



Zwicker Zareski Architecture + Planning

1 Canal Street, Dartmouth NS B2Y 2W1 | 902 266 5481 | connor@zzap.ca

June 6, 2019

Maggie Holm
Principal Planner, Urban Enabled Applications
40 Alderney Drive, Dartmouth

Re: Rezoning and Development Agreement Application, Elm Grove Subdivision, Timberlea, NS (PIDs: 40143380, 40162547, 40162588, 40162406, 40162513, 40162471, 40162430, 40162398, and 40143299)

On behalf of our client, Ramar Developments Ltd., ZZap Consulting Inc. is pleased to submit this rezoning and Development Agreement (DA) application for a proposed residential subdivision in Timberlea, NS (PIDs: 40143380, 40162547, 40162588, 40162406, 40162513, 40162471, 40162430, 40162398, and 40143299). To support this application submission, the following materials are enclosed:

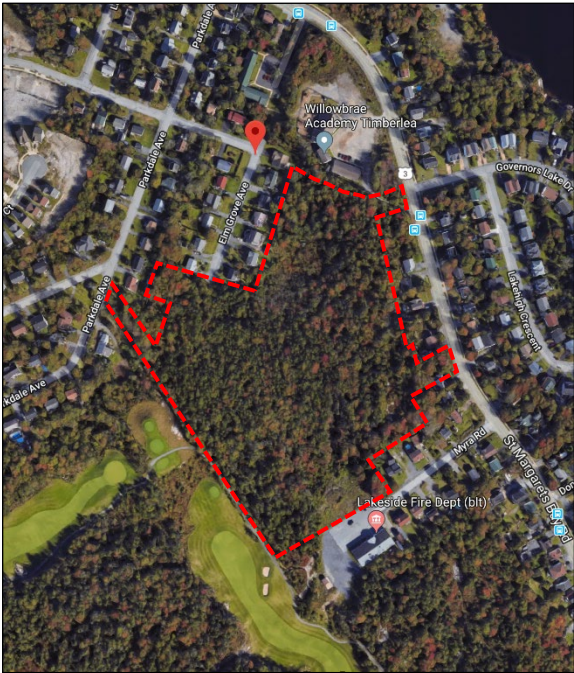
- Completed Planning Application Form, including applicable application fee
- Appendix A: Concept Plan
- Appendix B: Traffic Impact Statement
- Appendix C: Servicing Schematic
- Appendix D: Applicable Planning Policy Chart

1.0 Site Details

PROJECT NAME	Elm Grove Subdivision
STREET ADDRESS	Elm Grove Avenue, Timberlea, NS
MUNICIPALITY	Halifax Regional Municipality
SITE AREA	15 acres
PROPERTIES	PIDs :40143380, 40162547, 40162588, 40162406, 40162513, 40162471, 40162430, 40162398, and 40143299
EXISTING LAND USE	Vacant Land
REGIONAL MUNICIPAL PLANNING STRATEGY DESIGNATION	Urban Settlement
PLAN AREA	Timberlea/Lakeside/Beechville
MPS DESIGNATION	Urban Residential
LUB ZONE	R-1 (Single Unit Dwelling)

The subject site is in Timberlea, NS and has direct access on to the St. Margarets Bay Road. The site is approximately 15 km from Downtown Halifax, 5 km from the Bayers Lake commercial area and within walking distance of commercial services and public transit services located on St. Margarets Bay Road.

The site is currently vacant land that is surrounded by low density residential uses, institutional uses and the Brunello Links Golf Course. The site is proposed to include two separate accesses off Elm Grove Avenue and St Margarets Bay Road.



2.0 Development Proposal Summary

We are requesting to rezone the subject lands from R-1 (Single Unit Dwelling) to CDD (Comprehensive Development District), which is enabled by Policy UR-11 of the MPS. We are also requesting to apply a DA to the property in accordance with Policies UR-12 and IM-12 of the MPS.

A total of 66 residential units are proposed within the development and the development is proposed to be accessed from two separate road connections (Elm Grove Ave. and St. Margarets Bay Rd.). Please refer to Table 1 below that outlines the proposed residential unit breakdown.

Table 1: Proposed Residential Unit Breakdown

UNIT TYPE	NUMBER OF UNITS	PERCENTAGE
Single Unit Dwelling	46	70%
Townhouse Dwelling	20	30%
TOTAL	66	

In addition to residential uses, the proposed development includes approximately 1.07 acres of public parkland, located directly southwest of where Elm Grove Avenue currently terminates (Please refer to Appendix A). The proposed parkland includes a public walkway connecting Elm Grove Avenue to Parkdale Avenue. A public walkway is also proposed at the end of 'Street B', connecting to the St. Margarets Bay Road.

Two storm water ponds are included within the proposed development in order to mitigate storm water runoff onto adjacent lands. The storm water ponds are proposed to be turned over to Halifax Regional Water Commission (HRWC) upon completion of the proposed subdivision. Please refer to Appendix C for more details.

3.0 Discussion

The proposed development is consistent with applicable policies contained within the MPS (see Appendix D). Ramar Developments Ltd. is aiming to create a development that is compatible with the general residential character of the community and provides adequate & useable lands for community facilities. The development concept proposes a layout of streets and pedestrian walkways that disperses vehicular traffic and eases walking & other forms of active transportation. The proposed layout also aims to minimize impact on existing natural features within the site. For example, our client is proposing that a significant portion of the subject lands, adjacent to the Willowbrae Academy, be dedicated as a 'conservation area', rather than allocating these lands for unprotected private ownership. The conservation area includes a large natural wetland that would remain undisturbed unless a permit was obtained from Nova Scotia Environment (NSE).

We are requesting that these lands be turned over to the HRM for long term conservation use.

The development includes adequate and usable lands for community facilities by proposing public parkland and walkways that would make up approximately 12% of the development area. These lands and walkways are strategically located within the development to enhance connectivity to adjacent streets and services.

The development includes a mix of housing types that is in keeping with the MPS's general target for housing mixture (70% low density, single unit dwellings and 30% higher density dwellings). Forty-six single unit dwellings are proposed within the development, which equates to approximately 70% of the overall unit count. Twenty townhouse dwellings are proposed, equating to approximately 30% of the overall unit count.

The townhouse dwellings are proposed to be developed in accordance with the following lot requirements:

Minimum Lot Area:	2,000 ft. ²
Minimum Lot Frontage:	20 ft.
Minimum Front or Flankage Yard:	20 ft.
Minimum Rear Yard:	8 ft.
Minimum Side Yard:	10 ft. or 0 ft. from the side being common with another dwelling unit.
Maximum Lot Coverage:	35%
Maximum Height:	35 ft.
Maximum amount of dwellings per Townhouse Building:	8

The single unit dwellings are proposed to be developed on lots with minimum public road frontages ranging from 11 m (36 ft.) to 12.2 m (40 ft.). The public road frontages proposed for the single unit dwellings are less than the minimum frontage requirement of the R-1 zone of the LUB. Ramar is proposing reduced frontage single unit dwellings within the development in response to an apparent demand for alternative housing choice that is within a more affordable price range. Furthermore, the region's supply of land for new single unit dwelling construction is becoming more limited, resulting in even greater pressures on affordability. As such, the development proposes condense single unit dwellings (based on reduced frontages) and preserve significant natural features. Ramar's goal is to create a more affordable and environmentally sensitive development in an area where municipal services already exist and at a scale that is compatible with its surrounding context.

In addition to recognizing a demand for alternative and more affordable housing choice, Ramar also recognizes the benefits of developing homes that are energy

efficient and reduce long term operating costs for homeowners. Ramar is exploring the idea of incorporating higher energy performance standard principles (energy efficient and sustainable building design methods) for dwellings constructed within the proposed subdivision. With respect to energy performance standard principles, this level of detail is not required by applicable MPS policies; however, building systems differing from standard systems will be permitted to the extent possible under the Building Code. Should council approve the proposed rezoning and DA for the lands, Ramar intends to explore energy efficient design options at the permitting stage and incorporate energy efficient design principles as much as possible based on market demands.

4.0 Conclusion

We trust that the enclosed materials satisfy the application requirements, and we look forward to working with Staff, Council and members of the public throughout the application process. Should you have any questions, clarifications or comments regarding this application, please do not hesitate to contact the undersigned.

Sincerely,

Original Signed

Connor Wallace, MCIP, LPP
Urban Planner
ZZap Consulting Inc.
connor@zzap.ca
902-266-5481