

HALIFAX

Public Hearing Case 23724

Rezoning & Development Agreement
1818 Shore Road, Eastern Passage

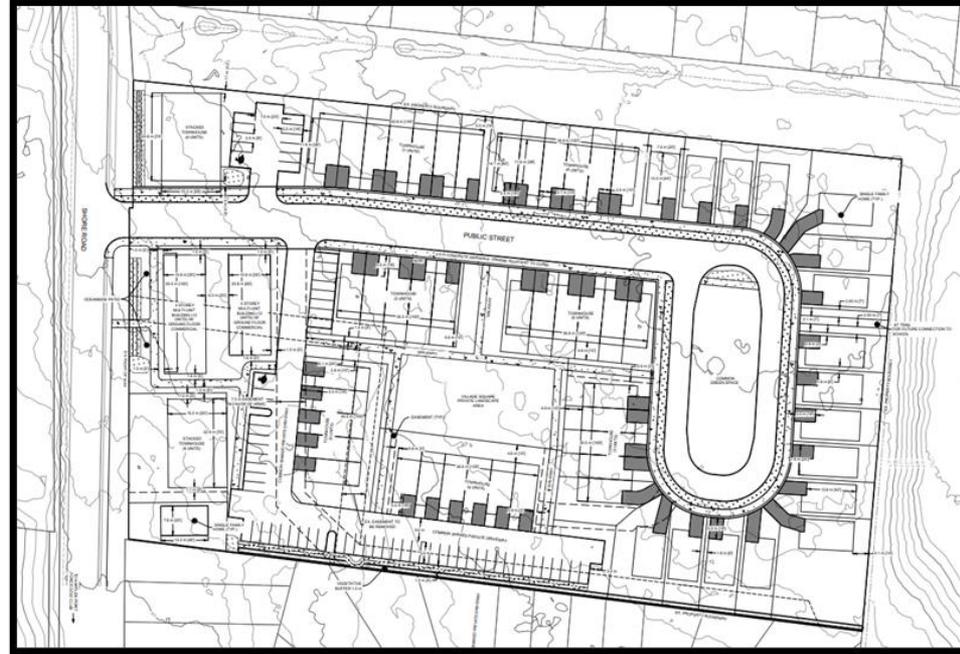
Harbour East-Marine Drive Community Council
August 3, 2023

Applicant Proposal

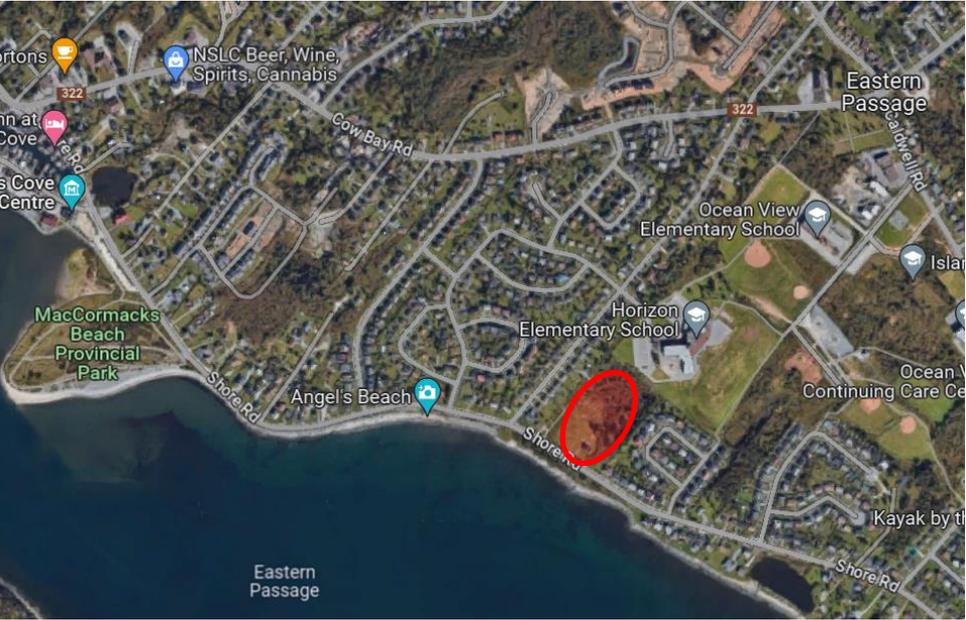
Applicant: Happy Cities
(consultants)

Location: 1818 Shore Rd, Eastern
Passage (5+ acre parcel)

Proposal: Rezoning to CDD and
Development Agreement to allow a
94-unit residential & mixed-use
development



Site Context



General Site location in Red



Site Boundaries in Red

Site Context

1818 Shore Road



Site Context

1818 Shore Road



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

EASTERN PASSAGE / COW BAY MPS & LUB, REGIONAL MPS



Municipal Sewer and/or Water

Yes



Zones

Single Unit Dwelling (R-1) zone & Two Unit Dwelling (R-2) zone



Designations

Urban Residential (UR), EP/CB; US & Urban Local Growth Ctre., Regional MPS



Existing Use

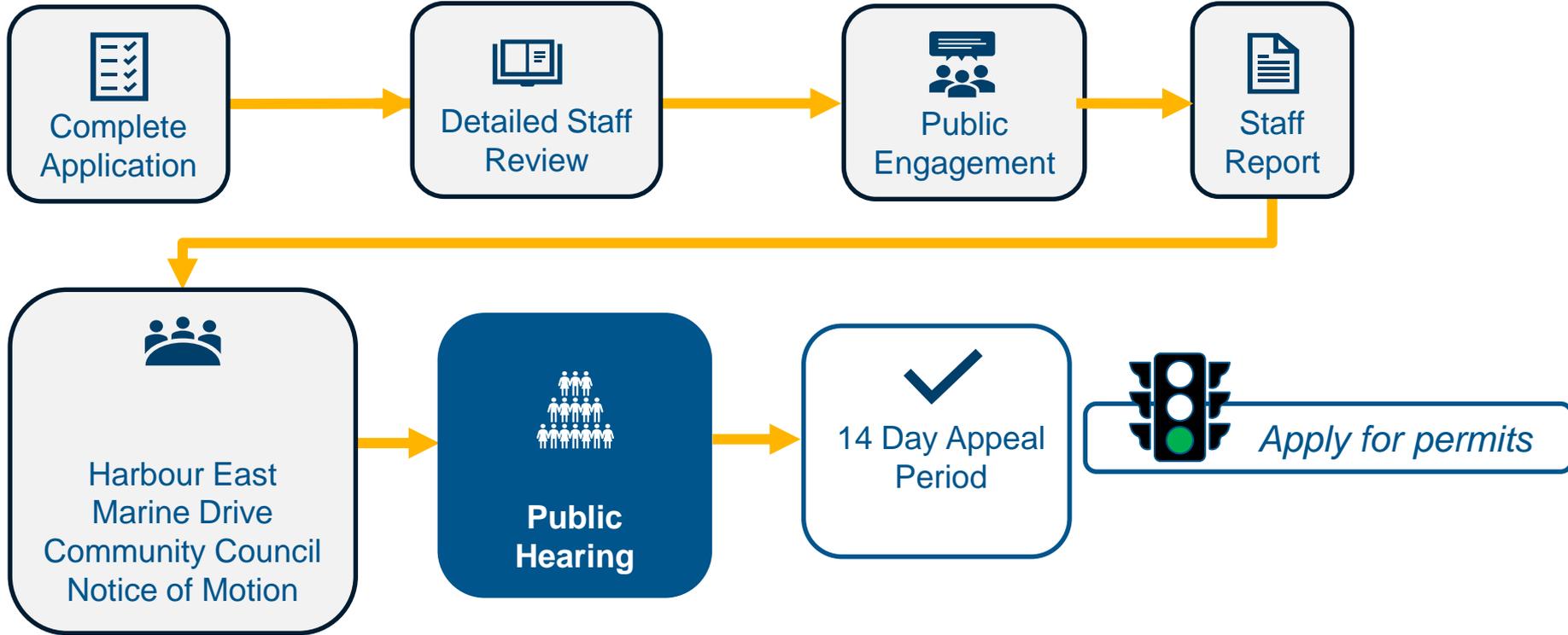
Single unit dwelling



Enabling Policies

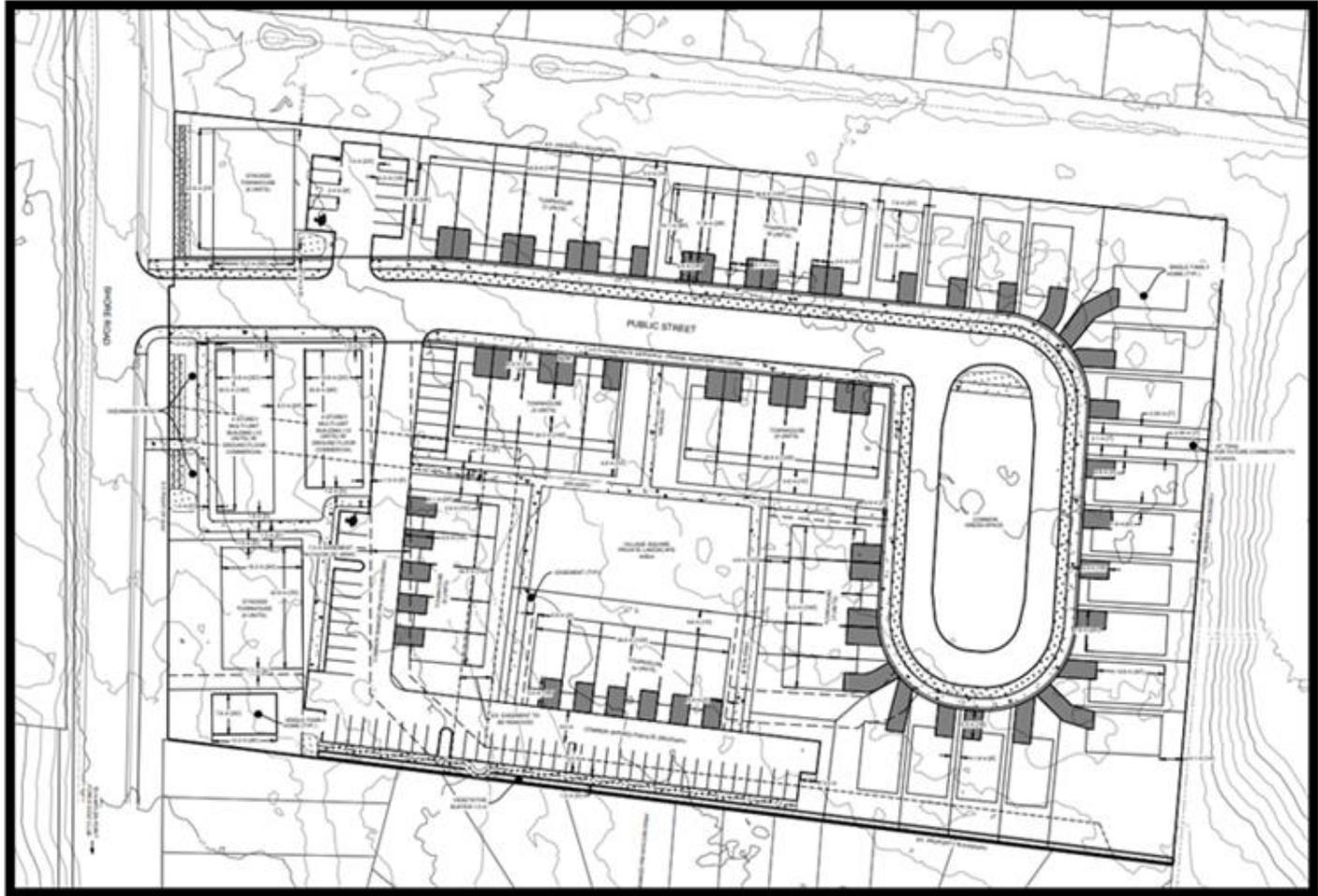
UR-13, UR-15 & IM-11 (Attachment C)

Planning Process



Proposal

Proposed Site Plan



Proposal

Preliminary building elevation -
Mixed-use apartment, Shore Road elevation

Blue Ocean Estates Master Plan
1818 Shore Road, Eastern Passage, NS

4-storey apts. &
ground-floor
commercial
(12-units each)

Front elevation
(facing Shore Rd.)



Proposal

Preliminary building elevation -
Mixed-use building, side elevation

Blue Ocean Estates Master Plan
1818 Shore Road, Eastern Passage, NS

Side elevation

4-storey apts.
& commercial

(12-units each)



Proposal

Preliminary building elevation -
Stacked townhouse

Blue Ocean Estates Master Plan
1818 Shore Road, Eastern Passage, NS

Front Elevation

4-storey stacked-
townhouses
(6 units each)



Proposal

Rendering



Policy Consideration

EASTERN PASSAGE / COW BAY MPS
REGIONAL MUNICIPAL PLANNING STRATEGY

*(Attachment C & Discussion section of report)

Enabling Policies UR-13, UR-15, IM-11:

Require Council to consider several matters in rendering their decision on a LUB amendment (rezoning) & Development Agreement, including:

- Rezoning Criteria Design & Materials Site Density
- Land Use Compatibility Traffic & Site Access Parking
- Services/Infrastructure Landscaped Space Environmental

Public Engagement Feedback

- Level of engagement completed was consultation, achieved through a virtual Public Information Meeting (April 2022), website info, letters mailed, on-site sign.
- Feedback from the community generally included the following issues:
 - Concerns with density, apartment uses, commercial space, construction, etc.;
 - Traffic concerns, infrequent transit, pedestrian links, environmental, etc.;
 - Comment in support of development, it will add new life to area.

**Notifications
Mailed**



26

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



5 persons

Webpage Views



876

Summary: Key Aspects of the Proposal

- DISCUSSION Section of Staff Report:
 - **Rezoning Criteria**
 - Site is at least 5 acres in size, will utilize existing services, has a mix of housing types, and provides usable open space on-site (with links to adjacent public spaces)
 - **Site & Building Design**
 - Compact form of development on the site allows for more private landscaped spaces;
 - Building heights, design & materials are compatible with surrounding area
 - **Density & Land Uses**
 - E. Passage is designated growth centre (RegPlan), density is appropriate/ no impacts;
 - DA process allows for small multi-unit dwellings & range of uses; adequate separation;

Summary: Key Aspects of the Proposal

- **Density & Land Uses (cont')**

- Vegetation buffer along the SE property line; only singles & parking proposed there;

- **Housing Mix**

- Proposed housing mix does not detract from the general residential character of the community;

- **Landscaping Measures**

- Landscaped patios, “Village Square”, Common Green, walkways, vegetation screening;

- **Traffic, Site Access, Transit**

- TIS reviewed by staff, deemed acceptable; P-loop street & driveways as per specs.;
- Reg. Plan & IMP call for adding density along transit corridors; bus stop to be reinstated.

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:

- Adopt the amendment to the Land Use By-law (Attachment A/ Schedule A)
- Give provisional approval of the development agreement as set out in Attachment B