

2361 Hammonds Plains LUB Amendment

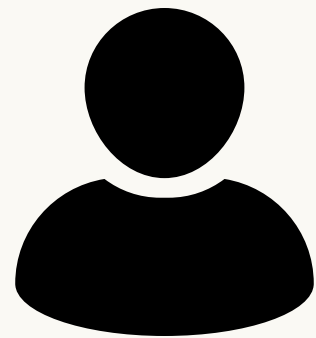


December 9, 2024 North West Community Council Public Hearing

Presentation by Jane Rideout - Planning Manager, Sightline Planning + Approvals



Our Team



JP Sun Developments

Property Owner & Developer



Sightline Planning + Approvals

Planning Consultant



Fathom Studio

Architecture & Site Plan



ABLE Engineering

Civil Engineering & Site Plan



Parsco Engineering

Architecture & Drawings



BONSAI DR

GALYPSO WAY

MOHAWK ST

MICMAC BLVD

BRANDY CRT

CYPRESS CRT

YEW ST

POCKWOCK RD

HAMMONDS PLAINS RD

CAPER CRT

YANKEETOWN RD

WALLACE HILL RD



0 100 200 m

LUB Amendment

Amendment to Appendix A-1 of Beaverbank, Hammonds Plains, & Upper Sackville LUB to change the density cap of 2361 Hammonds Plains Road from 57 units to 64 units.

1

As-of-right development for Seniors Living facility, this meets a significant demand in the community.

2

Amendment will only add 7 units to the development, correcting a previous oversight

Considerations



February, 2023

Design Approval

HRM Planning and Development issues a general development permit for design, but not a construction or building permit.

August, 2024

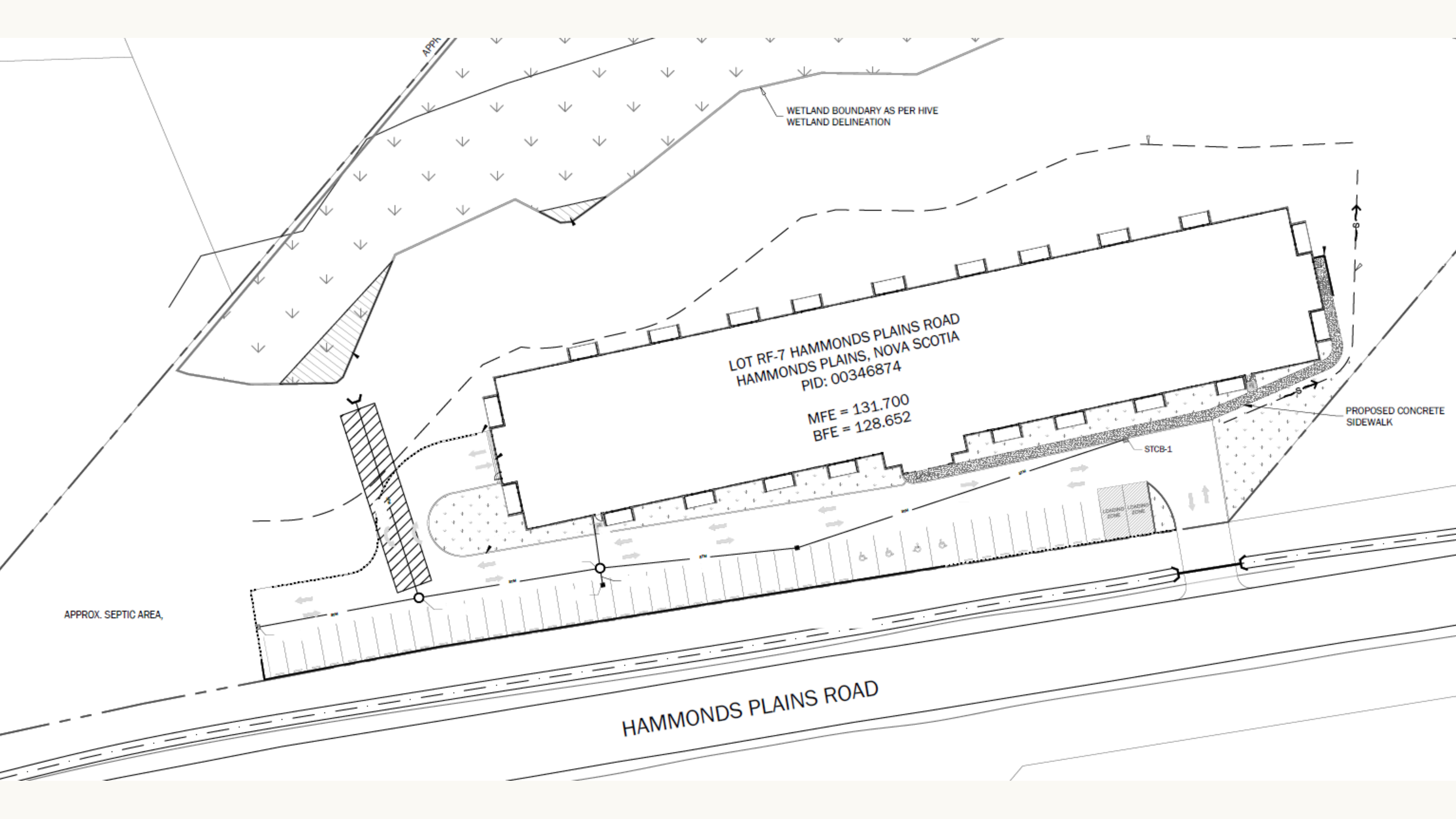
Environmental Approval

Approval for wetland alteration and development is granted by Nova Scotia Department of Environment and Climate Change.

November, 2024

Septic Approval

Nova Scotia Department of Environment and Climate Change approves septic design for 64 units.



WETLAND BOUNDARY AS PER HIVE WETLAND DELINEATION

LOT RF-7 HAMMONDS PLAINS ROAD
HAMMONDS PLAINS, NOVA SCOTIA
PID: 00346874

MFE = 131.700
BFE = 128.652

APPROX. SEPTIC AREA,

PROPOSED CONCRETE SIDEWALK

STCB-1

LOADING ZONE
LOADING ZONE

HAMMONDS PLAINS ROAD



7 Hammonds Plains



Statistics Canada estimates that the 65+ cohort is the group expected to increase at the fastest pace for the next 50 years.



About 3,500 people on the waitlist for affordable housing are seniors. More housing tailored to seniors requirements is needed

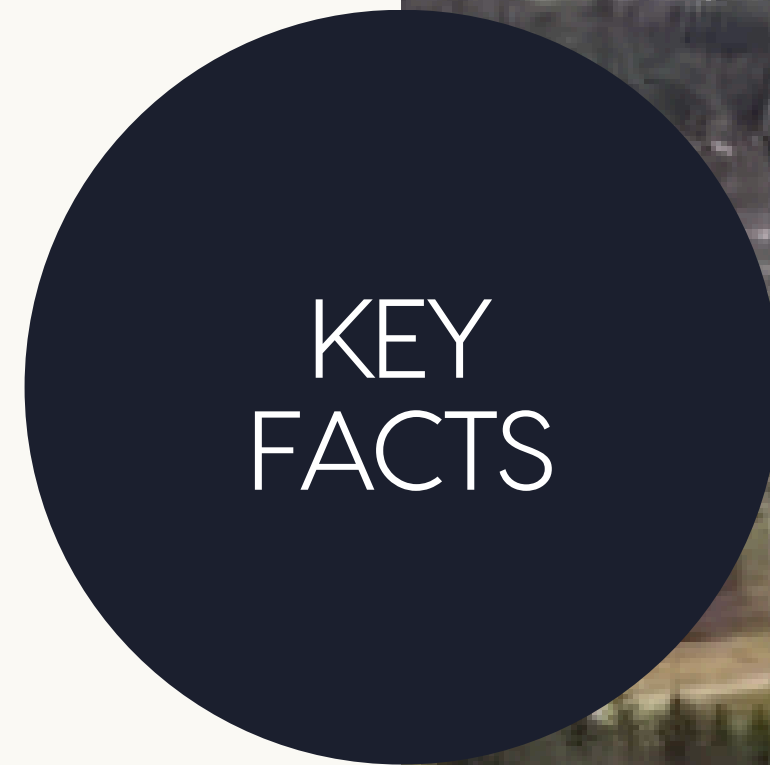


17% of HRM's population is 65+. During this housing crisis, we need to make sure that this population group is being served.



According to HRM building information data, Hammonds Plains has:

- 3525 single-unit dwellings
- 17 two-unit dwellings
- 9 multi-unit dwellings (3+)



End of the Presentation

Do You Have
Any Questions?

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References

- <https://www150.statcan.gc.ca/n1/daily-quotidien/240925/dq240925a-eng.htm>
- <https://halifax.citynews.ca/2024/10/02/about-half-of-the-7000-nova-scotians-waiting-for-public-housing-are-seniors/>
- <https://halifaxpartnership.com/research-strategy/halifax-index/people/#:~:text=Halifax%20had%20the%20fifth%2Dhighest,a%20record%20high%20of%2017.0%25.>
- https://data-hrm.hub.arcgis.com/datasets/255ffc6d20734218a6647d6ba18ccfda_0/explore
- <https://data-hrm.hub.arcgis.com/datasets/HRM::buildings/explore?layer=0&location=44.848955%2C-63.158688%2C9.39>