

October 17, 2024

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Item 4.1.1

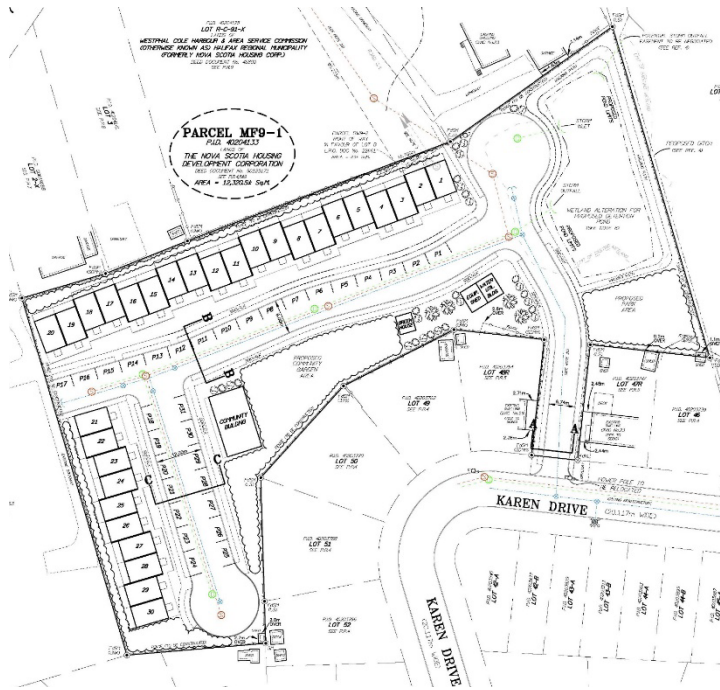
Public Hearing

PLANAPP-2024-00160

Development Agreement for lands off Karen
Drive, Westphal

Harbour East Marine Drive Community Council

Proposed Development



Applicant: Affirmative Ventures Association

Location: Lands off Karen Drive, Westphal

Proposal: 30-unit Row House Style Residential Development

Type of Application: Development Agreement

Site Context



General Site location in Red



Site Boundaries in Red

Site Photos/Neighbourhood Context



Planning Policy Overview

Regional Plan &
Subdivision By-law

Community Plan

Land Use By-law
(Zoning)

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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.

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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

Regional Plan &
Subdivision By-law

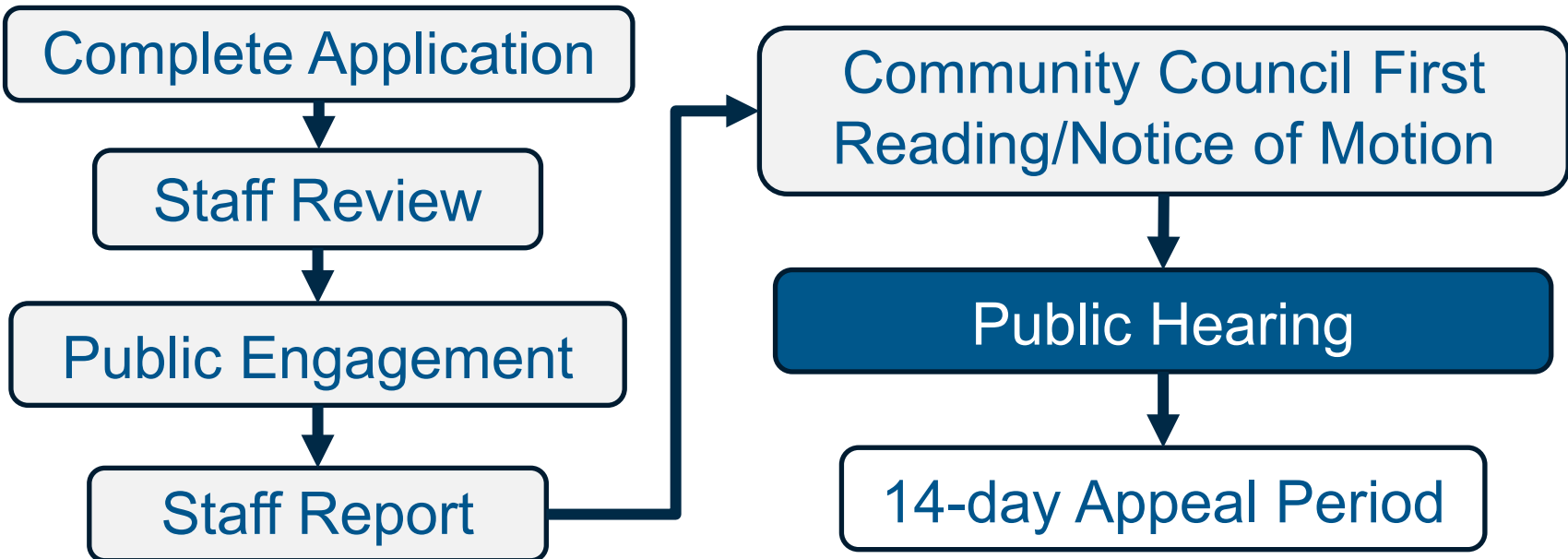
Community Plan

Land Use By-law
(Zoning)

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

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Development Agreement



Planning Overview



Municipal Sewer and Water



Zone: HA (Housing Accelerator)



Designation: HA (Housing Accelerator)



Existing Use: Vacant



Enabling Policy: IM-7 (UR 13, 10, & 15A/B)

Policy Consideration

Enabling Policy UR-13:

The lands are owned by the Province of Nova Scotia and in 2011 Regional Council approved site specific amendments to the Community Plan that allow for a residential development on the subject site in support of Provincial goals to provide affordable housing.

The site is intended for either multiple unit housing, townhouses, or shared housing in order to address the need for affordable housing.

Policy Consideration

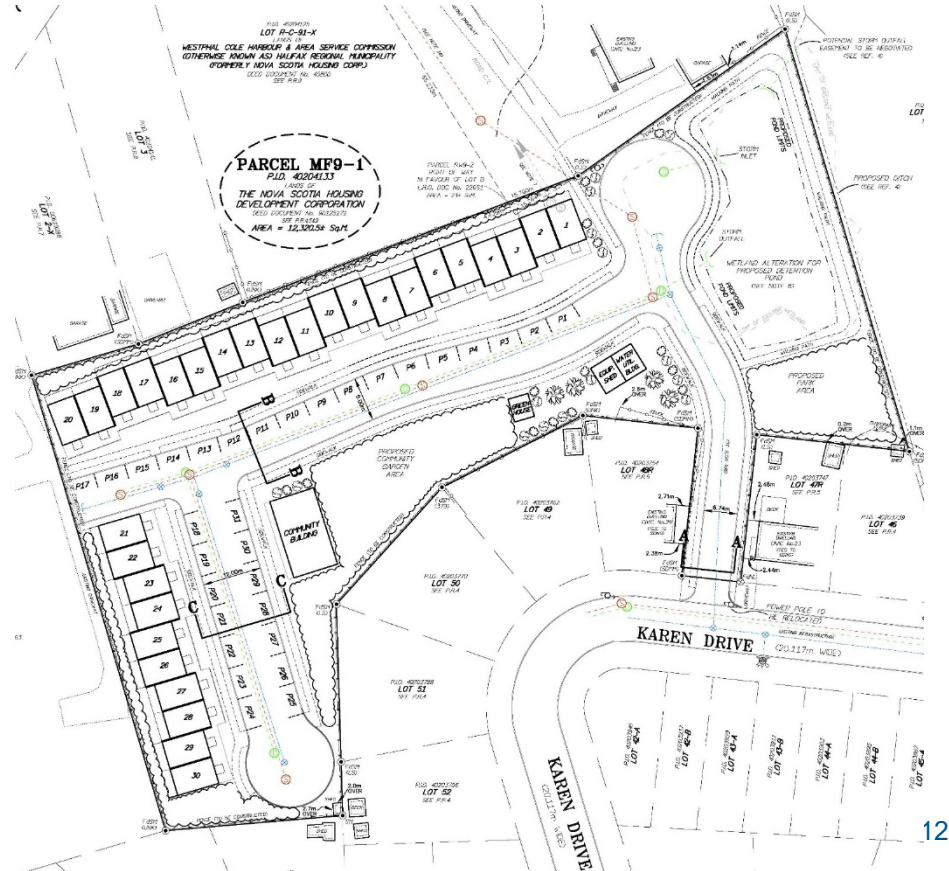
Enabling Policy UR-15A/B

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

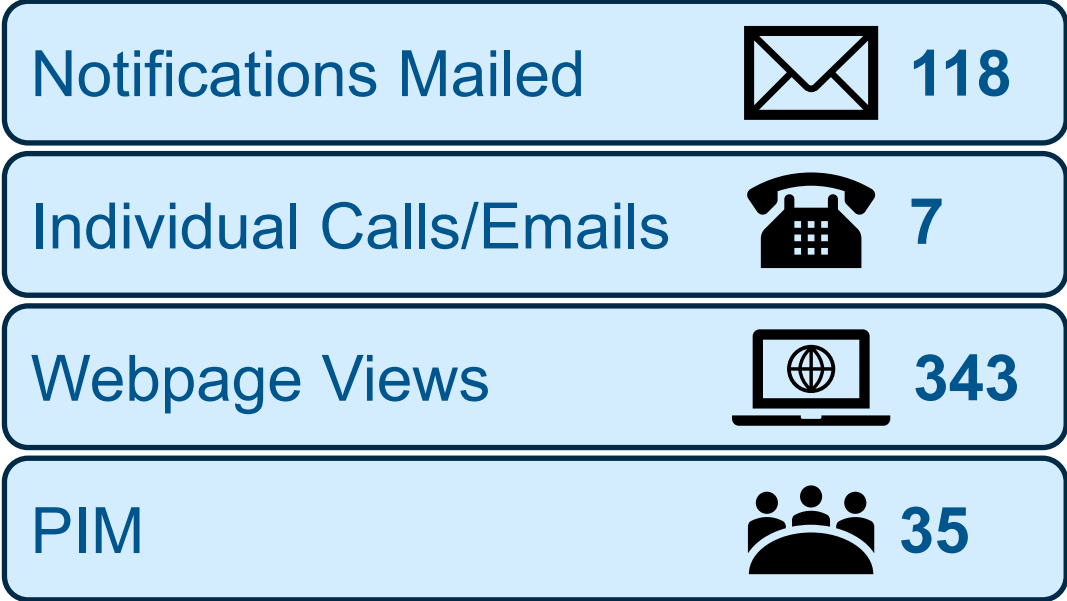
- Provisions to mitigate land use impacts on adjacent land uses (setbacks, scale, design, buffering);
- Locations of parking, driveways/accesses, walkways, landscaping, solid waste storage etc.;
- Sufficient indoor and outdoor common amenity space for residents;
- Proximity of site to public transit, commercial, and community facilities;
- Housing needs of the local community
- Infrastructure (sewer, water, roads, etc.)

Proposal Details

- 30 dwelling units provided in a row-house building form.
- A community centre to act as amenity space and accommodate any related support services.
- Outdoor amenity/green space for the residents.



Public Engagement Feedback



Level of engagement completed was consultation achieved through a mail out notification, website, and a public open house (June 26, 2024).

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Public Engagement Feedback

Feedback included :

- 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.
- Questions about how the development will be buffered or defined to reduce or eliminate short cutting to Main Street.

Changes Made in Response

In response to concerns raised during public consultation, the development agreement allows for:

- Decrease in parking spaces and decrease in driveway width to increase the grassed/landscaped buffer area.
- A mix of fencing and landscaping around the perimeter of the site.

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Elements of Development Agreement

- Allows a 30-unit development 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.

Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which can be made without a formal Public Hearing. The Development Officer or Community Council could authorize this change by resolution. These include:

- Changes to the parking and landscaping measures;
- Changes to the agreement to allow for minor changes in layout and footprints of the buildings which does not result in additional units.
- The granting of an extension to the date of commencement and completion of development.

Staff Recommendation

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:

Community Council approve the proposed development agreement, as set out in Attachment A.

Thank You

Planner's Name



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