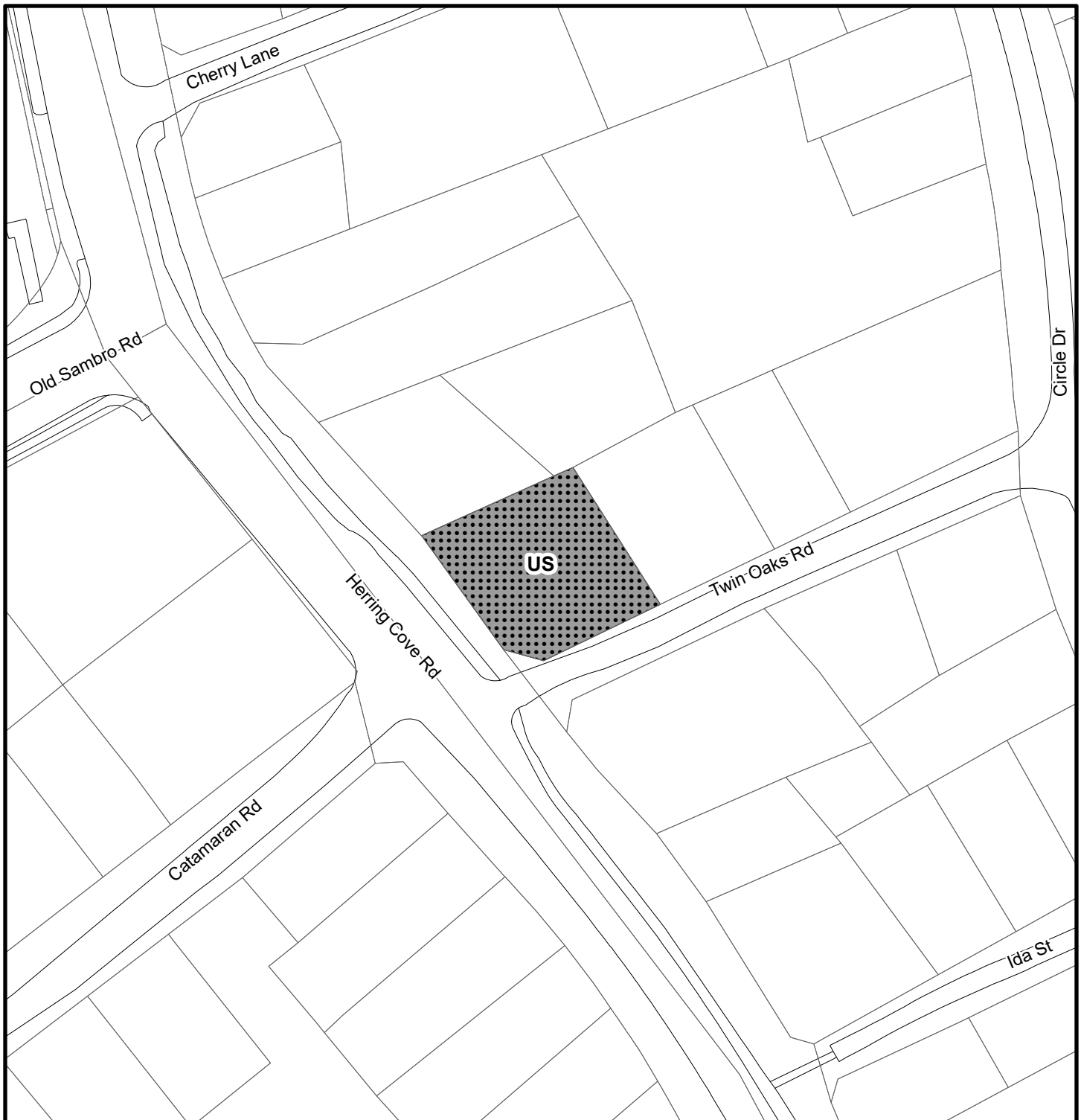




C548 - Herring Cove Road / Twin Oaks Road

Regional Plan



Subject Area



Regional Plan Generalized Future Land Use Designation

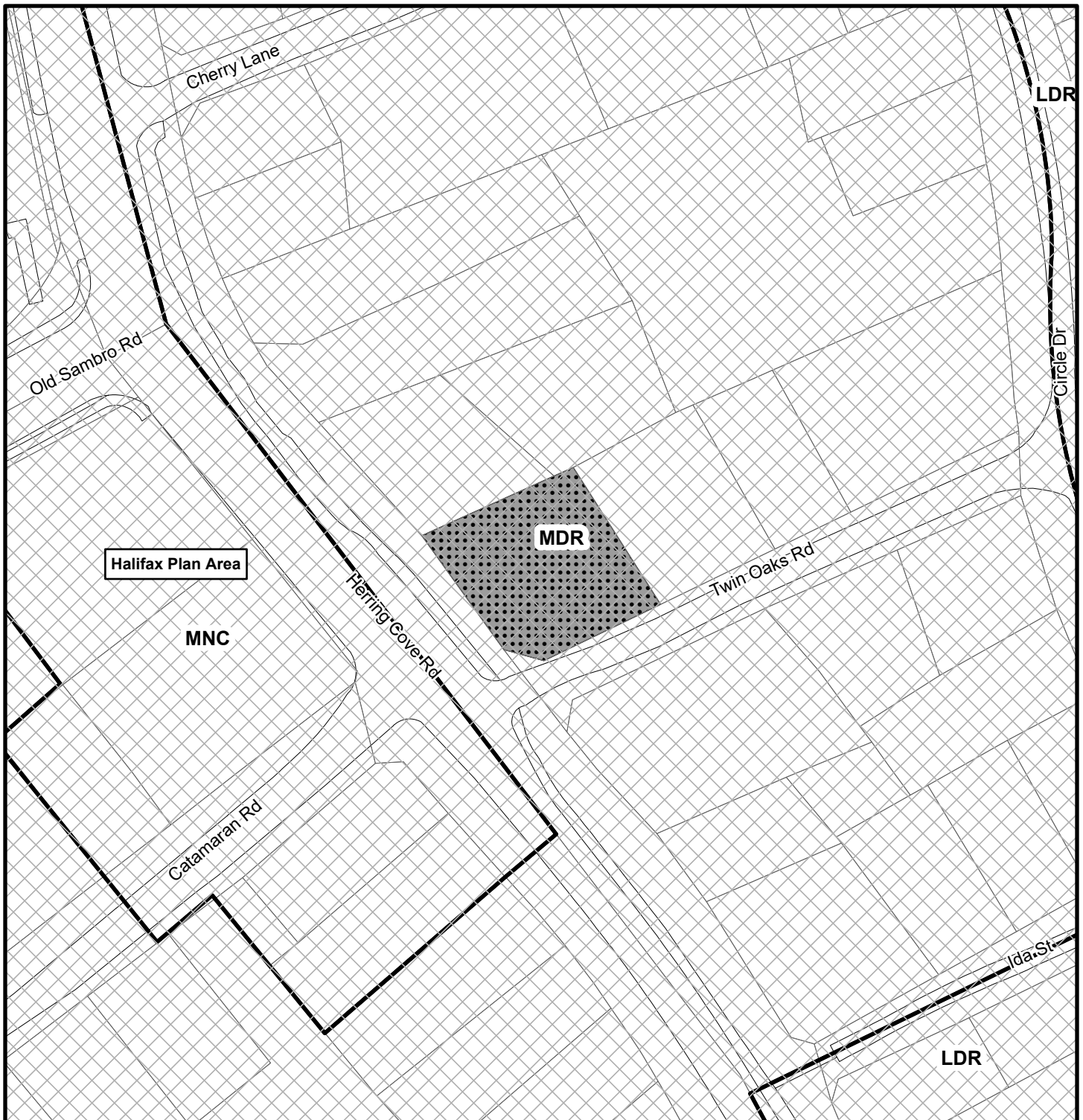


HALIFAX

0 6 12 18 24 30 36 m

This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the Regional Plan.

The accuracy of any representation on this plan is not guaranteed.



C548 - Herring Cove Road / Twin Oaks Road

Generalized Future Land Use

-  Subject Area
-  Designation
-  Urban Service Area



HALIFAX

0 6 12 18 24 30 36 m

This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.



C548 - Herring Cove Road / Twin Oaks Road



HALIFAX

0 6 12 18 24 30 36 m

Zoning

 Subject Area

 Zoning

This map is an unofficial reproduction of a portion of the Zoning for the by-law area indicated.

The accuracy of any representation on this plan is not guaranteed.

West Cove Holdings Ltd.

Halifax, NS

October 4, 2022

Shilo Gempton, MCIP LPP
Planner III - Regional & Community Policy
Planning & Development
Halifax Regional Municipality

Dear Shilo,

Re: Proposal for Multi-Residential Development - Herring Cove Road

West Cove Holdings Ltd. is submitting a request to the municipality to review and consider a development proposal for a 11,500 square foot R3 zoned lot situated on Herring Cove Road and located at the south side of the intersection of Old Sambro Road. As shown in subsequent pages, the proposal pertains to lot:

- PID 00311951

The subject lot is a square-like parcel that fronts Herring Cove Road and Twin Oaks Road. The address for this location is 240 Herring Cove Road and offers approximately 110' of road frontage on Herring Cove Road, 100' on Twin Oaks Road and is zoned R3. The site is located approximately 100m from the proposed Rapid Transit Station located at Old Sambro Road and Herring Cove Road.

Our long term vision and proposal for this site is to redevelop as a 50-60 unit, 7-9 storey, multi-family development that directly addresses 3 core housing challenges we face in Halifax:

1. Bringing more housing, at affordable rents, within 200m of future Rapid Transit Station
2. Building structures that are energy efficient
3. Providing housing that offers greater accessibility (elevator, wheelchair accessibility, amongst many other features)

Due to current zoning bylaws and limitations, the proposal does not meet current bylaws and would require the following changes to be included or amended in Regional Plan:

1. R4 zone
2. Remove or modify density restrictions
3. Remove or modify angle controls

West Cove Holdings Ltd.

Halifax, NS

Draft renderings and floor plans are being prepared by zzap Architecture and Planning and will align with the assumption the above noted changes have been obtained through development agreement or included as part of Regional Plan. In addition to being located along Herring Cove Road, a future multi-modal transportation corridor, the site is also located within 100m of the proposed Old Sambro Rapid Transit Station - this site location offers easy access to other major corridors like Dunbrack Street and Old Sambro Road. Moreover, this location is located within walking distance to various amenities such as grocery stores, coffee shops, pharmacies, dental and medical clinics, restaurants, and local bank branches. This development will help support the growth of these businesses in the local community and offer residents the opportunity to shop and work close to home. We feel this proposal is a perfect fit for the local community and will offer more housing options directly off of main transportation corridors. It is our belief that much higher density levels will be required at key nodes located in cross proximity to future rapid transit stations such as this in order to meet the ridership levels that are required to make this type of public transit viable in Halifax.

We ask that this proposal be considered under the current Regional Plan review process phases. Should you have any questions, please do not hesitate to contact us and we look forward to collaborating with the municipality on this exciting opportunity.

Sincerely,

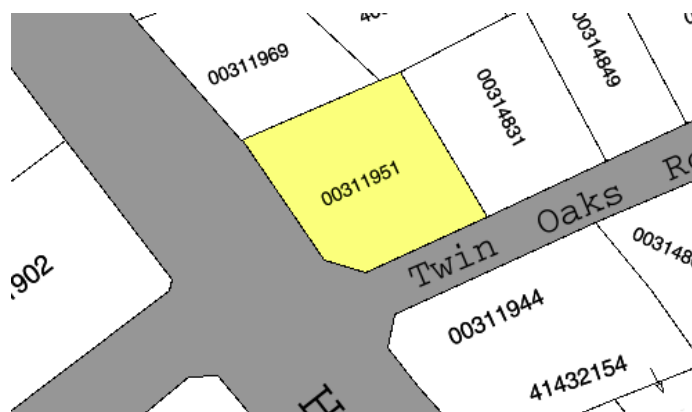
Richard and Jordan

West Cove Holdings Ltd

Property Identification:

Civic Address: 240 Herring Cove Road PID 00311951

Registered Owner: West Cove Holdings Ltd



Rapid Transit Strategy:

In review of the published Rapid Transit Strategy, section 5.4 Policy Directions states the following, highlighted:

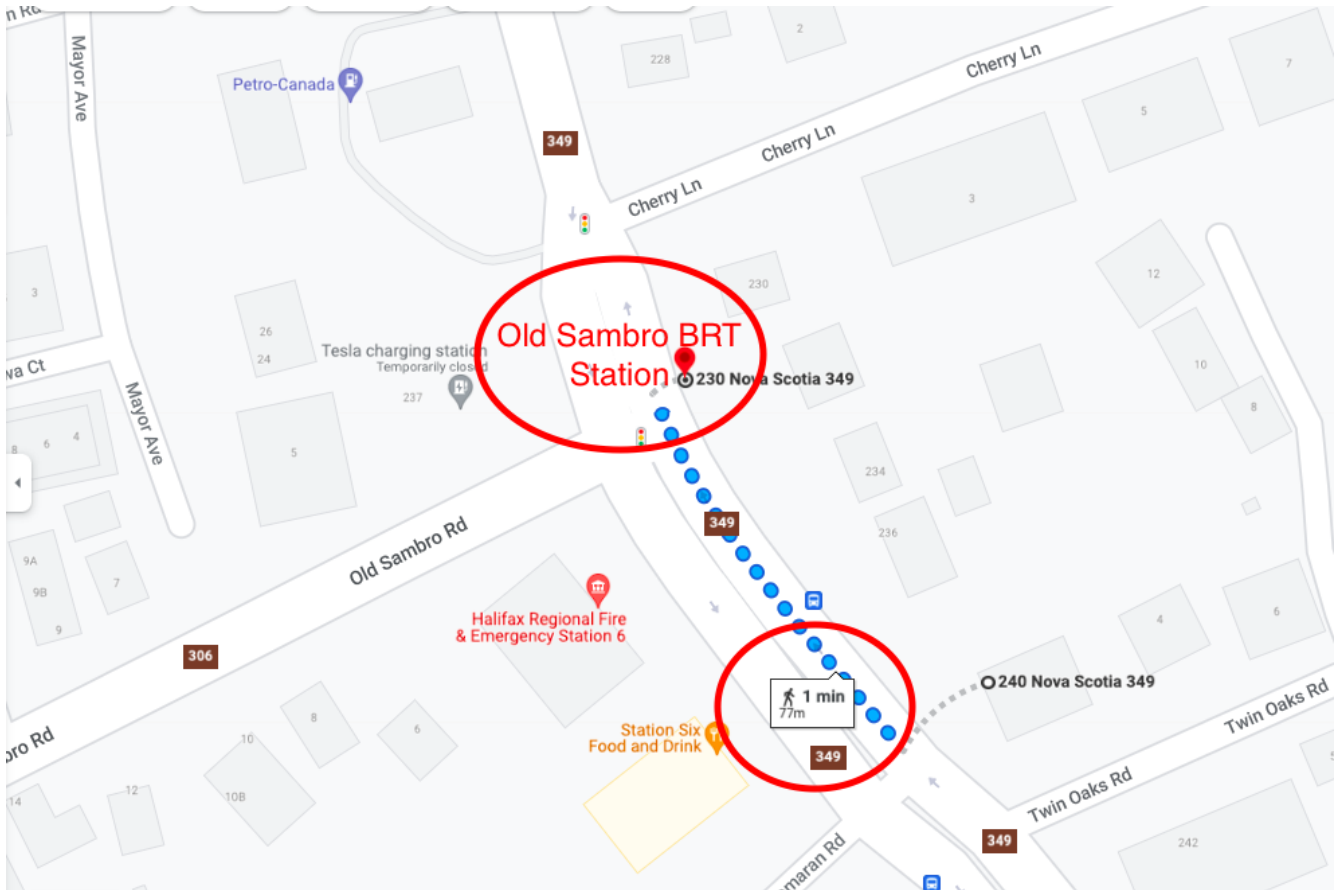
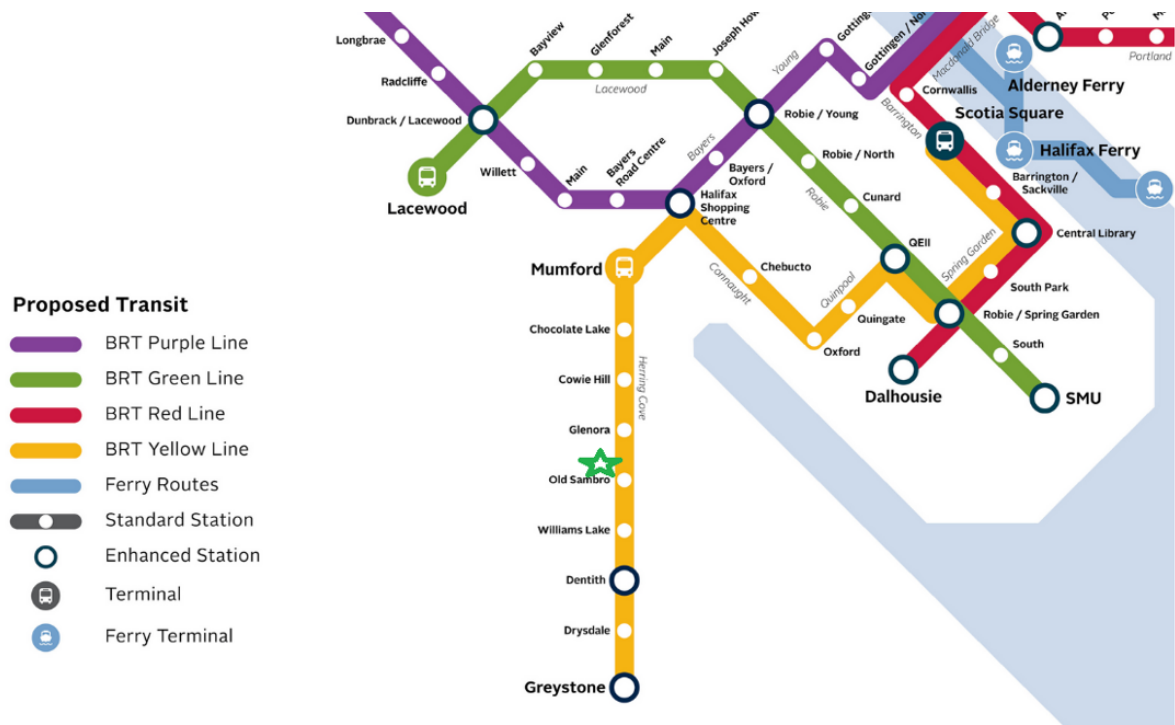


We have further reviewed the proposed Rapid Transit Stations and have identified that our proposed development will be approximately 100m (~60 second walk) to the nearest Rapid Transit Station located at the Old Sambro & Herring Cove intersection, as depicted below:

Plan Areas

- Centre Plan: Downtowns
- Centre Plan: Centres
- Centre Plan: Future Growth Nodes

- Potential Transit-Oriented Communities
- Urban Transit Service Boundary

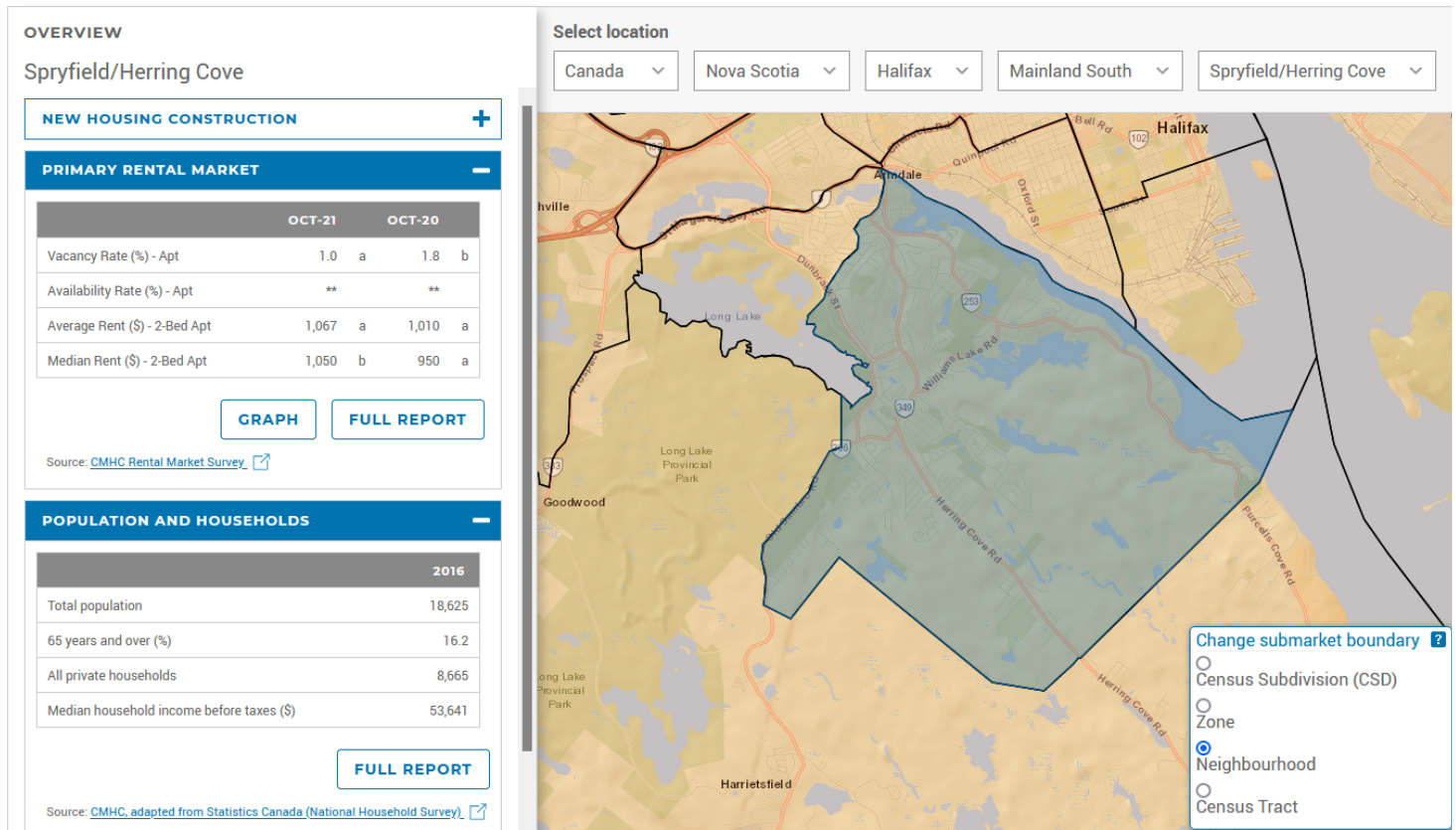


Market Analysis

The subject is located in the Spryfield area of the Halifax Regional Municipality (HRM). HRM is the capital of Nova Scotia and is the largest urban centre in Atlantic Canada. According to CMHC & Statistics Canada report for 2016, the town of Spryfield had a total population of 18,625 with a median household income of \$53,641. Also, per CMHC data for October 2021, the Primary Rental Market in Spryfield had the following to report:

- Average Vacancy Rate of 1.0% in 2021 (down from 1.8% in 2020)
- Availability Rate reported nil availability
- Average Rent for 2 Bedroom was \$1,067 (up from \$1,010 in 2020)

As evident by the very low vacancy rate, limited availability of units, and growing population to the area, we believe the need for additional and affordable housing is high.



UPDATED: Rendering submitted December 9, 2022

