

HALIFAX

Public Hearing for Case 20924

Development Agreement - Drysdale
Road, Halifax

Applicant Proposal

Applicant: KWR
Approvals on behalf of
Habitat for Humanity
Nova Scotia

Location: Drysdale Road,
Halifax

Proposal: Enter into a
Development Agreement
to allow a development
containing 38 townhouse
units and a residential
building containing 40
units.



Site Context



Subject site seen from the south

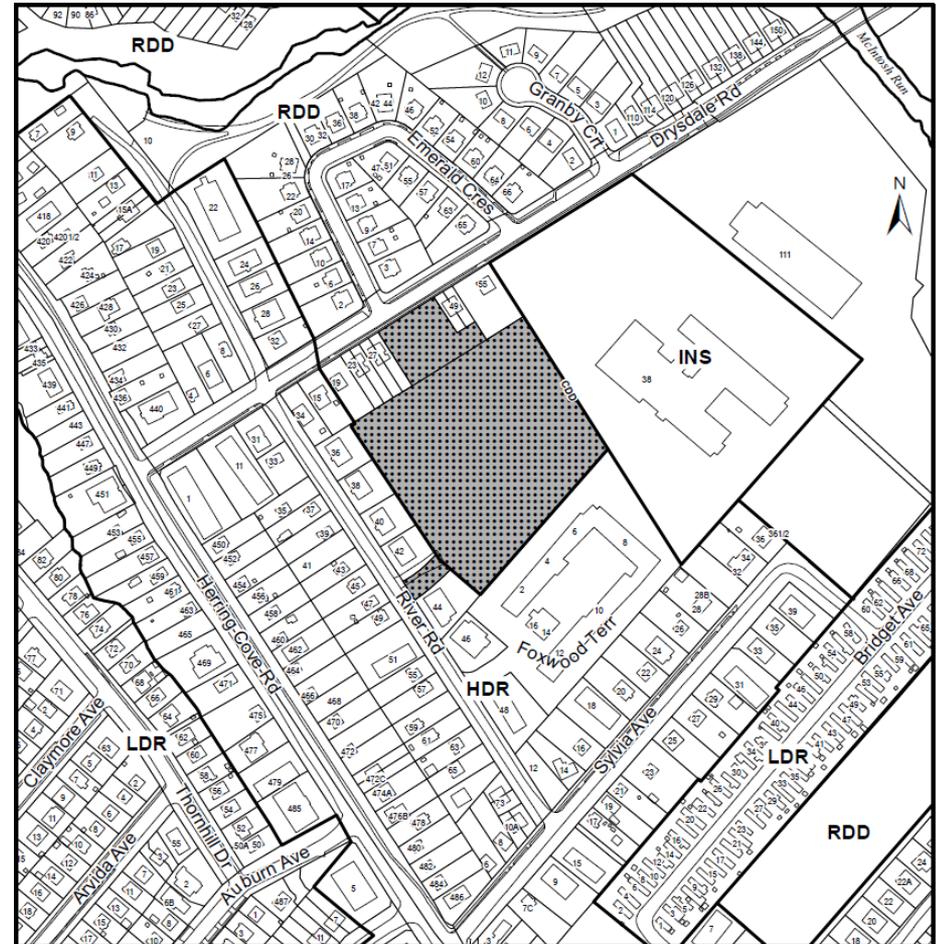


Subject site looking east

Planning Policy

Halifax Municipal Planning Strategy

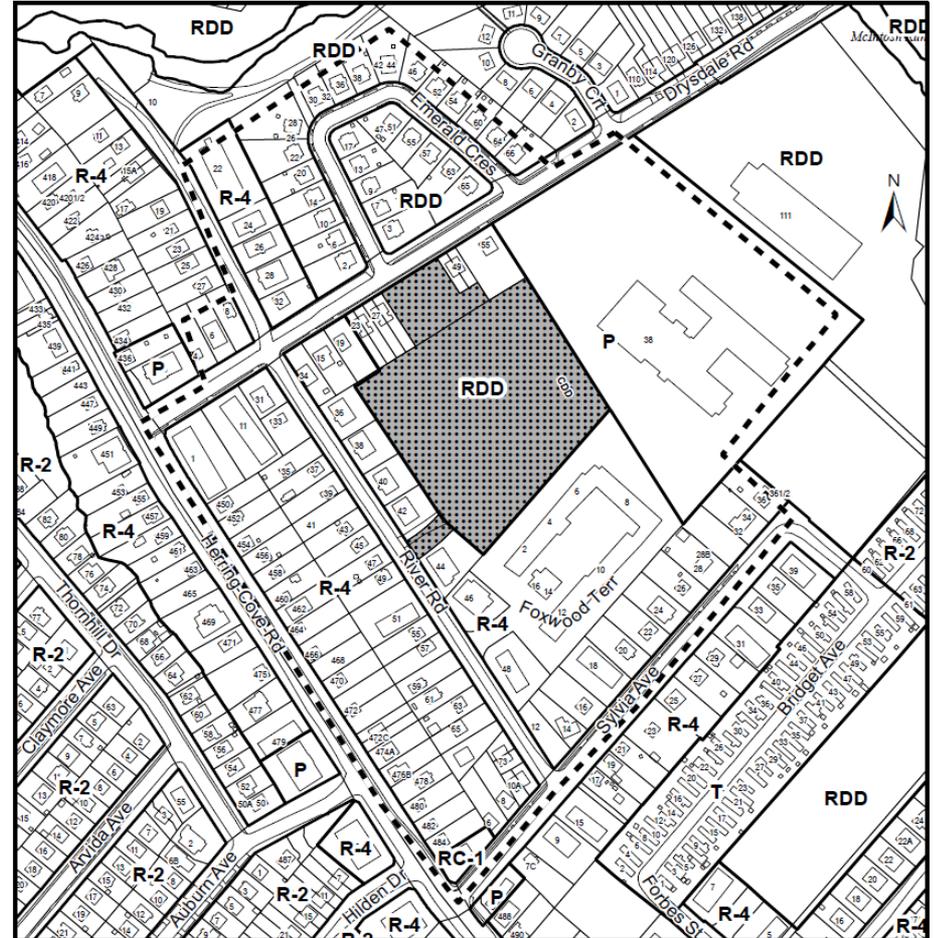
- Designation:
 - Residential Development District (RDD) within Mainland South Secondary Planning Strategy
 - Small portion High Density Residential (HDR)
- Enabling Policy
 - Policy 1.5 and 1.5.1
 - Implementation Policy 4.4



Land Use By-law

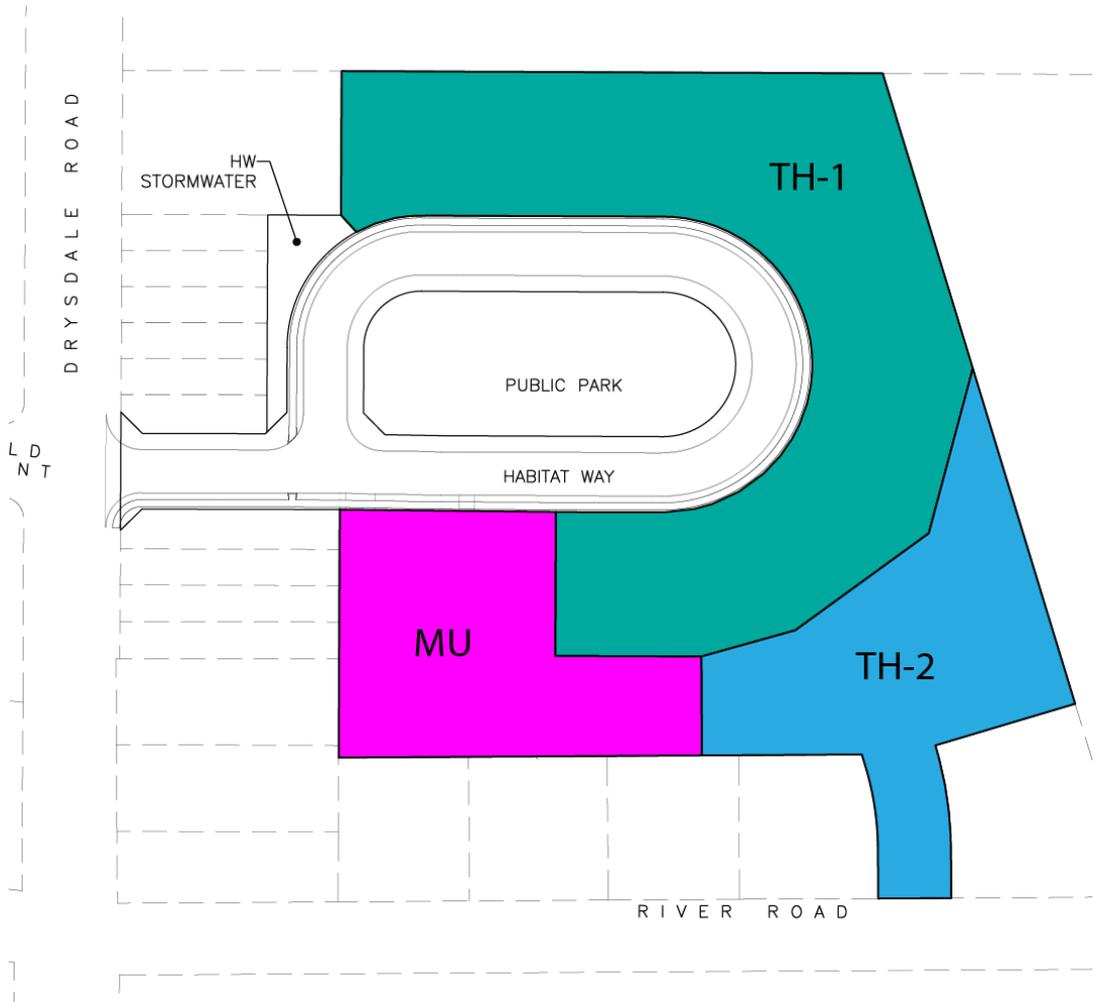
Halifax Mainland LUB

- Zone
 - RDD:
 - Singles and Two Unit Dwellings
 - Development Agreements
 - R-4 (Multiple Dwelling Zone)
 - Singles, Two Unit Dwellings and Townhouses
 - Boarding houses, lodging or rooming houses
 - Apartments



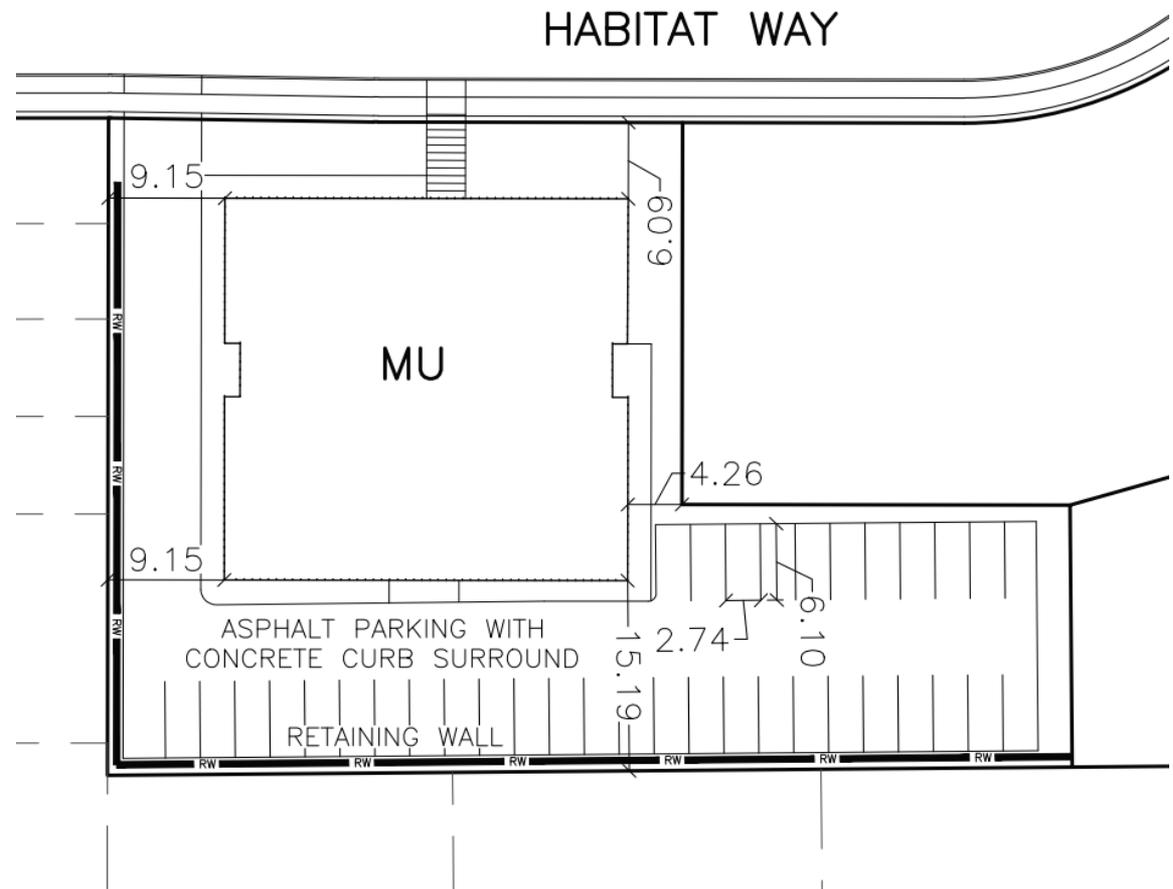
Proposal

- Townhouses
- Multiple Unit Residential Building
- Public road
- Public park
- Approximately 78 units in total



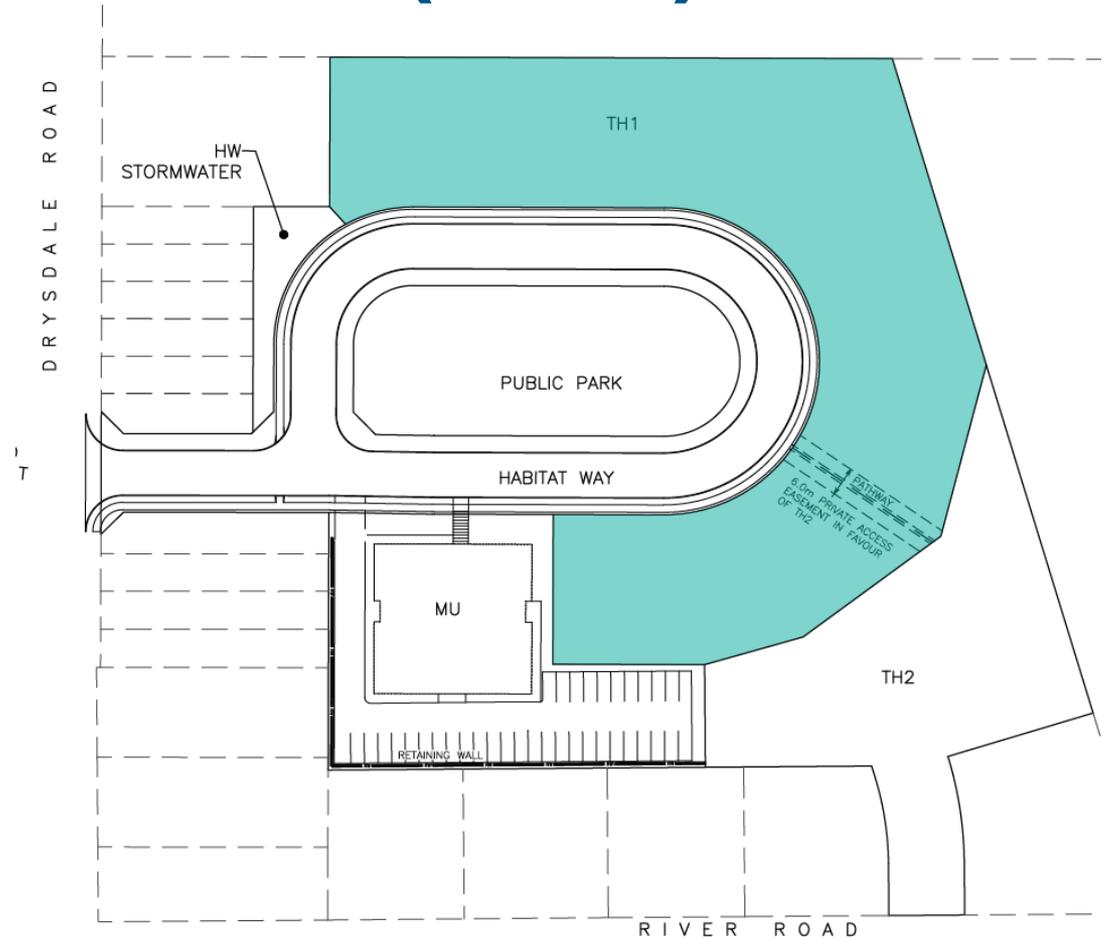
Multiple Unit Dwelling

- 40 unit residential building
- Parking
- Amenity Space
- Ground floor uses
- Landscaping and screening



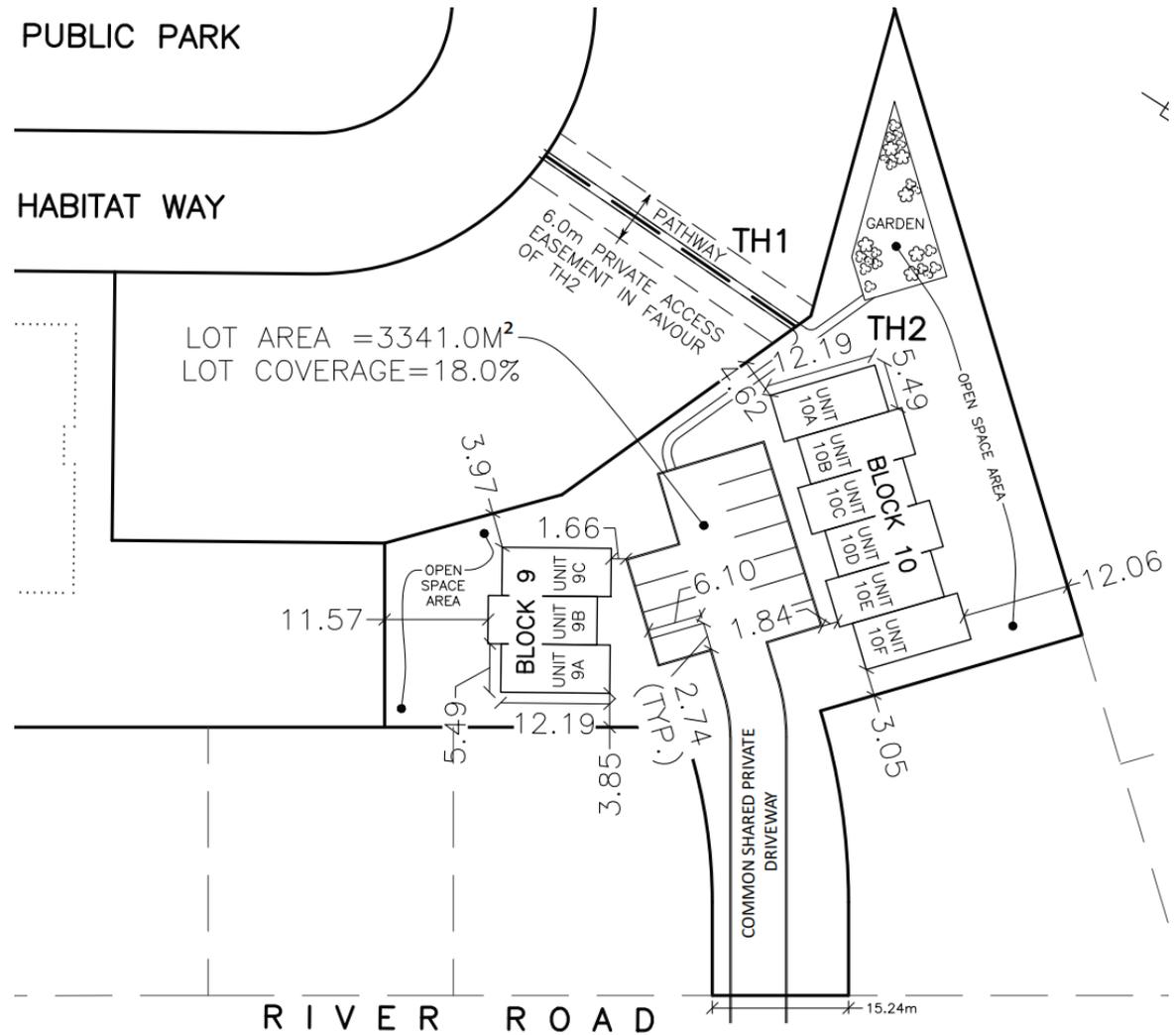
Townhouse Units (TH-1)

- Constructed as per the R-2T zone under the Halifax Mainland LUB
- Allows approximately 29 townhouse units
 - Height = 35'
 - Lot Coverage = 40%
 - Front yard = 15'
 - Rear yard = 20'
 - Side yard = 10'



Townhouse Units (TH-2)

- 9 townhouse units
 - 33% two or more bedrooms
 - 200 square metres of indoor amenity space
- Common driveway
- Landscaping and open space
- Pedestrian connection to public park



Policy Consideration

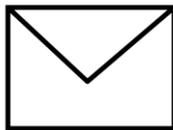
Enabling Policy 1.5 and 1.5.1 requires Council consider the following in rendering their decision on a Development Agreement:

- **Site Development**
 - Density - 22 persons per gross acre
 - 15% of area used for apartment uses
 - Protect character and scale of existing area
- **Landscaping and Open Space**
 - 5% usable landscaped open space
 - Preservation of natural amenities when possible
- **Circulation**
 - Traffic along local streets minimized
- **General**
 - 3 acres minimum site size
 - Adequate services

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and a public open house held on September 28, 2017.
- Feedback from the community generally included the following:
 - Impact of construction activity on nearby residents;
 - Tree retention and impacts of development on existing wildlife; and
 - Traffic concerns

**Notifications
Mailed**



451

**Meeting
Attendees**



22

**Letters/Emails
Received**



1

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:

- changes to landscaping requirements;
- changes to the parking and sign requirements;
- the granting of an extension to the date of commencement of development; and
- the length of time for the completion of the development.

Staff Recommendation

Staff recommend that Community Council:

1. Approve the proposed development agreement as set out in Attachment A of the staff report dated June 20, 2018.

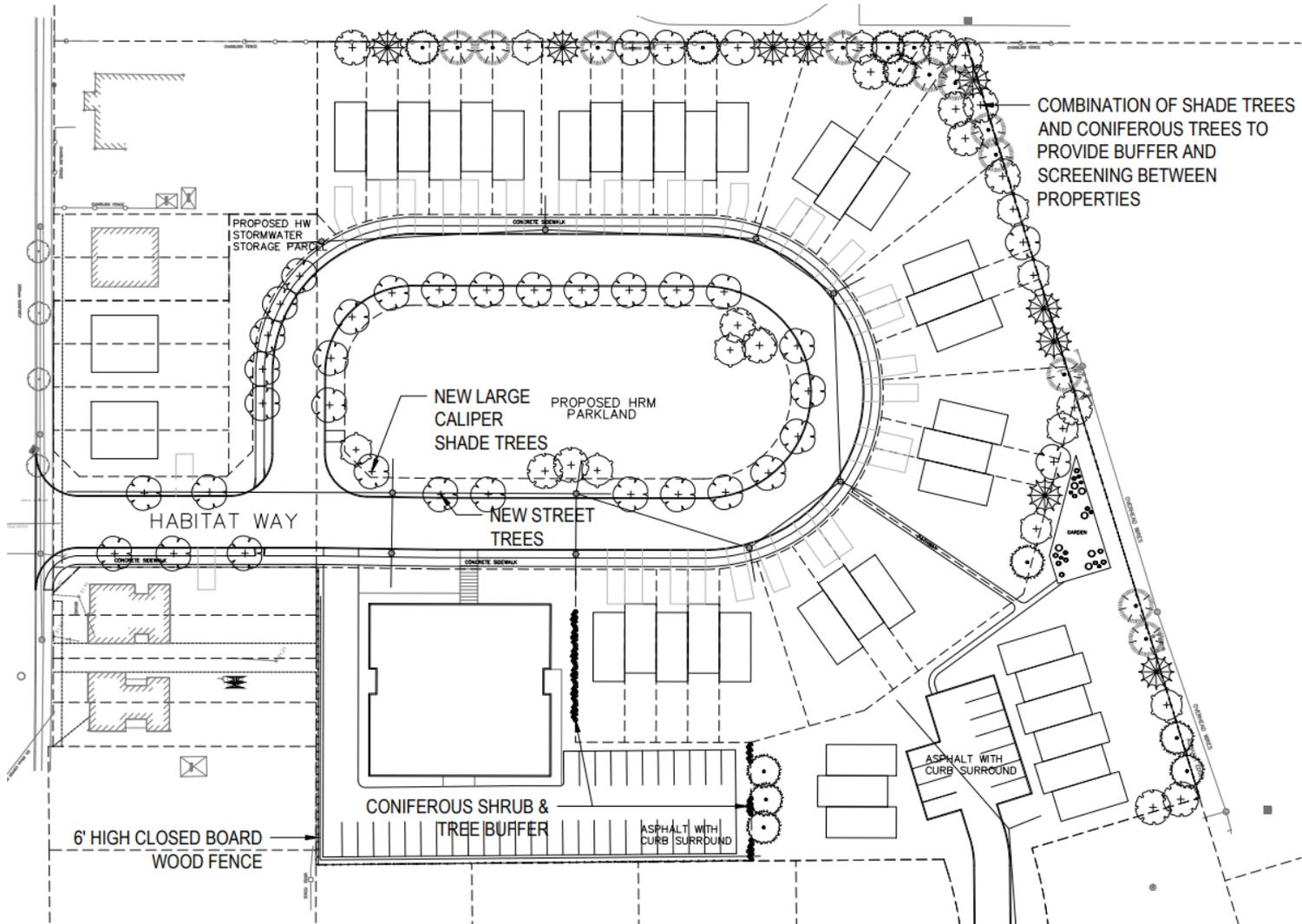
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Thank You



Subject site frontage on Drysdale Rd.

Preliminary Landscape Plan



R-2T Zone

Lot Frontage	18' / townhouse plus 20'
Lot Area	1,800 sq. ft / townhouse plus 2000 sq. ft
Maximum Lot Coverage	40%
Maximum Height	35 feet
Minimum Front Yard	15 feet
Mean Rear Yard	20 feet
Minimum Side Yard	10 feet