

December 9, 2024

HALIFAX

Public Hearing

PLANAPP-2024-00385

Land Use By-law Text Amendment:

2361 Hammonds Plains Road

North West Community Council

Proposed Development



Applicant: Sightline Planning & Approvals

Location: 2361 Hammonds Plains Road, Hammonds Plains

Proposal: Amend Appendix A-1

Type of Application: Land Use By-law Text Amendment

Site Context



Site Boundaries 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

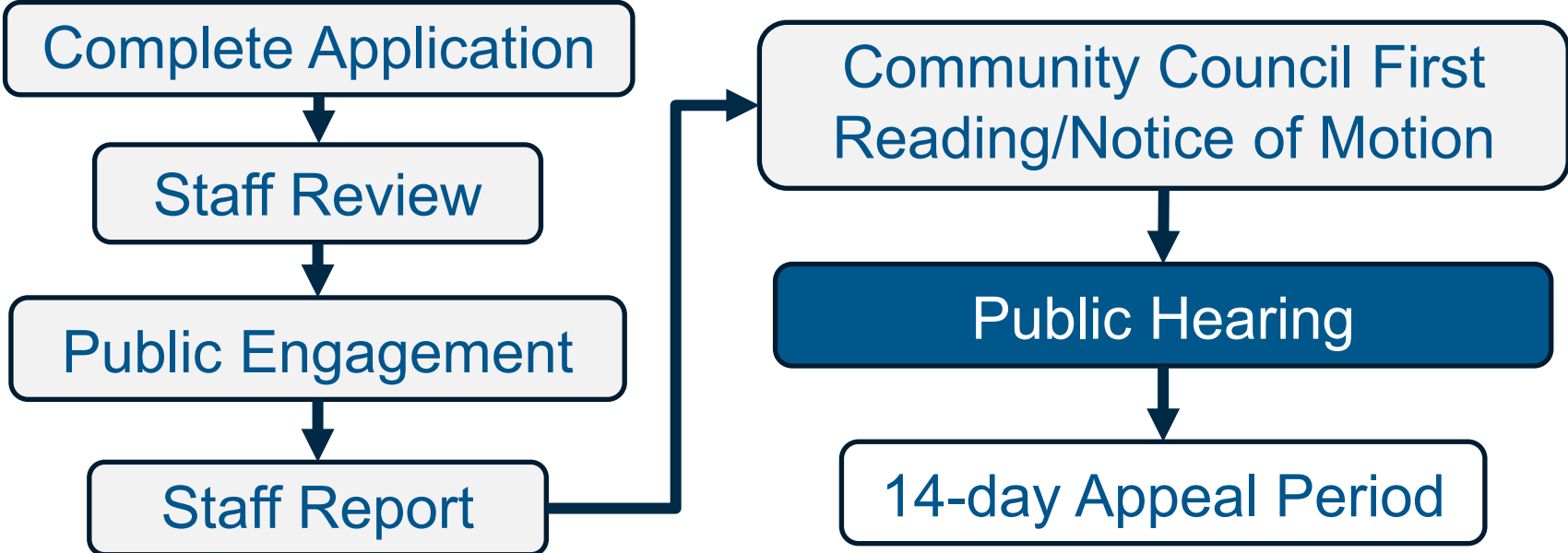
Community Plan

Land Use By-law
(Zoning)

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

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Land Use By-law Text Amendment



Planning Overview



Municipal Sewer and/or Water: Unserviced



Zone: MU-1 (Mixed Use 1)



Designation: MUB



Existing Use: Approved 'Senior Citizen Housing' use



Enabling Policy: P-9A & Appendix A-1

Background Information

- August 2022: Regional Council adopted polices & regulations for shared housing
- July 2022: Regional Council gave First Reading of the proposed region-wide amendments, passed a motion for 'Senior Citizen Housing' to remain in Beaver Bank, Hammonds Plains, Upper Sackville Land Use By-law to allow for additional time for active development projects
- May 2023: Public Hearing at Regional Council where Council deferred the motion to remove 'Senior Citizen Housing'
- September 2023: Public Hearing at Regional Council on the deferred motion resulting in the approval and adoption of Appendix A-1

Appendix A-1

- Appendix A-1 allows for Existing Senior Citizen uses that were issued a development permit prior to First Reading of the Shared Housing Amendments to continue
- Properties in the appendix may have permits re-issued until May 23, 2026

USE	PID	Total Number of Dwelling Units
Senior Citizens Housing	40531329	74
Senior Citizens Housing	41052978	240
Senior Citizens Housing	41515677	74
Senior Citizens Housing	41517525	120
Senior Citizens Housing	00346874	57
Senior Citizens Housing	00423343	296
Senior Citizens Housing	00468447	424
Senior Citizens Housing	40118648	98
Senior Citizens Housing	40123614	92
Senior Citizens Housing	40161713	76
Senior Citizens Housing	41464512	64
Senior Citizens Housing	41521618	47
Senior Citizens Housing	41521626	46
Senior Citizens Housing	41521634	46
Senior Citizens Housing	41521642	34
Senior Citizens Housing	41521659	46
Senior Citizens Housing	41521667	46
Senior Citizens Housing	41522574	36
Senior Citizens Housing	41522590	8
Senior Citizens Housing	00423103	7
Senior Citizens Housing	00461137	8
Senior Citizens Housing	41233677	71
Senior Citizens Housing	41486309	4
Senior Citizens Housing	41100603	105
Senior Citizens Housing	41522566	98

Land Use Regulation

Appendix A-1:

Appendix A-1 of the Land Use B-law indicates that an Existing Senior Citizen Housing Use that was issued a development permit for Senior Citizens Housing prior to First Reading of the Appendix may only be re-issued for that use until May 23, 2026, and shall only be a permitted use for those properties listed.

Any expansion or alteration of an Existing Senior Citizen Housing use may only be considered if the number of dwelling units does not exceed the Total Number of Dwelling Units listed for the property.

APPENDIX A-1

Policy Consideration

Enabling Policy P-9A:

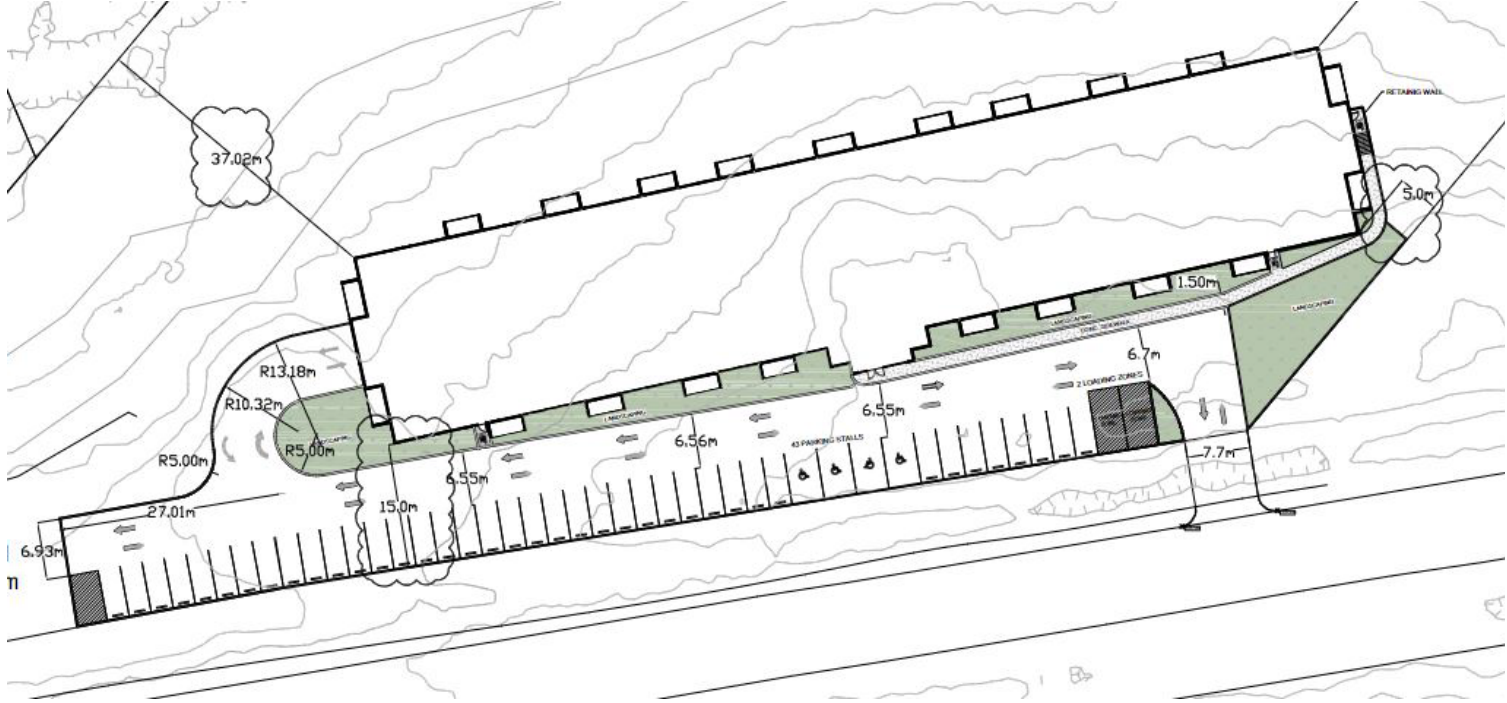
This policy enables Senior Citizens Housing uses to be permitted within the MU-1 (Mixed Use 1) zone, on specified parcels of land, as listed in Appendix A-1 of the Land Use By-law. All Senior Citizens Housing uses listed in Appendix A-1 shall be deemed to be an existing use and permitted to continue to operate with the same amount of dwelling units or less, as listed within the Appendix.

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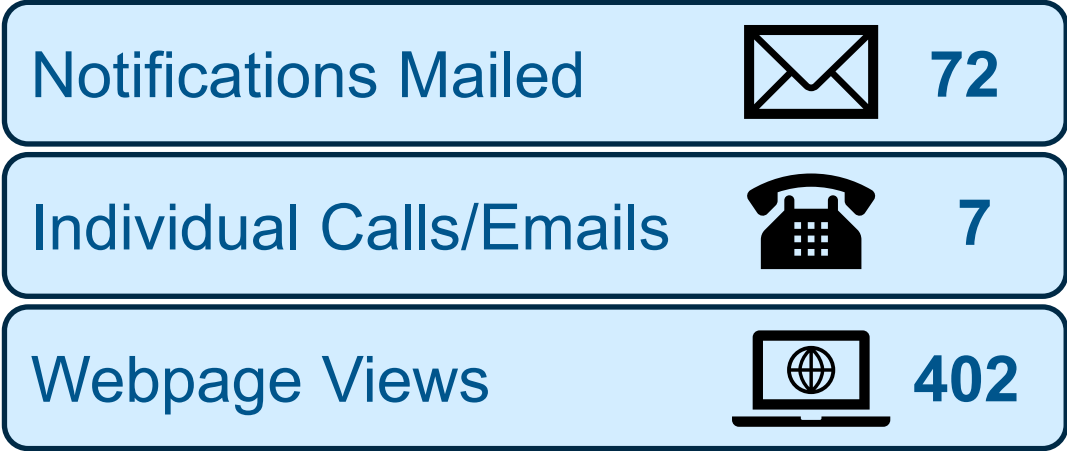
Proposal Details

- An amendment to Appendix A-1 to increase the permitted number of units from 57 to 64
- A Development Permit for 'Senior Citizen Housing' was approved for the subject parcel for a total of 64 units in February 2023
- Site layout details will be reviewed at the permitting stage against the requirements of the MU-1 zone

Site Plan



Public Engagement Feedback



Level of engagement completed was consultation achieved through a mail out notification.

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Canada Post Strike

- Staff Report indicates that property owners within the notification area will be notified of the hearing by regular mail
- Report was completed prior to the ongoing Canada Post Strike
- Staff worked with a private mail delivery service to ensure that all property owners within the notification area were notified, who reside within the municipality

Public Engagement Feedback

Feedback included :

- Concerns regarding construction within the community of the approved senior citizen housing developments
- Concerns regarding the lack of transit
- Concerns regarding the current traffic conditions within the community and lack of secondary access
- Questions on the detailed site layout of the proposal

Staff Analysis

- Brought to Staff's attention that 57 dwelling units for the subject property was incorrect
- Staff completed a detailed review of the matter including a review of the Development Permit issued
- Concluded that a clerical error was made, and the number of dwelling units should be 64

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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:

That North West Community Council approve the proposed land use by-law text amendment, as outlined in the staff report.

December 9, 2024

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Thank You

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