

Public Hearing Meeting Presentation

**PLANAPP 2023-00563: Development Agreement for 870 and
874/876 Herring Cove Road**

**Herring Cove, Nova Scotia
Development Agreement Application
July 16, 2024**

Prepared by:

**brighter
community**
PLANNING & CONSULTING





We are passionate about developing and building and hope to be part of the solution to the housing crisis.

We come from various investing, planning and building backgrounds and have been involved in residential and commercial projects from coast to coast.

We believe in “local” and understand that the success of a project relies in engaging the local industry. Our recipe is to always partner with local developers, builders and trades to ensure a project’s success.



Nestled, and connected to nature, Coveside Walk aims to be a place where you can be your best self. The available recreational options are endless and within walking distance. Newly created parkland is intended to include a new trail head connected to McIntosh Run Trails. Long Pond with swimming, fishing and boating options is also close by.

The undeveloped areas in the back of the new lots will provide privacy as well as backdrop to recharge.

Having a mix of single detached housing along with two-unit dwelling and secondary suites bring options to the housing market and create a more diverse community.

Although this is a small development, it is setup for future growth and connectivity. Two road allowances have been provided. One to the lands to the North and one to the lands to the West.

The Proposal



To develop 37 residential building lots on new public streets with a total of 56 main dwelling units in the form of single and two-unit dwellings.

- **Subject site:** PIDs 40074544, 40075087, and 40074551
- **Site Area:** 14.1 acres
- **Community Plan Designation:** Residential (RES)
- **Zoning:** Herring Cover Residential (HCR)
- **Current use:** Vacant lot
- **Enabling Policies:** RES-2C, RES 2D, RES-2E

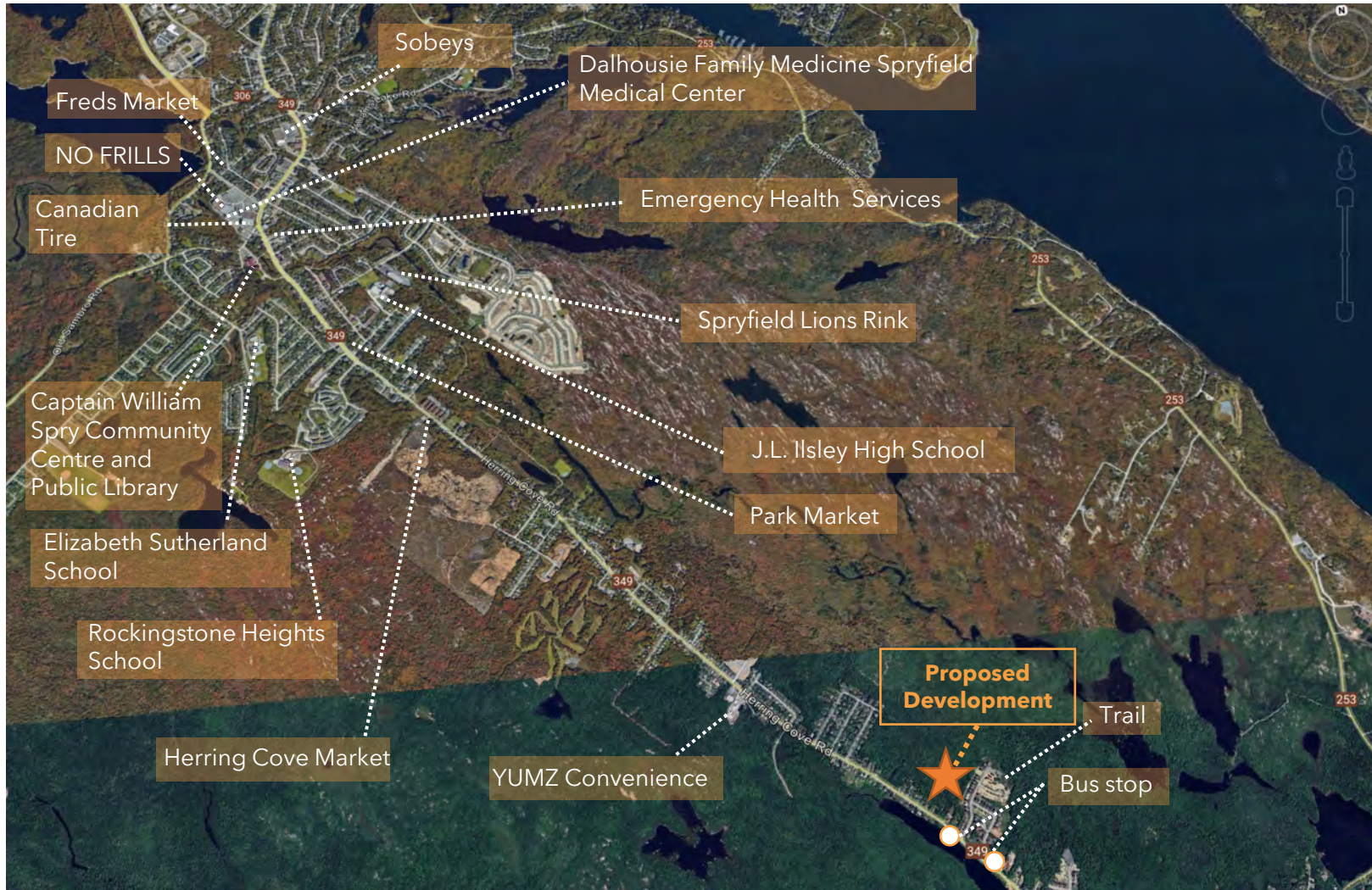
Context Area



Location:

- Within 5 km distance there is Day care, Junior High school and Elementary school, Community recreation centre, Library, Convenience store, Cafe.
- Close proximity to McIntosh trails and bus stops
- Approximately 25 mins to Halifax Downtown

Context Area



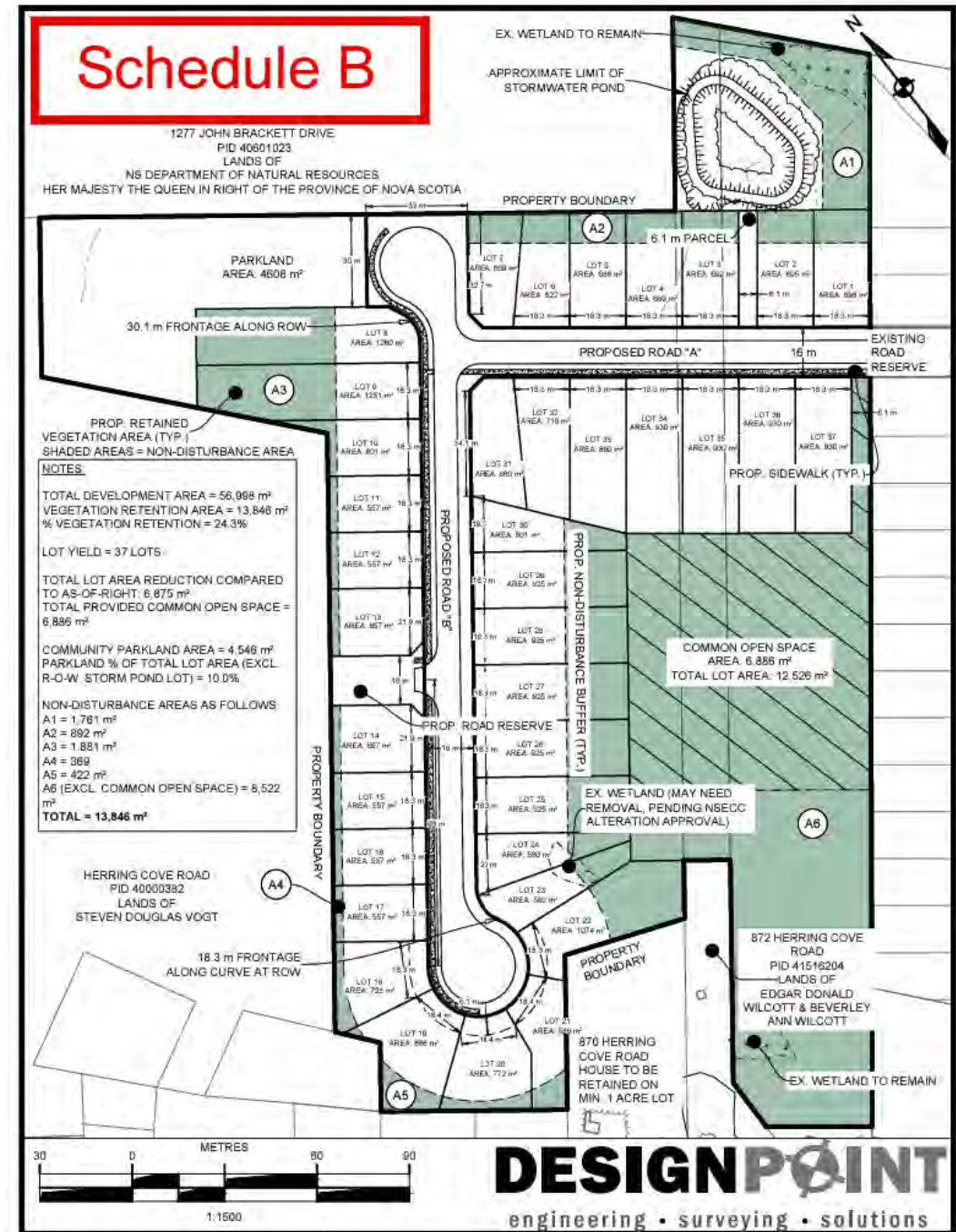
Location:

- Within 10 km distance there are Schools, Community centre, Library, Grocery stores, Convenience store and Healthcare facilities

Concept Plan

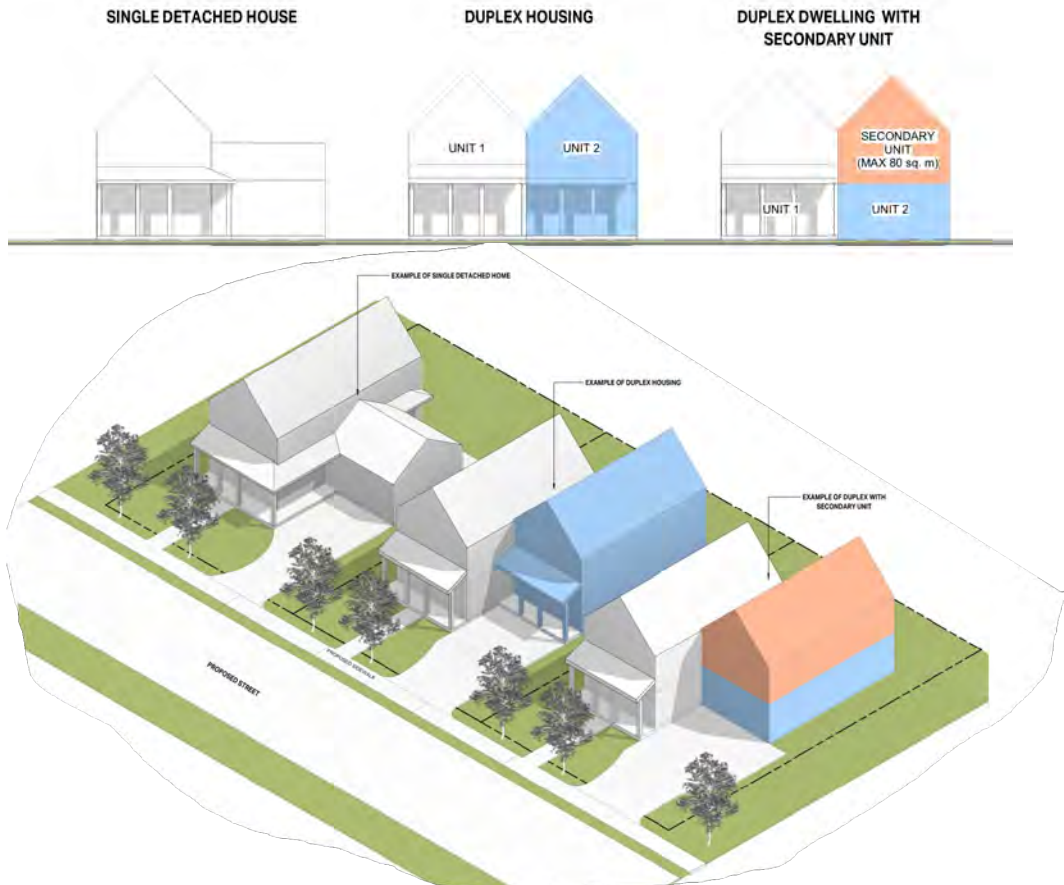
Proposed development includes:

- Mix of single and two-unit dwellings
- Includes secondary and backyard suites
- Access from Angler Drive
- Two new public streets planned for future use
- Each lot permits one secondary or backyard suite as an accessory
- Non-disturbance areas on rear portions of several lots to preserve vegetation.
- Undisturbed common open space: 6,886 m².
- Community Park land: 4,546 m² (10 %)
- Preserve two existing wetlands
- Sidewalks within the proposed development, and an off-site improvement of a sidewalk connection from Glen Baker Drive to Herring Cove Road will provide access to the bus stop



Conceptual Design

- This new community intends to welcome all demographics.
- The mix of single detached, two-unit buildings and secondary suites are a gentle density measure and contribute to some relief from the housing crisis.



Benefits



Diverse Housing Options: Single detached homes, duplexes and secondary units to accommodate singles, multi-generational families, and various income levels.



Housing Crisis: Addresses current housing crisis by adding 56 new units.



Environmental Preservation: Conserves 36% of overall development area in an undisturbed state.



Enhanced Connectivity: Provisions for future connectivity by proposing two road reserves, new sidewalks and off-site improvements facilitating safe access to Bus stop on Herring Cove.



Community Integrity: Maintains the character of the neighbourhood.



Connectivity to Social Infrastructure: Residents will have access to amenities like schools, healthcare facilities, recreational options, restaurants etc.



Close proximity to Recreation areas and Trail System: Potential trail connection through new park and Long Pond within walking distance.