

151-11172

LYNNETT ROAD, SPRYFIELD

DEVELOPMENT AGREEMENT APPLICATION



JULY 28, 2016

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July 28, 2016

Carl Purvis, Principle Planner – Urban Enables Applications
HALIFAX | Planning and Development
40 Alderney Drive, 2nd Floor
Halifax, NS B3J 3A5

Subject: Development Agreement Application – Lynnett Road, Halifax, (PIDs 40096133 and 40096364)

Dear Mr. Purvis,

On behalf of our client, PF Properties Ltd., WSP is pleased to make an application for a Development Agreement (DA) to enable a mixed residential development located off Lynnett Road and McIntosh Street in Spyfield, NS (PIDs 40096133 and 40096364).

It is our understanding that the proposed development project requires a DA in accordance with regulations outlined under the RDD (Residential Development District) zone of the Halifax Mainland Land Use By-law (LUB) and Schedule I of the Halifax Municipal Planning Strategy (MPS).

To assist with the application, the following supporting materials are enclosed:

- Completed Planning Application Form
- \$2,600 Application Fee
- Site Plan (10 copies)
- Landscape Plan (4 copies)
- Building Drawings for proposed multi-unit building (4 copies)
- Servicing Schematic/Municipal Services Analysis (6 copies)
- Traffic Impact Statement (4 copies)
- Survey of Subject Properties (1 copy)

A summary of the proposed development, site characteristics, and relation to applicable policies are provided in the attached report for your reference.

We look forward to your comments and moving ahead through the public planning process on this application.

Yours truly,

WSP Canada Inc.

ORIGINAL SIGNED

Connor Wallace, BCD
Urban Planner

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INTRODUCTION

On behalf of our client, PF Properties Ltd., WSP Canada Inc. (WSP) is pleased to make an application for a Development Agreement (DA) to enable a 79 unit mixed residential development located off Lynnett Road and McIntosh Street in Halifax on PIDs 40096133 and 40096364 (Please refer to Figure 1).

Based on Policy 1.5.1 of Part II, Section X of the MPS and Section 62B(1) of the LUB, we understand that the proposed development project requires a DA. A summary of site's characteristics, the proposed development's features and its applicability to relevant MPS and LUB policies is provided in the following report.



Figure 1: Location and Approximate Boundary of Subject Site

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SITE CHARACTERISTICS

Location

The subject site is located to the northeast of Lynnett Road and northwest of McIntosh Street in the community of Spryfield. The surrounding properties contain a mixture of medium density apartments, semi-detached and single family residential land uses.

Physical Characteristics

According to a survey done by Tim Wambolt Surveys Ltd. dated December 2, 2013 (see Appendix F), the subject site is approximately 10.6 acres (461,736 square feet) in size. The subject site has approximately 65 feet of frontage on Herring Cove Road and 65 feet on McIntosh Street.

Property Access

Existing access to the site is from Lynnett Road, which is a private road that connects to Herring Cove Road.

Existing Land Uses

The subject site is currently undeveloped natural open space.

Existing Planning Designations & Zoning

The subject properties are designated Urban Settlement under the HRM Regional Plan, and Residential Development District under the Mainland South Secondary Planning Strategy (SPS) within the Halifax MPS. This designation requires residential development areas to be planned and developed as a whole or in phases under a unified site design, providing a mixture of residential uses and related recreational, commercial and open space uses, with an emphasis on a mix of dwelling unit types. The properties are zoned RDD (Residential Development District) under the Halifax Mainland LUB. Within the RDD zone, R-1 and R-2 uses are permitted as-of-right; however, any development proposals beyond these uses are require a DA.

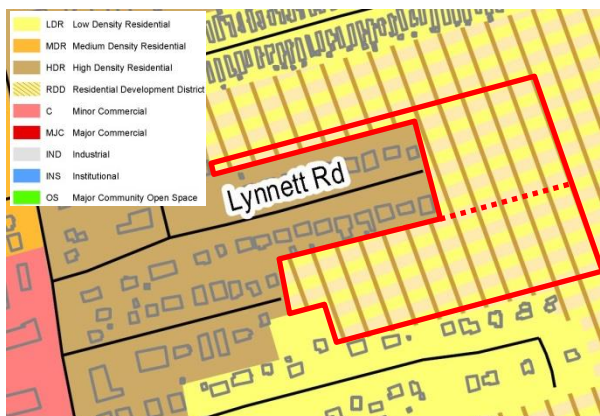


Figure 2: Generalized Future Land Use Map (MPS)



Figure 3: Zoning Map (LUB)

3.1 DEVELOPMENT SUMMARY

The second phase includes 23 townhouse units, 6 single family homes and approximately 0.65 acres of useable, landscaped open space in the form of two parks. The townhouse and single-family units will be accessed via two cul-de-sacs that connect to McIntosh Street through road reserve that exists along the southeastern property line of PID: 40096364. At the moment, McIntosh Street is not up to sufficient standards to provide a public road connection to the proposed development. However, the street is planned to be upgraded in concurrence with a residential development taking place on the adjacent lands. Therefore, the applicant is proposing that the DA be written so that Phase 2 of the proposed development cannot commence until McIntosh Street has been upgraded to sufficient standards to provide access and service connections to the proposed development.



3.2 DEVELOPMENT BREAKDOWN

The breakdown of the proposed development is as follows:

Residential Units

- Apartment building: 50 Units
 - 28 x 1BR units
 - 22 x 2BR units
- Townhouses: 23 Units
- Single-Family Homes: 6 Units
- **Total: 79 units**

Population Density

The applicant is proposing a density of approximately 15 persons per acre (159 people) based on the following:

- The Halifax Mainland LUB defines Population Density as ‘the number of persons occupying a building(s) on a lot per one acre of gross lot area. In determining population density, the number of persons occupying a building(s) on a lot shall be calculated on the basis of one person for each habitable room contained therein’. Considering this definition, density was determined based on the following calculations.
 - 1 person per One Bedroom Unit
 - 2 people per Two Bedroom Unit
 - 3 people per Townhouse Unit
 - 3 people per Single-Family Unit

Parking

- An outdoor parking lot is proposed to service the proposed apartment building. The parking lot contains 72 parking stalls, which allows for a ratio 1.4 parking stalls per unit.
- Each townhouse unit and single-family home is proposed to have a private driveway for parking.

Landscaping and Open Space

- Preserved Natural Green Space: ± 2.3 acres
- Usable, Landscaped, Open Space (Parks): ± 0.65 acres plus all open space that is proposed within multi-unit phase

Bicycle Parking

- Bicycle Parking will be provided as per LUB requirements.

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POLICY

In order to address Policy 1.5.1 of Part II, Section X of the MPS and Section 62B(1) of the LUB, we note the following:

4.1 MPS POLICIES

- 1.5 Areas designated as "Residential Development District" on the Generalized Future Land Use Map shall be residential development areas planned and developed as a whole or in phases under a unified site design, providing a mixture of residential uses and related recreational, commercial and open space uses, with an emphasis on a mix of dwelling unit types.
- 1.5.1 Pursuant to Policy 1.5, the Land Use By-law shall provide a new zone, the Residential Development District, within which "Low-Density Residential" development and public community facilities shall be permitted and other development shall be permitted only under the contract development provisions of the Planning Act and the requirements in Schedule I.

Schedule I Policy Requirements:

Policy	Rationale
Residential	
A density of twenty-two persons per gross acre shall be permitted. Proposals in excess of twenty-two persons per gross acre may be considered provided that no development shall exceed the capacity of existing or proposed sewers. In calculating the permissible density of any project, the capacities available to the drainage area shall be considered.	The applicant is proposing an occupancy population of approximately 159 people (see section 3.2 of this report). The total site area is approximately 10.6 acres; therefore, the density of the proposed development is approximately 18 persons per acre
No more than 15 percent of any area covered by a development agreement may be developed for apartment uses including the building(s), ancillary parking, open space, and landscaping.	15% (1.65 acres) of the site area is covered by proposed apartment use, including the building, ancillary parking, open space, and landscaping
The design and layout of the portion of new residential developments abutting existing residential areas shall endeavour to protect the character and scale of these areas by attention to such matters as use of open space, landscaping, and ensuring adequate transition between areas of differing building forms and densities.	The proposed multi-unit apartment building is strategically located within the site to minimize impact on existing adjacent land uses and the other land uses proposed within the development. The parking for the proposed apartment building separates the building from the existing residential uses on Lynnett Road. The apartment building is also set back from the townhouses and single family homes in Phase 2 of the development. The proposed single family homes and townhomes are compatible with the existing fabric/scale of residential uses along Lynnett Road, Autumn Drive and McIntosh Street.

Commercial	
Neighbourhood commercial uses are permitted at or near the intersection of local streets, and on the ground floor of high-density residential buildings. In addition, consideration may be given for a commercial convenience centre, except in the RDD areas generally west of the Herring Cove Road and south of Leiblin Drive. The amount of gross leasable space may be limited to ensure that the development primarily serves the adjacent neighbourhoods. The intent is to provide for a range of uses such as retail, rental and personal service, household repair shops, service stations, restaurants and office uses. The additional matters to be considered are found in the guidelines of Policy 3.7 of Section II.	No commercial uses proposed
Landscaping and Open Space	
At least 5 percent of the area of the district development must be useable, landscaped, open space	Approximately 6.1 % of the site area is dedicated to useable, landscaped, open space
No residential or accessory building shall be constructed within 50 feet of any lake, watercourse, or water body. No commercial or accessory structure shall be constructed within 100 feet of any lake, watercourse, or water body.	Proposed Residential Uses are well beyond 50 ft. from Macintosh Run
Any proposal to construct a community facility or institutional use within 100 feet of the water's edge should ensure, through the use of landscaping or other means, that adverse effects on water quality will be avoided or ameliorated during and after construction.	No community or institutional uses proposed
A landscape plan shall be submitted as part of the approval process and the preservation of natural amenities, including rock outcroppings, groves of trees, mature trees, ponds, streams, shores, and wetlands should be preserved whenever possible.	Please refer to Appendix B
Circulation	
Access to arterial or collector streets should be such that additional traffic along local streets in residential neighbourhoods adjacent to the development is minimized.	The proposed development has two different accesses to the Herring Cove Road via two separate streets in order to disperse traffic and minimize impact. Please refer to Appendix E
Where common parking areas are provided, they should be so aligned as to restrict through traffic.	Proposed parking area for apartment building is located at the end of Lynnett Road with no vehicular connection to other streets
General	
The minimum required site size for a contract within this area shall be three acres.	Proposed Site Area: approximately 9 acres
Municipal infrastructure must be adequate to service any proposed development.	Please Refer to Appendix D

4.2 LUB POLICIES

62B(2) Application for development agreements in any Residential Development District (RDD) shall include the following information:

(i) a legal description of the total site proposed for development, to include present and proposed ownership;

Please refer to Appendix F

(ii) a development schedule to indicate the stages or phases of development from beginning to completion;

Section 3.1 of this report

(iii) total number and type of dwelling units, lot size, proposed lot coverages, approximate gross and net population densities, total amount of open space and usable open space, total amount of commercial and, where applicable, institutional facilities;

*Please refer to:
Section 3.2 of this report
Appendix A*

(iv) site plan and supporting maps to describe existing topographic conditions including contours at 5 foot intervals, water courses or bodies, flood plains, wetlands, significant natural features and forest cover including the general location of trees 6 inches in diameter or greater, proposed lot lines, location and size of all existing and proposed buildings and structures including maximum heights, types of dwelling units, density per type, and non-residential structures;

*Please refer to:
Appendix A
Appendix D
Section 3 of this report*

(v) the location and size of all areas to be dedicated or reserved as common open spaces, public parks, recreation areas, and other public uses; existing and proposed street circulation systems including parking and serviced areas, and major points of ingress and egress to the development; existing and proposed pedestrian circulation system, including its interrelationship with the vehicular circulation system; existing and proposed public utility system, and, where applicable, provide sanitary and water systems on and adjacent to the development site; and general schematic landscape plan indicating the treatment of private and public open spaces, information on areas adjacent to the proposed development to indicate the relationship to these areas, to include land uses, zoning classifications, densities, circulation systems, public facilities and significant natural features and sensitive landscape;

*Please refer to:
Appendix A
Appendix B
Appendix C
Appendix D
Section 2 of this report*

(vi) any other information which may be required to evaluate the impact of the proposed development.

N/A

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CONCLUSION

We look forward to Halifax's comments as we move ahead with the public planning process. Should you have any comments or questions, please do not hesitate to contact the undersigned.

Yours truly,

WSP Canada Inc.

ORIGINAL SIGNED

Connor Wallace, BCD
Urban Planner

