

40 King St
Dartmouth, NS
B2Y 2R4

902-461-2525

June 1, 2023

KATE GREENE
DIRECTOR OF REGIONAL & COMMUNITY PLANNING
PLANNING & DEVELOPMENT

Bayers Lake Residential Development

Project Number
23-062

Dear Kate,

I understand you have met with Basim Halef about his proposal for a residential cluster in Bayers Lake at PIDs 41515750 and 41515768 (11.5 acres). These properties fall in District 12 (Timberlea - Beechville - Clayton Park - Wedgewood) and are part of the Halifax Mainland plan area, currently zoned I-3.

Background on the request

In 2017, the province of Nova Scotia selected the Susie Lake Crescent lands for a new Community Outpatient Centre that will be built as part of the QEII redevelopment project. The new facilities are currently under construction and as part of all existing and future hospital projects, the province has identified housing proximity (in particular, affordable housing) as a priority. The Nova Scotia Housing Trust is working closely with the government to identify new development sites around many of the province's strategic hospitals for future housing and Fathom is working closely with these groups to rapidly expand housing opportunities. While we understand that HRM closely guards its industrial lands, this unanticipated change in land use at the fringe of the Blue Mountain - Birch Cove Lakes Park makes this proposed development both feasible and desirable. Some of the benefits to this location include:

- It brings housing to the edge of a new Regional Park which will improve the health and well being of new residents.
- It addresses the need for housing in close proximity to the new hospital for future workers and seniors who might benefit from close proximity to hospital facilities, commercial developments, parks and rec facilities, transit and active transportation.
- It brings a much needed set of 'eyes on the street' for the business park during off peak hours.
- It provides a greater mix of land uses which should reduce reliance on personal automobiles.
- The landscape and topography can easily accommodate a residential cluster in

this area supporting underground parking and some surface parking

- A proposed cluster of 4 buildings set in a heavily landscaped park setting with expansive courtyards and rooftop gardens will provide a consistent park-like setting with the new surrounding Regional Park.
- The development is proposing a midrise development with 3 of the buildings providing a range of point towers ranging in height from 12- storeys to 14-storeys.
- The close proximity to the COLTA greenway should increase AT use in HRM.

Generally speaking, we believe there are a wide range of benefits to this proposed development with only a small loss of industrial land (11.5 acres).

Regional Plan

The current Regional Plan has designated this area as Urban Settlement with a Business/ Industrial Park designation and within the Urban Transit boundary. The properties also border the Blue Mountain - Birch Cove Lakes Conceptual Park Area to the west and to the north of these PIDS, HRM has identified PID 41515792 as parkland. The proposed PIDS are surrounded by Regional parkland and front onto the recently constructed Julius Boulevard extension.

By way of this letter, we would like to request consideration for residential development in this area as part of the draft Regional Plan update which is ongoing.

Halifax Mainland MPS & LUB

The Generalized Future Land Use Map (Map 9) identifies these lands as Industrial so a plan amendment would be required to update the GFLUM. There may need to be some site specific policy amendments in the MPS relating to these lands and residential development in Bayers Lake similar to what has been recently adopted for Dartmouth Crossing as part of Burnside Industrial Park.

The current I-3 zoning does not permit residential uses so a rezoning would be needed to a more suitable zone or by development agreement. We welcome discussing the approval pathway options with your team.

The Proposed Development

The attached site plan and pro forma demonstrates a 700 unit development with building heights ranging from 6-storeys to 14-storeys. We anticipate a parking ratio of about 0.8-1.0 to encourage residents to use transit and active transportation instead of personal autos. The surface parking would be limited to about 200 parking spaces with the remainder as underground parking. This optimizes the park-like setting of the grounds around the towers. We expect the rooftops will be used as public amenity space and dedicated amenity rooms will be allocated for each building. We have used an average unit size of 100 sm per unit in our density calculations. We expect a 25-30% mix of 2 and 3 bedroom units with 60-70% one bedroom reflecting what we believe to be a high seniors population in this development. There is ample room around the grounds of the 11.5 acres for sports courts, parks, and possibly playgrounds depending on resident types.

Generally we have followed the built form requirements of Centre Plan in the accompanying massing diagrams though we have increased the maximum building length from 64m to 90m. Other setbacks, setbacks and tower dimensions would stay the same as reflected in the 3D massing renderings.

BANC - BAYERS LAKE

JUNE 2023

	MIDRISE		TOWER		Total	
BUILDING	MID RISE UNITS / FLOOR	NUMBER OF MR FLOORS	TOWER UNITS / FLOOR	NUMBER OF FLOORS	Floors	UNITS
A	20	6				120
B	22	6	8	8	14	196
C	20	6	6	6	12	156
D	24	6	10	8	14	224
TOTAL UNITS						696
Site Area		11.5 acres				
Density		60.5 Units/Acre				
Surface Parking		200 spaces				
Underground Parking		500 spaces				
Parking Ratio		1.0				

Next Steps

We look forward to discussing the next steps for advancing this development plan. Please let us know your thoughts on an approval pathway and any ancillary studies needed as part of that work.

Sincerely,

Original Signed

Rob LeBlanc, Director of Planning

rob.leblanc@fathomstudio.ca

p: 902-461-2525 x102

c: 902-483-2424





