

The Links at Montague Golf Course and Academy DA Amendment, PID 00624668.

Dear Claire,

Thanks for the help with coordinating the procedure for this DA amendment application. As requested, we have included in this letter the project description, a site plan, concept elevations, TIS, Stormwater management plan and the proposed servicing plan.

This proposed Lifestyle Living Project building includes 125 units made possible through the new shared housing policies in both the Cole Harbour Westphal Land Use By-law, and the North Preston Lake Major Land Use By-Law areas. This PID is bisected by the two planning areas. The driving range portion of PID 00624668 is zoned R1 (Cole Harbour Westphal LUB), and the portion that fronts onto Montague Road is zoned as RA (Preston Lake Major LUB). This PID is part of a June 30, 2000, Development Agreement between Lake Loon Developments Ltd. and HRM. That existing DA covers the Links at Montague Golf Course and Academy including the 9-hole golf course, the driving range, parking areas and practice facilities, and the clubhouse. Since Shared Housing with Special Care has been recently permitted for consideration through a DA (policy 3.6(x) of the LUB Pursuant to Policy IM-23 of the MPS), this new use can be considered for a DA amendment. As such, we would like to amend the original DA to allow for this new use. Under the 'Shared Use' definition, the proposed building must meet the Group B3 Building Code requirements which allows for units as full apartments with kitchen, washrooms, etc. The building has been designed to meet the Group B3 requirements and so this new DA amendment can now be considered under Policy UR-15A of the MPS.

The Plan

The proposed plan for this new Group B3 building is shown in the accompanying plans and elevations and the accompanying pro forma for the development is shown on the following page along with the proposed unit mix, amenity area, indoor and outdoor parking and gross floor areas.

MONTAGUE LIFESTYLE LIVING

PROJECT DATA

June 19, 2023

UNIT COUNT					
	STUDIO	1 BEDROOM	1 BR + DEN	2 BEDROOM	TOTAL UNITS
FLOOR LEVEL					
6	2	7	2	12	23
5	2	7	2	12	23
4	2	7	2	12	23
3	2	7	2	12	23
2	2	7	2	12	23
1	1	2	1	6	10
TOTAL UNITS	11	37	11	66	125
PERCENTAGE	9%	30%	9%	53%	100%

RENTABLE AREA - RESIDENTIAL UNITS		
FLOOR LEVEL	SQ.M.	SQ.FT.
6	1,899	20,441
5	1,899	20,441
4	1,899	20,441
3	1,899	20,441
2	1,899	20,441
1	817	8,794
TOTAL	10,312	111,001

GROSS FLOOR AREA		
FLOOR LEVEL	SQ.M.	SQ.FT.
6	2,216	23,854
5	2,216	23,854
4	2,216	23,854
3	2,216	23,854
2	2,216	23,854
1	2,255	24,273
SUB-TOTAL	13,335	143,542
BASEMENT	2,232	24,026
TOTAL GFA	15,567	167,568

PARKING	
INDOOR	56
OUTDOOR	80
TOTAL PARKING	136

The plan includes 56 indoor parking spaces and 80 outdoor parking spaces for a total of 136 parking spaces allocated to the 125 units. The owner is developing this building as part of a lifestyle community that will allow seniors access to the neighbouring Montague Golf Course, clubhouse and practice facilities. The emphasis will be on healthy lifestyle living for seniors.

The site is within the serviceable water boundary but is just outside of the serviceable sewer boundary. We have applied through regional planning for a 455m extension to the Urban Service Area to this property and while that request is under consideration in stage 5, our engineers have designed an onsite system to manage sewage from this proposed development as shown on the plans.

The master plan shows a single family home on Montague Road which is permitted as of right in the RA zone of the Preston Lake Major LUB. This home would be a rental property either subdivided from the existing PID or left on the same PID if this is allowable under the proposed DA amendment. A 30-50' high driving range net will likely be required at the end of the driving range to protect cars in the parking lot and in some of the outdoor amenity spaces proposed on the plan.

The developer would like to retain the existing DA rather than dissolve it. If you have any questions about our project, please drop me a line.

Sincerely,

A black rectangular redaction box covering the signature of Rob LeBlanc.

Rob LeBlanc, Director of Planning
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