

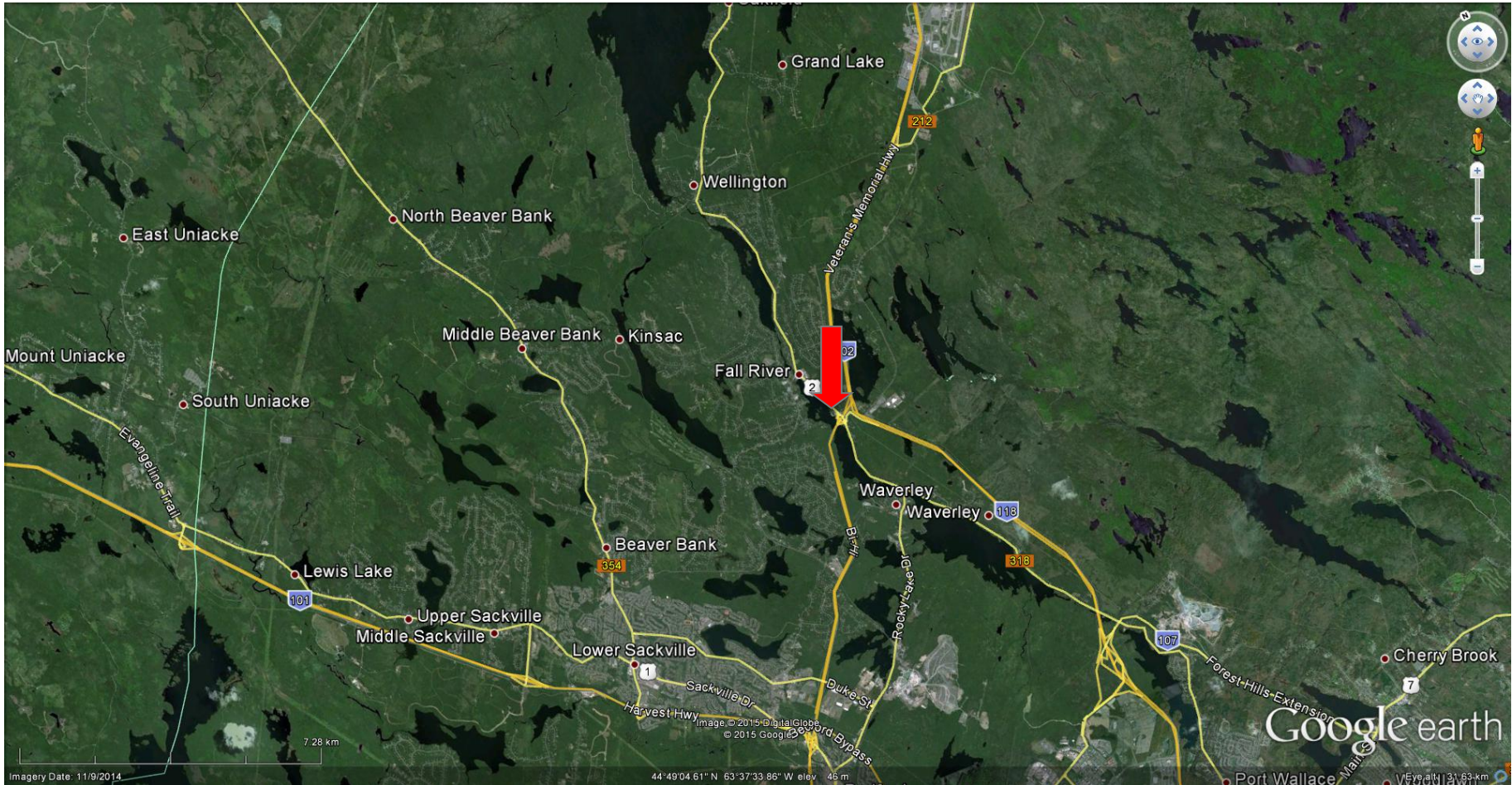
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**Case 17651
Development Agreement –
Inn on the Lake**

North West Community Council

May 25, 2015

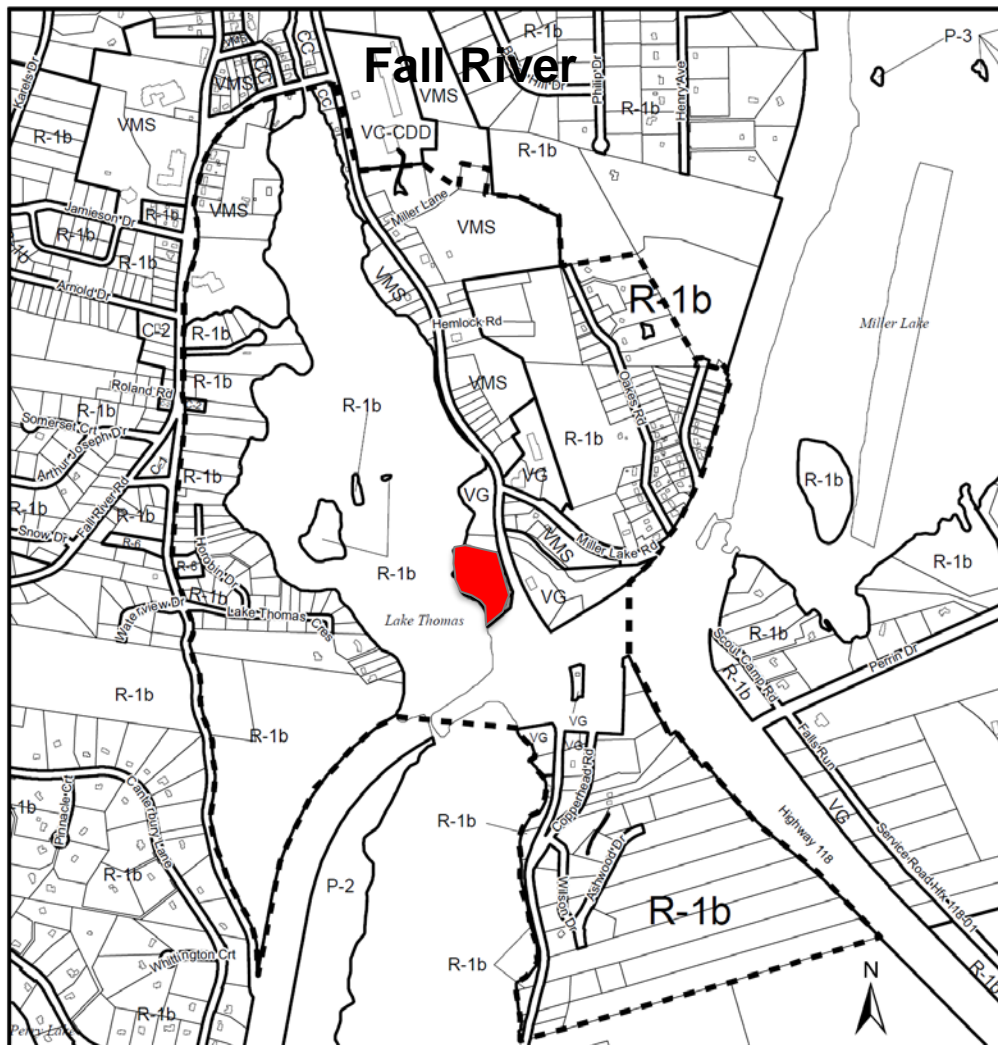
Context



Case 17651

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Site Details

- **Subject Area**
- River Lakes Village Centre Designation
- Village Gateway Zone
- ~4 acres
- Existing hotel, restaurant and pub.
- Request: Multiple unit dwelling

Map 2 - Zoning and Notification

3009 Highway 2
Fall River

- Subject Area
- Area of notification

Zone

R-1a	Single Unit Dwelling	VG	Village Gateway
R-1b	Suburban Residential	VMS	Village Main Street
R-6	Rural Residential	CC	Canal Court
C-1	Local Business	P-2	Community Facility
C-2	Community Commercial	P-3	Park
		VC-CDD	Village Core Comprehensive Development District

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This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Planning Districts 14 & 17
(Shubenacadie Lakes) By-Law Area

Enabling Policy

P-68 of the Planning Districts 14 and 17 MPS

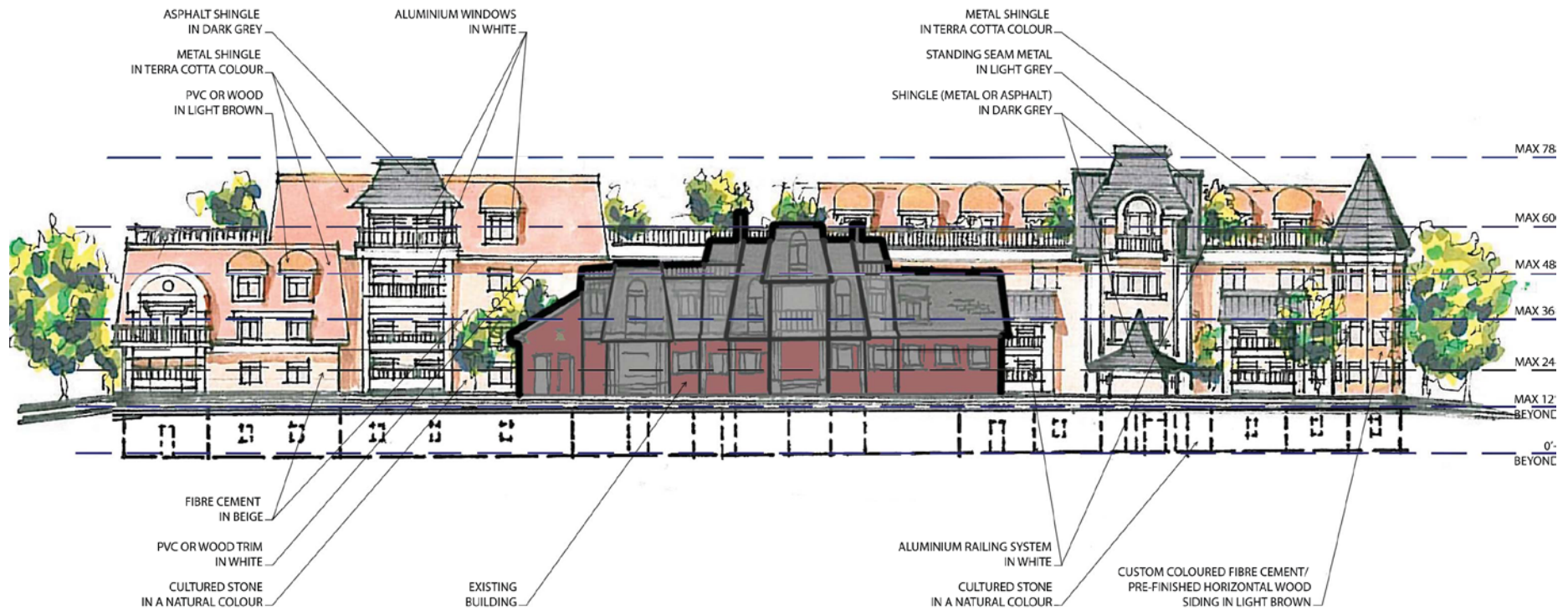
- Allows for consideration of new multiple unit dwellings on site with oversized treatment plant.
- Subject to other considerations and policies identified in detail in the staff report.
- Staff advise that the site qualifies for consideration under this policy.

Proposal

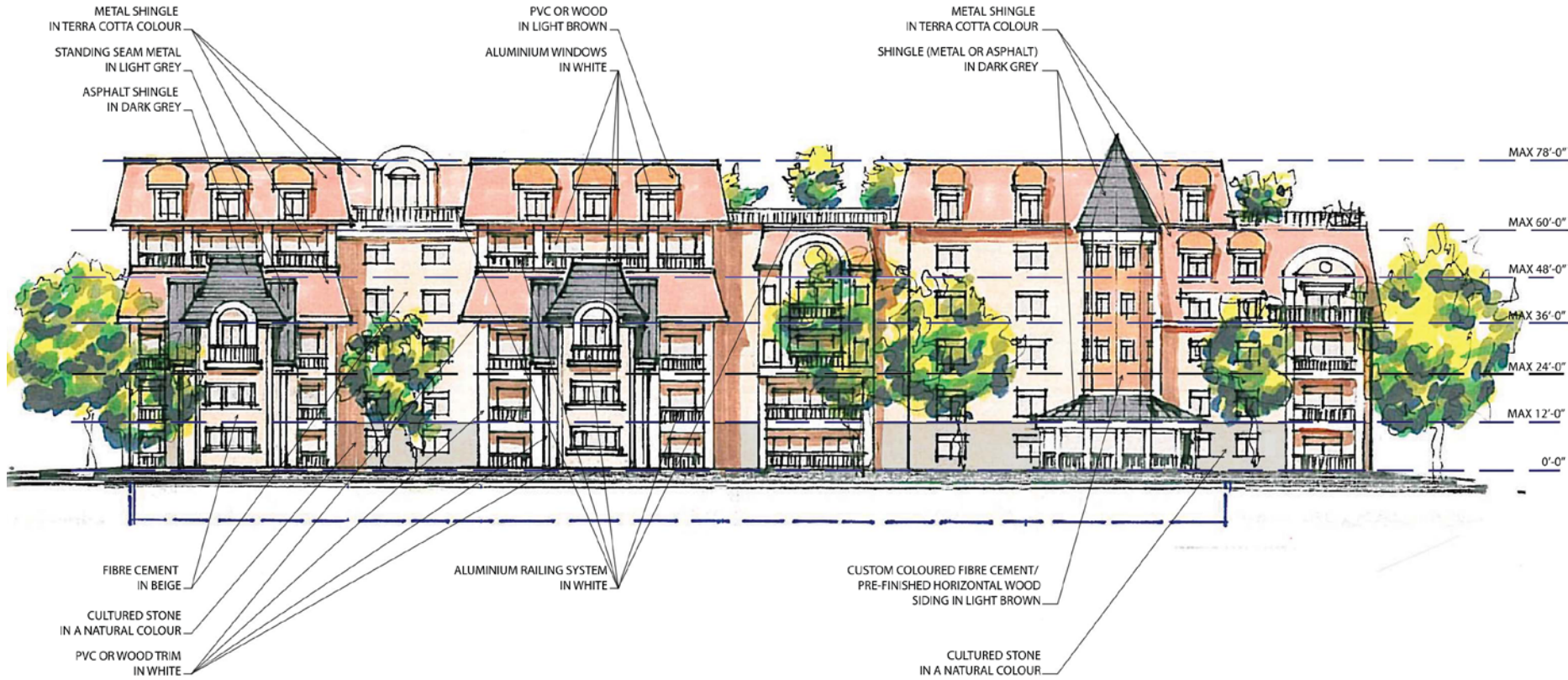
Table 1	Existing	Option A (maximum)	Option B (maximum)
Hotel	39 units	41 units	0 units
Restaurant	1,309 sq. ft. 70 seats	1,309 sq. ft. 70 seats	1,309 sq. ft. 70 seats
Restaurant (Outdoor Patio)	8,073 sq. ft. 100 seats	600 sq. ft. 30 seats	600 sq. ft. 30 seats
Lounge	713 sq. ft. 38 seats	713 sq. ft. 38 seats	713 sq. ft. 38 seats
Meeting Rooms (4)	377, 464, 945, & 450 sq. ft.	0	0
Commercial Space	0	1,395 sq. ft.	1,395 sq. ft.
Multiple Unit Residential Dwelling Units	0	75	91
Stand Alone Residential Unit (Garage)	0	1	1



Elevations - Highway 2

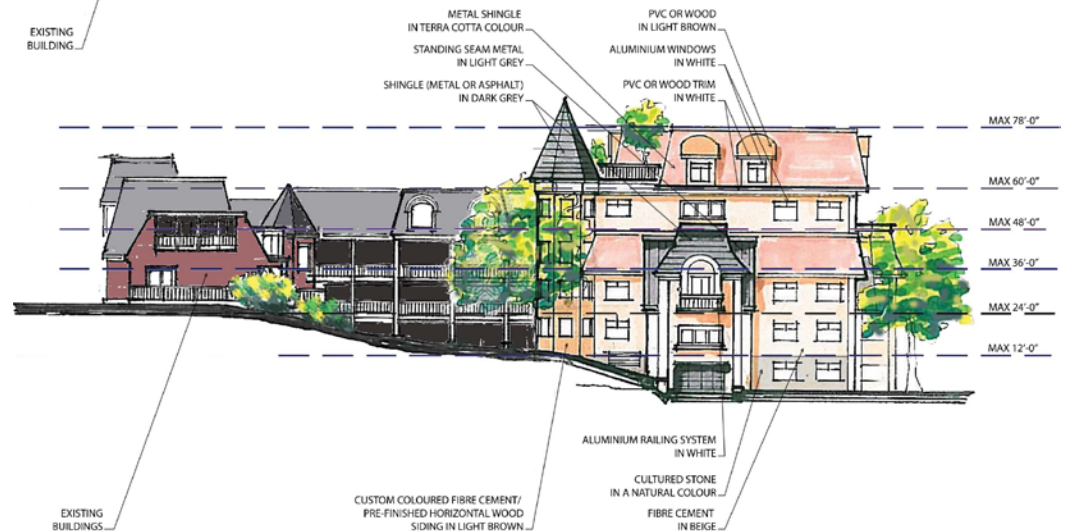
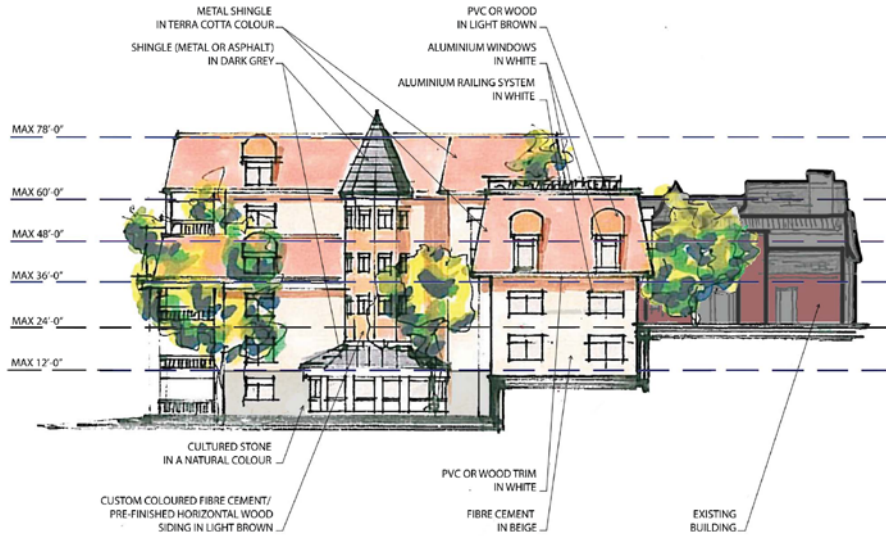


Elevations – Lake Thomas



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Elevations – South and North



Discussion

Building Scale and Mass

- The proposed building would be the largest residential building in Planning District 14 and 17.
 - 6 storeys addition to existing hotel
 - Underground parking.
- Leads to Increased visual presence of the site.
- Architectural style (mansard roof) reduces the visual look.
- Unified look with the existing Inn building.
- New building is set back from Highway 2

Staff are satisfied appropriate measures have been employed to manage the visual impact of the building.

Discussion

Compatibility

- There are residences proximate to the site (~150m away).
- Closest residences are primarily screened with vegetation.
- Site visible from lakefront homes (+- 300 m).
- No immediate impact on residences because of separation distances.
- Top floors of building will likely be visible.

Need for Alternative Housing

- Severe shortage of multi unit dwellings in the greater area.
- Proposed site is one of the few sites where this form of housing is able to be considered.

Discussion

Transportation

- A traffic impact study reviewed the impact of the proposal.
- Identified that the proposal would not have a significant impact with the construction of a left hand turn lane on Highway 2.
- Reduce parking standard.

Development Agreement

- The development agreement includes measures relating to the detailed development of the proposal including:
 - Parking
 - Setbacks from watercourses
 - Building Architecture
 - Sewer and Water

Note

Subsequent to the finalization of the staff report, the Developer has requested the following:

3.7.10 The Developer may provide off-site parking within 121.9 m (400 feet) of the Lands provided the parking area is situated in the same zone.

An existing provision in the Land Use By-law currently allows parking within 300 feet.

If Council were to consider this extension, wording for this motion would have to be added to the motion.

Recommendation

Recommend that North West Community Council :

- Approve the proposed development agreement as identified in the recommendation section of the report.

Separation Distances

