

HALIFAX

Welcome to Tonight's Virtual Meeting!

Meeting will Commence at 6pm

June 17, 2021

Public Information Meeting

Case 22879

Application by ZZap Consulting

Development Agreement Amendment for Lovett
Lake, Beechville

June 17, 2021



HALIFAX

Acknowledgements



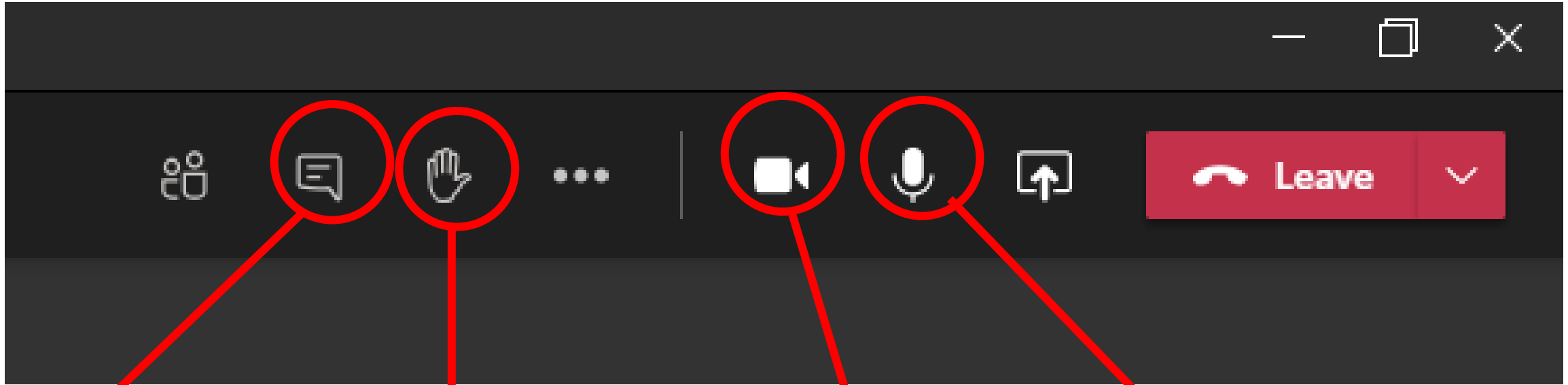
We are in the Mi'kmaq
District of Sipekne'katik,
the ancestral and traditional
lands of the Mi'kmaq people.

We are in the Decade for
People of African Descent



Microsoft Teams Functions

You Should Find these Button in the Top Right of Your Screen



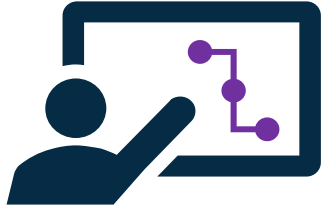
Use this button to open a chat window on your screen. You can post questions or comments in this chat at any point in the evening

Use this button to 'raise your hand' if you would like to speak. I will call on you when it is your turn

Use this button to turn your camera 'On' or 'Off' if your device has video capabilities

Use this button to turn your microphone 'On' or 'Off'

Agenda for Tonight's Meeting



1. HRM Planning Staff presentation



2. Presentation by the Applicant



3. Public participation and Q & A

A video recording will be available



Public feedback will be collected until July 1

Introductions

- HRM Staff
 - Planner – Brittney MacLean
 - Planning Controller – Cara McFarlane
 - Principal Planner – Maggie Holm
 - Program Manager – Carl Purvis
 - Principal Planner – Miles Agar
 - Councillor Iona Stoddard
- Applicant
 - Chris Markides, ZZap Consulting
 - Marc Ouellet, Armco
 - Laura Masching, Armco

Previous Armco Development Proposal

- 59 acres near Lovett Lake developed with:
 - Commercial uses
 - Apartment-style buildings
 - Houses (single and two unit)
 - Townhouses
- This was a request to change the Planning Strategy

Regional Council Direction (2017)

- Community Planning Process for Beechville
- Beechville African Nova Scotian Community
 - identify assets and opportunities
 - shape direction for the Community Planning Process
- 59-acre development near Lovett Lake considered as part of the Community Planning Process

Armco Proposal Withdrawn (2019)

- Armco withdrew request to amend the Planning Strategy (which included apartment-style buildings and commercial)
- Armco then applied to consider development under the current Planning Strategy (for houses and townhouses)
 - to be discussed further tonight

Regional Council Direction (2020)

- Community Planning Process for Beechville
 - Securing Baptismal Path and Burial Grounds
 - Protecting and Celebrating Archaeological Sites
- Beechville Community Benefit Action Plan
- Beechville Community Development Association
- No longer consider previous proposal, which included apartment-style buildings and commercial

Purpose of this Meeting

- Share information about the proposal
- Listen and collect your questions, concerns, comments and feedback on the proposal



Feedback provided tonight will inform the process and will form part of the public record. No decisions will be made tonight.

Role of HRM Planning Staff

- Manage the application through the planning process
- Main contact for the applicant and general public regarding questions, comments or concerns
- Draft reports, negotiate with the applicant and make recommendation to Community Council



Applicant Proposal

Applicant: ZZap Consulting on behalf of the property owner, Armco Capital Inc.

Location: Lovett Lake, Beechville

Proposal: To amend the existing development agreement to add four parcels of land and include a phase 3 of the development with 91 residential units, for a total of 257 residential units.

Subject Property



Site Context







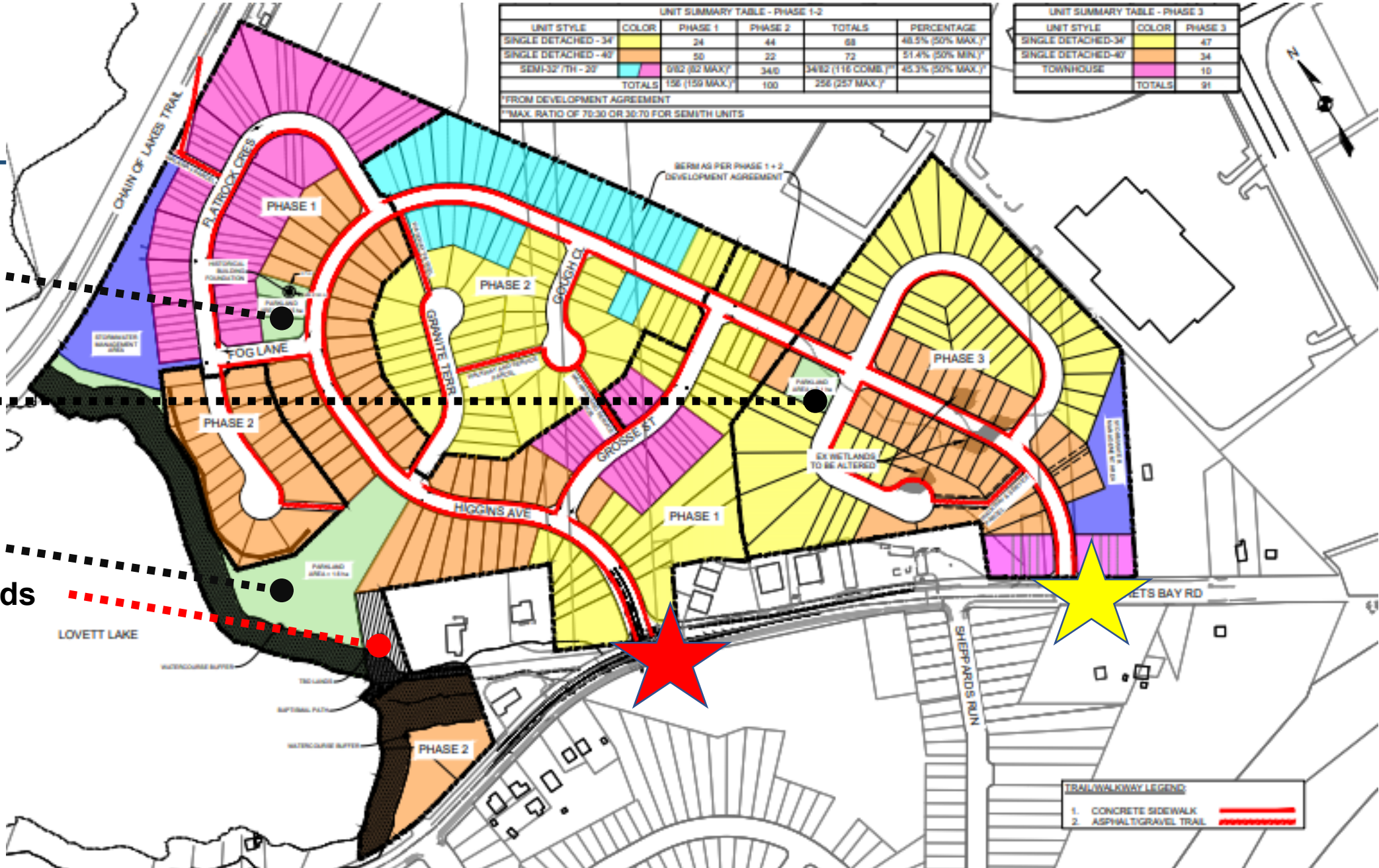
Proposal

Parkland: historic building foundation

Parkland Phase 3

Parkland Phase 1

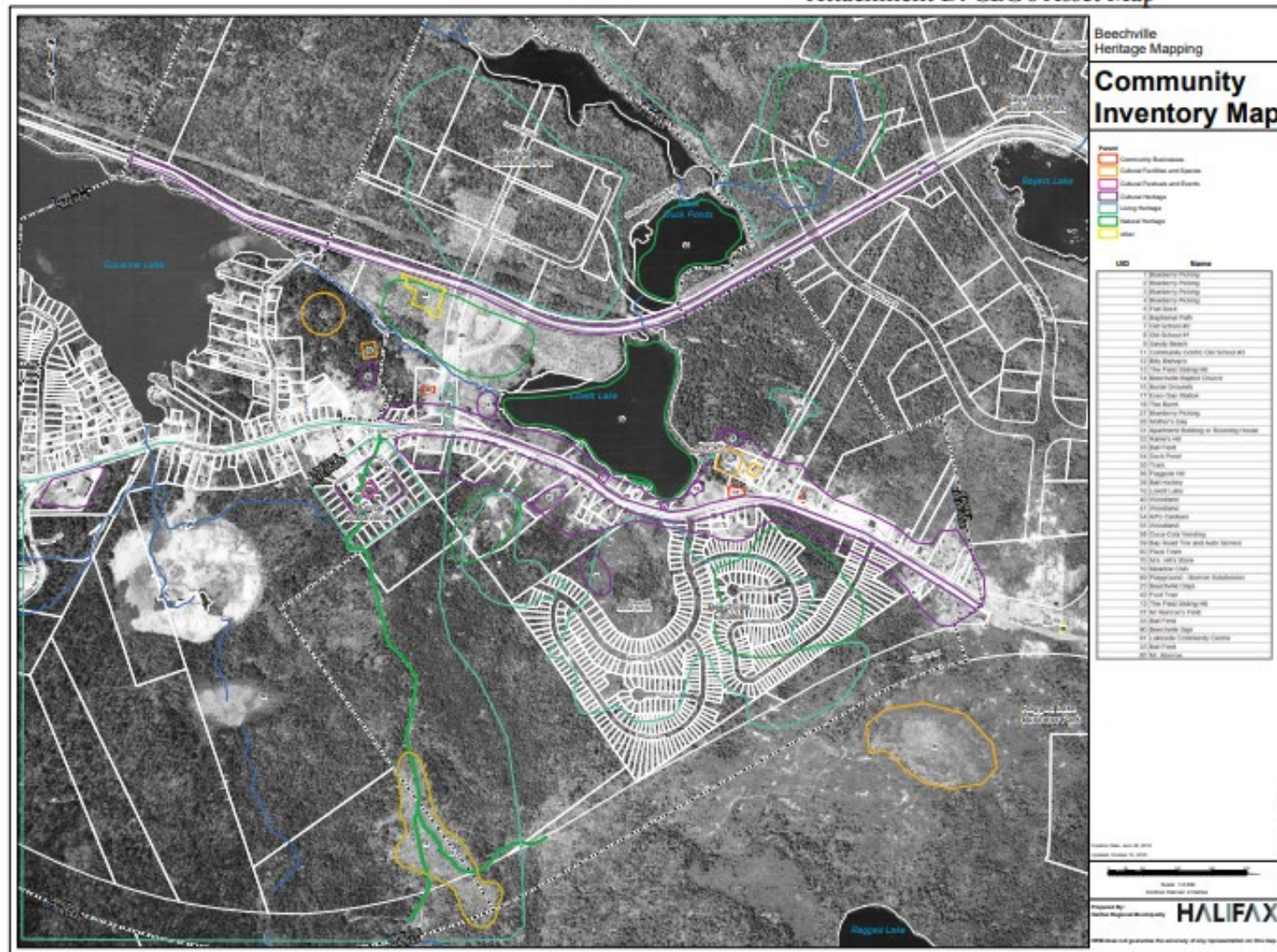
Baptismal Path lands to be conveyed to Baptist Church



What is a Development Agreement

- A development agreement allows construction of a project under local planning policy
- A binding legal contract that clearly establishes standards on matters such as site plan, architecture, landscaping, and infrastructure
- Can be approved by Community Council provided that any development complies with local planning policy

Council Direction



Planning Context

- Staff are reviewing the application based on the adequacy of:
 - mix of housing types
 - useable land for community facilities
 - road accesses and traffic generation
 - density
 - services (sewer, water)
 - Protection/buffering from abutting Registered Heritage Properties and historic sites

Planning Process

We are
here

Application Submitted

HRM Internal Circulation &
Review

Public Information Meeting

Plan Revisions &
Refinement

Staff Report with Policy
Review & Recommendation

Community Council
Hearing & Decision

14 Day Appeal Period

Presentation by Applicant

ZZap Consulting - Chris Markides

An aerial photograph of a suburban area. A red dotted line outlines a large, irregularly shaped parcel of land. To the west of this parcel is Lovett Lake. To the south is Beechville Baptist Church. Further south is Ridgecliff Middle School. The area is surrounded by residential streets and some commercial buildings. The text 'Lovett Lake DA Amendment' is overlaid on the map in a white hexagonal box.

Lovett Lake DA Amendment

zap

Armco
COMMUNITIES

Background and Timeline

2014

Existing Development Agreement Approved for Phase 1 & 2
(Yellow Dotted Line)

2015

ARMCO purchased lands abutting existing development site
(Teal Dotted Line)

2015

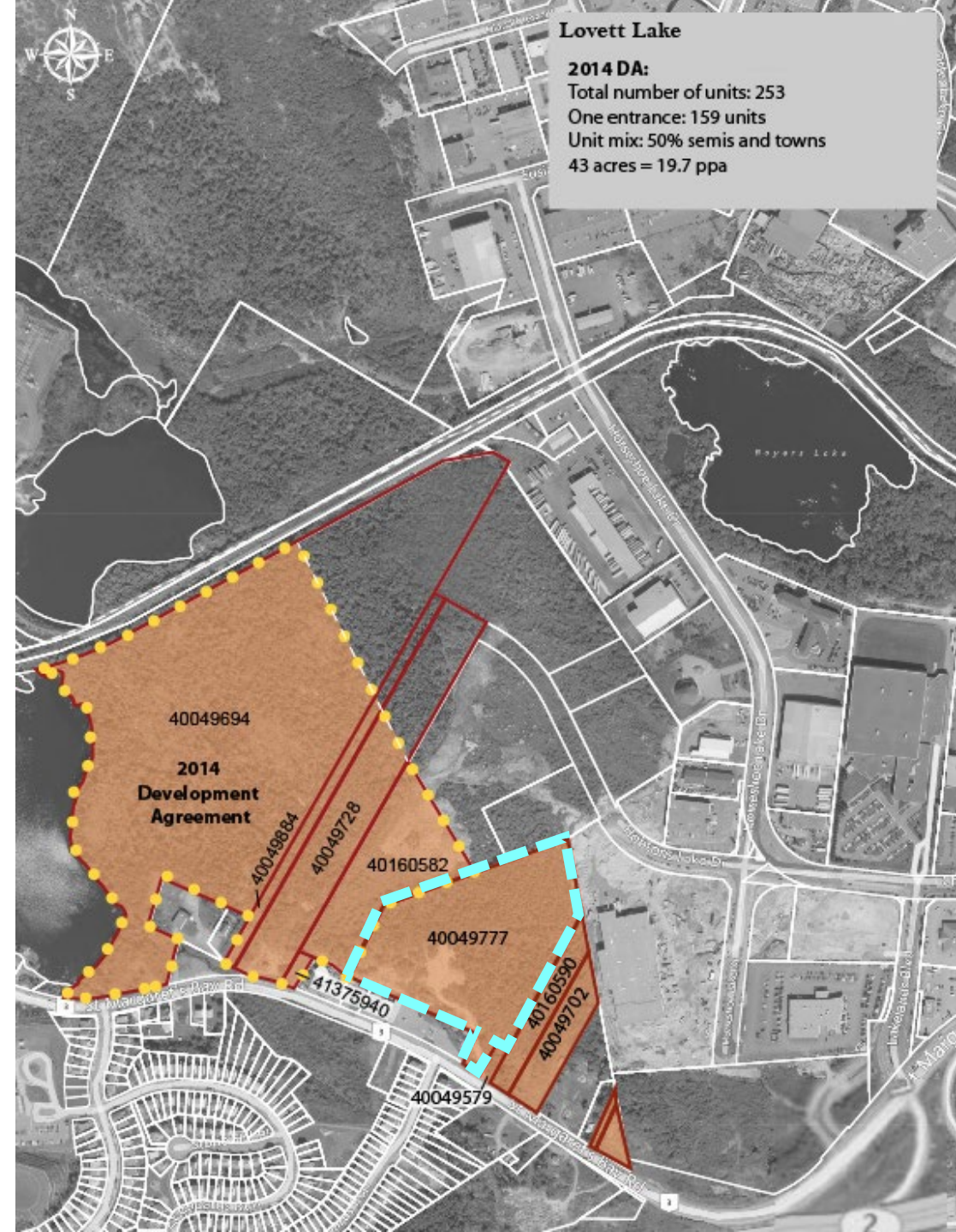
ARMCO requested amendments to the Municipal Plan to permit a mix of uses on the site

2019

ARMCO withdraws MPS amendment request and applies for a development agreement amendment under the existing MPS policy criteria

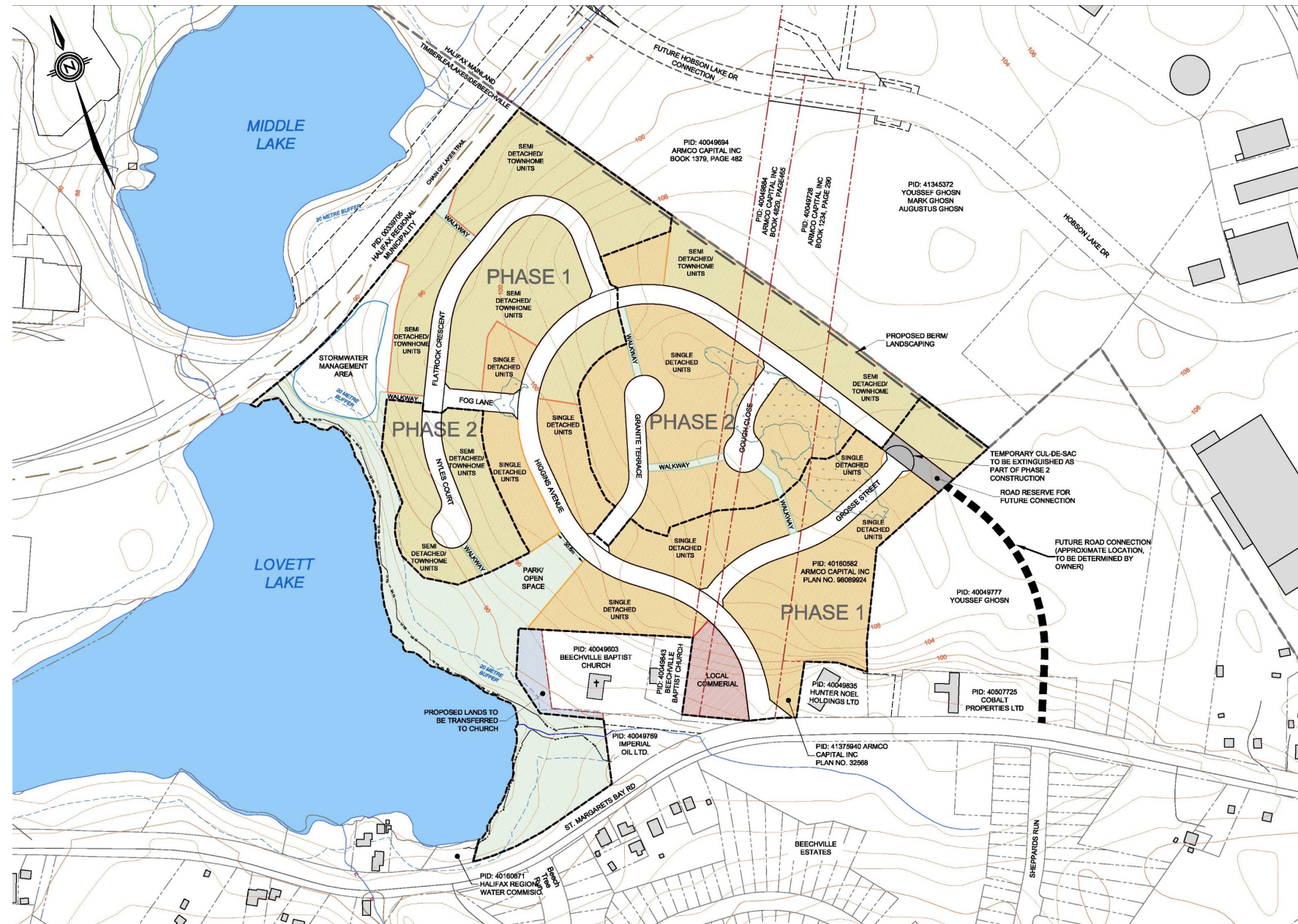
2020

ARMCO begins work on Phase 1 of existing Development Agreement



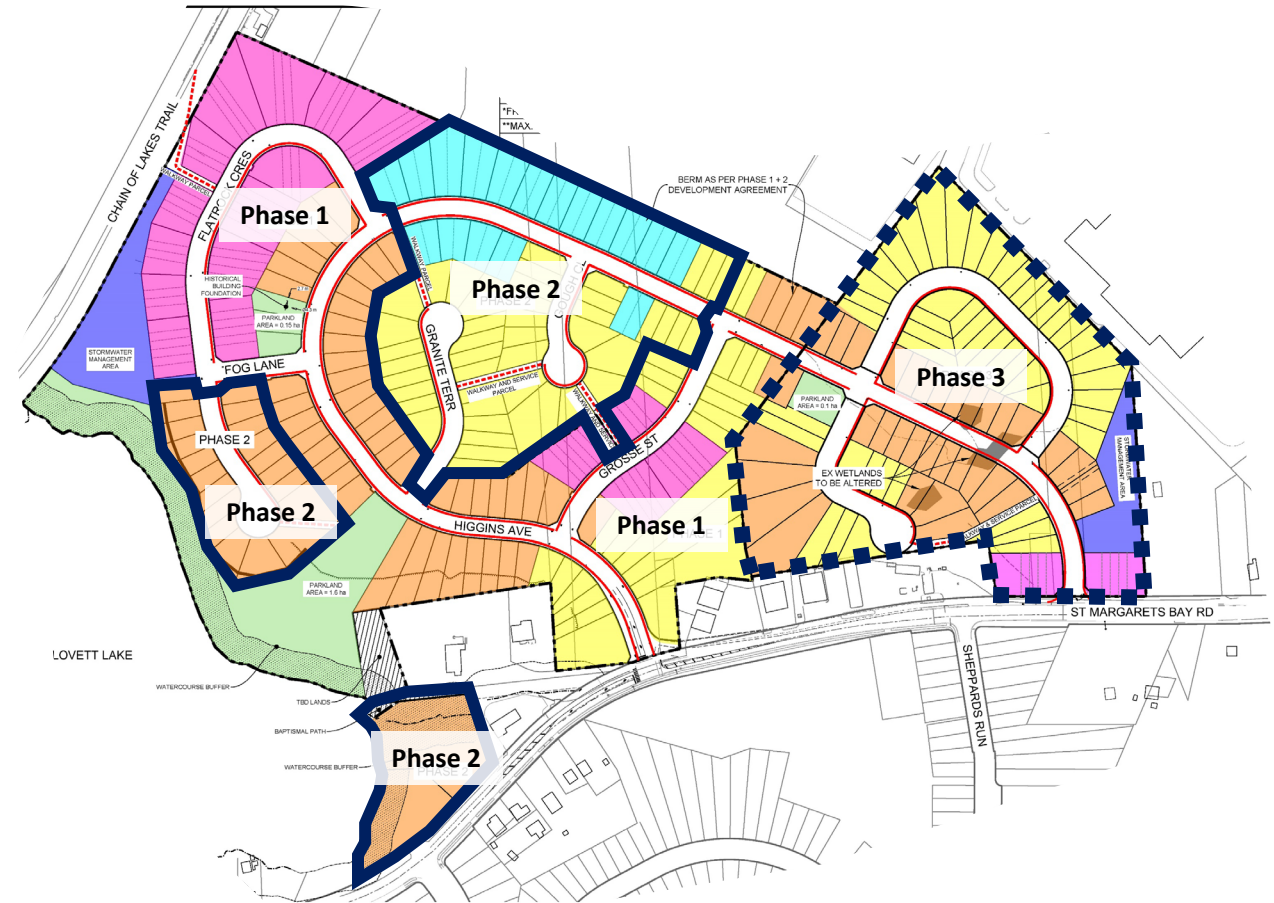
2014 Concept Plan Phase 1 & 2

Units Type	Number of Units
Single Family Homes	130
Semi-Detached/Townhomes	127
Total	257



Proposed Concept - Phase 3

Phase	Colour on Plan		Number of Units	Total Units Per Phase
1	34' Lot Frontage Singles		24	156 (159 in existing DA)
	40' Lot Frontage Singles		50	
	Semi-Detached	Townhouses	82	
2	34' Lot Frontage Singles		44	100 (98 in existing DA)
	40' Lot Frontage Singles		22	
	Semi-Detached	Townhouses	34	
3	34' Lot Frontage Singles		47	91
	40' Lot Frontage Singles		34	
	Semi-Detached	Townhouses	10	
Total	N/A		347	347 (257 in existing DA)



Transportation

- Intersection with SMB Road
 - East intersection is right in/right out
 - West intersection is full signalized
- Active Transportation
 - Higgins Avenue: Sidewalk on both sides
 - Remaining Streets: One side sidewalk
 - Pedestrian connections between cul-de-sacs
 - Active Transportation connection to Chain of Lakes Trail

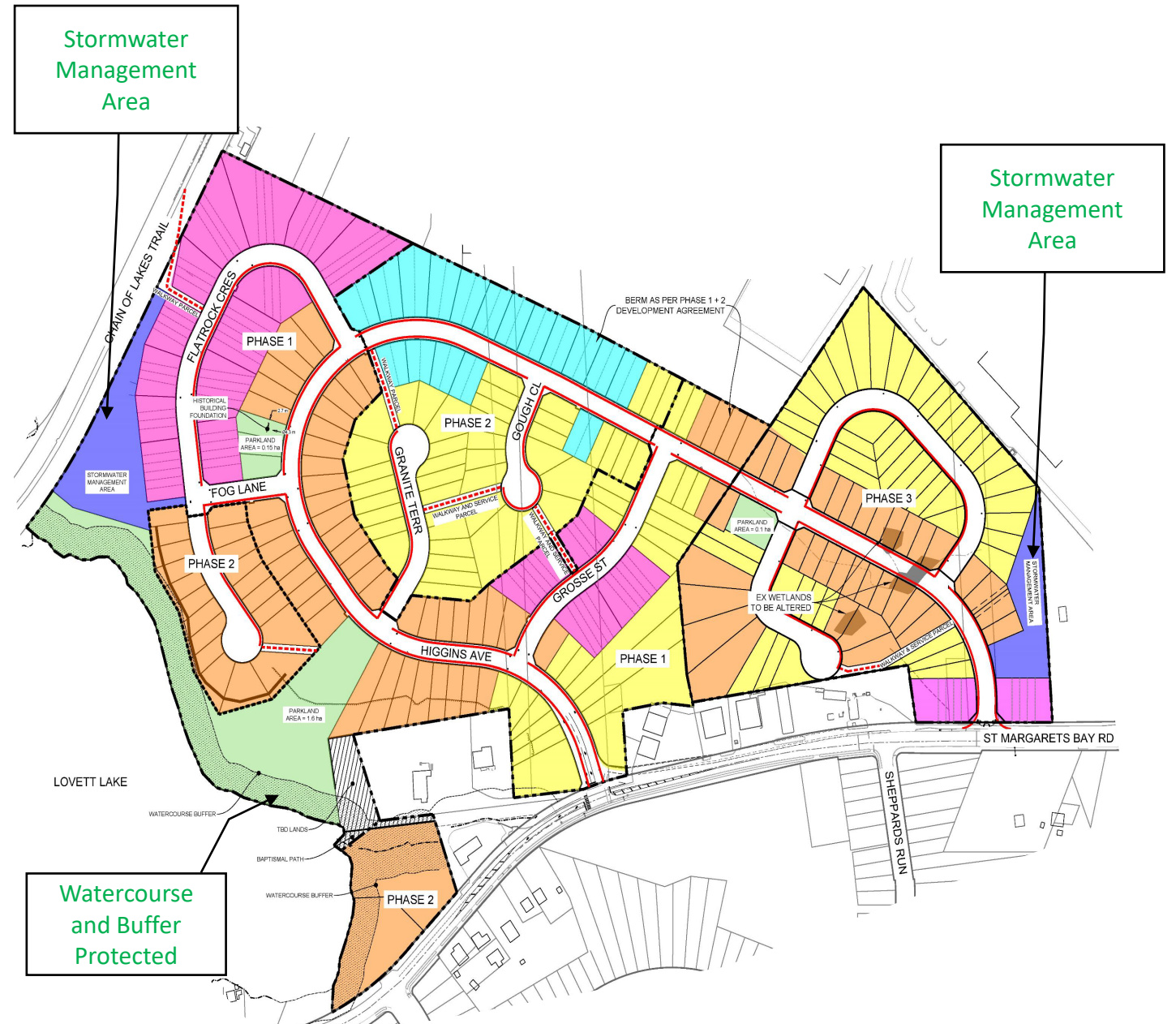


Traffic

- Traffic Impact Study was completed for the proposed development
- The traffic study analyzed trip generations and proposed site accesses relative to site distances and impact on adjacent streets and intersections
- The statement indicates:
 - 309 two-way vehicle trips (80 entering and 229 exiting) during the AM peak hour (7:00am – 9:00am)
 - 419 two-way vehicle trips (263 entering and 156 exiting) during the PM peak hour (4:00pm – 6:00pm)
- Study concluded that the proposed development is not expected to have any significant impact to the levels of performance on adjacent streets, intersections or the regional street system

Stormwater

- Proposed development concept protects an existing watercourse and buffer, as well as a large natural wetland
- Proposal includes the construction and maintenance of two large stormwater management ponds where stormwater outfalls are directed towards
- Stormwater ponds will be designed in accordance with Halifax Water and NSE requirements in order to balance pre-development and post-development flows



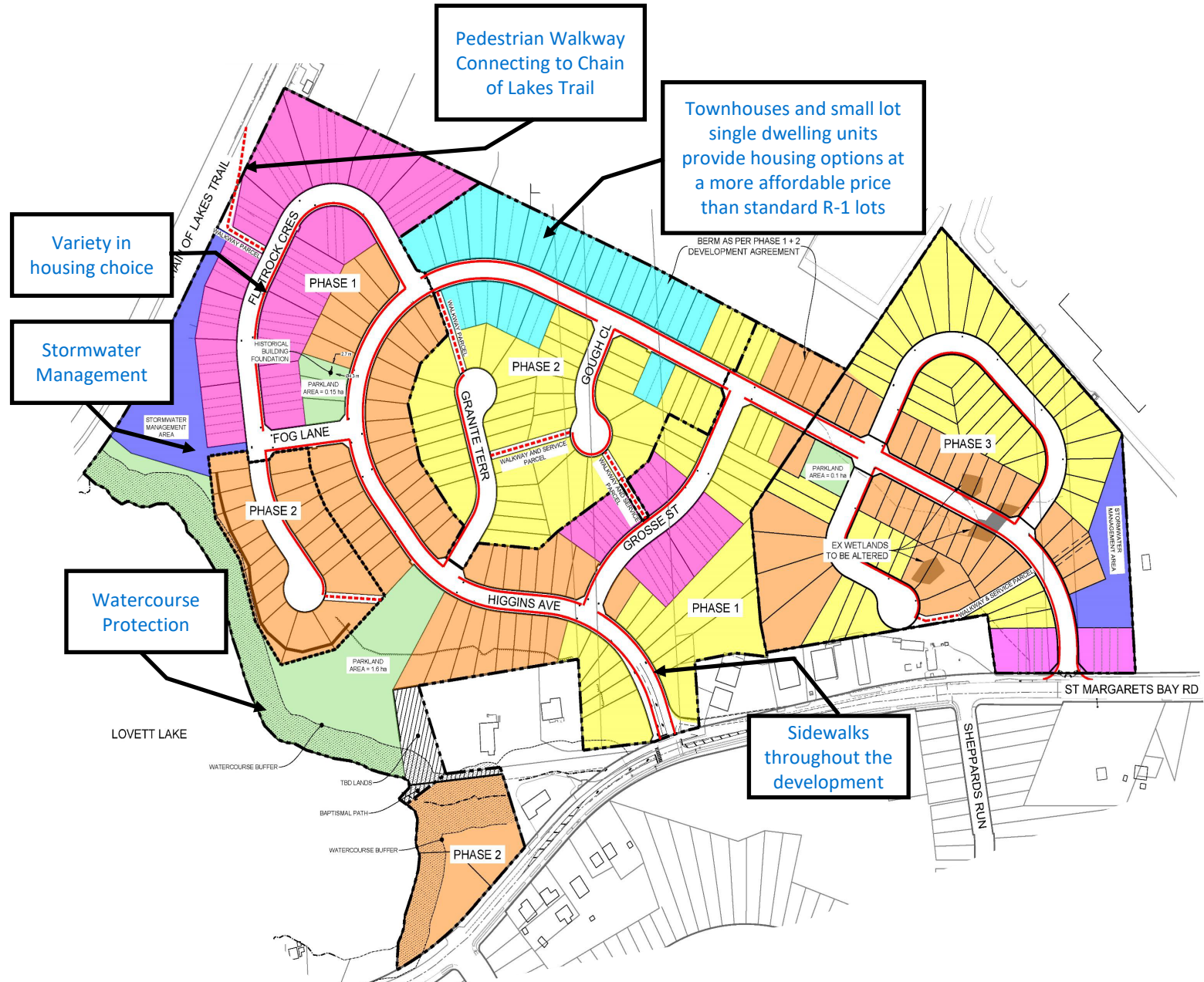
Open Space & Commemoration

1. 1.6 Hectare - Park along Lovett Lake
2. 0.15 Hectare - Commemoration site of historic homestead
3. 0.1 Hectare – Neighbourhood Park
4. Historic Baptismal Path deeded over to Beechville Baptist Church at time of subdivision (outside scope of Development Agreement)



Summary

- Phase 1 & 2 already approved and under construction
- Addition of 90 units in Phase 3
- Variety of housing options
- Better commemoration of historic Beechville Community
- Better active transportation connections in Phases 1 & 2







Thank You!

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Public Participation and Q & A

By Phone

- Speakers list
- One speaker at a time
- To unmute, select  
- Please provide your name and community

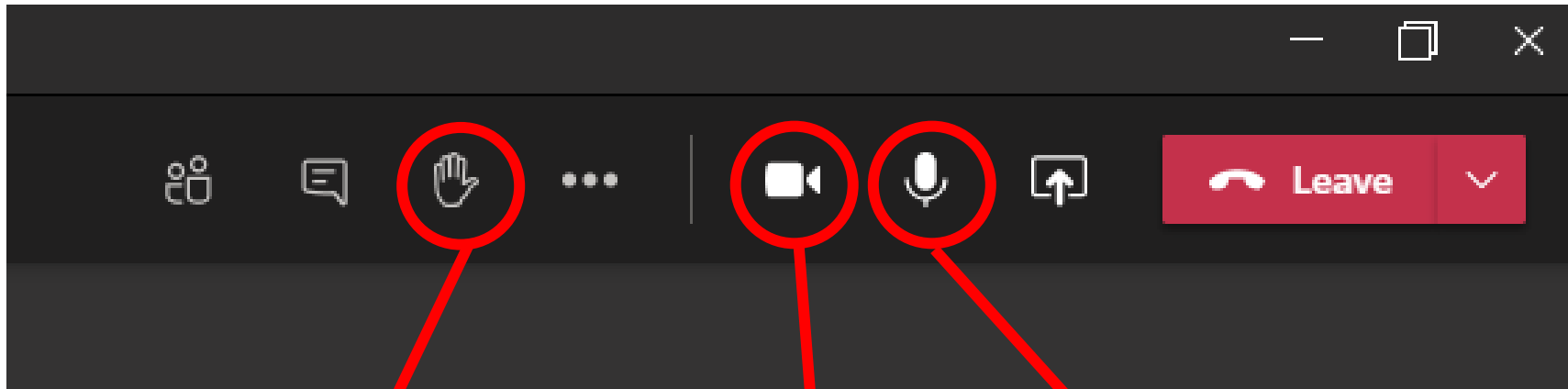
Microsoft Teams

- Please use the 'Raise Hand' function if you have a question or comment at the end of the presentations
- Please mute yourself until you are ready to speak
- Please provide your name and community

Please respect all points of view and opinions.

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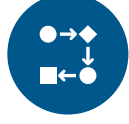



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Examples of Topics to Discuss

-  Historical and Cultural Value of the Site
(Baptismal path, gravesites, historic building foundation)
-  Size of Buildings
(Height and Footprint)
-  Site Layout (Roads, Building Locations, Connectivity of Land Uses, Setbacks)
-  Housing Types
-  Density
-  Transportation Network including Transit and Walkability
-  Landscaping, Amenity and Recreational Space
-  Servicing



Thank You For Your Participation!

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**Ways to provide
feedback after
tonight's meeting until
July 1**

Contact the Planner

Brittney MacLean

✉ macleab@halifax.ca

☎ 902-223-6154

Public feedback will be collected
until **July 1, 2021**