

***FH Development Group Inc Application:  
Master Planned Community***

Planning Advisory Committee

Planning and Development Department

January 16, 2024



**EAST HANTS**

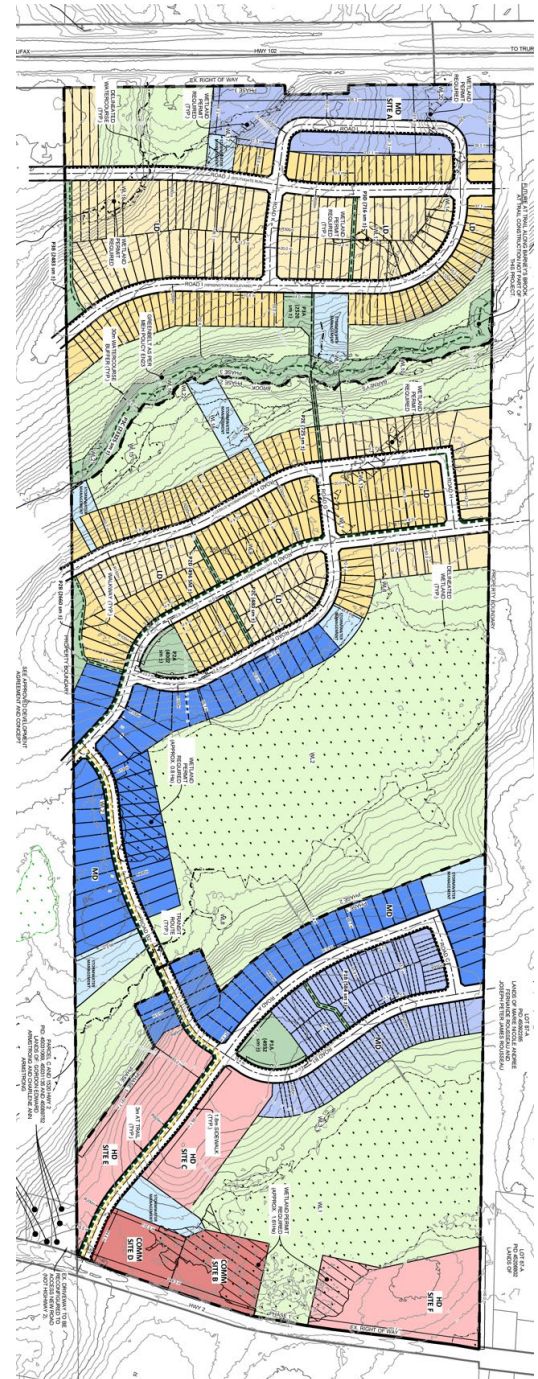
# Subject Property

- **Applicant:** FH Development Group Inc.
- **Location:** PID 45089802, Highway 2, Milford Located directly adjacent to the community of Lantz. Last property in the northern end of the South Corridor and Commercial Growth Management Area.
- **Subject Property Size:** 111 ha
- **Proposal:** To amend the Municipal Planning Strategy and Land Use Bylaw and to enter into a development agreement for a mixed use master planned neighbourhood including a mixture of low, medium and higher density residential development; open space; and commercial uses.



# Development Proposal

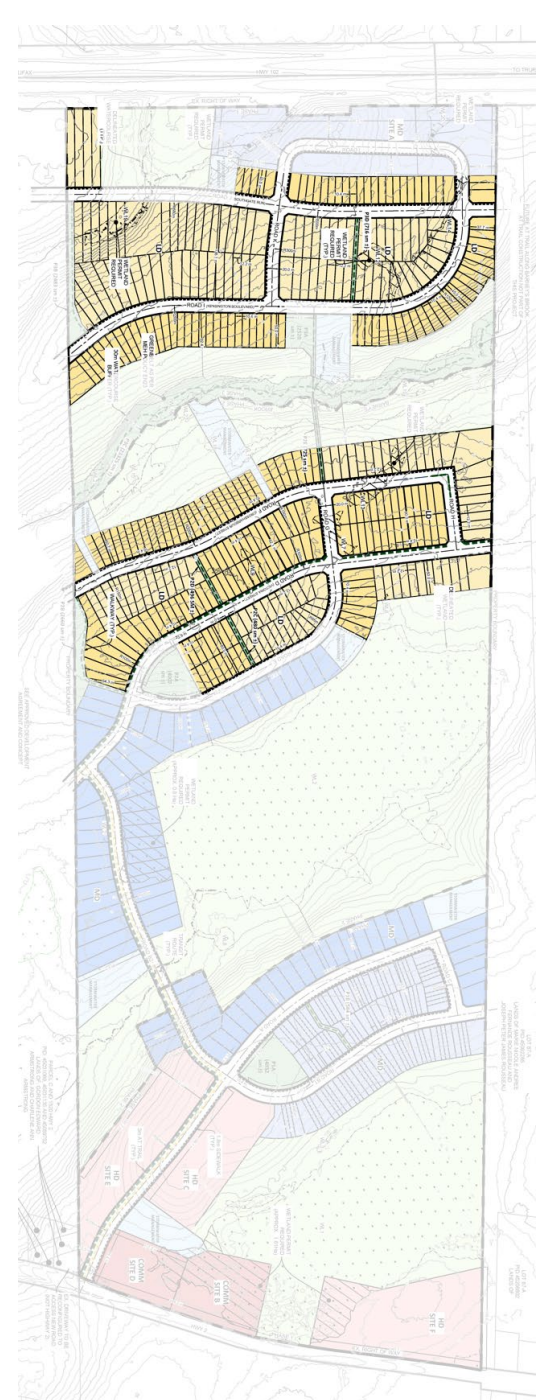
- Approximate Total Residential Units: 1,500
- Single Units Dwellings: 375
  - Frontages = 10.4 m and 12.2 m
- Two Unit Dwellings: 164
- Townhouse Units: 232
  - On-street townhouses
  - Cluster or stacked townhouses area MD Site A





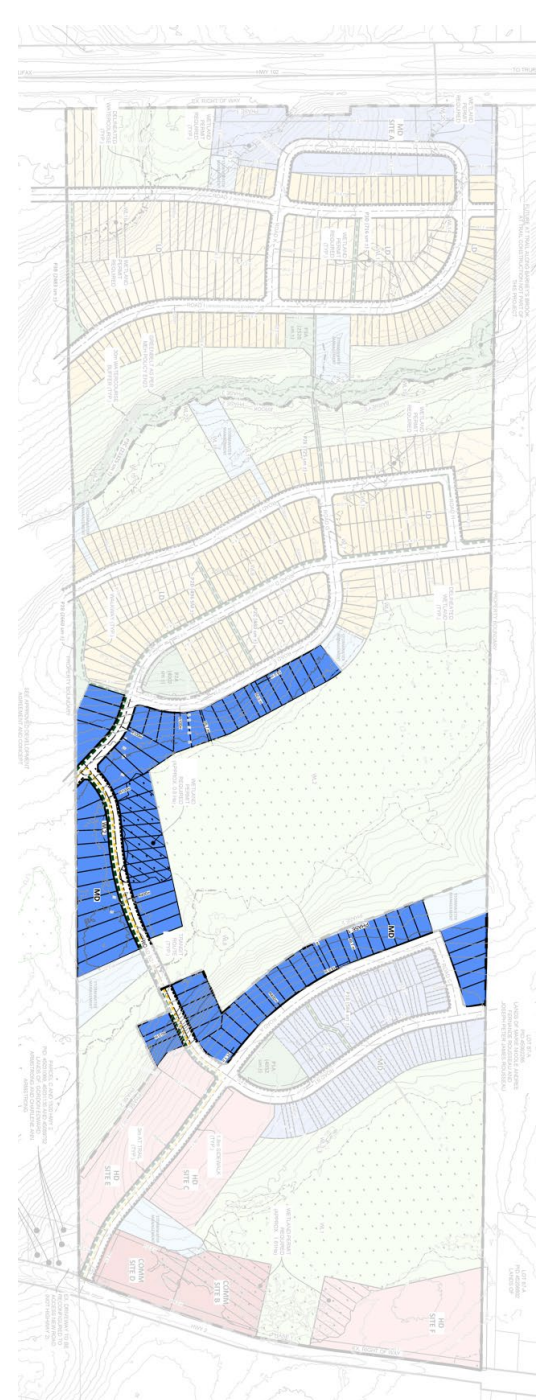
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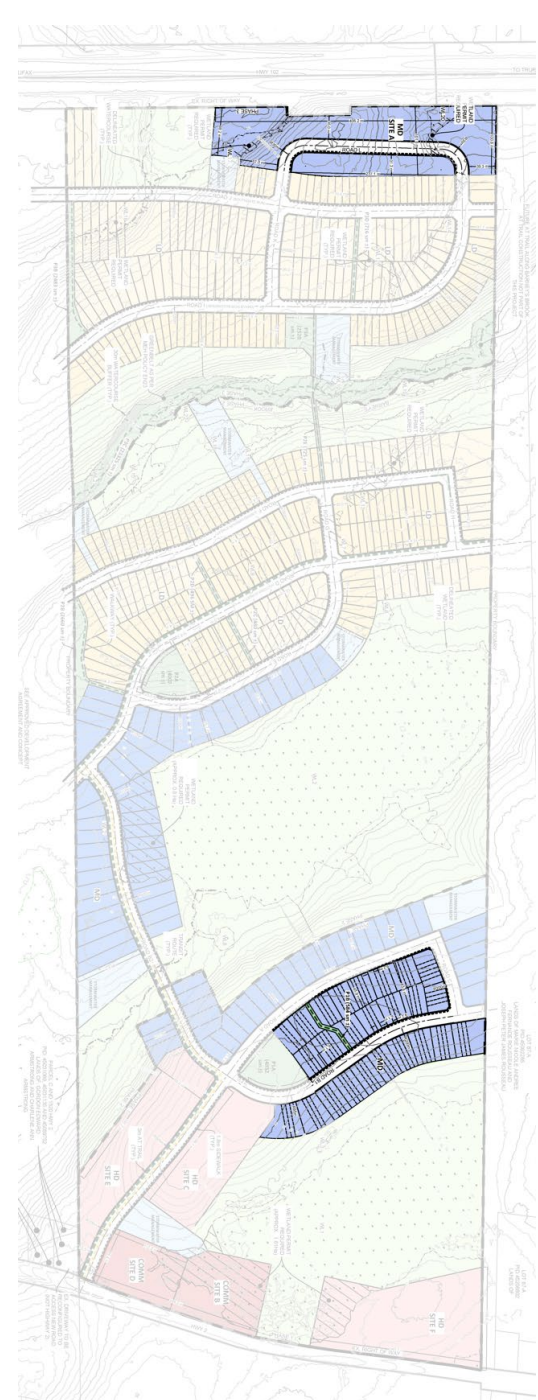
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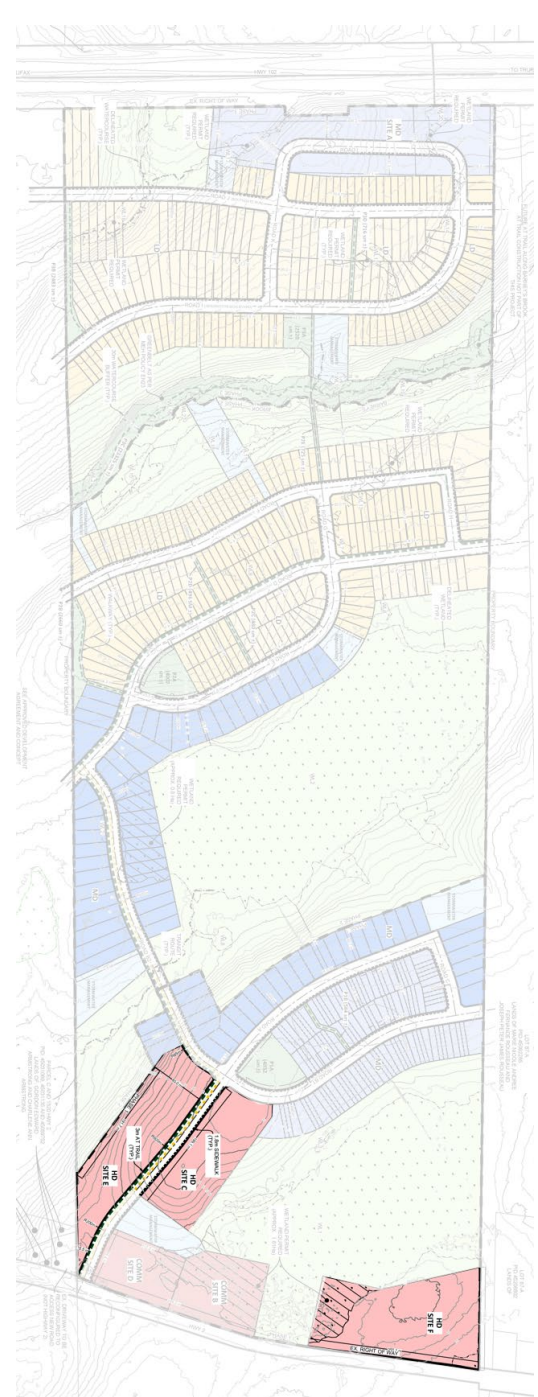




# Development Proposal

- Multiple Unit Building Dwelling Units: 690
  - Area HD Site F includes mixed use buildings.
- Commercial Lands
  - Permits local commercial and highway commercial uses

Note: Concept Only

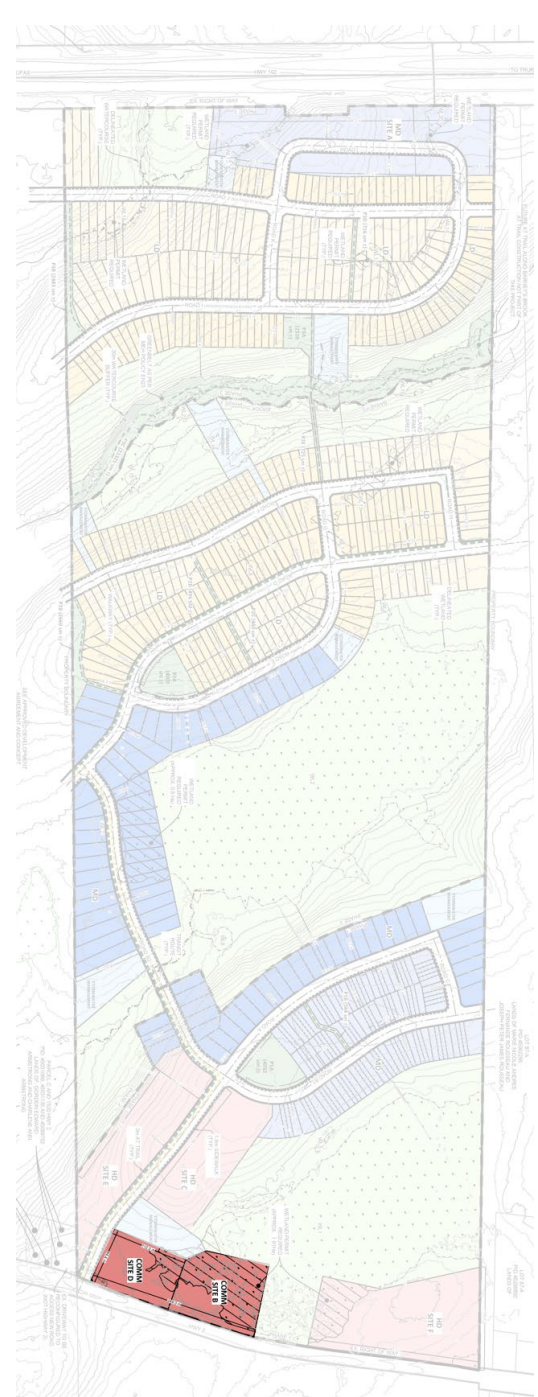


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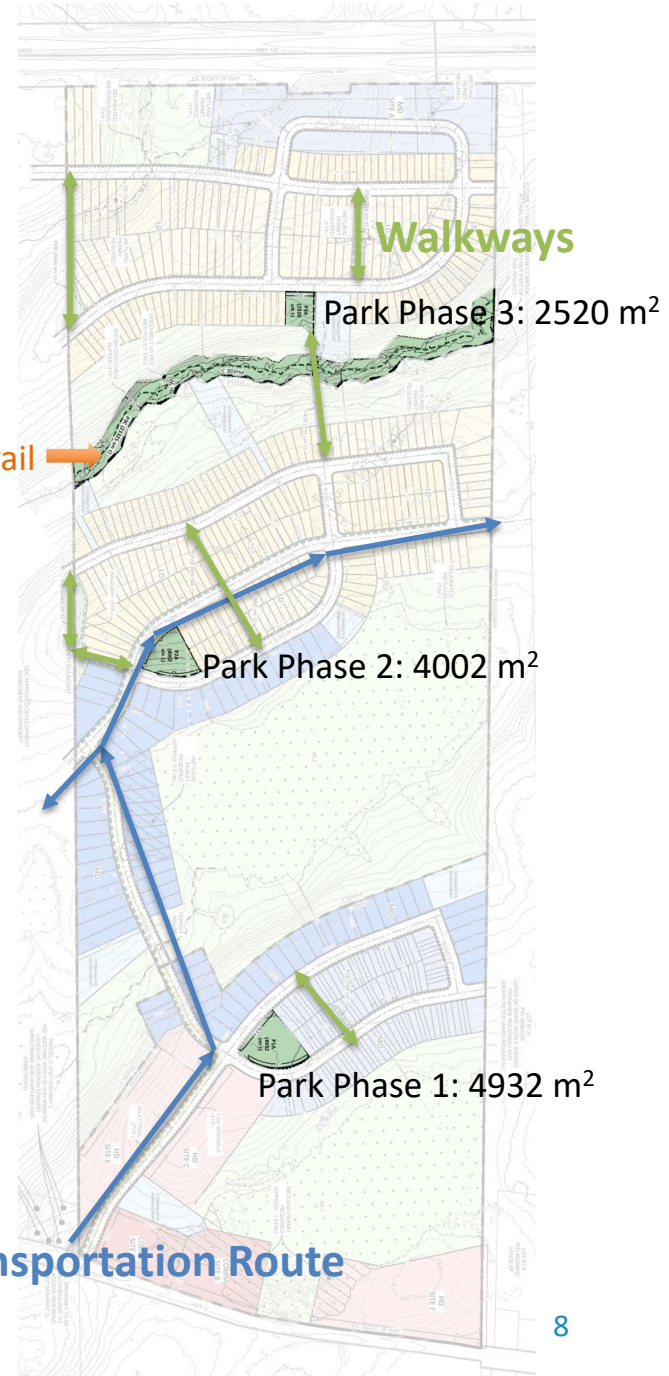




# Development Proposal

- Open Space and Trails
  - There is one park in each phase.
  - Extension of the Barney's Brook trail into the subject property will create a trail that is approximately 2.6 km in length from the start of the trail in the future Armco Capital Inc. development, to where it stops in the current development proposal.
  - An AT route extends through phases 1 & 2 and joins with Armco lands.
  - Walkways are required as per the Subdivision Bylaw.
- Conservation Lands
- Stormwater Management Areas
  - Will be designed per Municipal standards.

Barney's Brook Trail



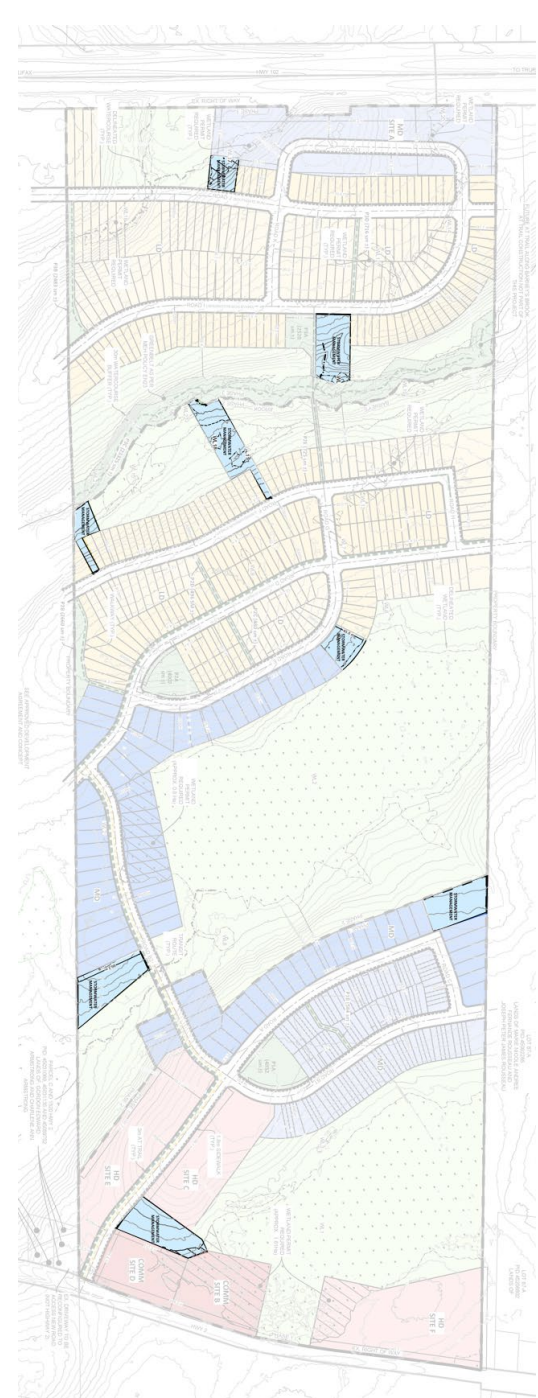
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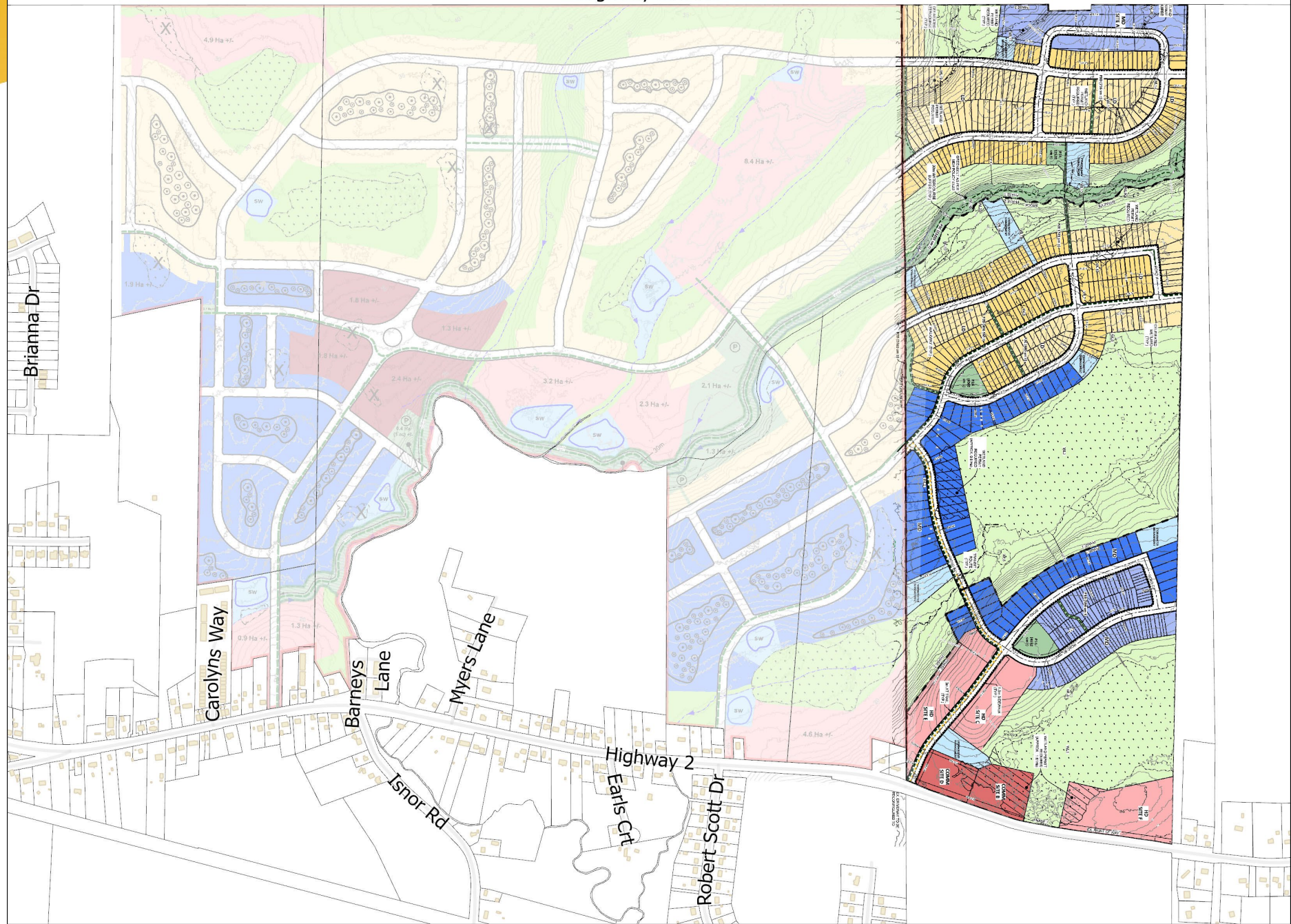
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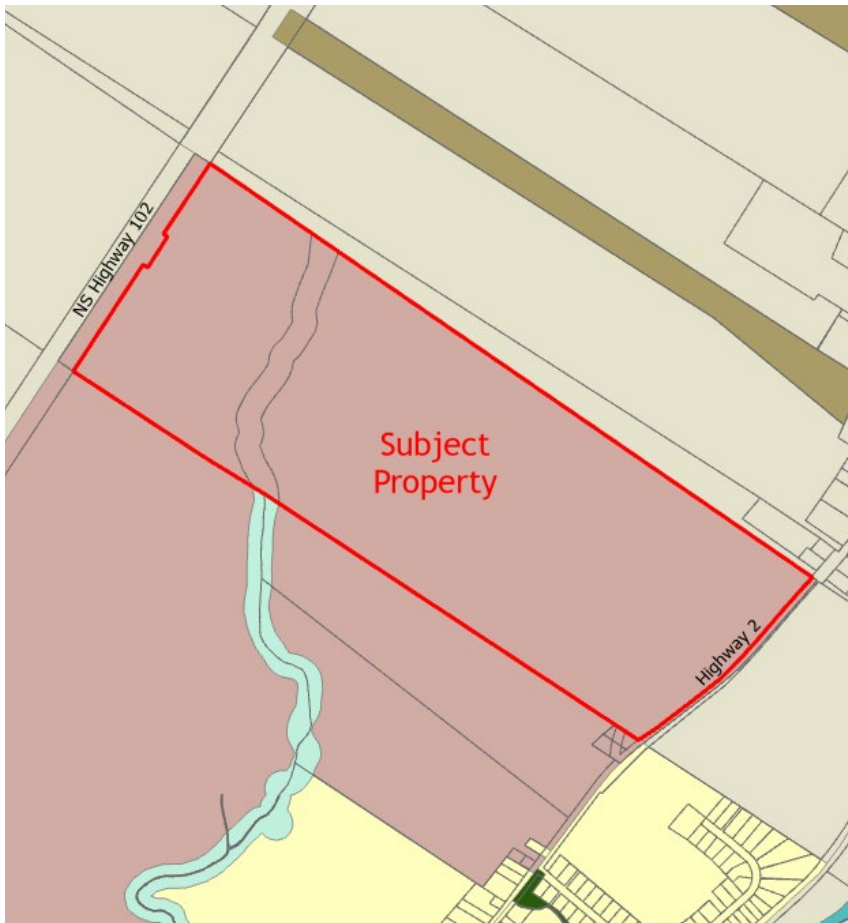




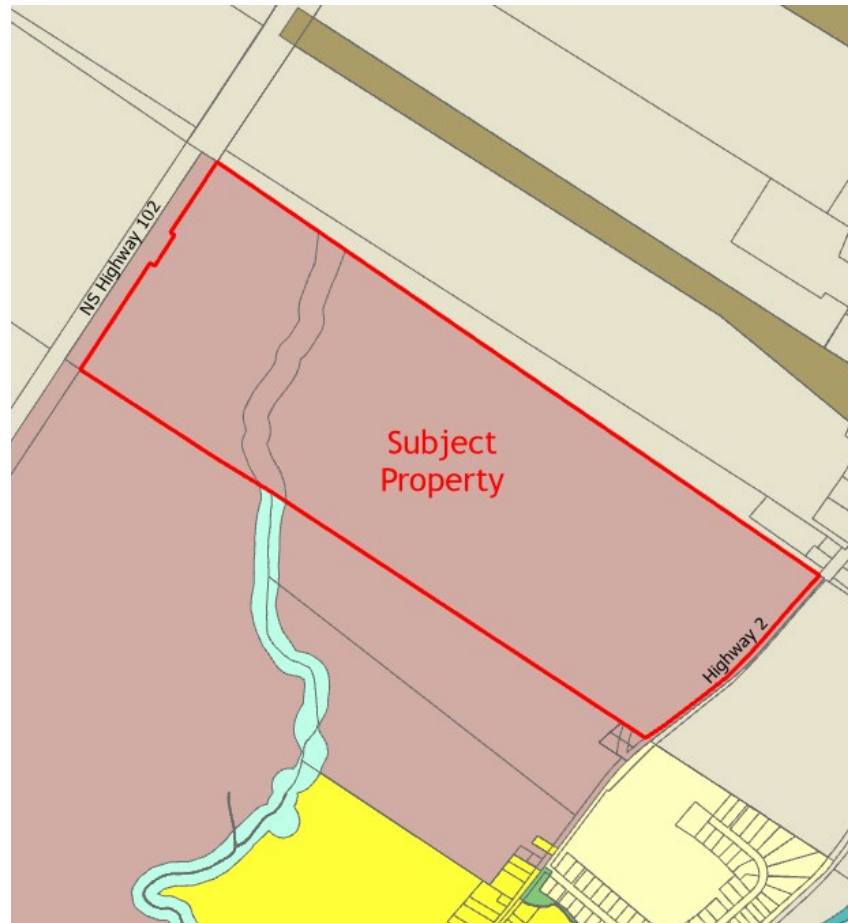
Highway 102 SB Highway 102 NB



# Amendment Maps



GFLUM



LUB



## Policy Analysis

- The planning application has two parts, the mapping amendments and the development agreement.
- Both parts of the application have been processed simultaneously; however, the development agreement is contingent on the MPS and LUB mapping amendments being approved.
- Council’s Policy Goal of the Walkable Comprehensive Development District is to *“establish an avenue for the consideration of relatively large scale mixed use and phased development proposals using the Comprehensive Development District tool. These developments should create a development conducive to active transportation through human-scaled developments designed to create visual interest at street level. Developments are also permitted and encouraged to use creativity through alternative roadway standards and new urbanism development principles.”*
- Staff have received comments from internal departments and external agencies.



## Reviewing Agencies

- **Nova Scotia Public Works:** A Traffic Impact Study has been completed for the proposed development. A northbound left turn lane from Highway 2 into the development is required. The study also recommends lowering the Highway 2 speed limit by shifting the existing speed transition zone from Robert Scott Drive, northward, to beyond the South Corridor and Commercial Growth Management Area. This would lower the speed limit to 60 km/h in the study area. In addition, the Study also recommends that Nova Scotia Public Works begins long-term transportation planning for the Corridor.
- Nova Scotia Public Works has reviewed and approved the transportation-related requirements in the draft development agreement.
- **RCMP:** recognizes that traffic in the Corridor will be increased from the continued growth of the community and traffic will need to be managed. These concerns have been forwarded to Nova Scotia Public Works for their planning purposes.

## Reviewing Agencies Continued

- **Chignecto Regional Centre for Education:** The Director of Operational Services has indicated that the proposed development does have the potential to impact schools in the area and while there is capacity currently in the schools, this potential development, along with the current growth will increase the schools towards capacity, and will require additional supporting elements (staff, space and resources).
- The Director further states that the Chignecto Regional Centre for Education will consider this information to supplement their planning tools as they evaluate the capacity/utilization during their planning process.
- Planning staff will meet with the Centre for Education to discuss expected population growth.
- Staff estimate that the number of school-aged children will be approximately 557 at full build-out.
- The applicant may apply for an unsubstantial amendment to the DA for institutional uses on the commercial or multiple unit dwelling areas, which would permit the development of a new school.

## Reviewing Agencies Continued

- **Parks, Recreation and Culture Department:** has reviewed the application.
- PRC has requested a combination of land and cash-in-lieu. The cash-in-lieu will be used for the development of the parks within the development site.
- PRC is satisfied with the layout and size of the parkland.
  - Phase 1: Park Size 4950 m<sup>2</sup> and 6.9% cash-in-lieu.
  - Phase 2: Park Size 4002 m<sup>2</sup> and 7.65% cash-in-lieu.
  - Phase 3: Park Size 2520 m<sup>2</sup> and 30 m width from Barney's Brook for the length of the brook.
- The walkways in between blocks are not part of the open space calculations, they are an infrastructure requirement under the Subdivision Bylaw.
- As part of the Armco Capital Inc. application there is proposed to be a 4 hectare community park that will be within walking distance for the majority of future residents in the proposed application site.
- The FH Development Group Inc. portion of the Barney's Brook trail is proposed to connect with the Armco lands to create a 2.6 km trail, which will pass through the 4-hectare community park.



## Reviewing Agencies Continued

- **Fire Services:** Lantz Fire and Emergency Services has not provided comments on the application.
- As part of the fiscal impact analysis for the application, the fire levy was approximated if full build-out of the FH Development Group Inc. lands occurred. The fire service would receive an additional \$462,277 per year from the development if the fire levy is maintained at the current percentage.
- **Economic and Development:** staff have provided feedback to the applicant regarding the proposed commercial development.

## Reviewing Agencies Continued

- **Infrastructure and Operations:** In addition to the standard comments regarding servicing, I&O indicated that traffic calming measures will be required throughout the development, in accordance with Municipal standards. Water and sewer servicing will be subject to available capacity at the time of tentative subdivision approval.
- **Nova Scotia Environment and Climate Change** have not provided comments. They will have additional opportunities to comment on the application during the Subdivision process. As well, the applicant will have to apply for a permit from NSECC for any wetland alteration.

## Fiscal Impact Analysis

- Municipal Finance staff have prepared a comprehensive fiscal impact analysis.
- The total tax revenue per year from the proposed development is estimated to be \$3,866,334.
- The total cost of providing services to the proposed development per year is estimated to be \$3,218,658.
- At full build-out there is estimated to be a financial benefit to the Municipality of \$647,676 annually.
- Therefore, as proposed, the development will have a positive financial impact on the Municipality.



# FH Developments - Lantz

Type of Construction (Residential/Commercial)	Assessment	Per Unit Price	Unit of Measurement	Total
<b>Estimated Assessed Value</b>				
<b>Residential</b>	\$ 325,727,763			
<b>Commercial</b>	\$ 4,470,371			
<b>Total</b>	\$ 330,198,133			
Residential Taxes per Assessed Value		\$ 0.2917		\$ 950,147.88
Commercial Taxes per Assessed Value		\$ 2.0517		\$ 91,718.60
RCMP Services		\$ 0.2284		\$ 754,172.54
Mandatory Provincial Contribution (Library, Social Family, Corrections, School Education)		\$ 0.2899		\$ 957,244.39
Fire Rates		\$ 0.1400		\$ 462,277.39
Urban Service Rates Residential (includes sidewalks and streetlight rates)		\$ 0.0650		\$ 211,723.05
Urban Service Rates Commercial (includes sidewalks and streetlight rates)		\$ 0.6570		\$ 29,370.34
Wastewater Management Fee (Based on avg annual consumption) - Household		\$ 330.00	771 Dwelling Units	\$ 254,430.00
Wastewater Management Fee (Based on avg annual consumption) - Apartment		\$ 225.00	690 Dwelling Units	\$ 155,250.00
Wastewater Management Fee Commercial (Based on avg annual consumption)		\$ 5,234.00		\$ 5,234.00
<b>Total Tax Revenue per Year (Excludes Infrastructure Charges)</b>				<b>\$ 3,866,334.19</b>
<b>General Tax Rate Expenses</b>				
	<b>Road Type</b>	<b>Width</b>		
			5,658	
Cost of Maintenance Municipal Roads per metre per Year	Asphalt	9	\$ 44.07	5,658 Metres
Cost of providing Stormwater Services per Year (Municipal Roads)			\$ 34,644.80	\$ 34,644.80
Cost of Ditching		yes	\$ 11.62	5,658 Metres
Cost of resurfacing roads per metre per year	Asphalt	9	\$ 45.00	5,658 Metres
RCMP Services			\$ 209,000	2 Officers
Replacement cost of Storm System per year			\$ 39,556.35	\$ 39,556.35
Mandatory Provincial Contribution (Library, Social Family, Corrections, School Education)				\$ 957,244.39
Cost of maintaining a park/trails (Parks and Rec) Estimate				\$ 13,500.00
<b>Urban Service Rate Expenses</b>				
Cost of providing Waste Water Services per Year - Household			\$ 330.00	771 Dwelling Units
Cost of providing Waste Water Services per Year - Apartment			\$ 225.00	690 Dwelling Units
Cost of providing Waste Water Services per Year Commercial			\$ 5,234.00	\$ 5,234.00
Replacement Cost of Downstream External Wastewater Infrastructure			\$ 10.45	5,658 Metres
Replacement cost of Internal Wastewater Collection per year			\$ 15.42	5,658 Metres
Cost of Snow Removal for Municipal Sidewalks per metre per Year			\$ 4.81	8,158 Metres
Cost of Mowing & Maintenance for Municipal Sidewalks per metre per Year			\$ 5.44	8,158 Metres
Cost of repaving sidewalks per year		concrete	\$ 8.16	5,658 Metres
Cost of repaving sidewalks per year (additional if needed)		asphalt AT Trail	\$ 9.09	2,500 Metres
Replacement cost of Streetlights per year			\$ 52.50	86 Streetlights
Annual cost of maintaining streetlights (power/insurance)			\$ 62.38	86 Streetlights
<b>Fire Expenses</b>				
Fire Rates				\$ 462,277.39
<b>Total Tax Revenue from Development</b>				
				<b>\$ 3,866,334.19</b>
<b>Total Cost of Providing Services to Proposed Development per Year</b>				
				<b>\$ 3,218,658.14</b>
<b>Financial Benefit to the Municipality</b>				<b>\$ 647,676.05</b>

## 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*.
- An open house and public information meeting (PIM) was held on May 3, 2023. Meeting notes have been included in the staff report.
- First reading of the mapping amendments and initial consideration of the development agreement was given at the June 20, 2023, meeting of Council.
- A questionnaire was sent to property owners within 300 m of the subject property. Only one questionnaire was returned from a resident who was concerned about the size of the development, the height of the buildings, and the impact on swamps. A copy of the returned questionnaire is attached for the information of Planning Advisory Committee.

## Citizen Engagement Continued

- The two major wetlands located on the subject land are not proposed to be infilled, instead, these areas will be retained as conservation lands and will act as a natural asset to the proposed stormwater management network.
- The overall density of the FH Development Group Inc. proposal is 13.5 dwelling units per hectare, which is greater than the 10 dwelling units per hectare approved in the Armco development agreements. A higher density equates to a more efficient delivery of Municipal services and better tax revenue.
- The height of the large multiplexes proposed for the application site are 6-storeys, the same height that has been approved by Council for both the Armco Capital Inc. site and the Shaw Group site.
- A notice advising the public of the January 24, 2024 hearing will be placed in the January 10<sup>th</sup> and 17<sup>th</sup> editions of the Chronicle Herald for two consecutive weeks prior to the hearing. As well, the date and time of the public hearing has been mailed out to all property owners within 300 m of the subject property.



## Conclusion

- The applicant has demonstrated a commitment to the WCDD goals by submitting a proposal that encourages walkability and active transportation.
- New urbanism development principles have been incorporated into the development agreement by providing a variety of land uses.
- Residential development is proposed to be comprised of varying densities and housing types.
- Parkland, trails and active transportation routes will not only benefit the development but will also benefit neighbouring proposed residential areas.
- The proposed concept plan proposes seamless connections to the approved Armco Capital Inc. development proposal to create a continuous and connected community.

## Conclusion Continued

- The proposed development is in the long-term fiscal interest of the Municipality.
- Community design will serve future residents with a high degree of walkability, a variety of housing, and recreation options while protecting key natural features.
- The FH Development Group Inc. proposal has been evaluated using all applicable policies in the Municipal Planning Strategy.
- Based on this evaluation, staff find the proposed development consistent with the spirit and intent of the Municipal Planning Strategy and recommend approval.

## Recommendation

- That Planning Advisory Committee recommends that Council give second reading and approve the MPS and LUB mapping amendments and give final consideration of the development agreement.

## Recommended Motion

*Planning Advisory Committee recommends that Council:*

- *give second reading and approve an application from FH Development Group Inc. to amend the MPS and LUB by changing the land use designation and zone of PID 45089802 to Walkable Comprehensive Development District (WCDD) to permit a mixed use master planned development.*

*And*

*Planning Advisory Committee recommends that Council:*

- *give final consideration and approve entering into a development agreement with FH Development Group Inc. for lands identified as PID 45089802 Highway 2, Milford to permit a mixed-use master planned development, signed within one year of Council's approval, and contingent upon Council's approval of the MPS and LUB mapping amendments being approved by the Minister of Municipal Affairs & Housing.*