

**HALIFAX**

# **Public Hearing**

# **PLANAPP-2023-00339**

**Development Agreement: 1 Circassion Dr, Cole Harbour**

Harbour East – Marine Drive Community Council  
August 3, 2023

# Applicant Proposal

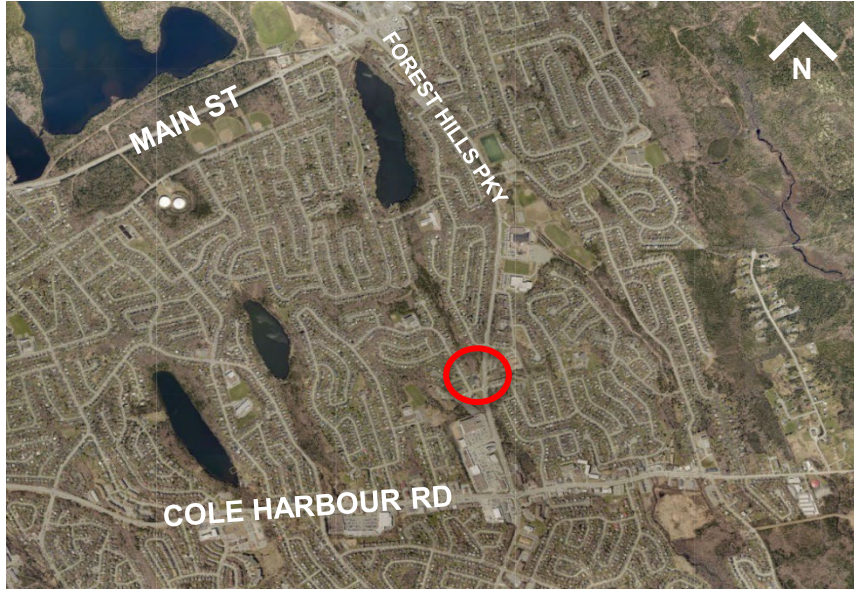
**Applicant:** Zzap Consulting on behalf of Dartmouth Housing

**Location:** 1 Circassion Dr, Cole Harbour

**Proposal:** Application by ZZap Consulting Inc. for a development agreement to allow a 3-storey multi-unit building containing 18 residential units.



# Site Context



General Site location in Red



Site Boundaries in Red

# Site Context/Photos



From Circassion Drive



# Neighbourhood Context

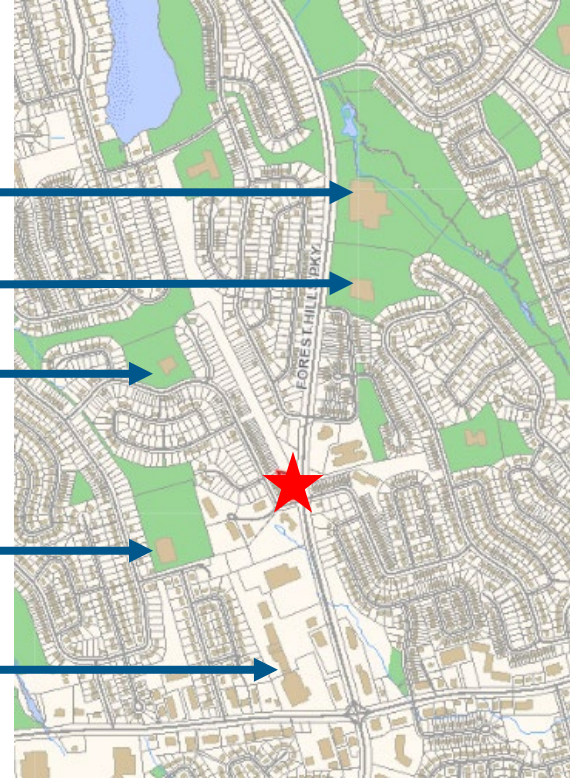
**Cole Harbour Place**

**Cole Harbour High**

**Robert Kemp Turner Elementary**

**Sir Robert Borden Junior High**

**Commercial Plaza including Sobeys  
and Canadian Tire**



# Planning Policy Outline

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**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



**Community Plan**

Cole Harbour/Westphal



**Planning Designation**

Urban Residential



**Enabling Policy**

UR-10



**Zone**

P-2 (Community Facility)



**Existing Use**

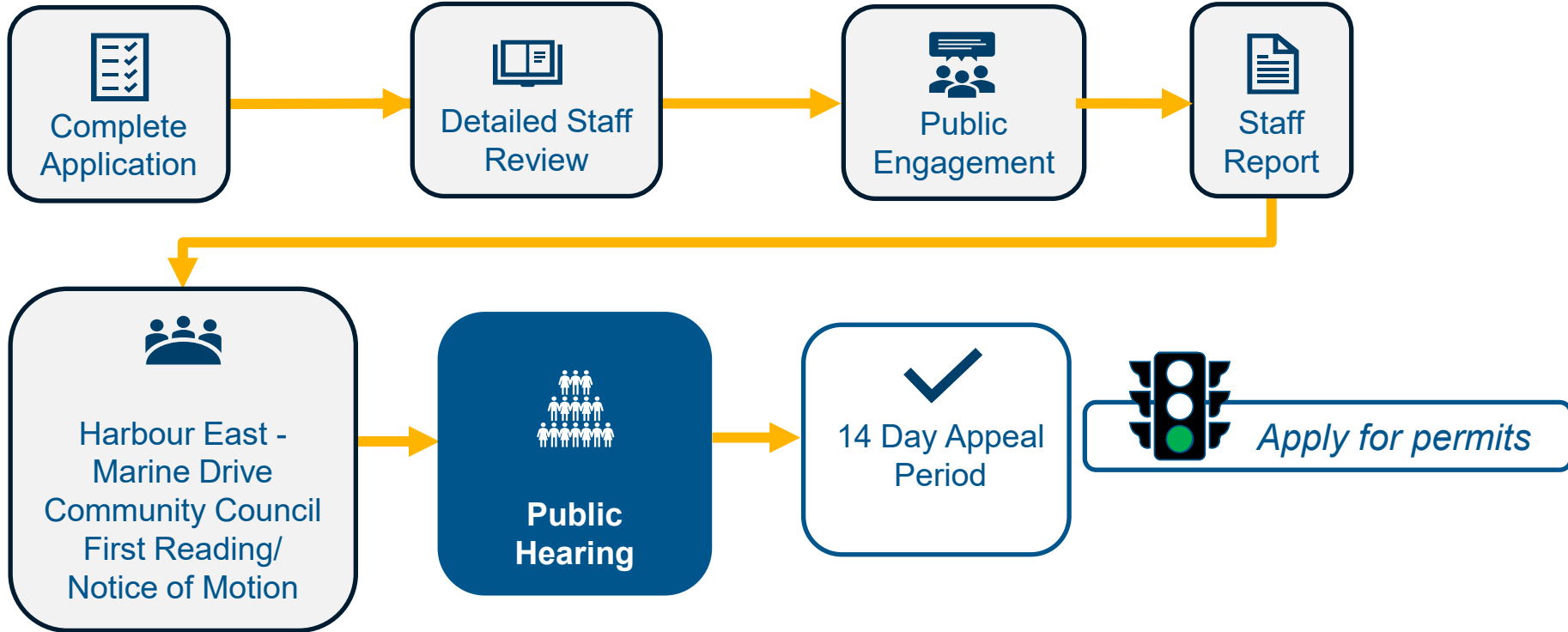
Vacant



**Municipal Services**

Central Water and Sewer

# Planning Process





# Proposal



PROPOSED MASSING

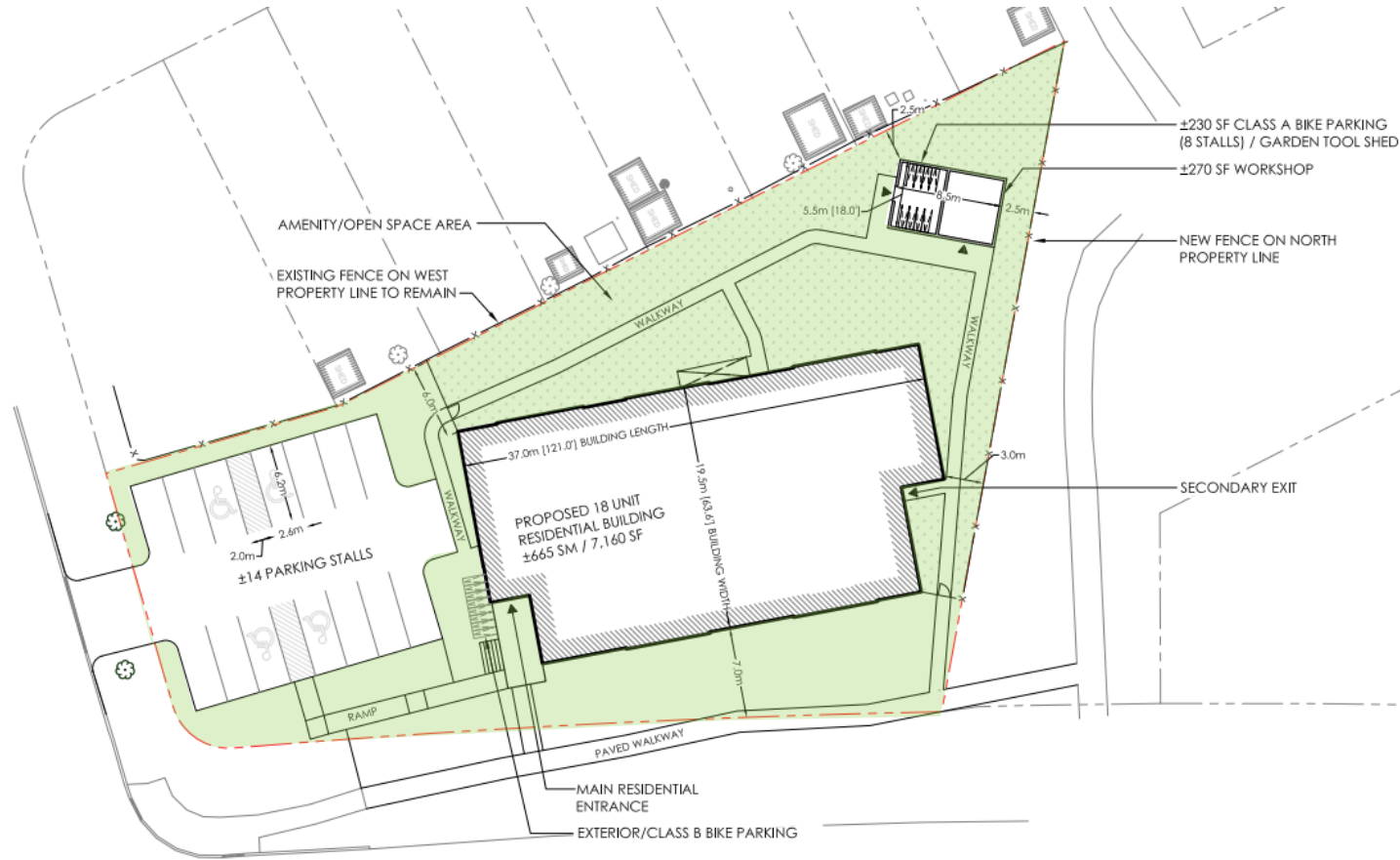


VIEW FROM THE SOUTH-EAST



VIEW FROM THE NORTH-EAST

# Proposal



# Policy Consideration

## COLE HARBOUR/WESTPHAL MPS & LUB

### Enabling Policy UR-10:

This policy enables Council to consider proposal for apartment buildings in the Urban Residential Designation that are not otherwise enabled by the applied zone.

This policy requires Council to consider the following in making a decision on a Development Agreement:

- Efforts towards compatibility with the community (height, design, scale)
- Provisions to meet the needs of residents of the development
- Proximity to schools, recreation areas, and transit routes
- Infrastructure capabilities (sewer, water, roads)

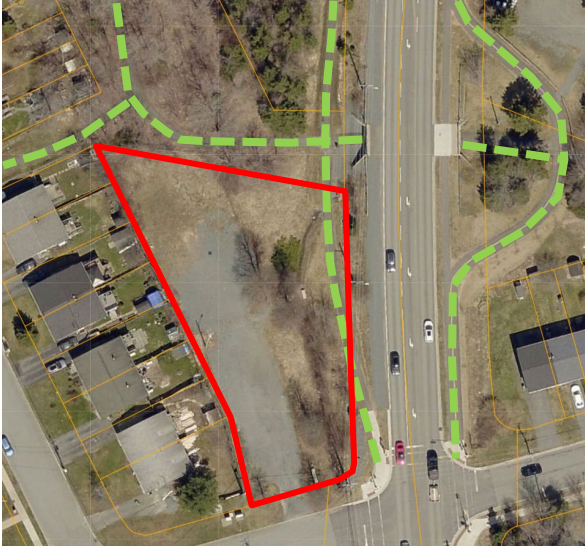
# Key Aspects: Dartmouth Housing

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- Part of a Provincial pilot project which provides surplus provincial lands for affordable housing projects.
- The request being considered under this municipal process is to enter a development agreement for a multiple unit dwelling under the policies of the Cole Harbour/Westphal Land Use Bylaw,
- The proposed development agreement may regulate land use and form but may not regulate tenant characteristics or rental/ownership structure.

# Key Aspects: Existing Path

- **Existing Path:** The proposed Agreement allows flexibility but requires a pathway connection be maintained and formalized.



# Summary: Key Aspects of the Proposal

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- **Density:** 18 units
- **Parking:** 14 parking spaces, bicycle parking
- **Height:** Maximum 10.7m (35') height – same as R-2 zone
- **Setback:** Minimum 6 metre (19.7') to low-density properties
- **Amenity:** Outdoor amenity space including accessory building
- **Architectural Requirements:** Façade differentiation

# Non-Substantive Amendments

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A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, the Development Officer or Community Council could authorize this change by resolution.

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

- Minor changes to siting, bulk, or scale of the building.
- Major changes to exterior architectural design.
- Extension of the commencement and/or completion of construction time periods.

# Public Engagement Feedback

- Engagement completed includes consultation achieved through a mail out fact sheet, webpage, and narrated video.
- Feedback from the community generally included the following:
  - Good use of space, need for rentals
  - Interest in adding greenroof
  - Concerns regarding lowered parking ratio, parking overflow, privacy

**Notifications  
Mailed**



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



**Webpage Views**





# Staff Recommendation

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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 staff report dated May 12, 2023.

# HALIFAX

## Thank You

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