

**Planning Report: PID 00422279, 00420547 and 40817363 – Hammonds Plains Road**

**Request:** Application by WM Fares Architects for a Development Agreement to allow the development of a senior citizen housing project

**Subject Site:** PID 00422279, 00420547 and 40817363 – Hammonds Plains Road

**Location:** Corner of Crestfield Drive and Hammonds Plains Road and across from Uplands Community Park

**Regional Plan Designation:** Rural Commuter

**Community Plan Designation:** Residential under the Beaver bank, Hammonds Plains, and Upper Sackville Municipal Planning Strategy.

**Zoning:** P-2 Zone under the Beaver Bank, Hammonds Plains, and Upper Sackville Land Use By-Law.

**Size of Site:** Approximately 5.8 acres

**Street Frontage:** Approximately 610 ft

**Current Land Use:** Mostly vacant with a church building

**Surrounding Use:** Single family dwellings, cemetery, and a community park.

**Proposal details:**

We are proposing a senior citizen residential building facing Hammonds Plains Road, 1 single family dwelling facing Crestfield Drive and neighborhood commercial uses within the existing church building. The major aspects of the proposal are as follows:

- One building containing 36 residential units within 3 floors. Lot coverage is less than 10% and there are generous setbacks and buffering from adjacent uses. Design features include:
  - Building entrances will be accessible with ramps or at grade
  - Indoor and outdoor walkways will be no less than 1100 mm wide to allow the passage of a wheelchair and one person without stopping
  - The building will include an elevator located near the main entrance
  - All controls (electrical outlets, switches and thermostats, bathroom fixture, appliance controls, home automated systems, levered door handles) will be accessible for all users (mounted no more than 1200mm above the floor)
  - Windows will be casement
  - Alarm systems will be visual and audible
  - Doorways will have a minimum width of 800 mm while open, to provide the users with an accessible entrance way
  - Doors will be automatic or will have handles placed between 150 to 300 mm above the floor
  - Adaptable bathroom or kitchen fixtures. Seats in showers
  - Additional room for movement of wheelchairs in kitchen, bathrooms and adjacent entrance ways
- One single family dwelling facing Crestfield providing good transition from existing single-family dwellings
- Provisions through the Development Agreement to permit neighborhood commercial uses or Townhomes to replace the existing church building.

**Enabling Policy:**

The subject property is designated Residential under the Beaver bank, Hammonds Plains, and Upper Sackville Municipal Planning Strategy. The property is zoned P2 (Community Facility) which allows for Schools, denominational institutions, day care facilities, single dwelling unit in conjunction with a day care facility, fire and police stations, government offices and public works, hospitals and medical clinics, public libraries, museums and galleries, community centres and halls, residential care facilities for a maximum six beds and wholly contained within a single unit dwelling, nursing homes, open space uses, and recreation uses.

The Residential designation (Policy P-39) of the MPS outlines the need to have senior citizen housing within the community while ensuring that the accommodations are designed in a manner which will be conducive for the aging population. In addition, the MPS states that it is important to consider design, scale, layout, and maintenance of such facilities is compatible with the surrounding lower density neighborhoods. The following are the relevant policies from the MPS along with our assessment as to how this proposal adheres to these policies.

***Senior Citizen Housing***

*Senior citizen housing provides much needed accommodation for community residents. The Department of Housing selected a site in Uplands Park, to serve the Hammonds Plains area and the Municipality approved the required zoning to allow the project to proceed. Sites in other communities may be needed in the future. However, because of the more intensive residential use such facilities entail, there is a need to ensure that the design, scale, layout, and maintenance of such facilities is compatible with the surrounding lower density neighbourhoods.*

<p style="text-align: center;"><b>POLICY P-39</b></p> <p><b>Within the Residential Designation, it shall be the intention of Council to consider permitting senior citizen housing by development agreement and according to the provisions of the Municipal Government Act. In considering a development agreement, Council shall have regard to the following:</b></p>	<p style="text-align: center;"><b>COMMENT</b></p>
<p><b>(a) that the architectural design, including the scale of any building(s) and its exterior finish are compatible with adjacent land uses;</b></p>	<p>The proposed building size, height and articulation including choice of building materials provides for good compatibility with adjacent uses. Refer to Building Plans</p>
<p><b>(b) that adequate separation distances are maintained from low density residential developments and that landscaping measures are carried out to reduce visual effects;</b></p>	<p>The building's position and orientation provides for good separation and buffer from existing low density residential dwellings. Refer to Plan D0</p>
<p><b>(c) that open space and parking areas are adequate to meet the needs of senior citizens and that they are attractively landscaped;</b></p>	<p>Refer to Plan D0 and D1: Features include:</p> <ul style="list-style-type: none"> <li>• 6 accessible parking spaces close to building entrance</li> <li>• 1 U/G parking space for every unit</li> <li>• Abundance of existing buffering and vegetation to remain</li> <li>• Across from a community park</li> <li>• New outdoor amenity area to be provided</li> </ul>
<p><b>(d) preference for a site which has access to commercial and community facility uses;</b></p>	<p>Walking distance from Kingswood commercial node including pharmacy, medical clinic, market, coffee shop, restaurant and liquor store. It is also walking distance to garden centres, art studio and houses of worship.</p>
<p><b>(e) general maintenance of the development;</b></p>	<p>This will be covered under the terms of the agreement</p>
<p><b>(f) preference for a development which serves a local community need;</b></p>	<p>Housing for seniors is required to meet the aging population of Nova Scotia. Senior's housing should be integrated into residential communities to provide opportunities for people to age in place</p>
<p><b>(g) the provisions of Policy P-137.</b></p>	<p>We have Implementation Policy P-137 and found our proposal to be in conformance with all of its provisions</p>