

Carl Purvis  
Planning Applications Program Manager  
Current Planning | Planning & Development  
Halifax Regional Municipality

**Re: Development Agreement Application for a Proposed Multiple Unit Development at 1 Circassion Drive, Cole Harbour, NS (40145005)**

Dear Carl,

On behalf of our client, Dartmouth Housing, ZZap Consulting Inc. is pleased to submit this Development Agreement (DA) application for the redevelopment of Housing Nova Scotia's lands at 1 Circassion Drive, Cole Harbour, NS (PID: 40145005). To support the application submission, the following materials are enclosed:

- Completed Planning Application Form
- Attachment A: Site & Building Drawings
- Attachment B: Traffic Impact Statement
- Attachment C: Permission Letter from Housing Nova Scotia

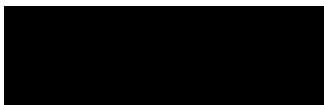
Our client is seeking to construct a 3-storey multi-unit residential development offering affordable units. A further dissemination for the proposed building is shown in Attachment A.

The subject property is designated 'Urban Residential' within the Cole Harbour/Westphal Municipal Planning Strategy and is zoned P-2 within the Cole Harbour/Westphal Land Use By-law. We are requesting a Development Agreement for the property under Policy UR-10 of the Cole Harbour/Westphal Municipal Planning Strategy which allows Harbour East - Marine Drive Community Council to consider multi-unit dwellings with over 6 units, within the Urban Residential Designation.

The supporting documents included with our application reflect discussions we have had with HRM staff. We remain open to further revisions and improvements to the development plan as we move forward on this application.

We respectfully request that you provide us with an anticipated schedule for the development agreement process. Please advise if you require any further information at this time in order to prepare a report to Regional Council.

Regards,



Chris Markides MCIP, LPP  
Urban Planner  
zzap Consulting Inc.

## POLICY ANALYSIS

Policy UR-10 Notwithstanding Policies UR-2 and UR-9, within the Urban Residential Designation, it shall be the intention of Council to consider multiple unit dwellings over six (6) dwelling units, according to the development agreement provisions of the Planning Act. In considering such an agreement, Council shall have regard to the following:	
Policy Criteria:	Applicant Response:
(a) the adequacy of separation distances from low density residential developments;	The three-storey main building will be situated as close as possible to the flanking lot line abutting Forest Hills Parkway. This provides a substantial physical separation between the multi-unit and the low-density residential developments abutting the side lot line.
(b) that the height, bulk, lot coverage and appearance of any building is compatible with adjacent land uses;	<p>The 3-storey scale of the proposed development was selected to respect the character of adjacent land uses, which include one- and two-storey residential dwellings, a two-storey church, and a 2-storey seniors housing complex. The maximum height permitted under the Cole Harbour/Westphal LUB is 35ft. The proposed development measures 27ft to the roofline, with a roof high point of 39ft.</p> <p>Simple, modern forms and natural warm materials such as wood and brick are used to complement the existing architectural character of the neighbourhood. The façade and roofline fronting Forest Hills Parkway has been broken up through changes in material and recesses to create the impression of individual forms and complement the smaller scale of surrounding housing.</p>
(c) that site design features, including landscaping, amenity areas, parking areas and driveways, are of an adequate size and design to address potential impacts on adjacent development and to provide for the needs of residents of the development;	The significant side yard proposed between the multi-unit and adjacent low-density dwellings reduces any potential impact on adjacent development. Fencing and landscaping along the shared

	<p>property line will also provide additional visual buffering between the proposed development and existing single-family dwellings.</p> <p>Outdoor amenity space will provide community gardens, picnic areas, and a workshop, creating opportunities for community and skill building. Vehicle parking is provided at under a 1:1 ratio, however, this is mitigated by providing additional bike parking to take advantage of the site's easy access to active transportation trails. Dartmouth Housing's experience with their existing housing stock suggests anticipated tenants for the development have fewer cars than a market unit building would, reducing the impact of the development on traffic and parking demand in the area.</p>
(d) preference for a site in close proximity to community facilities such as school, recreation areas and transit routes;	<p>There is a transit stop along Forest Hills Parkway directly adjacent to the property. An active transportation path also runs along the North and East boundaries of the property, providing recreation opportunities and easy connectivity services, employment, and amenities.</p> <p>Available within a 10-minute walk of the development site is a large commercial node, containing a pharmacy, grocery store, restaurants, and retail stores. Other facilities are also within easy walking distance (10-15 minutes), including Cole Harbour Place which contains recreation facilities and a public library, the Cole Harbour Commons, Joseph Giles Elementary School and Robert Borden Junior High School.</p>
(e) that municipal central services are available and capable of supporting the development	<p>The development is located within the Urban Service Boundary and is serviced by the Eastern Passage</p>

	<p>WWTF and the Lake Major Water Supply Plant. The Eastern Passage WWTF was upgraded in 2014 to handle new development for the next 25 years. Upgrades were also completed on the Lake Major Water Supply Plant in May 2022.</p>
<p>(f) that appropriate controls are established to address environmental concerns, including stormwater controls;</p>	<p>A stormwater management plan will be completed during the permitting phase to ensure appropriate systems are in place. No other environmental concerns have been identified on the site.</p>
<p>(g) that the development has direct access to a minor or major collector as defined on Map 3 – Transportation</p>	<p>The development has frontage on Forest Hills Parkway but access is granted off of Circassion Drive. Circassion Drive is identified as a local road on Map 3 of the Cole Harbour/Westphal MPS. However, upgrades to have been completed since the creation of the Cole Harbour/Westphal MPS, and Circassion Drive is now considered a minor collector per the streets bylaw.</p>
<p>(h) the impact on traffic circulation and, in particular, sighting distances and entrances and exits to the site;</p>	<p>The development is accessed off Circassion Drive with approximately 14 surface parking stalls and 12 covered bicycle parking stalls. As noted, prior, the prospective tenants of the development are less likely to have a private vehicle than a market rental building. A traffic impact assessment was completed (see Attachment B) to verify that the proposed development is not expected to have any impact on traffic conditions.</p>
<p>(i) general maintenance of the development</p>	<p>The property will be managed by Dartmouth Housing's internal property management staff. Dartmouth Housing current manages 109 residential units and has over 20 years of experience managing and operating affordable housing. Additionally, controls can be set through the agreement to assure</p>

	that the site is maintained in good repair.
(j) effect of the development on the overall housing mixture within the community;	<p>2020 CMHC data put the vacancy rate for Dartmouth East at 1.1% and in 2016 30.7% of renter households in Dartmouth East were considered Core Housing Need. Dartmouth Housing's current waitlist has 160 households in need of housing, with 80 of those households added within the last year. This development will help meet the need for affordable housing in the area. 30% of the units will be provided at deeply affordable rental rates, while the remaining 12 units will be offered at below market rent levels.</p> <p>The units are majority 2- or 3-bedroom units to provide affordable housing to low-income families and intergenerational living. The three 1-unit bedrooms proposed will cater to single seniors. This allows for the successful tenure of a variety of households and opens up opportunities for continued tenure in the building as residents progress through various stages in life.</p>
(k) the provisions of Policy IM-11	See below.
<b>Policy IM-11 In considering amendments to the land use by-law or development agreements, in addition to all other criteria as set out in various policies of this planning strategy, Cole Harbour/Westphal Community Council shall have appropriate regard to the following matters:</b>	
<b>Policy Criteria:</b>	<b>Applicant Response:</b>
(a) that the proposal is not premature or inappropriate by reason of:	
(i) the financial capability of the Municipality to absorb any costs relating to the development;	No cost to the Municipality is anticipated as part of this development.
(ii) the adequacy of sewer and water services;	See UR-10 (e) above.
(iii) the adequacy or proximity of school, recreation and other community facilities;	See UR-10 (d) above.

	(iv) the adequacy of road networks leading or adjacent to or within the development;	See UR-10 (h) above and the traffic impact assessment included in Attachment C.
	(v) the potential for damage to or destruction of designated historic buildings and sites	There are no historic buildings or sites on the property.
(c) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:		
	(i) type of use;	<p>The proposed development is situated as close as possible to Forest Hills Parkway to reduce the impact on single-family residences bordering the West property line. Additionally, particular care was taken in the design of the building to avoid the embodied negative connotations associated with typical affordable housing architecture.</p> <p>The agreement will regulate the permitted use on the property and ensure adequate separation distances are adhered to. See UR-10 (a) above.</p>
	(ii) height, bulk and lot coverage of any proposed building;	See UR-10 (b) above.
	(iii) traffic generation, access to and egress from the site, and parking;	See UR-10(h) above.
	(iv) open storage;	There is no open storage proposed on the site.
	(v) signs; and	Signage on the site will designed according to Cole Harbour/Westphal LUB requirements.
	(vi) any other relevant matter of planning concern	No other relevant planning concerns identified.
(d) that the proposed site is suitable in terms of steepness of grades, soil and geological conditions, locations of watercourses, potable water supplies, marshes or bogs and susceptibility to flooding; and		The site contains no steep slopes, and no watercourses, potable water supplies, marshes, or bogs have been identified on the property.
(e) any other relevant matter of planning concern.		No other relevant planning concerns identified.