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Item No. 15.1.2
Halifax Regional Council
June 20, 2023

TO: Mayor Savage and Members of Halifax Regional Council

Original Signed

SUBMITTED BY: _____
Cathie O'Toole, Chief Administrative Officer

DATE: June 8, 2023

SUBJECT: **Case MPSA-2023-00349: Municipal Planning Strategy amendments for Bedford South Shannex, Starboard Drive, Halifax**

ORIGIN

Application by Clayton Developments on behalf of SHX Developments Limited (Shannex).

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter (HRM Charter), Part VIII, Planning & Development

RECOMMENDATION

It is recommended that Regional Council direct the Chief Administrative Officer to:

1. Initiate a process to consider amendments to the Halifax Municipal Planning Strategy and Land Use By-law, the Bedford Municipal Planning Strategy and Land Use By-law, and to the applicable existing development agreements to increase the permitted population density, increase the maximum building height, and enable the development of additional office and lifestyle community land uses; and
2. Follow the public participation program for municipal planning strategy amendments as approved by Regional Council on February 27, 1997.

BACKGROUND

Clayton Developments, on behalf of SHX Developments Limited (Shannex), is applying to amend the Bedford Municipal Planning Strategy (BMPS), Halifax Municipal Planning Strategy (HMPS) and existing development agreements for a site on Starboard Drive, Halifax. The proposed amendments are to increase the maximum permitted population density, increase the maximum building height, allow for another commercial office building, and expand the area of the proposed lifestyle community.

While some components of the request are currently enabled, the request to increase the maximum permitted population density cannot be considered under the existing MPS policies. The subject site crosses two plan areas, as shown on Map 1 and outlined in the table below. Therefore, the applicant is seeking amendments to both the Bedford and Halifax MPSs to enable their proposal.

Subject Site	PIDs: 41318049, and 41316522
Location	Between Larry Uteck Boulevard, Starboard Dr., and Fleetview Dr.
Regional Plan Designation	Urban Settlement (US)
Community Plan Designation (Map 1)	Bedford South Secondary Planning Strategy (BSSPS) within the Bedford Municipal Planning Strategy (BMPS) and Wentworth Secondary Planning Strategy (WSPS) within the Halifax Municipal Planning Strategy (HMPS)
Zoning (Map 2)	Bedford South Comprehensive Development District (BSCDD) under the Bedford Land Use By-law (BLUB), Wentworth Comprehensive Development District (WCDD) under the Halifax Mainland Land Use By-law (HMLUB)
Size of Site	33.43 acres
Street Frontage	510.5m along Starboard Drive and 182.1m along Larry Uteck Blvd.
Current Land Use(s)	Vacant under existing Development Agreements
Surrounding Use(s)	Multi-unit dwellings, office, retail and restaurants, low-density residential, parkland.

Proposal Details

The applicant proposes to increase the permitted population density within the subject site as well as adjust certain portions of the community concept plan designations to allow for commercial office and lifestyle community uses.

A lifestyle community includes a mixture of housing forms as well as assisted living, residential care, and nursing home facilities that are all managed by a single entity. Within a lifestyle community, a range of personal care and supportive services may be provided to residents including security, health and medical services, meals, housekeeping and laundry, fitness, recreational activities, transportation, and retail and social services.

The major aspects of the proposal are to allow the following:

- an increase in population from 1,010 to 2,059 persons spread across townhouse, multi-unit, assisted living, and nursing home dwelling units in a “lifestyle community designed for seniors”;
- an increase in the maximum permitted building height from 6 to 10 storeys;
- a second office building fronting on Larry Uteck Boulevard;
- the development of a lifestyle community use on a portion of the subject site fronting on Starboard Drive; and,
- flexibility to allocate population density across a portion of the subject site (PID 41318049).

MPS and LUB Context

In 2002, Regional Council approved the Wentworth Secondary Planning Strategy (WSPS) within the Halifax MPS and the Bedford South Secondary Planning Strategy (BSSPS) within the Bedford MPS to enable a new mixed-use development between Bedford Highway and Highway 102 north of the Royale Hemlocks Subdivision and south of the Crestview Subdivision. Objectives and principles of the BSSPS and WSPS include direction to support community needs while mitigating impacts on established neighbourhoods, the natural environment, and the Municipality's fiscal resources.

With few exceptions, both the WSPS and BSSPS are identical and share a common community concept plan. The subject site is designated as a mix of Community Commercial / Institutional, Park / Open space, and Residential Neighbourhoods under the community concept plan. Policies MS-1 and MS-2 within both secondary plans set a maximum population density to ensure that the municipal wastewater, water, and transportation infrastructure is sufficient to accommodate new development. Amendments to these policies are needed to support the applicant's request.

The community concept divides the secondary plans into six sub areas – Neighbourhoods A, D and E are under the BSSPS, Neighbourhood F is under the WSPS, and Neighbourhoods B and C are split between both the BSSPS and the WSPS. Lands subject to the current application are within Neighbourhoods E and F and are therefore split between the two secondary plans.

In 2009, North West Community Council approved a development agreement for Neighbourhood E under Case 00159 and Chebucto Community Council approved a development agreement for neighbourhood F under Case 00194. These development agreements have since been amended as follows:

Case 00159

- on November 26th, 2010, amendments under Case 01344 were registered to permit the commencement of development prior to the construction of the Highway 102 interchange at Larry Uteck Boulevard;
- on August 31st, 2011, amendments under Case 16877 were registered to permit a single ownership townhouse cluster / townhouse condominium development with no increase to the overall development density; and
- on June 20th, 2012, amendments under Case 17532 were registered to allow facial wall signs.

Case 00194

- on February 5th, 2016, amendments under Case 18514 were registered to allow the transfer of 118 dwelling units from Bedford West Sub Area 9, permit smaller lot area and frontage requirements for single unit dwellings, reconfigure multiple unit dwellings, parkland and roads, and establish a community commercial land use.

Additional amendments to both development agreements are needed to support the applicant's request.

The subject site is split between the Wentworth Comprehensive Development District Zone and the Bedford South Comprehensive District Zone. Both zones require a development agreement prior to any development.

DISCUSSION

The MPS is a strategic policy document that sets out the goals, objectives and direction for long term growth and development in the Municipality. While the MPS provides broad direction, Regional Council may consider MPS amendment requests to enable proposed development that is inconsistent with its policies. Amendments to an MPS are significant undertakings and Council is under no obligation to consider such requests. Amendments should only be considered within the broader planning context and when there is reason to believe that there has been a change to the circumstances since the MPS was adopted, or last reviewed.

Applicant Rationale

The applicant has provided the following rationale in support of the proposed amendment(s):

- the subject lands are the last significant undeveloped portion of Bedford South;
- Shannex has redesigned the site to include the following components:
 - a range of housing forms;
 - onsite dining facilities;
 - underground parking;
 - outdoor walking trails, green spaces, and lounge areas;
 - modern building design with a high level of accessibility; and
 - height transition of buildings with taller buildings located away from existing low density neighbourhoods.
- the site is located adjacent to transit routes and close to restaurant, pharmacy, grocery and retail services;
- the impact on the transportation network is suggested to be lower due to the lifestyle community population typically being non-working with trips distributed during off-peak times;
- traffic impact assessment and sewer and water capacity analysis suggests that existing and planned infrastructure will have the capacity to accommodate the proposed population increase;
- planning rationale has changed since the existing secondary planning strategies were adopted with new thinking now favouring higher density development to respond to climate change and preserve other undeveloped land;
- densification of the site will provide the municipality with additional taxes with limited need for additional services;
- the request will help to address market demand and housing needs of an aging population; and
- the proposal will help to address the current housing supply shortage by providing approximately 1,046 specialized dwelling units.

Attachment A contains the applicant's application letter.

Review

Staff have reviewed the submitted rationale in the context of site circumstances and surrounding land uses and advise that there is merit to the request given that it generally conforms with the intent of the applicable secondary plans and other municipal priorities. Additionally, the amount of time that has passed since the original adoption of the WSPS and BSSPS suggests that a re-evaluation of policy may be appropriate if the circumstances have significantly changed. The proposal to provide diverse housing within an area located near transit, shops, services, and parks is aligned with Municipal priority plans and Regional Plan direction. As one of the last remaining sites to be developed within Neighbourhoods E and F, it is anticipated that there will be minimal impact on HRM and Halifax Water capital cost contributions (CCC's).

A full review of the application would consider the following:

- the feedback received through community engagement initiatives;
- the effect of additional density on transportation, water and sewer infrastructure and associated capital cost contributions;
- measures to limit impact on existing residential neighbourhoods adjacent to the subject site;
- built form requirements including maximum permitted height; and
- site layout and pedestrian connectivity.

Conclusion

Staff have reviewed the proposed development agreement and MPS amendments and advise that there is merit to the request. The requested amendments will help to provide additional housing supply to meet the needs of a diverse community in an area with a variety of transportation options including multiple bus routes, active transportation infrastructure, and a highway interchange. Therefore, staff recommend that Regional Council initiate the MPS amendment application process.

COMMUNITY ENGAGEMENT

Should Regional Council choose to initiate the MPS amendment process, the *HRM Charter* requires that Regional Council approve a public participation program. In February of 1997, Regional Council approved a public participation resolution which outlines the process to be undertaken for proposed MPS amendments which are considered to be local in nature. This requires a public meeting to be held, at a minimum, and any other measures deemed necessary to obtain public opinion.

The proposed level of community engagement is consultation, achieved through a public meeting early in the review process, as well as a public hearing, before Regional Council can consider approval of any amendments.

Amendments to the Halifax MPS and the Bedford MPS will potentially impact the following stakeholders: local residents, landowners, and businesses.

FINANCIAL IMPLICATIONS

The HRM costs associated with processing this planning application can be accommodated within the approved 2023-2024 operating budget for Planning and Development.

RISK CONSIDERATION

There are no significant risks associated with the recommendations contained within this report. This application involves proposed MPS amendments. Such amendments are at the discretion of Regional Council and are not subject to appeal to the N.S. Utility and Review Board. Information concerning risks and other implications of adopting the proposed amendments are contained within the Discussion section of this report.

ENVIRONMENTAL IMPLICATIONS

No environmental implications are identified at this time.

ALTERNATIVES

1. Regional Council may choose to initiate the consideration of potential policy that would differ from those outlined in this report. This may require a supplementary report from staff.
2. Regional Council may choose not to initiate the MPS amendment process. A decision of Council not to initiate a process to consider amending the Halifax Municipal Planning Strategy and Bedford Municipal Planning Strategy is not appealable to the N.S. Utility and Review Board as per Section 262 of the HRM Charter.

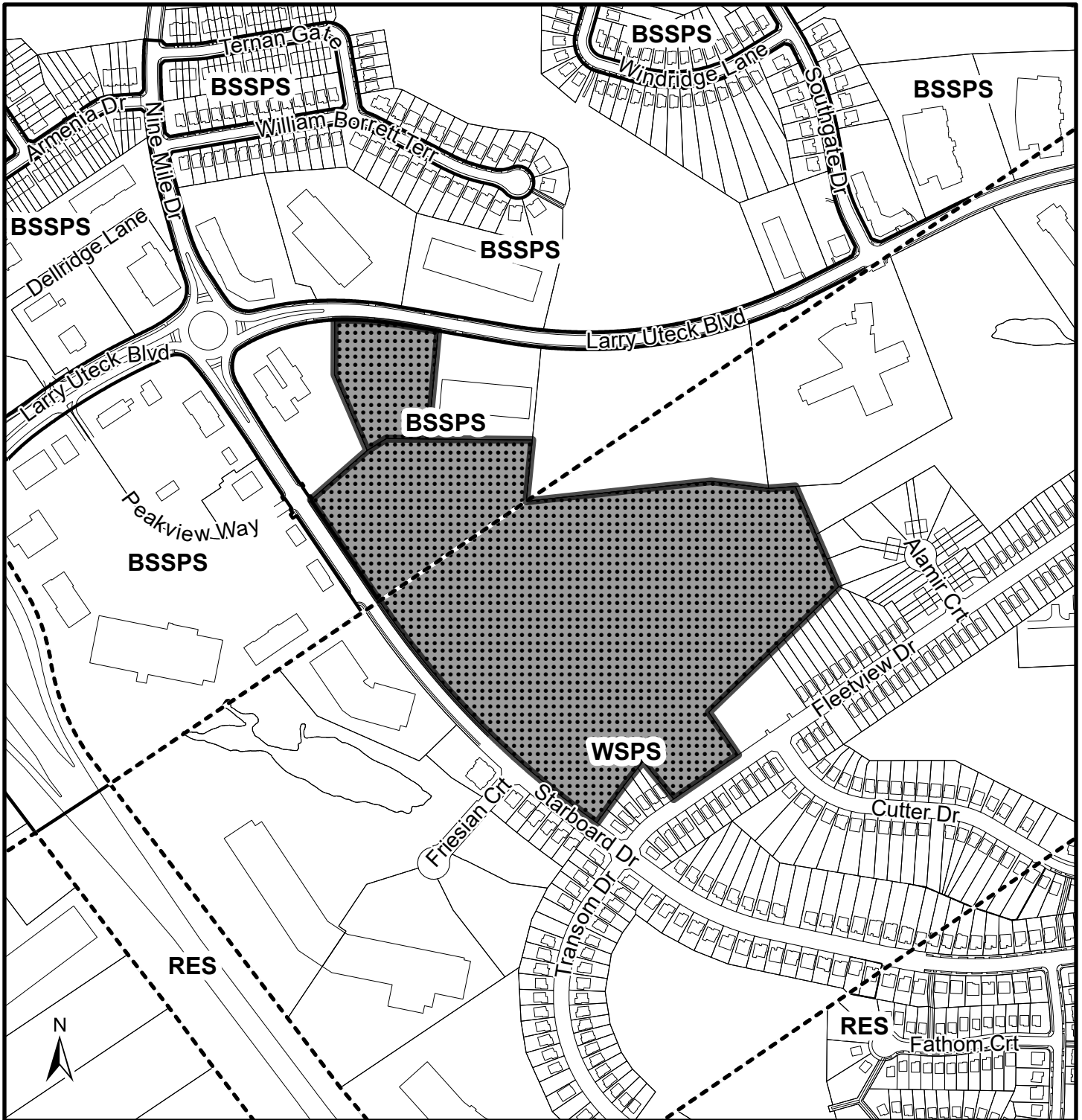
ATTACHMENTS

Map 1: Generalized Future Land Use
Map 2: Zoning

Attachment A: Application Letter
Attachment B: Site plan


A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: James Coons, Planner II, 782.640.7651



Map 1 - Generalized Future Land Use

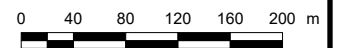
PID's 41318049 and 41316522

-  Subject Property
-  Detailed Plan Area

Designation

- BSSPS Bedford South Secondary Planning Strategy
- RES Residential
- WSPS Wentworth Secondary Planning Strategy

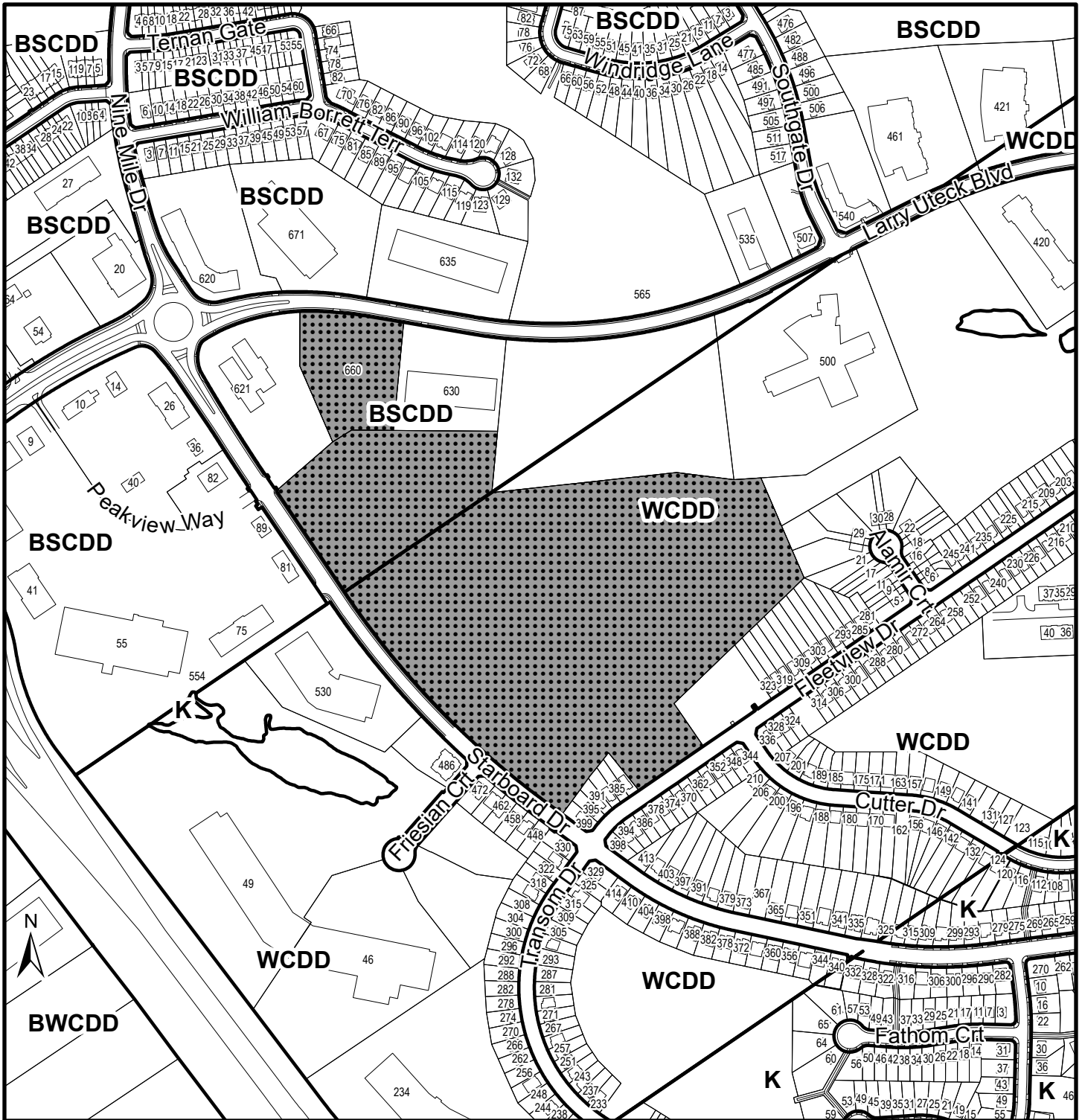
HALIFAX



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Halifax Mainland By-Law Area

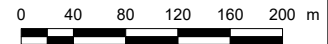


Map 2 - Zoning

PID's 41318049 and 41316522

HALIFAX

		Zone	
	Subject Property	BSCDD	Bedford South Comprehensive Development District
	Area of Notification	K	Schedule K
		WCDD	Wentworth Comprehensive Development District



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Halifax Mainland By-Law Area

February 18, 2021

Kate Greene
Regional Policy Program Manager
PO Box 1749
Halifax, Nova Scotia
B3J 3A5

RE: Bedford South SHX Developments Limited Seniors Lifestyle Community – MPS and DA Amendments

Dear Ms. Greene,

Clayton Developments on behalf of SHX Developments Limited (Shannex) and J.P. Shannon Realities Limited is seeking a series of amendments to the Bedford South and Wentworth SPS's and related development agreements for PID's, 41316522, 41316548, 41318049, and 41415274 (Figure 1), located on Starboard Drive, Bedford.

The request seeks to increase the permitted population, number of dwelling units permitted on the lands and to increase the maximum building height from 6 storeys to 10 storeys.

1. Background

In 2009 development agreements were approved by North West Community Council and Halifax and West Community Council for mixed use developments within the Bedford South Secondary Planning Strategy (SPS) and Wentworth SPS. These development agreements were known as Case 01159 (Bedford South) and Case 01194 (Wentworth). Each agreement enabled a mixed-use community for a series of neighbourhoods. Each agreement enabled a "Lifestyle Community" on the subject lands which include lands subject to each agreement. In addition, lands controlled by SHX include a "Multiple" site and a "Community Commercial site regulated by the agreements.

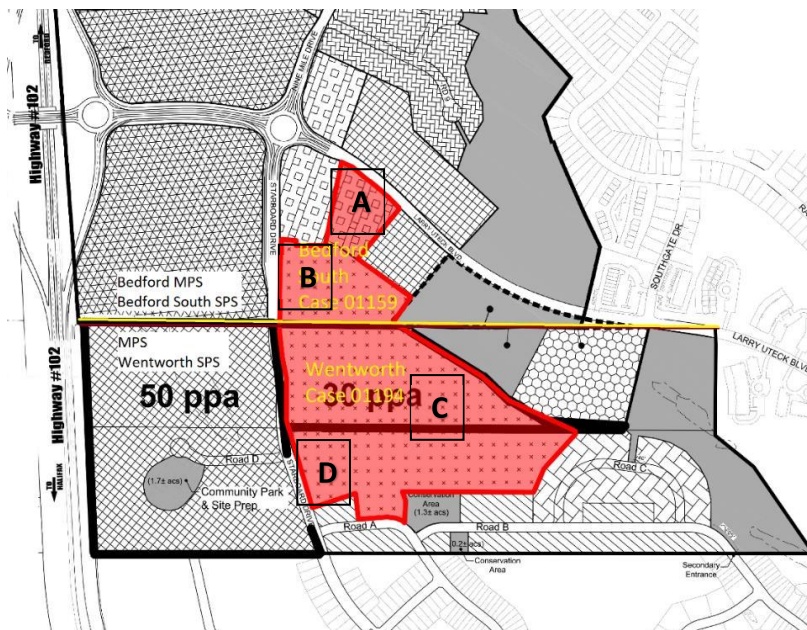


Figure 1 - Bounds of Development Agreements and Land Use Map

Based on allotments under the existing development agreements, the following remaining populations/unit counts can be allotted to the lands that remain to be developed:

Map Ref.	Parcel	PID	Development Agreement	Land Use in D.A.	Acres	Remaining population from DA's to be developed
A	UTM4A	41316522	Bed. South	Multi	2.78	160
B	Lifestyle SBM-1	41316548	Bed. South	Lifestyle Community	5.76	338
C	Lifestyle SBD-1	41318049	Wentworth	Lifestyle Community	22.6	506
D	Multi SBD-5	41415274	Wentworth	Multiple	2.29	90
					Total	1094 people

Table 1 - Remaining Density

The development agreements regulate land uses by:

- enabling a lifestyle community which enables a variety of townhouses, multiple unit dwellings, assisted living and residential care facilities; community commercial uses;
- enabling multiple unit dwellings subject to the terms of the development agreement.
- identifying population allotments for the lifestyle community multiple unit dwellings;
- regulating building height.

Changes to land use, building height or population allotments would require amendments to the development agreements.

2. Proposal – Parkland Residences

Shannex would like to build a master planned Lifestyle Community designed for seniors (Attachment 2). Three types of accommodation lifestyles are planned, ranging from mid-rise apartments and suites to stacked townhomes, all connected through open-concept architecture and meticulous landscaping:

1. **Lifestyle Residences.** Ideal for active adults who are looking to downsize on space and upsize on life, The Arbor will offer a mix of premium Lifestyle Apartments and Stacked Townhomes. Apartments will include a spacious floor plan and elegant design, five appliances, high-end finishings and breathtaking vistas with an abundance of natural light. Available in six, eight and 10-storey buildings, every Parkland Lifestyle Apartment includes underground parking and bright common areas. For those looking for added privacy and a more spacious layout, two and three-bedroom flat-style townhomes are the perfect option. With only six townhomes per floor in a four-storey building, these premium suites include exclusive elevator service from their own private garage.
2. **All-Inclusive Lifestyle.** For residents seeking greater convenience and access to all the community has to offer, Parkland's All-Inclusive Lifestyle option provides resort-style living with services such as housekeeping, laundry, transportation service and chef-prepared meals.



3. **Supportive Living.** Offering residents access to the services and care they need to age in place is an important consideration in every Parkland lifestyle community. For seniors who require more support, experienced health and medical team will works with residents and their families to tailor additional service and care options to meet the unique and changing needs of every member of our community, up to and including full nursing home care.

2. Request

Shannex is seeking to develop their lands at a greater population than is currently enabled and increase the building height of a select number of buildings. Further we request the consideration of a new population coefficient for the lifestyle land use. The following amendments would be required:

- a) **SPS Amendment #1 – Policy MS-1 and MS-2** – These policies regulate the maximum sewer flows from the site. MS-1 currently limits overall flows to 20 person per acre. MS-2 identifies that community commercial and institutional uses are to be assigned 30 persons per acre. **The proposal is to add 1049 persons**, for a total of 2059 persons to efficiently use the developable lands on the site. This request would require an increase in the overall density permitted by MS-1 and an increase in the persons assigned in MS-2. Averaged over the subject site, that is **an addition of 34.225 persons per acre**.
- b) **SPS Amendment #2 – Policy CGI-1** – This policy regulates commercial and institutional uses. The policy currently includes a six-storey limit on height. This request would **require an increase to a maximum of ten storeys on the Shannex site**. The proposal includes 6 buildings greater than the existing 6 storeys limit (5 x eight storey buildings and 1 x 10 storey building)
- c) **SPS Amendment #3** – The lands which form the holdings of Shannex and holdings are contained in two separate development agreements which cross plan lines. As the site will be developed comprehensively as a single site, we request **the ability redistribute the design population around the site and between development agreements as the needed**. A total of 2059 persons would be allotted to these four parcels.
- d) **DA Amendment #1 – Clause 4.5.9 (01159)/4.5.9 (01194)** of the development agreements assigns populations to specific unit types within the Lifestyle Community. It is proposed that the be amended to better represent actual experience. Proposed allotments are:

Unit Type	Population Allocation (per unit)
Townhouse/Stacked Townhouse	2.0
Lifestyle (Apartment)	1.5
All Inclusive Lifestyle (Assisted Living)	1.0
Nursing Home	1.0

- e) **DA Amendment # 2 – Clause 3.5.5 (f) (01159)/3.5.4(g) (01194)** of the development agreement limits building height. It is proposed that these clauses be amended to permit a maximum of amend the development agreements to enable a maximum building height of 10 storeys. The proposal includes 6 buildings greater than the existing 6 storeys limit (5 x eight storey buildings and 1 x 10 storey building); and
- f) **DA Amendment # 3 – Schedule B (01159)** – the existing development agreement (01159) identifies a parcel on Larry Uteck Blvd (UTM-4A) as a multiple unit dwelling site. The underlying land use plan (SPS Policy) is community commercial. Based on the

current plan for the site, a second office building is proposed for this site. The proposal is to amend the development agreement to identify the site as community commercial rather than the existing multiple dwelling use to enable another office building (Attachment 6).

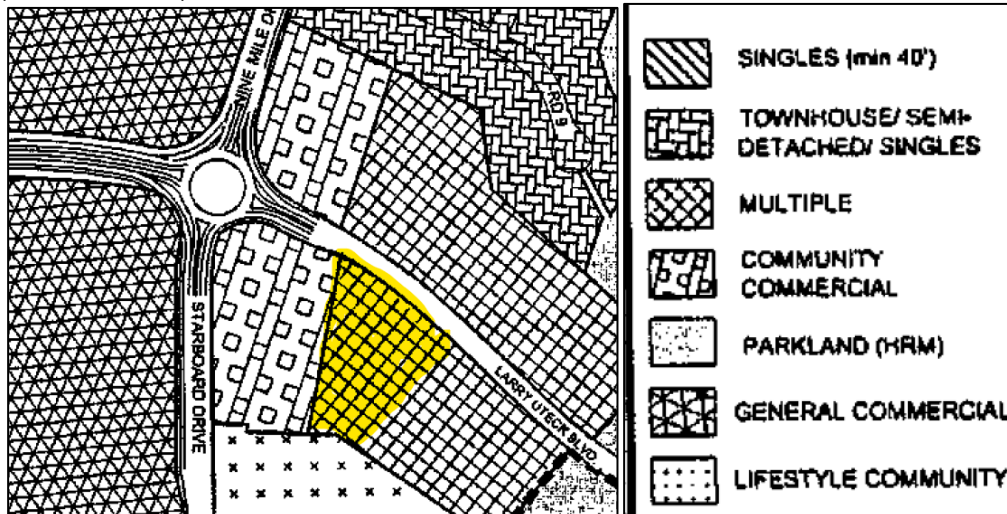


Figure 2 - Yellow represents subject lands request to be identified as Community Commercial

- g) **DA Amendment #4 - Schedule B (01194)** Parcel SBD-5 located on Starboard Drive is identified as multiple unit dwelling. This parcel should be identified as Lifestyle Community as the intent is that this parcel be developed as lifestyle apartments as part of the greater project (Attachment 7).

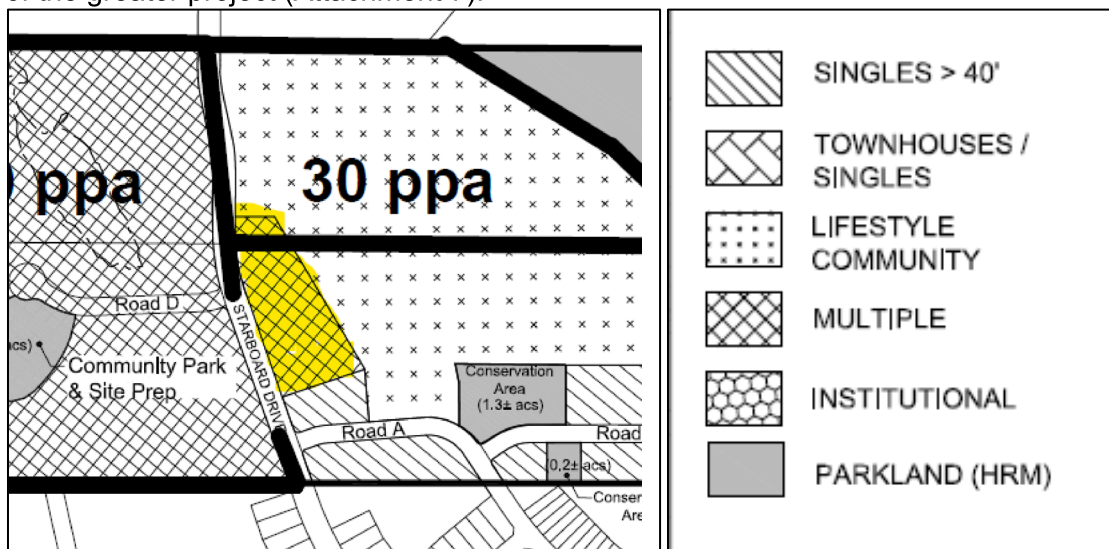


Figure 3 - Yellow represents subject lands request to be identified as Lifestyle Community

- h) **DA Amendment #5 (01159 and 1194)**– Enable distribution of population for the lifestyle community over the entire land holdings rather than to specific parcels contained in each development agreement. This allows for greater flexibility on the site and will lead to a better design.
- i) **DA Amendment #6 (01159 and 1194)** – The completion of the development is now projected at 2031 or later rather than 2024 as anticipated. Clause 8.4 of Bedford South (01159) and 8.4 (1194) Wentworth should be amended to reflect the revised completion

date that is well clear of 2032+-, possibly 2033. Further discussions on this matter should be had before a completion timeline is identified in the agreement. This change is somewhat immaterial as the clause does not require any action if not completed by the specified date. However, it is a best practice to amend the agreement to accurately represent the current state of affairs.

The above details specific changes requested, there may be additional amendments required to implement the above requests.

3. Rationale

The development agreements for this section of Bedford South were written in 2009, and Bedford South has been built out according to the original intent in terms of land use, density and built form with the exception of the subject lands which remain vacant as the last significant undeveloped location in Bedford South.

While the original concepts for the site worked as proposed under the existing development agreement, to date, only one of the proposed office buildings have been constructed. Shannex have recently redesigned the site and the new design requires the consideration of changes and amendments to MPS policy and to the development agreements.

Master Site Planning: Master site planning of the site has been completed by IBI Group in 2021 on behalf of Shannex. The plan is based on appropriate and industry leading planning, design and construction practices including:

- A modern age in place campus/master plan which includes housing meeting a variety of income and care levels. Facilities to include:
 - stacked townhouses;
 - lifestyle apartments;
 - lifestyle apartments (Assisted Living);
 - nursing home (Full Care);
 - centralized dining facilities with multiple dining options (optional);
 - centralized village centre with shops and accessory services;
 - significant underground parking (876 spaces) to maintain an uncluttered and more naturalized environment;
 - the use of smaller building footprints to minimize the size of most buildings to maintain a village or campus like feel;
 - outdoor walking trails, green spaces, gardens and lounge areas;
 - designed to meet ISO 50001 energy management objectives, guidelines and practices that result in energy efficiency and reductions in greenhouse gas (GHG) emissions; and
 - Goals to operate with targets on managing waste, consumables and water.
- Modern building designs meeting a high level of accessibility;
- Transitional building heights, concentrating height within the centre of the site, away from low density ground based units;
- Efficient design maximizing the potential of the site while managing lot coverage, scale of buildings and pedestrian connectivity within the site;
- Designed to meet market demands and housing needs for an aging population;
- Located adjacent existing transit stops/routes (Route 90 – Larry Uteck – 30 min peak hr. service/Route 91- Hemlock Ravine – 30 min peak hr. service);

- Located opposite existing commercial services, including restaurants, pharmacy, grocery and retail services;

The proposed plan is a seniors living development, unparalleled in Canada, which blends, location, a range of housing needs, great design and high development and environmental standards.

Transportation

Traffic Impact Assessment – Typically, seniors based projects have limited impact on transportation networks as this population is non-working and their trips are distributed in off-peak times. A traffic impact assessment (Attachment 1) has been provided which provides an opinion on the impact of the proposal on the adjacent street network. The findings of the study include:

- Traffic signals are not expected to be warranted at the intersection of Starboard Drive at Fleetview Drive / Transom Drive without or with the proposed Shannex Parkland Development. Similarly, traffic signals are not expected to be warranted at the proposed driveway on Starboard Drive.
- There is currently a left-turn lane at the signalized site access. Review of volumes indicates that left-turn lanes are not expected to be warranted at the proposed site driveways on Starboard Drive or Fleetview Drive.
- All Study Intersections are expected to operate within available capacity during the AM and PM peak hours. All movements at the Study Intersections are expected to operate within HRM acceptable limits without and with full build-out of the proposed Shannex Parkland Development.

Based on the above, the proposed Shannex Parkland site **is not expected to have any significant impact to levels of performance on adjacent streets and intersections or to the regional street system.**

Transportation Capital Cost Charges (CCC's) – The Regional Subdivision by-law contains infrastructure charges related to transportation upgrades required for the development of Bedford South such as the construction of the Larry Uteck Blvd. interchange. Discussions with HRM Infrastructure Planning have suggested that the requirements of the **original CCC have been fulfilled and that no adjustment or additional CCC may be required** for the proposed development. Formal confirmation of this will take place during the review for this application.

Density

Remaining Density of Shannex Lands - Based on the existing development agreements (Table 1), **there are 1010 remaining persons that can be allocated** to the three parcels which make up the main Shannex master plan. 83.4 persons would remain in place on UTM-4A to provide population for the proposed office building.

Parcel	Size (acres)	Assigned Density (persons)
SBM-1*	5.764	338+76.6 from UTM-4A
SBD-1*	12.9	506
SBD-5*	2.286	90
Remaining density for main Shannex site		1010.6

Additional Density - **The proposal requests a total of 2059 persons** on the main Shannex site, based on the **remaining population** available to assign to the site of **1010 persons**, the request is for an **additional 1049 persons**.

Sewer and Water Services

Sanitary Sewer – Strum Consulting was commissioned by Clayton Developments Limited to review the implications of increasing the population density on the Shannex Lands near the corner of Larry Uteck Boulevard and Starboard Drive. This review was completed in conjunction with the previous “Bedford West Wastewater Pumping Stations and Forcemains/Gravity Sewer/Watermain Preliminary Design Report”, completed by AECOM in 2013.

The study (Attachment 4) reviewed the sanitary sewer system, Halifax Water design criteria, the proposed development and the sanitary system capacity. It was calculated that the existing gravity sanitary system between the Shannex Lands and the sewer lift station will operate at approximately 75% capacity if the increased population is permitted. Further the existing gravity system between the Shannex Lands and the lift station is anticipated to have **adequate capacity to accommodate the proposed total proposed population** on the Shannex Lands.

Municipal Water - DesignPoint Engineering and Surveying Limited was commissioned by Clayton Developments Limited to review the implications of increasing the population density on the Shannex Lands on water services.

The study (Attachment 5) reviewed the water system, Halifax Water design criteria, the proposed development and the water system capacity. The study identified:

- the existing PRV supply to the Hemlock High Zone and the soon-to-be constructed Hemlock Reservoir can supply domestic flows to the proposed development while maintaining minimum/maximum pressures as per the Halifax Water specifications.
- the Hemlock Reservoir (under construction) can supply the required fire flow to the proposed development while maintaining minimum residual/system pressures and not exceeding maximum pipe velocities.
- the construction of the Hemlock Reservoir is scheduled to finish much sooner than the proposed development will be built, therefore the site will be able to be adequately serviced with both domestic and fire flow supply.
- due to the relatively low pressures resulting from the elevations of the site, it is anticipated that many of the proposed multi-storey buildings will require individual booster pumps to be able to service the upper floors of the buildings.

In summary domestic and fire flows can be supplied by existing and soon to be completed infrastructure upgrades.

Sanitary Sewer and Water CCC's – Halifax Water, regulated by the N.S. Utility and Review Board, implements sewer and water CCC's in Bedford South/Wentworth. In discussions with Halifax Water, it was identified that **additional sewer and water CCC's may be required at permitting** for the request above. Through the planning process, Clayton Developments will seek confirmation of the required contributions.

Development Controls

Aside from an increase in density and height, additional changes to development controls are not being requested. The proposal abides by architectural and building controls, lot coverage and setbacks currently enabled.

Wind Analysis

For the purposes of this request a wind analysis has not been provided. It is anticipated that a wind analysis will be provided for buildings greater than six stories at permitting.

Phasing

The phasing is currently proposed in three phases with Phase 1 occupancy in 2025. Phase occupancy in 2028 and Phase 3 occupancy in 2031. The proposed phasing has informed all supporting analysis.

Densification

Proximity to local shops, services and facilities such as schools/cultural facilities is generally viewed as a good location to intensify development. The Shannex location is immediately adjacent or proximate to shops and services on Peakview Way and near the Larry Uteck Drive and Starboard Drive intersection. The is adjacent existing transit and adjacent existing parkland and educational/cultural facilities.

While the Bedford South SPS did concentrate development in the area surrounding and including the Shannex site, it was done in a manner that was consistent with the planning rationale or thoughts of circa 2000. It can be argued that the limitations on population, building height and other matters imposed by existing policy are outdated and overly restrictive. Climate change has influenced the desire to densify by limiting the amount of additional suburban land required to service the same population.

The densification of the site is appropriate given the technical factors, the appropriate design proposed and the needs of the greater community for housing options. Further densification also provides the municipality with additional taxes with limited need for additional services by utilizing the existing service systems (sewer/water, and other utilities) and other supportive services such as police, fire, libraries and recreation.

Specialized Housing

Aging, disability and housing can be linked to accessibility, adaptability, environmental sustainability and safety. One-quarter of Canadian seniors report they often have difficulty with one or more activities including hearing, seeing, communicating, walking, climbing stairs, bending, learning or other similar activities.

The percentage of Canadian who are 55 years or older is growing every year and it is expected be significant by 2041. By 2041, the population of older Canadians 55 and over is projected to

reach 16 million, or 36% of Canada's projected population. This is up from 30.7 percent in 2016. In Atlantic Canada and Nova Scotia the populations age is more advanced, and 35.5 percent of the population is already over the age 55. As these persons age, the demands for specialized seniors assisted care and full care housing will continue to increase. Further the demands for housing that meets the design needs for seniors will also increase.

The proposal provides for a variety of housing which is purpose built to serve the needs of seniors and provide the availability of a broad range of supportive and specialized services. Aging in place includes making sure the environment, especially the home, is functional and meets the changing needs of seniors. The combination of proposed facilities allows seniors to age in place, and if required access a variety of supportive services.

Current Housing Supply Issues

For a variety of reasons, Halifax is currently experiencing a housing crisis due to the lack of availability of new dwelling units of all types. The addition of 1046 specialized dwelling units to the general housing supply will assist in relieving the current and future market pressures in the Halifax area market while meeting a specific market need.

Implementation

As the proposal crossing Municipal Plan boundaries, amendments to the local secondary plans will require the approval of Regional Council as well as local Community Councils, North West Community Council and Halifax and West Community Council. Amendments to the development agreements only require approval by the local Community Councils, North West Community Council and Halifax and West Community Council.


Closing

We would like to thank the Municipality for their time in considering this application. **The proposed development features modern design considerations and can be supported by existing infrastructure. The proposal will provide a range of seniors housing options while providing employment opportunities in the community. The proposal furthers the intent of the original planning policies, existing development agreements and is a positive addition to the Bedford South/Wentworth community.**

Please contact me if you have any questions or require additional information.

Kind Regards,

Andrew Bone
Director, Planning and Development
Clayton Developments



Attachment 1: Applicable Policies Bedford South /Wentworth
Attachment 2: The Arbour Master Plan Study (IBI Group)
Attachment 3: Traffic Impact Statement (WSP)
Attachment 4: Sewer Analysis (Strum)
Attachment 5: Water Analysis (Designpoint)
Attachment 6: Revised Schedule B (01159)
Attachment 7: Revised Schedule B (01194)
Attachment 8: Land Owner Permission



Attachment 9: HRM Planning Application Form

CC: Kevin Neatt, V.P. Planning and Development (Clayton Developments)
Stephanie Mah, Planner, Urban Designer (Clayton Developments)



Design Concept - Site Plan



The Arbor
MASTER PLAN STUDY
PROJECT NO. 121637
2021-06-22

THE ARBOR | DESIGN CONCEPT- Site Plan

