

# **Joint Public Hearing**

## **Cases 18288 and 18684**

# **HALIFAX**

**Proposed Amendments to the  
Cole Harbour/Westphal MPS  
and LUB for lands at 613, 615,  
661 and 667 HWY #7**

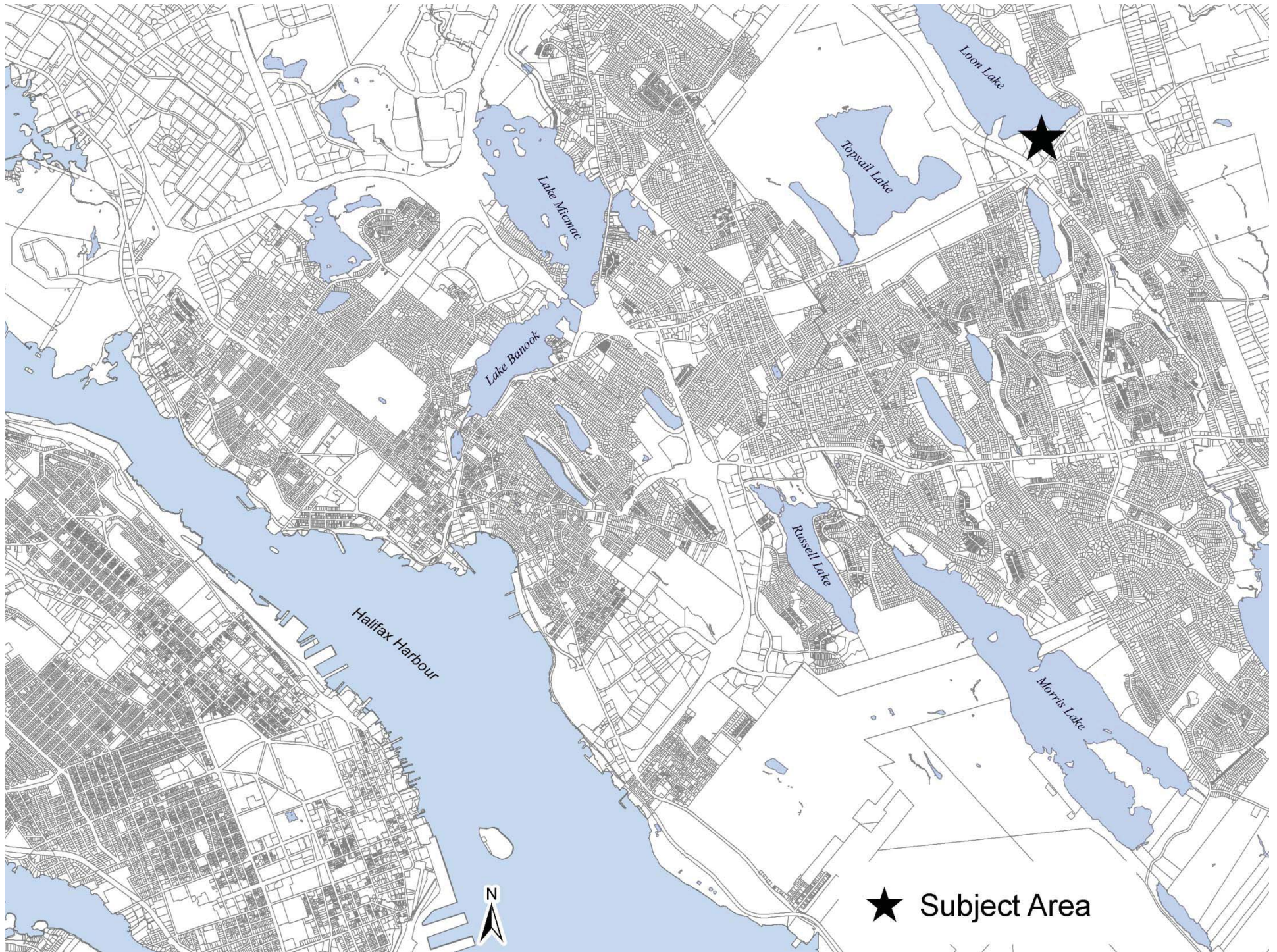
**Development Agreement for  
lands at 661 and 667 Highway  
#7 in Westphal**

Regional Council

Shayne Vipond, Senior Planner

Date: October 7, 2014





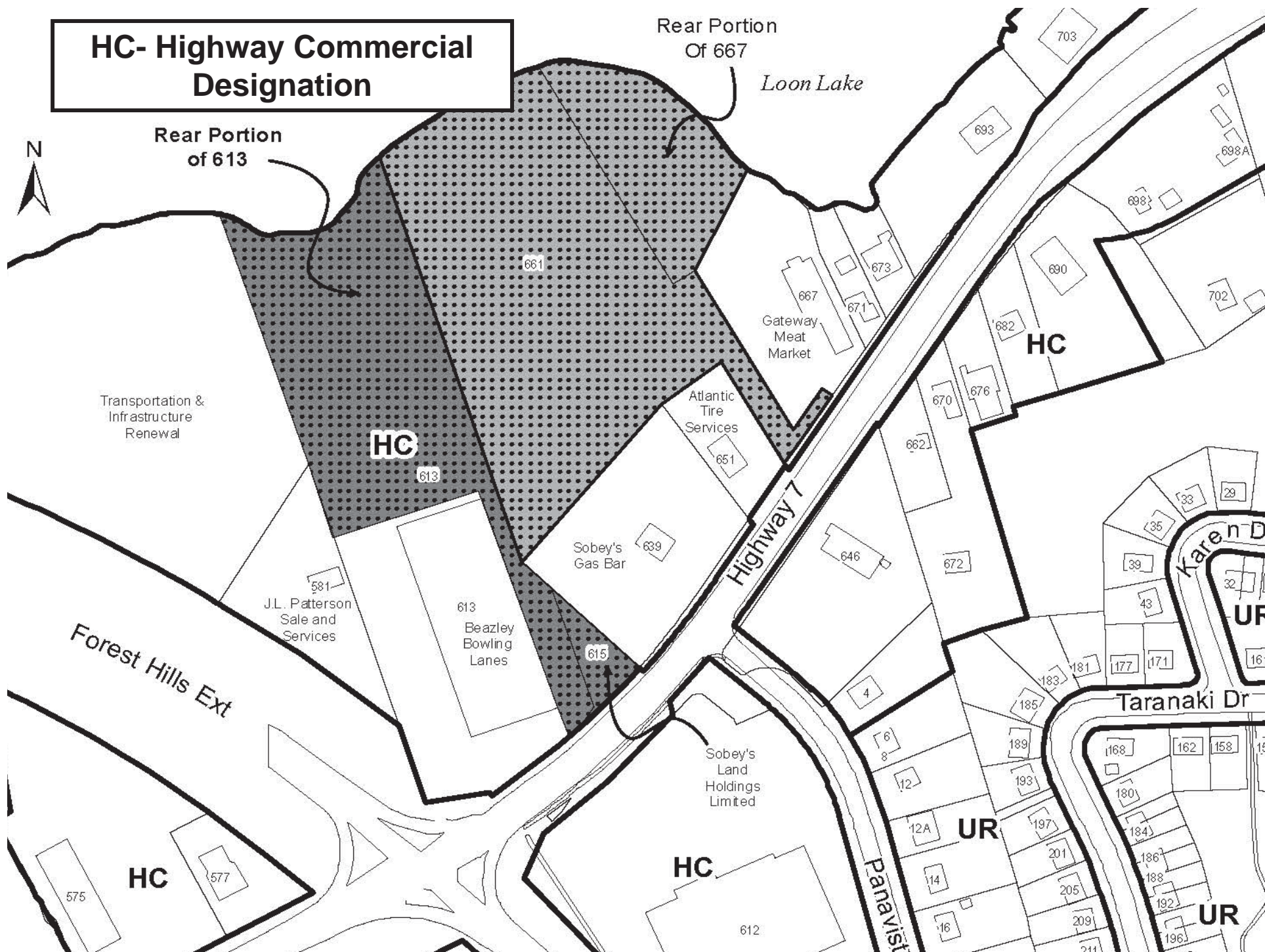
★ Subject Area



# Overview of Application

- an amendment to the CH/W MPS to enable mixed form residential development on lands adjacent to Lake Loon at 613 (rear lands), 661 and 667(rear lands)HWY #7
- Development Agreement sought only for 661 and 667 HWY #7 (613 HWY #7 may develop later)

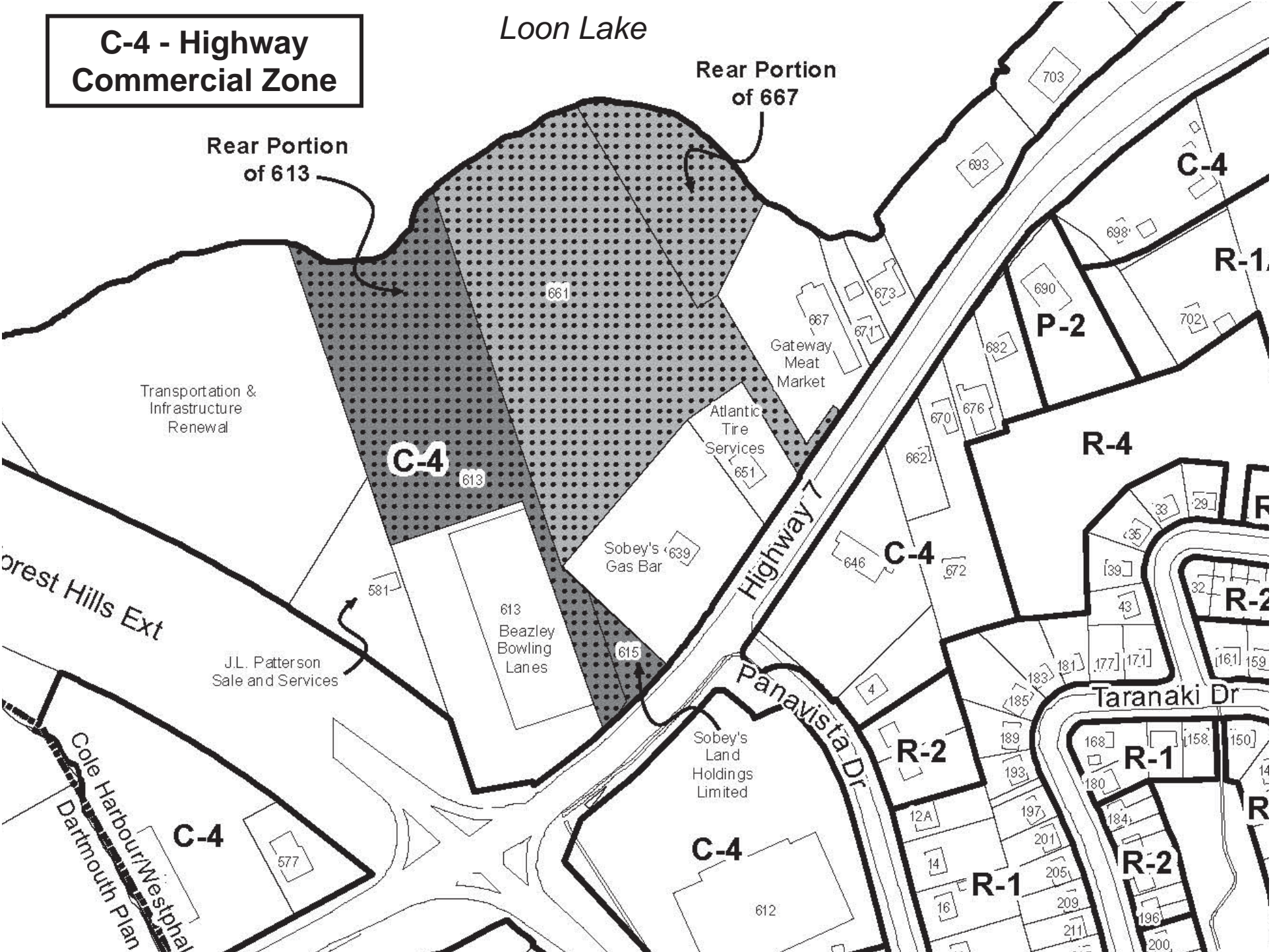
<p><b>HC- Highway Commercial Designation</b></p>
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**C-4 - Highway  
Commercial Zone**

*Loon Lake*



# Applicable MPS Policies

*Point of clarification – Attachment A*

- New MPS Policy HC-10 only (not HC-11)
- Policy IM-11 - General Implementation

# New MPS Policy – HC-10

- **exterior design, height, bulk and scale** of the new residential development;
- **compatibility with adjacent residential development** relative to building heights, lot coverage, dwelling unit density, unit type and mix;
- **Buffer** from surrounding commercial land uses.
- **Minimize disruption** of the **existing terrain, vegetation, and watercourses**;
- the **impacts** on the **local road network**;
- **pedestrian access** to the **street network**;
- **environmental protection measures** and erosion and sedimentation control mechanisms including the implementation of an effective storm water management plan;
- **minimizing vehicular access to Lake Loon.**

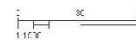
# Development Agreement Proposal 661 and 667 HWY #7

- One 7 storey multiple unit building – 70 units
- One 6 storey - 48 units
- 40 Stacked Townhouses units
- 4 Standard Townhouses units
- **Total units – 162 proposed**





Case 18288  
Schedule B:  
Site Plan





Proposed 7 Storey  
Building



MUD2 - ELEVATION 1

Proposed 6 Storey  
Building

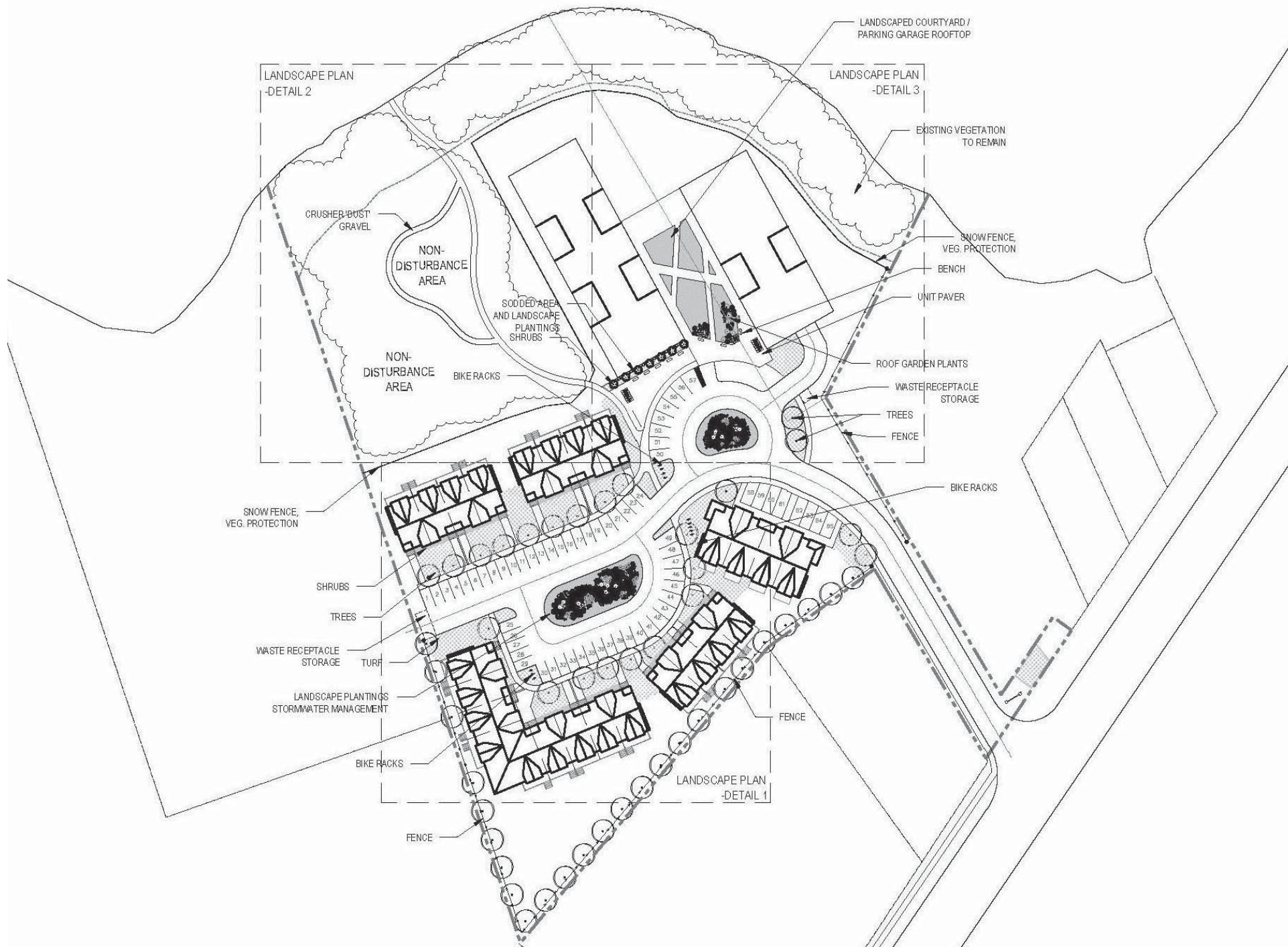




STANDARD STACKED TOWNHOUSES - ELEVATION 3

# Development Agreement - Additional Characteristics of Proposal

- Private drive - principal access
- 205 parking spaces shall be provided.
  - underground parking (140 spaces)
  - Surface parking area (65 spaces)
  - Bicycle parking spaces also provided surface and subsurface
- Significant tree retention
- Non disturbance area
- Trail
- Treed Buffer adjacent to commercial areas
- Pedestrian access only to Lake Loon



LANDSCAPE PLAN  
-DETAIL 2

LANDSCAPE PLAN  
-DETAIL 3

LANDSCAPE PLAN  
-DETAIL 1

LANDSCAPED COURTYARD /  
PARKING GARAGE ROOFTOP

EXISTING VEGETATION  
TO REMAIN

SNOW FENCE,  
VEG. PROTECTION

BENCH

UNIT PAVER

ROOF GARDEN PLANTS

WASTE RECEPTACLE  
STORAGE

TREES

FENCE

BIKE RACKS

SNOW FENCE,  
VEG. PROTECTION

SHRUBS

TREES

WASTE RECEPTACLE  
STORAGE

TURF

LANDSCAPE PLANTINGS  
STORMWATER MANAGEMENT

BIKE RACKS

FENCE

FENCE



# Recommendation

Regional Council approve the proposed amendments to the CH/ W MPS and LUB as identified in the staff report.

Subsequent to the MPS policies becoming active (at a future date), it is recommended that Harbour East- Marine Drive Community Council approve the proposed development agreement as identified in the staff report.