Tantallon Crossroads Follow-Up Amendments

18 Scholars Road (Church proposal)5178 St. Margarets Bay Road(Superstore)5434-5444 St. Margarets Bay Road*

* REMOVED FROM CONSIDERATION IN THIS PROJECT

Housekeeping Amendment

Halifax Regional Council Public Hearing June 23, 2015

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Proposed Amendments:

- Church site: exemptions in view of lapsed permit for longstanding proposal
- Superstore property: add to Schedule N to be consistent with adjacent Canadian Tire
- Schedule P properties: Removed from consideration in this project
- Housekeeping Amendment: East River LUB text





June 2015

Current Zoning

- Church site:
 - VR (Village Residential)
- Superstore lot:
 - VC (Village Centre)



Church Request

- North side of Hammonds Plains Rd. at Scholars Rd.
- Development permit expired
- Unable to issue new permit due to new VR zone
- Building & site design already done
- Re-oriented parking and refined design details



Hammonds Plains & Scholars Rds.





St. Marguerite Bourgeoys Parish Church Tantallon, NS

A white church in a forest clearing

ARCHITECTURE 49

Recommendation for Church

- Limit the exemptions to the church site only
- Apply a new Schedule allowing:
 - building footprint not exceeding 1255 sq. m (13,500 sq. ft.)
 - building height not exceeding 12.6 m (41.3 ft.)
 - exemption from Architectural Requirements
- Only if:
 - no parking between Scholars Rd. & nearest façade
 - no parking between Hammonds Plains Rd. & nearest façade
 - landscape strip at least 4.5 m (15 ft.) wide along all property lines
 - stormwater management plan with attention to safeguarding Hubley Mill Lake



June 2015

Superstore Property

- Adjacent Canadian Tire is in Schedule N
- Schedule N enables sensitive expansion by development agreement
- Schedule N is more rigorous than the former policies
- This is not driven by any current proposal



Schedule N Requirements (CV-7)

- Allows *new* small buildings as per LUB
- Allows expansions to existing buildings:
 - Must reduce front setback, or increase building height
 - Must include façade display windows, awnings & doors
 - No new car or truck facilities between the street & façade
 - Also Policy CV-6



Policy CV-6: Must consider...

- Footprint, siting, massing, orientation & building form:
 - open space, landscapes, topography & water features
 - views from the public roadway
 - walkability and human scale
 - impacts on adjacent land uses
 - concealing parking, loading & storage
- Height, architectural rules, landscaping & visual integration
- Parking, Outdoor Storage/Display & Signage
- Groundwater, erosion, sediment & stormwater



Housekeeping Amendment

- MPS Policy CV-17: 30 m buffer along East River
- LUB text accidentally omitted or deleted
- Use this opportunity to include a housekeeping amendment to rectify
- Included in Attachment A resolution



Corrections to Attachment A

- We already have a Schedule Q in the LUB
- So change "Q" to "R" on the maps and in the text, except for references to the existing Schedule Q
- Also corrected a couple of typos

These are considered to be NON-SUBSTANTIVE



Corrected MPS Map Labeling



Corrected LUB Map Labelling



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Thank you!

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June 2015