

HALIFAX

Public Hearing Case 24111

Development Agreement
for 6319 Chebucto Rd, Halifax

Halifax and West Community Council,
Tuesday, May 15th, 2023

Applicant Proposal

Applicant: 360 CAD Services on behalf of the property owner

Location: 6319 Chebucto Rd, Halifax

Proposal: Application by 360 CAD Services to enter into a Development Agreement that would allow a single residential unit and a cafe at 6319 Chebucto Road, Halifax.



Site Context



General Site location in Red



Site Boundaries in Red

Site Context/Photos



Planning Policy Outline

Regional Plan & Subdivision Bylaw

Guide where population growth and the investment of services like transit, piped water and sewer should occur

Community Plan

Outlines where and how different types of development may occur. Particular uses may not be permitted in some areas, other uses may only be allowed by going to Council for approval and getting feedback from the community

Land Use Bylaw (Zoning)

Specifies what can be approved without going to Council and seeking feedback from the public

Policy & Bylaw Overview

Regional Centre MPS & LUB



Municipal Sewer and Water



Zone

Established Residential 2 (ER-2) Zone



Designation

Established Residential (ER)



Existing Use

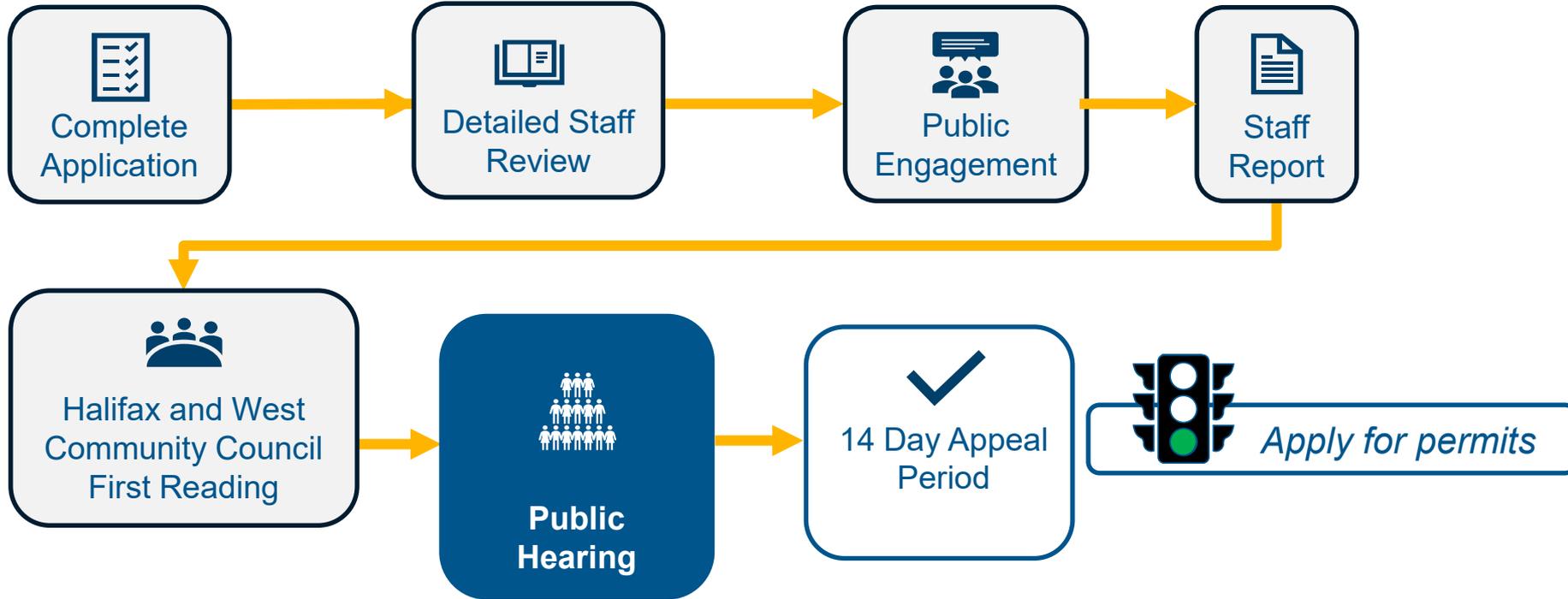
A vacant building, previously a residential unit and a non-conforming commercial use.



Enabling Policy

Policy E-5

Planning Process



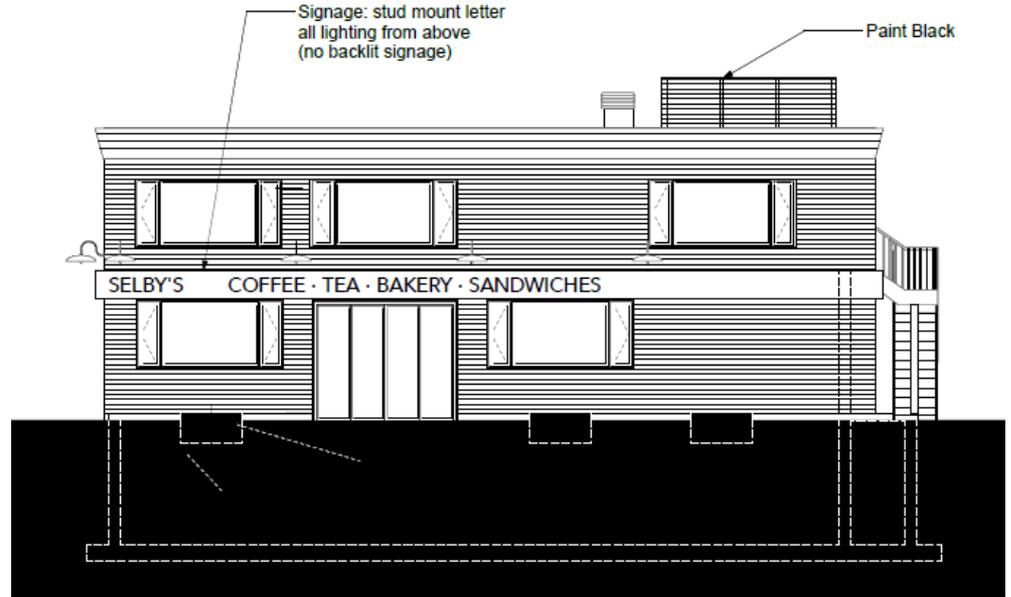
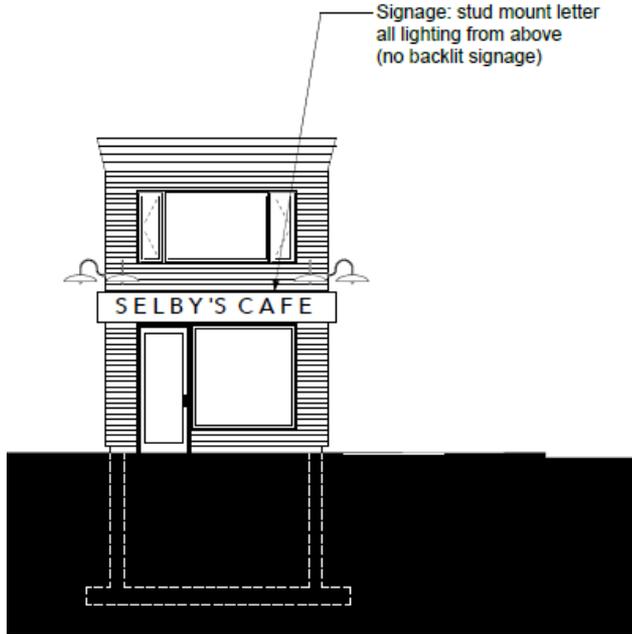
Proposal

The details of the proposal are as follows:

- Renovation or reconstruction of the existing building.
- Occupying a café on the main level and upper level, and a residential unit on the lower level.
 - “Restaurant Use”



Proposal



Policy Consideration

Regional Centre Municipal Planning Strategy – Regional Centre LUB

Enabling Policy E-5:

Council may consider proposals to develop neighbourhood-scale commercial and institutional uses within the Established Residential Designation by development agreement, such as, but not limited to, restaurants, retail uses, personal service uses, daycare uses, medical clinics, and cultural uses. In considering development agreement proposals, Council shall consider...

Policy Consideration continued...

Regional Centre Municipal Planning Strategy – Regional Centre LUB

Enabling Policy E-5:

- a) the number of existing local commercial or institutional uses in the area, as the intention of the designation is to remain primarily residential in nature;
- b) if the development comprises a local commercial use, that the use is limited to 200 square metres or less;
- c) that controls on the hours of operation for the proposed land use are established where needed to mitigate potential land use conflicts with surrounding residential uses; and
- d) the general development agreement criteria set out in Policy IM-7 in Part 9 of this Plan.

Public Engagement Feedback

Feedback from the community generally included the following:

- Generally in favour of the use, kind sentiments regarding local business
- Interest in reflecting the character of existing building in new design
- Concern regarding the current parking situation on Willow Street

**Notifications
Mailed**



72

**Individual Contacts
(Phone Calls & Email)**



22

Staff Recommendation

The staff recommendation contained in the staff report was arrived at after a detailed analysis of all relevant policies in the Regional and local Municipal Planning Strategies.

Staff recommend that Halifax and West Community Council:

- Approve the proposed development agreement as set out in Attachment A of the staff report dated April 4, 2023.

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Thank You

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