



4 August 2023

Planning and Development
Halifax Regional Municipality

SUBMITTED ONLINE

Re: Morris Lake Estates – Development Agreement

To Whom It May Concern;

Armco Capital is pleased to submit a Development Agreement (DA) application for Phase 2 of Morris Lake Estates (PID 41057639). Due to recent changes made to the Regional Plan these lands are now enabled for development. As this property is an infill site, within the service boundary, we believe this property presents an excellent opportunity for much needed residential development.

To support this application, the following materials are enclosed:

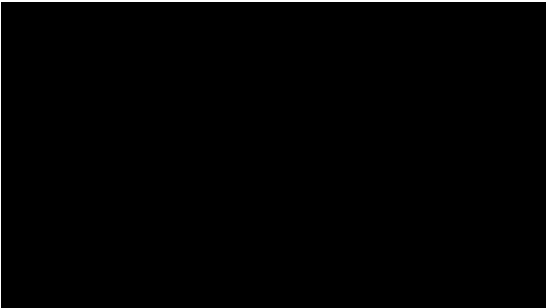
- Completed Planning Application Form
- Concept Plan
- Servicing Schematic
- Planning Policy Table
- Traffic Impact Statement

Site Details

PID	41057639
Area	34 acres
Existing Land Use	Vacant Land
RMPS Designation	Urban Settlement
Plan Area	Dartmouth
Plan Area Designation	Residential
Secondary Planning Strategy	Morris-Russell Lake SPS
Zone	CDD
Servicing	Fully serviced

Enabling policy

Until recently, development on these lands was prohibited until the Caldwell Road Connector could be built (ML-8, Morris-Russell Lake SPS). Due to recent Municipal priority shifts through the Integrated Mobility Plan, and the 2022 review of the Regional Plan, the Morris-Russell Lake SPS was updated to permit development on these lands (ML-8A).



Design

Proposed unit mix:

Unit type	Unit Count
34 ft. singles	125
50 ft. singles	25
Multi-unit dwellings	40
Total	190

At 5.7 units per acre, this design is under the 8 unit per acre density limit outlined in policy. The 40 multi-unit dwellings (21% of the total number of units) make up less than 40% of the total number of units.

Buffering Development

As per the requirements of the SPS, the multi-unit building will be placed away from the existing single unit dwellings. New single-unit dwellings will be placed adjacent to the existing homes, making for a seamless transition within the neighbourhood. Buffers against both the watercourse and the lakefront will preserve existing vegetation and serve to protect water quality in the area.

Traffic

Traffic has long been a concern in the area, particularly along Caldwell Road and Portland Street. However, with only 190 units proposed within the development, the Traffic Impact Statement (TIS) shows only a negligible impact on the area’s streets and intersections. Additionally, the TIS suggests design, transit, and active transportation improvements to ensure the development meets the needs of area residents.

The proposed development is relatively compact and walkable with sidewalks providing links to both adjacent neighbourhoods, new and existing parkland, the lakefront, and Caldwell Road. If adjacent parcels are developed (PIDs 00403386, 40802993, and 40402539) residents will be able to walk/cycle to and from Portland Hills Terminal without using Caldwell Road via AT trails.

Thank you for taking the time to review this application. We would be interested in meeting to discuss policy interpretation and understanding Municipal priorities.

Sincerely,

ARMCO CAPITAL INC.

Laura Masching
902.423.4000 x226