

March 18, 2024

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**Welcome to tonight's meeting!**

The meeting will commence at 7:00 pm

March 18, 2024

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# Public Information Meeting for PLANAPP-2023-00178

Development Agreement for 1226 Cole  
Harbour Road and 77 Bissett Road

# Acknowledgements

We are in the Mi'kmaq  
District of  
Sipekne'katik, the  
ancestral and  
traditional lands of the  
Mi'kmaq people

We are in the Decade for  
People of African Descent

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# Agenda for Tonight's Meeting

- HRM Planning Staff presentation
- Presentation by Applicant
- Public Participation

All status updates for this application will be posted on the project webpage.

Public feedback will be collected until April 15, 2024

March 18, 2024

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# Presentation by HRM Planning Staff

Melissa Eavis, Planner

# Introductions

Melissa Eavis and Matt Conlin – HRM Planners

Trish Purdy – Councillor, District 4

Tara Couvrette – HRM Processing Coordinator

Lisa Alabaster – HRM Planning Information Analyst

Applicant - Jenifer Tsang, Planning Consultant

Roger Boychuck, Transportation Engineer

Soori, Civil Engineer

# Purpose of this Meeting

- Share information about the proposal
- Listen and collect your questions, concerns, comments, and feedback on the proposal
- Feedback provided tonight will inform the process and will form part of the public record.
- ***No decisions will be made tonight.***



# Role of HRM Staff

- Manage the process of the planning application
- Main contact for the applicant and general public regarding questions, comments or concerns
- Draft reports, negotiate with the applicant and make recommendations to Council

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# Role of HRM Staff



**Council**

Community Council makes the final decision on whether to approve or refuse the proposal

# Applicant Proposal

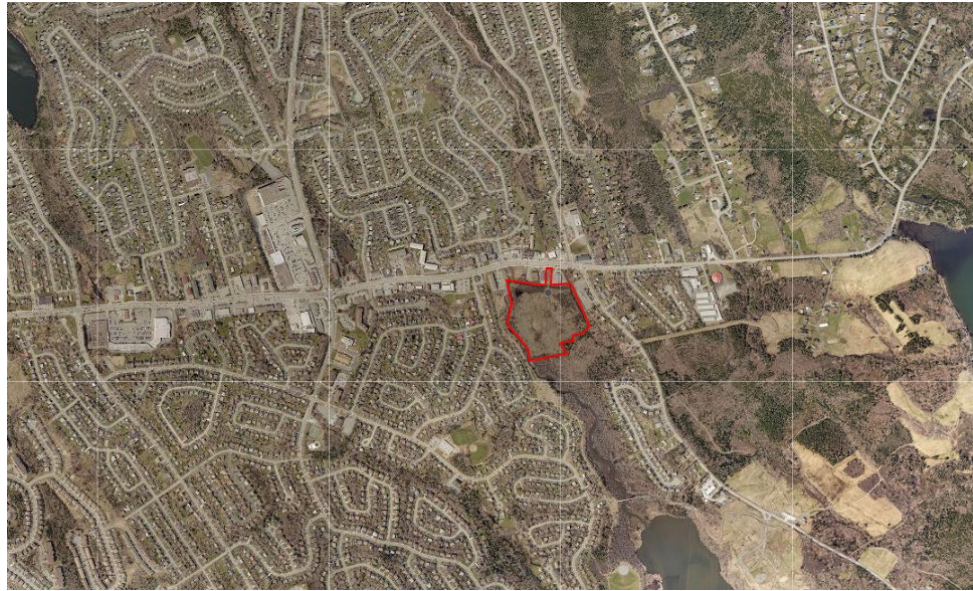
**Applicant:** Sunrose Land Use Consulting on behalf of property owners, GEM Health Care Group

**Location:** 1226 Cole Harbour Road and 77 Blissett Road

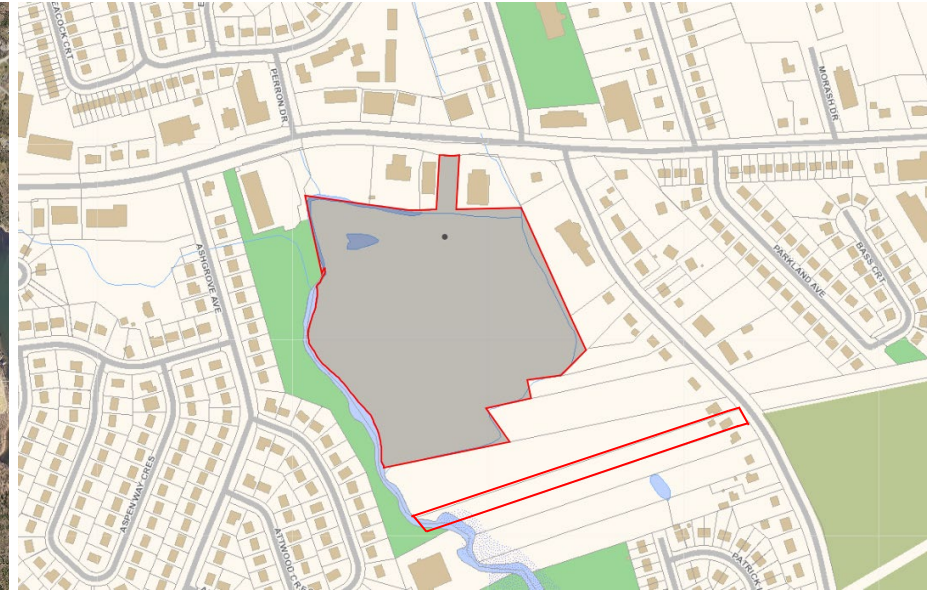
**Proposal:** Long term care facility and four apartment buildings



# Site Context



General site location in **red**



Site boundaries in **red**



# Site Photos

## 1226 Cole Harbour Road



11

Project Name

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# Site Photos

## 77 Bissett Road



12

Project Name

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# Neighbourhood Context



**1216 and 1222 Cole Harbour Road**  
Commercial use and Cole Harbour Rec Centre



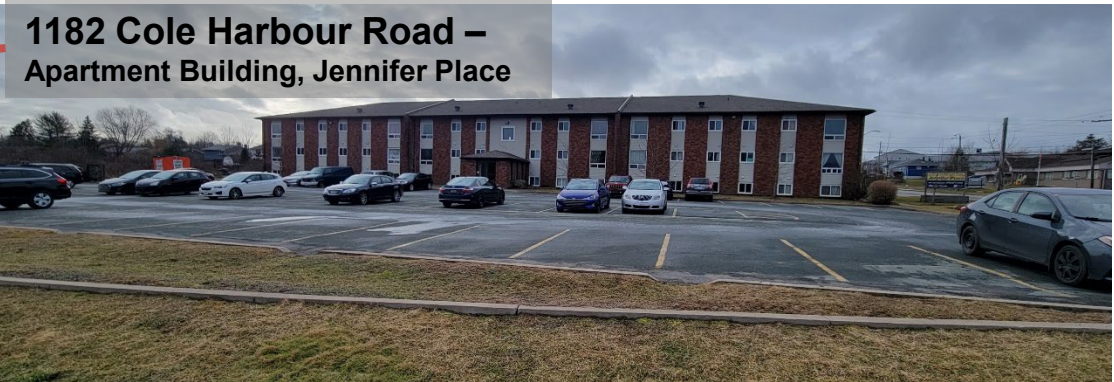
**15 Bissett Road**  
Cole Harbour Woodside United Church



Project Name

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# Neighbourhood Context



Project Name

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# Neighbourhood Context



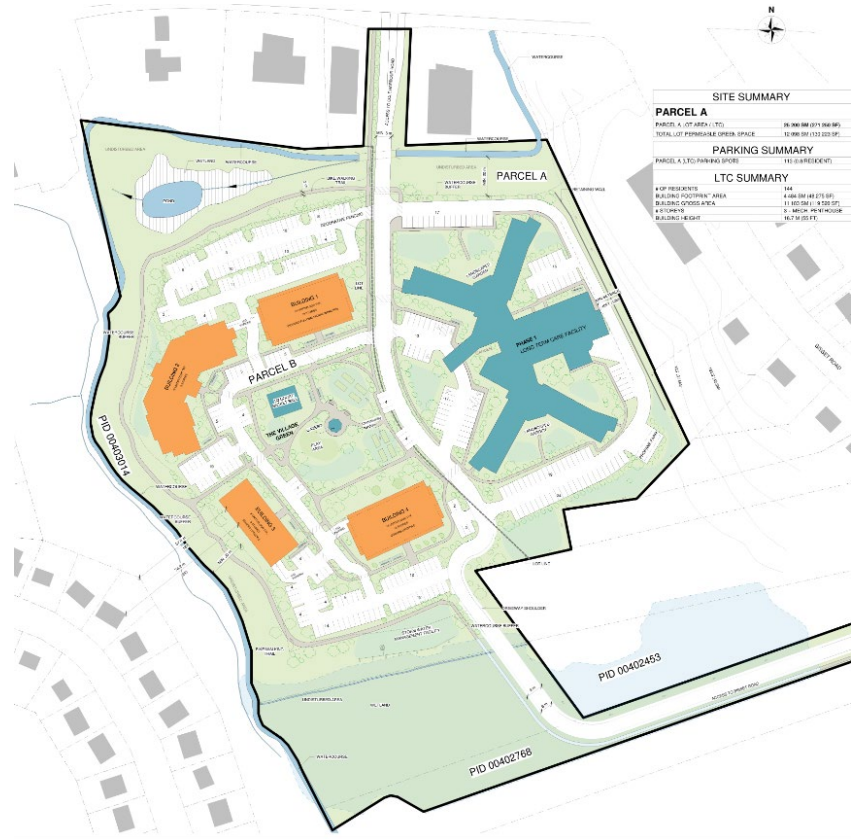
Project Name





# Proposal

- A long term care facility
  - 144 beds
  - 3 storeys in height
  - 113 surface parking spaces
- Four (4) apartment buildings
  - 511 units in total
  - Two 8 storeys, two 12 storeys
  - Village green (4,138m<sup>2</sup>)



# Planning Policies: How they work

Regional Plan &  
Subdivision By-law

Community Plan

Land Use By-law  
(Zoning)

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# Planning Policies: How they work

Regional Plan &  
Subdivision By-law

Community Plan

Land Use By-law  
(Zoning)

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

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# Planning Policies: How they work

Regional Plan &  
Subdivision By-law

**Community Plan**

Land Use By-law  
(Zoning)

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

# Planning Policies: How they work

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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# Policy & By-law Overview

## Cole Harbour Municipal Planning Strategy (MPS) and Land Use By-law (LUB)



Municipal Sewer and/or Water: Serviced



Zone: R-2



Designation: Urban Residential and Commercial



Existing Use: Vacant



Enabling Policy: UR-10 and UR-15a

# What is a Development Agreement?

- A development agreement enables construction of a project under local planning policy
- A binding legal contract that clearly establishes standards on matters such as site plan, architecture, landscaping, and infrastructure
- Can be approved by Community Council provided that any development complies with local planning policy

# Policy Consideration - MPS

## Enabling Policy UR-10

Council may consider multiple unit dwellings over six (6) dwelling units with regard to the following:

- Separation distance from low density residential
- Height, bulk, lot coverage and appearance are compatible
- Design features address potential impacts and provide for residents
- Proximity to amenities
- Servicing
- Controls to address environmental concerns including stormwater
- Direct access to a major or minor collector
- Traffic circulation and sighting distances
- General maintenance
- Housing mixture

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# Policy Consideration - MPS

## Enabling Policy UR-15a

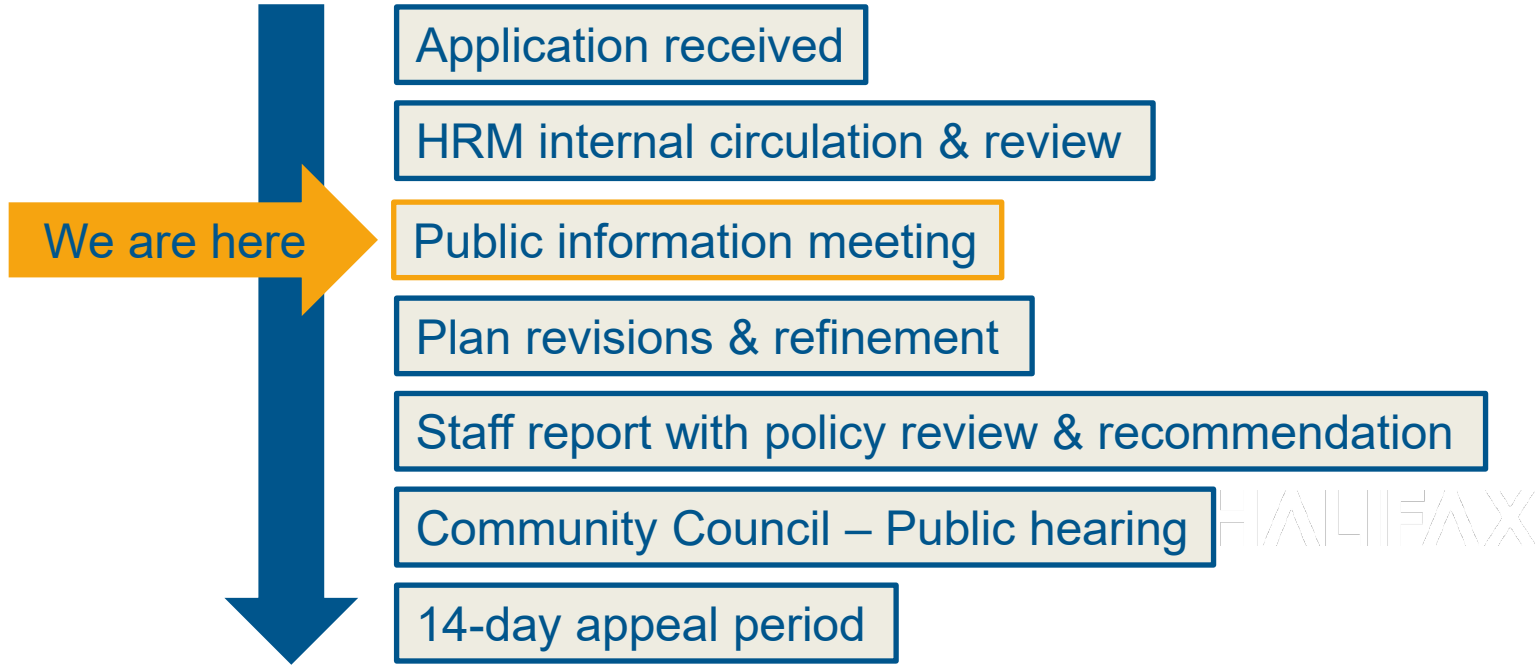
Council may consider by DA shared housing with special care at a larger scale than the zone with regard to the following:

- Mitigate impacts through setbacks, building scale and design, and buffering
- The location of off-street parking, loading facilities, driveways, pedestrian access, landscaping, planting, retention of trees, outdoor lighting, storage of solid waste, and signs
- Grading, sedimentation and erosion control and stormwater management
- Open space, outdoor amenity and parking areas with an eye to accessibility
- Proximity to commercial and community facilities and public transit

# Policy Consideration – UR-15a

- Controls to address environmental concerns including stormwater
- Sufficient indoor and outdoor comment amenity space
- Traffic generation and pedestrian safety
- General maintenance
- Servicing
- Housing needs
- Suitability of site

# Planning Process



# Presentation by Applicant

Jenifer Tsang, Sunrose  
Land Use Consulting

# Examples of topics to discuss

- Impacts to surrounding low density residential
- Parking
- Site layout (setbacks, lot coverage)
- Size of building (height and footprint)
- Landscaping and screening

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# Thank you for your participation!

**Melissa Eavis, Planner**

 eavism@halifax.ca

 902-237-1216

- Link to application page
- Public feedback will be collected until **April 15, 2024**

29