

July 28, 2021

Leah Perrin
Planning & Development
Halifax Regional Municipality
40 Alderney Drive
Halifax, NS B3J 3A5

Re: APPLICANT - Marchand Developments Ltd. – Monarch Drive, Beaver Bank

- | | | |
|-------------------------|--------------|-------------------------------------|
| 1) PID #40830291 | 1.31A | Civic 45 Monarch Dr (Lot 37) |
| 2) PID #40830309 | 1.93A | Civic 27 Monarch Dr (Lot 38) |

As the 10-year review of the Regional Plan is underway, and Marchand Developments Ltd. is requesting the following be considered.

1. Lands be included in the Urban Service Area within the Regional Subdivision By-law, including sanitary service, as these properties are currently developed and being proposed to develop with onsite sewer. It is as of right R1 zoning and in the water serviced zoning only. We are requesting full servicing with water, sewer and storm servicing prior to full buildout in an un-serviced form of servicing. Our interest is to re-zone 120' in depth from the road frontage of both properties to facilitate 60' wide full-serviced frontages for building lots to continue housing such as along Majestic Drive. Intent to provide piped storm system and sidewalk that benefits the community as this property is directly across from Monarch Elementary School. There is a current safety issue in this community on a daily basis with families parking along both sides of Monarch Drive dropping off and picking up children on a daily basis. Walking students are forced to walk on the street daily dodging between parked cars and oncoming traffic. Sidewalks in this area are essential and my proposal would facilitate sidewalks by myself if these lands get into the serviced boundary!
2. These properties be designated Urban Settlement within the Generalized Future Land Use Map of the Regional Municipal Planning Strategy.

Rationale for Current Requests:

We are pleased to provide the following rationale to support the inclusion of these parcels in the Urban Service Area:

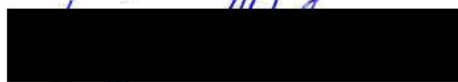
1. The water and urban service boundaries are nearby. Including the lands in the Urban Service Area would enable the development of an urban serviced community, rather than the traditional onsite development currently proposed

for this area. Serviced lands are beside and across the street from both properties.

2. The approved Subdivision currently regulating development on these lands enables two (2) units on large un-serviced lots, along with two (2) additional auxiliary units – total of four (4) units. Extending municipal services into this area will enable a more compact/efficient development. This would entail ten (10) homes with ten (10) auxiliary units for a total of 20 (20) units.
3. There is a shortage of attainable housing in the community. Un-serviced lots consume a large land area, requires an inefficient road and lot layout thereby increasing development costs and final home price.
4. Single family homes are the predominate land use in the area. Urban services would allow smaller lot singles to be considered in future developments. A variety in housing form increases choice and ability to age-in-place.
5. A compact development form allows for more investment in community facilities such as parks, trails and transit upgrades. Adding these lands into the full serviced boundary would substantially add to pedestrian safety in our Monarch Community to our elementary students and community in whole.

Once you have had an opportunity to review this request, we would ask that we meet to discuss in more detail and how to move this forward.

Sincerely,

A black rectangular redaction box covering the signature of Kevin Marchand.

Kevin Marchand
Marchand Developments Ltd.

Enclosure – Attachment A – Subject properties map.