

HALIFAX

Welcome to Tonight's Meeting!

Meeting will commence at 7 p.m.

December 14, 2022

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The background features a large, abstract geometric design with several overlapping triangles in various shades of blue. The word "HALIFAX" is prominently displayed in the upper right quadrant in a bold, white, sans-serif font.

HALIFAX

Public Information Meeting for Case 24278

Development Agreement for
390 Conrads Road, Queensland

December 14, 2022

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Acknowledgements

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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



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Agenda for Tonight's Meeting

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HRM Planning Staff
Presentation



Presentation by Applicant



Public Participation:
Questions and Answers

***The website will detail
all status updates for
this application***



***Public feedback will be collected
throughout the application process***

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Presentation by HRM Planning Staff

Byungjun Kang, Planner

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Introductions

Byungjun Kang – HRM Planner

Pamela Lovelace– Councillor, District 13

Cara McFarlane – HRM Processing Coordinator

Darren Shupe – Applicant (Brighter Community)

Marius Ardelean & Logan King

Purpose of this Meeting

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- 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.***

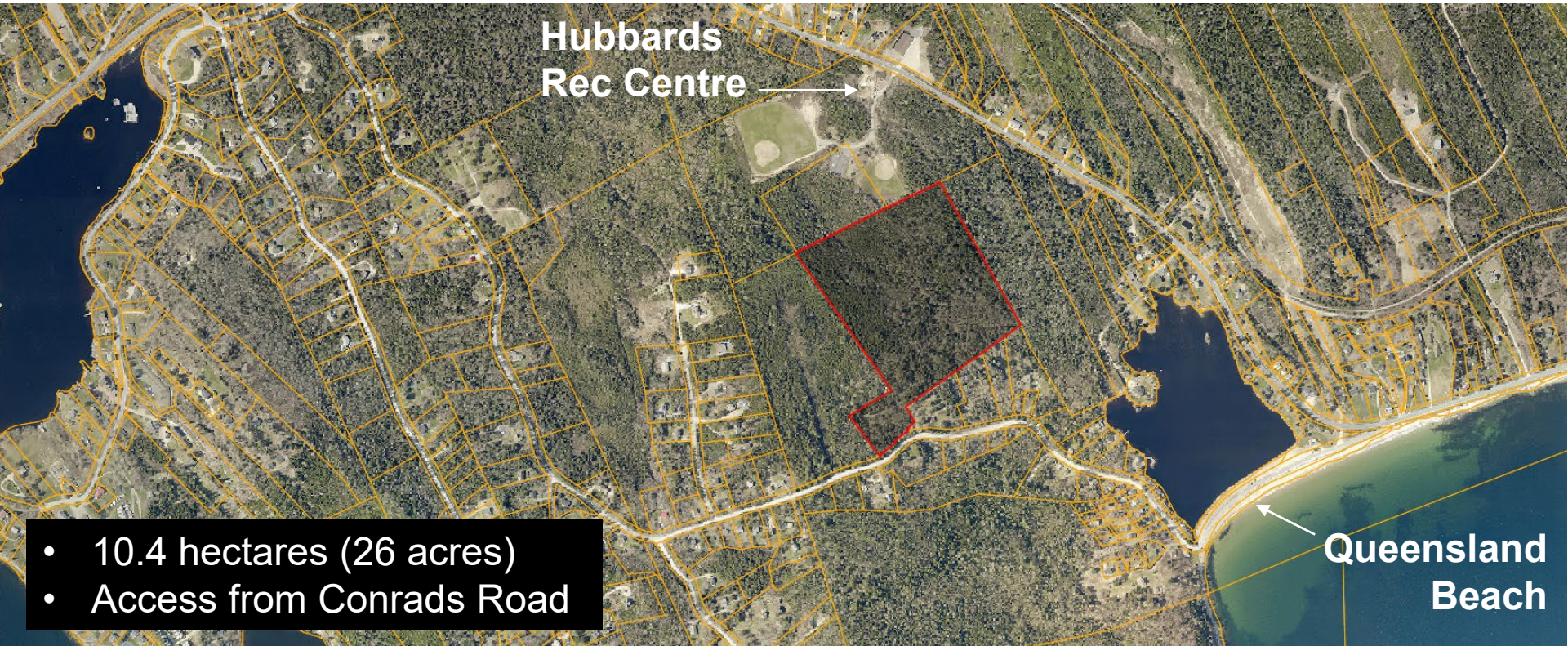
Role of HRM Staff

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



Site Context

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Applicant Proposal

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Applicant: Brighter Planning & Consulting

Location: 390 Conrads Road, Queensland

Proposal: 34 residential units

- 5 four-unit dwellings (20 units)
- 14 townhouse units (14 units)



Planning Policies: How they work

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Regional Plan & Subdivision By-law

Guides where population growth and the investment of services like transit, piped water and sewer should occur

Community Plan

Outlines where and how different types of development may occur. Particular uses may not be permitted in some areas, other uses may only be allowed by going to Council for approval and getting feedback from the community

Land Use By-law (Zoning)

Specifies what can be approved without going to Council and engaging with the public

Development Agreement

- A development agreement enables 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

Policy & Bylaw Overview

St. Margarets Bay Municipal Planning Strategy and Land Use By-law



Water and Sewer

On-site septics and drilled wells



Zone

R-2 (Two Unit Dwelling)



Designation

RES (Residential)



Existing Use

Vacant



Enabling Policy

MU-4 and IM-5

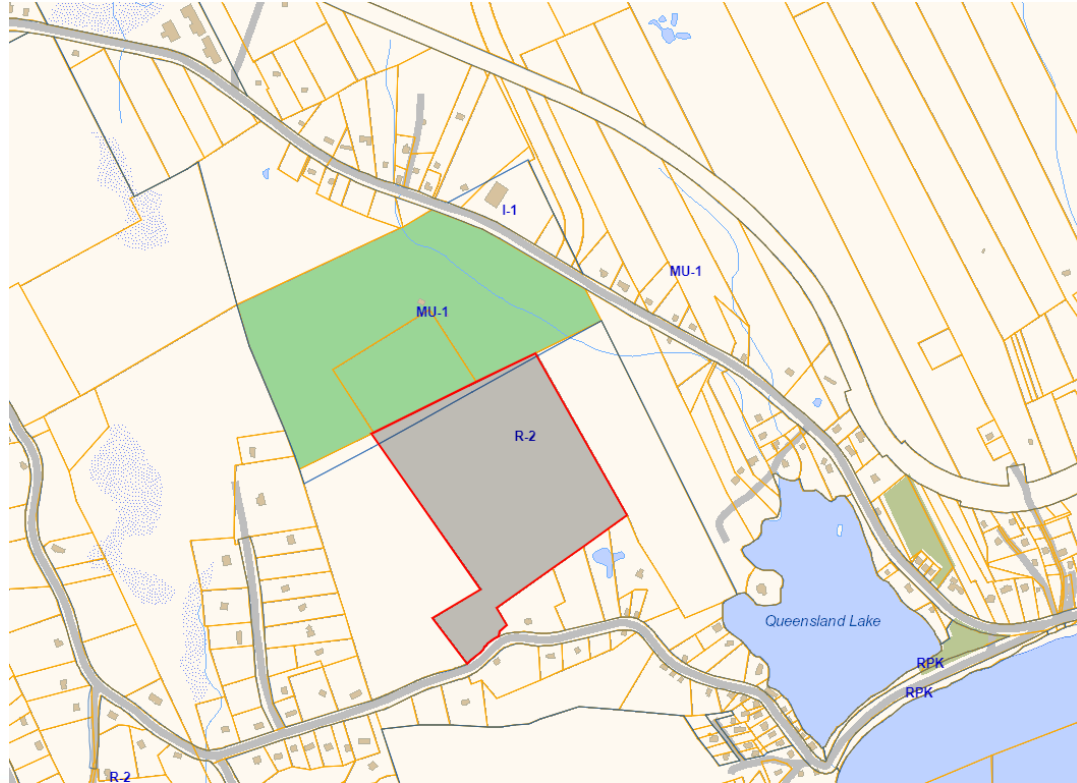
Policy Consideration

Slide 14

St. Margarets Bay Municipal Planning Strategy

Policy IM-5 (Paraphrased)

Council may consider development agreements for the development of uses which are permitted by development agreement on the abutting property.



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Enabling Policy MU-4

Council shall only consider multiple unit dwellings within the Mixed-Use Designations

- that the **architectural design and scale** of any building(s) are compatible with nearby land uses;
- that adequate separation distances are maintained from low density residential developments and that **landscaping** measures are carried out to reduce the visual effects of the proposal;
- the general **maintenance** of the development;
- that **open space and parking areas** are adequate to meet the needs of residents and that they are suitably landscaped;
- the means by which **solid and liquid waste** will be treated;
- the effect of the proposed use on **traffic volume** and the local road networks, as well as traffic circulation in general, **sighting distances** and entrance to and exit from the site;

Other Policy Consideration

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St. Margarets Bay Municipal Planning Strategy

Implementation Policy IM-9

In considering development agreements, Council shall have regard for:

- Adequacy of:
 - On-site sewer and water services
 - Schools, recreational and community facilities
 - Road networks
- Controls to reduce conflict with nearby uses in terms of:
 - Use
 - Height, bulk, & lot coverage
 - Traffic generation, access, & parking
 - Open storage
 - Sign
- steepness of grades, soil and geological conditions, flooding events, locations of watercourses and wetlands

Planning Process

We Are Here



Application Received

HRM Internal Circulation & Review

Public Information Meeting

Plan Revisions & Refinement

Staff Report with Policy Review & Recommendation

Community Council – Public Hearing

14-day Appeal

Presentation by Applicant

Darren Shupe, Brighter Community Planning & Consulting

Breeze Living Residential Development

Development Agreement
Application for Conrads Road

HRM Public Information
Meeting Presentation

December 14th, 2022



The Proposal

To develop 34 new residential units within an attractive and well-integrated site design.

Proposed development includes:

- 5 x 4-unit buildings
- 14 townhouse units
- Cluster-style design
- Community open space and community garden space
- Shared active transportation options
- Trail connectivity with Hubbards Recreation Centre



Area Context



Site Context





4-Unit Section - 20 units

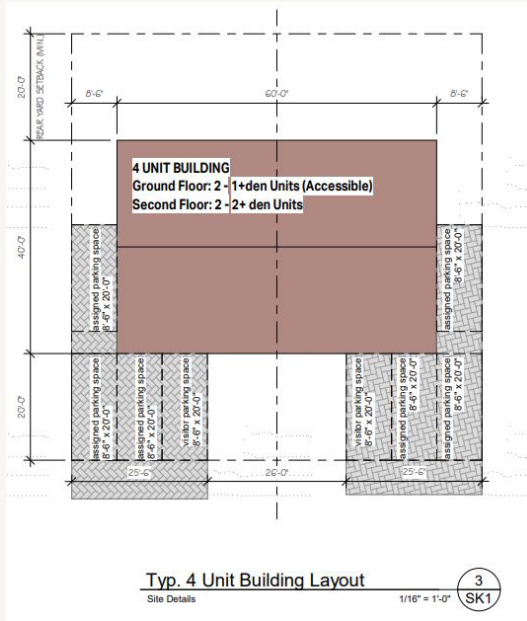
- Ground Floor Units
 - 1 Bedroom + Den
 - 1 Parking Spot
- Second Floor Units
 - 2 Bedroom + Den
 - 2 Parking Spots
- 2 Visitor Parking Spaces/ Building
- 7 additional visitor parking spaces
- Site infrastructure locations
 - Community mailbox
 - Shared AT Storage Site

Townhouse Section - 14 units

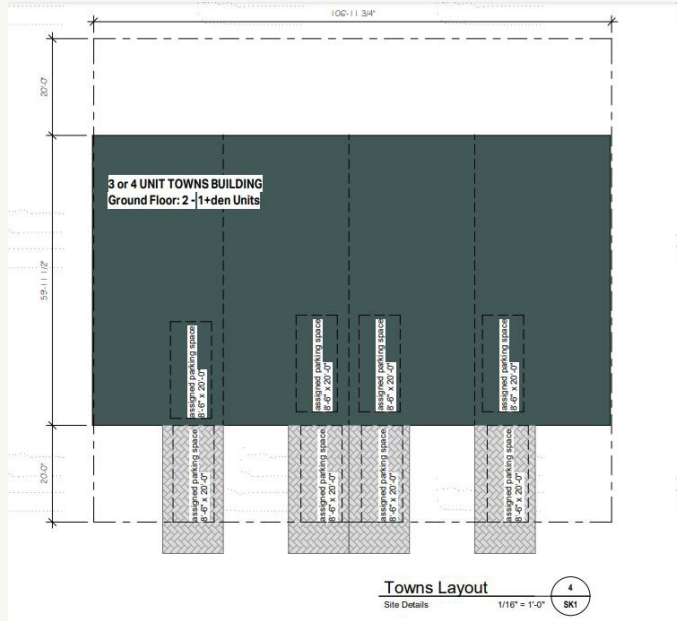
- 2 assigned parking spaces per townhouse
- 5 visitor parking spaces
- Community garden area + gazebo
- Site infrastructure locations
 - Septic treatment
 - Stormwater pond



4-Unit Building Layout and Elevation



Townhouse Building Layout and Elevation



Summary

With this proposed development, we are looking to...

- Realize the full potential the Subject Property by providing a landmark mixed-unit residential development in the community of Queensland.
- Facilitate multi-generational living opportunities through its mix of unit types.
- Promote active living in a location which has the potential for higher walkability and connectivity with area parks and recreational amenities.
- Retain the maximum amount of natural area and provide effective buffering from neighbouring properties.

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Thank You For Your Participation!

Byungjun Kang, Planner



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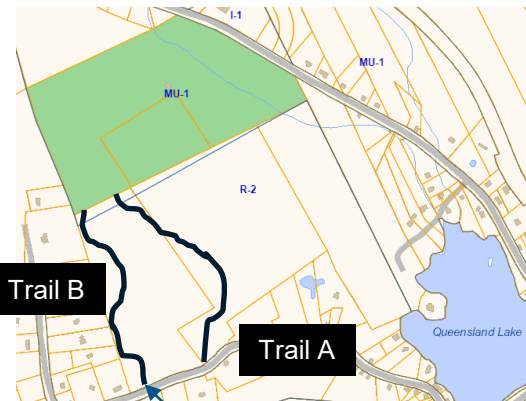
782-641-0856

[https://www.halifax.ca/business/planning-development/applications/
case-24278-conrads-road-hubbards-breeze-living](https://www.halifax.ca/business/planning-development/applications/case-24278-conrads-road-hubbards-breeze-living)

Public feedback will be collected throughout the application process

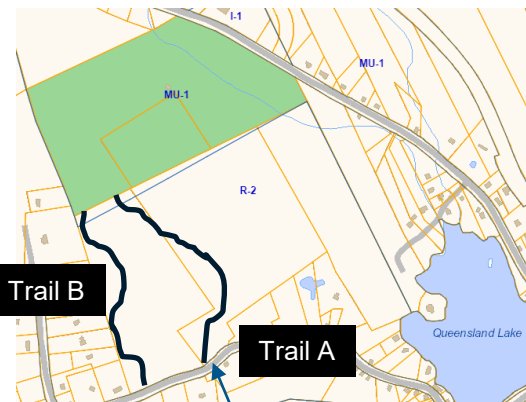
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Taken November 25, 2022

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Taken November 25, 2022