



Subject: *E.L.T Property Holdings Ltd. Application: MPS and LUB Mapping Amendments*
To: CAO for Planning Advisory Committee, June 20, 2023
Date Prepared: June 14, 2023
Related Motions: None
Prepared by: Debbie Uloth, Project Planner
Approved by: John Woodford, Director of Planning and Development

Summary

The Municipality has received an application from E.L.T. Property Holdings Ltd. to change the land use designation of PID 45118221 and PID 45078748 from Village Core (VC) to Medium Density Residential Neighbourhood (MR) and rezone the same PIDs from Village Core (VC) to Multiple Unit Residential (R3) Zone. The purpose of the application is to allow for the construction of three, 24-unit apartment buildings. The application site is located at the corner of Old Enfield Road and Bakery Lane.

Financial Impact Statement

There is no immediate financial impact from the recommendations in this report. A fiscal impact analysis will be completed for the final staff report.

Recommendation

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

Recommended Motion

Planning Advisory Committee recommends that Council:

- *authorize staff to schedule a public information meeting to consider an application from E.L.T. Property Holdings Ltd. to amend the MPS and LUB by changing the land use designation of PID 45118221 and PID 45078748 to Medium Density Residential Neighbourhood (MR) and rezoning the same lands to Multiple Unit Residential (R3) Zone.*

Background

Planning staff received an initial application from E.L.T. Property Holdings Ltd. in May 2023. The application proposes to change the Generalized Future Land Use Designation of lands identified as PID 45118221 and PID 45078748 from Village Core (VC) to Medium Density Residential Neighbourhood (MR) and to rezone the same from Village Core (VC) to Multiple Unit Residential (R3) Zone. Changing the land use designation and zone would then allow the applicant to apply for site plan approval for three, 24-unit apartment buildings.

E.L.T. Property Holdings Ltd. currently has site plan approval on the subject lands that permit the development of six, 12-unit apartment buildings, with each building on its own lot, with a zero lot line between every two buildings. Both the approved and the proposed application have a total of 72 dwelling units.

Discussion

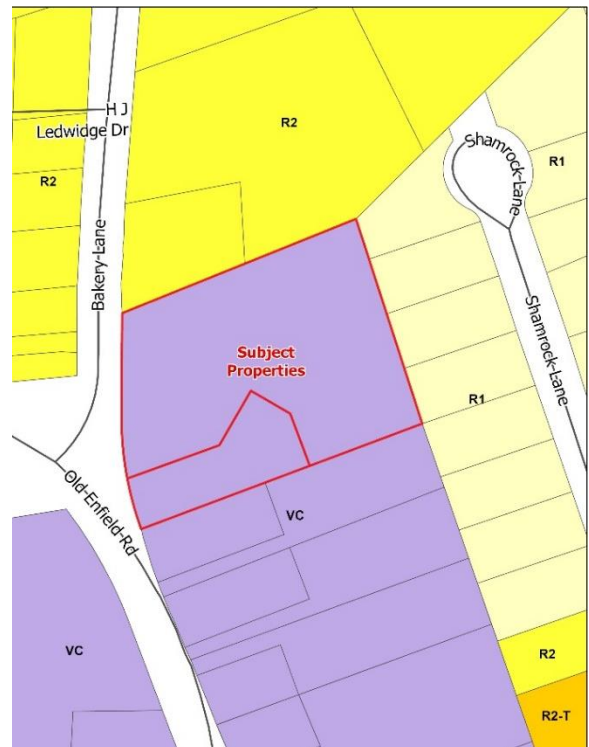
SUBJECT PROPERTY

The subject properties are shown on the map to the right and are identified as PID 45118221 (civic 51) and PID 45078748 Old Enfield Road, Enfield. The total area of the subject lands is approximately 1.13 ha (2.8 acres).

The properties are zoned Village Core (VC) Zone. Property to the south is zoned Village Core (VC) Zone, property to the north is zoned Two Dwelling Unit Residential (R2) Zone, property to the east is zoned Established Residential Neighbourhood (R1) Zone, and across the Old Enfield Road is the Royal Canadian Legion, which is zoned Village Core (VC). The subject lands have frontage on the corner of Old Enfield Road and Bakery Lane.

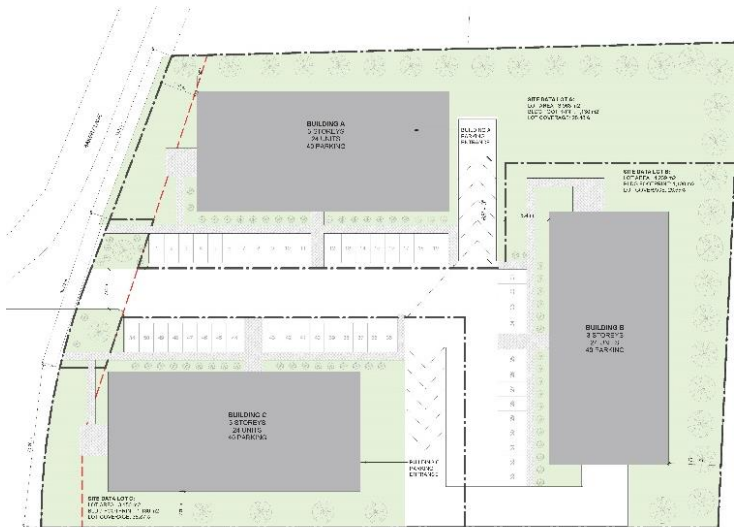
DEVELOPMENT PROPOSAL

The purpose of this application is to amend the Municipal Planning Strategy and Land Use Bylaw to allow for the development of three, 24-unit multiplexes. A concept plan of the proposed development is shown on the following page and is attached as Appendix A.



Under the approved site plan, the Developer has the ability to construct 72 dwelling units. The current lands would have to be subdivided to create six lots, with one multiplex containing 12-dwelling units on each lot. The difference between the two plans is in the scale of the buildings and the lot coverage of the parking areas. Under the proposed site plan, most of the parking is located in underground parking garages instead of surface parking areas. Both applications are proposed to have the same number of dwelling units.

If the MPS and LUB mapping application is approved, the applicant does not have to develop the site as shown on the site plan. However, the applicant would be restricted by the size and frontage of the land and by requirements of the Land Use Bylaw. A maximum of three lots could be created with a maximum of 24-dwelling units on each lot, for a total of 72 dwelling units. The applicant would also have to be compliant with other LUB regulations such as amenity space requirements, buffering, design requirements, and parking requirements. If the property designation and zoned is changed the applicant also has the option of applying for a development agreement on the subject lands to allow for increased density.



Concept Plan for MPS and LUB Mapping Amendment Application.



Approved Site Plan

POLICY ANALYSIS

Policy IM10 of the MPS is the policy that permits Council to consider the proposed mapping amendments. East Hants Council has to determine if the proposed application is in the best interest of the Municipality.

Policy IM10 - Permits Council to consider private applications to amend the MPS where the proposed amendments are in the best interest of the Municipality.

CITIZEN ENGAGEMENT

Planning staff will comply with the Citizen Engagement Policies of the Municipal Planning Strategy when processing this application. An advertisement outlining the application and indicating that it had been received and was under review by staff was placed in the *Chronicle Herald* in May 2023. A Public Information Meeting (PIM) is required for all amendments to the Municipal Planning Strategy unless they are housekeeping in nature. Unless directed otherwise, a letter indicating the time and date of the PIM will be mailed to all property owners within 300 m of the subject properties. Additional advertising will be placed on the East Hants website and on our social media feeds.

STRATEGIC ALIGNMENT

The 2021-2024 East Hants Strategic Plan identifies ‘Strong Community’ as one of the four areas of strategic focus. The proposed development provides for a mix of housing types, open space areas, and an active transportation network, which helps to support a strong community. The mix of housing types also encourages ‘Economic Prosperity’ which is also one of the four areas of strategic focus.

LEGISLATIVE AUTHORITY

The legislative authority is set out in the Municipal Government Act, Part VIII. This part of the MGA sets out the process for MPS and LUB amendments to be considered and for consideration of a development agreement.

FINANCIAL CONSIDERATIONS

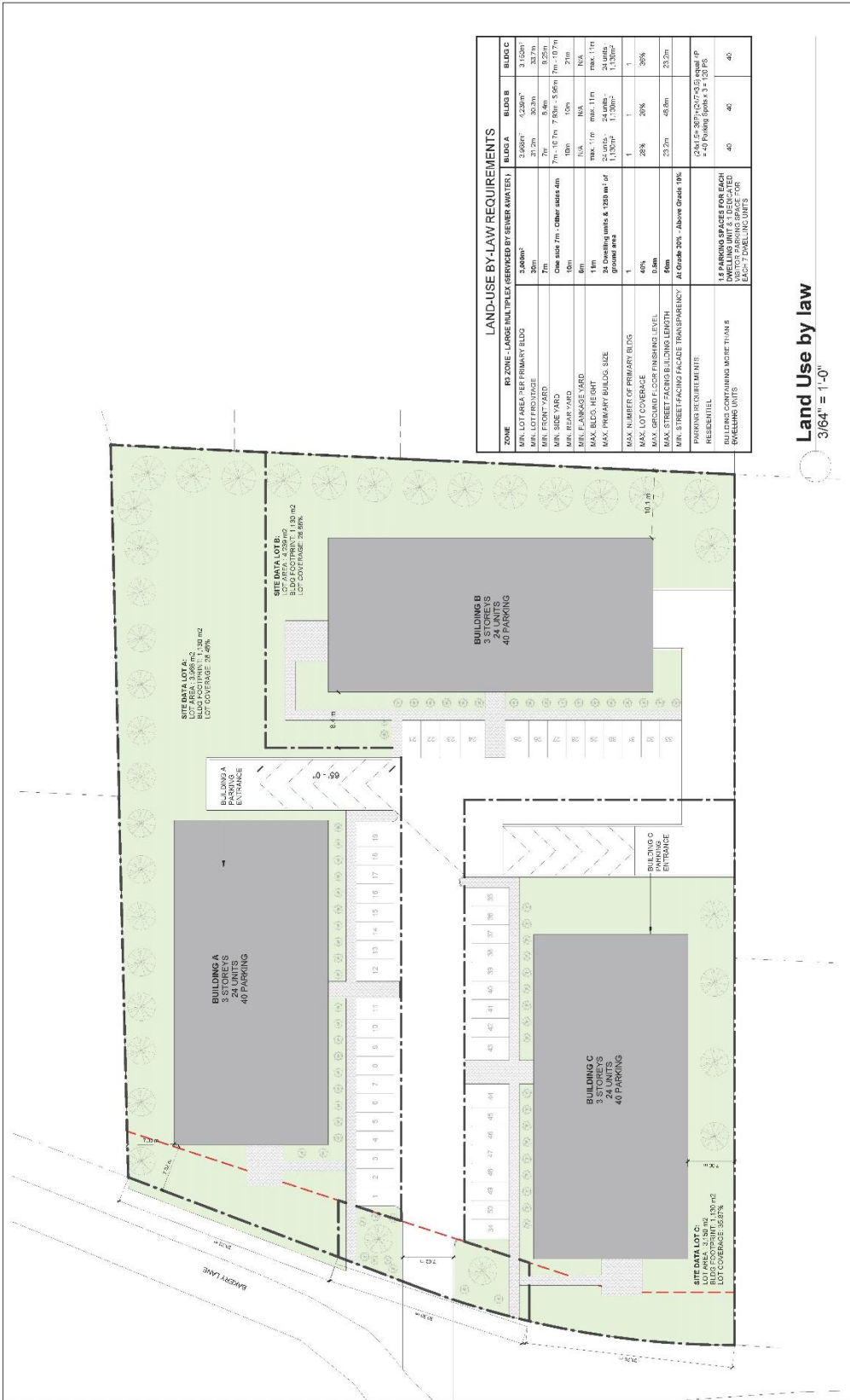
A fiscal impact analysis will be completed for the final staff report.

Alternatives

Planning Advisory Committee could recommend not to proceed with the application.

Attachments

Appendix A - Concept Plan



LAND-USE BY-LAW REQUIREMENTS				
ZONE	RZ ZONE - LARGE MULTIFLEX (SERVICED BY SEWER WATER)	BUILD A	BUILD B	BUILD C
MIN. LOT AREA PER PRIMARY BLDG	3,000sqm ²	3,069m ²	4,326m ²	31,056m ²
MIN. LOT FOOTPRINT	30m	31.2m	36.2m	237.7m
MIN. SIDE YARD	1.5m	1.5m	1.5m	1.5m
MIN. REAR YARD	1.5m	7m - 10.7m	7.0m - 10.7m	7m - 10.7m
MIN. FLANKAGE YARD	8m	N/A	N/A	N/A
MAX. BLDG. HEIGHT	11m	max. 11m	max. 11m	max. 11m
MAX. PRIMARY BLDG. SIZE	24 Dwelling Units & 1250 mt. of ground area	24 Units - 1,150m ²	24 Units - 1,500m ²	24 Units - 1,500m ²
MAX. LOT COVERAGE	40%	28%	20%	30%
MAX. OPENED FLOOR INCREASES (EVL)	4.0m	4.0m	4.0m	4.0m
MAX. STREET FACING FACADE TRANSPARENCY	At Street 30% Above Grade 19%	33.2m	48.0m	20.2m
PARKING REQUIREMENTS	RESIDENTIAL	1.6 PARKING SPACES FOR EACH DWELLING UNIT & 1 DEDICATED GREENING SPOTS FOR EACH DWELLING UNIT	40	40
ISSUE DATE				2021-20

Land Use by law
3/64" = 1'-0"

		BAKERY LANE		Site Plan	
	Owner	51 OLD ENFIELD ROAD + LOT W BAKERY LANE, EAST HAMPSHIRE	As Indicated	Issue Date	D1
No.	Description	Date	1. DRAWINGS ARE NOT TO BE SEALED. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND MAKE SURE AS SHOWN TO BE ACCURATE AND CORRECT. ANY DISCREPANCIES IN THE DRAWINGS TO THE EXISTING SITE SHOULD BE IDENTIFIED AND CORRECTED BEFORE PROCEEDING WITH THE WORK.		
2.	THE ARCHITECTURE IS TO BE USED AS A GUIDE ONLY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE CONTRACTOR. UPON COMPLETION OF THE WORK, THE ARCHITECT SHALL BE ADVISED OF ANY DEFICIENCIES AND MAKE THE NECESSARY CORRECTIONS TO THE DRAWINGS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE CONTRACTOR. UPON COMPLETION OF THE WORK, THE ARCHITECT SHALL BE ADVISED OF ANY DEFICIENCIES AND MAKE THE NECESSARY CORRECTIONS TO THE DRAWINGS.				
3.	ALL PRICES AND SPECIFICATIONS ARE TO BE BASED ON THE CURRENT MARKET CONDITIONS AND SHALL BE SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE CONTRACTOR. UPON COMPLETION OF THE WORK, THE ARCHITECT SHALL BE ADVISED OF ANY DEFICIENCIES AND MAKE THE NECESSARY CORRECTIONS TO THE DRAWINGS.				
4.	THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE CONTRACTOR. UPON COMPLETION OF THE WORK, THE ARCHITECT SHALL BE ADVISED OF ANY DEFICIENCIES AND MAKE THE NECESSARY CORRECTIONS TO THE DRAWINGS.				
5.	ALL CHANGES TO THE DRAWINGS SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE CONTRACTOR. UPON COMPLETION OF THE WORK, THE ARCHITECT SHALL BE ADVISED OF ANY DEFICIENCIES AND MAKE THE NECESSARY CORRECTIONS TO THE DRAWINGS.				
6.	THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE CONTRACTOR. UPON COMPLETION OF THE WORK, THE ARCHITECT SHALL BE ADVISED OF ANY DEFICIENCIES AND MAKE THE NECESSARY CORRECTIONS TO THE DRAWINGS.				
7.	ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT BUILDING CODES AND REGULATIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE CONTRACTOR. UPON COMPLETION OF THE WORK, THE ARCHITECT SHALL BE ADVISED OF ANY DEFICIENCIES AND MAKE THE NECESSARY CORRECTIONS TO THE DRAWINGS.				
8.	THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE CONTRACTOR. UPON COMPLETION OF THE WORK, THE ARCHITECT SHALL BE ADVISED OF ANY DEFICIENCIES AND MAKE THE NECESSARY CORRECTIONS TO THE DRAWINGS.				
9.	ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT BUILDING CODES AND REGULATIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE CONTRACTOR. UPON COMPLETION OF THE WORK, THE ARCHITECT SHALL BE ADVISED OF ANY DEFICIENCIES AND MAKE THE NECESSARY CORRECTIONS TO THE DRAWINGS.				
10.	THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE CONTRACTOR. UPON COMPLETION OF THE WORK, THE ARCHITECT SHALL BE ADVISED OF ANY DEFICIENCIES AND MAKE THE NECESSARY CORRECTIONS TO THE DRAWINGS.				