

April 3<sup>rd</sup>, 2024

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**Welcome to tonight's meeting!**

The meeting will commence at 7:00 pm

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# **Public Information Meeting for PLANAPP-2023-01187**

**Development Agreement**

**PID 00624668, Montague Rd, Lake Loon**

**April 3<sup>rd</sup>, 2024**

# Acknowledgements



We are in the Decade for  
People of African Descent



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

# Agenda for Tonight's Meeting

- HRM Planning Staff presentation
- Presentation by Applicant
- Public Participation: Question and Answers

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

Public feedback will be collected until  
April 12<sup>th</sup>, 2024

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April 3<sup>rd</sup>, 2024

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# Presentation by HRM Planning Staff

Claire Tusz, Planner

# Introductions

**Claire Tusz** – HRM Planner, Rural

**Jessica Harper** – HRM Principal Planner, Rural

**Devon Parris** – HRM Advisor, Diversity & Inclusion

**Trish Purdy** – Councillor, District 4

**Tara Couvrette** – HRM Processing Coordinator

**Rob LeBlanc** – Applicant

**Archie Hattie** – Property Owner

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# 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.***

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# 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:** Fathom Studio.

**Location:** PID 00624668,  
Montague Rd, Lake Loon.

**Proposal:** Development agreement to allow for a shared housing with special care development consisting of 125 residential units.



# Site Context



General site location in **red**

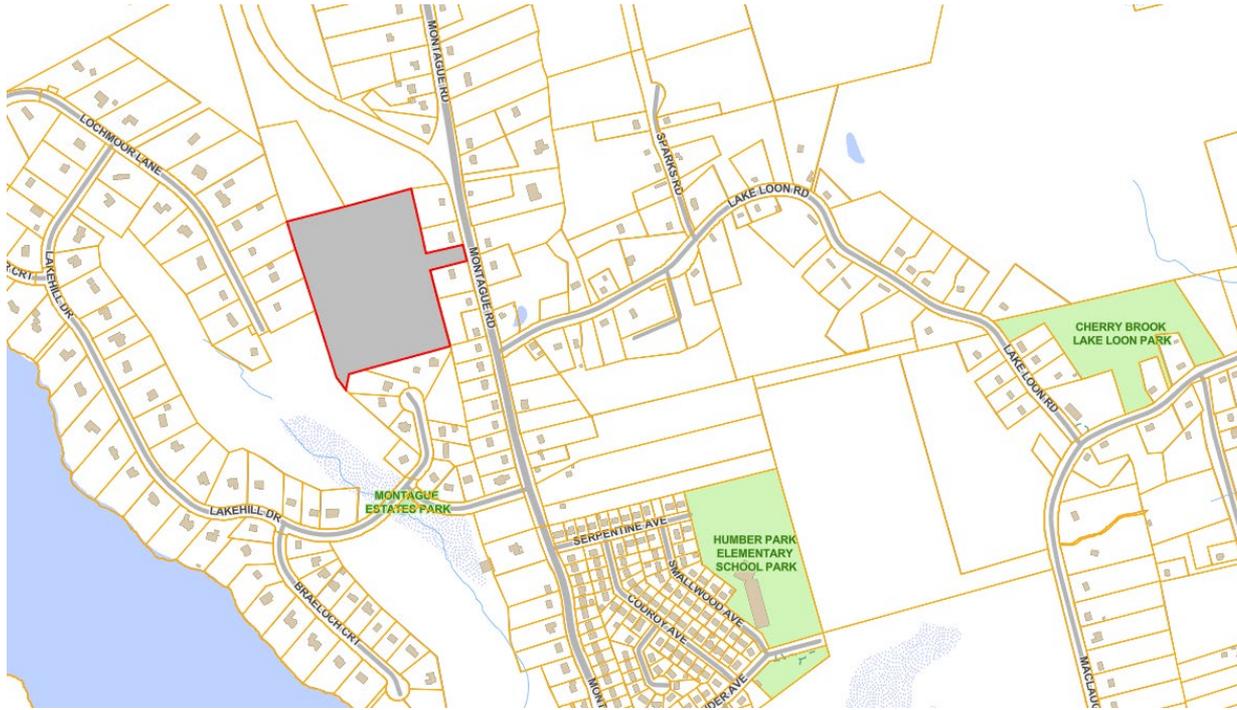


Site boundaries in **red**

# Site Photos



# Neighbourhood Context



- Single unit residential
- Commercial recreation (golf course)
- Institutional
- Parkland
- Commercial along Main Street

# Proposal – Site Plan



- 125 units
- 80 surface parking spaces
- 56 underground parking spaces
- Fence to protect from driving range
- Access from Montague Road

# Proposal – Renderings



# 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/Westphal Municipal Planning Strategy (MPS) and Land Use By-law (LUB)



Municipal Sewer and/or Water: Municipal Water



Zone: R-1 (Single Unit Dwelling)



Designation: UR (Urban Residential), RR (Rural Residential)



Existing Use: Commercial Recreation (golf course)



Enabling Policy: UR-15A

# Policy & By-law Overview

North Preston, Lake Major, Lake Loon, Cherry Brook and East Preston Municipal Planning Strategy (MPS) and Land Use By-law (LUB)



Municipal Sewer and/or Water: Municipal Water



Zone: RA (Residential)



Designation: R (Residential)



Existing Use: Commercial Recreation (golf course)



Enabling Policy: N/A (permitted as-of-right in the R zone)

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# 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.

# What is Shared Housing?

*“A use that contains 4 or more bedrooms, that meets one or more of the following:*

*(i) that are rented for remuneration as separate rooms for residential accommodation; or*

*(ii) that are operated by a non-profit organization or a registered Canadian charitable organization that provides support services to the occupants of the shared housing use, and includes Shared Housing with Special Care but does not include short-term rental, hotel, motel, or tourist accommodation as defined in the Tourist Accommodation Regulation Act”*

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# What is Shared Housing with Special Care?

*“A type of Shared Housing Use that is designed to provide a level of care to residents with cognitive, physical or behavioural limitations, and for greater certainty, shared housing with special care may include individual dwelling units for occupants, and must meet the definition of Shared Housing Use.”*

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# Has this always been allowed?

- “Residential Care Facility” was previously enabled by development agreement in the Cole Harbour/Westphal plan area through Policy UR-15.
- “Group Care Facility” and “Senior Citizen Housing” were both previously allowed under the RA zone of the North Preston / Lake Major / Lake Loon / Cherry Brook / East Preston Land Use By-Law.

# Has this always been allowed?

- In August 2022, Regional Council approved amendments to replace all definitions for “rooming house”, “boarding house”, “residential care facility”, “group care facility”, “senior citizens’ housing”, “nursing home” or similar uses, with “*shared housing*” and “*shared housing with special care*”.
- Majority of Community Engagement took place in 2017.

# Has this always been allowed?

- The purpose:
  - To provide greater consistency across HRM.
  - To continue to allow (or enable the consideration of) housing options for those who require additional care, without limiting the housing to a specific demographic.

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# Policy Consideration - MPS

## Enabling Policy UR-15A

Shared housing with special care shall only be considered by development agreement. In considering any such agreement, Council shall have regard to the following:

- Provisions to mitigate land use impacts on adjacent land uses (setbacks, scale, design, buffering);
- Locations of parking, driveways/accesses, walkways, landscaping, solid waste storage etc.;

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# Policy Consideration - MPS

## Enabling Policy UR-15A – Council Considerations

- Grading, sedimentation and erosion control, and stormwater management;
- Open space, outdoor amenities and parking areas incorporate design features which provide accessibility for all abilities (wide walkways or the use of non-slip surfaces);
- Proximity of the site to commercial and community facilities;

# Policy Consideration - MPS

## Enabling Policy UR-15A – Council Considerations

- Proximity of the site to public transit;
- Sufficient indoor and outdoor common amenity space for residents;
- Impact of the proposed use on the existing road network in terms of traffic generation and vehicular and pedestrian safety;

# Policy Consideration - MPS

## Enabling Policy UR-15A – Council Considerations

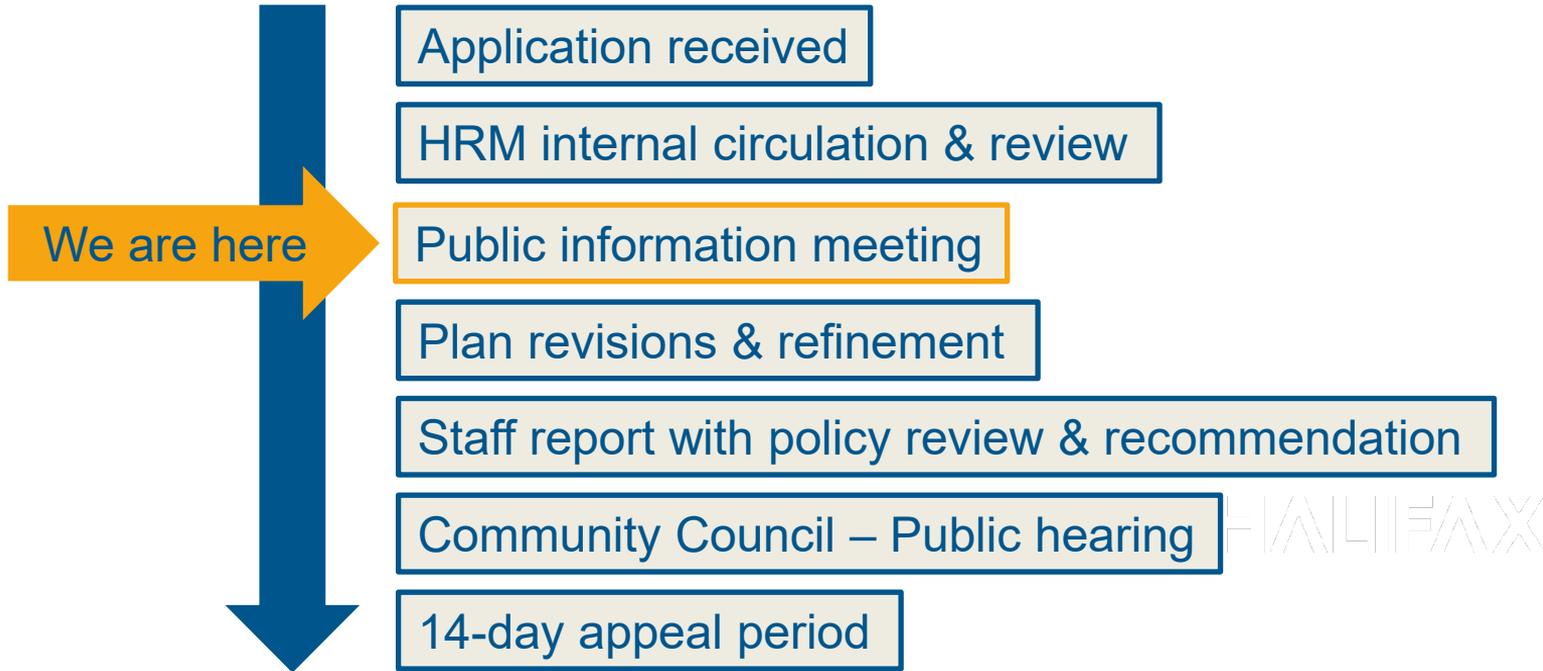
- Adequacy of wastewater facilities and water systems;
- Housing needs of the local community; and
- Suitability of the site in terms of the steepness of grades, soil and geological conditions, locations of watercourses and wetlands and susceptibility to flooding.

# Implementation Policy Consideration - MPS

## Implementation Policy IM-11 – Development Agreements

- Consistency with the intent of the Plan;
- Adequacy of servicing;
- Proximity to schools, recreation and community facilities;
- Adequacy of road networks;
- Impacts of traffic generation;
- Controls to reduce conflict from type of use, lot coverage, height and scale;
- Soil, slopes, geology, watercourses, etc.

# Planning Process



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# Presentation by Applicant

Rob LeBlanc, Fathom Studio

**Thank you for  
your participation!**

**Claire Tusz, Planner**



tuszc@halifax.ca



902.430.0645

[halifax.ca/planning/applications](https://halifax.ca/planning/applications)

Public feedback will be  
collected until **April 12, 2024**

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