

Public Information Meeting for Case 23820

HALIFAX

Southdale Future Growth Node
Neighbourhood Planning Process

Meeting will commence at 6 PM

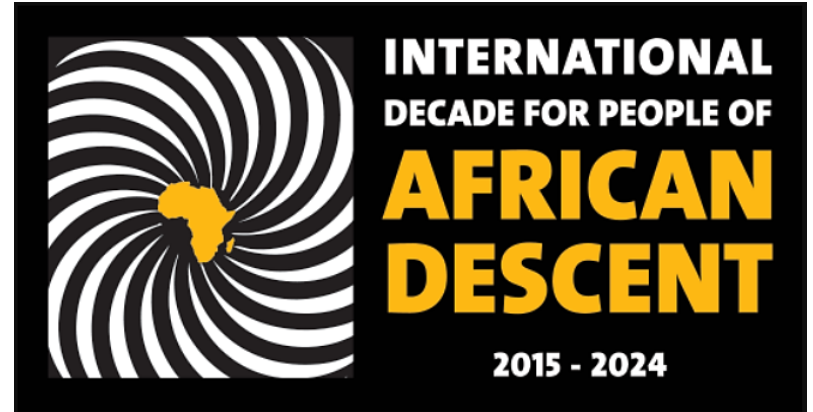
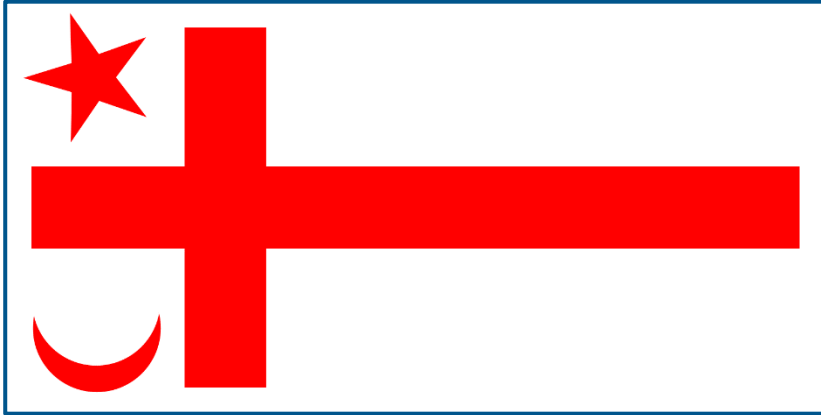
Please keep your camera turned off and microphone muted

This meeting is being recorded

Monday, February 7, 2022

Slide 1

Land Acknowledgments



We are in the Mi'kmaq District of Sipekne'katik, in Mi'kma'ki,
the traditional and ancestral lands of the Mi'kmaq First Nations people.

We are in the Decade for People of African Descent. African Nova Scotians are a distinct founding people in our community who have been a key part of Nova Scotian culture and history.

Agenda for Tonight's Meeting

Slide 3



HRM Planning Staff
Presentation



Presentation by Zzap,
Clayton Developments
(Representing Landowner)



Public Participation:
Questions and Comments

Meeting Time
6pm to 8pm

- Please keep your camera turned off and microphone muted except when speaking on your turn
- State your name, and the community you reside in
- One speaker at a time, 5 minutes per speaker
- Please use the “raise hand” function if you have a question or comment at the end of presentations
- On your phone use *6 to mute/unmute

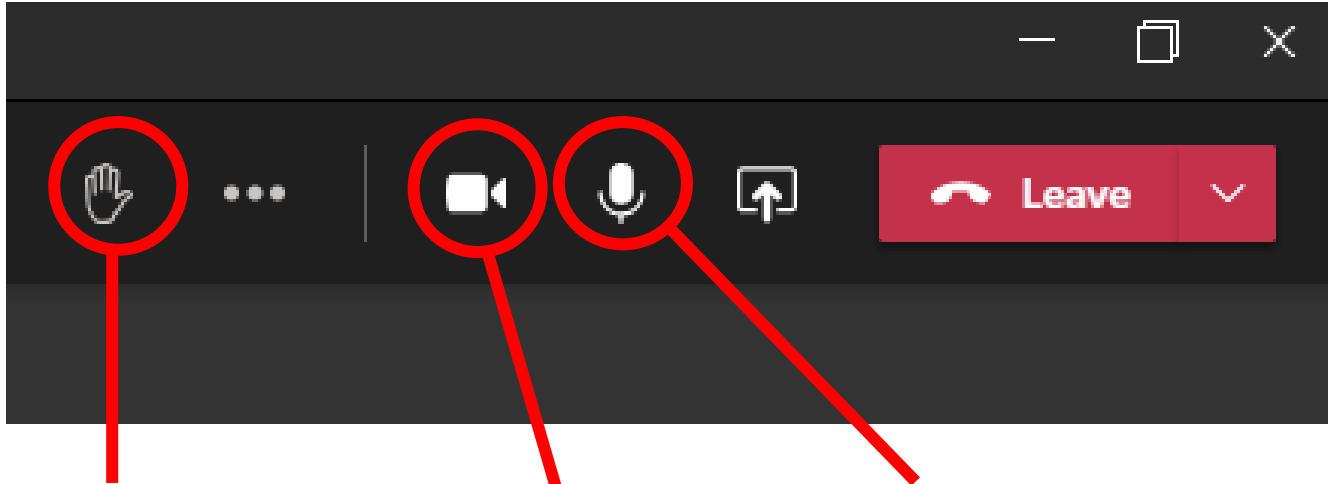
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Microsoft Teams Functions

Slide 5

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Introductions

Slide 6

Ross Grant, Planner, HRM Staff

Kasia Tota, Principal Planner, HRM Staff

Ben Sivak, Manager, Community Policy Program, HRM Staff

Bryan Maponga, Processing Coordinator, Minutes, HRM Staff

Connor Wallace (Zzap Architecture + Planning), on behalf of landowners

Kevin Neatt (Clayton Developments), On behalf of landowners

Sam Austin – Councillor, District 5

HALIFAX

Presentation by HRM Planning Staff

Ross Grant, Planner

Slide 7

Purpose of this Meeting

Slide 8

- Introduce the planning process and share information
- Listen and collect your questions and comments
- Share other opportunities to provide feedback



*Feedback provided tonight will inform the process and will form part of the public record. **No decisions will be made tonight.***

Role of HRM Staff

- Manage the process of the planning application
- Main contact for the applicant and general public regarding questions, comments or concerns
- Draft reports and make recommendations to Regional Council and Community Council



Project Introduction

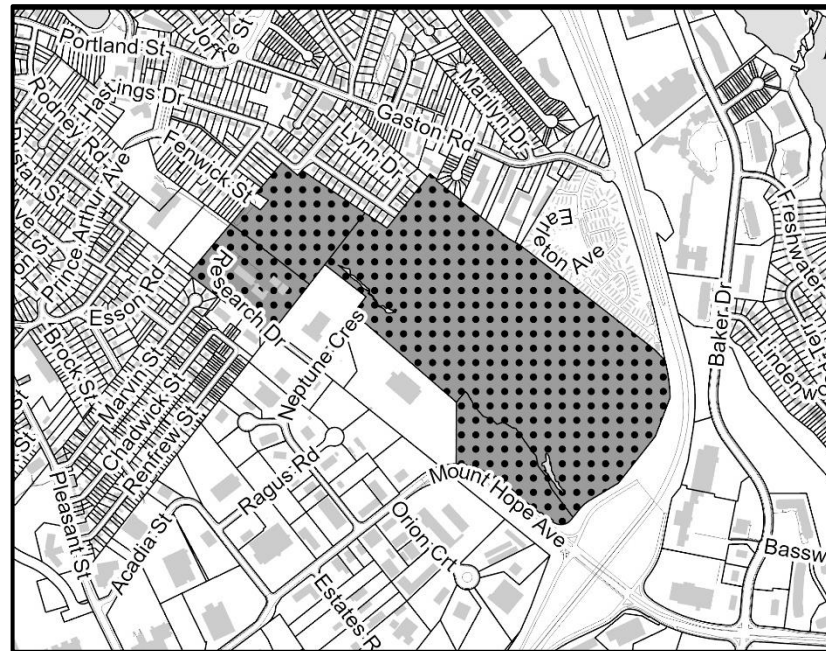
Slide 10

Initiated by: Halifax Regional Council

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: Initiate Master Neighbourhood
Planning; Municipal Plan Amendment and
Development Agreement



- **Regional Plan Designation**

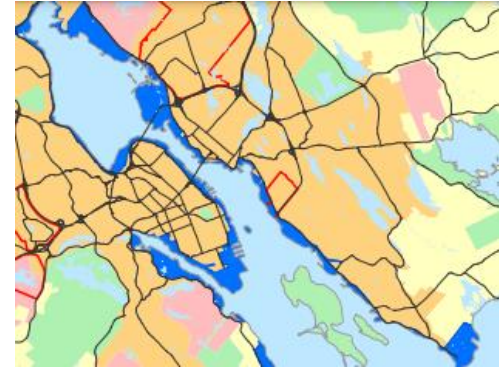
- 2006 Regional Plan, 2014 Update
- Urban Settlement
- Support for serviced development

- **Woodside Regional Local Growth Centre**

- Medium to high density residential uses, access to transit, and provision of mixed uses
- Consider the Woodside Community Vision Statement (2011) when preparing secondary municipal planning strategies

- **Housing**

- Council must consider ways to encourage housing affordability
- May include things such as housing mix, reduced lot dimensions, or housing for specific vulnerable populations



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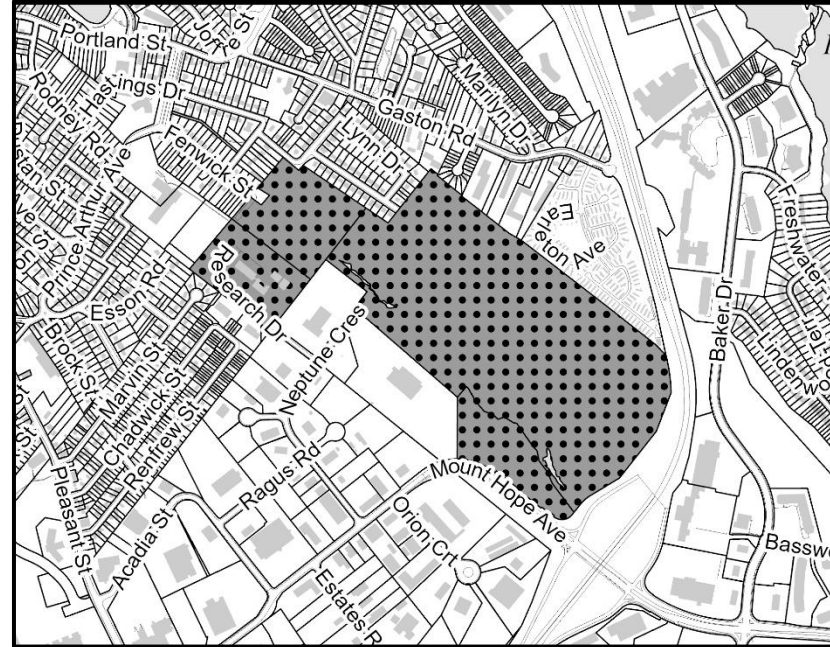


Policy & By-law Overview

Slide 13

Regional Centre Secondary Municipal Planning Strategy & Land Use By-law (Centre Plan)

- **Designation (Community Plan)**
 - Future Growth Node (FGN)
- **Zone (Land Use By-law)**
 - Comprehensive Development District 1 (CDD-1)
- **Existing Uses**
 - Woodland, wetland, office building



Policy & By-law Overview

Slide 14

Regional Centre Secondary Municipal Planning Strategy (Centre Plan)

Future Growth Nodes (FGN)

- Large sites which can accommodate growth
- **Master planning** to create policy for parks, trails, public streets, infrastructure, land uses, bonus zoning provisions etc.
- **Development Agreements:**
 - Specific location of parks, roads, trails, buildings, design of buildings & other details
 - Can allow development under specific zones & LUB provisions

Planning Process: Part 1 We Are Here Slide 15

Regional Centre Secondary Municipal Planning Strategy (Centre Plan)

Master Planning Process

- Public feedback
- Detailed review of environmental features, site context, traffic statement, infrastructure and culture and heritage assessments
- Policies and high-level concept plan:
 - Overall site plan
 - Location of important connections (roads, trails)
 - Location and general scale of development (ex: low rise, mid-rise)
 - General land uses (ex: residential, commercial)
 - Buffering, landscaping, stormwater, environment
- Considered by Regional Council

Planning Process: Part 2

Slide 16

Regional Centre Secondary Municipal Planning Strategy (Centre Plan)

Development Agreement Process

- A development agreement enables construction of a project under local planning policy
- A binding legal contract between HRM and landowner
- Public feedback
- Specific details on parks, building design, land uses, number of units, lighting, materials, bonus zoning, phasing, roads and more
- Considered by Harbour East – Marine Drive Community Council

Permitting and Subdivision

- After planning policy and development agreements are approved
- Subdivision for streets and lots
 - Wetland cannot be altered unless provincial approval is granted
 - Street and infrastructure design must comply with municipal standards
 - Subdivision involves HRM internal review, Province, other agencies
- Permit review for each building
 - Compliance with land use by-law, development agreement, building codes, etc.

- Wetland alteration is the jurisdiction of the Province
- Alteration requires provincial review + approval
- HRM requires a minimum 20 metre buffer from wetlands and watercourses
- Paths, driveways, roads and infrastructure are permitted within the buffer
- Stormwater management practices may include innovative ways of capturing runoff
- Wetland may be transferred to municipality as part of development process

- **Future Growth Node:** policies require a land suitability assessment
- **Halifact 2050:** protect sensitive green spaces, create climate-informed stormwater management plans and reduce urban sprawl
- **Green Network Plan:** recognizes the importance of wetlands and buffers
- **Urban Forest Plan:** municipal street trees, retention through screening and buffering with existing vegetation + new tree planting for new development
- **Subdivision By-law:** requires parkland dedication

Project Initiated by Regional Council

HRM Internal Circulation & Review

We Are Here

Public Meeting & Questionnaire

Draft Policy and development agreement prepared

Public Input on drafts

Policy Recommendations to Regional
Council + Public Hearing

Development Agreement to
Community Council

14-day Appeal

Planning Process

- Two proposals have been submitted
- Specific development proposals cannot be considered on the site until policies are approved by Regional Council
- The landowners submit studies for review and are engaged during the policy phase
- Proposals are shared with the public for feedback
- More engagement will take place on proposed policies at a later date

Proposals By Landowners

Slide 22



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Presentation by Landowner

Connor Wallace – Zzap Architecture + Planning
Kevin Neatt – Clayton Developments

Case 23820
Southdale Future Growth Node

**Proposed Development of
PIDS 41280546 and 41362161**

PID: 41362161

PID: 41280546

Site Context & Locational Advantages

- Abuts an existing Transit Route
- 1.4km from Ferry Terminal
- 600m to Grocery Store (using AT)
- Proximity to employment
 - 900m to Dartmouth General Hospital
 - Directly Adjacent to Woodside Industrial Park
- Proximity to Schools
 - 500 m to Dartmouth South Academy
 - 1.5 km to South Woodside



LEGEND

- NOTES:
- CONCEPTUAL LAYOUT ONLY.
 - GRADING IS NOT FINALIZED; WALL HEIGHTS AND ELEVATIONS ARE SUBJECT TO CHANGE.
 - FINAL GRADING TO BE IN ACCORDANCE WITH HRM ENGINEERING SPECIFICATIONS & APPLICABLE DESIGN GUIDELINES.
 - FINAL PLANS TO BE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT AND APPLICABLE LAND USE BY-LAW.

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Consistency with Policy Objectives

Mix-use with a Range of Housing Types

Integration with Surrounding Neighbourhoods

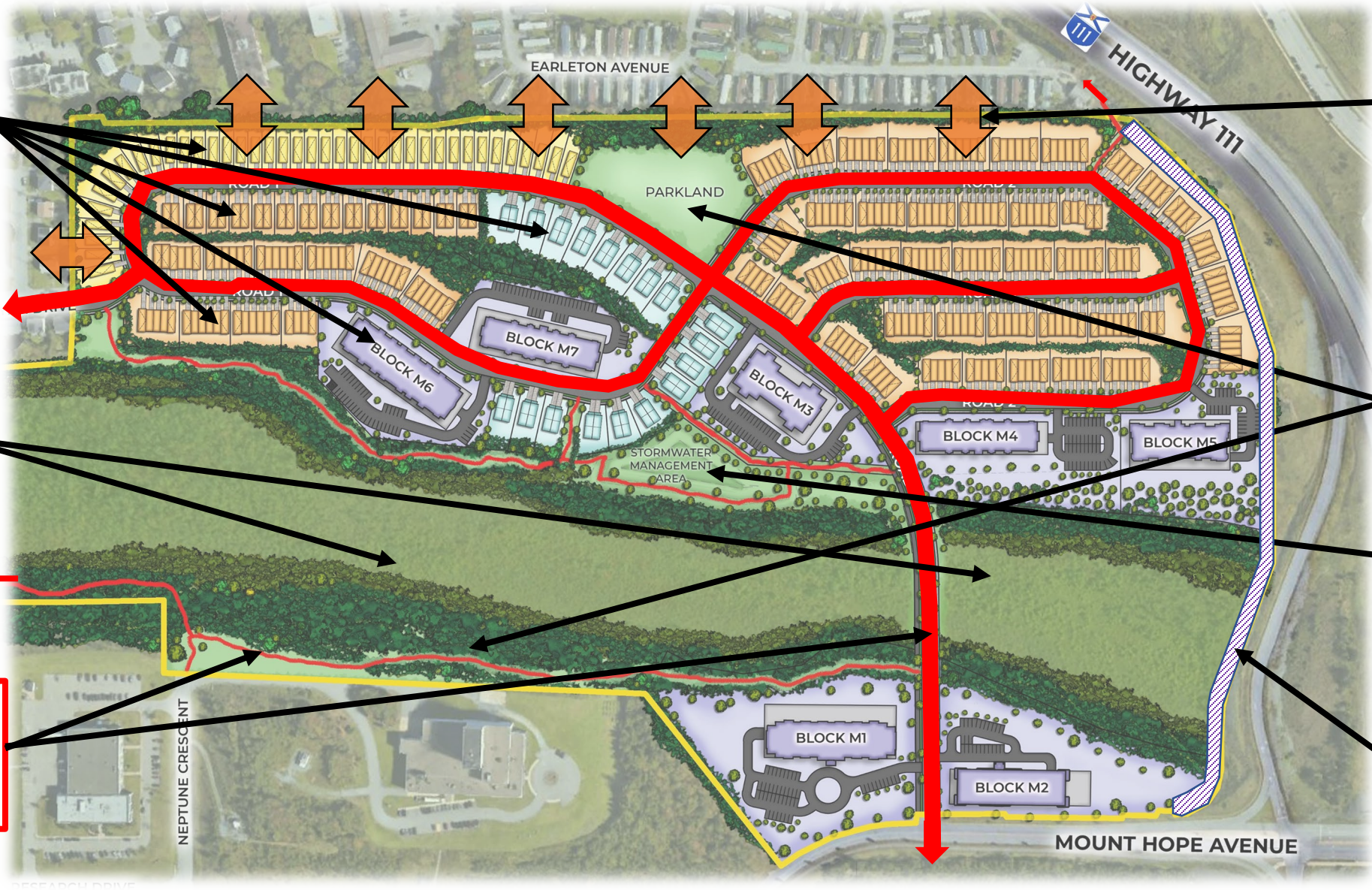
Preservation of Environmentally Sensitive Land

Public Parkland Dedication

Stormwater Management

Transportation Network that supports AT and connects to Surrounding Communities

Highway Buffer



Stormwater Management



Technical Studies and Analysis

Land Suitability Analysis



- A desktop evaluation to assess for potential environmental constraints, with field verification for wetlands, watercourses and species at risk.
- Limited environmental constraints were identified, including no species at risk
- The large wetland on site is not a wetland of special significance by NSECC

Archeological Analysis



- Assessment included a historic background study and reconnaissance for archaeological resources
- South of the wetland, the presence of a probable house foundation and outbuilding was discovered.
- Shovel testing determined that these findings are not cultural in nature. As such, no further archaeological mitigation is recommended.

Traffic Analysis



- Intersection sight distance analysis
- Trip generation analysis. 199 – 246 trips during peak hours
- Recommends a crosswalk at Mount Hope Ave. connecting to the existing multi-use path
- Site generated trips are not expected to have any significant impact to levels of performance on adjacent streets and intersections or to the regional street system.

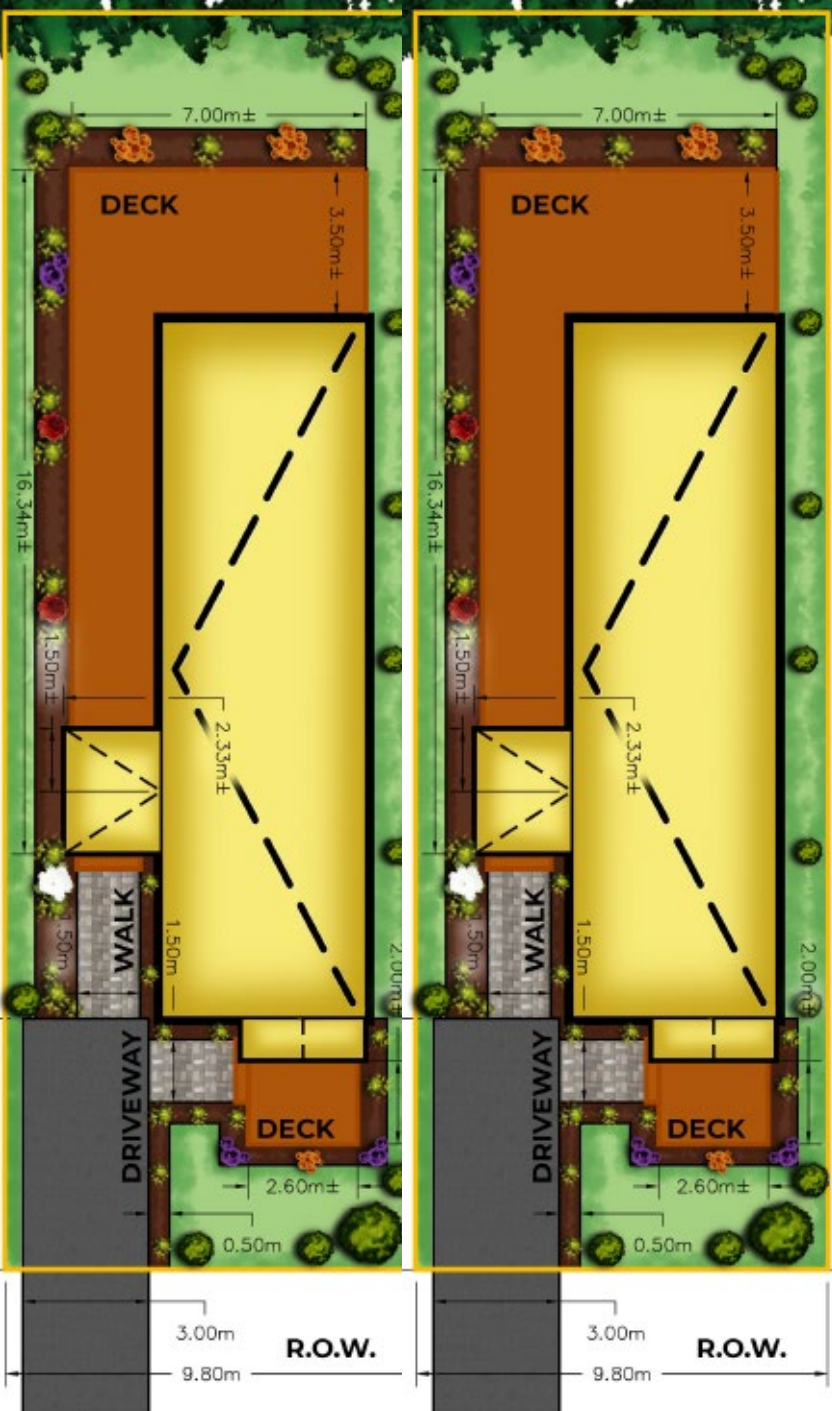
Servicing Analysis



- Development will be serviced by municipal water & sanitary
- Proposed water connections at Mount Hope Ave., Baker Drive and Lynn Drive
- Looping of water systems
- Sanitary connections at Mount Hope Ave. and Highway 111
- Study confirmed adequate service capacity

Attainable Housing Cost

- Development is a dedicated effort to address affordable and attainable housing needs in HRM.
- Narrow frontages and smaller lot sizes enable development to reach cost efficiencies that are not available in the current market.
- Multi-unit residential buildings will be mid-rise forms, enabling lower construction costs and more affordable rents.



Public Participation and Q and A

Slide 31

What feedback is being sought at this point?

- Overall vision for the lands
- Important connections (roads, trails)
- Relationship to wetlands
- Location and general scale of development (ex: low rise, mid-rise)
- General land uses (ex: residential, commercial, industrial)
- Parkland and amenities
- Environmental protection (stormwater, landscaping, wetland, etc.)

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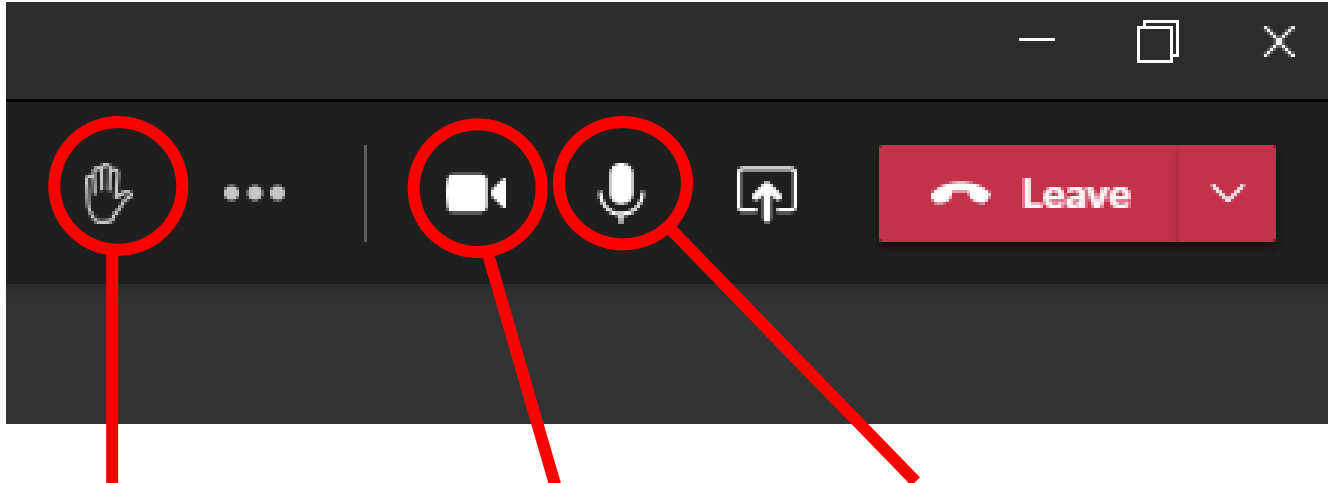
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Public Participation and Q and A

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- Public Meetings (Phase 1 & 2)
- Online questionnaire (Phase 1 open until Feb. 14, 2021)
- Provide written comments by email
- Call the planner
- Sign up for e-mail updates
- Follow us on social media
 - @hfxplanning
- Attend public hearing

Ross Grant, Planner II



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shapeyourcityhalifax.ca/southdale-planning