

***E.L.T. Property Holdings Ltd.:
MPS and LUB Mapping Amendment Application***

Planning Advisory Committee

Planning and Development Department

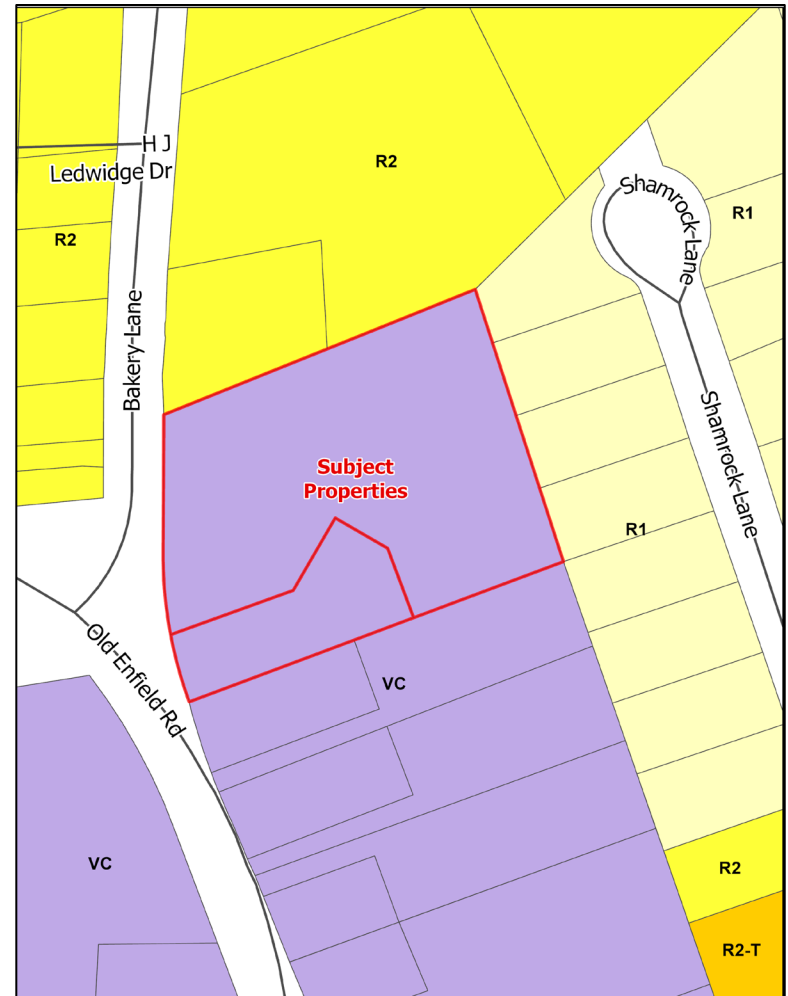
June 20, 2023



EAST HANTS

Subject Property

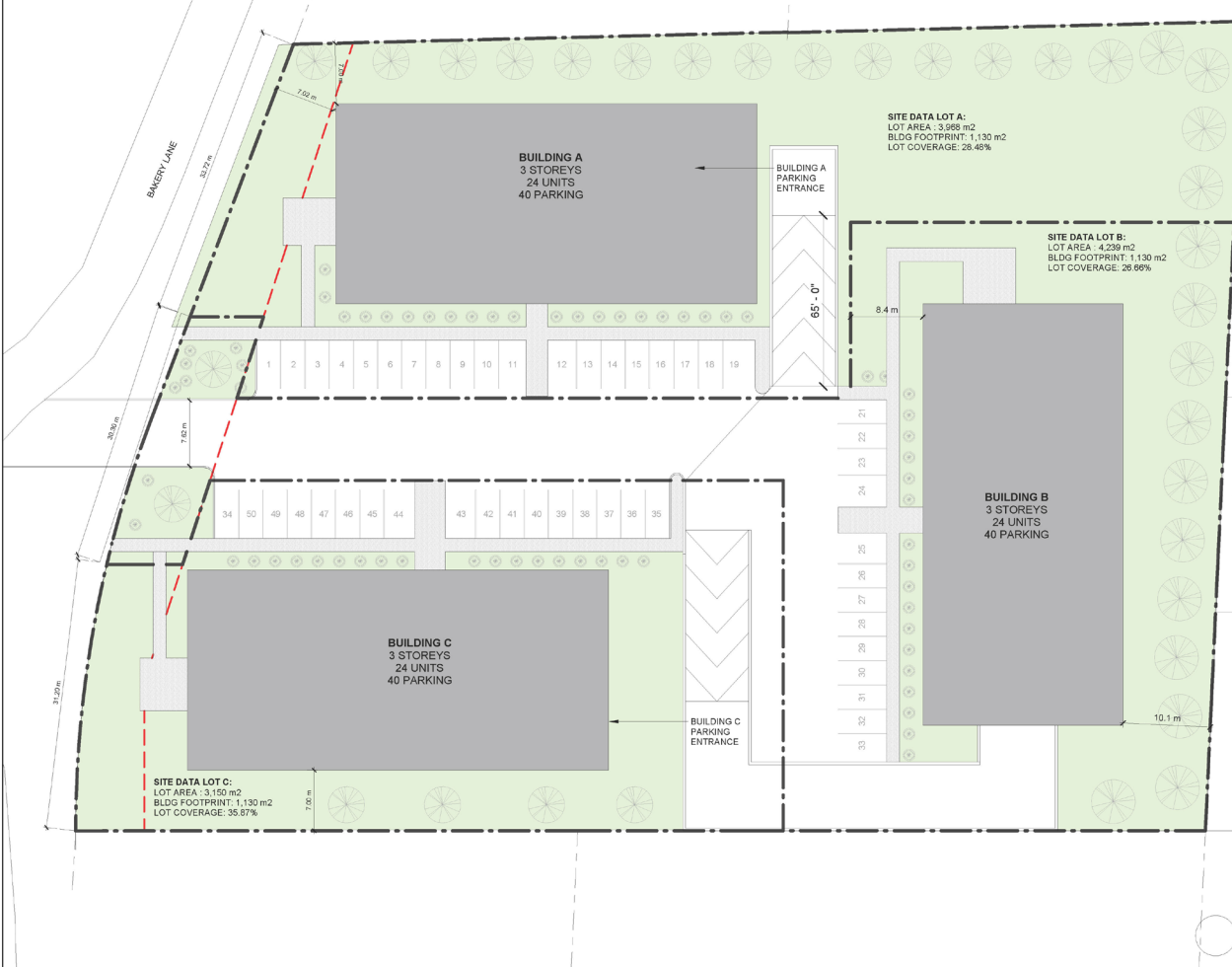
- Applicant: E.L.T. Property Holdings Ltd.
- Location: 51 Old Enfield Road (PID 45118221) and PID 45078748.
- Subject Property Size: 1.13 ha (2.8 acres).
- Proposal: To amend the Municipal Planning Strategy and Land Use Bylaw by change the Generalized Future Land Use Designation from Village Core (VC) to Medium Density Residential Neighbourhood (MR) and to rezone the same from Village Core (VC) to Multiple Unit Residential (R3) Zone.



Development Proposal

- The purpose of this application is to allow for the development of three, 24-unit multiplexes.
- The property owner 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.
- If the MPS and LUB mapping application is approved, the applicant does not have to develop the site as shown on the concept 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.
- The applicant would also have to be compliant with other LUB regulations such as amenity space requirements, buffering, design requirements, and parking requirements

Proposed Concept Plan - MPS and LUB Mapping Amendment



LAND-USE BY-LAW REQUIREMENTS				
ZONE	R3 ZONE - LARGE MULTIPLEX (SERVICED BY SEWER & WATER)	BLDG A	BLDG B	BLDG C
MIN. LOT AREA PER PRIMARY BLDG	3,000m ²	3,958m ²	4,239m ²	3,150m ²
MIN. LOT FRONTAGE	36m	31.2m	30.3m	33.7m
MIN. FRONT YARD	7m	7m	8.4m	9.25m
MIN. SIDE YARD	One side 7m - Other sides 4m	7m - 10.7m	7.83m - 5.95m	7m - 10.7m
MIN. REAR YARD	10m	10m	10m	21m
MIN. FLANKAGE YARD	6m	N/A	N/A	N/A
MAX. BLDG. HEIGHT	11m	max. 11m	max. 11m	max. 11m
MAX. PRIMARY BLDG. SIZE	24 Dwelling units & 1250 m ² of ground area	24 units - 1,130m ²	24 units - 1,130m ²	24 units - 1,130m ²
MAX. NUMBER OF PRIMARY BLDG	1	1	1	1
MAX. LOT COVERAGE	40%	28%	26%	36%
MAX. GROUND FLOOR FINISHING LEVEL	0.5m	0.5m	0.5m	0.5m
MAX. STREET FACING BUILDING LENGTH	56m	23.2m	48.8m	23.2m
MIN. STREET-FACING FACADE TRANSPARENCY	At Grade 30% - Above Grade 10%			
PARKING REQUIREMENTS:		(24x1.5=36P)+(24x3=3.5) equal 4P = 40 Parking Spots x 3 = 120 PS		
RESIDENTIAL				
BUILDING CONTAINING MORE THAN 6 DWELLING UNITS	1.6 PARKING SPACES FOR EACH DWELLING UNIT & 1 DEDICATED VISITOR PARKING SPACE FOR EACH 7 DWELLING UNITS	40	40	40

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

Arch C 18" x 24" Z:\WMAres Architects\01 Projects\2021-PROJ\2021-20 51 Old Enfield Rd2 Concept Design\2.3 Concept Design\2.3 Model\22.12.29_OldEnfield_R3zone.rvt

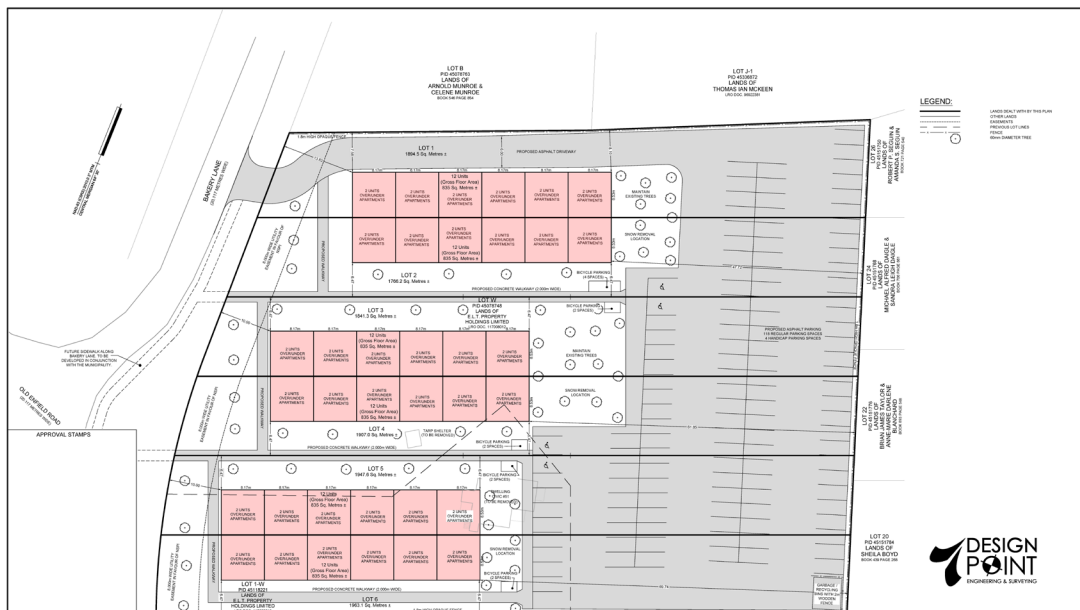
No.	Description	Date

	STAMP TRUE NORTH	PROJECT CLIENT PROJECT ADDRESS SCALE DATE	DRAWING TITLE Issue Date
	OWNER	BAKERY LANE 51 OLD ENFIELD ROAD + LOT W BAKERY LANE, EAST HANTS, NS	As indicated Author Checker 2021-20
	 3180 Joseph Howe Dr. Suite 500 Halifax NS B3J 4W7 TEL: (902) 451-5516	Owner	40 40 40

GENERAL NOTES
 1. DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE DRAWINGS TO THE ARCHITECT(S) BEFORE COMMENCING WORK.
 2. THE ARCHITECT(S) BEARS NO RESPONSIBILITY FOR THE INTERPRETATION OF THE DRAWINGS BY THE CONTRACTOR. UPON APPLICATION, GRAPHIC CLARIFICATION OR SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE DRAWINGS WILL BE PROVIDED.
 3. ALL PRINTS AND SPECIFICATIONS RELATED TO THIS PROJECT ARE THE PROPERTY OF WM FARES ARCHITECTS. DESIGN CANNOT BE REPRODUCED, COPIED, OR USED FOR CONSTRUCTION PURPOSES WITHOUT THE APPROVAL OF THE ARCHITECT IN WRITING. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODE BY-LAWS AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
 4. THE ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL DRAWINGS. IN CASES OF DIFFERENCES BETWEEN CONSULTANTS' DOCUMENTS WITH RESPECT TO QUALITY, SIZES OR SCOPE OF WORK, THE GREATER SHALL APPLY.
 5. ALL GUARDS & HANDRAILS TO CONFORM TO NATION BUILDING CODE.
 6. ALL DIMENSIONS SHOWN TO FINISHED SURFACES AND ELEMENTS UNLESS OTHERWISE NOTED.
 7. IF AN ITEM IS NECESSARY FOR THE INSTALLATION AND PROPER WORKMANSHIP OF MATERIALS UNDER THIS CONTRACT AND IS NOT NOTED OR SPECIFIED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE IMPLEMENTATION.
 8. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL ON-SITE DIMENSIONS & MEASUREMENTS AND SHALL BECOME THOROUGHLY FAMILIAR WITH THE EXISTING SITE CONDITIONS WHICH AFFECT THE WORK OF THIS PROJECT. NO ALLOWANCE WILL BE MADE FOR FAILURE TO NOTE SITE CONDITIONS.
 9. ALL AREAS TO BE LEFT IN CLEAN CONDITION AT THE END OF EACH DAY'S WORK.

Approved Site Plan

- Site plan has more surface parking compared to the proposed R3 plan that utilizes underground parking, which results in higher lot coverage with hard surfaces.
- Also shown are the elevation drawings as part of the site plan approval.



Policy Analysis

- Staff will be requesting comments from internal departments and external agencies, including but not limited to: Nova Scotia Public Works; Chignecto Regional Centre for Education; and Infrastructure and Operations.
- 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

- An advertisement outlining the application and indicating that it had been received and was under review by staff was placed in the *Chronicle Herald*.
- 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.

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.*