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Carl,

Re: **Development Agreement Application for 386 Cow Bay Road, Eastern Passage  
JAL Project 2021002**

On behalf of ROMS KAIG Spryfield Ltd., we would like to submit this Development Agreement application for a multi-unit residential project at 386 Cow Bay Road in Eastern Passage. In support of this application, please find included the following information:

- Proposed Site Plan
- Proposed Building Floor Plans and Elevations
- Traffic Impact Statement

## Proposed Development

The proposed development is to be located on an existing property (PID 40082265), currently zoned as R2 (Two Unit Dwelling) in the Eastern Passage/Cow Bay Community Planning Area.



The proposed building has a footprint of 522.2 m<sup>2</sup> on a 1 695 m<sup>2</sup> property, making a lot coverage of 30.8%. The property has a 20.14 m frontage along Cow Bay Road, and is neighboured by R-2, R-5 (Townhouse Dwelling) and C-1 (Local Business) zoned properties. The building design is two storeys in height and has 12 residential units, with 6 units per floor, and is accessed via Cow Bay Road. One of the one-bedroom units on the ground floor is Barrier Free and has a Barrier Free parking space close by.

The building design contains 2 three-bedroom units, 6 two-bedroom units, and 4 one-bedroom units. The building design has interior storage lockers for the tenants. Each residential unit has a balcony or patio as private amenity space.

The proposed site plan has on-grade parking, with 16 vehicle parking spaces. The parking is accessed via a two-way driveway from Cow Bay Road. There are 8 class B bicycles spaces and class A spaces within the interior storage room.

### **Enabling Policy and Design Rationale**

As per the Generalized Future Land Use Map (Map 1) in the Municipal Planning Strategy (MPS) for Eastern Passage/Cow Bay, the property sits within the urban residential designation area.

*The Urban Residential Designation recognizes the major portion of the communities' established residential areas as having priority for continued residential development. The designation is intended to support the growth of a more solid residential area in Eastern Passage, apart from and in response to industrial locations, and to provide the total land use policy base for the developed community of Cow Bay, while recognizing its rural characteristics.<sup>1</sup>*

The intention of the MPS and policy UR-5 is to encourage a diversity of housing types. In the local area, the buildings range from one-storey single family houses to three-storey townhouses. Presently there is a single-family house on the property. The neighbouring properties contain single family houses, commercial establishments, and two-storey townhouses. The property directly across the street is an institutional use.

*UR-5 It shall be the intention of Council to establish a general objective of 70:30 as a housing mixture ratio between single unit dwellings and other types of residential dwellings units within the Plan Area.<sup>2</sup>*

As the area is predominantly low density (single unit) housing, we feel that the addition of a small multi-unit dwelling meets the objectives for housing mixture as outline in policy UR-5 in the MPS, to provide more higher density housing. Following this, as per policy UR-8, multi-

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<sup>1</sup> Municipal Planning Strategy for Eastern Passage/Cow Bay with Amendments to 10 September 2016, Retrieved from the Halifax website: [https://www.halifax.ca/sites/default/files/documents/about-the-city/regional-community-planning/EasternPassageCowBay\\_MPS\\_Eff\\_September102016.pdf](https://www.halifax.ca/sites/default/files/documents/about-the-city/regional-community-planning/EasternPassageCowBay_MPS_Eff_September102016.pdf)

<sup>2</sup> Ibid

unit dwellings shall be considered within the Urban Residential Designation which are small scale and low density keeping with the character of the neighbouring properties.

*UR-8 Notwithstanding Policy UR-2, it shall be the intention of Council to consider permitting multiple unit dwellings within the Urban Residential Designation which are of a small scale and in keeping with the low density character of the surrounding area, according to the development agreement provisions of the Planning Act. In considering such agreements, Council shall have regard to the following:*

- a. that the maximum number of dwelling units shall not exceed twelve (12);*
- b. the adequacy of separation distances from low density residential developments;*
- c. that the height, bulk, lot coverage and appearance of any building is compatible with adjacent land uses;*
- d. 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;*
- e. that municipal central services are available and capable of supporting the development;*
- f. that appropriate controls are established to address environmental concerns, including stormwater controls based on a report from the appropriate municipal, provincial or federal government authority;*
- g. that the development has direct access to a minor or major collector road as defined on Map 3 - Transportation;*
- h. the impact on traffic circulation and, in particular, the adequacy of sighting distances and entrances and exits to the site;*
- i. the general maintenance of the development; and*
- j. the provisions of Policy IM-11.<sup>3</sup>*

The proposed 12-unit building was intentionally kept to two storeys in height to keep in character with neighbouring buildings. As mentioned above, the lot coverage for the project is 30.8%, which is below the allowable lot coverage outlined in the Land Use By-Laws for R2 properties in this plan area. The building has a pitched roof which is characteristic to the area, and well suited for the environmental conditions of this coastal community.

The proposed building is set back from the street with a parking area in the front to allow more landscaping between the building and the property lines. This design decision to put the parking at the front rather than the rear of the property minimizes the paved surface that would be required for additional driveways. It also provides an opportunity to keep some of the natural vegetation that exists at the rear of the property. This additional

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<sup>3</sup> Municipal Planning Strategy for Eastern Passage/Cow Bay with Amendments to 10 September 2016

landscaping will in turn help with storm water management and provide the tenants with a better view from their units.

There is an existing bus stop directly in front of 386 Cow Bay Road. Due to the proximity of a public transit stop, and the location off the major collector road through Eastern Passage, we feel that this property is well suited for the needs of the development.

## **Closing**

We believe that this development will help the community of Eastern Passage meet its goal of providing more diversity of housing type in the area. The building fits within the massing characteristic of the neighbouring properties and attempts to provide as much landscaping as possible. As the building would be a new construction, it would provide a high-quality housing choice for residents.

We hope that you accept this application, so that we can begin the process in forming the development agreement. Please do not hesitate to reach out at our contact below as we are happy to supply further documents or answer any questions.

Sincerely,  
**Jarsky Architecture Ltd.**

Matthew Jarsky, NSAA  
Architect, President

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Distribution: ROMS KAIG Spryfield Ltd.