

HALIFAX

Public Information Meeting for Case 22396

Rezoning / Development Agreement for
lands off of Elm Grove Avenue and Myra
Road, Timberlea

February 4, 2020

Agenda for Tonight's Meeting

1. Welcome and Introductions
2. HRM Staff Presentation
3. Applicant Presentation
4. Public Feedback
5. Wrap-Up, Next Steps, Survey

Introductions

Dean MacDougall – Planner

Richard Zurawski – Councillor

Cara McFarlane – Planning Controller

Iain Grant – Planning Technician

Connor Wallace – Applicant (Zzap Consulting Inc.)

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

Purpose of this Meeting

- Provide information to the public on the proposed development on lands off of Elm Grove Ave. and Myra Road, Timberlea
- Explain the process involved for an application of this type
- Receive feedback, hear concerns, and answer questions regarding the proposed development

Feedback provided tonight will inform the process and will form part of the public record.

No decisions will be made tonight

Applicant Proposal

Applicant: ZZap consulting on behalf of the property owner.

Location: lands located off Elm Grove Ave. and Myra Road, Timberlea

Proposal: a multi-lot residential subdivision with 47 single family dwellings and 20 townhouse dwelling units

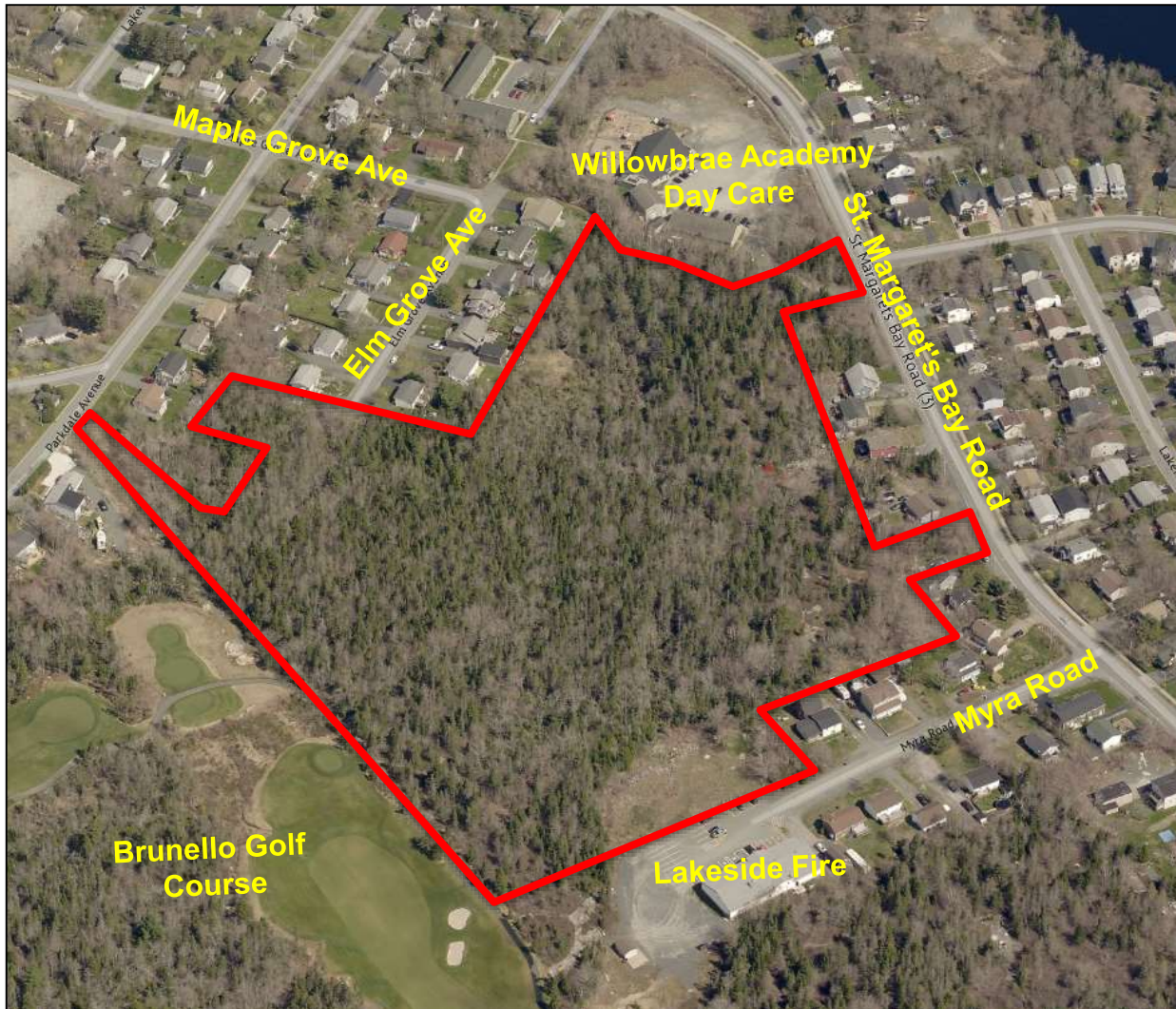


Site Context



General Site location

Site Context



Aerial of the site (2018)

Site Boundaries in Red

Proposal



- New street extension off Elm Grove Avenue through to Myra Road with two cul-de-sacs.
- 47 single unit dwellings (frontages of 36 feet and 40 feet)
- 20 townhouse dwelling units (within 3 townhouse dwelling blocks)

Policy & By-law

Timberlea/Lakeside/Beechville Municipal Planning Strategy (MPS)

- Community Plan is a document that reflects how a community will grow. It's adopted by Council following extensive community consultation and reflects the resident's aspirations and goals for development in their community.
- It is a guide and provides direction on how to obtain the community's vision and outlines where certain land uses should be located.

Timberlea/Lakeside/Beechville Land Use Bylaw (LUB)

- The land use by-law establishes regulations that will allow the vision of the plan to be achieved – zoning controls on use, setbacks, lot coverage maximums, parking ratios, etc.

Policy & By-law Overview

Timberlea/Lakeside/Beechville Municipal Planning Strategy and Land Use By-law

- **Designation**

- Urban Residential

- **Zone**

- R-1 (Single Unit Dwelling) Zone

- **Existing Use**

- Vacant

- **Enabling Policy**

- UR-11 and UR-12: provides for the consideration of development on large tracts of land on a comprehensive basis and provides control through site-specific agreements.

Policy Consideration

Enabling Policies UR 11 & 12: when considering comprehensive development districts Council shall consider the following in rendering their decision:

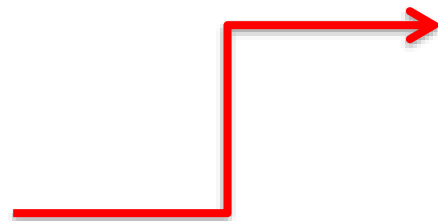
- Mix of housing type is provided;
- Two separate accesses to the public road network;
- Traffic impacts on existing road network;
- Adequate and useable lands for community facilities are provided;
- Adequacy of municipal services (sewer & water); and
- Adequate controls on storm water management

What is a 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

Planning Application 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

HALIFAX

**Presentation by
Applicant**

Public Input Session

- One speaker at a time
- Speakers are asked to please use the microphone ***(comments voiced without using the microphone are not guarantee to be captured)***
- No applauding or booing please
- Speaker to provide name and community name for the record
- Please respect all points of view and opinions
- Comments are recorded and provided in a summary format

HALIFAX

Thank You For Your Participation

We are Looking to Improve the way we
Communicate with Community Members

Please Complete a Survey Before You Go

HALIFAX

Planning & Development
PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Dean MacDougall

Planner III

macdoude@halifax.ca

Tel: (902) 490-4193

www.halifax.ca