

Re: Item No. 12.2

**HALIFAX**

# **Joint Public Hearing**

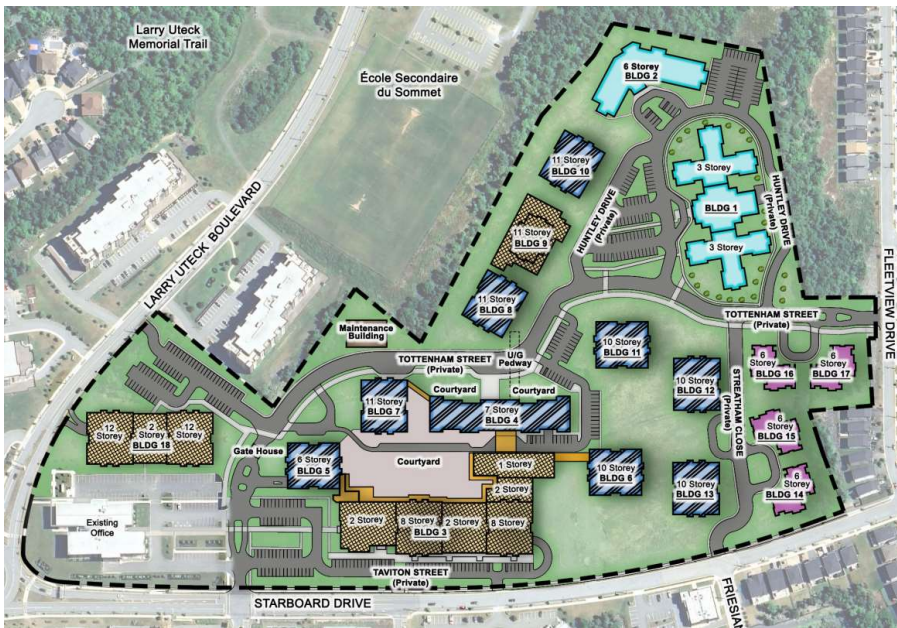
## **MPSA-2023-00349**

MPS Amendments and Development Agreement for lands off  
Larry Uteck Boulevard, Starboard Drive, and Fleetview Drive,  
Halifax

Regional Council & North West Community Council

October 1, 2024

# Proposed Development



**Applicant:** Clayton Developments Ltd. on behalf of SHX Developments Ltd.

**Location:** Lands between Larry Uteck Blvd, Starboard Dr, and Fleetview Dr, Halifax

**Proposal:** Lifestyle community with residential, office, and commercial uses on-site

**Type of Application:** MPS Amendment and Development Agreement

# Site Context



General Site location in Red



Site Boundaries in Red

# Neighbourhood Context



MPSA-2023-00349



# Planning Policy Overview

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.

# Planning Policy Overview

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 Policy Overview

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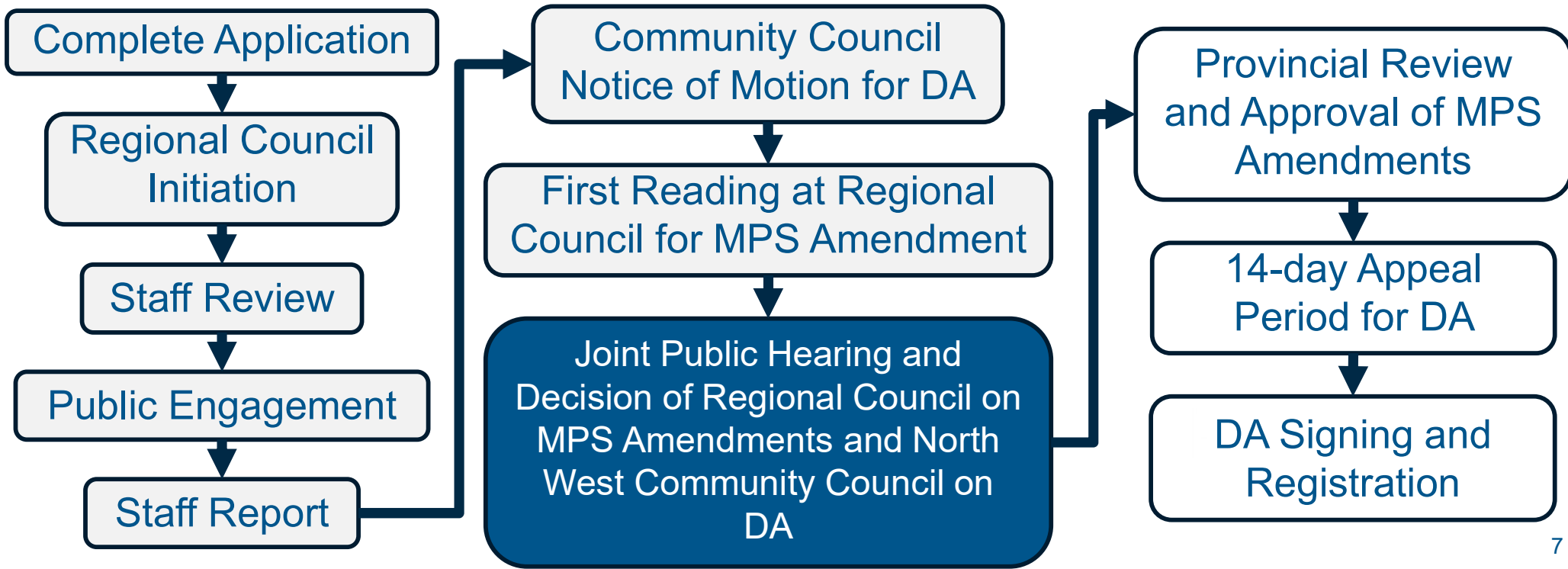
Regional Plan &  
Subdivision By-law

Community Plan

Land Use By-law  
(Zoning)

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

# MPS Amendment with DA





# Policy & By-law Overview

## Halifax Mainland and Bedford Municipal Planning Strategies (MPS) and Land Use By-laws (LUB)



Municipal Sewer and/or Water: Fully serviced



Zone: WCDD and BSCDD



Designation: Wentworth SPS and BSSPS

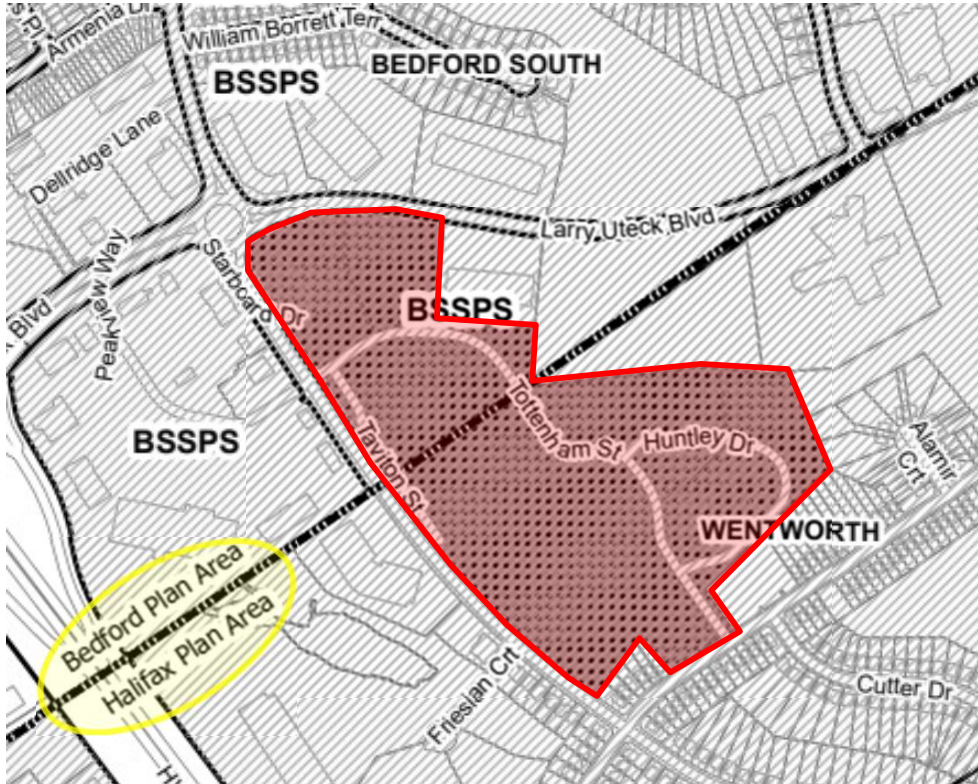


Existing Use: Primarily vacant, construction of previously approved lifestyle community DA from 2009 underway



Enabling Policy: CCI-1

# Policy & By-law Overview



Site is split between the Bedford and Halifax Plan Areas:

- Two Secondary Planning Strategies (Bedford South & Wentworth)
- Two existing development agreements

# Proposed Policy Amendments

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Amendments proposed to the Bedford and Halifax MPSs include:

- Increased maximum building height - 6 storeys to 12 storeys;
- Increased population density - 1049 to 2059 persons;
- Decreased population allocation rates for dwelling units
- Removing the density proposed for this site from the Bedford South and Wentworth Secondary Planning Strategies

# Policy Consideration

## Enabling Policy CCI-1

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

- Density
- Parking and loading
- Safe pedestrian movement
- Exterior building materials
- Maximum building height
- Community transportation
- Water and sewer service capacity
- Environmental protection

# Proposal Details

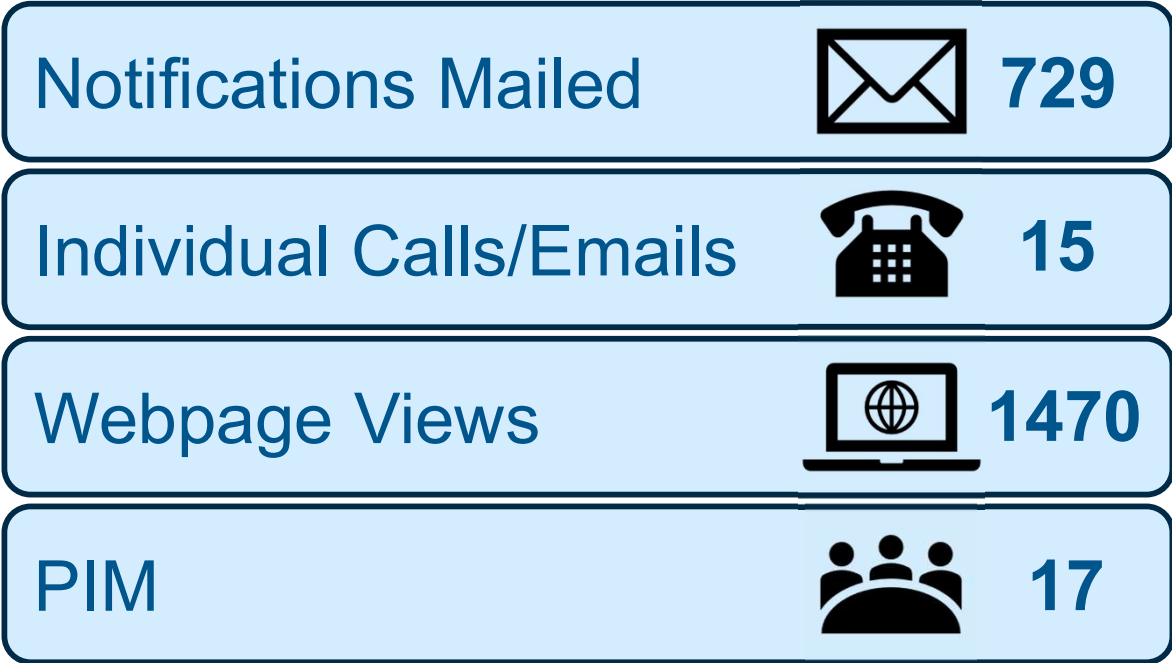


# Key Aspects

The major aspects of the proposal are as follows:

- buildings 2 to 12 storeys in height
- range of dwelling unit types
- maximum density of 2,059 persons
- central amenity building with services for residents and the public
- underground and surface parking
- outdoor walking trails, green spaces, and gardens

# Public Engagement Feedback



Level of engagement completed was consultation achieved through a mail out notification and a public information meeting held on October 19, 2023.

# Public Engagement Feedback

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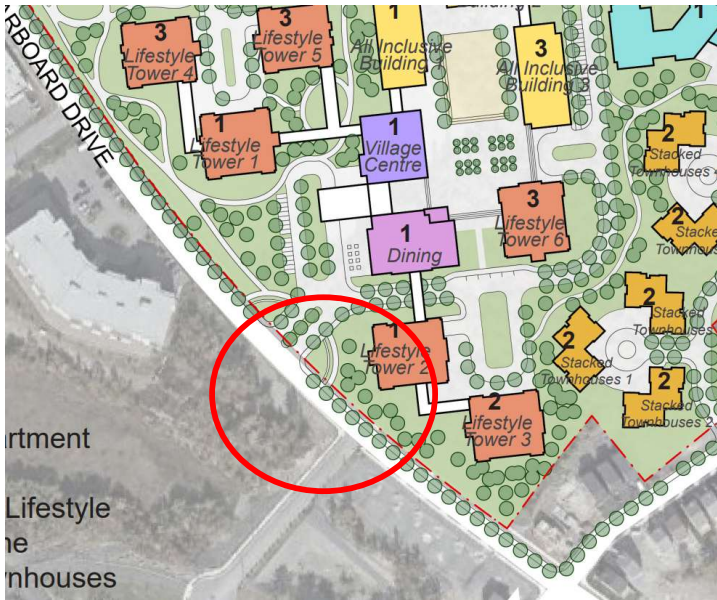
Feedback included:

- Increased traffic from development negatively impacting access and flow of street network
- Effects of extended construction on nearby property owners;
- Potential flood risk on neighbouring properties;
- Increased building height; and,
- Increased noise from ambulances accessing the site.



# Changes Made in Response

Realigning Friesian Court with proposed driveway access to site



Before



After

# Elements of Development Agreement

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## Area A

- Permitted Uses: shared housing, shared housing with special care, townhouses, multiple unit dwellings, open space, community commercial, institutional, recreational, open space, and accessory
- Maximum building height of 8 storeys
- Built form and architectural requirements

# Elements of Development Agreement

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## Area B

- Permitted uses: shared housing, multiple unit dwellings, maintenance building, open space, community commercial, institutional, recreational, and accessory
- Maximum building height of 12 storeys
- Built form and architectural requirements
- Indoor and outdoor amenity space specifically for residents
- Controls on private driveways and pedestrian walkways
- Requirements for vehicular and bicycle parking
- Controls on fire suppression infrastructure
- Landscaping and lighting controls

# Non-Substantive Amendments

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Non-Substantive Amendments include changes to:

- amenity space distribution across site;
- requirements for parking, circulation and access;
- landscaping, signage, and screening;
- any of the Schedules to reflect partial discharge of agreement; and,
- commencement and completion of development dates.

# Staff Recommendation

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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 that **Regional Council**:

3. Adopt the proposed amendments to the MPS for Bedford, as set out in Attachments A of this report; and,
4. Adopt the proposed amendments to the MPS for Halifax, as set out in Attachments C and D of this report.

# Staff Recommendation

Staff recommend that **North West Community Council:**

6. Provisionally approve the proposed development agreement to permit a lifestyle community development, which shall be substantially of the same form as contained in Attachment C of this report; and,

7. Require the development agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later, otherwise this approval will be void and obligations arising hereunder shall be at an end.

October 1, 2024

HALIFAX

# Thank You

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