



August 12, 2024

3480 Joseph Howe Dr, 5th floor
Halifax, NS, B3L 4H7
902-457-6676
www.wmfares.com

658 POCKWOCK RD

PID 41029190

To: HRM Planning and Development Department

Submitted By: Cole MacIsaac, NSAA Intern Architect

Subject: Application for Development Agreement – Multi Unit Residential, 3 Storey

Dear HRM Planning Staff,

Please see the following application, on behalf of Alphonse Developments LTD, to enter into a development agreement to permit a 2 211m² (23 794 sf) residential building at 658 Pockwock Road (PID 41029190), in Upper Hammonds Plains.

Location, Designation and Zone:

District: Upper Hammonds Plains

Location: 658 Pockwock Rd

Lot Size: 9 178m² (98 794 sf)

Designation: Upper Hammonds Plains Designation

Zone: GU - 1

Context: Immediate context includes clusters of single family and townhouse residential dwellings along Pockwock Road and side streets. Within close proximity there are also institutional and recreational offerings such as the Emmanuel Baptist Church, a Taekwondo studio, and the Upper Hammonds Plains Community Centre with indoor and outdoor amenity spaces all within 200m of the site.

Enabling Policy:

Policy **P-47B** in the Beaver Bank, Hammonds Plains & Upper Sackville Municipal Planning Strategy states that Council may consider permitting multiple unit residential uses within the Upper Hammonds Plains Designation in accordance with the development agreement provisions of the Planning Act. This policy requires Council to consider the following items during deliberation:

- A) the maximum height does not exceed three stories above average grade, excluding rooflines;
- B) that adequate separation distances are maintained from low-density residential developments and that landscaping measures are carried out to reduce visual effects
- C) the height, bulk, lot coverage, and appearance of any building are compatible with adjacent land uses and the architectural design is compatible with adjacent land uses;
- D) that landscaping, amenity areas, walkways and parking areas are adequate to meet the needs of the residents of the development and that they are attractively landscaped;
- E) that forest cover is retained to preserve natural open space and provide for wildlife movement through the essential corridor and important ecological area as identified under the Halifax Green Network Plan;
- F) that a transportation study is undertaken to assess the impacts of the proposed development together with other proposed and existing developments in Upper Hammonds Plains on the road network system;
- G) grading, sedimentation and erosion control, and stormwater management;
- H) that a hydrogeological assessment is conducted by a qualified professional to determine if there is an adequate supply of groundwater to service the development without adversely affecting groundwater supply in adjacent developments;
- I) the adequacy of wastewater facilities and water systems;
- J) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses and wetlands and susceptibility to flooding; and
- K) general maintenance of the development; and the provisions of Policy P 137

Considerations:

In accordance with the above-mentioned items that Council shall have regard for, please see below comments and attached application documents that demonstrate how the proposed development intends to satisfy the intentions of each policy outlined in the MPS that have been identified as significant items for Council to consider.

HEIGHT: The proposed design respects the 3 storey maximum, with only the pitched roof extending above these parameters.

SEPARATION: Neighboring properties to East and West are both vacant, with the East parcel being occupied solely by the church overflow parking lot. Regardless, the smallest setback proposed in the current design is 11.5m (East) providing ample separation.

MASSING: Please refer to attached architectural package for a detailed view of the proposed massing. Height, bulk, and appearance of building have been designed to conform with a majority of the Land use By-laws and adjacent building massing. Recesses and varying materials work to break up any bulkiness of the rectilinear structure. Lot coverage is currently proposed to be less than 10% and is not anticipated to exceed 15% throughout design development.

LANDSCAPING & AMENITY: Ample indoor and outdoor amenity space is being provided on site, with a detailed plan prepared by a licensed landscape architect to follow in the later stages of the application process.

FOREST COVER: Minimal clear cutting is required to complete this project, while no trees within 80m of Taylor Lake are scheduled to be touched.

TRANSPORTATION: A traffic impact statement prepared by a licensed professional engineer has been included in this application.

GRADING: A licensed professional civil engineer has been retained to design and prepare all documents pertaining to grading, erosion, sediment control, and stormwater management.

GROUND & WASTE WATER: An initial hydrogeological assessment has been conducted by a licensed professional, looking at both ground water and septic management. The results of this assessment ultimately informed the proposed unit count of the development.

SITE SUITABILITY: See "GRADING" above. The proposal also requires a partial alteration of the wetland to the west, back to the surveyed watercourse boundary in order to access the site from Pockwock Road. The design respects all necessary watercourse setback (20 m) requirements.

GENERAL MAINTENANCE: The above notes, attached drawings, and professional reports demonstrate a general conformity to all concerns that council must consider during the application process.

We trust that this satisfies the requirements to initiate a development agreement for the parcel in question. If there are any clarifications or additional documents required, please do not hesitate to contact us directly.



Cole Maclsaac

NSAA Intern Architect

M.Arch, BEDS, BCD, LEED GA