

January 18, 2022

Kelly Denty
Executive Director of Planning & Development
Planning & Development
Halifax Regional Municipality

Dear Ms. Denty,

RE: Amendment to the Beaverbank, Hammonds Plains and Upper Sackville MPS and LUB to create a site specific policy to enable serviced lots with 40 feet of road frontage and 4000 square feet of lot area

Clayton Developments Limited is requesting amendments to the Beaver Bank, Hammonds Plains, Upper Sackville Municipal Planning Strategy (MPS) and Land Use By law (LUB), to create a site-specific policy for the Carriagewood Estates subdivision to:

1. Add new MPS policy to create a new zone, the R1-C (Small Lot Single Unit Dwelling) Zone which is based on the existing R-1 Zone with smaller lot frontage (40 feet) and lot area requirements of 4000 square feet. Further the zone is proposed to include provisions to limit the maximum number of lots enabled on the site to that enabled currently, 270 lots; and
2. Amend the Land Use By-law to add the new zone, the R1-C (Small Lot Single Unit Dwelling) Zone as described above.

We propose the reduction of frontage and lot size requirements from the current R-1 Zone, because of benefits to the environment, municipal service and maintenance costs and end users benefits, including attainability and affordability. Further the request provides a modern alternative to the R-1 Zone requirements which originate from the 1980's and 1990's. The details of the request are found and discussed in greater detail throughout the attached documents:

Attachment 1: Application Forms
Attachment 2: Concept Plan – April 2021
Attachment 3: Planning Rationale

A previous request to amend the Land Use By-law is currently in progress which would broadly enable 40 foot lots in the Beaverbank area. The application has not proceeded to North West Community Council for first reading or decision to date. During the review process for the existing application, several concerns with the proposal were identified by the community and municipal staff. While significant evidence was provided to the contrary of the identified issues, municipal staff advised that a site-specific municipal plan amendment may eliminate some of the potential impacts.

Clayton Developments representing Carriagewood Estates Development GP Limited is therefore requesting the suggested amendments. Further we are requesting that the current application (Case 23213) be placed on hold, pending the outcome of the afore requested MPS amendment.

The proposed Beaverbank, Hammonds Plains and Upper Sackville MPS amendment and LUB amendment would permit the development of the subject site in a modern, more affordable, and attainable development form while not exceeding existing densities enabled under current land use regulations for the property.

The Planning Rationale report concludes that the proposal, limited to the site, contributes to the achievement of numerous policy directions articulated in the NS Provincial Statement of Interest, the Regional Plan and local MPS while maintaining existing densities on the subject lands and not creating unexpected impacts in the surrounding community.

The subject site is one of the last larger parcels of undeveloped serviced residential land in Beaverbank. This proposal will largely complete this serviced residential community and will provide Beaverbank with a new community to support local business and services, transit and community amenities.

From a design perspective, the proposal will result in similar a suburban form to existing adjacent development on Splinter Court and Daisy Drive and common in serviced suburban areas. While the proposal would typically result in a denser suburban form, limits proposed to the development do not create additional lots beyond what is currently enabled under the existing R-1 zone. The relationships between existing and new homes remains the same as required in existing development regulations and the proposed single unit dwellings are compatible with the surrounding single unit dwellings which remains zoned R-1. The lot fabric of Beaverbank can be described as a patchwork with a mix of newer smaller lots and larger historic lot sizes, the proposal continues the trend of smaller lot sizes, a modern suburban characteristic which integrates well into the community.

The report concludes that the proposed development represents good planning and design and is supported by numerous policy directions of the Province and the Municipality. Further the form supports housing affordability and attainability which is a significant concern in the Halifax real estate market. Accordingly, it is our opinion that the proposed amendments to the MPS and LUB draft are appropriate, desirable and should be approved.

Original Signed

Andrew Bone, MCIP, LPP
Director of Planning and Development
Clayton Developments Limited