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Item No. 4.1.1
Harbour East Marine Drive Community Council
October 3, 2024
October 17, 2024 Special Meeting

TO: Chair and Members of Harbour East - Marine Drive Community Council

FROM: Jacqueline Hamilton, Executive Director of Planning and Development

DATE: September 20, 2024

SUBJECT: **PLANAPP 2024-00160: Development Agreement for lands off Karen Drive, Westphal**

ORIGIN

Application by Affirmative Ventures Association.

EXECUTIVE SUMMARY

This report recommends a development agreement to permit a Shared Housing with Special Care Use on lands located off Karen Drive, Westphal. The proposed development consists of 30 residential units arranged in two rowhouse forms with a separate building designated for amenity space and tenant support services. Staff recommend that Harbour East - Marine Drive Community Council approve the proposed development agreement. There are no budgetary implications as the applicant will bear all costs, expenses, liabilities, and obligations necessary to fulfill the terms of this proposed development agreement.

RECOMMENDATION

It is recommended that Harbour East - Marine Drive Community Council:

1. Give notice of motion to consider the proposed development agreement, as set out in Attachment A, to allow a Shared Housing with Special Care use and schedule a public hearing on or before October 18, 2024;
2. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A; and
3. Require the 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.

BACKGROUND

Affirmative Ventures Association is applying to construct a low-density residential development that consists of 30 residential units in a rowhouse form, on lands off Karen Drive in Westphal. Affirmative Ventures Association is a not-for-profit organization that provides support for persons with disabilities in Nova Scotia who strive to join the workforce and live independently. The lands form part of the Land for Housing Program administered by the Province of Nova Scotia, with the intention of developing affordable housing units. The Nova Scotia Housing Development Corporation is the current registered property owner of the subject lands and has consented to Affirmative Ventures Association applying on their behalf. (Attachment D)

Subject Site	PID 40204133
Location	Lands off Karen Drive, near Hillsboro Drive
Regional Plan Designation	Urban Settlement (US)
Community Plan Designation (Map 1)	Housing Accelerator (HA)
Zoning (Map 2)	Housing Accelerator (HA)
Size of Site	Approximately 135,036 sq m (3.1 acres)
Street Frontage	Approximately 12 metres (39 feet)
Current Land Use(s)	Vacant
Surrounding Use(s)	Residential (primarily single unit), Commercial (along Main Street), and Institutional Uses.

Proposal Details

The applicant proposes to construct a Shared Housing with Special Care use. The major aspects of the proposal are as follows:

- A low-density residential development that consists of 30 dwelling units provided in a rowhouse building form;
- A community centre to act as amenity space and accommodate any related support services; and
- Outdoor amenity/green space and parking for the residents.

Enabling Policy and LUB Context

The Cole Harbour/Westphal Municipal Planning Strategy (MPS) and Land Use By-law (LUB) no longer regulate the development of this property. As part of the [Housing Accelerator Fund](#) public engagement process and at the request of the property owner, this site was included as a recommended suburban opportunity site. The property was subsequently designated and zoned Housing Accelerator (HA) under the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law on May 21, 2024.

The HA Zone that applies to the property permits a broad range of uses, inclusive of residential uses ranging from single unit dwellings, townhouses to multi-unit dwellings, small scale commercial uses, institutional uses and shared housing with special care. The proposal includes two main rowhouse style buildings and a separate community centre building. Section 35 of the Suburban Housing Accelerator Land Use By-law does not allow more than one building per lot. The applicant is unable to propose a single multi-unit dwelling format, finding that the most cost-effective way to deliver genuinely affordable housing is through custom-built, single-story units in a rowhouse format.

Policy IM-7 of the Suburban Housing Accelerator SMPS allows applications that were filed before the Council's notice of intent to adopt the Suburban Housing Accelerator Secondary Municipal Planning Strategy and Land Use By-law (May 7, 2024) to be considered under the policies in effect on the notice date. This application meets the criteria of Policy IM-7, meaning the proposal may be evaluated in accordance with the Cole Harbour/Westphal MPS policies.

The enabling policy, UR-13, is a site-specific policy that permits a range of residential development on the subject lands with the goal of supporting provincial objectives for affordable housing. Development on the site is considered through the development agreement process. Townhouse development is considered pursuant to Policy UR-8 and low-rise multiple unit housing is considered pursuant to UR-10. Shared Housing is considered under Policies UR-15A and UR-15B. The proposed development is a Shared Housing with Special Care use in a low-rise multiple unit housing form, both of which are permitted through the site-specific policy for this 1.25 hectare (3.1-acre) site on Karen Drive.

DISCUSSION

Staff have reviewed the proposal relative to all relevant policies and advise that it is reasonably consistent with the intent of the MPS. Attachment B provides an evaluation of the proposed development agreement in relation to the relevant MPS policies.

Proposed Development Agreement

Attachment A contains the proposed development agreement for the subject site and the conditions under which the development may occur. The proposed development agreement addresses the following matters:

- Allows a 30-unit housed in two, single-storey rowhouse buildings;
- Includes height and siting controls for the rowhouse buildings and amenity building;
- Permits institutional uses within the amenity building;
- Addressing requirements for indoor and outdoor amenity space and its location;
- Controls on site access location and requirements for vehicular parking;
- Includes requirements relative to landscaping, fencing, screening, and lighting controls;
- Requires lot grading and erosion and sedimentation control plans; and
- Lists matters that are able to be considered as non-substantive amendments including extension to the dates of commencement and completion of development.

The attached development agreement will permit a Shared Housing with Special Care Use in a low-rise multiple unit housing form, subject to the controls identified above. Of the matters addressed by the proposed development agreement to satisfy the MPS criteria as shown in Attachment B, the following have been identified for detailed discussion.

Building and Site Design

The site design considers the surrounding land uses by strategically positioning the buildings to maximize separation between the proposed development and the existing low-density areas. The development consists of one-storey residential units arranged in two rowhouse forms. The proposed building design minimizes land use impacts on neighboring properties by largely adhering to the development standards applicable to the adjacent R-1 Zone of the Cole Harbour/Westphal LUB. Building setbacks generally align with the R-1 Zone's required 2.43-meter side and rear yard setbacks, except in certain areas along the northern part of the site, where some sections of the building are as close as 1.2 meters. This reduction is considered acceptable, as fencing and landscaping will help buffer the development. The final landscaping plan will create a combined vegetative and fenced buffer around the site, enhancing aesthetics and providing a visual barrier along internal property lines, thereby increasing privacy and compatibility with neighboring properties.

In addition, the proposed development is below the three-storey height limit set by the built form regulations of the underlying HA Zone. The required rear and side yard setbacks in the HA Zone are three metres from property lines along the northern part of the site, and six metres from property lines abutting established low-density areas. While the proposed development complies with the six metre setback, the three metre setback along the northern portions of the site is reduced to 2.43 and 1.2 metres in various locations. Given that the rowhouses are only one storey in height and combined with the proposed visual buffer, the reduction in setbacks in the northern area of the site is acceptable.

Shared Housing with Special Care

In 2023, Regional Council approved amendments to the Regional Municipal Planning Strategy, all Secondary Municipal Planning Strategies, and all Land Use By-laws to adopt a comprehensive update on housing policy and regulations for shared housing.

Shared housing broadly refers to housing shared by individuals living under separate leases, with the potential for support services. Shared Housing with Special Care is a specific type of shared housing designed to provide care for residents with cognitive, physical, or behavioral limitations. Shared Housing with Special Care may also include individual dwelling units for occupants.

Affirmative Ventures Association is a not-for-profit organization that supports individuals with disabilities in Nova Scotia as they work toward joining the workforce and living independently. According to the application letter, the goal of this development is to create safe and affordable housing for low-income individuals, including those living with mental health challenges, seniors, and veterans in need of housing. This proposal is part of the Land for Housing Program administered by the Province. There is an agreement in place between the Province and Affirmative Ventures Association to grant the lands to Affirmative Ventures Association. The housing will consist of individual dwelling units, each under separate leases. A separate building is also proposed to offer support services, such as medical clinics, health and exercise programs, employment initiatives, and veteran support services.

Amenity Space and Institutional Uses

The agreement requires 565 square meters of amenity space, with 420 square meters delineated as outdoor space, including a community garden and a passive park area. The indoor amenity space will be housed in a separate building, which will also accommodate the support services provided by the Affirmative Ventures Association for their tenants. To ensure that various support services can be provided on-site, the development agreement requires a separate building for support services and permits institutional uses within the building, allowing for medical clinic services as well as other support services.

Traffic

A Traffic Impact Statement was prepared by the applicant and submitted as part of the application. The findings of the TIS concluded that the traffic volumes generated by the development are considered within the volume guidelines for the residential street network. The TIS concluded that there is residual capacity along the adjacent sections of Main Street and Karen Drive, and the proposed development will only generate a small number of new vehicle trips during peak travel periods. HRM Traffic Management and HRM Engineering have reviewed the analysis and accepted its findings.

Priorities Plans

In accordance with Policy G-14A of the Halifax Regional Plan, this planning application was assessed against the objectives, policies and actions of the priorities plans, inclusive of the Integrated Mobility Plan, the Halifax Green Network Plan, HalifACT, and Halifax's Inclusive Economic Strategy 2022-2027. While these priority plans often contain policies which were originally intended to apply at a regional level and inform the development of Municipal Planning Strategy policies, there are still components of each plan which can and should be considered on a site-by-site basis. Where conflict between MPS policy and priority plan policy exists, staff must weigh the specificity, age, and intent of each policy, and consider how they would be applied to a specific geographic context. In this case, the following policies were identified as most relevant to this application, the proposal aligns with their intent, and as such they inform the recommendation within this report:

- 1) integrating climate change implications into land use planning policies and process by reducing sprawl and efficiently using transportation systems (Action 23 HalifACT); and
- 2) increasing housing stock to accommodate the growing population in Halifax (Strategic Objective 1.6 Halifax's Inclusive Economic Strategy 2022-2027).

Conclusion

Staff have reviewed the proposal in terms of all relevant policy criteria and advise that the proposal is reasonably consistent with the intent of the MPS. The development will assist in addressing the need for affordable housing units that provide support for persons with disabilities in Nova Scotia who strive to join the workforce and live independently. Therefore, staff recommend that the Harbour East - Marine Drive Community Council approve the proposed development agreement.

FINANCIAL IMPLICATIONS

The applicant will be responsible for all costs, expenses, liabilities and obligations imposed under or incurred in order to satisfy the terms of this proposed development agreement. The administration of the proposed development agreement can be carried out within the approved 2024-2025 operating budget for Planning and Development.

RISK CONSIDERATION

There are no significant risks associated with the recommendations contained within this report. This application may be considered under existing MPS policies. Community Council has the discretion to make decisions that are consistent with the MPS, and such decisions may be appealed to the N.S. Utility and Review Board. Information concerning risks and other implications of adopting the proposed development agreement are contained within the Discussion section of this report.

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy and the Public Participation Administrative Order (2023-002-ADM). The level of community engagement was consultation, achieved through providing information and seeking comments through the HRM website, signage posted on the subject site, letters mailed to property owners within the notification area (Map 2), an open house and a public information meeting held on June 26, 2024.

Attachment C contains a copy of a summary from the public information meeting. A total of 118 letters were mailed to property owners and tenants within the notification area (Map 2). The HRM website received a total of 343 unique pageviews over the course of the application. Staff received seven responses from the public and approximately 35 people attended the public open house and information meeting. The public comments received include the following topics:

- Concerns about impacts on property values.
- Questions about the people who were going to live there.
- Concerns about the existing grassed and wet areas and the plants and animals that live there.
- Concerns about traffic and parking on Karen Drive, particularly the safety during winter due to the steepness of Karen Drive and the sharp turn.
- Questions about how the development will be buffered or defined to reduce or eliminate short cutting to Main Street

A public hearing must be held by Harbour East - Marine Drive Community Council before they can consider approval of the proposed development agreement. Should Community Council decide to proceed with a public hearing on this application, in addition to the advertisement on the HRM webpage, property owners within the notification area shown on Map 2 will be notified of the hearing by regular mail.

ENVIRONMENTAL IMPLICATIONS

No environmental implications are identified.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter (HRM Charter), Part VIII, Planning & Development.

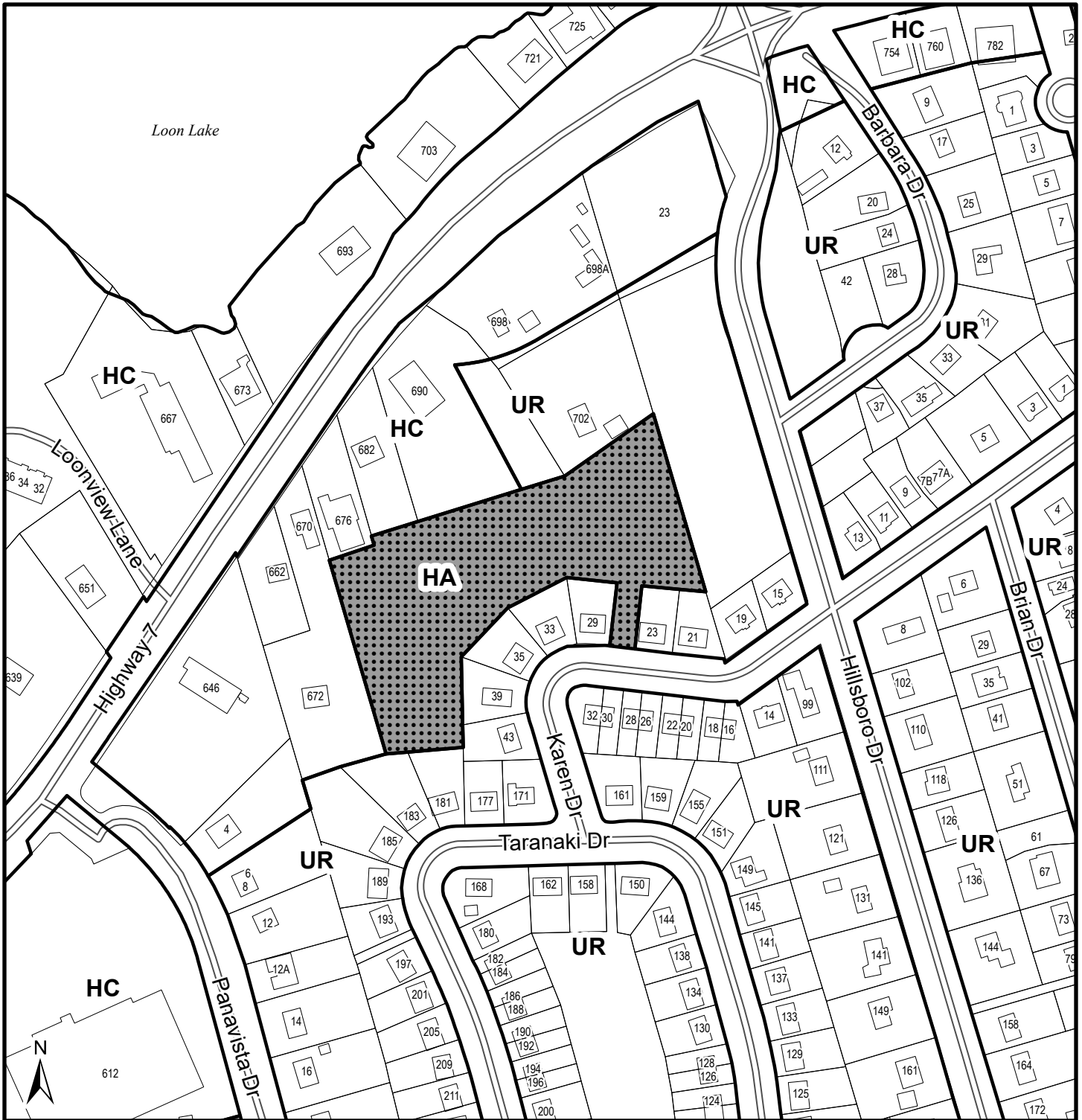
ALTERNATIVES

1. Harbour East - Marine Drive Community Council may choose to approve the proposed development agreement subject to modifications. Such modifications may require further negotiation with the applicant and may require a supplementary report or another public hearing. A decision of Council to approve this development agreement is appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.
2. Harbour East - Marine Drive Community Council may choose to refuse the proposed development agreement, and in doing so, must provide reasons why the proposed agreement does not reasonably carry out the intent of the MPS. A decision of Council to refuse the proposed development agreement is appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.

ATTACHMENTS


Map 1:	Generalized Future Land Use
Map 2:	Zoning and Notification Area
Attachment A:	Proposed Development Agreement
Attachment B:	Review of Relevant MPS Policies
Attachment C:	Public Information Meeting Summary
Attachment D:	Province of Nova Scotia Letter

Report Prepared by: Dean MacDougall, Planner III, 902.240.7085



Map 1 - Generalized Future Land Use

HALIFAX

 Subject Property

Designation

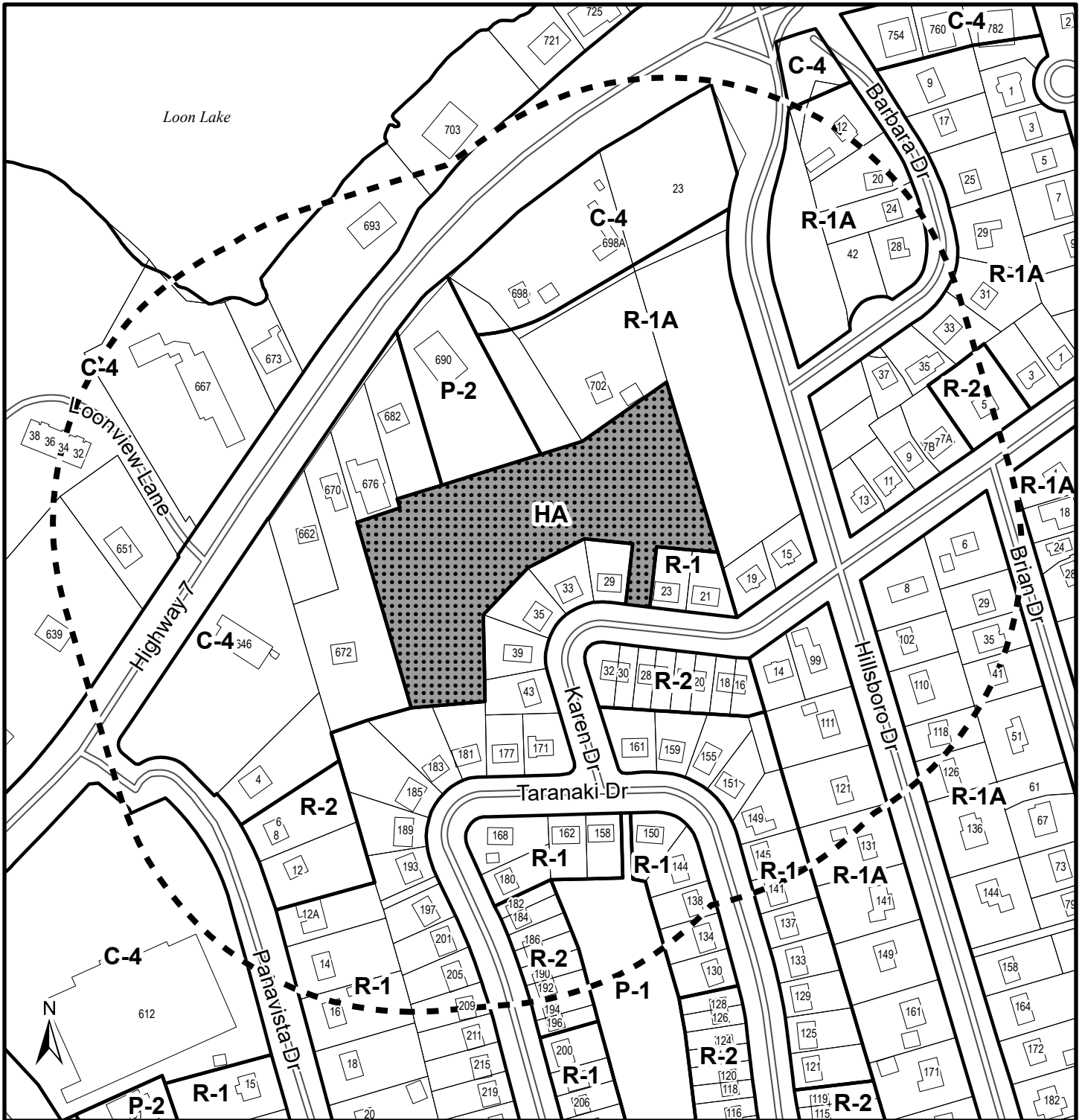
SHA	HA	Housing Accelerator
CHW	HC	Highway Commercial
	UR	Urban Residential



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.



The accuracy of any representation on this plan is not guaranteed.

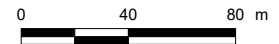
Cole Harbour/Westphal Plan Area
Suburban Housing Accelerator Plan Area



Map 2 - Zoning and Notification Area

HALIFAX

		Zone	
	Subject Property	SHA	HA Housing Accelerator
	Area of Notification	CHW	C-4 Highway Commercial
			R-1 Single Unit Dwelling
			R-2 Two Unit Dwelling
			P-1 Open Space
			P-2 Community Facility
			R-1A Single Unit Dwelling



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Cole Harbour/Westphal Land Use By-Law
Suburban Housing Accelerator Land Use By-Law

Attachment A: Proposed Development Agreement

THIS AGREEMENT made this day of **[Insert Month]**, 20__,

BETWEEN:

[Insert Name of Corporation/Business LTD.] a body corporate, in the Province of Nova Scotia (hereinafter called the "Developer")

OF THE FIRST PART

- and -

HALIFAX REGIONAL MUNICIPALITY, a municipal body corporate, in the Province of Nova Scotia (hereinafter called the "Municipality")

OF THE SECOND PART

WHEREAS the Developer is the registered owner of certain lands located off Karen Drive, Westphal (PID 40204133) and which said lands are more particularly described in Schedule A hereto (hereinafter called the "Lands");

AND WHEREAS the Developer has requested that the Municipality enter into a Development Agreement to allow for shared housing with special care use on the Lands pursuant to the provisions of the *Halifax Regional Municipality Charter* and pursuant to Policy IM-7 of the Suburban Housing Accelerator Secondary Municipal Planning Strategy;

AND WHEREAS the Harbour East Marine Drive Community Council approved this request at a meeting held on **[Insert - Date]**, referenced as PLANAPP 2024-00160;

THEREFORE, in consideration of the benefits accrued to each party from the covenants herein contained, the Parties agree as follows:

PART 1: GENERAL REQUIREMENTS AND ADMINISTRATION

1.1 Applicability of Agreement

- 1.1.1 The Developer agrees that the Lands shall be developed and used only in accordance with and subject to the terms and conditions of this Agreement.

1.2 Applicability of Land Use By-law and Subdivision By-law

- 1.2.1 Except as otherwise provided for herein, the development, use and subdivision of the Lands shall comply with the requirements of the applicable Land Use By-law and the Regional Subdivision By-law, as amended from time to time.

- 1.2.2 Variances to the requirements of the Land Use By-law shall not be permitted.

1.2 Applicability of Other By-laws, Statutes and Regulations

- 1.2.1 Further to Section 1.2, nothing in this Agreement shall exempt or be taken to exempt the Developer, lot owner or any other person from complying with the requirements of any by-law of the Municipality applicable to the Lands (other than the Land Use By-law to the extent varied by this Agreement), or any statute or regulation of the Provincial/Federal Government and the Developer or Lot Owner agree(s) to observe and comply with all such laws, by-laws and regulations, as may be amended from time to time, in connection with the development and use of the Lands.

- 1.2.2 The Developer shall be responsible for securing all applicable approvals associated with the on-site and off-site servicing systems required to accommodate the development, including but not limited to sanitary sewer system, water supply system, stormwater sewer and drainage system, and utilities. Such approvals shall be obtained in accordance with all applicable by-laws, standards, policies, and regulations of the Municipality and other approval agencies. All costs associated with the supply and installation of all servicing systems and utilities shall be the responsibility of the Developer. All design drawings and information shall be certified by a Professional Engineer or appropriate professional as required by this Agreement or other approval agencies.

1.3 Conflict

- 1.3.1 Where the provisions of this Agreement conflict with those of any by-law of the Municipality applicable to the Lands (other than the Land Use By-law to the extent varied by this Agreement) or any provincial or federal statute or regulation, the higher or more stringent requirements shall prevail.

- 1.3.2 Where the written text of this Agreement conflicts with information provided in the Schedules attached to this Agreement, the written text of this Agreement shall prevail.

1.4 Costs, Expenses, Liabilities and Obligations

- 1.4.1 The Developer shall be responsible for all costs, expenses, liabilities and obligations imposed under or incurred in order to satisfy the terms of this Agreement and all Federal, Provincial and Municipal laws, by-laws, regulations and codes applicable to the Lands.

1.5 Provisions Severable

- 1.5.1 The provisions of this Agreement are severable from one another and the invalidity or unenforceability of one provision shall not affect the validity or enforceability of any other provision.

1.6 Lands

- 1.6.1 The Developer hereby represents and warrants to the Municipality that the Developer is the owner of the Lands and that all owners of the Lands have entered into this Agreement.

PART 2: DEFINITIONS

2.1 Words Not Defined under this Agreement

- 2.1.1 All words unless otherwise specifically defined herein shall be as defined in the applicable Land Use By-law and Subdivision By-law, if not defined in these documents their customary meaning shall apply.

2.2 Definitions Specific to this Agreement

- 2.2.1 The following words used in this Agreement shall be defined as follows:

Indoor Amenity means common amenity spaces for residents of the development located within a building, including but not limited to, multi-purpose rooms with associated kitchen facilities.

Outdoor Amenity means common amenity spaces for residents of the development located outside the building, including but not limited to a resident garden and seating area, but not individual unit balconies.

PART 3: USE OF LANDS, SUBDIVISION AND DEVELOPMENT PROVISIONS

3.1 Schedules

- 3.1.1 The Developer shall develop the Lands in a manner, which, in the opinion of the Development Officer, conforms with the following Schedules attached to this Agreement and filed in the Halifax Regional Municipality as PLANAPP 2024-00160:

Schedule A Legal Description of the Land
Schedule B Site Plan and Preliminary Landscape Plan

3.2 Requirements Prior to Approval

- 3.2.1 Prior to the issuance of a Development Permit, the Developer shall provide the following to the Development Officer, unless otherwise permitted by the Development Officer:
- (a) Landscape plan in accordance with Section 3.8 of this Agreement.
- 3.2.2 Prior to the issuance of the first the Occupancy Permit for the building, the Developer shall provide the following to the Development Officer, unless otherwise permitted by the Development Officer:
- (a) Written confirmation from a qualified professional which the Development Officer may accept as sufficient record of compliance with the Landscape Plan; and
 - (b) Written confirmation from a qualified professional which the Development Officer may accept as sufficient record of compliance with the Lighting Plan.
- 3.2.3 Notwithstanding any other provision of this Agreement, the Developer shall not occupy or use the Lands for any of the uses permitted by this Agreement unless an Occupancy Permit has been issued by the Municipality. No Occupancy Permit shall be issued by the Municipality unless and

until the Developer has complied with all applicable provisions of this Agreement and the Land Use By-law (except to the extent that the provisions of the Land Use By-law are varied by this Agreement) and with the terms and conditions of all permits, licenses, and approvals required to be obtained by the Developer pursuant to this Agreement.

3.3 General Description of Land Use

3.3.1 The use(s) of the Lands permitted by this Agreement are the following:

- (a) A 30-unit Shared Housing with Special Care in low-rise multiple unit dwellings;
- (b) Institutional Uses; and
- (b) Accessory Uses

3.4 Building Siting and Design

3.4.1 The buildings shall be sited as per Schedule B, for greater clarity:

- (a) No building shall be sited closer than 1.2 metres from a property line.
- (b) No building shall be greater than 10m in height.

3.5 Amenity Space

3.5.1 A minimum of 420 square metres of amenity space shall be provided; of which a minimum 275 square metres is to be provided as outdoor amenity space.

3.5.2 Indoor amenity space shall be provided through a separate building. No area dedicated as indoor amenity space shall be less than 145 square meters.

3.5.3 Space provided as indoor amenity space shall feature a large open area accompanied by private rooms to provide support services, such as medical clinics, health and exercise programs, employment initiatives, and veteran support services and can also be used for institutional uses.

3.5.4 All outdoor amenity space shall be designed to have both soft and hard landscaping elements.

3.5.5 The indoor amenity space shall provide an accessible entrance.

3.6 Parking, Circulation, and Access

3.6.1 The development shall provide a minimum of 15 parking spaces, including visitor parking spaces, and shall be hard surfaced with the limits defined by curb.

3.6.2 Walkways shall be provided as shown on Schedule B and have a minimum width of 1.5 metres and maximum slope of 2%.

3.6.3 The driveway shall have a minimum width of 6.74 metres.

3.6.4 The "road details" on Schedule B are for example only. In addition, the driveway is permitted to be reduced in length and width, subject to Section 3.6.3.

3.7 Outdoor Lighting

3.7.1 Lighting shall be directed to driveways, parking areas, loading area, building entrances and walkways and shall be arranged so as to divert the light away from streets, adjacent lots and buildings.

3.8 Landscaping

- 3.8.1 Landscaping and fencing of the property shall be as generally shown on Schedule B. Fencing shall be at least 1.8 metres high.
- 3.8.2 Fencing provided along the driveway entrance that abuts civics 23 and 29 Karen Drive shall be made of opaque materials.
- 3.8.3 Landscaped areas, as generally shown on Schedule B, shall consist of:
- (a) at least one coniferous tree 1.5 metres in height for every 6 square metres of landscaped area; and
 - (b) existing trees retained where possible;
- 3.8.4 Trees in the landscaping buffer may be planted linearly or grouped in stands.
- 3.8.5 All plant material shall be native species and conform to the Canadian Nursery Landscape Association's Canadian Nursery Stock Standard (ninth edition).
- 3.8.6 Prior to the issuance of a Development Permit, the Developer agrees to provide Landscape Plan which comply with the provisions of this section and generally conforms with the overall intentions of the Preliminary Landscape Plan shown on Schedule B. The Landscape Plan shall prepared by a Landscape Architect (a full member, in good standing with Canadian Society of Landscape Architects) and comply with all provisions of this section.
- 3.8.7 Prior to issuance of the first Occupancy Permit the Developer shall submit to the Development Officer a letter prepared by a member in good standing of the Canadian Society of Landscape Architects certifying that all landscaping has been completed according to the terms of this Development Agreement.
- 3.8.8 Notwithstanding Section 3.8.7, where the weather and time of year do not allow the completion of the outstanding landscape works prior to the issuance of the Occupancy Permit, the Developer may supply a security deposit in the amount of 110 percent of the estimated cost to complete the landscaping. The cost estimate is to be prepared by a member in good standing of the Canadian Society of Landscape Architects. The security shall be in favour of the Municipality and shall be in the form of a certified cheque or automatically renewing, irrevocable letter of credit issued by a chartered bank. The security shall be returned to the Developer only upon completion of the work as described herein and illustrated on the Schedules, and as approved by the Development Officer. Should the Developer not complete the landscaping within twelve months of issuance of the Occupancy Permit, the Municipality may use the deposit to complete the landscaping as set out in this section of the Agreement. The Developer shall be responsible for all costs in this regard exceeding the deposit. The security deposit or unused portion of the security deposit shall be returned to the Developer upon completion of the work and its certification.

3.9 Maintenance

- 3.10.1 The Developer shall maintain and keep in good repair all portions of the development on the Lands, including but not limited to, the exterior of the building, fencing, walkways, recreational amenities, parking areas and driveways, and the maintenance of all landscaping including the replacement of damaged or dead plant stock, trimming and litter control, garbage removal and snow and ice control, salting of walkways and driveways.
- 3.10.2 All disturbed areas of the Lands shall be reinstated to original condition or better.

3.11 Signs

- 3.11.1 The sign requirements shall be accordance with the Suburban Housing Accelerator Land Use By-law as amended from time to time.

3.12 Temporary Construction Building

- 3.12.1 A building shall be permitted on the Lands for the purpose of housing equipment, materials and office related matters relating to the construction and sale of the development in accordance with this Agreement. The construction building shall be removed from the Lands prior to the issuance of the last Occupancy Permit.

3.13 Screening

- 3.13.1 Refuse containers located outside a building shall be fully screened from adjacent properties and from streets by means of opaque fencing or masonry walls with suitable landscaping.
- 3.13.2 Propane tanks and electrical transformers shall be located on the site in such a way to ensure minimal visual impact from the abutting residential properties. These facilities shall be secured in accordance with the applicable approval agencies and screened by means of opaque fencing or masonry walls with suitable landscaping.

3.14 Reinstatement

- 3.14.1 All disturbed areas shall be reinstated to original condition or better.

PART 4: STREETS AND MUNICIPAL SERVICES

4.1 General Provisions

- 4.1.1 All design and construction of primary and secondary service systems shall satisfy the most current edition of the Municipal Design Guidelines and Halifax Water Design and Construction Specifications unless otherwise provided for in this Agreement and shall receive written approval from the Development Engineering prior to undertaking the work.

4.2 Off-Site Disturbance

- 4.2.1 Any disturbance to existing off-site infrastructure resulting from the development, including but not limited to, streets, sidewalks, curbs and gutters, street trees, landscaped areas and utilities, shall be the responsibility of the Developer, and shall be reinstated, removed, replaced or relocated by the Developer as directed by the Development Officer, in consultation with the Development Engineer.

4.3 Solid Waste Facilities

- 4.3.1 The development shall be designed in accordance with By-law S-600 as amended from time to time. If a designated space is required, it shall be shown on the building plans and approved by the Development Officer and Building Inspector in consultation with HRM Solid Waste Resources.
- 4.3.2 All refuse and recycling materials and containers shall be within suitable containers which are fully screened from view from any street or sidewalk. Further, consideration shall be given to locating of all refuse and recycling material to ensure minimal effect on abutting property owners by means of opaque fencing or masonry walls with suitable landscaping.

PART 5: ENVIRONMENTAL PROTECTION MEASURES

5.1 Private Storm Water Facilities

- 5.1.1 All private storm water facilities shall be maintained in good order in order to maintain full storage capacity by the owner of the lot on which they are situated.

5.2 Stormwater Management Plans and Erosion and Sedimentation Control Plan

- 5.2.1 Prior to the commencement of any site work on the Lands, including earth movement or tree removal other than that required for preliminary survey purposes, or associated off-site works, the Developer shall have been issued a Grade Alteration Permit in accordance with By-law G-200 Respecting Grade Alteration and Stormwater Management Associated with Land Development, as amended from time to time.

5.3 Archaeological Monitoring and Protection

- 5.3.1 The Lands fall within the High Potential Zone for Archaeological Sites identified by the Province of Nova Scotia. The Developer shall contact the Coordinator of Special Places of the Nova Scotia Department of Communities, Culture and Heritage prior to any disturbance of the Lands and the Developer shall comply with the requirements set forth by the Province of Nova Scotia in this regard.

5.4 Sulphide Bearing Materials

- 5.4.1 The Developer agrees to comply with the legislation and regulations of the Province of Nova Scotia with regards to the handling, removal, and disposal of sulphide bearing materials, which may be found on the Lands.

PART 6: AMENDMENTS

6.1 Non-Substantive Amendments

- 6.1.1 The following items are considered by both parties to be not substantive and may be amended in a matter consistent with the *Halifax Regional Municipality Charter*:
- (a) Changes to the parking and landscaping measures as detailed in Section 3.6, 3.8, and Schedule B;
 - (b) Changes to the agreement to allow for minor changes in layout and footprints of the buildings which does not result in additional units.
 - (c) The granting of an extension to the date of commencement of construction as identified in Section 7.3.1 of this Agreement; and
 - (d) The granting of an extension to the length of time for the completion of the development as identified in Section 7.4.3 of this Agreement.

6.2 Substantive Amendments

- 6.2.1 Amendments to any matters not identified under Section 6.1 shall be deemed substantive and may only be amended in accordance with the approval requirements of the *Halifax Regional Municipality Charter*.

PART 7: REGISTRATION, EFFECT OF CONVEYANCES AND DISCHARGE

7.1 Registration

- 7.1.1 A copy of this Agreement and every amendment or discharge of this Agreement shall be recorded at the Registry of Deeds or Land Registry Office at Halifax, Nova Scotia and the Developer shall incur all costs in recording such documents.

7.2 Subsequent Owners

- 7.2.1 This Agreement shall be binding upon the parties hereto, their heirs, successors, assigns, mortgagees, lessees and all subsequent owners, and shall run with the Lands which are the subject of this Agreement until this Agreement is discharged by the Chief Administrative Officer for the Municipality.
- 7.2.2 Upon the transfer of title to any lot(s), the subsequent owner(s) thereof shall observe and perform the terms and conditions of this Agreement to the extent applicable to the lot(s).

7.3 Commencement of Development

- 7.3.1 In the event that development on the Lands has not commenced within 5 years from the date of registration of this Agreement at the Registry of Deeds or Land Registry Office, as indicated herein, the Lands shall conform with the provisions of the Land Use By-law.
- 7.3.2 For the purpose of this section, commencement of development shall mean issuance of a Grade Alteration Permit.
- 7.3.3 For the purpose of this section, the Municipality may consider granting an extension of the commencement of development time period through a resolution under Section 6.1, if the Municipality receives a written request from the Developer.

7.4 Completion of Development

- 7.4.1 Upon the completion of the whole development, the Municipality may review this Agreement, in whole or in part, and may:
- (a) retain the Agreement in its present form;
 - (b) negotiate a new Agreement;
 - (c) discharge this Agreement; or
 - (d) discharge this Agreement and apply appropriate zoning pursuant to the applicable Municipal Planning Strategy and Land Use By law, as may be amended from time to time.
- 7.4.2 For the purpose of this section, completion of development shall mean issuance of an Occupancy Permit.
- 7.4.3 In the event that development on the Lands has not been completed within ten (10) years from the date of registration of this Agreement at the Registry of Deeds or Land Registry Office, as indicated herein, the Lands shall conform with the provisions of the Land Use By-law.

7.5 Discharge of Agreement

- 7.5.1 If the Developer fails to complete the development after ten (10) years from the date of execution of this Agreement, the Municipality may review this Agreement, in whole or in part, and may:
- (a) retain the Agreement in its present form;
 - (b) negotiate a new Agreement; or
 - (c) discharge this Agreement.

PART 8: ENFORCEMENT AND RIGHTS AND REMEDIES ON DEFAULT

8.1 Enforcement

8.1.1 The Developer agrees that any officer appointed by the Municipality to enforce this Agreement shall be granted access onto the Lands during all reasonable hours without obtaining consent of the Developer. The Developer further agrees that, upon receiving written notification from an officer of the Municipality to inspect the interior of any building located on the Lands, the Developer agrees to allow for such an inspection during any reasonable hour within twenty-four hours of receiving such a request.

8.2 Failure to Comply

8.2.1 If the Developer fails to observe or perform any condition of this Agreement after the Municipality has given the Developer 30 days written notice of the failure or default, then in each such case:

- (a) The Municipality shall be entitled to apply to any court of competent jurisdiction for injunctive relief including an order prohibiting the Developer from continuing such default and the Developer hereby submits to the jurisdiction of such Court and waives any defence based upon the allegation that damages would be an adequate remedy;
- (b) The Municipality may enter onto the Lands and perform any of the covenants contained in this Agreement or take such remedial action as is considered necessary to correct a breach of the Agreement, whereupon all reasonable expenses whether arising out of the entry onto the Lands or from the performance of the covenants or remedial action, shall be a first lien on the Lands and be shown on any tax certificate issued under the *Assessment Act*;
- (c) The Municipality may by resolution discharge this Agreement whereupon this Agreement shall have no further force or effect and henceforth the development of the Lands shall conform with the provisions of the Land Use By-law; or
- (d) In addition to the above remedies, the Municipality reserves the right to pursue any other remedy under the *Halifax Regional Municipality Charter* or Common Law in order to ensure compliance with this Agreement.

IN WITNESS WHEREAS the said parties to these presents have hereunto set their hands and affixed their seals the day and year first above written.

SIGNED, SEALED AND DELIVERED in the presence of:

(Insert Registered Owner Name)

Witness

Per: _____

Print Name: _____

Date Signed: _____

=====

=====

SIGNED, DELIVERED AND ATTESTED to by the proper signing officers of Halifax Regional Municipality, duly authorized in that behalf, in the presence of:

HALIFAX REGIONAL MUNICIPALITY

Witness

Per: _____
MAYOR

Date signed: _____

Witness

Per: _____
MUNICIPAL CLERK

Date signed: _____

PROVINCE OF NOVA SCOTIA
COUNTY OF HALIFAX

On this _____ day of _____, A.D. 20____, before me, the subscriber personally came and appeared _____ a subscribing witness to the foregoing indenture who having been by me duly sworn, made oath and said that _____, _____ of the parties thereto, signed, sealed and delivered the same in his/her presence.

A Commissioner of the Supreme Court
of Nova Scotia

PROVINCE OF NOVA SCOTIA
COUNTY OF HALIFAX

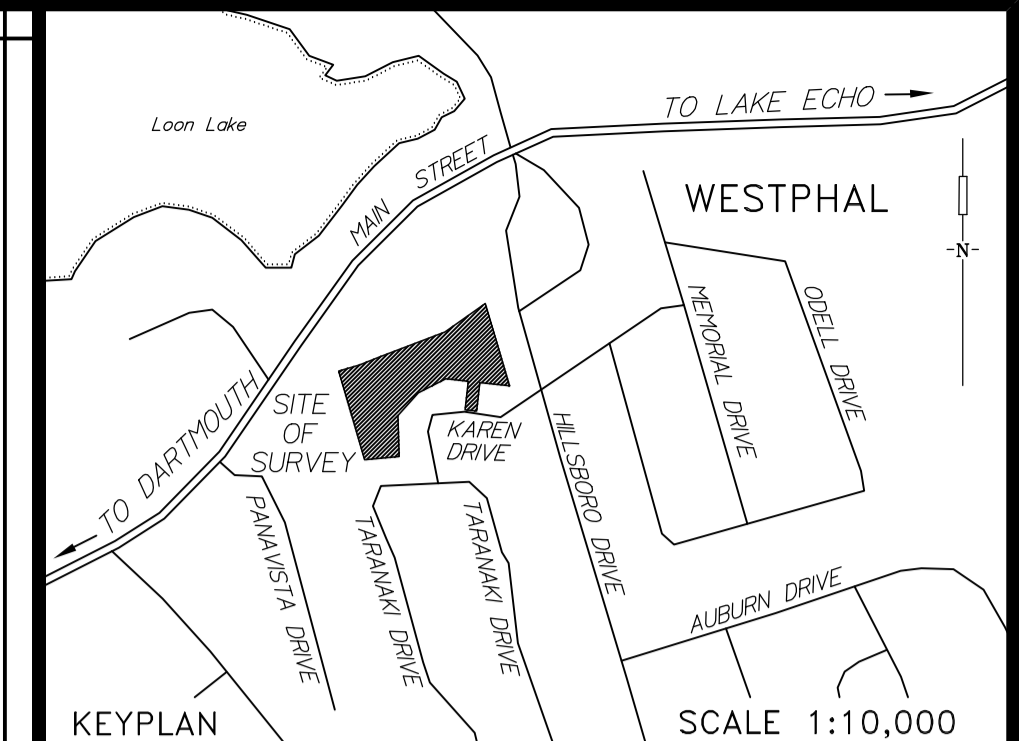
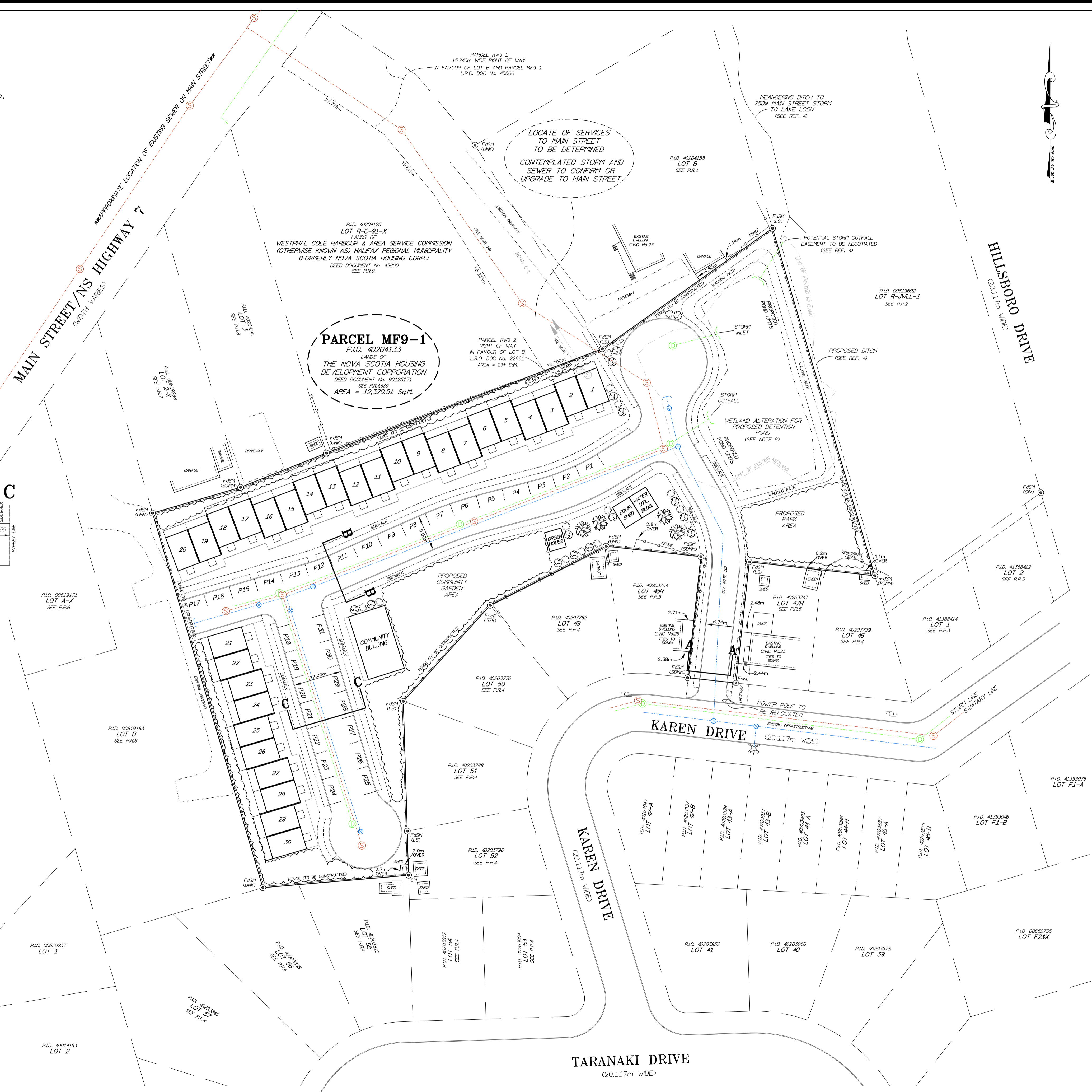
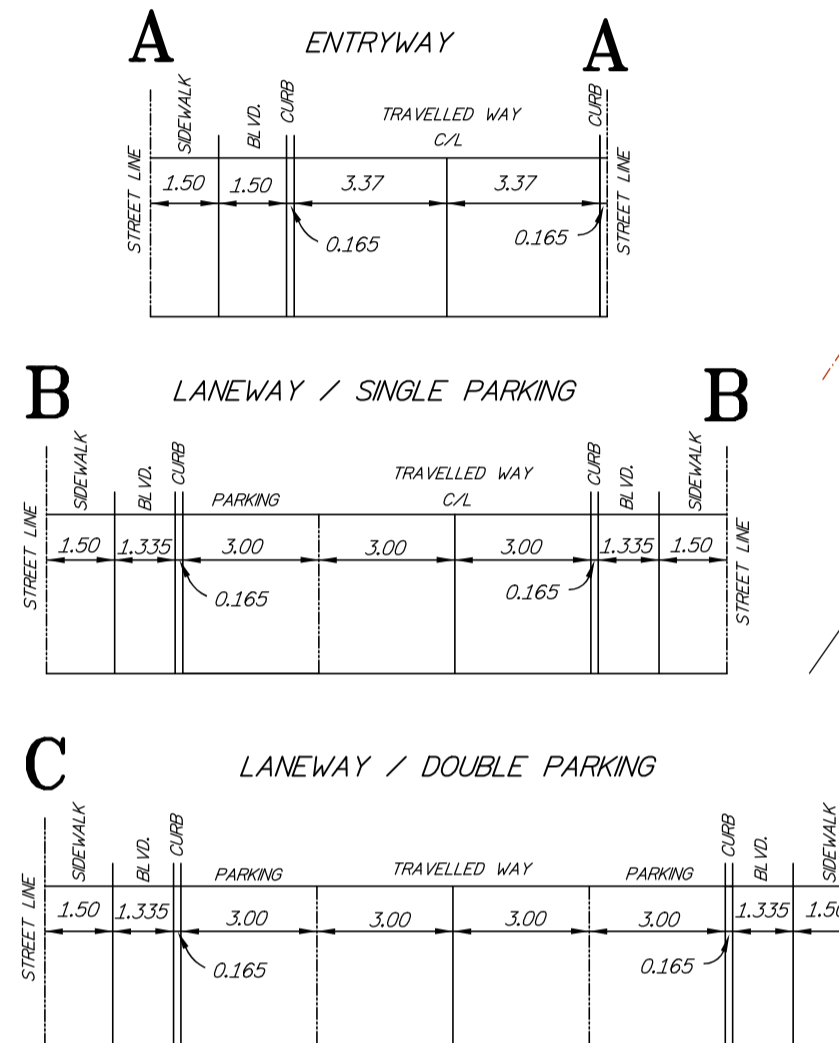
On this _____ day of _____, A.D. 20____, before me, the subscriber personally came and appeared _____ the subscribing witness to the foregoing indenture who being by me sworn, made oath, and said that Mike Savage, Mayor and Iain MacLean, Clerk of the Halifax Regional Municipality, signed the same and affixed the seal of the said Municipality thereto in his/her presence.

A Commissioner of the Supreme Court
of Nova Scotia

PLAN REFERENCES:

1. PLAN SHOWING SUBDIVISION OF LANDS OWNED BY JOHN GORDON BELL, AT WESTPHAL, HALIFAX COUNTY, SIGNED BY L. R. FEETHAM, P.L.S., DATED JULY 6, 1967, AND REGISTERED AS PLAN NUMBER 8377.
2. PLAN OF SURVEY OF LOT 15, BEING A SUBDIVISION OF LOT R-JWL-1, LANDS OF HILLSBORO HOLDINGS INC. SIGNED BY THOMAS F. GIOVANNETTI, N.S.L.S., DATED FEBRUARY 22, 2018, AND REGISTERED AS PLAN NUMBER 112623567.
3. PLAN OF SURVEY OF LOT 1, LOT 2, LOT 3, & LOT 4, BEING A SUBDIVISION OF LOT JWL-1 (PID 0819892) AND REMAINDER LOT R-JWL-2 (PID 40720153), LANDS CONVEYED TO J. WALTER LAHEY LTD., SIGNED BY THOMAS F. GIOVANNETTI, N.S.L.S., DATED FEBRUARY 14, 2014, AND REGISTERED AS PLAN NUMBER 103523967.
4. PLAN SHOWING SUBDIVISION, PHASE 9, FOREST HILLS LAND ASSEMBLY, THE NOVA SCOTIA HOUSING COMMISSION (REVISED), SIGNED BY FRANK LONGSTAFF, N.S.L.S., DATED FEBRUARY 10, 1977, AND REGISTERED AS PLAN NUMBER 18969.
5. PLAN SHOWING SUBDIVISION, PHASE 9, FOREST HILLS LAND ASSEMBLY, THE NOVA SCOTIA HOUSING COMMISSION (REVISED), SIGNED BY FRANK LONGSTAFF, N.S.L.S., DATED MAY 6, 1982, AND REGISTERED AS PLAN NUMBER 20125.
6. SUBDIVISION PLAN SHOWING A PORTION OF THE ESTATE OF THOMAS BELL, SIGNED BY H. K. WEDLOCK, P.L.S., DATED APRIL 16, 1960, AND REGISTERED AS PLAN NUMBER 4807.
7. PLAN SHOWING SUBDIVISION OF LANDS OWNED BY MR. JOHN G. BELL, AT WESTPHAL, HALIFAX COUNTY, SIGNED BY L. R. FEETHAM, P.L.S., DATED OCTOBER 26, 1963, AND REGISTERED AS PLAN NUMBER 7657.
8. PLAN SHOWING SUBDIVISION OF LANDS OWNED BY JOHN GORDON BELL, AT WESTPHAL, HALIFAX COUNTY, SIGNED BY L. R. FEETHAM, P.L.S., DATED JULY 6, 1967, AND REGISTERED AS PLAN NUMBER 8378.
9. PLAN SHOWING SUBDIVISION, PHASE 9, FOREST HILLS LAND ASSEMBLY, THE NOVA SCOTIA HOUSING COMMISSION, SIGNED BY FRANK LONGSTAFF, N.S.L.S., DATED NOVEMBER 3, 1976, AND REGISTERED AS PLAN NUMBER 18204.

ROAD DETAILS:



- NOTES:**
1. CONCEPT PLAN TO BE USED FOR INITIAL HRY DISCUSSIONS ONLY
 2. FINAL DESIGN TO BE A REFLECTION OF THE INTENDED DEVELOPMENT PERMIT PROCESS
 3. BUILDING FOOTPRINT ONLY SHOWS FINAL GRADE OF FOUNDATION STEPS/DOWNS TO BE DETERMINED
 4. ARCHITECTURAL AND LANDSCAPE SITE AGREEMENTS TO BE DETERMINED BASED ON FINAL GRADES
 5. ALL ELEVATIONS ARE CGVD2013
 6. CONTOUR INTERVALS AT 0.25m
 7. TRANSDUCER LOCATE REQUIRED FOR PIPE LOCATION TOWARDS MAIN STREET. STORM AND SEWER MANHOLES TO BE CONFIRMED
 8. POST-FLOWS TO EQUAL PRE-FLOWS, ACCOMMODATED BY THE RETENTION/DETENTION POND
 9. THE SURVEY WAS EXECUTED DURING THE PERIOD OF JULY 25, 2023 TO OCTOBER 2, 2023.
 10. DISTANCES SHOWN ON THIS PLAN ARE GRID DISTANCES AS DERIVED FROM GNSS OBSERVATIONS.
 11. 1:100 YEAR FLOOD LIMITS OF ANY AREA PRONE TO FLOODING CAN NOT BE MADE UNDER THE CERTIFICATION OR SEAL OF A NS LAND SURVEYOR AS IT IS CONSIDERED TO BE PROFESSIONAL ENGINEERING.
 12. OCCUPATION PREScriptive RIGHTS UNKNOWN
 13. UTILITY LOCATIONS SHOWN ARE PROPOSED ONLY. WATER MAIN TO BE 200mm, STORM AND SANITARY SEWER TO BE 300mm IN DEVELOPMENT PROCESS.
 14. POWER SERVICE LOCATION TO BE DETERMINED
 15. ALL UTILITY SERVICE SIZES SUBJECT TO CAPACITY REVIEW
 16. WATER, SEWER AND STORM SERVICES WILL BE SHOWN PENDING APPLICABLE CAPACITY STUDIES.

- REFERENCES:**
1. CIVIC PARKING AREAS ADVISORY DOCUMENT, ISBN 0-660-10199-8
 2. HALIFAX REGIONAL MUNICIPALITY PUBLIC WORKS AND TRANSPORTATION SERVICES - DESIGN GUIDELINES
 3. HALIFAX REGIONAL WATER COMMISSION - DESIGN SPECIFICATIONS - DRAWING HWSD-140
 4. SITE PLAN FOR TOPSOIL REMOVAL - CIVITECH ENGINEERING - JUNE 11, 2022

LEGEND:

LANDS DEALT WITH BY THIS SURVEY

OTHER LANDS

NOVA SCOTIA HIGH PRECISION MONUMENT

SURVEY MARKER

CONCRETE NAIL

FOUND

PLAN REFERENCE

PROPERTY IDENTIFICATION NUMBER

NOT TO SCALE

UNKNOWN

SERVANT (DUNBRACK HACKENZIE & MACDONALD LTD.)

CIVITECH ENGINEERING AND SURVEYING LTD.

FRANK LONGSTAFF, N.S.L.S.

FRED HUTCHINSON, N.S.L.S.

PROPERTY ONLINE

BUILDING

WATER VALVE, HYDRANT

UTILITY POLE

NOVA SCOTIA LAND SURVEYOR

SEWER MAN

STORM MAN

WATER MAN

LANDSCAPING AREA

STORM MANHOLE, SEWER MANHOLE

TREE, SHRUBS

GNSS SURVEY TYPE:	NRTK	SOURCE:	CanNet
COORDINATE SYSTEM INFORMATION			
HORIZONTAL DATUM:	NAD83 (CSRS)	EPOCH:	2010.0
VERTICAL DATUM:	CGVD2013	CALCULATED OFFSET BETWEEN CGVD28/CGVD2013	0.589m
M.T.M. ZONE 5 CENTRAL MERIDIAN 64° 30'			
COMBINED SCALE FACTOR AT THE SITE OF SURVEY: 0.999967			

CONCEPT SCHEMATIC FOR
PARCEL MF9-1 (P.I.D. 40204133)
LANDS CONVEYED TO
THE NOVA SCOTIA HOUSING DEVELOPMENT CORPORATION
KAREN DRIVE, WESTPHAL
HALIFAX REGIONAL MUNICIPALITY, NOVA SCOTIA

DATED THIS 17th DAY OF MAY, 2024

CIVITECH ENGINEERING & SURVEYING LIMITED
P.O. Box 3237, D.E.P.S., DARTMOUTH
NOVA SCOTIA, B2W 5G2, 434-4600

GRAPHIC SCALE

1 : 500

REVISION/REMARKS

NO.	DATE	SCALE:
1	MAY 31, 2024	1:500

DRAWN BY: K. SHEFFER | CHECKED BY: T. GIOVANNETTI | 23192CON4

**Attachment B –
Review of Relevant MPS Policies**

Suburban Housing Accelerator Secondary Municipal Planning Strategy	
6.7 TRANSITIONS TO THIS PLAN	
Policy	Staff Comments
<p>Policy IM-7 <i>Complete applications for development agreements on file with the Municipality located in the SHA Plan Area, which were received on or before May 7, 2024, shall continue to be considered under the policies in effect immediately prior to that date. Where any such application is withdrawn, significantly altered, or refused by Council, any new development applications shall be subject to all applicable requirements of this Plan and the Land Use By-law. Applications that have not proceeded to public hearing within 36 months of May 7, 2024 shall be subject to all applicable requirements of this Plan and the Land Use By-Law.</i></p>	<p>This application was deemed complete on April 16, 2024, therefore is eligible under this policy provision.</p>
Cole Harbour/Westphal Municipal Planning Strategy	
URBAN RESIDENTIAL DESIGNATION	
Policy	Staff Comments
<p><i>The Province of Nova Scotia owns a 3.1-acre site on Karen Drive (PID 40204133), in the Forest Hills development. The site is intended for either multiple unit housing or townhouses in order to address the need for seniors or affordable housing, to a maximum of 67 units. This plan supports the need to provide for such housing, and zoning will be put in place to recognize this intent. The development agreement process will be used by council to consider detailed plans for the site.</i></p>	
<p>Policy UR-13 <i>The 3.1-acre site on Karen Drive is intended for residential development either in the form of townhouses or low-rise multiple unit dwellings, in support of Provincial goals to provide seniors-oriented and/or affordable housing. Development on the site shall be consider through the development agreement process. Townhouse developments shall be considered</i></p>	<p>A residential development is proposed through both multiple unit housing and the Shared Housing policies outlined below. The proposal intends to support Provincial goals to provide affordable housing.</p>

<p><i>pursuant to Policy UR-8. Multiple unit housing shall be considered pursuant to UR-10, notwithstanding that policy's normal requirement for frontage on a collector street. Shared housing (RC-Aug 9/22;E-Sep 15/22) shall be considered under Policies UR-15A and UR-15B (RC-Aug 9/22;E-Sep 15/22).</i></p>	
<p>Policy UR-15A <i>Council supports the development of complete communities with housing resources that are appropriate and adequate for current and future residents. Developing shared housing with special care projects will support diversity and inclusion, aging in place or community and housing choice. Notwithstanding Policy UR-2, within any Designation, it shall be the intention of Council to consider, by development agreement, permitting shared housing with special care at larger scale than would be permitted in the underlying zone. In considering a development agreement, Council shall have regard for the following:</i></p>	
<p><i>(a) the provisions to mitigate the land use impacts on adjacent land uses, in terms of setbacks, building scale and design, and buffering;</i></p>	<p>The proposed site design mitigates the land use impacts on adjacent land uses by generally adhering to the development standards that are applicable to the adjacent land uses (R-1 Zone of the Cole Harbour/Westphal LUB). The development will consist of one-storey residential units housed in a row house form (low-rise multiple unit dwellings) of which the maximum height will not exceed the thirty-five feet height maximum of the R-1 Zone. The building setbacks are generally in line with R-1 Zone required eight-foot side and rear yard, except in some locations along the northern part of the site where portions of the building are as close as 4.7 feet. This variation is considered acceptable as fencing and landscaping will assist in buffering the development.</p>
<p><i>(b) the location of off-street parking and loading facilities, driveway accesses, walkways or other means of pedestrian access, landscaping, planting or retention of trees, outdoor lighting, storage of solid waste, and signs;</i></p>	<p>The development agreement requires 15 parking spaces, including visitor parking spaces, to be located along the driveways. Turnaround facilities have been provided for emergency vehicles. Driveway and pedestrian accesses are located off Karen Drive. An additional pedestrian access could be achieved over the neighbouring HRM owned lot (PID 40204125) which is achievable through an existing Right-Of-Way agreement on the lands in favour of the subject parcel. The agreement outlines landscaping locations and standards designed to buffer the development from adjacent land uses and enhance the site by</p>

	<p>increasing functionality, beauty, and environmental quality. The site will also be fenced to improve privacy and deter pedestrian movement at undesirable locations. The agreement requires that all lighting be directed to driveways, building entrances, and walkways and to divert the light away from streets and abutting properties. Waste and recycling containers shall be designed in accordance with By-law S-600 and be fully screened from view the street or neighbouring properties. The agreement requires signage to follow the regulations of the LUB.</p>
<p><i>(c) grading, sedimentation and erosion control, and stormwater management;</i></p>	<p>The development agreement requires a stormwater management plan, erosion and sediment control plan, and a site disturbance plan be submitted prior to commencement of any site work to ensure all municipal and provincial standards are met at permitting.</p>
<p><i>(d) that open space, outdoor amenities and parking areas that incorporate design features which provides accessibility for all abilities, such as wide walkways or the use of non-slip surfaces;</i></p>	<p>The development agreement mandates the development of a pedestrian network across the site, with a minimum width of 1.5 meters and a maximum slope of 2%. This ensures accessibility for people of all abilities, as well as safe pedestrian movement and connectivity. Parking areas are required to be hard surfaced with their limits defined by a curb. The amenity building is required to provide accessible entrance. Lastly, the agreement requires the Developer to keep all parts of the development on the property in good condition.</p>
<p><i>(e) proximity of the site to commercial and community facilities, where such facilities are available in the immediate area, or consideration of the provision of such services on the site of the development;</i></p>	<p>The site is located near the Forest Hills Parkway and Main Street (Highway 7) intersection where several commercial businesses, including a grocery store, are located. The nearest community centre would be Cole Harbour Place, which has a library, pool, rink, community space, and outdoor park facilities. The applicant has stated they do provide community services to their tenants, and as such, community facilities. A separate building is proposed to offer support services, such as medical clinics, health and exercise programs, employment initiatives, and veteran support services. To align with the underlying Land Use By-law (Suburban Housing Accelerator LUB), the agreement will reference Institutional Uses, as</p>

	<p>these bests correspond with the Community Facilities uses outlined in the Cole Harbour/Westphal LUB.</p>
<p><i>(f) proximity of the site to public transit, where the service is provided;</i></p>	<p>Route 68 and Route 168A/B can be accessed by stops on Hillsboro Drive, near the intersection with Karen Drive. Route 161 and 61 can be accessed by stops on Main Street (Highway 7) in close proximity to the site.</p>
<p><i>(g) that there is sufficient indoor and outdoor common amenity space for residents;</i></p>	<p>Sufficient indoor and outdoor common amenity spaces is provided. The development agreement requires 565 square meters of amenity space, with 420 square meters delineated as outdoor space, including a community garden and a passive park area. The indoor amenity space will be housed in a separate building that can also accommodate social events, and offer support services, such as medical clinics, health and exercise programs, employment initiatives, and veteran support services.</p>
<p><i>(h) the general maintenance of the development;</i></p>	<p>The development agreement requires the Developer to keep all parts of the development on the property in good condition. This includes maintaining the buildings, fences, walkways, parking lots, driveways, and landscaping. They are also responsible for replacing damaged or dead plants, litter control, garbage removal, and snow and ice management, including salting walkways and driveways.</p>
<p><i>(i) the impact of the proposed use on the existing road network in terms of traffic generation and vehicular and pedestrian safety;</i></p>	<p>A Traffic Impact Statement was submitted by the applicant. The findings of the traffic analysis suggest the traffic volumes generated by the development are considered within the volume guidelines for local road network and the site-generated trips are expected to have a marginal impact on the operations during peak travel periods. HRM Traffic Management and HRM Engineering have reviewed the analysis and accepted its findings.</p>
<p><i>(j) the adequacy of wastewater facilities and water systems;</i></p>	<p>Halifax Water did not identify any significant issues. The developer will be required to provide evidence at the building permit stage that sufficient capacity exists in the local wastewater system. Any necessary upgrades to the wastewater system will be the responsibility of the developer.</p>

<p><i>(k) the housing needs of the local community;</i></p>	<p>In a 2023 rental market survey, Canada Mortgage and Housing Corporation indicated that Dartmouth East has a vacancy rate of 1.8%. More housing is needed, particularly affordable housing and housing that provides support services to persons with disabilities. Dartmouth East is the area bounded by Micmac Lake and Lake Charles to the west, Highway 111, Halifax Harbour to Hartlen Point to the south, Cow Bay and Cole Harbour to the east and Ross Road, Lake Major Road, Lake Major and Spider Lake to the north.</p> <p>Affirmative Ventures Association is a not-for-profit organization that supports individuals with disabilities in Nova Scotia as they work toward joining the workforce and living independently. The goal of this development is to create safe and affordable housing for low-income individuals, including those living with mental health challenges, seniors, and veterans in need of housing. The housing will consist of individual dwelling units, each under separate leases.</p>
<p><i>(l) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses and wetlands and susceptibility to flooding; and</i></p>	<p>The proposed site is suitable in terms of the steepness of slope. The subject site is not impacted by any watercourse, marsh, swamp, or bog. Staff is not aware of any soil or geological conditions on the subject site that would negatively impact the proposed development or abutting properties.</p>
<p><i>(m) the provisions of Policy IM-11</i></p>	<p>See below.</p>
<p>Policy UR-15B <i>In addition to Policy UR 15A, where a shared housing with special care use is to be provided in multiple buildings on one lot:</i></p>	
<p><i>(a) the development must be designed in a campus-style form and provide indoor common shared space for residents; and</i></p>	<p>A campus style form is provided with units facing inward towards the shared driveway. Indoor common shared space is provided through a separate amenity building which is described above.</p>
<p><i>(b) a minimum of 10 shared housing bedrooms must be provided in each building.</i></p>	<p>The residential units are provided in row house form with each row house building providing a minimum of 10 shared housing bedrooms.</p>
<p>Policy UR-10</p>	

<p><i>Notwithstanding Policies UR-2 and UR-9, within the Urban Residential Designation, it shall be the intention of Council to consider multiple unit dwellings over six (6) dwelling units, according to the development agreement provisions of the Planning Act. In considering such an agreement, Council shall have regard to the following:</i></p>	
<p><i>(a) the adequacy of separation distances from low density residential developments;</i></p>	<p>The site design considers the surrounding low density residential developments by strategically positioning the buildings to maximize separation between the proposed development and the existing low-density areas.</p>
<p><i>(b) that the height, bulk, lot coverage and appearance of any building is compatible with adjacent land uses;</i></p>	<p>The proposed building design minimizes land use impacts on neighboring properties by largely adhering to the development standards applicable to the adjacent R-1 Zone of the Cole Harbour/Westphal LUB. The development consists of one-story residential units arranged in two row house forms. Building setbacks generally align with the R-1 Zone's required 2.43-meter side and rear yard setbacks, except in certain areas along the northern part of the site, where some sections of the building are as close as 1.2 meters. This reduction is considered acceptable, as fencing and landscaping will help buffer the development.</p>
<p><i>(c) that site design features, including landscaping, amenity areas, parking areas and driveways, are of an adequate size and design to address potential impacts on adjacent development and to provide for the needs of residents of the development;</i></p>	<p>The development agreement requires 15 parking spaces, including visitor parking spaces, to be located along the driveways. Turnaround facilities have been provided for emergency vehicles. Driveway and pedestrian accesses are located off Karen Drive. An additional pedestrian access could be achieved over the neighbouring HRM owned lot (PID 40204125) which is achievable through an existing Right-Of-Way agreement on the lands in favour of the subject parcel. The agreement outlines landscaping locations and standards designed to buffer the development from adjacent land uses and enhance the site by increasing functionality, beauty, and environmental quality. The site will also be fenced to improve privacy and deter pedestrian movement at undesirable locations. The agreement requires that all lighting be directed to driveways, building entrances, and walkways and to divert the light away from streets and abutting properties. Waste and recycling containers shall be designed in accordance with</p>

	By-law S-600 and be fully screened from view the street or neighbouring properties.
<i>(d) preference for a site in close proximity to community facilities such as school, recreation areas and transit routes;</i>	The site is located near the Forest Hills Parkway and Main Street (Highway 7) intersection where several commercial businesses, including a grocery store, are located. The nearest community centre would be Cole Harbour Place, which has a library, pool, rink, community space, and outdoor park facilities. Route 68 and Route 168A/B can be accessed by stops on Hillsboro Drive, near the intersection with Karen Drive. Route 161 and 61 can be accessed by stops on Main Street (Highway 7) in close proximity to the site.
<i>(e) that municipal central services are available and capable of supporting the development;</i>	Halifax Water did not identify any significant issues. The developer will be required to provide evidence at the building permit stage that sufficient capacity exists in the local wastewater system. Any necessary upgrades to the wastewater system will be the responsibility of the developer.
<i>(f) that appropriate controls are established to address environmental concerns, including stormwater controls;</i>	The development agreement requires a stormwater management plan, erosion and sediment control plan, and a site disturbance plan be submitted prior to commencement of any site work to ensure all municipal and provincial standards are met at permitting.
<i>(g) that the development has direct access to a minor or major collector as defined on Map 3 - Transportation</i>	Not applicable as per Policy UR-13.
<i>(h) the impact on traffic circulation and, in particular, sighting distances and entrances and exits to the site;</i>	A traffic impact statement was submitted by the applicant. The findings of the traffic analysis suggest the traffic volumes generated by the development are considered within the volume guidelines for local road network and the site-generated trips are expected to have a marginal impact on the operations during peak travel periods. HRM Traffic Management and HRM Engineering have reviewed the analysis and accepted its findings.
<i>(i) general maintenance of the development;</i>	The development agreement requires the Developer to keep all parts of the development on the property in good condition. This includes maintaining the buildings, fences, walkways, parking lots, driveways, and landscaping. They

	are also responsible for replacing damaged or dead plants, litter control, garbage removal, and snow and ice management, including salting walkways and driveways.
<i>(j) the effect of the development on the overall housing mixture within the community;</i>	<p>In a 2023 rental market survey, Canada Mortgage and Housing Corporation indicated that Dartmouth East has a vacancy rate of 1.8%. More housing is needed, particularly affordable housing and housing that provides support services to persons with disabilities. Dartmouth East is the area bounded by Micmac Lake and Lake Charles to the west, Highway 111, Halifax Harbour to Hartlen Point to the south, Cow Bay and Cole Harbour to the east and Ross Road, Lake Major Road, Lake Major and Spider Lake to the north.</p> <p>Affirmative Ventures Association is a not-for-profit organization that supports individuals with disabilities in Nova Scotia as they work toward joining the workforce and living independently. The goal of this development is to create safe and affordable housing for low-income individuals, including those living with mental health challenges, seniors, and veterans in need of housing. The housing will consist of individual dwelling units, each under separate leases.</p>
<i>(k) and the provisions of Policy IM-11</i>	See below.

IMPLEMENTATION

Policy IM-11
In considering amendments to the land use by-law or development agreements, in addition to all other criteria as set out in various policies of this planning strategy, Cole Harbour/Westphal Community Council shall have appropriate regard to the following matters:

<i>(a) that the proposal is in conformity with the intent of this planning strategy and with the requirements of all other municipal by-laws and regulations;</i>	Prior to the property being included under the new Suburban Housing Accelerator SMPS, the Cole Harbour/Westphal MPS has designated the land as Urban Residential. The intent of the Urban Residential designation is to recognize the existing residential environment while providing for a variety of housing types and densities as the community continues to grow and evolve. The lands were zoned R-4 which allows for a variety of residential land uses
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	<p>including multiple unit dwellings of 6 units or Shared Housing of 15 bedrooms. Site specific policy was created in 2011 to allow for the consideration of a residential development on this site.</p> <p>Under the Suburban Housing Accelerator SMPS the property is designated and zoned HA (Housing Accelerator). The intent of the HA designation is to quickly remove policy barriers to the development of additional small multi-unit housing types which can fill the gap between single unit dwellings and high-density dwellings (also called “missing middle”). The initiative also builds on the recent Regional Plan review process by providing opportunities for more density close to proposed rapid transit routes and post-secondary institutions.</p> <p>To achieve this intent, the property is zoned Housing Accelerator (HA). The HA Zone permits a broad range of uses, inclusive of residential uses ranging from single unit dwellings, townhouses to multi-unit dwellings, small scale commercial uses, and institutional uses. A Shared Housing with Special Care Use is also a permitted use within the HA Zone.</p> <p>It is the position of staff that the proposal is generally in conformance with the policies and intent of both the Cole Harbour/Westphal MPS and Suburban Housing Accelerator SMPS.</p>
<p><i>(b) that the proposal is not premature or inappropriate by reason of:</i></p> <ul style="list-style-type: none"> <i>(i) the financial capability of the Municipality to absorb any costs relating to the development;</i> <i>(ii) the adequacy of sewer and water services;</i> <i>(iii) the adequacy or proximity of school, recreation and other community facilities;</i> <i>(iv) the adequacy of road networks leading or adjacent to or within the development; and</i> <i>(v) the potential for damage to or destruction of designated historic buildings and sites</i> 	<ul style="list-style-type: none"> (i) The Municipality will not be financially responsible for costs associated with this development. The subject site is well served by existing municipal infrastructure. Any cost to upgrade municipal infrastructure, to accommodate the project, will be the responsibility of the developer. (ii) Halifax Water did not identify any significant issues. The developer will be required to provide evidence at the building permit stage that sufficient capacity exists in the local wastewater system. Any necessary upgrades to the wastewater system will be the responsibility of the developer. (iii) The nearest community centre would be Cole Harbour Place, which has a library, pool, rink and community space. It also provides

	<p>outdoor park use around Cole Harbour Place. This site is located within the Auburn family of schools. This development will primarily accommodate single tenants. Affirmative Ventures has confirmed that the units will not be rented to families. HRCE has informed HRM that they do not have any issues with regards to capacity to accommodate student yield within the schools impacted by this development.</p> <p>(iv) A traffic impact statement was submitted by the applicant. The findings of the traffic analysis suggest the traffic volumes generated by the development are considered within the volume guidelines for local road network and the site-generated trips are expected to have a marginal impact on the operations during peak travel periods. HRM Traffic Management and HRM Engineering have reviewed the analysis and accepted its findings.</p> <p>(v) There are no heritage resources in proximity to this development. According to the Regional Plan, Map 9, the lands do not appear to be within an area of elevated archeological interest. An archaeological monitoring and protection clause is included in the agreement requiring the developer to contact the Coordinator of Special Places of the Nova Scotia Department of Communities, Culture and Heritage should artefacts be found.</p>
<p><i>(c) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:</i></p> <ul style="list-style-type: none"> <i>(i) type of use;</i> <i>(ii) height, bulk and lot coverage of any proposed building;</i> <i>(iii) traffic generation, access to and egress from the site, and parking;</i> <i>(iv) open storage;</i> <i>(v) signs; and</i> <i>(vi) any other relevant matter of planning concern.</i> 	<p>Controls for these elements are contained throughout the proposed development agreement, as follow:</p> <ul style="list-style-type: none"> • Use (Section 3.3) • Height, bulk, lot coverage (Section 3.4 and Schedule B) • Traffic, access/egress, and parking (Sections 3.6 and Schedule B) • Open storage (Sections 3.9, 3.12, and 4.3) • Signs (Section 3.10) • Landscaping (Section 3.8) <p>Staff believes there are adequate controls to reduce conflict with adjacent or nearby uses.</p>
<p><i>(d) that the proposed site is suitable in terms of steepness of grades, soil and geological conditions, locations of</i></p>	<p>The proposed site is suitable in terms of the steepness of slope. The subject site is not impacted by any watercourse, marsh, swamp,</p>

<p><i>watercourses, potable water supplies, marshes or bogs and susceptibility to flooding; and</i></p>	<p>or bog. Staff is not aware of any soil or geological conditions on the subject site that would negatively impact the proposed development or abutting properties.</p>
<p><i>(e) any other relevant matter of planning concern.</i></p>	<p>None.</p>
<p><i>(f) Within any designation, where a holding zone has been established pursuant to “Infrastructure Charges - Policy IC-6”, Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the “Infrastructure Charges” Policies of this MPS.</i></p>	<p>Not applicable as the property is not located within the Holding Zone.</p>

Halifax Regional Municipal Planning Strategy (Regional Plan)

CHAPTER 3: SETTLEMENT AND HOUSING

3.2 Land Use Designations

3.3 PLANNING AND DESIGN FOR GROWTH CENTRES

Tables 3-1 and 3-2 outline the types of centres intended for the Urban Settlement and Rural Commuter Designations respectively and the associated design characteristics which are to be supported when preparing secondary planning strategies. Table 3-3 lists other Rural Centres which are no longer targeted for growth, but will continue to be recognized for their role in the rural settlement pattern. Directives for preparing a secondary planning strategy for the Regional Centre are found under Chapter 6.

Table 3-1: Future Characteristics of Urban Settlement Growth Centres

Map 1: Settlement and Transportation
This property falls within the Westphal Future Growth Centre identified on Map 1. Table 3-1 of the Regional Plan lists intended future characteristics of Urban Settlement Growth Centres.

Westphal Urban Local Growth Centre

Staff advise that this request is supported and reasonably consistent with the Regional Plan Growth Centre intentions of the Westphal Urban Local Growth Centre. The proposal contributes to the desired mix by providing low density and small institutional uses in an established neighbourhood. Street parking is provided while also providing amenity/green space and walkways that allow for access to AT routes and public sidewalks, which helps the interconnection of private and public open space while also providing a mid block connection to Main Street for ease of walkability. In addition, the amenity space provides for the provisions for food security through the community garden.

<p><i>Characteristics intended for the Westphal centre which are applicable to this request include:</i></p> <ul style="list-style-type: none"> • <i>Mix of low, medium and high density residential, small office, small institutional and convenience commercial uses</i> • <i>In established residential neighbourhoods, low to medium density residential uses</i> • <i>Street, or rear yard parking wherever possible</i> • <i>Access to AT (Active Transportation) routes</i> • <i>Interconnected private and public open space</i> • <i>Short interconnected blocks for ease of walkability</i> • <i>Provisions for food security</i> 	
<p>S-31 <i>Where Provincial strategies or programs are made in support of affordable housing, HRM may consider means to further or complement such strategies or programs through its programs, policies or regulations.</i></p>	<p>In 2011, site specific amendments to the Community Plan were approved that allow for a residential development on the lands in support of Provincial goals to provide affordable housing (Policy UR-13). Affirmative Ventures Association's proposal is under the Land for Housing Program, with the intention of developing the affordable housing units.</p>
<p>S-39 <i>HRM supports the development of complete communities with housing resources that are appropriate and adequate for current and future residents. While community plans and land use by-laws have traditionally used varying terms to describe different household forms such as special care facilities, transitional housing or single room occupancies, HRM has adopted the term shared housing to describe such uses. Shared housing use is a broad term that describes a variety of household forms where housing is shared by a group of individuals living under separate leases or agreements where support services may or may not be provided. In supporting the</i></p>	<p>This proposal is considered a shared housing with special care in the form of low-rise multiple unit dwellings, both of which are permitted under the site-specific enabling policy. This application is made under c).</p>

<p><i>provision of shared housing uses HRM (a) shall, through the applicable land use by-laws, permit shared housing forms in all zones that permit residential uses at a scale and density that is compatible with the intent of the applicable zones. Additional controls beyond those for dwelling units shall be minimized to reduce regulatory barriers for shared housing developments; (b) through the applicable land use by-laws, may permit shared housing in institutional zones at a scale and density that is compatible with surrounding uses; and (c) may, through the applicable land use by-laws and secondary planning strategies, permit shared housing uses through a development agreement at a larger scale than would be permitted by the zone or in zones that do not permit residential uses.</i></p>	
<p>S-40 <i>Shared housing with special care is a form of shared housing use that is designed to provide a level of care to residents with cognitive, physical or behavioural limitations. It shall be the intention of Council to replace, within existing secondary planning strategies, references to residential care facilities, nursing homes, long term care, assisted care or housing targeted towards seniors housing with the term shared housing with special care.</i></p>	<p>This proposal is considered a shared housing with special care use. Affirmative Ventures Association is a not-for-profit organization that supports individuals with disabilities in Nova Scotia as they work toward joining the workforce and living independently. The goal of this development is to create safe and affordable housing for low-income individuals, including those living with mental health challenges, seniors, and veterans in need of housing. The housing will consist of individual dwelling units, each under separate leases. The development includes a separate building that can offer support services, such as medical clinics, health and exercise programs, employment initiatives, and veteran support services. It is important to note, the proposed development is both a share housing with special care land use and low-rise multiple unit dwellings, both of which are residential form of housing permitted under the site specific enabling policy.</p>
<p>9.6 PRIORITIES PLANS</p>	
<p><i>Since the adoption of this Plan in 2014, Regional Council has approved several priority plans including the Integrated Mobility Plan, Halifax Green Network Plan, HalifACT, and Halifax’s Inclusive Economic Strategy 2022-2027. The second review of this Plan began in 2020 and is expected to be readopted by Regional Council in 2023. The review will revise the policies of this Plan to ensure they are consistent with the priorities plans as approved.</i></p>	

In the interim, this Plan supports the priorities plans which are actively used by staff to guide ongoing work.

G-14A *In considering development agreements or amendments to development agreements, or any proposed amendments to the Regional Plan, secondary planning strategies, or land use by-laws, in addition to the policies of this Plan, HRM shall consider the objectives, policies and actions of the priorities plans approved by Regional Council since 2014, including:*
(a) The Integrated Mobility Plan;
(b) Halifax Green Network Plan;
(c) HalifACT;
(d) Halifax's Inclusive Economic Strategy 2022-2027; and
(e) any other priority plan approved by Regional Council while this policy is in Effect

The proposed development aligns with the various priority plans as per the following:

- integrating climate change implications into land use planning policies and process by reducing sprawl and efficiently using transportation systems (Action 23 HalifACT); and
- increasing housing stock to accommodate the growing population in Halifax (Strategic Objective 1.6 Halifax's Inclusive Economic Strategy 2022-2027).



Attachment C: Public Information Meeting Summary (PLANAPP 2024-00160)

The following does not represent a verbatim record of the proceedings of this meeting.

Wednesday, June 26, 2024

6:00 p.m.

Cole Harbour Place, (51 Forest Hills Parkway, Cole Harbour, NS) – Harbour Room

STAFF IN

ATTENDANCE: Dean MacDougall, Planner III, HRM Planning
Haley Faulkner, Processing Coordinator - Development, HRM Planning
Justin Chang, Planning Information Analyst, Planning Information Services
Shannon England, Planning Information Analyst, Planning Information Services

ALSO IN

ATTENDANCE: Julie Gosse – Affirmative Ventures Association
Laurie Edgar - Affirmative Ventures Association
Trish Purdy – Councillor, District 4

PUBLIC IN

ATTENDANCE: Approximately: 34

1. Call to order and Introductions – Dean MacDougall, Planner

Case 2024-00160: Application by Affirmative Ventures Association requesting a development agreement to allow the construction of a residential development off Karen Drive, Westphal (PID 40204133).

Mr. MacDougall introduced himself as the Planner and Facilitator guiding Affirmative Ventures Association through the planning process.

2. Presentations

2a) Presentation by HRM Staff – Dean MacDougall

Mr. MacDougall presentation included information on the following:

- (a) the purpose of the meeting including to share information and collect public feedback about the proposal - no decisions were made at this meeting.
- (b) the role of HRM staff through the planning process.
- (c) a brief description of the application including site context, explanation of what a development agreement is, proposed site plan, proposed changes, policy and By-law overview, policy consideration.
- (d) and status of the application.

2b) Presentation by Julie Gosse – Affirmative Ventures Association

Mrs. Gosse presented information about development agreement to allow the construction of a low-density residential development off Karen Dr. (PID 40204133).

3. Questions and Comments

Mr. MacDougall welcomed attendees to ask questions to staff and the presenters and provide their feedback, including what they liked and disliked about the proposal.

- i. **Mitchell Proctor – Karen Dr. Westphal:**
 Wanted to know if the residents have stable mental health? Additionally, will this be disruptive to the neighbourhood, and will this decrease their property value?
Mrs. Gosse along with Laurie Edgar (Director of Operations) responded stating that they have 18 years of successful experience with housing and employment. There will be a close connection to a mental health team with wrap around support.
Mr. MacDougall responded to the property value question stating that Mr. Proctor will need to reach out to Property Valuation Services as HRM does not handle property valuation.
- ii. **Don Brown – Main St. Westphal:**
 What is the plan for winter maintenance and snow removal? Will it be carted away and who will be responsible for the maintenance?
Mrs. Gosse responded stating that Property Maintenance will be done in house by Affirmative Ventures Association. It will not be contracted out. The team as well as residents will work together to maintain the property. This also contributes to the residents' work experience, and they will receive compensation for doing maintenance work as well. There is also capacity on site for large amounts of snow but will be able to cart it away if needed. Mrs. Gosse invited attendees to visit one of the other Affirmative Ventures properties.
Mr. MacDougall spoke to the Development Agreement aspect stating that Maintenance will be written into the Development Agreement about keeping the site well maintained.
- iii. **Katherine Ketty – Main St. Westphal:**
 Will this property be fenced in? What will prevent people from cutting through the rear properties and will you be removing trees?
Mrs. Gosse responded stating that the property will be fenced in with a 6ft fence while keeping the landscape as natural as possible.
Mr. MacDougall responded stating that the province sold the land behind Fire Station 17 which allows deeded access through to Main St. via a walkway which will be the only rear access point. The goal is to have the rest of the perimeter will be fenced in while removing as few trees as possible.
- iv. **Debbie Baker – Main St. Westphal:**
 Requesting the entire rear property line be fenced in. Does not want people cutting through their properties. Concerns about the foot traffic through the pathway. Who is responsible for maintaining the fencing?
Mrs. Gosse stated they plan to construct a fence around the entire property, aside from the deeded walkway.
Mr. MacDougall stated that the Development Agreement will require fencing around the entire property as well as a clause stating that there will be checks through the permit process to confirm the fence has been installed as per the Development Agreement. There will be Maintenance requirements within the Development Agreement as well.
- v. **Arlene Shepard – Karen Dr. Westphal:**
 Concerns about the driveway/roadway cutting into their property. There have also been many accidents due to the sharp turn coming into the proposed driveway for the development. How will the grading work?
Mr. MacDougall stated that the driveway will be 20ft within the property boundary. There will also be fencing, and clear signage posted showing the entrance. Also referred to the traffic study that will be done to ensure that there is capacity for vehicles to safely access the property during peak traffic hours.
Mrs. Gosse confirmed that they are currently working with their engineering team to develop a grading plan. Stated that this will not impede on adjacent properties.

vi. **Darlene Mah – Karen Dr. Westphal:**

Worried about the noise from Fire Station 17 and Parkway Auto triggering residents with mental health issues. What will be done to prevent these triggers and ensure safety?

Mrs. Gosse stated that the rear units will be sound proofed to mitigate noise. As well as having supports and resources available to the residents. Mrs. Gosse invited the attendees to have discussions with some of the potential and existing residents of the project that were in attendance this evening.

vii. **Stewart MacDonald – Karen Dr. Westphal:**

Concerned about line of sight around the sharp turn with the additional traffic. As well as limited street parking for guests on Karen Dr. Will there be any street parking changes? Why wasn't there access via Hillsboro?

Mr. MacDougall responded referencing that the traffic study did not recommend any parking changes. Street parking will remain.

Mrs. Gosse stated that they hope in the future to be able to purchase the vacant land in the future to provide additional access to the property through Hillsboro. Mrs. Gosse also stated that there will be additional parking at the community building on site.

viii. **Calinda Brown – Main St. Westphal:**

Can you describe the vetting process that residents will go through?

Mrs. Gosse explained that they receive recommendations from Vets Canada and Army/Navy. Affirmative Ventures also has their own vetting process. They also select tenants that have already gone through Affirmative Ventures programs who are on their way to independent living. Karen Dr. will be a fully independent living space with supports available whenever required.

ix. **Dean Ciufu – Taranaki Dr. Westphal:**

Will the rents be truly affordable? Does the rent cap of \$595 and \$750 rental prices include all utilities?

Mrs. Gosse stated that there will be heat pumps and high efficiency water units. Water will be included in the rent; however, power will be paid by the residents. Fridges and stove will be provided as well.

x. **Gillian Duhart – Karen Dr. Westphal:**

The plan that is currently on the community sign is not the same as this proposal. What will guarantee that the plan will not continue to change from 5 units to 30 units and beyond?

Mr. MacDougall stated that the Development Agreement will require blocks of 10 dwelling units. HRM required Mrs. Gosse to change the original plan to this current proposal. The only future changes will be based on the publics and councils' feedback.

4. **Closing Comments**

Mr. MacDougall & Mrs. Gosse thanked everyone for their participation in the meeting and provided contact information for additional questions and comments.

5. **Adjournment**

The meeting adjourned at approximately 7:15 p.m.



Department of Municipal Affairs and Housing
Maritime Centre
1505 Barrington Street, Suite 14N
Halifax, NS B3J 3K5

September 25, 2024

Halifax Planning and Development
Suite 300 - Duke Tower
5251 Duke Street
Halifax, NS, B3J 1P3

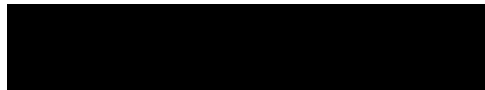
Re: Parcel MF9-1, Karen Drive, Westphal, NS (PID 40204133)

To whom it may concern,

This letter is to confirm that the Department of Municipal Affairs and Housing permits Affirmative Ventures Association through their consultant, CivTech Engineering & Surveying Limited, to apply for a Development Agreement at Parcel MF9-1, Karen Drive, Westphal (PID: 40204133) on our behalf. The property is owned by the Province of Nova Scotia, in care of the Department of Municipal Affairs and Housing.

Should you have any questions or concerns, please do not hesitate to contact me.

Regards,



Darren Melanson
Manager, Real Property
T: (902) 266-7473
darren.melanson@novascotia.ca