

Re: Item 10.1.1

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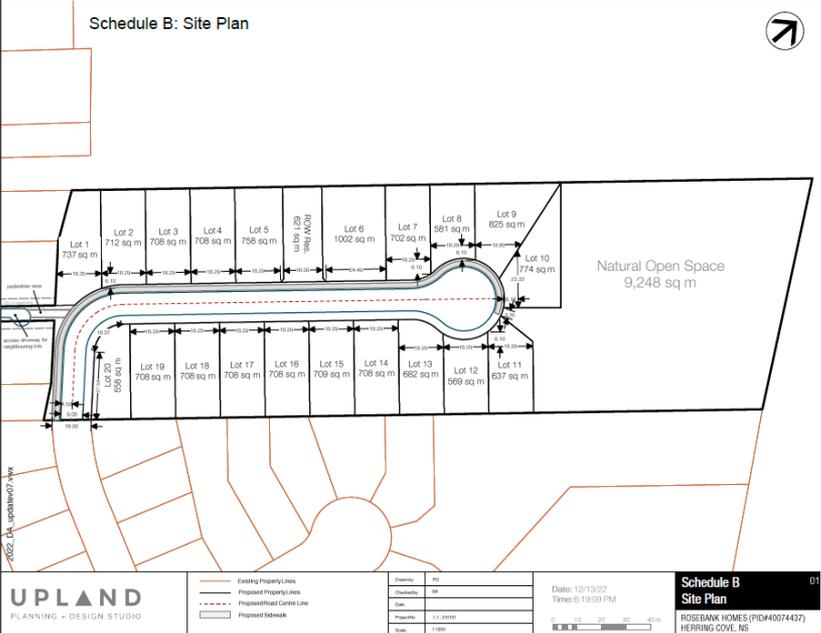
Public Hearing

PLANAPP-2023-00417

Development Agreement, Reginald Court
Halifax and West Community Council

February 27, 2024

Proposed Development



Applicant: Uplands Urban Planning and Design Inc.

Location: Reginald Court, Herring Cove Road

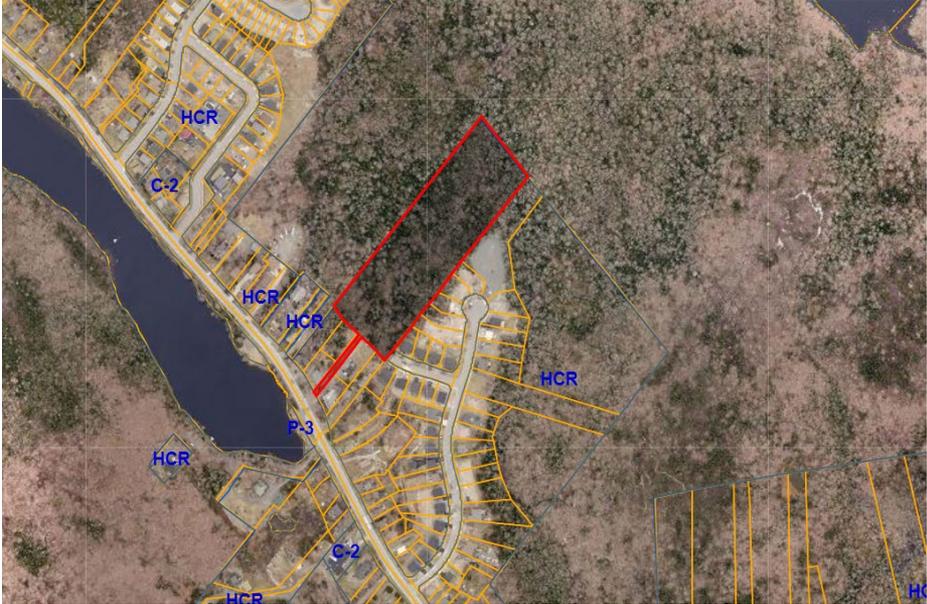
Proposal: 20 Single Unit Dwellings on cul-de-sac extension to Reginald Court

Type of Application: Development Agreement

Site Context



General Site location in Red



Site Boundaries in Red

Site Photos



Intersection of Herring Cove Lane and Norawarren Drive

Site Photos



Intersection of Herring Cove Road and Long Pond Lane

Planning Policy Overview

Regional Plan &
Subdivision By-law

Community Plan

Land Use By-law
(Zoning)

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Planning Policy Overview

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Guide where population growth and the investment of services like transit, piped water and sewer should occur.

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Planning Policy Overview

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(Zoning)

Outlines where, how, and which types of development may occur. Some uses may only be allowed after community consultation and Council approval.

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Planning Policy Overview

Regional Plan &
Subdivision By-law

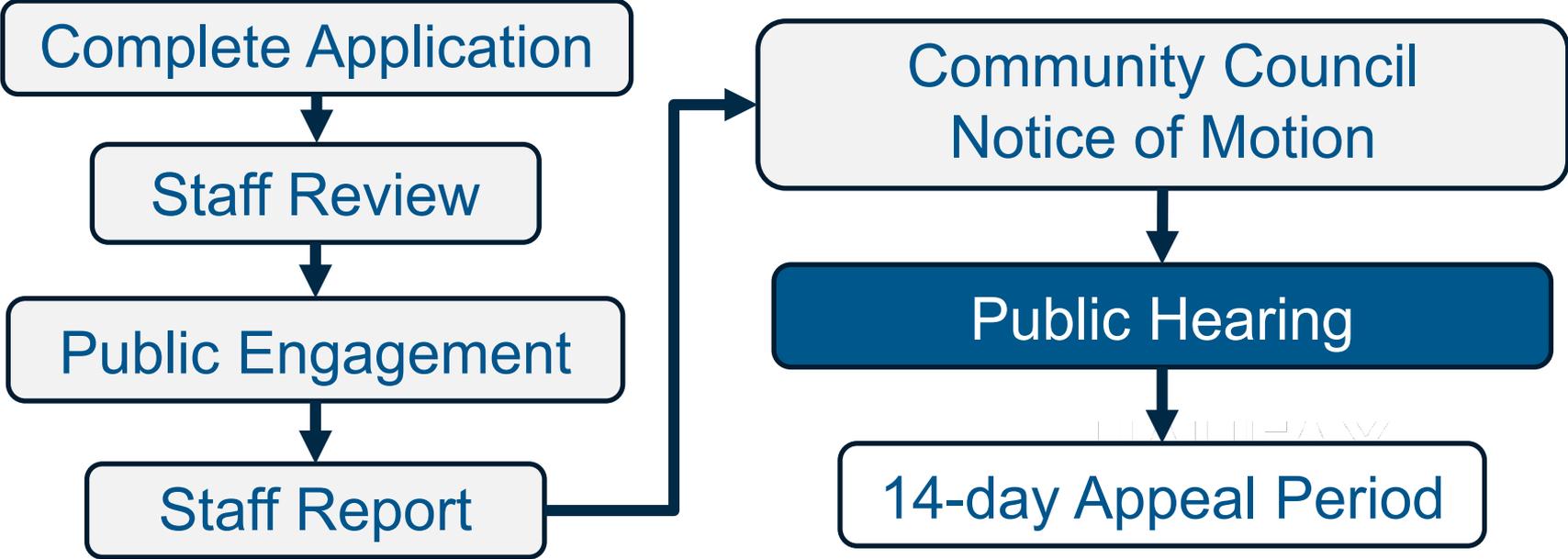
Community Plan

Land Use By-law
(Zoning)

Specifies what can be approved without going to Council and seeking feedback from the public.

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Development Agreement



Planning Overview



Municipal Sewer and/or Water: Capacity exists



Zone: HCR (Herring Cove Residential)



Designation: Residential



Existing Use: treed, undeveloped



Enabling Policy: RES-2A, RES-2C, RES-2D, RES-2D

Policy Consideration

Enabling Policy RES-2A:

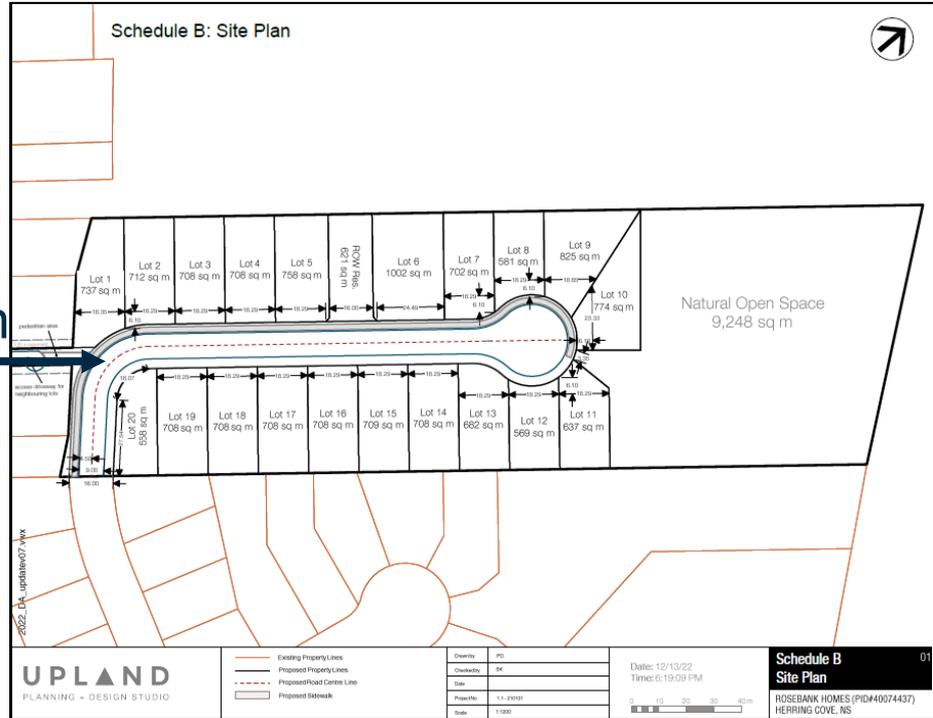
This policy enables Council to consider proposals for residential subdivisions with new public road in the Residential Designation not otherwise enabled by the applied zone.

Council must consider the following in rendering their decision on a Development Agreement:

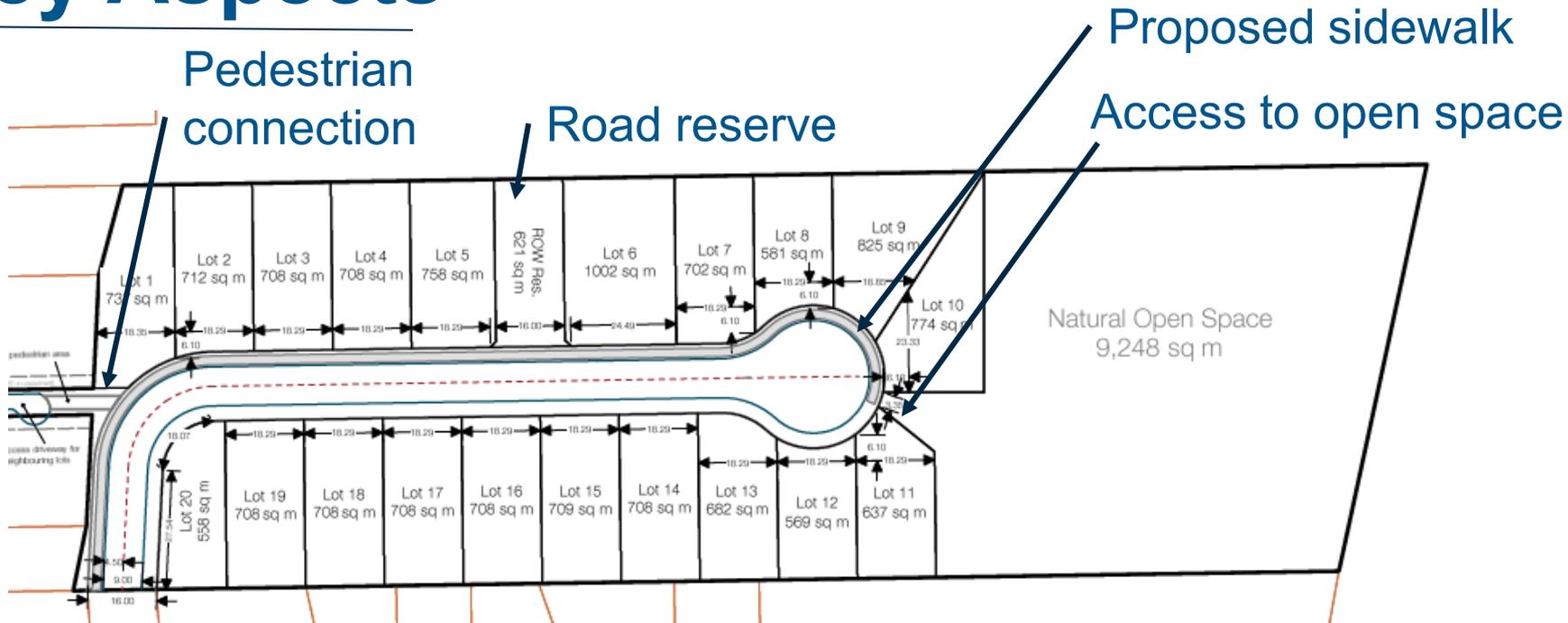
- Retain required 30% undisturbed natural vegetation;
- Density; appropriate lot frontage and area at new street;
- New development to meet certain basic design objectives. ¹¹

Proposal Details

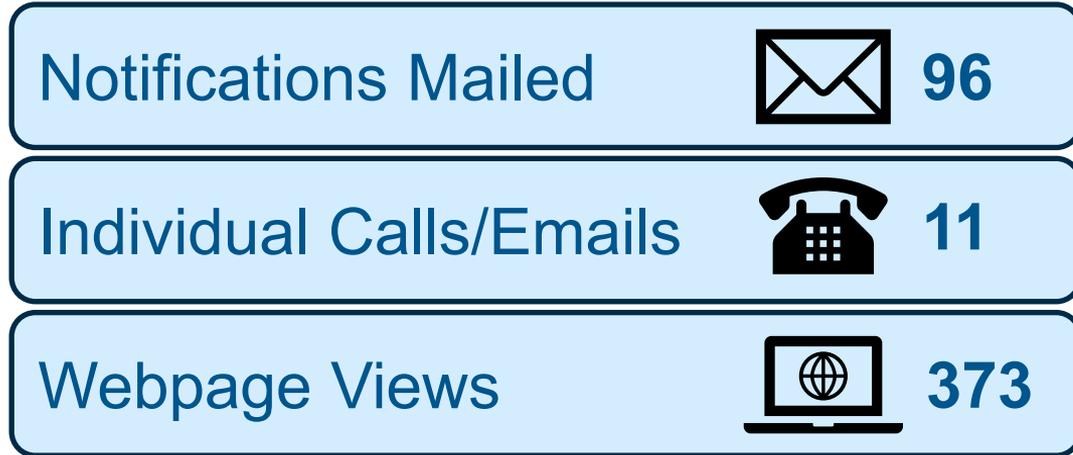
Reginald Court extension



Key Aspects



Public Engagement Feedback



Level of engagement completed was signage located on subject site advising of application, a webpage at halifax.ca

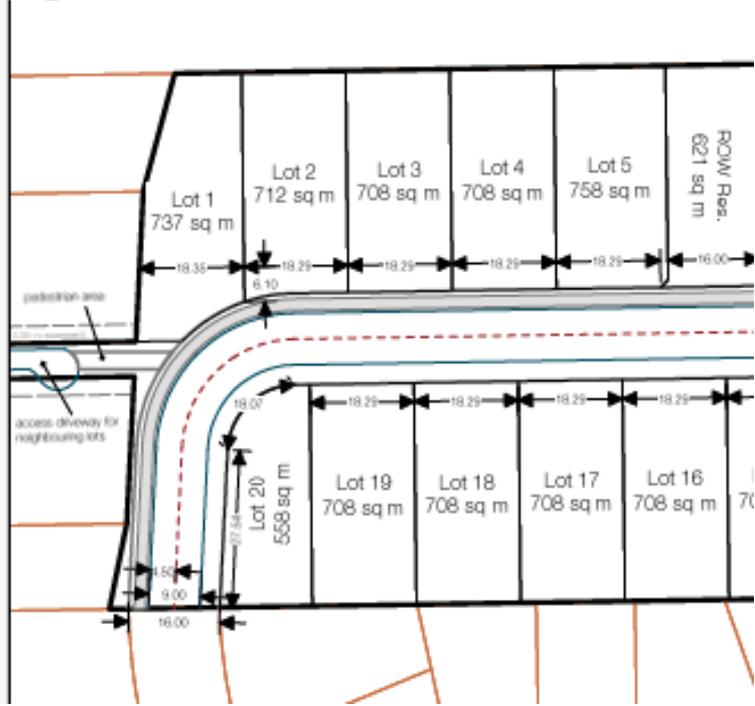
Active Applications website and consultation achieved through a mail out notification.

Public Engagement Feedback

- Concerns about possible impact on existing water and sewer;
- Additional traffic volume dangerous for children playing on streets;
- Traffic study was qualitative not quantitative study and does not consider traffic calming or increased traffic volumes;
- Short sighted to access existing streets already paid for streets;
- Concern around noise and dust from construction related traffic;
- Concerns that additional traffic will adversely affect home values and causes safety concerns; and
- Increase of traffic volumes in existing overall subdivision - would be better development if it connected (directly) to Herring Cove Road.

Changes Made in Response

Removed emergency access proposed from Herring Cove Road to the proposed cul-de-sac via Long Pond Lane.



Elements of Development Agreement

- Plan of subdivision to be accepted before Lot Grading permit issued;
- Permits 20 single unit dwellings;
- Building to comply with the HCR (Herring Cove Road) zone;
- Architectural requirements are specified;
- Outdoor lighting and signage provisions; and
- Non-substantive amendments include:
 - changes to architectural and signage requirements,
 - minor changes to lot layout that does not change the number of lots or reduce the amount of open space; and
 - extension to commencement and completion of development.

Non-Substantive Amendments

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

- Change to architectural requirements;
- Changes to signage;
- Changes to lot layout that does not change number of lots or reduce amount of open space;
- Additional time for commencement and completion of development.

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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:

Approval of the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the November 9, 2023 staff report.

Thank You

Darrell Joudrey, Planner

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