Planning Services

Case 15790

Armco Lands, Hines Road, Eastern Passage

Regional Council

April 12, 2011

Austin French

Manager, Planning Services

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The Lands:

Shearwater

Autoport

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Google

44°37'40.96" N   63°30'14.00" W   elev 30 m   Jul 27, 2007   Eye alt   1.86 km

Planning Services

- 62 acres, all undeveloped,

- Industrial under area MPS,

- Urban Settlement under RMPS,

- In service boundary

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MPS Amendments:

Site Specific:

1. Designate 62 acres of land as Urban Residential,

2. Adopt site specific policy to allow a mixed townhouse & multi unit project on site through development agreement process.
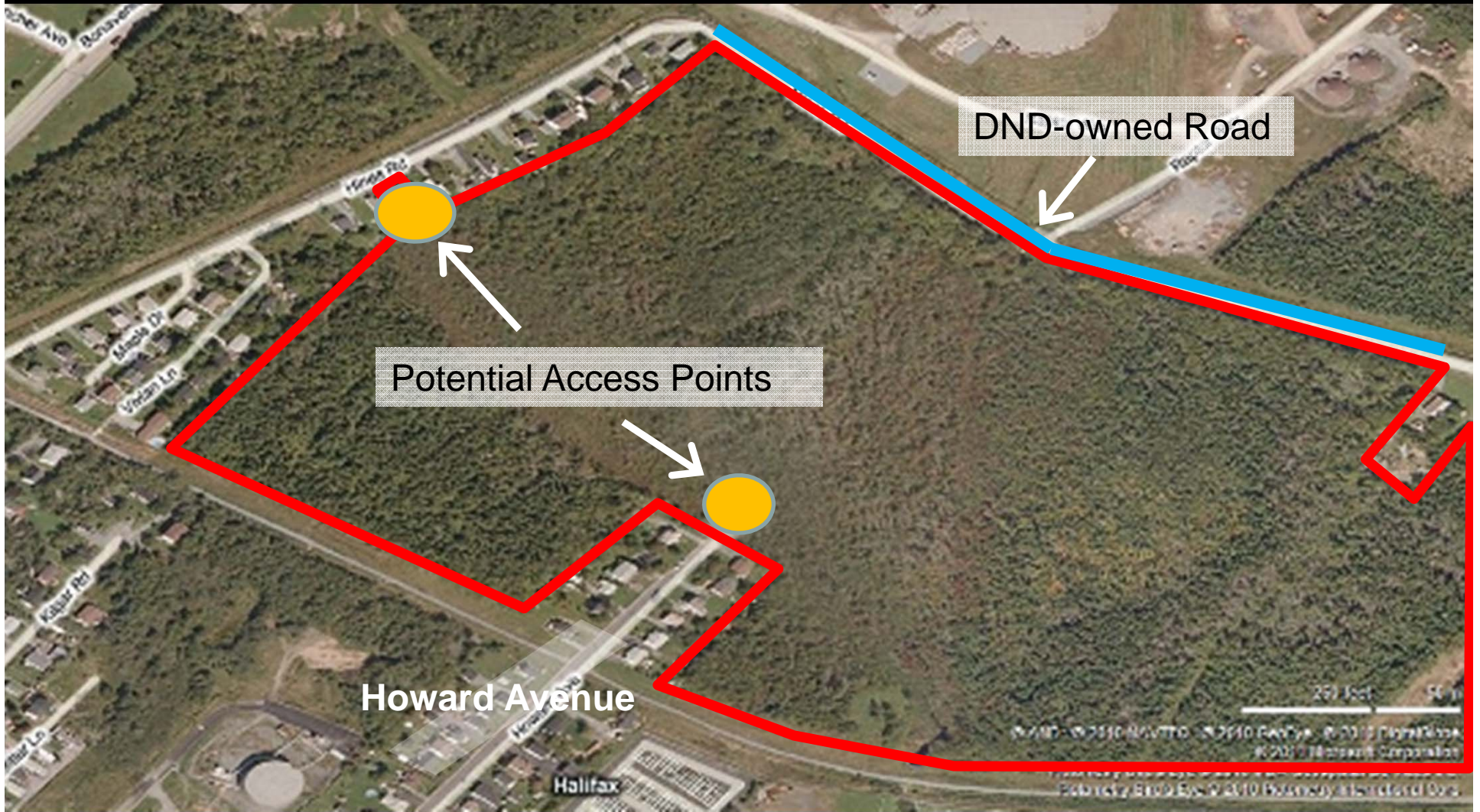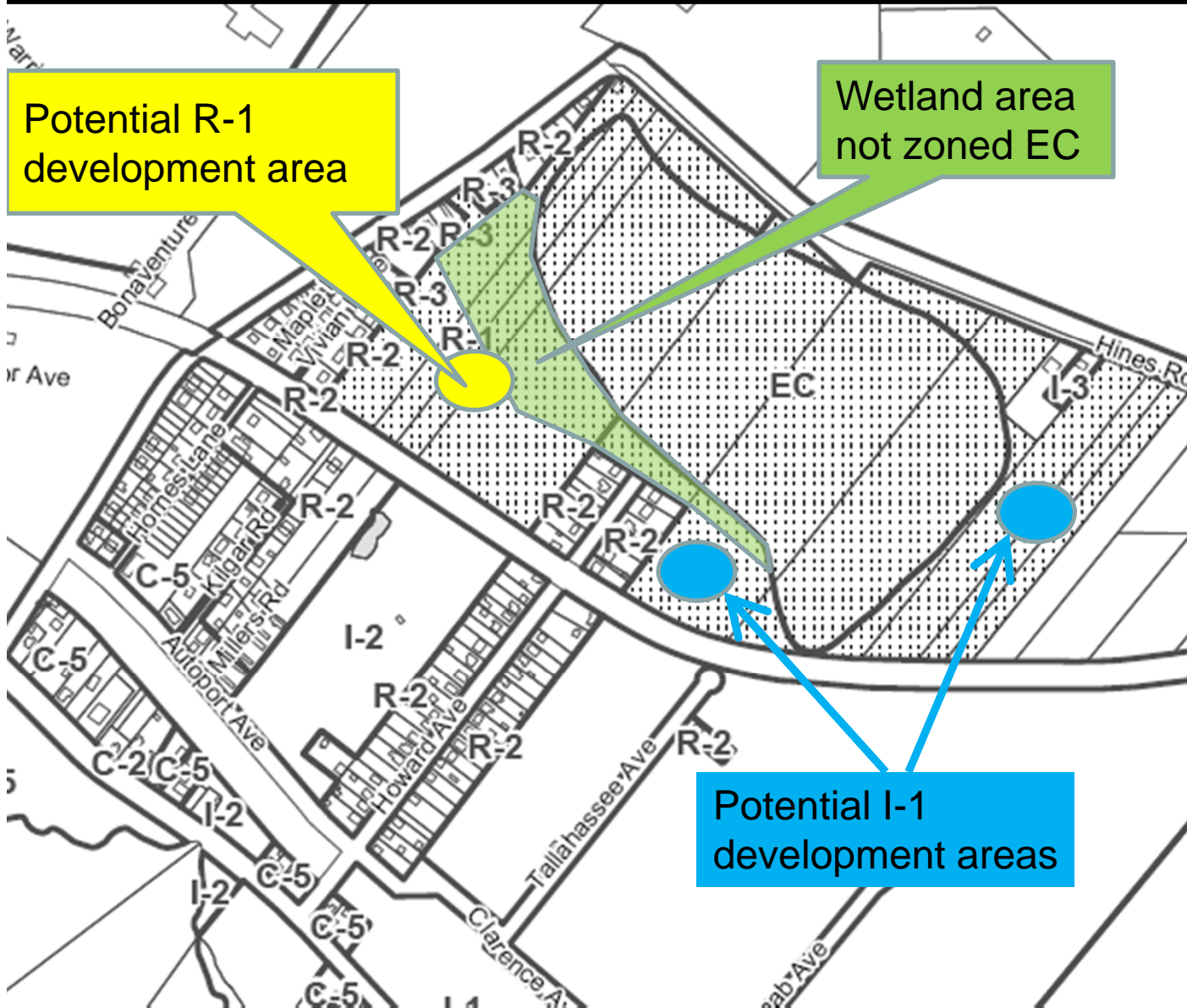
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MPS Amendments:

Community Wide:

Remove the limit of 12 units per multiple unit building from policy UR-8.

The Lands:

DND-owned Road

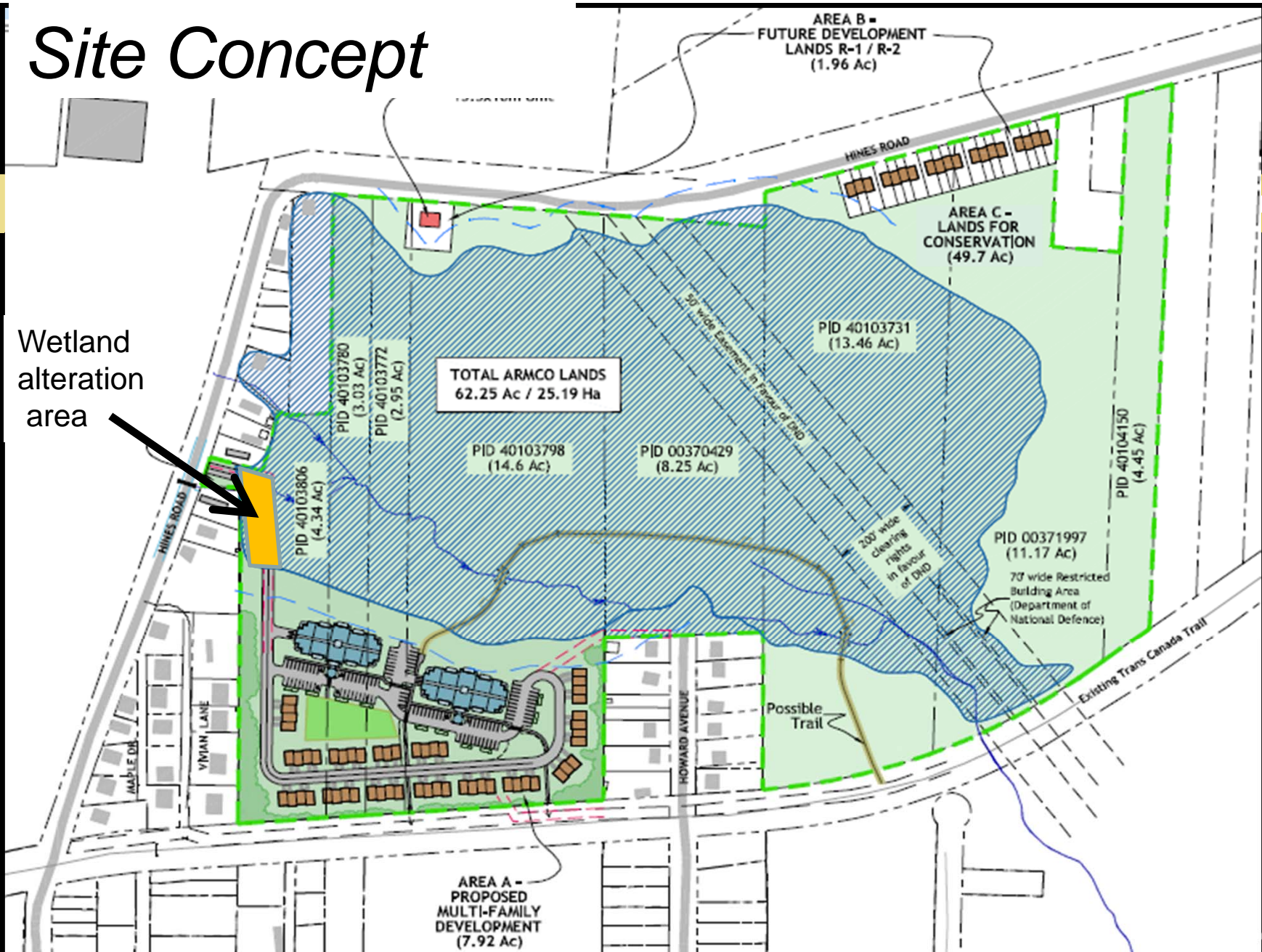Potential Access Points

Howard Avenue

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Zoning

Potential R-1 development area

Wetland area not zoned EC

Potential I-1 development areas

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Site Concept

Wetland alteration area

AREA B = FUTURE DEVELOPMENT LANDS R-1 / R-2 (1.96 Ac)

HINES ROAD

AREA C = LANDS FOR CONSERVATION (49.7 Ac)

PID 40103731 (13.46 Ac)

TOTAL ARMCO LANDS 62.25 Ac / 25.19 Ha

PID 40103780 (3.03 Ac)

PID 40103772 (2.95 Ac)

PID 40103806 (4.34 Ac)

PID 40103798 (14.6 Ac)

PID 00370429 (8.25 Ac)

50' wide Easement in favour of DND

200' wide clearing rights in favour of DND

PID 40104150 (4.45 Ac)

PID 00371997 (11.17 Ac)

70' wide Restricted Building Area (Department of National Defence)

HINES ROAD

MAPLE DR.

VIVIAN LANE

HOWARD AVENUE

Possible Trail

Existing Trans Canada Trail

AREA A = PROPOSED MULTI-FAMILY DEVELOPMENT (7.92 Ac)

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Community Engagement:

Two formal public information meetings held. Primary concerns:

- Potential to extend Howard Avenue to site,
- Risk of infilling & development of wetland,
- Traffic volumes & pedestrian safety,
- Lack of public amenities/facilities in area,
- Potentially incompatible uses,
- Sewage treatment plant issues.

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Analysis – Community Concerns

- Howard Avenue extension possible as of right,
- Current EC zone does not fully protect wetland, only minor alterations needed to allow Hines Road access,
- Hines Road is a designated collector road and can accommodate additional traffic volumes,
- Lack of sidewalks, but adjacent TCT may be main walking route from site,
- Site appropriate for residential uses,
- STP issue being addressed.

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MPS Amendments: Site Specific

- Site should be designated as Urban Residential,
- Community concerns can be addressed through development agreement process,
- Remove as of right development ability,
- Adopt site specific policy to guide design,
- 2nd public process needed.

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MPS Amendments: Site Specific

Policy establishes:

- That a mix of townhouses & multi's is acceptable, up to 195 units,
- Need for full traffic & pedestrian analysis,
- That no vehicle access from Howard Avenue is permitted,
- Permanent protection of wetlands, except minor change to enable Hines Road access,
- Need for internal parking which ensures higher quality,
- Buffering from existing housing,
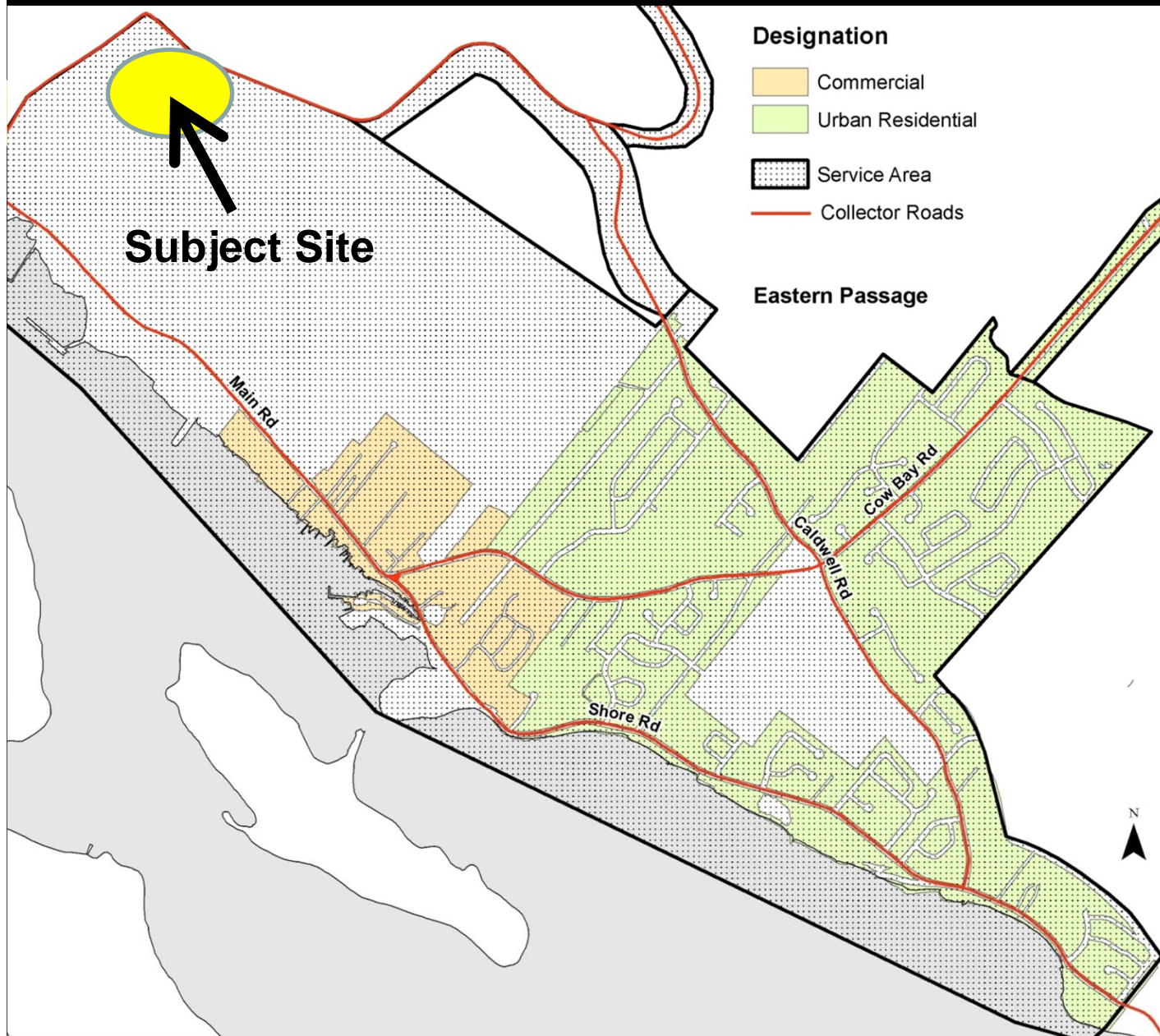- General recreation & design goals.

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Analysis: General Multi Unit Policy

Community-Wide Multiple Unit Policy:

- RMPS and NS Gov't encourage variety of housing choices,
- MPS recognises need, & enables multi unit buildings:
    - on collector streets only,
    - to a maximum of 12 units per building,
    - subject to development agreement process.
- Demand for multi unit housing is increasing,
- But, building size limitation effectively
  prohibits multi-units.

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Policy UR-8

Designation

- Commercial
- Urban Residential
- Service Area
- Collector Roads

Eastern Passage

Subject Site

Main Rd

Cow Bay Rd

Caldwell Rd

Shore Rd

N

Policy now allows multiple units:

- On collector roads,
- In UR designation
- Through DA process

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MPS Amendments: Multi Unit Policy

Based on Provincial, regional and local policies:

- Unit limitation should be removed - site size will dictate number of units possible,
- Existing development agreement policy adequate in all other respects.

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Summary:

Community concerns exist with any form of development on the Hines Road site.

Residential uses are more appropriate, DA process best tool.

Site specific policy sets high standards of design.

Multi unit policy needs revision to reflect economic realities & design goals.

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Recommendation:

Staff therefore recommend that:

Site specific amendments be approved, as shown in Attachments A & B of the staff report.

General multi unit amendments be approved, as shown in Attachments C & D of the staff report.

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Options for Council:

- Approve site specific & general policy amendments:
  - Leads to 2nd process with detailed submission for site,
  - Enables larger multi unit buildings in other areas,
  - No guarantee of development approvals.
- Approve only site specific amendments:
  - Leads to 2nd process with detailed submission,
- Reject all amendments, decision not appealable.
  - As of right development results, with
    no community consultation.

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