



November 9, 2018

Planning and Development Applications
HRM Planning and Development
40 Alderney Drive, 2nd Floor
Dartmouth, NS, B2Y 2N5

**Re: Rezoning and Zoning Amendment Application for 20 Sea King Drive,
Dartmouth, NS (PID 40789323)**

Dear Madam/Sir:

We are writing on behalf of our client, Leisure Living Homes Inc. (operating under business registry number as 3319412 NS), to apply for a re-zoning (from the R1 zone to TH zone) and an amendment to the TH Zone, for their recently acquired property (PID 40789323). This application is meant to enable a townhouse development that meets the needs of seniors in the Albro Lake/Lancaster Ridge neighbourhood.

This is an infill opportunity that provides a compatible and complementary development to the surrounding neighborhood.

We also wish to enter into the process with HRM staff to amend the TH zone in the Dartmouth Land Use Bylaw (LUB) to reduce the lot coverage maximum to be more in line with the compact nature possible through a townhouse form.

FULL-APPLICATION SUPPORTING MATERIAL

In order to assist with the application process, the following supporting materials were provided at the original date of submission (September 28, 2018):

1. Completed Planning Application Form
2. Application Fee \$1,100 + \$1,500 Advertising Deposit
3. Attachment A: Proposed Concept Plan of the Site
4. Attachment B: Traffic Impact Study dated November 2013 (4 copies)
5. Attachment C: Servicing Schematic (6 copies)
6. Attachment D: Legal Survey Plan and Legal Parcel Description
7. Attachment E: Wetland delineation study, dated August 14, 2013
8. Attachment F: Wetland Alternation Approval from NSE, dated February 25, 2014
9. Attachment G: Compensation, Confirmation of Payment to Ducks Unlimited Canada for wetland alteration, dated July 7, 2014
10. Electronic copy of all above material (USB)

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THE PROPERTY

The subject site has a total area of 54,678 sqm (13.5 acres) and is located on the western corner of the intersection of Woodland Avenue and Lancaster Drive. It is bounded by Woodland Avenue to the south, an established residential neighbourhood to the west, Sea King Drive and established residential properties to the north, and Lancaster Drive to the east. Current site frontage is located on Woodland Avenue (254 m) Lancaster Drive (202 m), Sea King Drive (21 m) as well as on adjacent residential cul-de-sacs, Elmore Drive (23 m), and Brannon Drive (23 m). While frontage does exist on Woodland Avenue, we do not anticipate site access will be provided as it is a controlled access road operated by NSTIR.

The site slopes northward, with the highest elevation located near Woodland Avenue and the lowest elevation located towards Sea King Drive. The site is primarily wooded, with 1.75 acres of wetland located off of Lancaster Drive. There is currently an alteration agreement with Nova Scotia Department of Environment (NSE) to alter these lands, the details of which have been presented as part of this rezoning package.

DEVELOPMENT PROPOSAL

The proposed development is meant to provide seniors and those who fall in the 55+ years community, with housing options in the Dartmouth plan area that will enable them to age in place and remain in independent living. The units proposed for the site are designed as single storey townhouses (attached vertically), in blocks of 3-5 units. The units themselves are 28 ft. wide and 48 ft. deep. Each will have a front and back deck (72 sq. ft. and 100 sq. ft. respectively), providing a total foot print of 1,516 sq. ft. of living space. Figure 1 below illustrates the proposed conceptual site plan for 20 Sea King Drive. For a more detailed image, see Attachment A of this application submission.



Figure 1: Proposed conceptual site plan for 20 Sea King Drive.



TOWNHOUSE (TH) ZONE AMENDMENT

The proposed development meets the requirements and intent of the Townhouse (TH) Zone, with the exception of the maximum lot coverage. Currently, the maximum lot coverage required is 35%, per the Dartmouth Land Use By-law Section 36(2)(c). While Townhouse Zones are intended to accommodate greater densities than traditional R-1 Zones, the lot coverage requirement in the LUB is the same for the R-1 Zone as for the TH Zone. We are seeking an amendment of the TH Zone to allow for 55% lot coverage.

This amendment would enable our proposed development, and future TH developments, to offer greater affordability and to meet the needs of the community by offering a variety of housing forms and walkable neighbourhoods.

Neighbourhood Compatibility

The northern and western edges of the site are located next to established R-1, single family homes. Our proposal for 103 single storey townhouses provides more urban density through built forms that fit in with the surrounding neighbourhood. All units will have direct frontage to the new public streets, with individual entrances and driveways provided to each unit to create a compact, neighbourhood feeling that transitions well from the surrounding R-1 neighbourhood homes. As the townhouses are one storey, this eliminates any shadow or wind impacts on to existing neighbouring properties. Land uses are residential with opportunity areas for public recreation space (e.g. sitting, walking, resting, etc.).

In addition to its compatibility with the surrounding neighbourhood, this development is filling a growing housing need for independent seniors. It will provide 100+ units to the area and allow for seniors to age in their community and amongst their family and friends.

Lot Siting

Given the type of residents these units are meant to attract, these townhouses are located on smaller lot sizes ranging from 2,800 sq. ft. to 13,218 sq. ft. These lot siting specifications are meant to provide the future seniors community with outdoor amenity space of their own, while keeping yard maintenance and upkeep to a minimum.

Preliminary front, rear, side, and flankage setback have been illustrated as meeting the requirements found in the Dartmouth LUB's Townhouse zone which are:

Minimum front setback: 4.6 m / 15 ft.

Minimum side setback: 3.05 m / 10 ft.

Minimum rear setback: 6.1 m / 20 ft.

Minimum flankage setback: 6.7 m / 22 ft.

Land Use Distribution

The proposed development includes 103 townhouse units that are built for seniors, with high accessibility and comfort design standards focused on senior living. Public open space has been dedicated on the site at each of the main entry points where opportunities for landscaping and amenities suited for seniors can be provided.



LAND USE DESIGNATION	LAND AREA (% OF TOTAL AREA)	BUILT FORM & USES	DENSITY ANTICIPATED (TOTAL)
Townhouse development	36,578 sqm (67%)	Single storey townhouses	103 units
Opportunity for public parkland and trails provided	1,680 sqm (3%)	n/a	n/a
Public right-of-way	13,600 sqm (25%)	n/a	n/a
Municipal Infrastructure Parcel (Stormwater management)	2,820 sqm (5%)	n/a	n/a

Transportation and Site Circulation

Vehicular access points will be located on both Sea King Drive (full movement), and Lancaster Drive (right-in, right-out). Currently the Lancaster Drive access point is situated at the required 75 m from the Sea King Drive. Depending on the plans for the church development across the street, this proposal has some flexibility to align itself with driveways and access points to the church to provide safe pedestrian crossings across Lancaster Drive.

Vehicular circulation has been accommodated for on the local right-of-ways that have been shown on the concept plan. All right-of-ways are 16 m in width and provide for a sidewalk on one side. More information on vehicular access and effects to surrounding traffic have been presented in the supplementary Traffic Impact Study appended to this application.

A pedestrian route has been provided through the site which will connect the established residential neighbourhood to the west with a public pathway through the site and onward to the crossing at Lancaster Drive and Woodlawn Avenue. This connection will enable a safe and convenient pedestrian route for existing residents off Ernest Avenue (and connecting cul-de-sacs), and Limbaro Drive to the Mic Mac Mall commercial and retail destination.

Other Considerations

Wetland Alteration

There is a 1.75 acre area of wetland on the site located to the west of Lancaster Drive. Through a 2013 Watercourse and Wetland Delineation Report performed by Genivar, it was determined that the wetlands on site were bogs with dense shrub and ground cover situated over a saturated water table. It was determined there are no watercourses connected to the bog and that the wetlands were *primarily fed through precipitation or possibly ground water*. Based on site inspection and Nova Scotia Environment (NSE) review, approval for wetland alteration was provided in 2014 to the land holder through a Wet Lands Alteration Agreement, the details of which have been included as part of this application package.

This submission acknowledges that the wetland on the site is greater than 2,000 sqm, and as a result, has been identified in the Dartmouth LUB's Wetlands Schedule (Schedule Z). Under clause 32D of the LUB, this wetland restricts any and all development. Discussions with HRM's Current Planning staff and an HRM Development Officer however, have provided guidance and



interpretation under such circumstances where permissions from NSE are provided to the land holder to alter wetland, in lieu of Municipal by-law wetland schedules:

“If Nova Scotia Environment approves a wetland alteration/in-fill they have in effect removed the wetland affected from the provincial wetland inventory and it is no longer subject to [The Land Use By-law].”

Based on the advice given through discussions held and emails exchanged with HRM staff, this application submission has provided the necessary wetland alteration approval provided by NSE, and therefore presumes our development submission will not be held to Schedule Z and clause 32D of the Dartmouth LUB.

Buffer along Adjacent R-1 Properties

We understand that infill development can be a difficult change for existing long-standing residents who live in adjacent properties. To mitigate noise, and to continue to create privacy between abutting neighbours, this development will be accompanied by additional landscaping which will be included as part of the site development to block vision and mitigate noise from traveling from one property to another. Leisure Homes Inc. (business registry 3319412 NS) is committed to working with butting residents in understanding their concerns, and to come up with reasonable solutions that meet their needs.

THE PLANNING CONTEXT

The subject property is designated as Urban Settlement under the Regional Municipal Planning Strategy (RMPS), and is part of the Mic Mac Mall Regional Growth District Centre. Within this growth centre, a mix of high density residential uses are encouraged by the RMPS. When adjacent to existing established residential neighbourhoods, low to medium density residential land uses are encouraged under Table 3.1 of the RMPS.

Under the *Dartmouth Municipal Planning Strategy (MPS)* and the *Dartmouth Land Use By-Law (LUB)*, the subject property is designated as Residential and zoned R1 (Single Family Residential). This zone allows for single family dwellings, places of worship, and various institutional and recreational land uses.

Adjacent properties to the northwest include established residential properties that are also zoned R1 and currently host single family dwellings. A large, undeveloped lot on the east side of Lancaster currently has a rezoning and Development Agreement (DA) application on the site that is in the process of being reviewed by HRM staff. The application has been made on behalf of the First Baptist Church of Dartmouth to create a new campus for a church, in conjunction with two multi-unit residential buildings. Beyond this undeveloped lot are a series of residential homes including single family dwellings and townhouses all zoned as either CDD, R1, or Townhouse (TH).

Regional Municipal Planning Strategy Policy

The RMPS sets out a series of objectives related to Settlement and Housing which are meant to provide the Municipality with a balanced approach to growth and development as well as guidance on how to direct investment in sustainable, economic, and fiscally responsible manners. The proposed development plan for 20 Sea King Drive aligns, supports, and contributes to the set RMPS Objectives in the following ways:



RMPS SETTLEMENT AND HOUSING PRIORITIES

THE PROPOSED PLAN SUPPORTS THESE OBJECTIVES BY...

<p><i>1. Direct growth so as to balance property rights and life-style opportunities with responsible fiscal and environmental management;</i></p>	<p>The proposed plan supports responsible development patterns by utilizing the large vacant site that is located within the service boundary. The site is also surrounded by existing amenities such as transit routes, parks, commercial and retail districts, roads and sidewalks, etc.</p> <p>This proposal supports responsible infill growth that utilizes the services currently in the immediate and surrounding area.</p>
<p><i>2. Target at least 75% of new housing units to be located in the Regional Centre and urban communities with at least 25% of new housing units within the Regional Centre over the life of this Plan;</i></p>	<p>The subject site is located within the Regional Centre and will result in utilizing the large vacant parcel for an infill development that will provide 100+ new residential units built for a 55+ community.</p> <p>This proposal supports the growth targets set in the RMPS by focusing new housing units within the Regional Centre.</p>
<p><i>3. Focus new growth in centres where supporting services and infrastructure are already available;</i></p>	<p>The subject site is located within the Regional Centre and the Mic Mac Mall Regional Growth Centre (both located in the service boundary), which makes use of existing services already available within the area.</p>

<p><i>4. Design communities that:</i></p> <p><i>(a) are attractive, healthy places to live and have access to the goods, services and facilities needed by residents and support complete neighbourhoods...</i></p> <p><i>(b) are accessible to all mobility needs and are well connected with other communities;</i></p> <p><i>(d) protect neighbourhood stability and support neighbourhood revitalization;</i></p> <p><i>(g) provide housing opportunities for a range of social and economic needs and promote aging in place;</i></p>	<p>The proposed development will contribute to the existing community by providing a housing type not currently seen in the Albro Lake/Lancaster Ridge community. By developing this townhouse community designed for seniors, housing design will be built entirely accessible. Sidewalks, crossings, and public rights-of-way will also be designed to the standards of HRM’s Redbook, to ensure optimal accessibility to and through the new community. By developing this community into a 55+ neighbourhood, opportunities are given to HRM’s seniors to remain independent by offering them housing options that enable them to age in place.</p> <p>This proposed development not only makes better use of the large vacant piece of land than what is currently seen today, it also provides opportunity for neighbourhood enhancement through opportunities for land dedication for neighbourhood parks within the new development.</p>
<p><i>8. Support housing affordability.</i></p>	<p>This development will contribute to HRM’s housing demand and will be all freehold sale properties. While these will be freehold market units, the developer intends to keep the sale price of the units at an affordable price point to ensure accessibility for seniors at a wide spectrum of income or pension levels.</p>

Mic Mac Mall Regional District Growth Centre

The subject site is designated as Urban Settlement and located within the Mic Mac Mall Regional District Growth Centre. The future characteristics outlined in Table 3-1 in the RMPS creates a vision for this area that has a mix of land uses including residential opportunities ranging from high, medium, and low densities. When positioned adjacent to existing established residential neighbourhoods, the RMPS envisions infill development to be primarily low to medium density. The RMPS also identifies enhanced pedestrian linkages and creating short, interconnected blocks to enhance walkability within the growth centre.

This proposal exemplifies that vision by creating a low-medium density infill development that provides additional housing units to the Mic Mac Mall growth centre, and meets the growing need for high-quality housing built for seniors. It also enhances walkability by providing direct pedestrian connection from the newly developed and existing neighbourhoods to the pedestrian crossing intersection of Woodland Avenue and Lancaster Drive – a gateway to the popular commercial and retail centre of Mic Mac Mall.



Dartmouth Municipal Planning Strategy (MPS)

Provide for Housing Need

The Dartmouth Municipality Planning Strategy (MPS) recognizes the importance that housing provides to the community, and the need to create more housing development to meet growing demand.

Policy H-1: It shall be the intention of City Council to provide sufficient developable land to accommodate the projected population for [the future].

Although the Dartmouth MPS is outdated in its statistics in population growth and projection timelines, the draft Regional Centre Secondary Municipal Planning Documents continue to highlight population growth, targets, and development need within the Regional Centre boundaries. This proposed development offers over 100 units of housing which will serve the growing demand for housing within the Mic Mac Mall Regional District Growth Centre.

Providing Housing Opportunities for Seniors

The Dartmouth MPS also recognizes the growing demand and need to accommodate appropriate housing for the growing seniors population. The MPS identifies the unique needs of seniors for housing requirements (including accessibility and mobility issues) and encourages development that allows this segment of the population to age in place.

*(7) Housing for Senior Citizens and Other Special Populations
Senior citizens are a growing segment of our population. With age comes diminishing mobility, physical and sensory abilities. Accommodations for independent living for seniors and other members of the population, who are limited by physical and sensory abilities, therefore, have special requirements. Seniors need a flexible environment that would enable the person to remain independent as his/her physical conditions change.*

Residential requirements for senior citizens are very similar to that of the general population, however, their mobility, physical and sensory abilities decrease with age. Any building that is intended for seniors use should be constructed to either accommodate people with limited physical or sensory abilities or easily converted for this use.

The proposed development achieves precisely the objective that is described above – to provide housing that enables seniors to remain independent and integrated in to their communities and allows them to age in a place that is comfortable, affordable, and conducive to their lifestyle needs. Units will be built to accommodate accessibility and mobility issues with affordable onsite services being offered to residents for lawn care and private driveway snow clearing. These services are optional and are offered to future buyers provided by an independent contractor supplied by the developer.

CONCLUSION

In conclusion, this development application aligns itself with many of the goals, objectives, and policies provided by the RMPS and the Dartmouth LUB. It does this by:

- ✓ Recognizing the development potential of the large, prominent site by making use of the existing service boundary,



- ✓ Provides 103 units of independent seniors living through small scale, accessible townhouses and gives seniors a community where they can age in place,
- ✓ Provides the Lancaster Ridge/Albro Lake area with a diversity of housing options that meet the needs of aging residents.
- ✓ Enhances the pedestrian experience and AT connection from established neighbourhoods to major commercial and retail destination hubs,
- ✓ Contributes to the target of having 75% of new housing units built within existing urban communities, and 25% of them being located within the Regional Centre.

This development proposal is a positive contribution to the immediate communities as well as to the Dartmouth Plan area as a whole. Providing housing that is affordable, well designed, and well suited for HRM's existing and future residents, (specifically housing that meets the growing needs of the senior population), is critical for growing this city in a sustainable and inclusive manner.

We look forward to HRM's comments as we move ahead with the planning process for this application. Should you have any comments or questions, please do not hesitate to contact me.

Yours sincerely,

Christina Lovitt, MCIP, LPP
Manager, Planning – Atlantic Canada