



2022-07-12

Stephanie Salloum
Planner/Project Lead - Rural Policy & Applications
HRM Development Services - Planning & Development
Via Email: sallous@halifax.ca

Re: Case # 24278 - Amendment to Development Agreement Application

Dear Stephanie,

As per our conversations over the last month, 13203891 Canada Ltd. is amending their application for an age-friendly, small scale multi-unit development in the community of Queensland. The development will address the need for seniors housing, within a multi-generational development concept, and retains all the accessibility and design elements previously submitted.

The changes to the application include:

- Revised site plan to feature thirteen (13) 4-unit buildings (52 units total), distributing the density evenly across the site
- Parking provided at 2 spaces/unit, total of 104 spaces

A brief analysis of the changes is provided below to assist HRM in its review. We believe the revisions are relatively minor and have no impact on the previously submitted policy analysis provided in support of the application.

Overview of changes in application

- a) The primary impetus for the change in design stems from Comment #1 from the Prior to Community Engagement Requirements of the Team Review, received on June 22, 2022. The comment reads:

Amendments to the concept are required to satisfy the planning policy. The proposed mix of residential uses and shared access on a private driveway cannot be considered through Policy MU-4 of the Planning Districts 1 & 3 Municipal Planning Strategy. Higher densities may be considered in multiple unit development form through Policy MU-4; however, there is no current policy to consider the proposed density in single unit and two unit dwelling form.

We have revised the site plan to reflect the requirement for a dedicated multi-unit building format for the proposed development accordingly.

The revised site concept plan is based on the reference in Policy MU-4; "...Council shall only consider senior citizen homes over twenty (20) units and multiple unit dwellings within the Mixed Use Designations according to the development agreement provisions of the Planning Act." The site concept plan was altered to remove single- and two-unit dwelling forms, focusing solely on the multiple unit dwellings, utilizing a 4-unit building format. With a greater focus being placed on an Age Friendly Community concept, the site will feature accessible 1 bedroom + den units on the ground floor and 2 bedroom +den units on second floor.

The revised development will retain the same considerations to architectural design and scale, as well as screening from adjacent residences, as was depicted in the original application. The provision of on-site amenities and greater connectivity remain as design features. We note Comment #9 from Parks in the Additional/Advisory Comments regarding review of any proposed connection to the adjacent HRM Hubbards Recreation Centre Park.

- b) Site Concept Plan - The site concept plan (Appendix B) remains essentially the same. The total units have changed from 50 to 52, and the onsite vehicular circulation is through a common driveway. There has been some slight shifting of the units on the site to accommodate the 4-unit format. Architectural concepts are provided in Appendix C.
- c) Traffic Impact Study - A revised TIS (Appendix D) concludes: *"The number of vehicle trips added by this development to Conrads Rd is minimal and is not expected to have any operational or safety impacts on the surrounding road network.*

The TAC minimum stopping sight distance from the east for a 50 km/h design speed is achieved. The minimum stopping sight distance from the west is met for a 30 km/h design speed. Warning signage from the west should be added in advance of the reverse curve, where this new access and existing access are located, to advise drivers that they are approaching a curve and should slow their speed."

- d) Site Servicing - Site wastewater and stormwater design have been adjusted to accommodate the revised site plan. A revised groundwater assessment (Appendix E) calculated the anticipated total water use at 31,200 litres per day (down from 41,200 for the original design) and a recharge rate of 41,000 litres per day. The assessment concludes: *"Therefore, on the basis of the results of this Level I Groundwater Assessment, the proposed groundwater withdrawals within the Property are expected to be less than the annual groundwater recharge."*

Summary

The applicant is amending the development agreement application for 13 4-unit multiple unit buildings connected to Conrads Road via driveway. From a planning perspective, this change in building format has little impact on the overall site design, landscaping and servicing plan and the policy analysis from the original application and concept for an age friendly development.



The Breeze Living site layout retains effective buffering to separate the development from existing residential uses and maintain the area's natural character and will provide an attractive range of housing options for the area, well-situated for a range of activity levels.

If you have any questions, please contact Darren Shupe at darren@brighterplanning.ca or by phone at 902-719-8289.

Sincerely,



Chrystal Fuller, LPP, MCIP
Brighter Community Planning & Consulting

Encl/

Appendix A - Letter of Authorization
Appendix B - Site Concept Plan
Appendix C - Architectural Concepts
Appendix D - Traffic Impact Statement
Appendix E - Level 1 Groundwater Assessment