

# HWCC

*Development Approvals*

## **Case 18107:** Development Agreement, Prospect Road, Goodwood

Public Hearing

Miles Agar, Planner

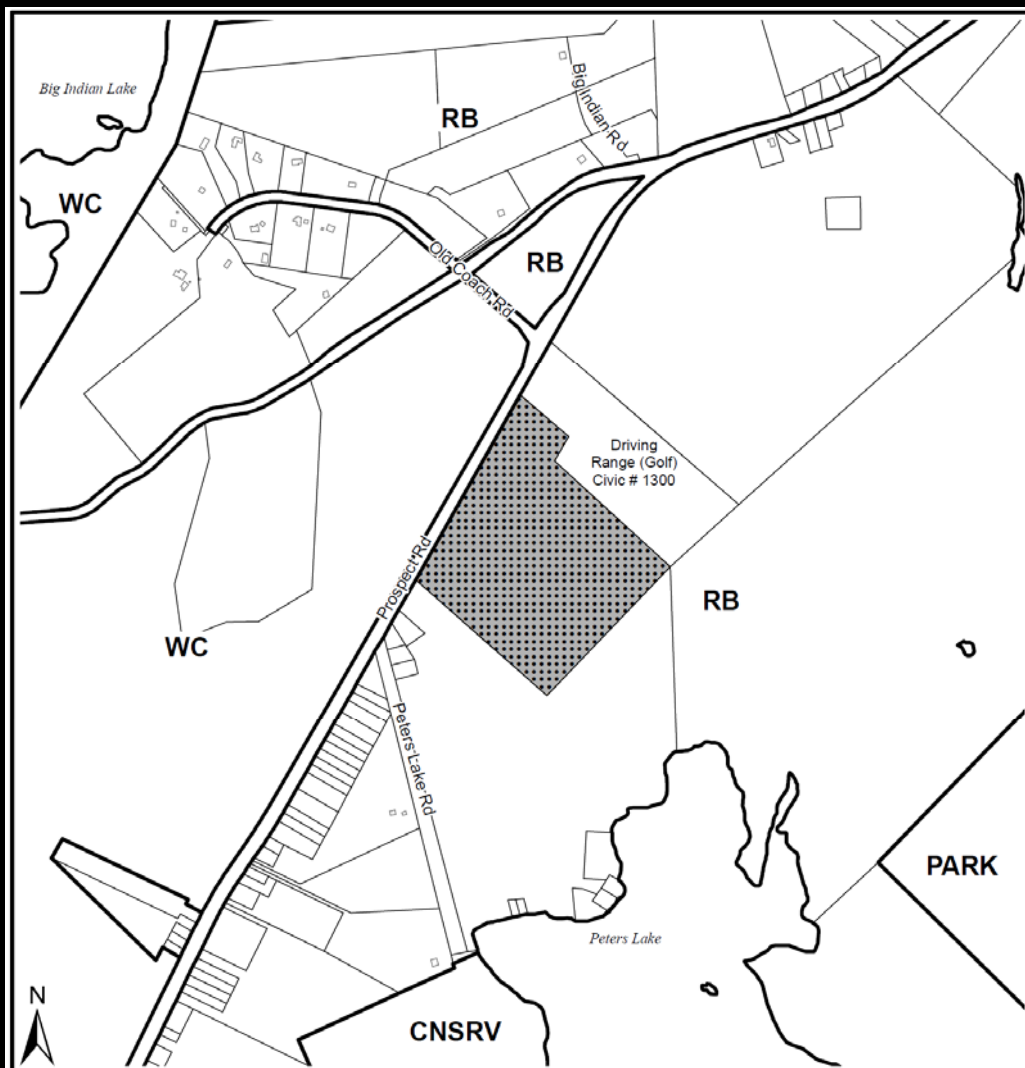
# General Background

## *Development Approvals*

- application by WSP Canada Inc.;
- 2 commercial buildings on vacant property immediately south of 1300 Prospect Road, Goodwood;
- service station, drive-thru restaurant, and separate commercial leasehold building;
- can be considered by development agreement

# Location/Site/Surroundings

## *Development Approvals*

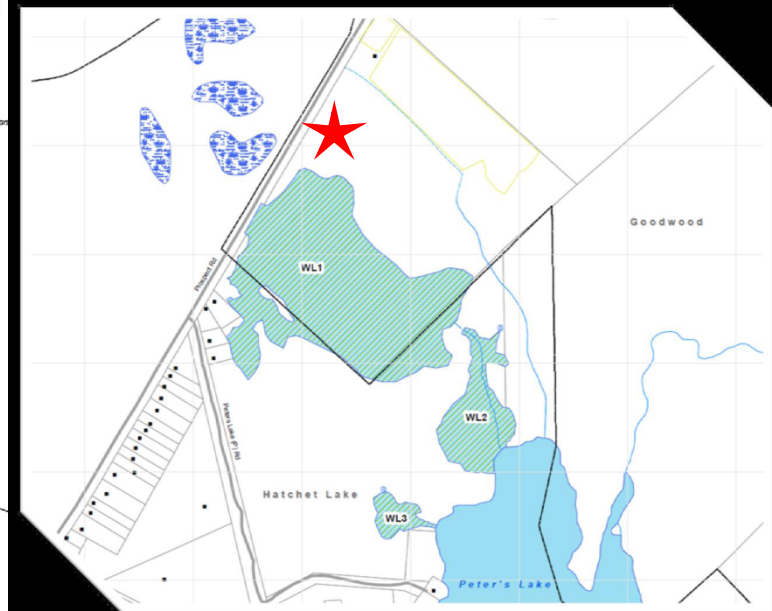
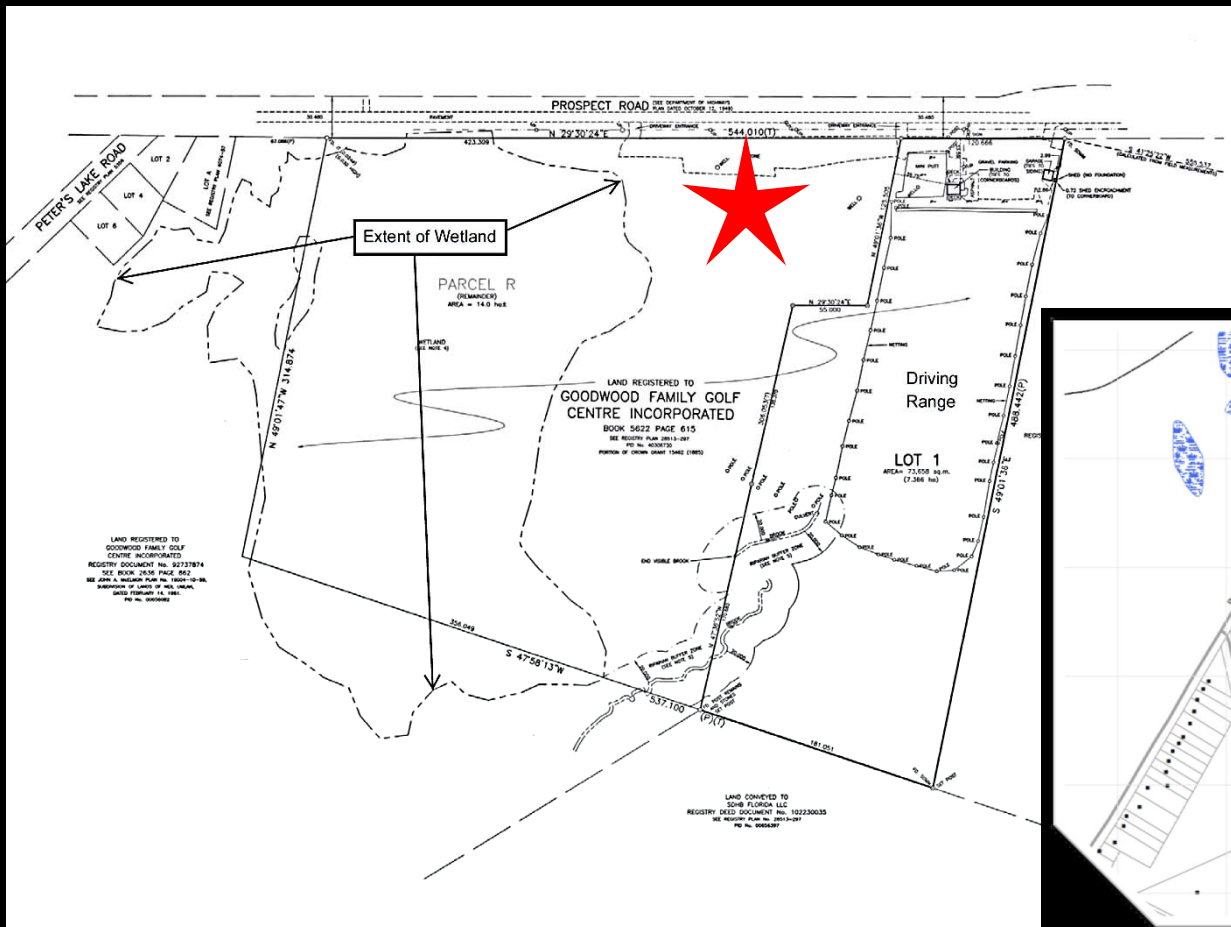


- Prospect Road;
- between Old Coach Road and Peters Lake Road;
- 34.6 acres (14 ha);
- 423 m (1387.8 ft.) of street frontage;
- undeveloped / large wetland on site;
- mostly undeveloped stretch of Prospect Rd.

# Wetland

## Development Approvals

- wetland delineation reports

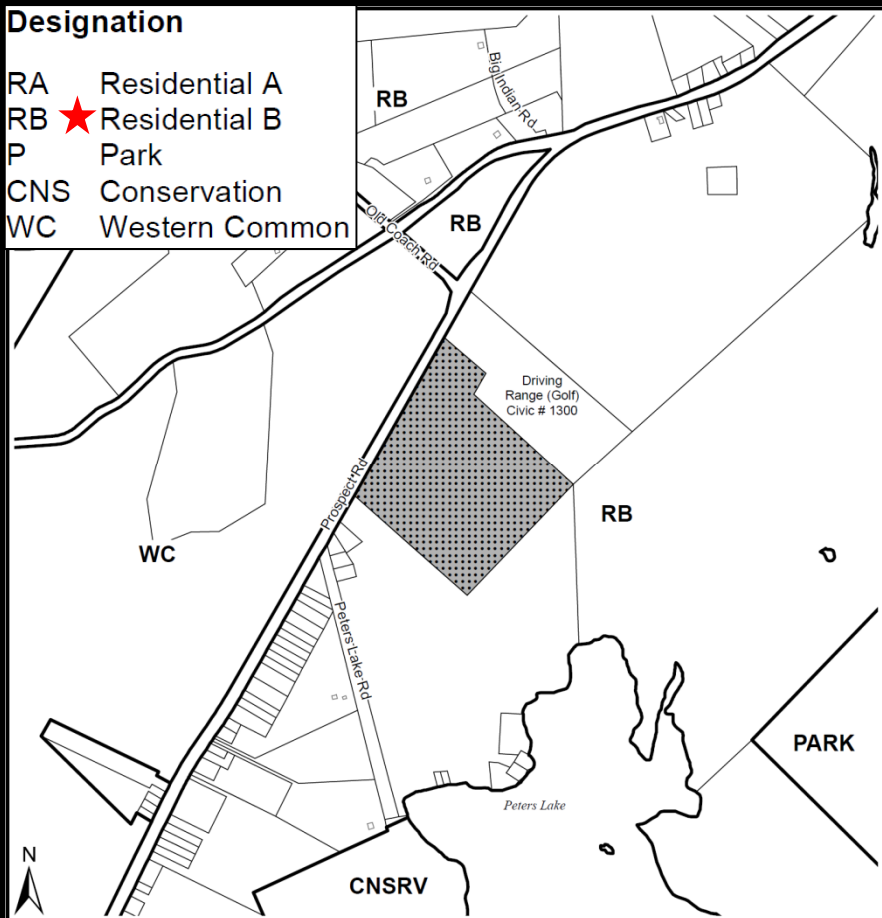


# Designation and Zoning

## Development Approvals

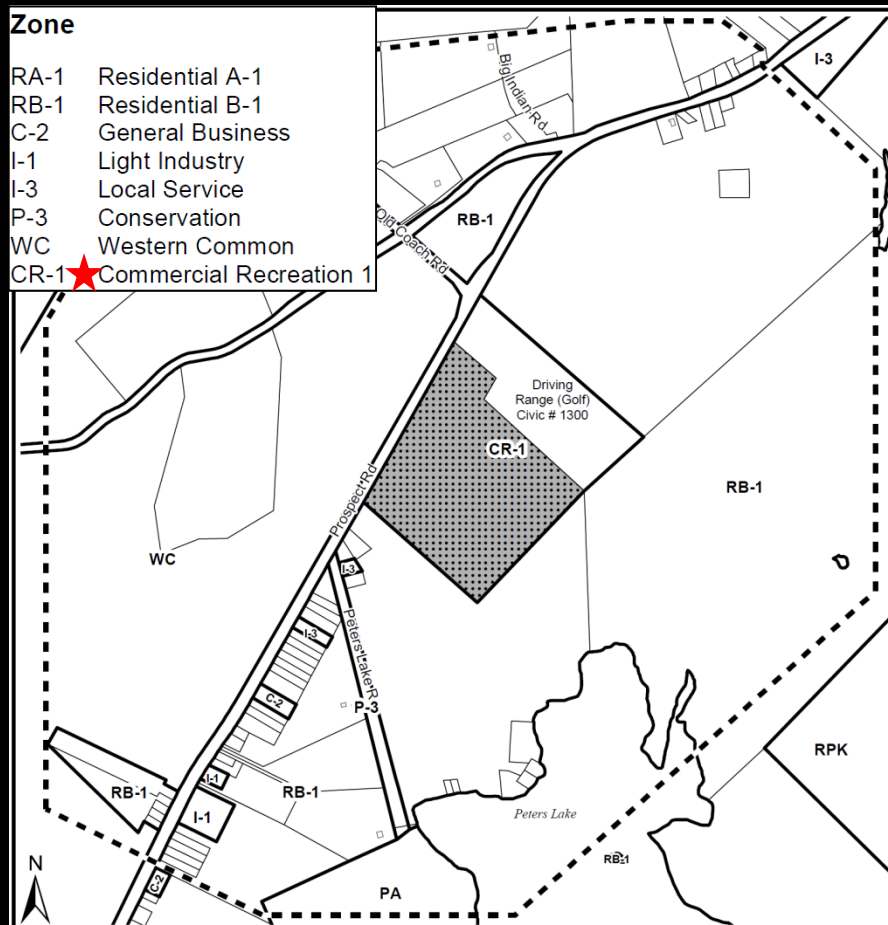
### Designation

- RA Residential A
- RB ★ Residential B
- P Park
- CNS Conservation
- WC Western Common



### Zone

- RA-1 Residential A-1
- RB-1 Residential B-1
- C-2 General Business
- I-1 Light Industry
- I-3 Local Service
- P-3 Conservation
- WC Western Common
- CR-1 ★ Commercial Recreation 1



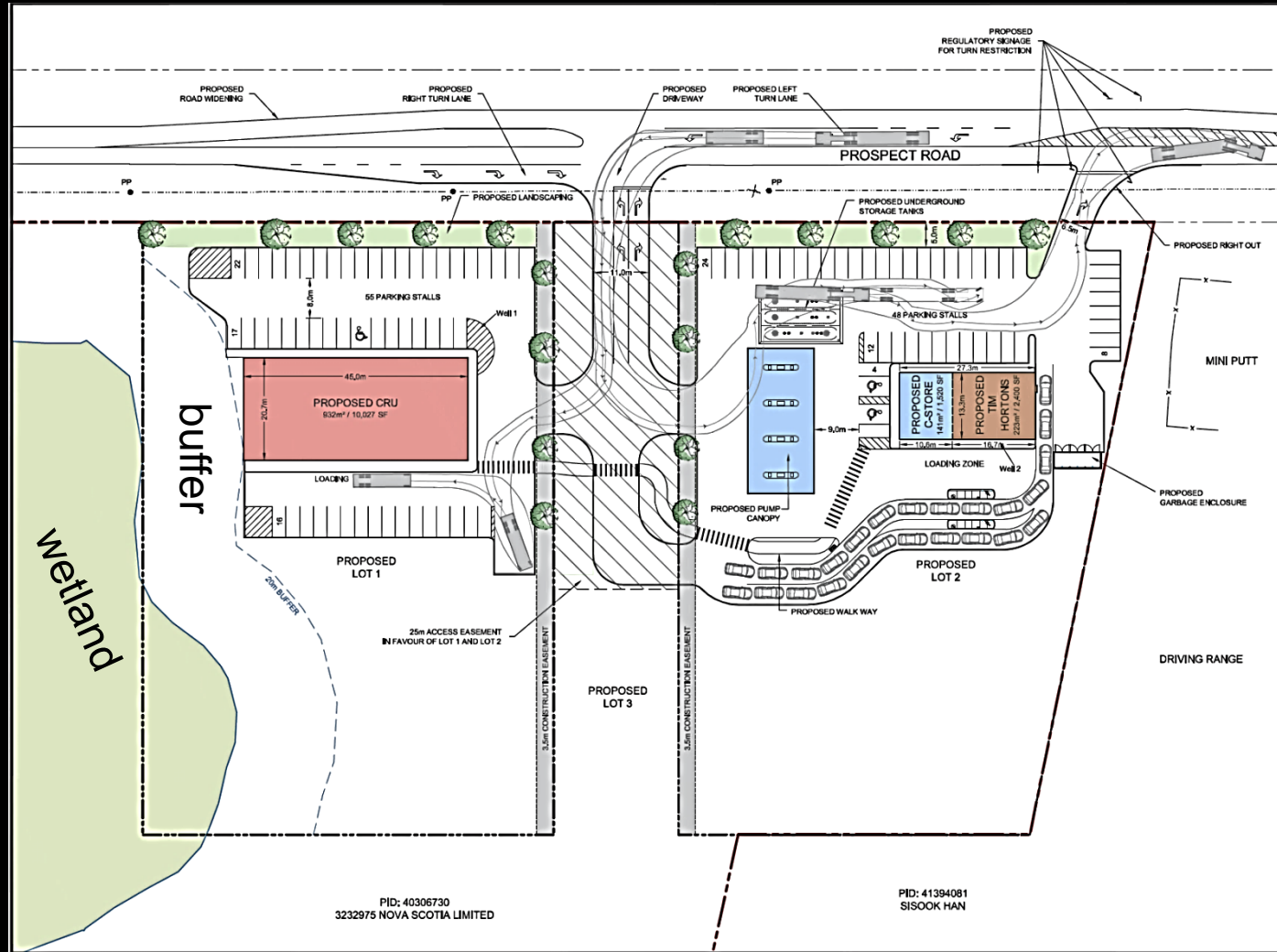
# Enabling Policy

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- RB-10: in the Residential B designation, general business zone (C-2) uses and service stations can be considered by development agreement

# Proposal

## Development Approvals



# Proposal

## Development Approvals



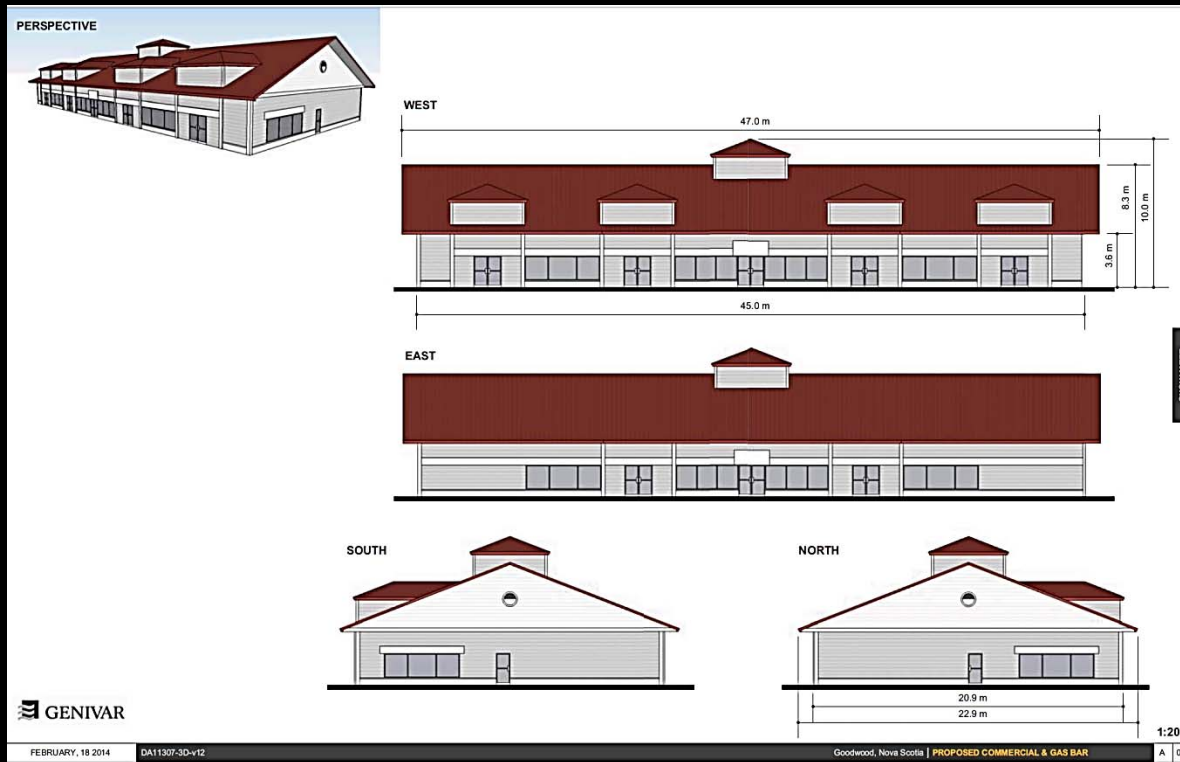
### North Building

- service station with pump island canopy and retail store;
- drive-thru restaurant in the same building



# Proposal

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### South Building

- commercial leasehold;
- permitted uses include:
  - retail;
  - medical, dental;
  - veterinary;
  - offices;
  - banks;
  - full service restaurant

# Policy Considerations

## *Development Approvals*

### **Policies RB-10, IM-11**

considerations include:

- compatible design and scale;
- site access and traffic;
- on-site services (water and sewerage);
- site characteristics (watercourses, wetlands)

# Discussion

## *Development Approvals*

- compatible design and scale:
  - pitched roof forms and roof articulation required;
  - development distributed within two buildings, with limits on gross floor area
- site access and traffic:
  - 1 primary site driveway;
  - 1 secondary “right-out-only” driveway;
  - NSTIR deemed access suitable;
  - NSTIR requires street improvements;
    - right turn lane and left turn lane at primary site driveway

# Discussion

## *Development Approvals*

- on-site sewerage:
  - conceptual wastewater treatment systems prepared for each building;
  - NSE approval of the systems required prior to the issuance of a construction permit
- on-site water:
  - groundwater reports provided;
  - well for north building provides sufficient supply, but treatment will be required;
  - well for south building provides less water;
    - uses limited in south building

# Discussion

## *Development Approvals*

- wetland protection:
  - wetland delineation reports provided;
  - large domed bog on the southern portion of the subject property;
  - NSE has reviewed these reports and acknowledges no building footprints are located within the wetland area;
  - eastern section of wetland contiguous with watercourse (20 m buffer from the edge of the wetland required)

# Conclusion / Recommendation

## *Development Approvals*

- The proposed development agreement addresses matters to be considered under the MPS;
- Staff recommends that Halifax and West Community Council approved the proposed development agreement as contained in Attachment A of the April 21, 2014 staff report.