

The word "HALIFAX" is written in a bold, white, sans-serif font against a dark blue background. The background of the entire slide features a large, abstract geometric shape composed of several overlapping triangles in various shades of blue, creating a dynamic, modern look.

HALIFAX

Public Hearing for Case 17602

Development Agreement for the northern
corner of Monarch Drive & Majestic
Avenue, Beaver Bank

June 12, 2017

Applicant Proposal

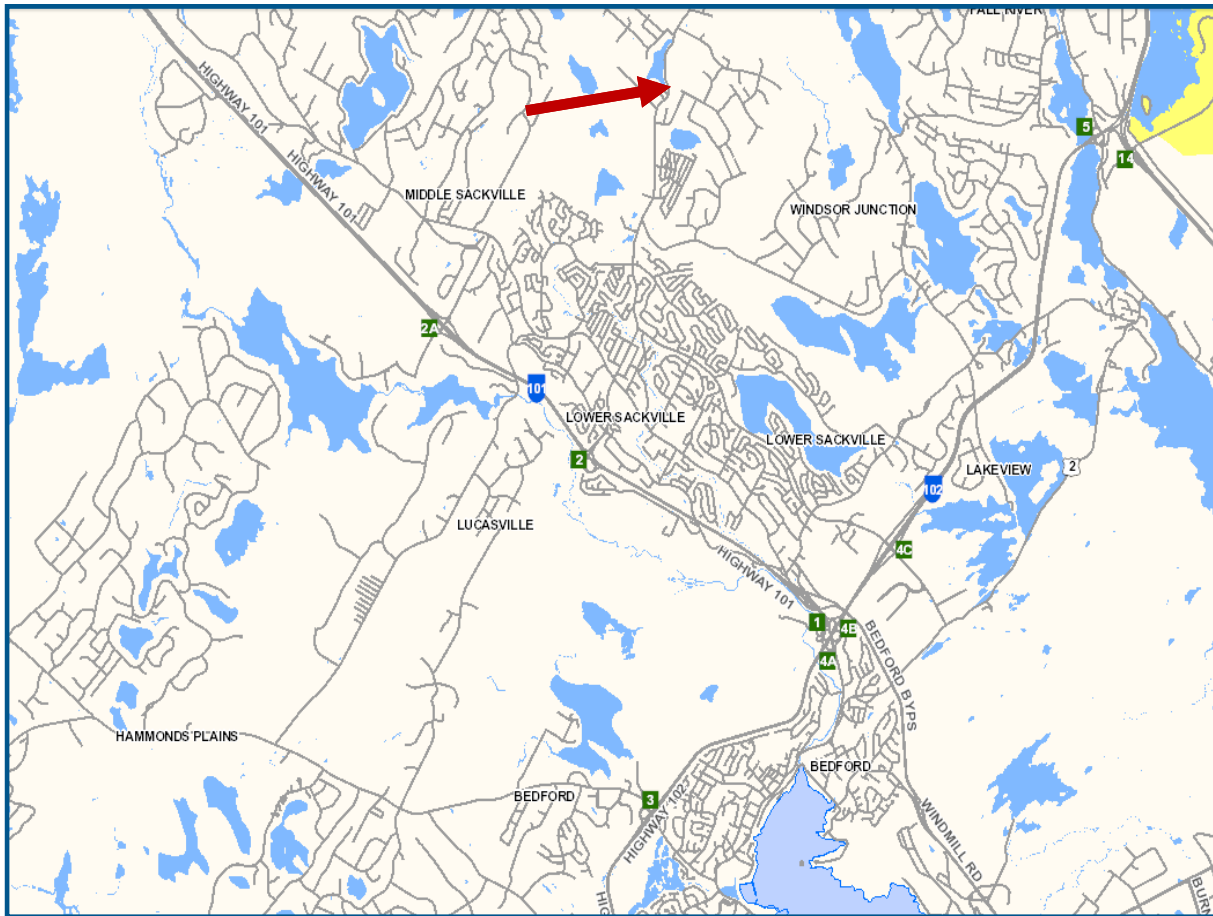
Applicant: Ramar Developments Limited

Location: Monarch Drive and Majestic Avenue,
Beaver Bank

Proposal: Small Scale Residential Subdivision
consisting of single unit dwellings.

Site Context

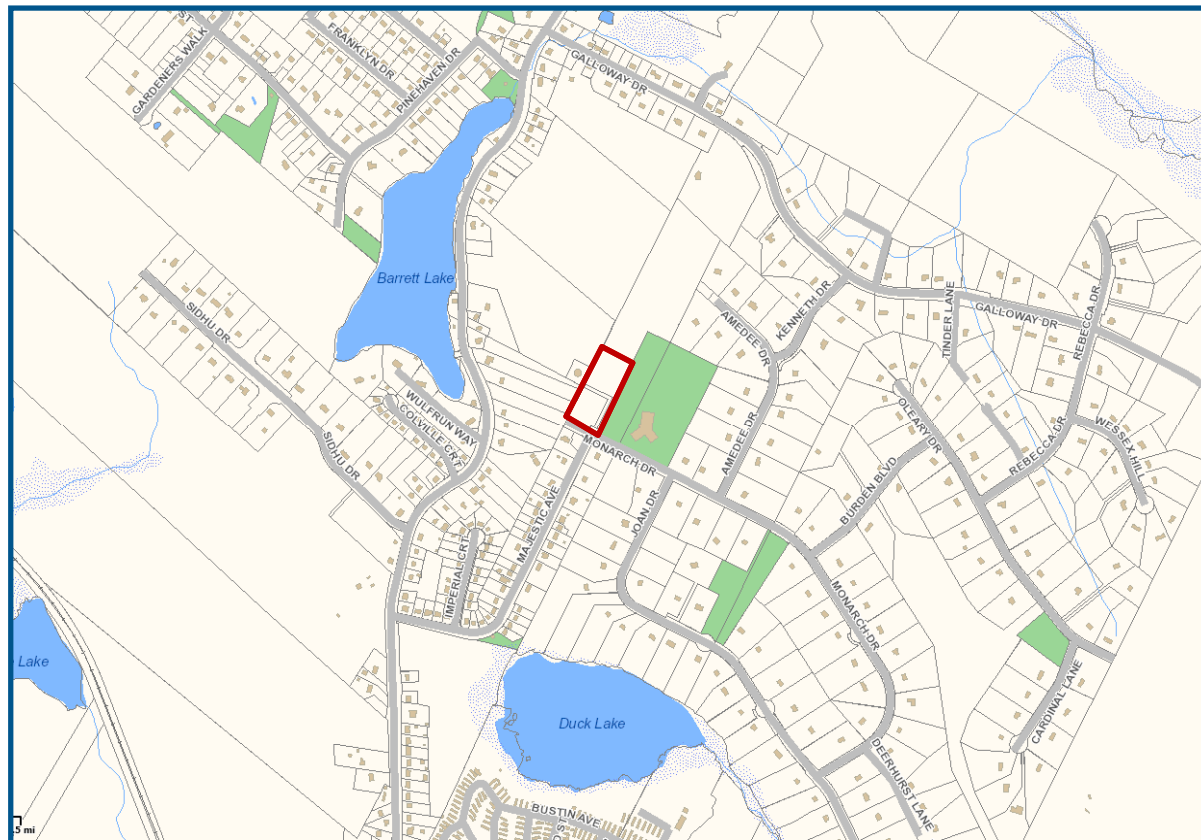
Monarch Drive and Majestic Avenue, Beaver Bank



General Site location

Site Context

Monarch Drive and Majestic Avenue, Beaver Bank



Site Boundaries in Red

Site Context



Subject site – aerial view

Site Context



Subject site seen from Majestic Avenue

Policy & By-law Overview

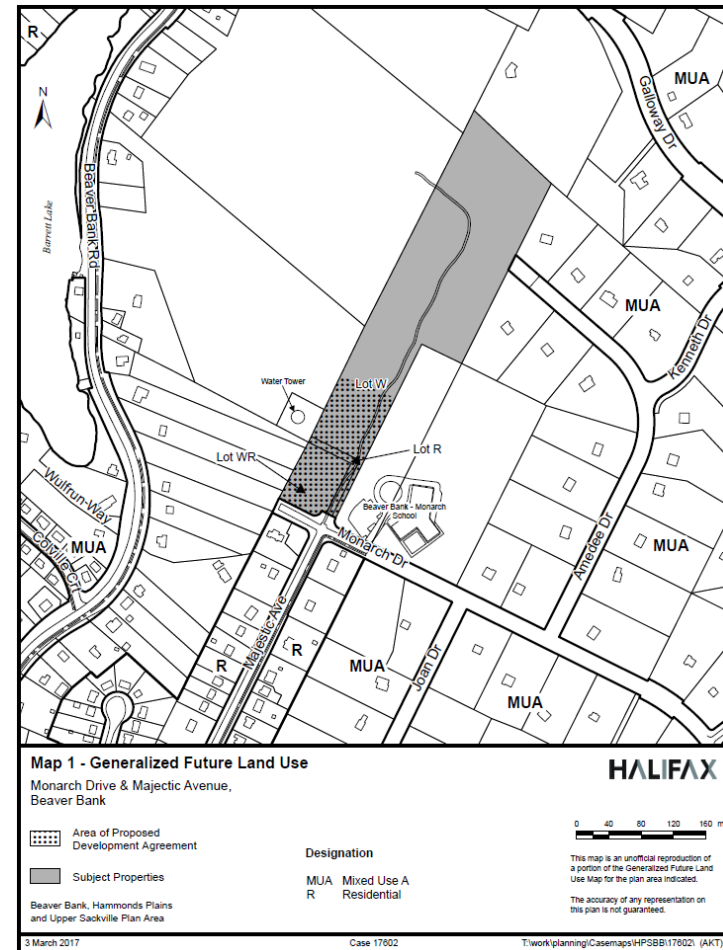
Municipal Planning Strategy – Land Use By-law

- **Zone**
 - CDD (Comprehensive Development District) Zone
- **Designation**
 - Mixed Use A
- **Existing Use**
 - Vacant with access to Halifax Water Tower and infrastructure
- **Enabling Policy**
 - P-4 development of Comprehensive Development Districts

Planning Policy

Municipal Planning Strategy for Beaver Bank, Hammonds Plains and Upper Sackville

- Policy P-4 enables the consideration of a development agreement by Community Council on lands zoned CDD
- Growth Control Area (Schedule J) established under the 2006 RMPS to address Beaver Bank Road traffic volumes.



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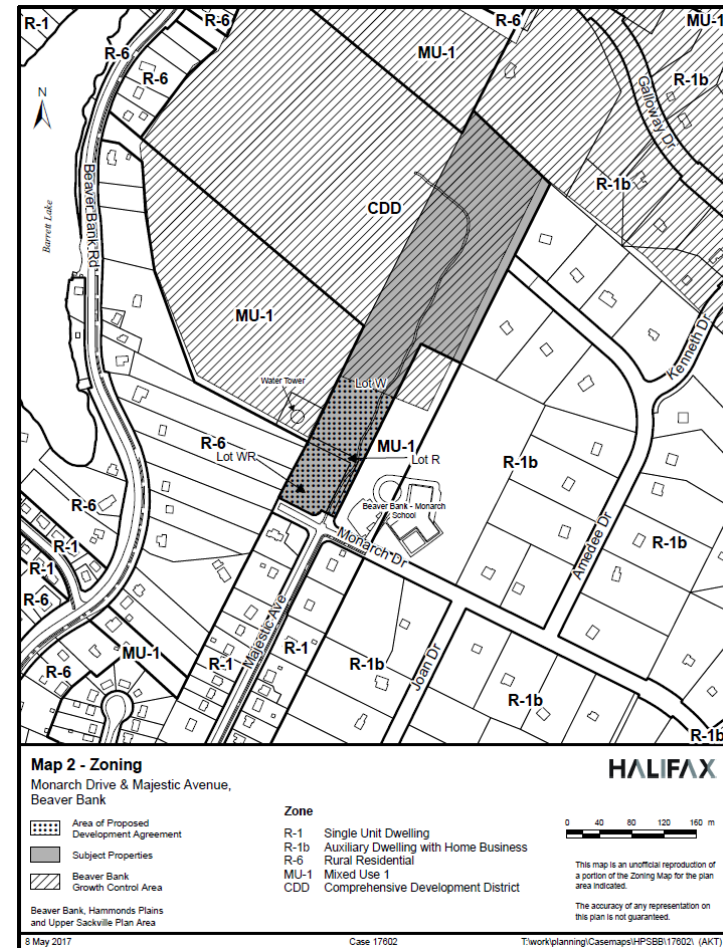
Land Use By-law

Land Use By-law for Beaver Bank, Hammonds Plains and Upper Sackville

CDD zone permits:

- Residential uses (Single and Two Unit Dwellings)
- Local Commercial Uses
- Home Daycare Facilities
- Home Businesses
- Bed and Breakfasts
- Institutional Uses

Surrounding zones (R-1, R-6, R-1B) use similar provisions



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Policy Consideration

Enabling Policy P-4: Development of CDDs, requires Council consider the following in rendering their decision on a Development Agreement:

- Types of land uses
- Phasing
- Development suits natural terrain
- Retains existing significant natural features
- Usable open space
- Street layout
- Construction impact on local streets
- Stormwater and drainage
- Landscaping
- Temporary rock crusher use
- Implementation Policy P-137

Highlights of Policy Review

- Land Use Compatibility
 - Similar zone provisions
 - Existing lot fabric
- Stormwater Management
 - Ditch infilling issue
 - Stormwater Management Plan
- Traffic
 - Growth Management
 - TIS
- School Capacity
 - School Board review

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a public information meeting (May 7, 2012) and a mail out notification (November 3, 2015)
- Feedback from the community generally included concerns regarding the following:
 - Stormwater runoff and ditching
 - Proximity to the water tower
 - Potential future road connections
 - The impact of additional traffic
 - Dwelling type
 - Construction traffic; and
 - School capacity

North West PAC Recommendation

June 3, 2015

PAC recommended that the application be approved with consideration to the following matters:

- School capacity;
- Stop signs at intersections located within the development area;
- High traffic volume and site lines along the Beaver Bank Road; and
- Initiation of a new public participation process.

Key Aspects of Proposed Development Agreement

- Uses permitted
 - As per the R-1 zone
- Number of Lots
 - As per the R-1 zone and Regional Subdivision By-law
- Environmental Protection
 - Detailed erosion and sedimentation control and grading plans required
- Temporary Fencing
 - Along eastern property boundary during construction

Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution.

As proposed, Non-Substantive Amendments within this agreement include the following:

- Length of time for commencement
- Length of time for completion

Staff Recommendation

Staff recommend that North West Community Council:

- ✓ Give notice of motion to consider the proposed development agreement, as set out in Attachment B of this report, for a residential subdivision at Monarch Drive and Majestic Avenue, Beaver Bank, and schedule a public hearing;
- 2. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment B of this report; and
- 3. Require the agreement be signed by the property owner within 365 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

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Thank You

