



Subject: *Dorey Thompson Developments Incorporated MPS/LUB Amendments and Development Agreement Consideration for a Master Planned Development*
To: CAO for Planning Advisory Committee, May 17, 2022
Date Prepared: May 10, 2022
Related Motions: None
Prepared by: John Woodford, Director of Planning and Development
Approved by: John Woodford, Director

Summary

The Municipality has received an application from WM Fares Group on behalf of Dorey Thomson Developments Incorporated to amend the Municipal Planning Strategy and Land Use Bylaw and to enter into a development agreement for a mixed-use master planned development in Enfield. The development would include a total of 324 dwelling units, including 288 multi-units in 4 apartment buildings and 36 semi-detached dwelling units.

Financial Impact Statement

A financial impact analysis will be completed as part of this application. Staff will comment further in a future report.

Recommendation

That staff be authorized to schedule a public information meeting for this application.

Recommended Motion

Planning Advisory Committee recommends to Council that Council:
authorize staff to schedule a public information meeting to consider a proposal from Dorey Thompson Developments Incorporated to amend the MPS and LUB and enter into a development agreement for a subject site in Enfield to enable a master planned development comprising 288 multi-unit dwellings and 36 two-unit dwellings.

Background

The municipality has received an application from WM Fares Group on behalf of Dorey Thomson Developments Incorporated. The application seeks to redesignate and rezone property in Enfield to Walkable Comprehensive Development District (WCDD) and would also require entering into a development agreement.

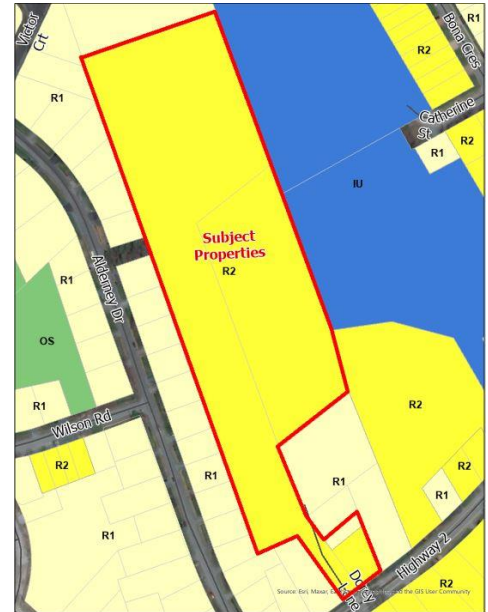
This initial report outlines the application and recommends that a Public Information Meeting be held, as required by Council policy.

Subject Site

Subject properties 45235835, 45235843 and 45075710 are accessed via Dorey Lane (currently a private road) and total 4.59 Ha.

The current land use designation is Established Residential Neighbourhood (ER) and the current zoning is Two Dwelling Unit Residential (R2).

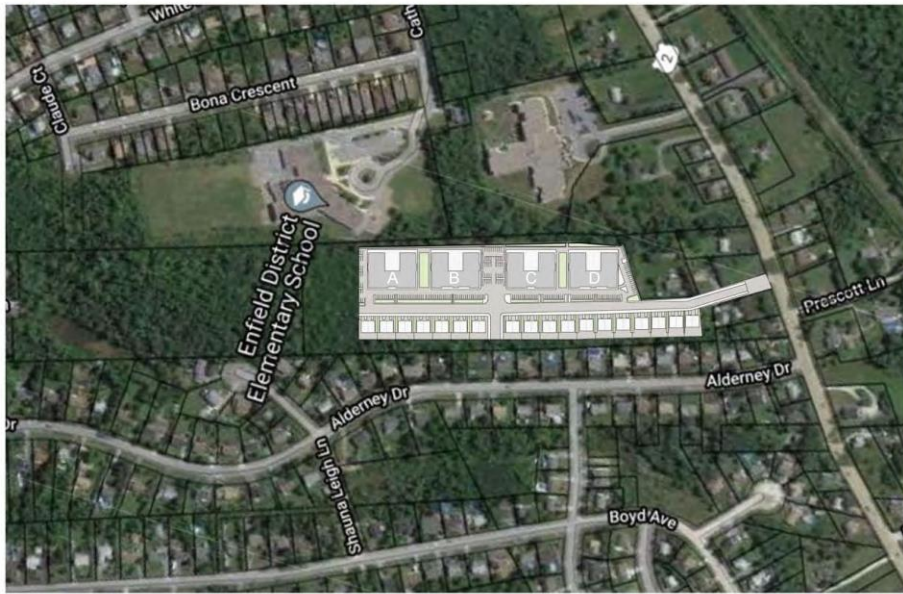
Surrounding land uses include low density residential development along Alderney Drive, the Enfield District Elementary School and the Magnolia Continuing Care facility.



Development Proposal

The purpose of this application is to amend the Municipal Planning Strategy and Land Use Bylaw and to enter into a development agreement for a master planned residential development including four 72 unit, 4 storey multi-unit buildings and 36 two-unit dwellings.

Dorey Lane which is currently a private road would be upgraded to a public municipal street to accommodate the development.



Legend:

Multiunits:

- 4 BUILDINGS: A,B,C,D
- Each building: 72 units
 - 40 units - 2 bdr
 - 32 units - 1 bdr
- Total 4 buildings: 288 units**
 - 2 bdr : 160 units
 - 1 bdr : 128 units

Parking spaces

- 180 spots underground
- 174 spots outdoor

Total Parkings: 354 Parkings

Semi detached Townhouses:

- 18 buildings, 2 units each
- Garage in each unit

Total : 36 Units

DOREY LANE DEVELOPMENT
Dorey Lane, Enfield, NS

Site plan

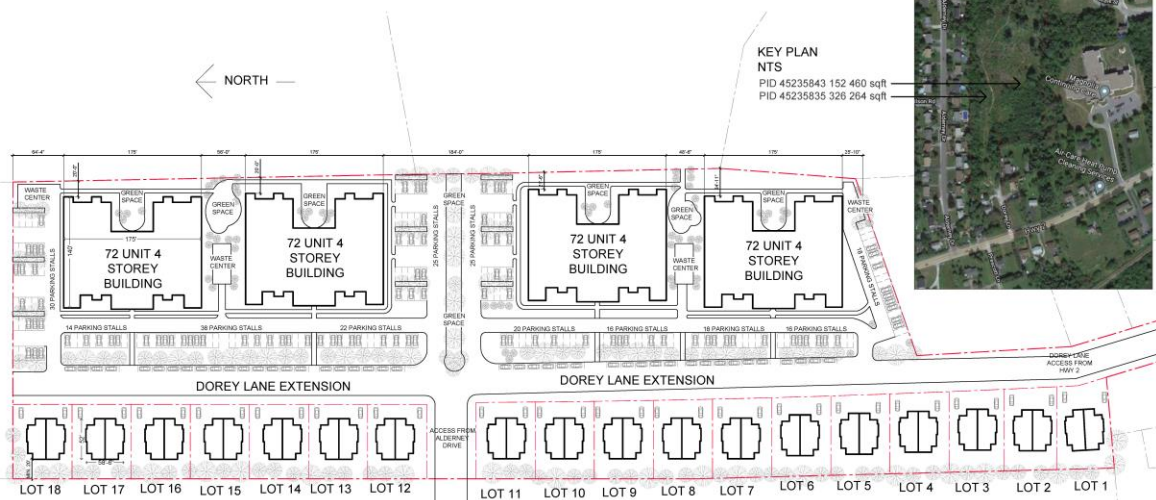
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WM FARES
ARCHITECTS

A101

DOREY LANE EXTENSION AND RESIDENTIAL DEVELOPMENT



18 SEMI LOTS (36 UNITS)
MIN. 75' LOT FRONTAGE
MIN. 95' LOT DEPTH
MIN. LOT SIZE 6990sqft

PROPOSED ARCHITECTURAL SITE PLAN
SCALE : 1/64" = 1'-0"





DOREY LANE DEVELOPMENT Dorey Lane, Enfield, NS	3D view	Project No: Scale: Date:	Project Number 10/29/2021 3:23:12 PM		WM FARES ARCHITECTS	A100
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Policy Analysis

Redesignating and rezoning this property to WCDD would allow the municipality to consider a development agreement for a proposal of this scale.

As per Policy IM10 and IM12, Municipal Council shall consider private applications to amend the MPS where said amendments are in the best interest of the Municipality and Council shall consider mapping amendments when a request is received for a zoning amendment that is not consistent with the MPS's maps, but is consistent with the intent of the MPS.

In evaluating this application, Staff will refer to MPS polices associated with the WCDD designation and zone as well as general policies related to amending the MPS and the Land Use Bylaw (LUB).

Council's decision on the MPS and LUB amendment is not appealable to the NSUARB.

Council's decision on a development agreement would be appealable.

Staff will also consult with multiple internal and external reviewing agencies prior to making a recommendation on this application.

As Dorey Lane is currently a private road, the applicant is proposing to upgrade it as a municipal street. The applicant has also engaged the traffic consultant, WSP Canada Inc., who have prepared a traffic impact analysis in consultation with NS Public Works. Staff will seek formal comments on the traffic impact analysis from NS Public Works.

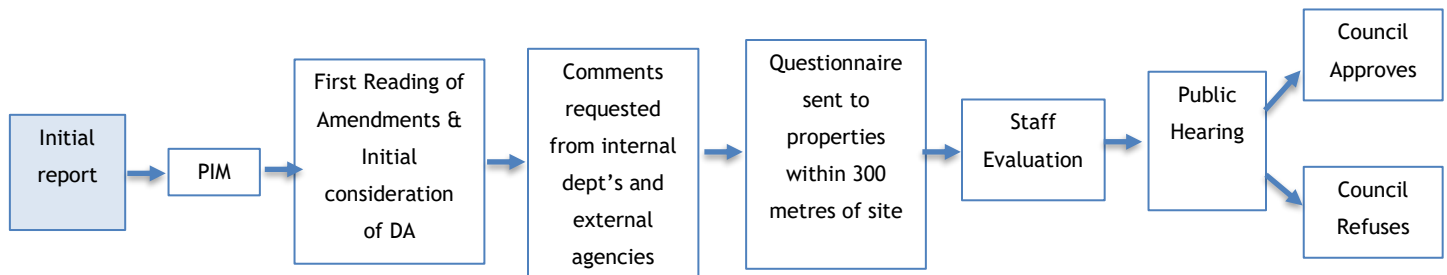
Citizen Engagement

An advertisement outlining the proposal and indicating that it is under review by staff will be placed in an upcoming edition of the *Chronicle Herald*.

As part of the review process, a public information meeting (PIM) is required, for MPS amendments, to hear input from the community. A letter will be mailed to all property owners within 300 metres of the subject properties indicating the time and date of the PIM once it has been scheduled.

Conclusion

Staff will continue to review the proposed MPS & LUB amendment as well as development agreement. The proposed amendments will be evaluated using all applicable policies in the Municipal Planning Strategy. Staff will make a recommendation to PAC in their final staff report.



Recommendation

That Planning Advisory Committee recommend that Council authorize staff to schedule a public information meeting.