

West Cove Holdings Ltd.

Halifax, NS

APRIL 14, 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

West Cove Holdings Ltd. is submitting a request to the municipality to review and consider a development proposal for 3 adjacent lots located just off of the intersections of Herring Cove Road and Old Sambro Road. As shown in subsequent pages, the proposal pertains to lots:

- PID 00312652, PID 00312934, PID 00312926

The subject lands are currently 3 neighboring PIDS located at the corner of Mayor Ave & Layton Road. The specific lots are: 17 Mayor Ave; 19 Mayor Ave; and 6 Layton Road. Consolidated, these lots combine for 20,000sf of land located on a corner with 400 linear feet of road frontage. The site is also located less than 100 meters from Herring Cove Road and less than 200m from the proposed Rapid Transit Station located at Old Sambro.

Our long term vision and proposal for this site is to redevelop as a 50-60 unit, 5-7 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. R3 zone
2. Remove or modify density restrictions
3. Remove or modify angle controls

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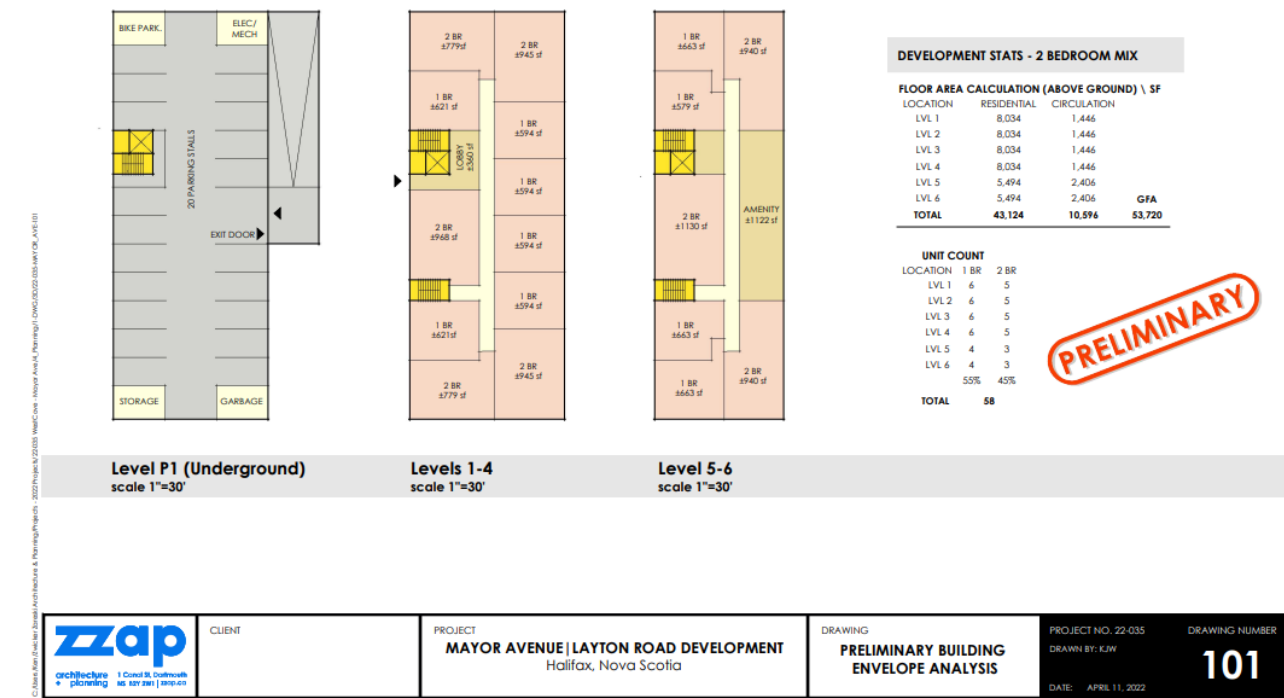
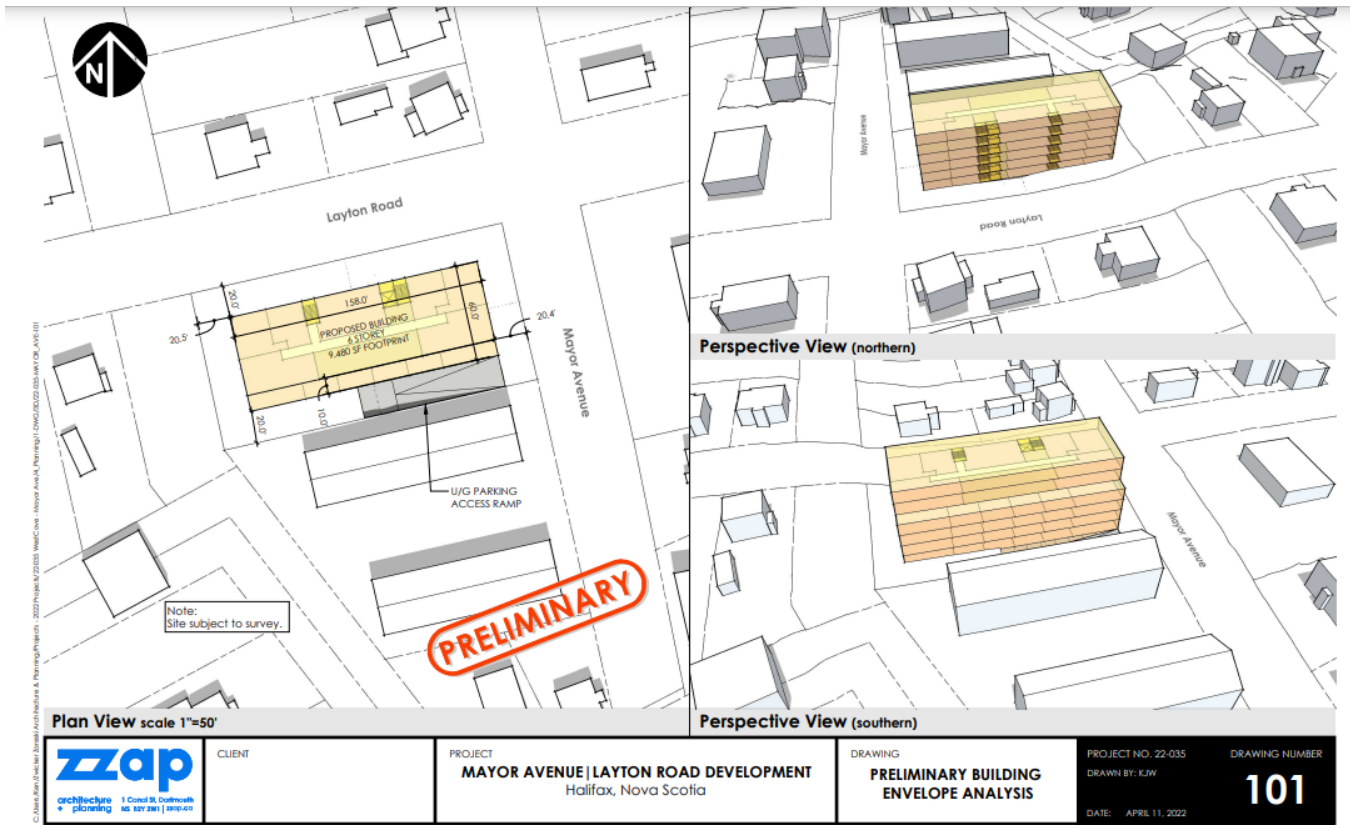
Attached are draft renderings and floor plans prepared by ZZap assuming the above noted changes have been obtained through development agreement or included as part of Regional Plan. In addition to being located within 100m of Herring Cove Road and multi modal transportation corridor and within 200m of the 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 - allowing more people to work, shop, and play close to where they live. We feel this proposal is a perfect fit for the local community and will offer more housing options directly off of main transportation corridors.

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,

Rich/Jordan

West Cove Holdings Ltd

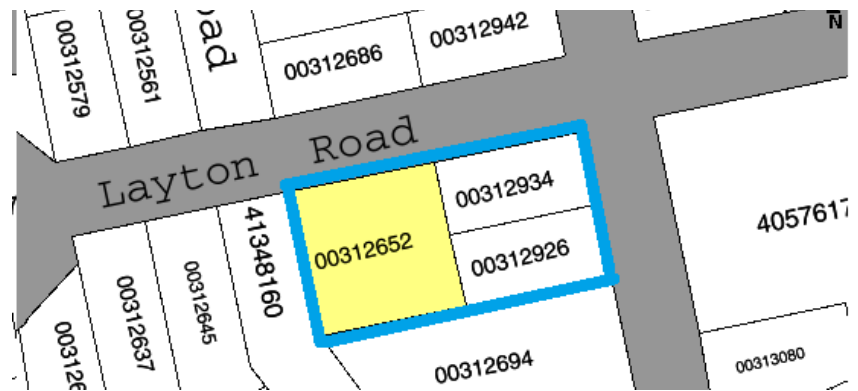


Property Identification:

Civic Address: 6 Layton Road PID 00312652
Registered Owner: West Cove Holdings Ltd

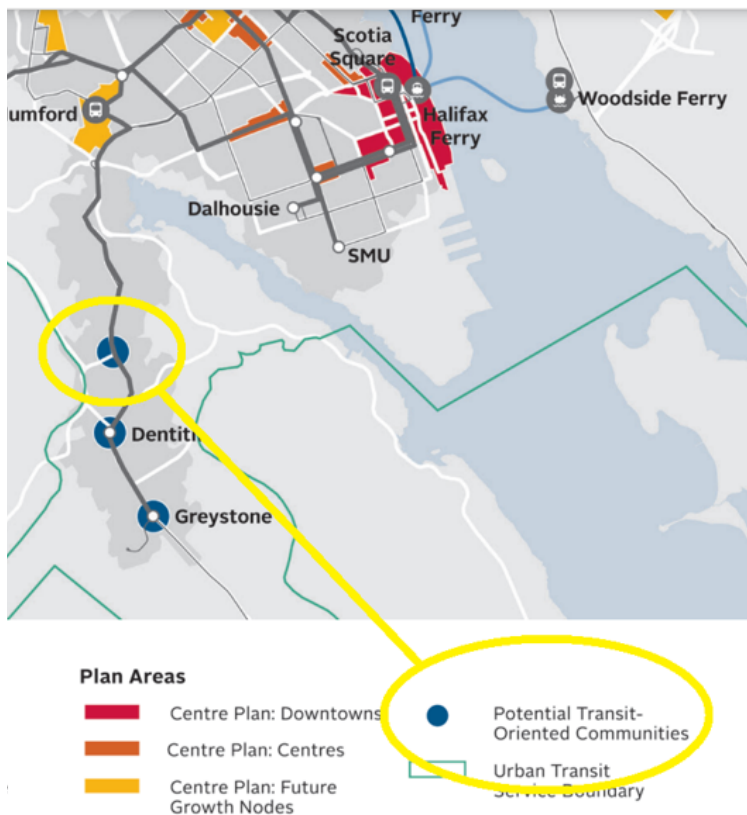
Civic Address: 17 Mayor Ave PID 00312934
Registered Owner: West Cove Holdings Ltd

Civic Address: 19 Mayor Ave PID 00312926
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:



5.4 Policy Directions

To address the importance of coordinating land use and transportation planning around Rapid Transit, the municipality will:

1. Plan for higher-density mixed use development around Rapid Transit.
2. Work to ensure that affordable housing and amenities are available near Rapid Transit.
3. Improve the connectivity of local streets and the quality of active transportation infrastructure near stations and terminals.
4. Pursue a long-term vision for Rapid Transit together with a long-term vision for land use.

1. PLAN FOR HIGHER-DENSITY MIXED USE DEVELOPMENT AROUND RAPID TRANSIT

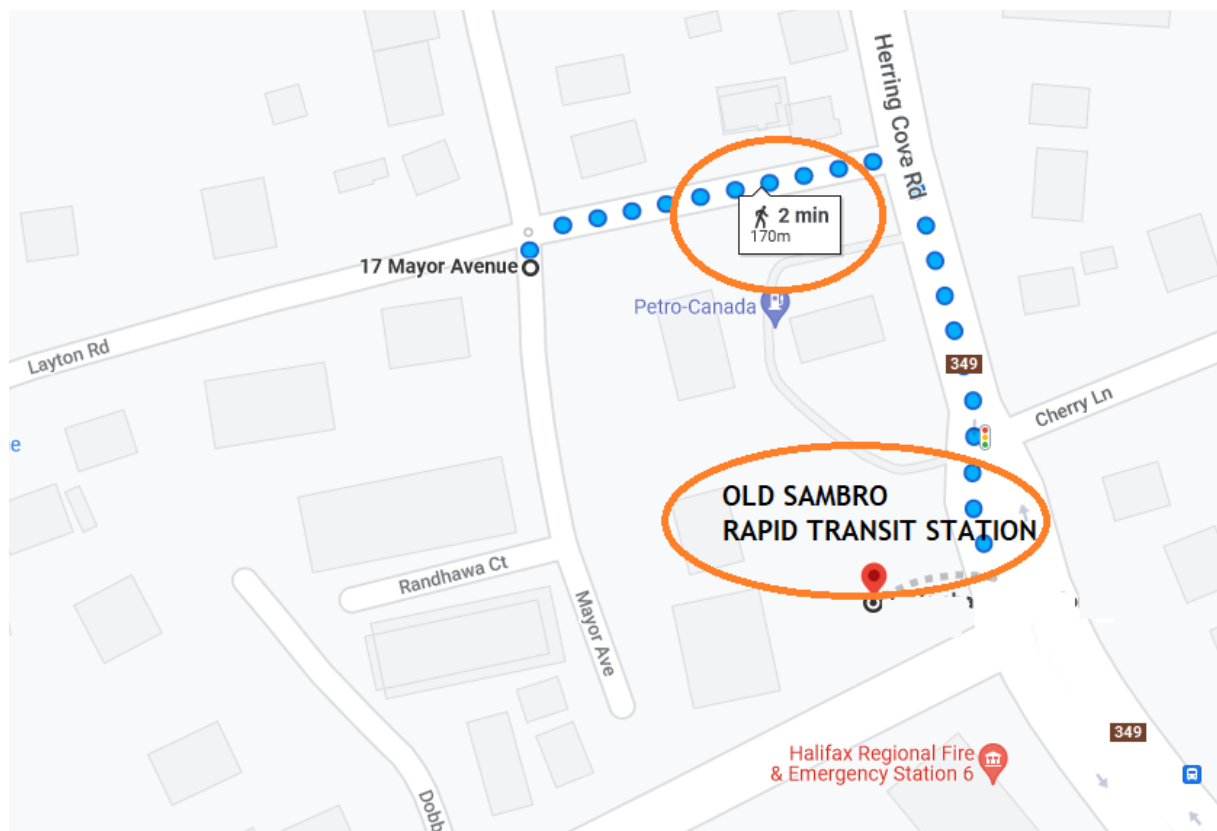
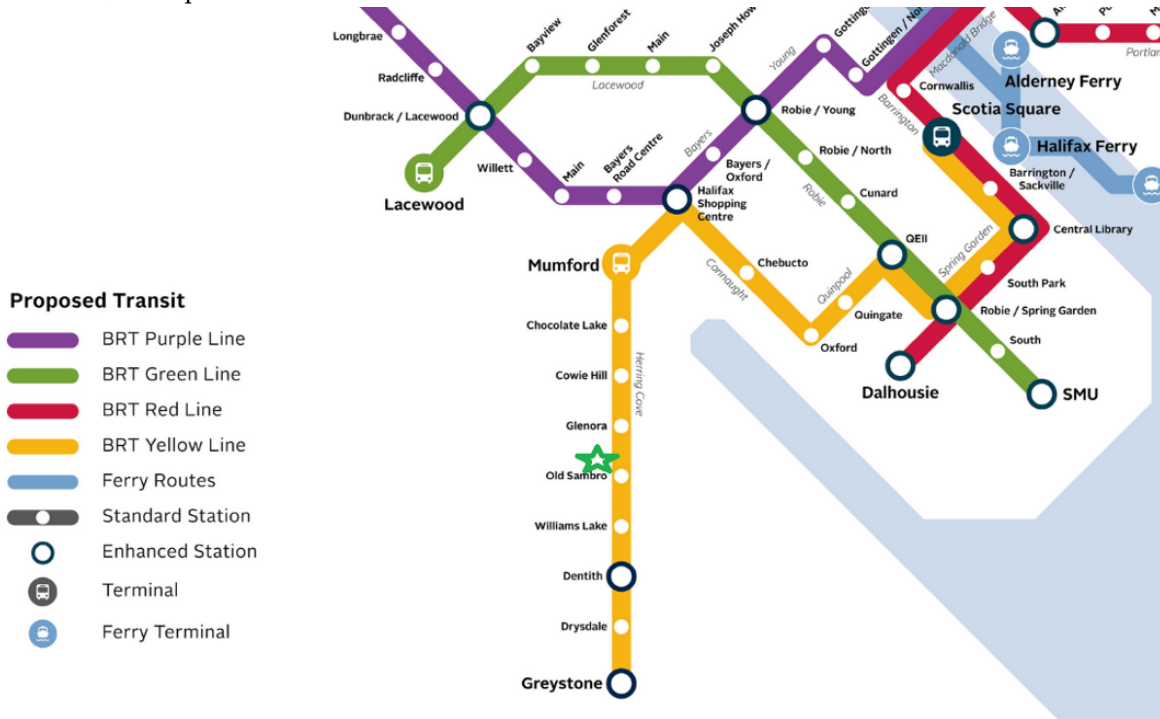
To support walkable, affordable, transit-oriented communities, land use policy should designate areas for high residential and employment density along frequent transit corridors and around transit stations and terminals.

The highest mixed-use densities should be directed to areas within 400 metres of Rapid Transit stations, with moderate densities up to 800 metres. This approach will support the Rapid Transit Network by encouraging the development of compact, complete communities served by frequent transit, allowing people to work, shop, and play close to where they live.

In the second *Regional Plan* review, started in 2020, the Municipality will refine its outlook on settlement patterns and infrastructure and servicing needs to accommodate growth. The review offers an opportunity to align land use policy with major infrastructure investments such as Rapid Transit.

In 2006, the *Regional Plan* designated several growth centres where development was expected to occur, some of which are now communities that will be served by Rapid Transit. The *Regional Plan* review will reexamine these growth centres and adjust intensification of development and settlement patterns to emphasize alignment with the Rapid Transit Network.

We have further reviewed the proposed Rapid Transit Stations and have identified that our proposed development will be approximately 170m (~2 minute walk) to the nearest Rapid Transit Station located at the Old Sambro & Herring Cove intersection, as depicted below:



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.

