

**Region of Queens Municipality  
Public Hearing  
Rezoning – Lawrence Street in Liverpool  
Tuesday, August 8, 2023  
9:00 a.m.**

**Agenda**

**Purpose:**

The purpose of this Public Hearing is to provide any interested person an opportunity to present an oral or written presentation to Council of Region of Queens Municipality with regard to the intention to amend the Land Use Bylaw to change the zoning of PID#'s 70027982, 70040423, 70017983 and 70028477 to Multiple Unit Residential (RM).

The procedure for this Public Hearing is as follows:

**A. OPENING REMARKS:**

- 1) Every person is eligible to speak, but first must be recognized by the Chair and must give his or her name and address before commencing.
- 2) A person may speak more than once, but preference will be given to those who have not previously spoken.
- 3) This meeting will be conducted following parliamentary procedure. This Council uses its own Rules of Order, as well as Bourinot's Rules of Order.
- 4) Staff review and comments.
- 5) The floor is now open for comments.

**B. CLOSING REMARKS**

**C. ADJOURNMENT**

## Region of Queens Municipality Staff Report

7.3

**To:** Council

**From:** Mike MacLeod, Director of Planning and Development

**Date:** June 27, 2023

**Re:** Rezoning – Lawrence Street in Liverpool

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### Background

Council, at its November 22, 2022 meeting, approved entering into a purchase and sale agreement to sell four parcels of Municipal land on Lawrence Street and Amherst Street in Liverpool, comprising approximately 2.6 acres. The properties are identified as PID#'s 70027982, 70040423, 70017983 and 70028477. The purchaser proposes to construct a multiple unit residential housing project on the subject lands.



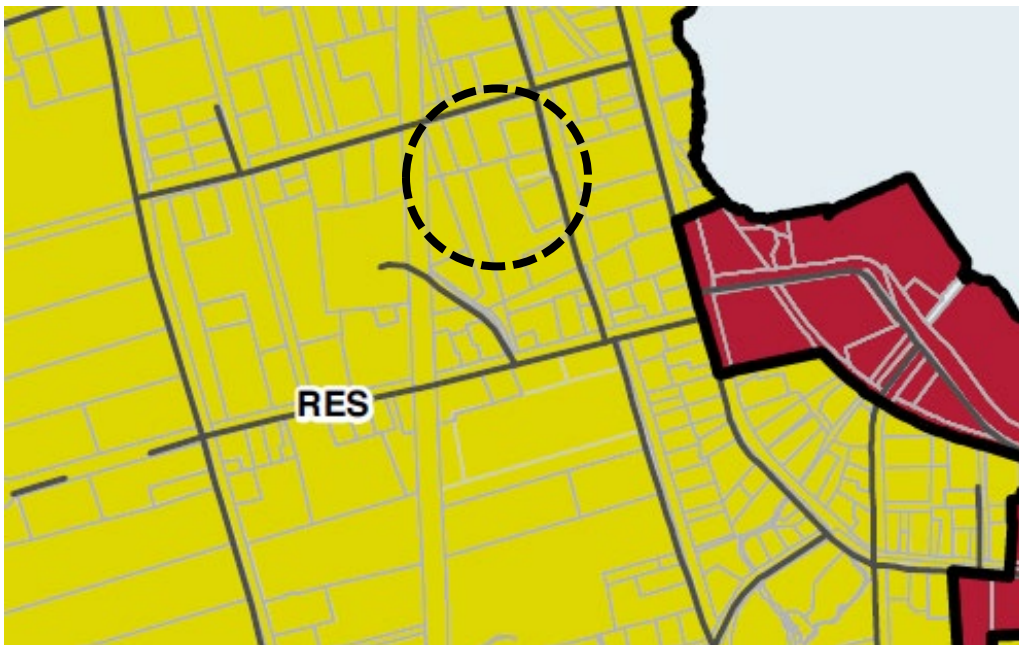
Map of Subject Properties

### Details

The properties are zoned as **Lower Density Residential (RL)** under the Land Use Bylaw and have a future land use designation of **Serviced Residential (RES)** under the Municipal Planning Strategy.



Zoning Map




Future Land Use Map

The use being proposed for the properties is not permitted in the (RL) Zone. As such, the only opportunity for consideration of the proposed use would be through amendments to the Land Use Bylaw to change the zoning to Multiple Unit Residential (RM). Application attached as Appendix A.

In looking at proposed amendments to the Land Use Bylaw, Council has established, through policy, a number of evaluation criteria and are as follows:

***Policy 6-21:*** Council shall not amend the Land Use Bylaw or approve a development agreement unless Council is satisfied the proposal:


- (a) *is consistent with the intent of this Municipal Planning Strategy;*
- (b) *does not conflict with any Municipal or Provincial programs, bylaws, or regulations in effect in the municipality;*
- (c) *is not premature or inappropriate due to:*
  - (i) *the ability of the Municipality to absorb public costs related to the proposal;*
  - (ii) *impacts on existing drinking water supplies, both private and public;*
  - (iii) *the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services;*
  - (iv) *the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal;*
  - (v) *the adequacy of fire protection services and equipment;*
  - (vi) *the adequacy and proximity of schools and other community facilities;*

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- (vii) *the creation of a new, or worsening of a known, pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses;*
  - (viii) *site-specific climate change risks;*
  - (ix) *the potential to create flooding or serious drainage issues, including within the proposal site and in nearby areas;*
  - (x) *impacts on known habitat for species at risk;*
  - (xi) *light pollution and impacts on dark sky views, especially in the vicinity of the Kejimikujik Dark-Sky Preserve;*
  - (xii) *the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility rights-of-way; and*
  - (xiii) *negative impacts on the viability of existing businesses in the surrounding community, including, but not limited to, the risk of land use conflicts that could place limits on existing operational procedures.*

The Municipal Planning Strategy identifies a set of sustainable planning values respecting housing and are as follows:

*“In order to achieve the Region’s Vision and Goals and build a sustainable future, Council has articulated the following sustainable planning values to help shape policies about housing:*

- *Promote residential growth within established communities, near to services, and away from hazardous or sensitive lands.*
- *Encourage residential infilling on serviced lands within the Urban Service Areas.*
- *Guide the evolution of communities and residential areas in a manner that is respectful of, and complementary to, the existing context and character of those communities.*
- *Direct new residential communities to vacant lands that have the potential for sustainable development through the efficient servicing.*

- 
- Encourage an increased supply of rental housing in the Municipality.
  - Diversify the available housing stock beyond the traditional dominance of single-detached homes.
  - Enable and promote reinvestment in older, larger homes for reuse as housing that meets current demographic trends.”

As well, the Municipal Planning Strategy sets out that:

Council believes multi-unit developments are important to a sustainable future for Queens, in which all residents can find housing that suits their needs. As a result, Council has taken the effort of “pre-zoning” lands for multi-unit residential development. These are typically undeveloped or underdeveloped lands near to services, transportation connections, and/or community uses. Council has also implemented the use of “site plan approval” for larger residential developments. This approach to permitting streamlines the process (compared to zoning amendments), but actually allows finer-grained, site-specific control of building design.

Outside of these areas identified for “pre-zoning” Council will continue to consider proposals for multi-unit residential development through the zoning map amendment process. Indeed, Council is supportive of such efforts and encourages such requests as a means to increase housing options in existing serviced communities, subject to a full evaluation of potential impacts through the public process of such amendments.

**Policy 4-42:** Council shall, in the permitted uses in each zone of the Land Use Bylaw, tailor the types and densities of residential uses to the classification of community in which the zone is intended to be used. Rural development areas shall be limited to a low density of development, hamlets shall generally be lower in density with an opportunity for medium densities with careful oversight, and the **urban serviced areas shall be the focus of higher densities of residential development.**

**Policy 5-10:** Council shall, through the Land Use Bylaw, establish the Multiple Unit Residential Zone. This zone is intended to accommodate multi-unit residential developments in the urban serviced areas.

## Considerations -

- Total lot area for the four lots is approximately 2.6 acres.
- Proposed 26 unit residential development.
- Significant demand for new residential housing options in Queens.
- Mix of residential densities in immediate area.
- Current zoning is Lower Density Residential (RL).
- Proposed use requires amendments to the LUB to change zoning to Multiple Unit Residential (RM).
- Access to Municipal sewer and water services.
- Lots have frontage on Lawrence Street, Amherst Street and Queen Street Extension, all of which are municipally owned.



Streetscape – From Lawrence Street



Streetscape – From Amherst Street



## **Tentative Timeframe –**

Should recommendation be made to proceed with rezoning of the properties, is as follows:

Planning Advisory Committee -	June 19, 2023
Council -	June 27, 2023
First Public Notice -	July 5, 2023
Second Public Notice -	July 12, 2023
Public Hearing -	August 8, 2023
Council -	August 8, 2023
Notice of Passing -	August 16, 2023
Appeal Period Ends	August 31, 2023

Staff have reviewed the application and are of the opinion that the proposed amendments are reasonable and is in line with Council's vision, goals and policy respecting residential development.

The Region's Planning Advisory Committee (PAC) met on June 19, 2023 to review the application and the proposed use of the properties. Committee members recognized the importance and need for new residential housing units in the area, particularly those targeted as affordable housing. Following discussion on the implications of the proposed amendment, PAC recommended in favor of rezoning the subject properties from Lower Density Residential (RL) to Multiple Unit Residential (RM).

## **Applicable Legislation**

Municipal Government Act and Region of Queens Municipality Municipal Planning Strategy and Land Use Bylaw.



## **Recommendation**

THAT Council of Region of Queens Municipality give notice of its intention to amend the Land Use Bylaw to change the zoning of PID #'s 70027982, 70040423, 70017983 and 70028477 to Multiple Unit Residential (RM) ;

AND THAT a public hearing be scheduled for Tuesday August 8, 2023 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS, at 9:00 am.

# Appendix A



For Internal Use Only
Acceptance Date: _____
Processing Date: _____

## Region of Queens Municipality

## Planning Amendment and Development Agreement Application



### 1. Application Type:

- Land Use Bylaw Amendment
- Development Agreement

### 2. Property Information:

Civic address of subject property - n/a

Property Identification Number (PID) - 70027982, 70040423, 70017983, 70028477

Present use of subject property - vacant

Proposed Use of subject property - multi-unit residential

Existing Lot Size - approx. 2.6 acres

Existing Lot Frontage - 50.52'

### 3. Property Owner Information:

Name - Region of Queens

Applicant is :  
 Owner  
 Agent of Owner Earl Mielke c/o Queens Neighbourhood Housing Cooperative Ltd

Civic Address - \_\_\_\_\_

Mailing Address (If different from Civic Address) - \_\_\_\_\_

Telephone Number - \_\_\_\_\_

Email Address - \_\_\_\_\_

**4. Zoning Information:**

Existing Zoning - R-L

Proposed Zoning - R-M

**5. Property Servicing Information:**

Water Services –

Municipal System -  Existing  Proposed

Drilled Well -  Existing  Proposed

Dug Well -  Existing  Proposed

Other - \_\_\_\_\_

Sewer Services –

Municipal System -  Existing  Proposed

On-site System -  Existing  Proposed

Other - \_\_\_\_\_

Access –

Public Road -  Existing  Proposed

Private Road -  Existing  Proposed

Other - \_\_\_\_\_

**6. Declaration:**

Registered Owner of Property (Please print)

I / We \_\_\_\_\_ do solemnly declare that I / We are the current registered owner(s) of the property described in this application. I / We have examined the contents of this application and certify that the information submitted is accurate.

Registered Owner \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

Registered Owner (if more than one) \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

Authorization of Registered Owner (Please print)

I / We Region of Queens Municipality authorize Queens Neighbourhood Cooperative Housing  
To act as agent and sign this application on my / our behalf for property located Lt  
at  
(Civic Address) Lawrence St, Liverpool and identified as PID# 70027982, 70040423  
70017983, 70028477

Notes:

1. The requirements of a Land Use Bylaw amendment or development agreement application are established by the Planning Department of the Region of Queens Municipality. An application approval process will not commence until a completed application and advertising deposit are received.
2. Please make cheques payable to the Region of Queens Municipality. Following completion of the amendment process, the unused balance will be returned to the applicant. However, should the deposit be insufficient to cover the cost of advertising, the applicant will be responsible for the difference.
3. It is recommended that an applicant have a pre-consultation meeting with staff of the Planning Department prior to submitting this application.

May 30, 2023

Queens Neighbourhood Housing Co-operative Ltd. (QNCH), a recently incorporated not-for-profit housing co-op, is acquiring four parcels of land identified by PIDs 70027982, 70040423, 70017983, 70028477 comprising approximately 2.5 acres to allow for an affordable housing development. The area is located within the area of Lawrence Street, Amherst Street, and the Trestle Trail. The lands are being sold to QNCH by the Region of Queens for the purchase price of \$1.00.

The development is intended to provide up to 26 units of affordable housing, using a mixed income approach, with a spotlight on seniors. There will be highly energy efficient building envelopes (propose net-zero ready) with one, two, and three bedroom units. The development is to implement barrier free and visitable standards to allow residents to age in place.

The initial site concept plan has been developed by Passive Design Solutions with appropriate setbacks. There will be additional subconsultants engaged to ensure all funding requirements are met. Funding for the proposed development will be provided through the Province of Nova Scotia and CMHC, with additional funding already committed by the Region of Queens.

The Region of Queens has been extremely helpful in assisting QNCH locate available lands and assisting with pre-development costs. It is the intention of QNCH to provide additional affordable housing development opportunities in other locations throughout the Region of Queens. This first development is to set a precedent for future developments.

Attached is the development agreement application, preliminary site plan, arial view of the property, and survey of the four PIDs to support the application.

Should there be any additional information required, please reach out to myself.

Best Regards,



Earl Mielke, Inclusive Homes Consulting (902)

On behalf of Queens Neighbourhood Co-operative Housing Ltd.

GENERAL NOTES

1. All work is, at a minimum, to be completed in accordance with the National Building Code of Canada, local codes, and other applicable codes, bylaws, and other legal requirements.
2. All Federal, Provincial, and local ordinances, etc., shall be read and complied with in full. Where there is a conflict, the most stringent shall prevail, and when variances occur, they shall be indicated, if and when variances occur.
3. The builder is to check and verify all drawings for compliance with local building and zoning requirements and report any discrepancies prior to commencing construction.
4. Structural lumber is to be No. 2 SPF or better, or the equivalent manufactured lumber product.
5. Design and engineering of manufactured wood structural members, including joists, rafters, studs, columns, and bracing, to be by supplier.
6. This drawing does not take into account unknown site conditions such as soil bearing capacity, water tables, depth of bedrock, buried structures, etc.
7. Remove all demolition debris and construction waste from the site except material and items specifically noted by this drawing. The site shall be left clean and free of debris when the contract is complete.
8. Structure engineering, if required, by others.

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Queens Neighbourhood Co-op  
Lawrence Street Housing

DRAFT DESIGN DOCUMENTS  
ISSUED FOR REVIEW

May 5, 2023

Site Plan

Drawn By: MM Checked By: XX

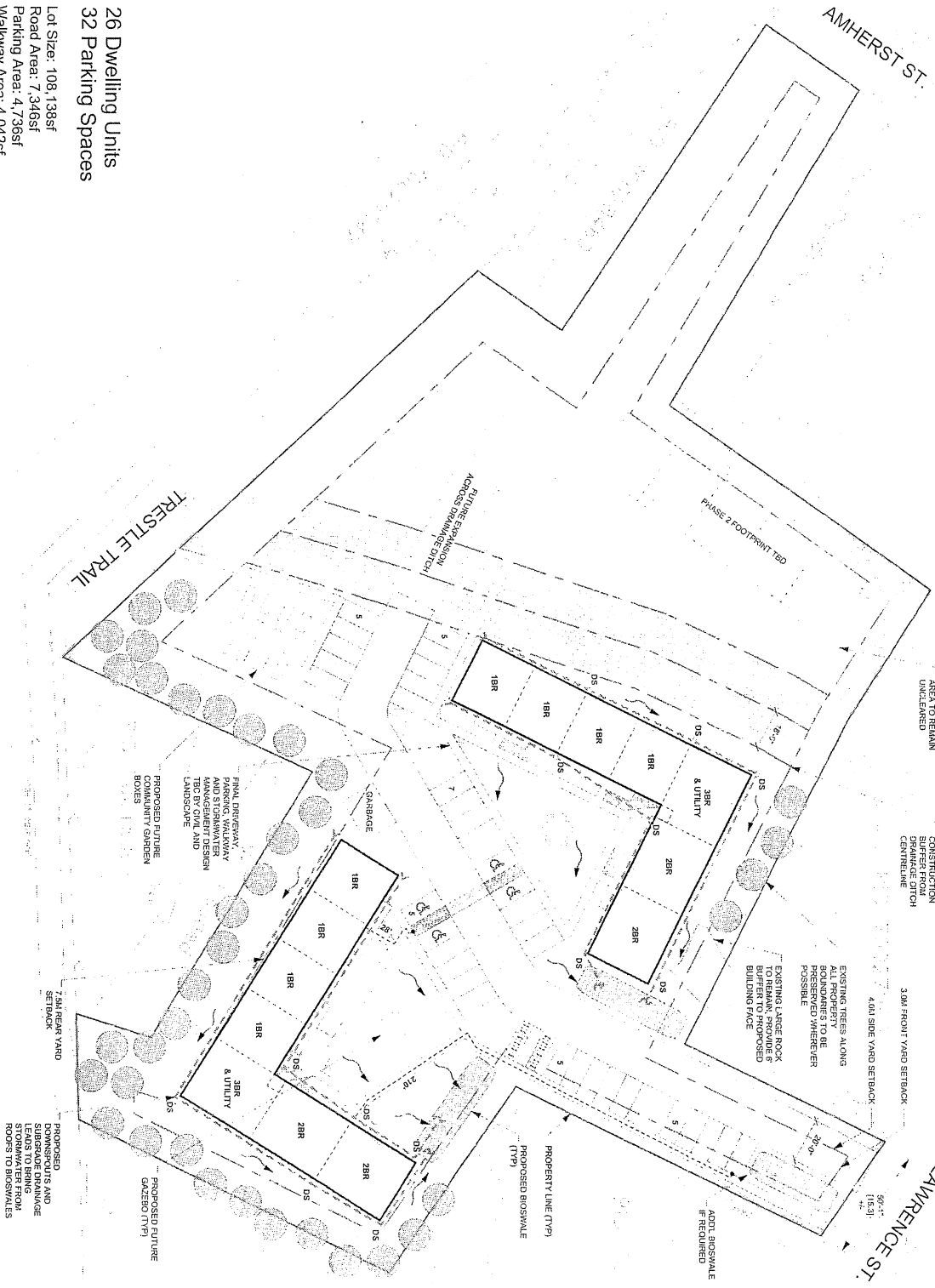
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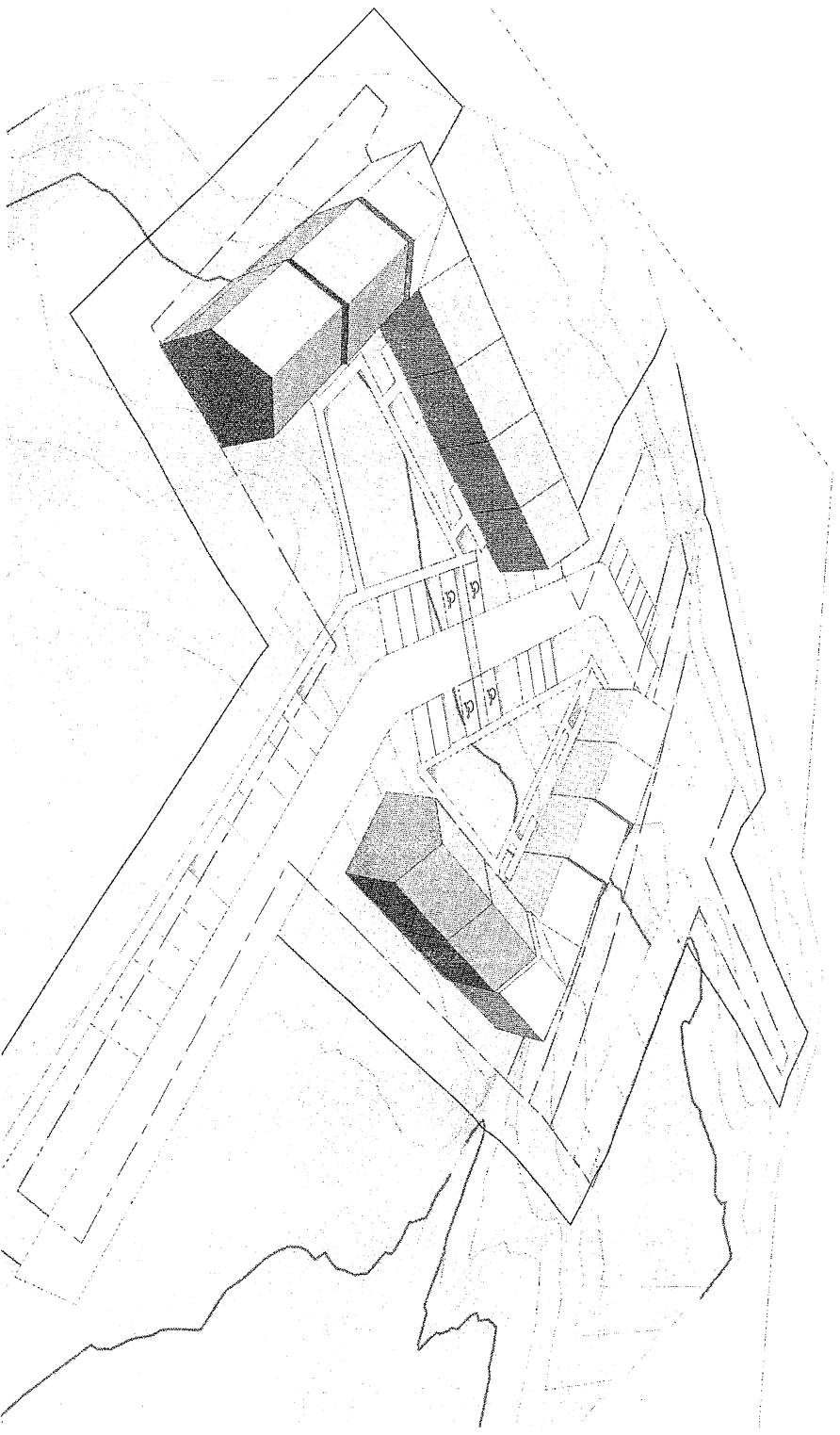


1 SITE PLAN  
SCALE: 1:1250

Handscape to Softscape Ratio: 26%  
Building Lot Coverage (Phase 1): 12%

26 Dwelling Units  
32 Parking Spaces  
Lot Size: 108,138sf  
Road Area: 7,346sf  
Parking Area: 4,736sf  
Walkway Area: 4,042sf  
Building Footprint: 12,480sf  
GFA: 24,960sf





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32 Parking Spaces

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May 5, 2023

Site 3D View

Drawn By:	MM	Checked By:	XX
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# Schedule "A"

AMHERST STREET

LAWRENCE STREET

70028477

70027982

70017983

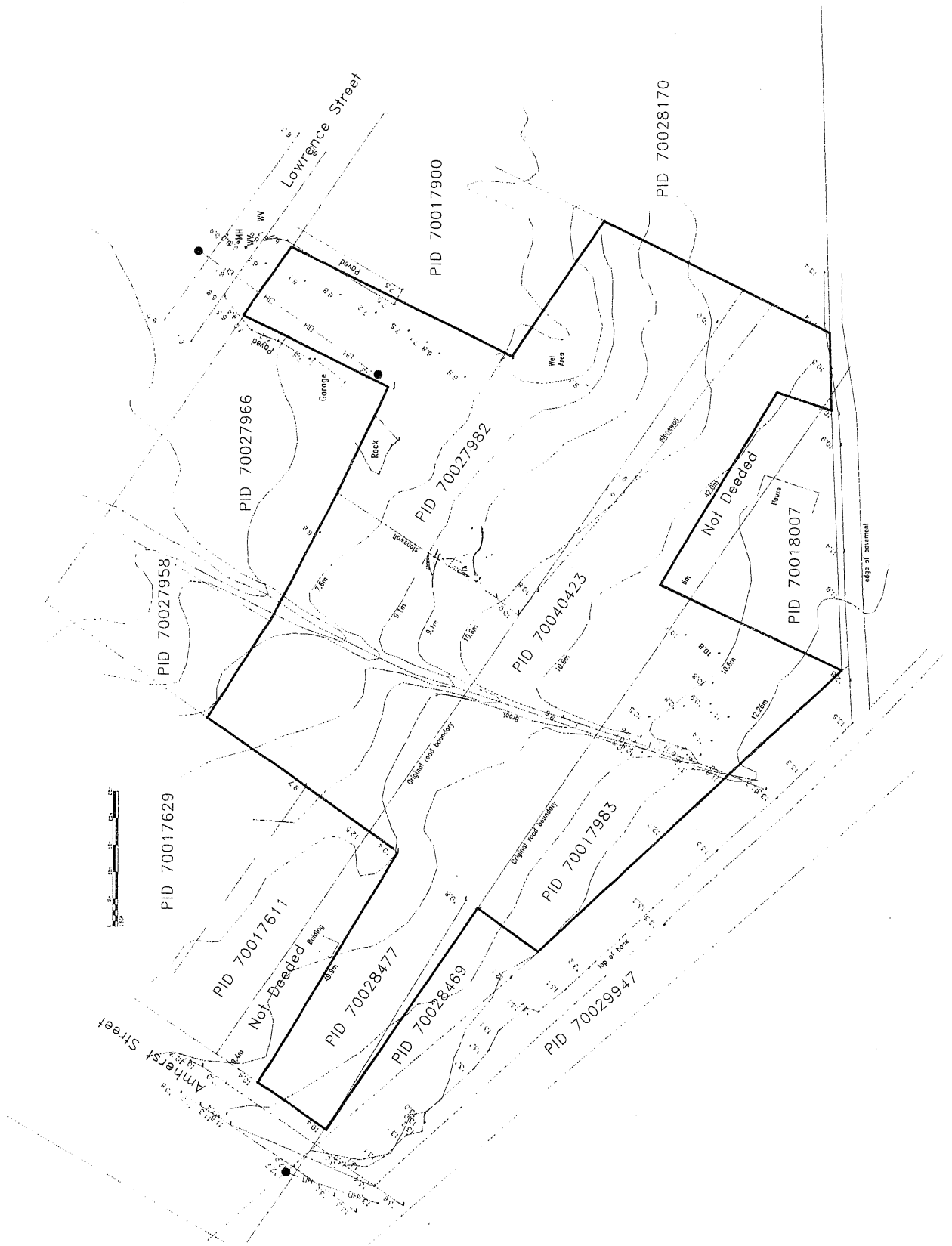
70040423

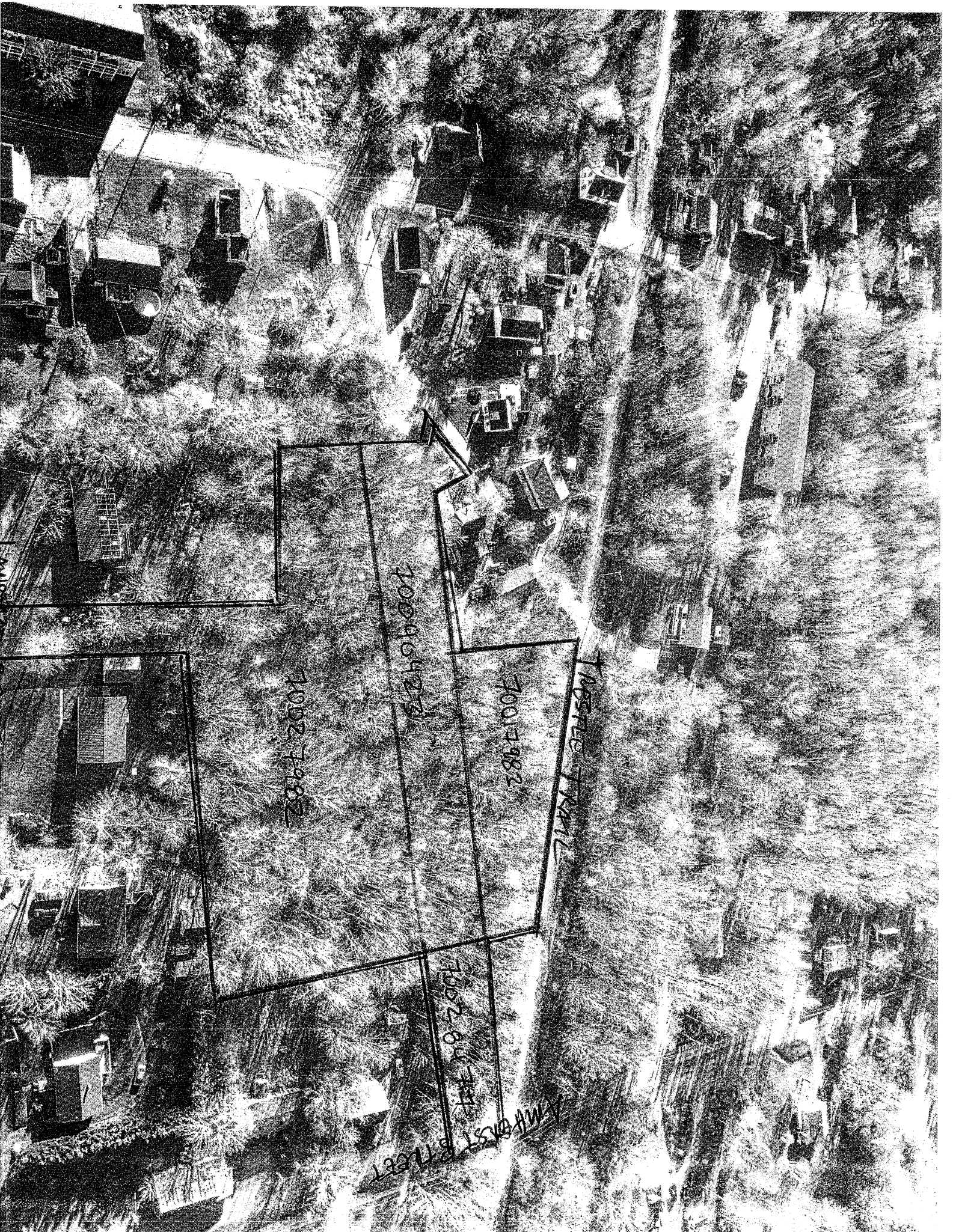
TRESTLE TRAIL

QUEEN STREET EXT.

BRUNSWICK STREET







POSTER TRAIL

10040422

10017982

10020434

10027902

AMBER STREET



**Queens  
Neighbourhood  
Co-operative  
Housing Ltd.**

Lawrence Street  
Liverpool NS  
Public Rezoning Hearing  
August 8, 2023

# QNCH Mission Statement

- **OUR MISSION:** We believe that every resident of Queens County has the right to good quality, safe, and affordable housing – a place to call home. We are working to bring mixed-income, affordable, accessible housing to Queens County with a spotlight on seniors. We will strive to transform communities and improve the lives of residents, providing homes where they can live as independently as possible.

# Rezoning Hearing

- Change zoning from RL (Lower Density Residential Zone) to RM (Multiple Unit Residential Zone) for the purposes of developing a mixed income, co-operative housing development

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# Proposed Development

- Region of Queens support for development (land & pre-development funding)
- 2.6 acres of land bordering on Lawrence and Amherst Streets
- 26 units, pending final design phase
- Highly energy efficient units: passive design, net-zero ready
- Spotlight on seniors/ accessibility/ inclusive community
- Co-operative housing model; mixed income residents
- Professional property management



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26 Dwelling Units  
32 Parking Spaces

Lot Size: 108,138sf  
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1 SITE PLAN  
SCALE: NTS



**GENERAL NOTES**

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**Queens  
Neighbourhood Co-op  
Lawrence Street Housing**

DRAFT DESIGN DOCUMENTS  
ISSUED FOR REVIEW

May 5, 2023

**Site Plan**

Drawn By: MM Checked By: XX

**A101**



# Questions and Comments

On behalf of



**Queens  
Neighbourhood  
Co-operative  
Housing Ltd.**

Thank you for attending!