



June 23, 2021

Thea Langille  
Principal Planner - Rural Policy & Applications  
Current Planning | Planning & Development  
Halifax Regional Municipality

**Re: Development Agreement Application: Seniors Citizen Housing Development at 9 Crestfield Drive, Hammonds Plains, NS (PIDs: 40817363, 00420547 & 00422279)**

Dear Thea,

On behalf of our client, Hartie Investments Inc., Zzap Consulting Inc. is pleased to submit this Development Agreement (DA) application for a proposed senior citizens residential development at 9 Crestfield Drive, Hammonds Plains, NS (PIDs: 40817363, 00420547 & 00422279). To support this application submission, the following materials are enclosed:

- Completed Planning Application Form
- Attachment A: Policy Interpretation Table
- Attachment B: Site Plan
- Attachment C: Building Drawings
- Attachment D: Traffic Impact Statement
- Attachment E: Servicing Schematic
- Attachment F: Wastewater Treatment Overview

### 1.0 Summary of Development Proposal

Hartie Investments Inc. is seeking to develop a comprehensive development at the subject site, catered towards senior citizens seeking housing options that align with their lifestyle requirements and/or desires.

The proposed development includes a total of 53 residential dwelling units within two types of housing form (see Attachment C):

1. One 3-storey apartment building containing 29 dwelling units
2. Four single-storey townhouse blocks, each containing 6 townhouse units (24 total units)



In addition to the residential dwelling units, the proposed development includes a variety of elements which are noted below and illustrated on Attachment B:

1. Outdoor community amenity spaces that includes a community garden and recreation space.
2. A community rec house that will be used for indoor recreation activities, community events or gatherings and will include a guest suite.
3. Newly constructed privacy fencing for the cemetery that abuts the development.

The proposed development is intended to be serviced by municipal water as the subject properties are within the municipal water service boundary. Sanitary service for the development is proposed through a common private on-site septic system as shown on Attachment B. Please refer to Attachment E for additional details regarding servicing.

The lands are proposed to be accessed through a private driveway that intersects with Crestfield Drive and connects to the various components of the development. The driveway is proposed to include sidewalks to enable safe and convenient pedestrian access through the development and to abutting streets.

## 2.0 Enabling Policy

The subject properties are zoned P-2 within the Beaver Bank, Hammonds Plains and Upper Sackville Land Use Bylaw (LUB). The properties are designated 'Residential' within the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy (MPS).

Policy P-39 of the MPS enables for community council to consider senior citizens housing developments through a development agreement process, subject to several policy assessment criteria that are noted in Attachment A of this application.

## 3.0 Rationale

We feel that the proposed development is consistent with applicable planning policies and proposes a comprehensively planned senior citizen housing development in an area where demand for this type of housing is high, and supply is currently low. Please refer to Attachment A which outlines how the proposed development complies with applicable planning policy criteria.

We recognize that other similar style developments in the area are also in the planning stages, however market research indicates that the demand and desire for this housing is still prevalent, despite the planned supply that is being considered through the various applications in the area. We have also factored these additional developments into

our traffic analysis, to understand the cumulative impact of these developments with regards to traffic impact. Please refer to Attachment D for additional details on the traffic impact analysis.

The applicable planning documents for these lands defines Senior Citizen Housing as "housing designed for occupation by senior citizens". Therefore, due to the general nature of how this particular land use is defined, there is little information within the planning documents to guide how senior citizen housing can be achieved through a Development Agreement process.

Through further research and consultation with staff, we have identified four themes that primarily related to senior citizen housing developments. While some of these themes include elements that link directly to applicable planning policies, some do not have as direct a policy link:

1. **Accessibility:** Is the development designed for an individual to age in place while maintaining the maximum amount of independence?

The proposed development is designed and is intended to cater to individuals who may be looking to downsize and age in place within their community, as well as individuals who have specific accessibility requirements.

Individuals living within the development may have different accessibility needs, and individuals may require further accessibility needs as they continue to age as a resident of the development. As such, the development includes a variety of design elements to ensure that individuals accessibility needs are catered to:

- Building entrances will be accessible with ramps or at grade
- Indoor and outdoor walkways will be wide to allow the passage of a wheelchair and one person without stopping
- The multi-unit building will include an elevator located near the main entrance
- Windows with rotating cranks for ease of operation.
- Within the multi-unit building, one underground parking space per unit is provided to allow residents to enter and exit their vehicles while sheltered from the weather
- Common indoor amenity spaces and the rec house will have barrier-free washrooms and kitchens.
- Barrier free sidewalks throughout the development that are separated from vehicular driveway.

- Within the multi-unit dwelling, 12 of the 29 dwelling units will be designed to full barrier free standards in accordance with the National Building Code. (Note: only 2 barrier free units are required based on National Building Code standards). This includes the following accessibility design elements in addition to those noted prior:
    - All controls within the dwelling units (electrical outlets, switches and thermostats, bathroom fixture, appliance controls, home automated systems, levered door handles) will be accessible for all user.
    - Widened doorways to provide the users with an accessible entrance way.
    - Bathroom or kitchen fixtures with lever style handles. Seats and grab bars in showers. Grab bars in bathtubs. Grab bars next to toilets and clearances for transfer to one side.
    - Showers have to have “lips” that are no more than ½” so that residents can roll-in.
    - Bedrooms will have special clearances / dimensions for barrier free circulation.
2. **Connectivity:** Does the development provide opportunity for a resident to socially connect with their neighbours, and can the resident easily access services in the community?

The proposed development includes various ‘communal’ elements that foster socially connectivity within the development, which include:

- An indoor rec house that provides opportunity for social gathering and recreation activities throughout the year
- A communal garden and outdoor recreation space that provides opportunity for social connections, particularly in the summer months

The proposed development also provides pedestrian connections from the various components of the development out to Crestfield Drive, where the site is within close walking proximity to various local amenities uses such as a grocer, personal services, convenience stores, food establishments, public parks and public transit.

3. **Safety:** Does the development provide a safe physical environment as residents become more frail and vulnerable?

The proposed development is designed to create a safe and comfortable environment for senior citizens who may be more vulnerable through the following:

- All parking areas are located 'off street', meaning they are completely separated from the main access driveway into the development where traffic and movement of motor vehicles primarily occurs. This will reduce potential conflicts between individuals entering or exiting their vehicles, and drivers entering or exiting the development.
- Building entrances and pathways will be lit at night
- Buildings are within proximity from one another and face driveways and common areas providing 'eyes on the street'.
- Underground parking for each unit within the multi-unit dwelling, providing safe and sheltered access to the building.

4. **Economic Security:** Is the development of a sufficient scale to provide economic security to residents?

The proposed development includes a variety of unit types within two distinct types of housing as noted in Section 1.0 of this letter. The intent is to provide a variety of housing options within the development to cater to senior citizens with varying lifestyle and economic needs. The multi unit dwelling does include a significant ratio of smaller 1-bedroom units that reduce interior maintenance burden on individuals, and add to certain residents economic sense of security as the reduced size assists in keeping these units at a more affordable price point.

The development also includes various common amenities that residents can immediately access and utilize without having to pay additional cost that typically come these types of activities outside the development. Also having these amenities within the development, as well as a variety of amenities within close walking distance of the development, reduces transportation/travel costs for individuals or may eliminate the need to own a car and the cost burden that comes with it.



architecture + planning  
1 Canal St, Dartmouth NS B2Y 2W1  
[www.zzap.ca](http://www.zzap.ca)

#### 4.0 Closing

We trust that the enclosed materials satisfy the application requirements, and we look forward to working with Staff, Council and members of the public throughout the application process. Should you have any questions, clarifications or comments regarding this application, please do not hesitate to contact the undersigned.

Sincerely,



Connor Wallace, MCIP, LPP  
Principal  
ZZap Consulting Inc.  
connor@zzap.ca  
902-266-5481