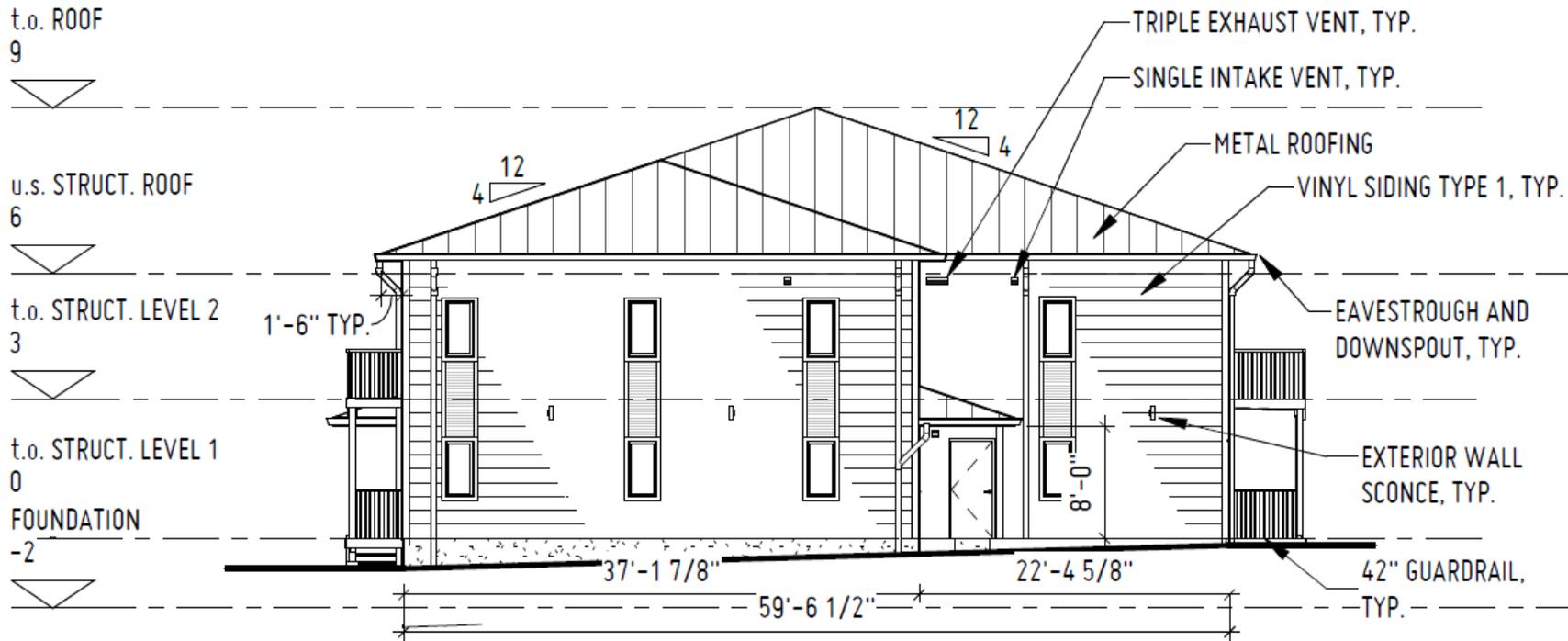
Planning Process



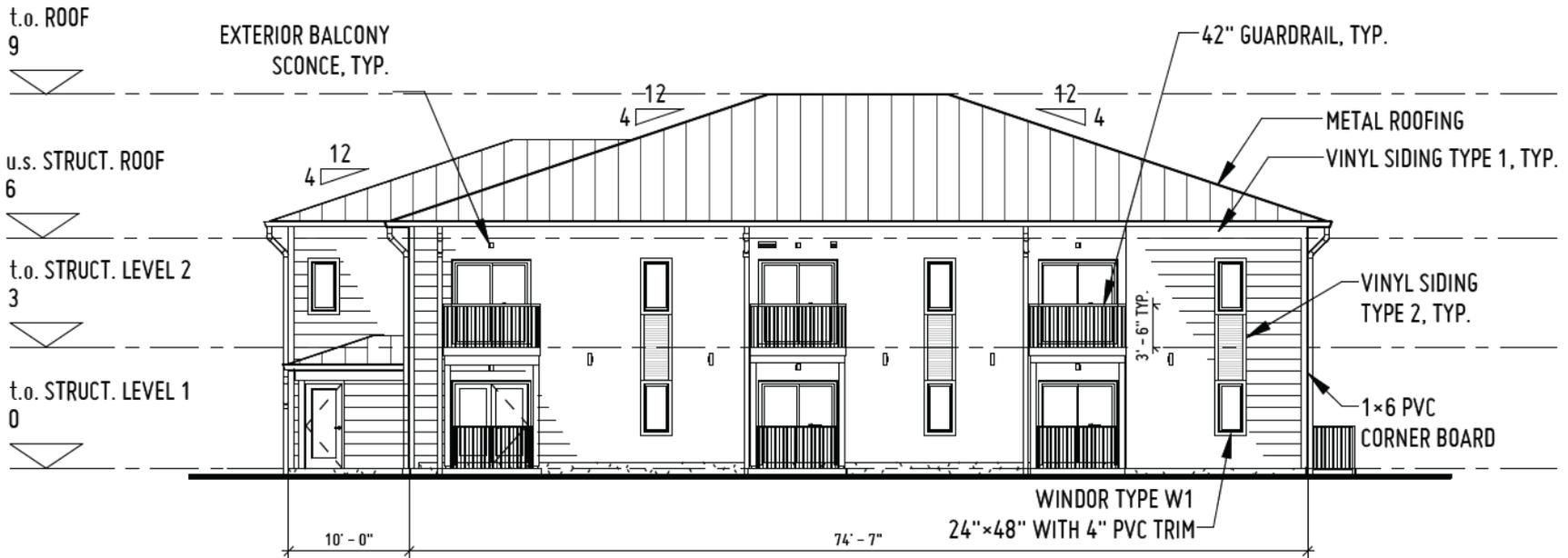
Proposal

The details of the proposal are as follows:

- 2-storey residential development that contains 12 units;
- The design contains 1 two-bedroom plus den unit, 3 two-bedroom units, 4 one-bedroom plus den units, and 4 one-bedroom units (one barrier-free);
- Balcony or patio for each proposed unit;
- 16 at-grade vehicle parking spaces accessed via a two-way driveway directly from Cow Bay Road; and
- 10 Class B and Class A bicycle parking spaces.



1 North Elevation
1 : 192



2 West Elevation
1 : 192

Policy Consideration

Eastern Passage/Cow Bay MPS– Eastern Passage/Cow Bay LUB

Enabling **Policy UR-8:**

Permitting multiple unit dwellings within the Urban Residential Designation which are of a small scale and in keeping with the low-density character of the surrounding area, requires Council consider the following in rendering their decision on a Development Agreement:

- The maximum number of dwelling units shall not exceed twelve (12)
- Setback of building
- Building height, bulk, appearance and lot coverage
- Landscaping and parking area
- Municipal Services

Public Engagement Feedback

- Feedback from the community generally included the following:
 - Capacity issues with the existing infrastructure, including water, sewage and road network
 - Potential damage to the neighboring properties, including loss of privacy, decreased property resale value, increased crime, violence, noise and rodent issues

Notifications
Mailed



Individual Contacts
(Phone Calls & Email)



Webpage Views



Staff Recommendation

Staff recommend that Harbour East - Marine Drive Community Council:

- Approve the proposed development agreement as set out in Attachment A of the staff report dated February 13, 2023.

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Thank You

Yanan Gou

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