

HALIFAX

Public Hearing

Case 22622

Development Agreement
1268 Cole Harbour Road, Cole Harbour

Harbour East-Marine Drive Community Council
July 6, 2023

Applicant Proposal

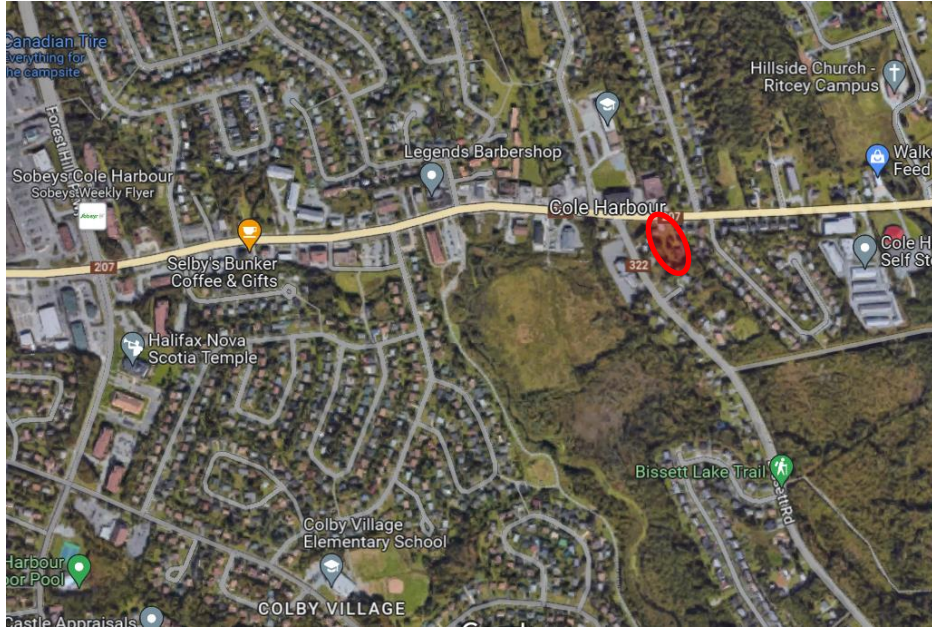
Applicant: Zzap consultants, A.J. Giles Investments Ltd.

Location: 1268 Cole Harbour Rd, Cole Harbour

Proposal: Development agreement to allow a 30-unit residential building and a 16-unit townhouse-style residential building



Site Context



General Site location in Red



Site Boundaries in Red

Site Context



1268 Cole Harbour Rd.
- 2 existing parcels

Site Context

1268 Cole Harbour Rd.



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 MPS & LUB



Municipal Sewer and/or Water



Zones

General Business (C-2) zone & Two Unit Dwelling (R-2) zone



Designations

Community Commercial (CC) and Urban Residential (UR)



Existing Use

Single unit dwelling/ business use



Enabling Policy

CC-4, UR-10, and IM-11

Policy & Bylaw Overview

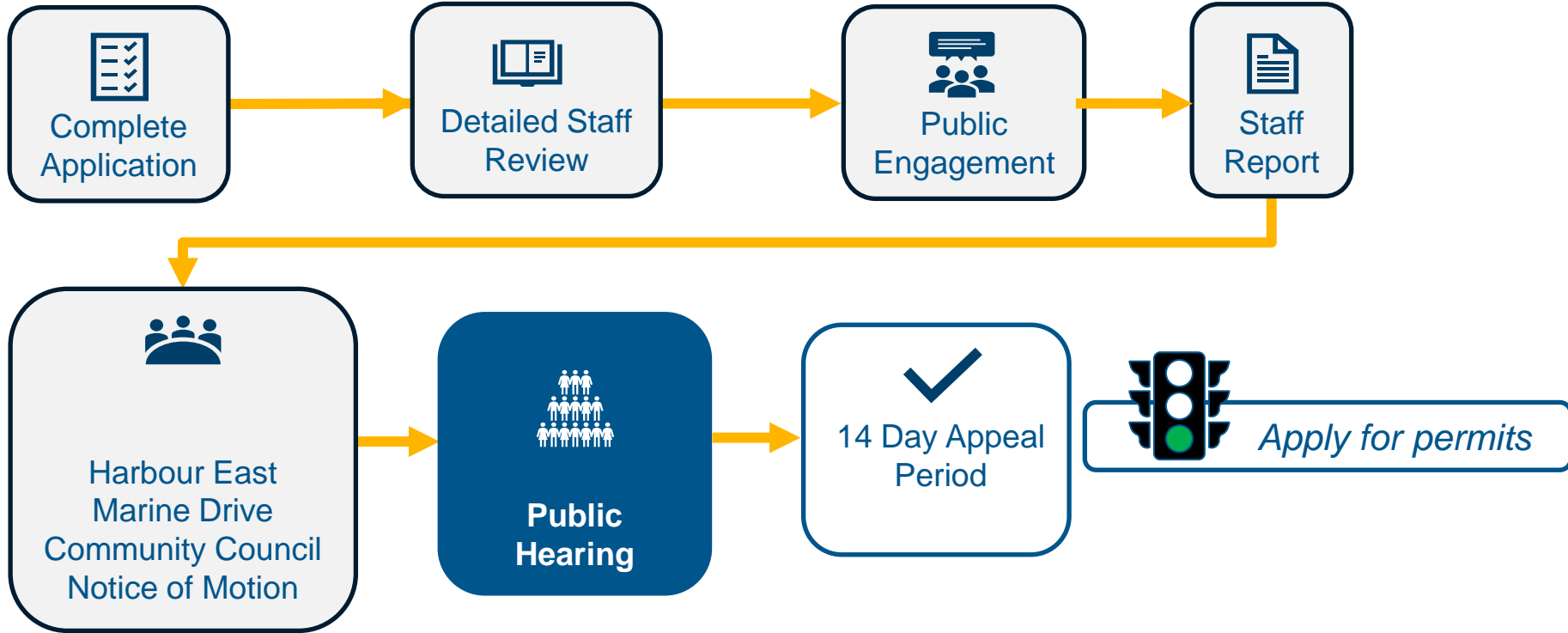
COLE HARBOUR / WESTPHAL MPS & LUB

Zoning / MPS History (Background):

- Issue of MPS/LUB history raised during public consultation phase;
- Current MPS designation & zoning date back to Nov. 30, 1992
- Between Dec. '82 & Nov. '92, entire site was designated residential & zoning was R-3 (Mobile) & R-2 (Two-unit);
- Staff researched this matter and found no evidence of improper procedures.



Planning Process



Proposal

Proposed Site Plan



Proposal

4-storey apts.
(front)

3-storey townhouse
style apts.
(rear)



Proposal

Front elevation,
4-storey

(facing Cole
Harbour Rd.)



Proposal

SW Elevation (side view)



MULTI - SOUTH WEST ELEVATION

Proposal

Privacy
balconies

(SW side)



Proposal

3-storey townhouse-style apts.(front view)



Policy Consideration

COLE HARBOUR / WESTPHAL MPS
REGIONAL MUNICIPAL PLANNING STRATEGY

*(Attachment B & Discussion section of report)

Enabling Policies CC-4, UR-10, IM-11:

Require Council to consider several matters in rendering their decision on a Development Agreement, including:

- | | | |
|---------------------------|-----------------------|---------------|
| • Height & Mass | Design & Materials | Site Features |
| • Separation Distances | Traffic & Site Access | Parking |
| • Services/Infrastructure | Landscaped Space | Environmental |

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notifications (May 2020 & Nov. 2021)
- Feedback from the community generally included the following issues:
 - Scale & density of proposal, traffic, parking, pedestrian safety, etc.
 - Questions re: C-2 zoning & CC designation on the site;
 - Comment in support of proposal, great opportunity for the neighbourhood

**Notifications
Mailed**



72

**Individual Contacts
(Phone Calls & Email)**



17 persons

Webpage Views



1374

Changes Responding to Consultation

- **Tree retention buffer (area in red)**
 - along SW lot line, protection measures in DA;
- **Fencing & vegetative screening**
 - along all side & rear lot lines;
- **Privacy measures on balconies (area in red)**
 - along SW lot line, opaque panels and privacy glass;
- **Correction to survey plan & site plan**
 - May '23 Supp. Report, required new Notice of Motion



Summary: Key Aspects of the Proposal

- DISCUSSION Section of Staff Report:
 - **Height, Mass & Design**
 - Building sizes are similar or close to that permitted by LUB;
 - Design & materials are compatible with surrounding area
 - **Land Uses**
 - DA process allows for multi-unit dwellings; As-of-right (C-2) zone permits range of uses
 - Proposed uses would not have significantly greater impact vs. as-of-right development
 - **Setbacks from abutting residential**
 - Proposed setbacks are comparable to LUB requirements, and are reasonable;

Summary: Key Aspects of the Proposal

- **Landscaping, fencing & privacy measures**
 - Fencing, vegetation screening, tree retention, privacy balconies,
- **Traffic & site access**
 - TIS was reviewed by staff, deemed acceptable;
 - Shared site access (driveway) will meet the Streets By-law (S-300);
 - Reg. Plan & IMP call for adding density along transit corridors
- **Sidewalk / subdivision of front property area**
 - Sidewalk area (portion) to be deeded to HRM at no cost, as part of the re-subdivision process.

Staff Recommendation

The staff recommendation contained in the staff report was arrived at after a detailed analysis of all relevant policies in the Regional and local Municipal Planning Strategies.

Staff recommend that Harbour East-Marine Drive Community Council:

- Approve the proposed development agreement as set out in Attachment A of the supplementary staff report dated May 18, 2023