



Montague Road Rural Estate Lands

HRM Suburban Plan Review Submission



Kathleen Fralic, Principal Planner, Community Planning Suburban Plan
Halifax Regional Municipality, Planning and Development
fralick@halifax.ca

Re: George Cooper's Montague Road Property Suburban Plan Proposal

Dear Kathleen:

Thank you for the opportunity for KWR Approvals Inc. (KWRA) to prepare this application of development proposals for consideration into the Suburban Plan Review process.

KWR Approvals (KWRA) has been retained by our client George Cooper to review, analysis and evaluate his property which lies just outside the Suburban Plan Review (SBR) study area to determine how highest/best use can be achieved by creating reasonable increases in density and flexibility of uses. This proposed densification is intended to address the current housing crisis and challenges that is seeing historically low vacancy rate for apartment units and available lots for ground level housing.

The goal of this report is to submit for consideration, the proposed zoning amendments that KWR Approvals believes would be the highest and best use for the subject property and the surrounding properties. You will find a detailed overview of the property, the general concept and vision of the proposed LUB amendments and the planning rationale for those changes.

Overall, this report will highlight some areas to update zoning regulations within the Suburban Plan Study Area and is a prime example of an area that could contribute to mitigating the growing housing shortage in HRM. It is our hope that HRM Planning and Development staff will take these proposed changes into consideration when administering policies within the Suburban Plan.

Thank you for your consideration and looking forward to working with you in the future.

Planner 1 and GIS/Real Estate Co-ordinator

CC: Kevin W. Riles, President & CEO (KWRA)
Client
Local Councillor

KWR Approvals Inc. 
The Art of Approvals



P.O. Box 44153
Bedford, Nova Scotia
B4A 3Z8
KWRAapprovals.com

Kevin W. Riles
President & CEO
tel. 902-431-1700
cell 902-403-7847
fax 902-444-7577
kevin@kwrapprovals.com

Contents

Executive Summary	1
Introduction	2
Property Background	3
Planning Rationale	4
Regulatory Environment.....	4
Current Planning Environment.....	5
Recommendation	6

List of Appendices:

Appendix A Supplemental Maps

Executive Summary

KWR Approvals Inc. (KWRA) was retained by George Cooper to complete review and recommendations for the highest and best use of three of his property in the Montague Gold Mines area ahead of the upcoming Suburban Plan Review. The findings of this report highlight the proposed by-law amendments to be considered in the Suburban Plan Review process in order to facilitate complete communities in the rapidly changing planning environment.

- The 39-acre parcel (PID:00249680) is located in the Cole Harbour/Westphal Community Planning Area and zoned R-1 for Single Unit Dwelling on the road and R-7 for Rural Estate on the back portion of the property.
- The R-7 zoning is restrictive for as-of-right subdivision and will impede higher density residential development.
- The property falls within the Port Wallace Urban District Growth Centre in the Halifax Regional Planning Strategy Settlement and Transportation Map.
- The property is in a rapidly changing planning environment with a rezoning approved for the Conrad Quarry to the West for Commercial Industrial Use and the Port Wallace Special Planning Area development directly to the South of the property.
- The Suburban Planning Study Area does not include the property but is directly adjacent to the property line on the West and North sides.
- The highest and best use of the property has changed since the applicable policy and by-laws were implemented. There is opportunity to incorporate the area into a more complete community using the Suburban Plan Review to update policies to reflect the surrounding context.
- KWR Approvals is proposing that the Suburban Plan Study area boundary be changed to incorporate the lands adjacent to the Port Wallace Special Planning Area, including the subject property, in order to amend the by-law to reflect the changing community context.
- In the opinion of KWR Approvals, changing the restrictive R-7 zoning will allow for more appropriate subdivision and development as of right to help create more housing in the HRM.

Introduction

On behalf of George Cooper, KWRA wishes to submit this request for Land Use By-Law changes to be included in the Phase 4 Regional Plan Review and Suburban Plan. The draft Regional Plan outlines the vision and guiding principles for the Suburban Plan, one of the four pillars being complete communities. The Regional Plan Review and Suburban Plan is providing an opportunity for infill development and for higher density housing around existing infrastructure and services. This will result in both an increase of housing options in strategic areas and ensure the success of human based design in response to the unprecedented population growth and the current housing crisis the municipality is facing today.

George Cooper's property as described within this report consist of a 39-acre property, located on Montague Road in the community of Montague Gold Mines. The property falls within the Cole Harbour Planning Area, just outside of the boundary of the Suburban Plan Study Area. The property is adjacent to the Port Wallace Special Planning Area to the South and the Conrad Quarry lands to the West.

The property is zoned R-1 for single family use along Montague Road and R-7 for Rural Estate use on the Southern side of the property. The surrounding area consists of single-family homes in R-1 zoning, while the Conrad Quarry was recently rezoned to Highway Commercial. Additionally, the pending development of the Port Wallace Special Planning Area makes this area an ideal place to add R-1 style single family homes to building on the existing community of single-family homes along Montague Road, as well as take advantage of the incoming amenities and services that will be developed in the Conrad Quarry and Port Wallace areas.

To this end, the R-7 zoning boundary is restrictive to the development of the lands South of Montague Road, including the subject property. By changing the designation from R-7 to R-1, the minimum lot size would go from 80,000 ft² to 20,000 ft² and the minimum road frontage will go from 200 feet to 100 feet. Additionally, if municipal services are brought to the area due to the Port Wallace Planning Area, these requirements will be reduced even further.

KWR Approvals Inc is recommending and proposing that the Suburban Plan Study Area be expanded by roughly 1 km² in order to include this area and update the zoning by-law. The recommendation for the zoning is simply to replace the R-7 zone with R-1 single family home development which would both match the existing character of the area and allow for increased density in this rapidly developing environment.

It is our hope that HRM Planning and Development staff will take these factors into consideration when implementing the upcoming Suburban Plan.

Property Background

The subject property located on Montague Road (PID: 00249680) is a 39-acre property owned by George Cooper. The property is currently zoned R-1 (front) and R-7(back) in the Cole Harbour/Westphal Land-Use By-Law. The R-7 zone is much more restrictive to as-of-right subdivision due to the larger minimum lot size and required road frontage for new lots. The R-7 zone requires 80,000 feet² minimum area for new lots and a minimum 200 feet of road frontage. The R-1 zone requires 6,000 feet² minimum area for new lots that are serviced and 20,000 feet² for lots that are unserviced. R-1 requires 60 feet of road frontage for serviced and 100 feet of frontage for unserviced. These restrictions mean that the back portion of the subject property can only yield 25% of the number of new lots that the same area could yield if it were zoned R-1.

As shown in Figure 1, the property falls just outside of the boundary of the Suburban Plan Study Area. Additionally, the property falls just outside of the boundary of the Urban Settlement Area in the Regional Plan Generalized Future Land Use Map (Appendix A), it is instead designated as a Rural Commuter Area. The surrounding area on Montague Road is made up of single-family homes on R-1 lots. This includes the properties directly on Montague Road as well as just North of the property on Adelchi Court and Burnhope Drive.

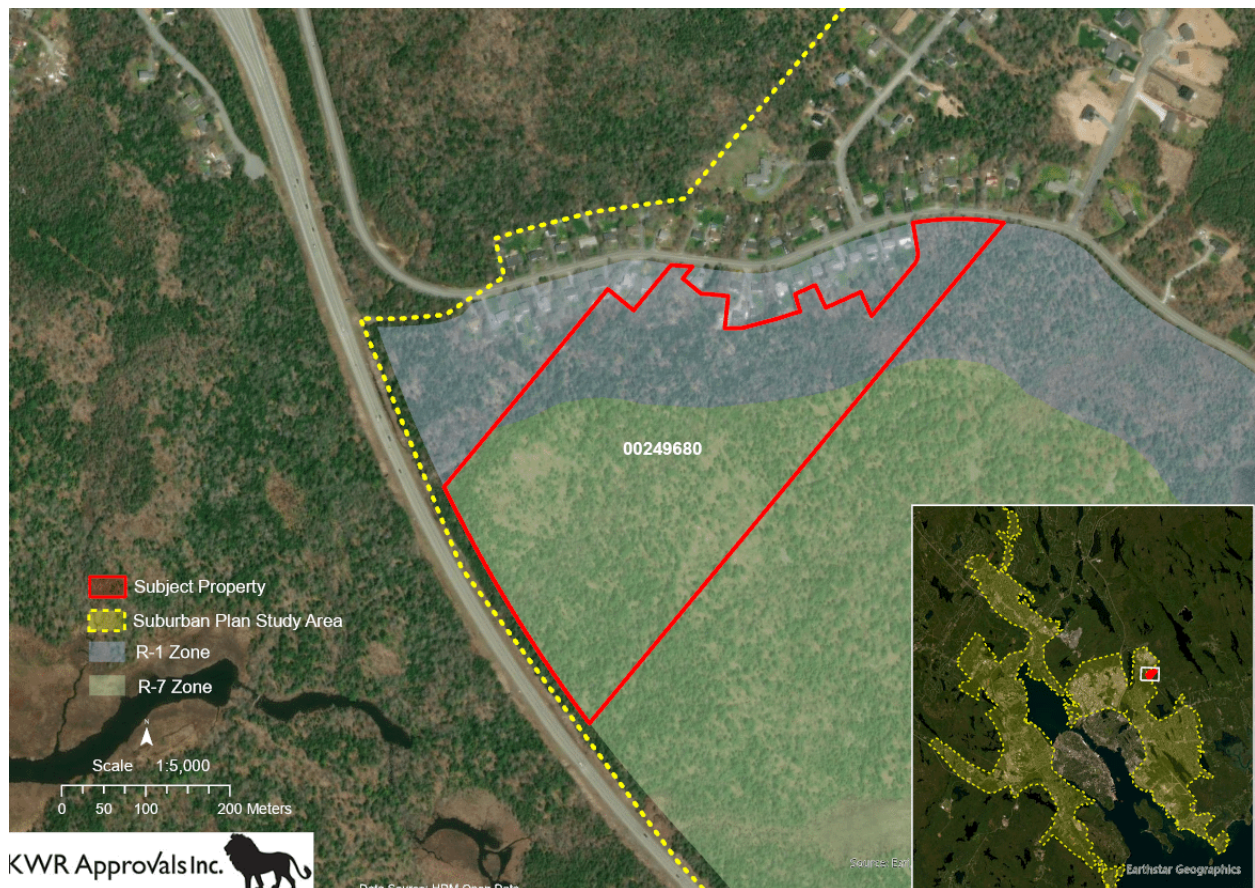


Figure 1: Overview of Montague Road Property

Planning Rationale

Regulatory Environment

The subject property falls directly in the Port Wallace Urban District Growth Centre in the Halifax Regional Plan Settlement and Transportation Map (Figure 2) which designates it as an area for a mix of low, medium and high density residential, commercial, institutional and recreation uses.

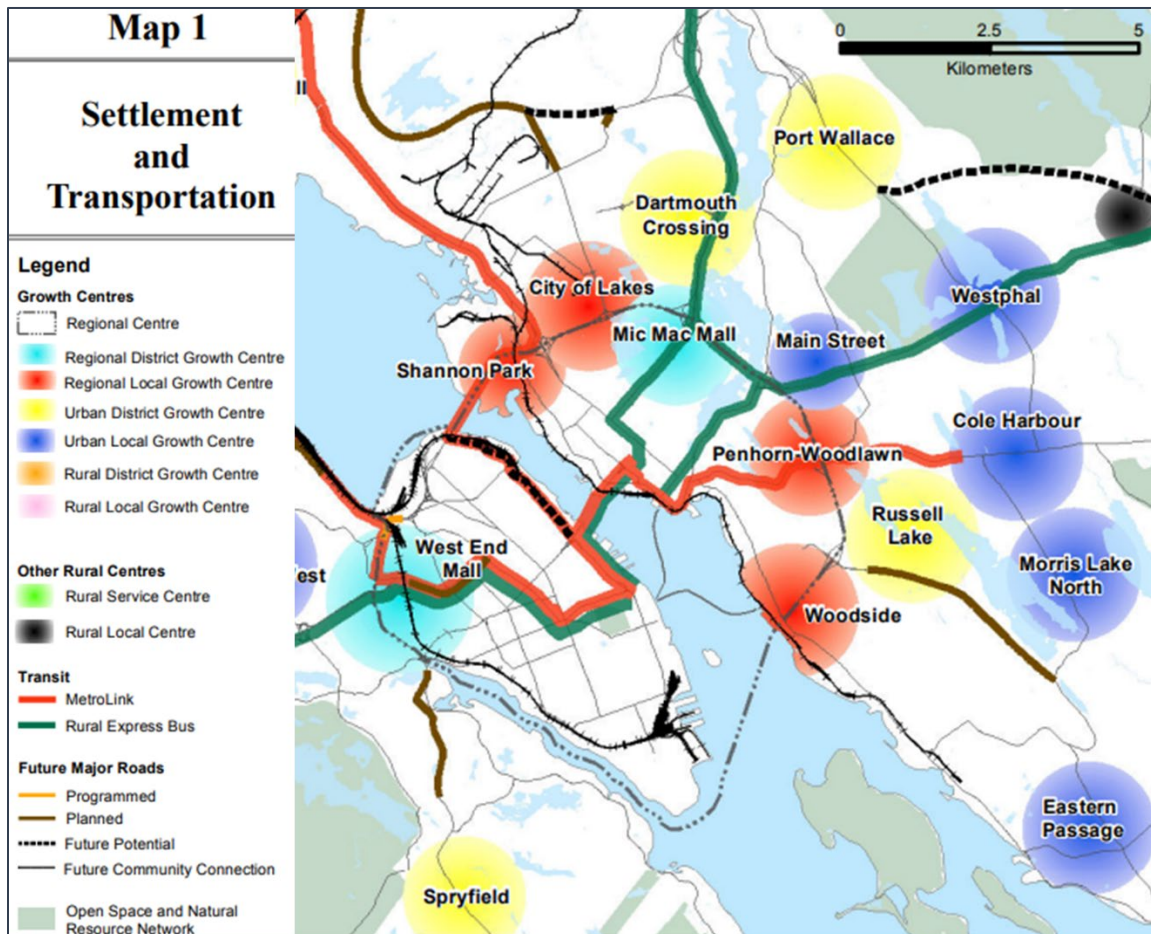


Figure 2: HRM Regional Plan Settlement and Transportation Map - Zoomed

In the Cole Harbour/Westphal Municipal Planning Strategy, the Generalized Future Land Use Map has the R-7 zoned sections of the property designated as Rural Residential, while the roadside section is designated as Urban Residential. The Cole Harbour/Westphal Municipal Planning Strategy references "...concern regarding development in these areas relates to the potential demand for central water and sewer services and to the influence of larger new developments upon existing community form." (Cole Harbour/Westphal MPS P.87) when designating the use of Rural Residential lands. The planning environment and existing community form have changed since these plans were written and the Suburban Plan Review is an opportunity to adjust accordingly.

Current Planning Environment

The subject property is in an area with a rapidly changing planning environment. The property is adjacent to the Port Wallace Special Planning Area to the South and the Conrad Quarry to the West. The Conrad Quarry was approved to have portions of the site rezoned to Commercial Industrial Zone in February 2022 to allow for highway commercial uses. The Port Wallace site was designated as a Special Planning Area in March 2022 and will be developed into a complete community with both high, medium and low density residential as well as commercial and mixed-use areas.

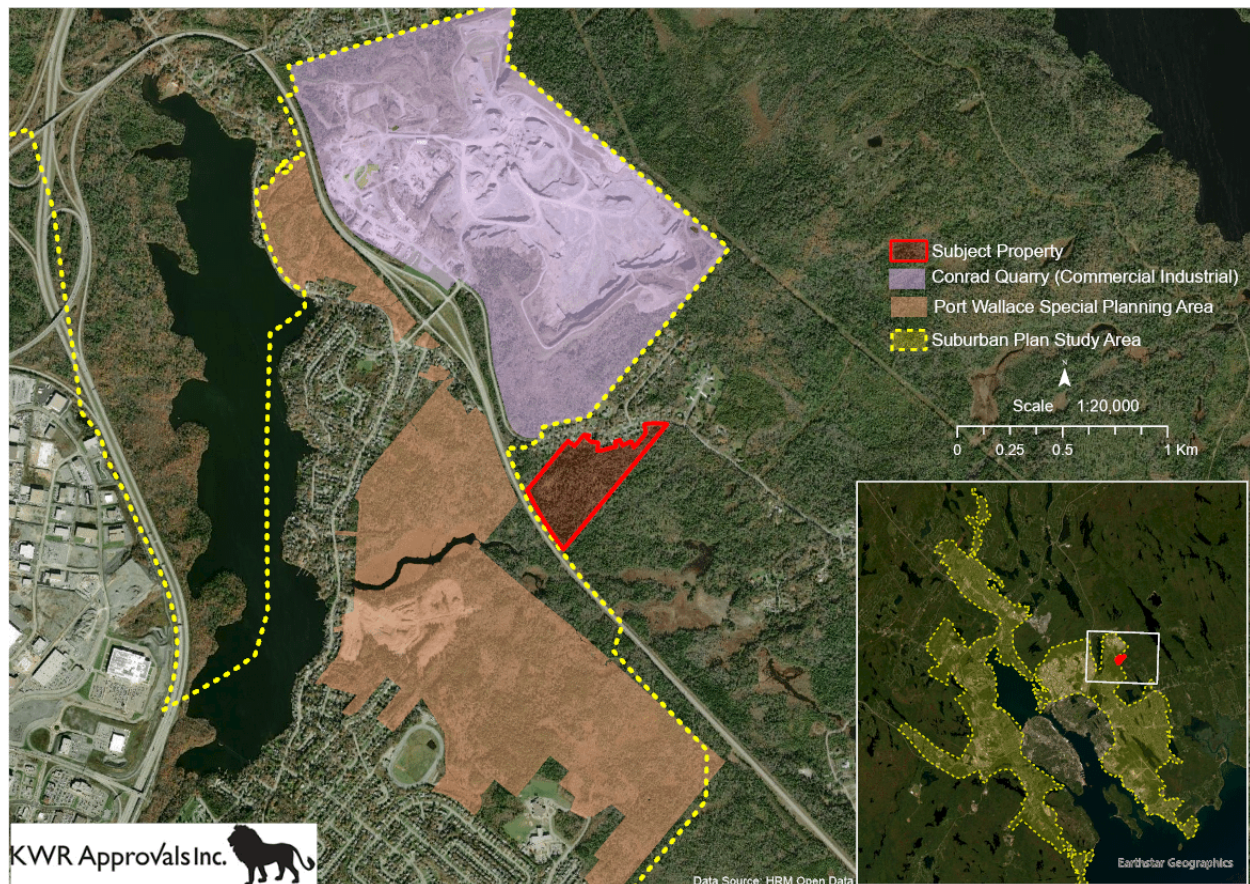
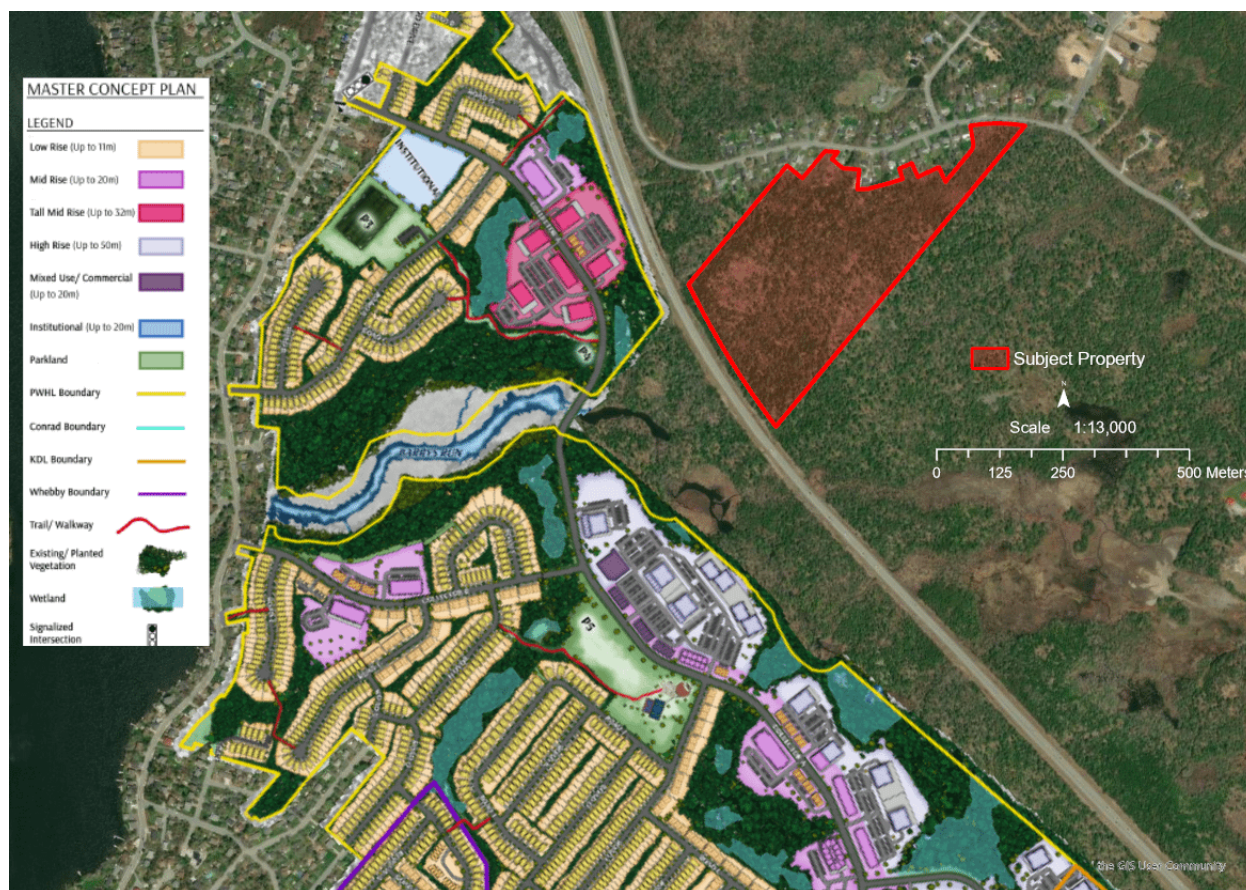


Figure 3: Map Showing Changes to Planning Environment in Surrounding Area

These recent planning developments will have an impact on the development potential and the highest and best use of the subject property. While the Conrad Quarry and Port Wallace Special Planning Area are both in different Community Plan Areas, the rapidly changing planning environment and development of areas directly adjacent to the subject property must be considered when determining the highest and best use for development.

Recommendation

The MPS and LUB for Cole Harbour/Westphal were passed in November 1992. The changes that have taken place in the HRM since then have gone far beyond the scope of these planning documents. The current housing crisis in HRM and the introduction of new services and amenities in the surrounding neighbourhood are not accounted for in the planning framework and regulations that the property is currently subject to. Figure 4 shows the master planned community for Port Wallace (Full plan in Appendix A) superimposed on a map of the subject property and surrounding area. The masterplan includes tall midrise buildings 150m from the R-7 zoned portion of the property and high-rise buildings 250m from the R-7 zoned portion of the property, which is designated Rural Residential. This represents a substantial change to the character of the neighborhood and to build complete communities, changes in the regulations of the surrounding area are warranted.



It is the opinion of KWR approvals that the subject property and the surrounding area should be included by in the Suburban Plan Review Process by expanding the study area to include the lands directly adjacent the Special Planning area. This would enable the amendments to the existing Land-Use By-Law to allow higher density single family home subdivision in an area that will be developing rapidly in the next decade. One of the stated goals of the Suburban Plan is to build complete communities and by including the area surrounding the Port Wallace Special Planning Area in the Suburban Plan Review, there is an opportunity to update regulations based on the current planning environment and build a more complete community in the Port Wallace Urban District Growth Centre.

Appendix A: Supplemental Maps



North Preston

118

Generalized Future Land Use

Legend

Primary Designations

- Urban Settlement
- Urban Reserve
- Harbour
- Rural Commuter
- Rural Resource
- Open Space and Natural Resources
- Agricultural

Secondary Designations

- Business / Industrial Park



THE PARKS OF PORT WALLACE

A CLAYTON • CRESCO COMMUNITY

PORT WALLACE

PORT WALLACE, NOVA SCOTIA
SEPTEMBER 2022

MASTER CONCEPT PLAN

LEGEND

Low Rise (Up to 11m)	
Mid Rise (Up to 20m)	
Tall Mid Rise (Up to 32m)	
High Rise (Up to 50m)	
Mixed Use/ Commercial (Up to 20m)	
Institutional (Up to 20m)	
Parkland	
PWHL Boundary	
Conrad Boundary	
KDL Boundary	
Whebbly Boundary	
Trail/ Walkway	
Existing/ Planted Vegetation	
Wetland	
Signalized Intersection	

KEY PLAN



NOTE: This conceptual plan is used for illustrative purposes and is intended to convey the concept and vision for the development/ buildings. Site details are subject to change.

