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Chloe Berezowski
Planner/Project Lead
Planning & Development
Halifax Regional Municipality
Via email: chloe.berezowski@halifax.ca

**Re: Team Review #1
Case Number 24655
Application for a Development Agreement at 1146 St. Margaret's Bay Road.**

Chloe,

Zzap is pleased to provide the below responses to the Team Review #1 comments for the above referenced Development Agreement application.

Team Review Comment #1:

The proposed shared access driveway and parking area create a significant amount of impermeable surface. There is no additional parking required for secondary or backyard suites in the LUB. A parking ratio closer to 1:1 and/or the introduction of paving stones as opposed to asphalt for a portion of the parking area is strongly recommended.

Zzap Response

We believe that the proposed on-site parking is warranted at this location. The site fronts onto St. Margaret's Bay Road where there is no on-street parking within a reasonable distance of the property. Providing additional stalls on-site will allow for guests, delivery drivers and taxis to conveniently park or pick up and drop off people and items on-site, without disrupting traffic on St. Margaret's Bay Road. Additionally, this is a large property; 52% of the site is made up of natural, permeable surfaces. We believe that the balance of permeable and non-permeable surfaces on site is reasonable.

To ensure adherence to the proposed permeable and impermeable surfaces, a landscaping plan will be provided as a Schedule to the Development Agreement.

Team Review Comment #2

Section 4.13(B)(b)(viii) of the Timberlea/Lakeside/Beechville Land Use By-law requires that: "where the main dwelling unit does not have a side yard on both sides, the backyard suite must have unobstructed access upon the same lot in which the backyard suite is located to a public street."

This requirement is not met for the two backyard suites located on the middle lots, which only have access to the public street and private shared driveway across the adjacent properties. Staff are willing to consider the variation of this clause through the development agreement, however, there are concerns with varying this clause which are best stated in the Staff Report prepared for Regional Council on July 7, 2020:



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"There are, however, additional considerations when developing a backyard suite on internal townhouse lots, where the main dwelling unit does not have a side yard setback. Residents of backyard suites located on internal townhouse lots would need to either pass through the main dwelling or over neighbouring properties to access a public street or roadway. While the issue of access is of extreme importance during an emergency such as a fire, there are also the simple considerations such as access for deliveries and hosting guests. While most townhouse developments usually include easements to allow for the transport of items such as barbecues or lawnmowers to internal lots, these easements are not intended for daily, routine access. As such, the proposed amendments will consider allowing backyard suites on lots where the main dwelling unit does not have a side yard setback, provided that the backyard suite can directly access a public street. This will allow the development of backyard suites on the end units of townhouse buildings but would prevent their development on internal townhouse lots where the suite could only be accessed through abutting properties or through the main dwelling."

It is requested that the applicant provide rationale as to how the above concerns will be addressed for the two proposed backyard suites that do not meet the LUB requirements and/or that the applicant propose alternative options which would meet the requirements of the Secondary Suite policies in the LUB.

Zzap Response

We are proposing that this development be programmed similar to multi-unit residential developments where wayfinding is used to provide directional information to units. The proposed walkway system provides effective pedestrian circulation throughout the site; the Wayfinding Plan, attached, will augment this network by clearly indicating the direction to and unit number of each dwelling. The plan will help tenants and visitors identify the unit location at multiple points on the property (the entrance, the shared parking area, the walkways, and at each unit). We believe this plan is a simple and practical way to allow for a backyard suite on an internal lot that is not cost-prohibitive. This plan would be in addition to easements registered on title to legally permit shared access.

Closing

We trust the above information addresses the staff comments from Team Review #1. Should you have any questions please do not hesitate to contact me at your earliest convenience.

Sincerely,



Julia Healy
Project Planner
ZZap Consulting Inc.