

Public Information Presentation for Case 23820

Southdale Future Growth Node

August 25, 2022

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1. Introduction
2. Special Planning Area
3. Planning Policy
4. Development Agreement – Clayton Developments
5. Public Comment Period

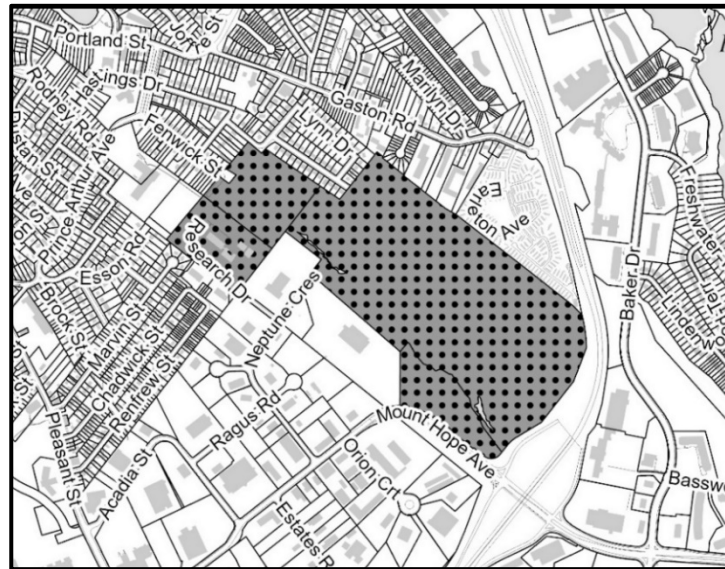
Project Introduction

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Landowners: A.J. Legrow Holdings Limited, represented by Clayton Developments & Zzap; 101 Research Drive: Portucana Holdings

Location: Southdale Future Growth Node
(lands North of Mount Hope Ave, North-West of Highway 111 Exit 8, 101 Research Drive lands)

Proposal: Adopt FGN policy for entire FGN, and approve a development agreement for approximately 875 dwelling units on two of the lots in the FGN



- All materials available on Shape Your City Website

- January, 2022: Regional Council initiated the planning process
- February, 2022: Phase 1 Community Engagement completed & [What We Heard](#) report issued
- March 25, 2022: FGN designated a Special Planning Area by Minister of Municipal Affairs and Housing
- January – July: Planning studies & development of planning documents
- September 2022: Public comment period on proposed planning documents

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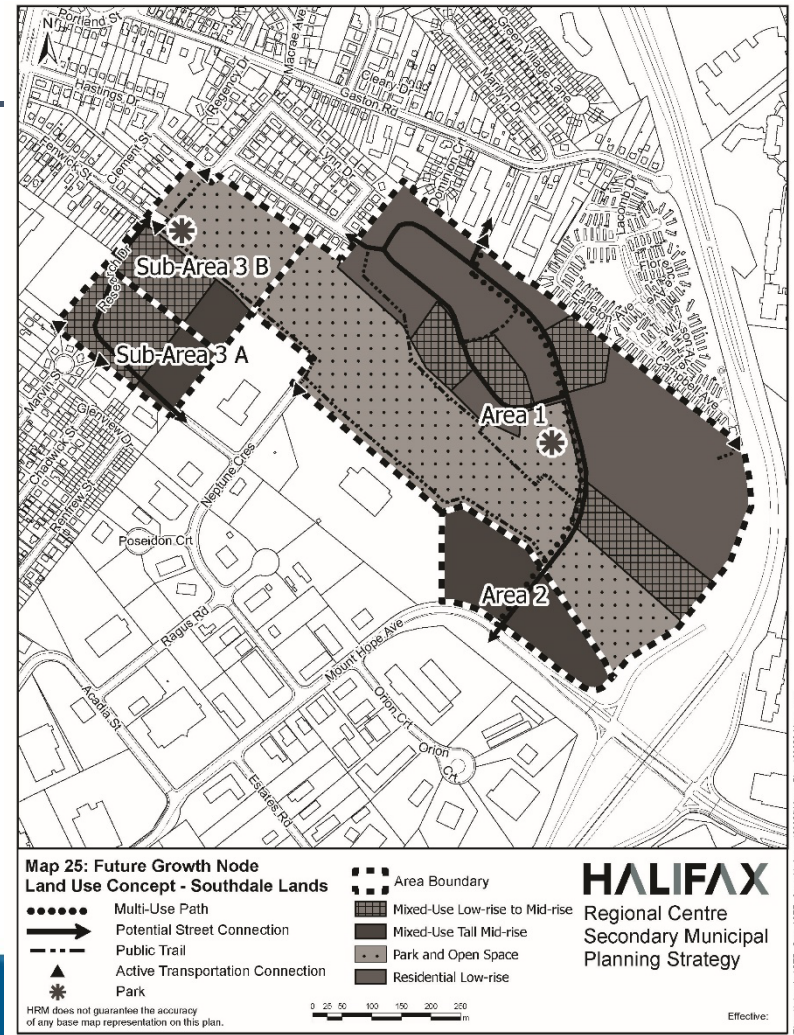
Planning Policy

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- Regional Centre Plan identifies “Future Growth Nodes”
- Areas identified for future mixed-use development
- New residential, employment, parks and mobility links
- Require master planning process to create objectives and requirements for development = policy
- Development proceeds via development agreement to implement policy goals and requirements

Planning Policy Overview

- Proposed policy applies to the entire FGN, comprised of 4 properties
- Three development areas
- Proposed heights range from low-rise to tall mid-rise
- Residential, commercial and institutional uses permitted
- Public streets, trails, multi-use path
- Two new public parks & wetland protected area
- Wetland and vegetated buffer designated Park and Open Space



- Wetland and vegetated buffer zoned as the Protected Area Zone with potential municipal ownership
- Policy to exceed the 20 m minimum wetland buffer wherever possible
- Reinstatement of any disturbed areas required with native species
- LUB permits roads, driveways, trails within the buffer
- Stormwater quality objectives
- Ensure roads and infrastructure allow for throughflow of water in wetland
- Wetland alteration approved by NS Environment & Climate Change



- Landscaping requirements for stormwater capture and filtration
- Tree planting buffers along wetland, highway, park uses, and between developments
- Minimizing hard surfaces and maximizing permeable surfaces through landscaping requirements and tree retention
- Educational signage on wetlands, environment or local history



- Generally follows the built form requirements of the Regional Centre Land Use By-law
- Identifies a strategic view terminus site
- Variations to address sloping conditions and to maximum building dimensions to support multi-unit building construction
- Increased streetwall heights on Mount Hope Avenue

- Two new public parks
 - Area 1: Clayton development area
 - Area 3: at the end of Fenwick Street
- Both parks extend the wetland buffer with areas for programmed and naturalized spaces
- Trails connecting the development areas together around the wetland



Potential trail design around the wetland

- Requires a mix of housing & unit types
- Reduced lot and setback requirements to allow for efficient built forms
- Reduced parking requirements
- Allowing variations to support multi-unit housing development
- Requirement for bonus zoning, and allowing for on-site affordable housing land or units through density bonus provisions

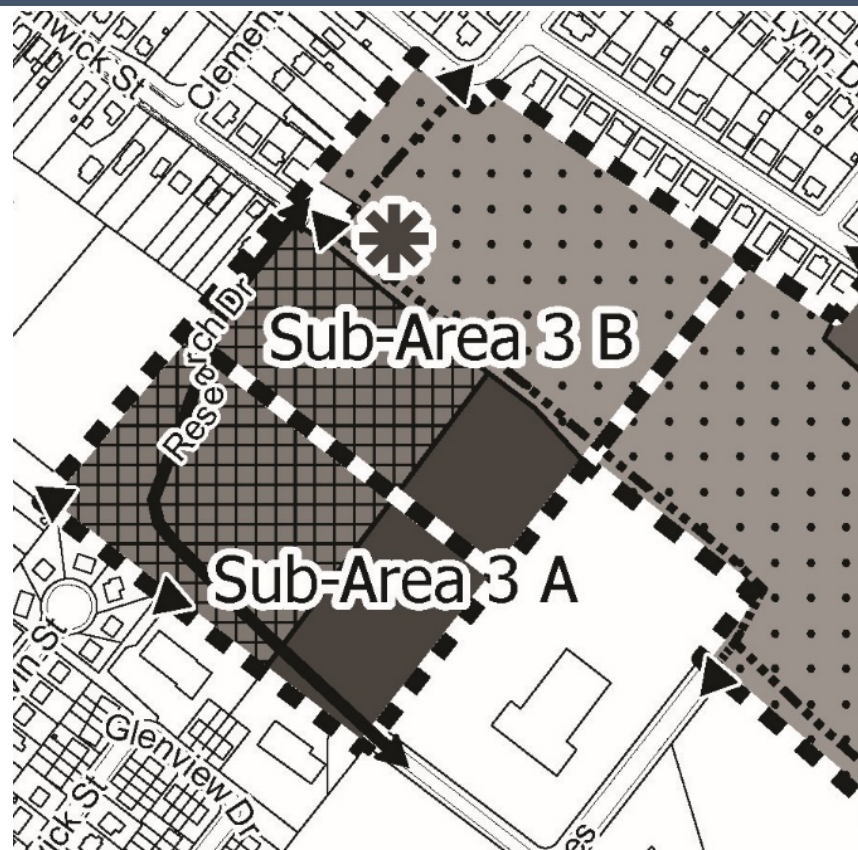


Example of small lot, ground oriented housing

- Southdale Lands Transportation Reserve for a future road, transit and Multi-Use Path connection to Gaston Road
- Multi-use path connects to Mount Hope, through development and Gaston Road
- Trails around the wetland, connecting the FGN, Woodside Industrial Park, and Lynn Drive
- Pedestrian connections through residential blocks



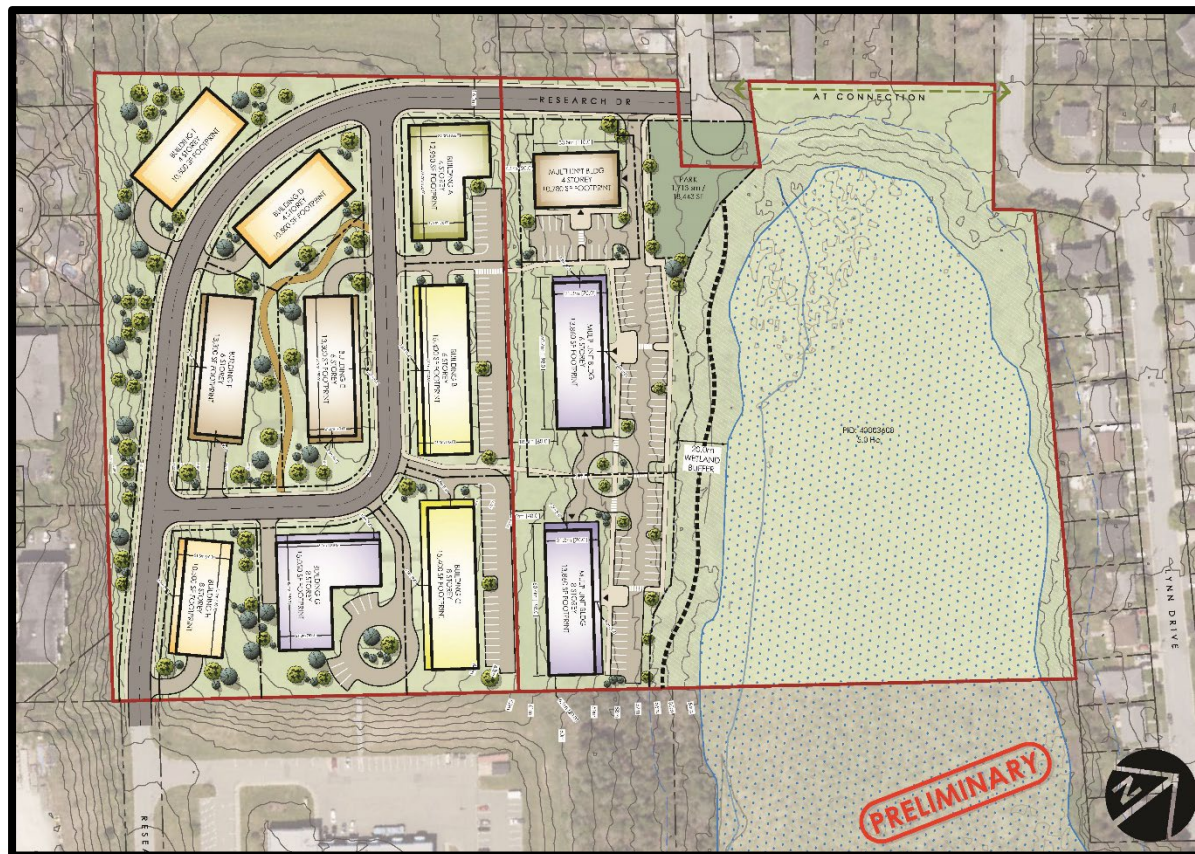
Planning policies prioritize active transportation & transit

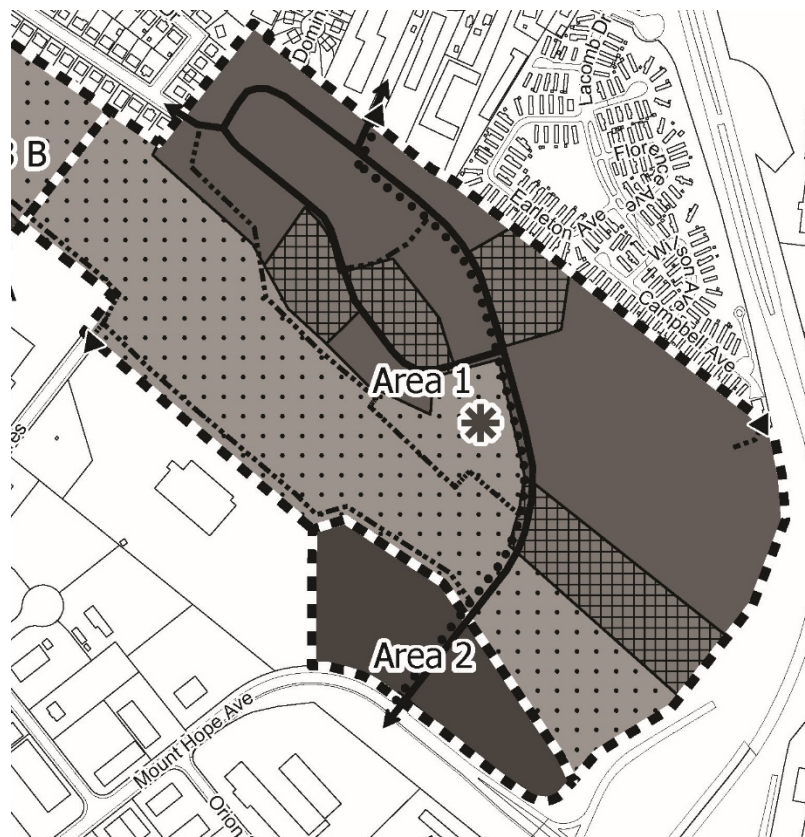


**Map 8: Future Growth Node
Land Use Concept - Southdale Lands**

- Multi-Use Path
- ➔ Potential Street Connection
- - - Public Trail
- ▲ Active Transportation Connection
- * Park
- Area Boundary
- ▒ Mixed-Use Low-rise to Mid-rise
- Mixed-Use Tall Mid-rise
- .. Park and Open Space
- Residential Low-rise

- Multi-unit buildings
- Approximately 1,000 residential units
- 4-8 storeys in height
- Park at the end of Fenwick Street
- Trail connections to other areas of the FGN
- No development agreement application at this time





**Map 8: Future Growth Node
Land Use Concept - Southdale Lands**

- Multi-Use Path
- ▶ Potential Street Connection
- - - - - Public Trail
- ▲ Active Transportation Connection
- ✱ Park
- Area Boundary
- ▨ Mixed-Use Low-rise to Mid-rise
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- • Park and Open Space
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Development Agreement: Clayton Developments

Slide 19

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- A detailed map of the Southdale/Mount Hope area in Dartmouth, Nova Scotia. The map shows a network of streets including Highway No. 111, Forest Rd., and various residential roads like Pleasant Hill Avenue, Mount Hope Road, and others. A large, irregularly shaped area in the center-right of the map is shaded with a cross-hatch pattern, indicating the 'Area of Disturbance'. This area is situated between Forest Rd. and Highway No. 111. A legend at the bottom left shows a sample of the cross-hatch pattern next to the text 'Area of Disturbance'. At the bottom right, there is a scale bar marked from 0 to 250 meters.

- Approximately 875 dwelling units
 - Minimum of:
 - 200 townhomes
 - 10 two-unit, semi-detached or four-unit dwellings
 - Maximum of 39 single-unit dwellings
 - Multi-unit buildings 4-6 storeys with limited 8 storey sites in the HR-1 and HR-2 zones
- Five zones applied over the development agreement area
- 2 phases of development – phase 1 broken into 2 sub-phases
- Commencement within 1 year, completion within 8 years



- New public park next to wetland & stormwater management area
 - approx. 2 acres in size
- Located at intersection of two new roads, at entrance to development
- Provides additional wetland buffer space
- Future programming such as sports courts, fields or playground

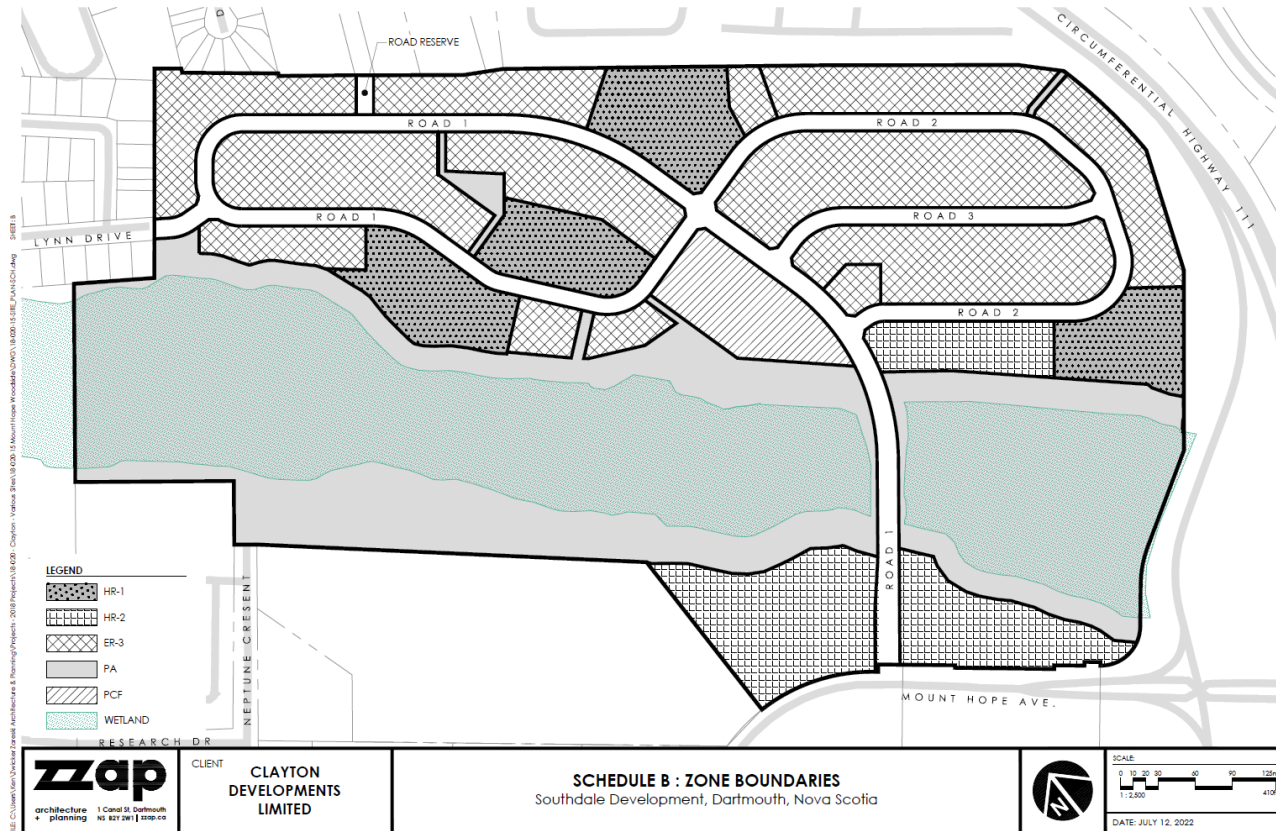


New park proposed in a key location of the new community, close to the protected wetland

- Uses correspond to those permitted in the Regional Centre Land Use By-law
- ER-3 Zone also permits:
 - Up to 4-unit dwellings & Townhouses
 - Secondary suites & backyard suites
 - Home occupation uses in 4-unit dwellings
- HR-1 and HR-2 Zones:
 - Commercial uses permitted on all lots
 - Unit mix requirement changed to remove three-bedroom requirement in recognition of unit mix in the overall development



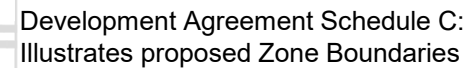
Townhouse, four-plex and multi-unit housing forms



Development Agreement Schedule B:
Illustrates proposed Zone Boundaries

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- Built form regulations of Land Use By-law will apply with some flexibilities due to site conditions:
 - reduced lot area, frontage and setbacks in ER-3 Zone
 - HR-1 and HR-2 Zones ground floors are measured from ground adjoining building, rather than streetlines, to address significant grades across the site
 - buildings on Mount Hope Avenue are permitted maximum streetwall heights of 14 metres



Design Requirements

Slide 27

- Dwelling units in the ER-3 Zone must have a door or porch facing the street
- HR-1 Zone and HR-2 Zone:
 - buildings can exceed the maximum building width of 64 metres but a break in the streetwall that is 5 metres wide and 1.8 metres deep must be provided & enhanced articulation required
 - requirements for glazing for commercial uses reduced to 30% of façade in recognition of non-main street setting



Dwelling units in the ER-3 Zone must have a door or porch facing the street

- Typically follows RCLUB requirements
- No parking requirements in ER-3 Zone
- Driveways for low-density uses must be paired
- Maximum driveway widths in front and flanking yards
- Relaxation of parking siting requirements in HR Zones to keep parking away from wetland

Landscaping

Slide 29

- Typical landscaping requirements of RCLUB apply
- Natural plantings required in the wetland buffer and in reinstated areas
- Landscaping and fence required along Highway 111 as a buffer between ER-3 Zone
- Encouraging tree retention
- Fences required in ER-3 Zone abutting the wetland buffer



Native & wetland species are required in the wetland buffer

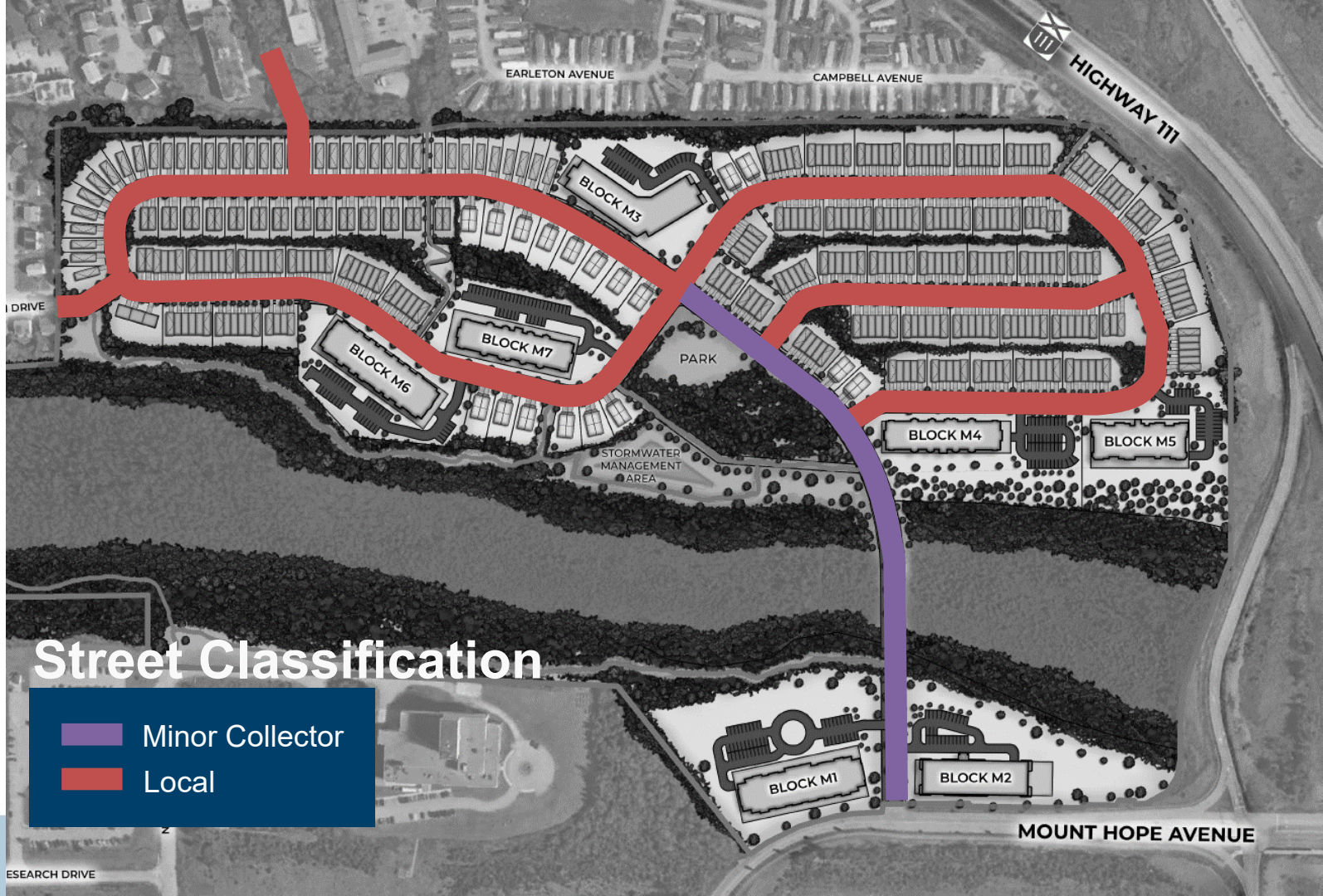
Transportation Network

Slide 30

- Street network consists of one collector, remaining local streets
- Southdale Transportation Reserve for a Gaston Road connection
- Streets designed to accommodate future transit
- On-street parking alternates to provide a “chicane” effect
- Multi-use path from Mount Hope to Gaston Road
- Trails around the wetland
- A mid-block trail which will include stairs + bike rail due to grades
- Sidewalks on both sides of streets



Example of a neighbourhood street design with Multi-use path





Cycling and Walking

-  MUP
-  Mixed Traffic
-  Trail (seasonal)
-  Trail



Bonus Zoning and Affordable Housing

Slide 34

- Incentive or Bonus Zoning as per the RCLUB
- Minimum 60% to affordable housing money-in-lieu
- Remaining portion to housing, parks, or public art
- Public Benefit to be paid per phase based on independent appraisal
- Option for on-site dwelling units or land as public benefit contribution

- Protected Area Zone applied to wetland and surrounding buffer
 - approx. 36 acres in size
- Permitted uses limited to:
 - Park uses
 - Structures for stormwater management and erosion control
 - Educational signage and interpretive features
 - Utility uses
- Structures limited to 8 metres in height and 45 square metres in footprint
- Intent is to allow small park structures (ex: covered shelter) while limiting impact on environment

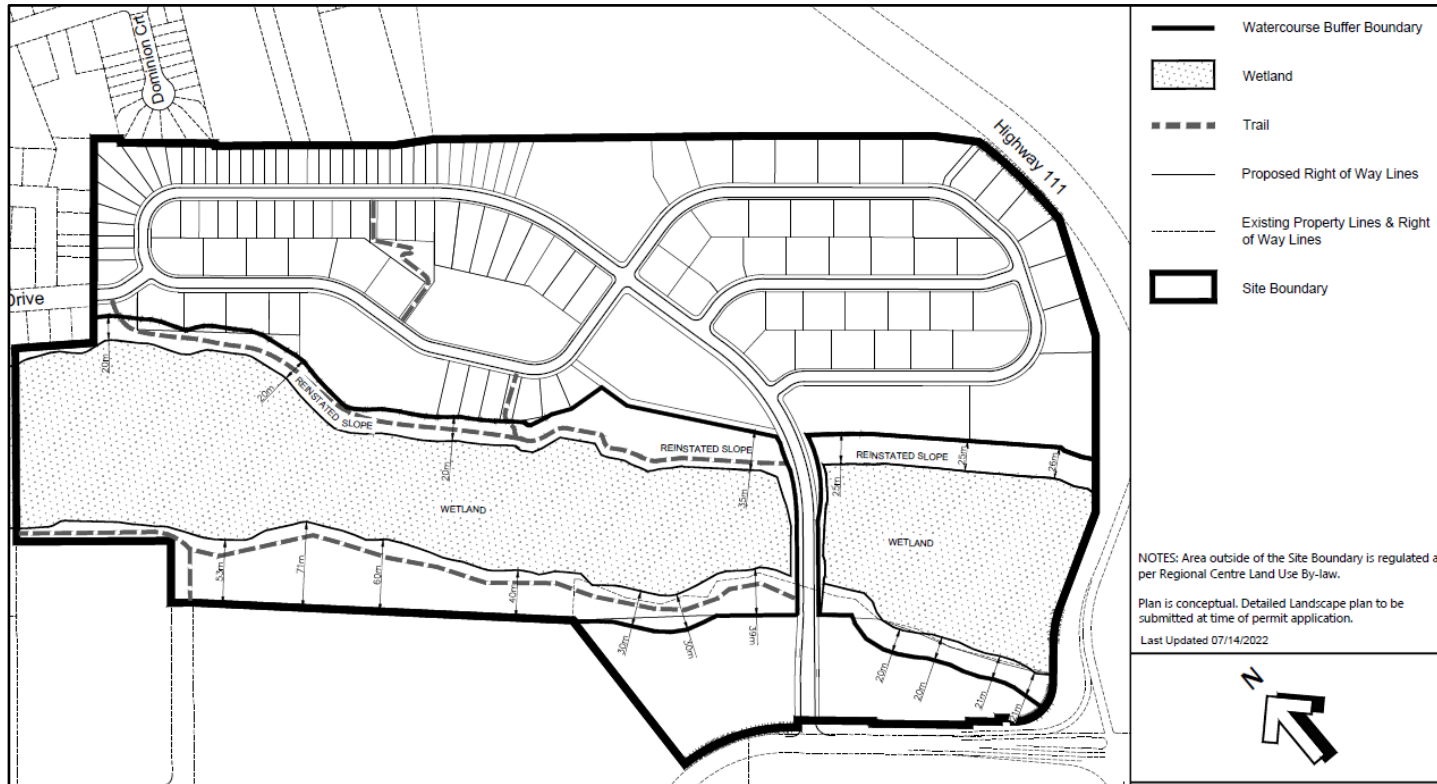


Protected Area Zone limits potential land uses over the wetland and vegetated buffer

- Wetland alteration is the jurisdiction of the Province
- Wetland buffer expanded to an average of 35 metres, with exceptions to accommodate buildings on the north side of the development
- Paths, driveways, roads and infrastructure are permitted within the buffer
- Stormwater management practices must meet municipal requirements
- Wetland may be transferred to municipality as part of development process

Wetland Buffer

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Schedule K: Wetland Vegetated Buffer ranges from 20 m to 71 m

Interpretive Features

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- Requirement for two educational features
- Educational signage or trail head map
- Topics such as local flora and fauna, geological history, culture and heritage, wetlands and environment
- Large, weatherproof signs
- Graphics, photos and text



- The draft planning documents are posted online now at:

shapeyourcityhalifax.ca/southdale-planning

- Feedback can be provided using the comment feature on the website
- The public comment period will be open until September 19
- Comments received will be considered by staff when finalizing the proposed planning documents and shared with the Executive Panel on Housing