

The word "HALIFAX" in a bold, white, sans-serif font, positioned in the upper right corner of the slide. The background features a dark blue geometric shape in the top right and a lighter blue shape in the bottom right, meeting at a diagonal line.

HALIFAX

Case 20102 Plan Amendment 383 Herring Cove Road

Public Information Meeting

January 12, 2017

Agenda

- | | |
|---------------------------------------|-----------|
| 1. Opening remarks/purpose of meeting | 5 min. |
| 2. Overview of planning process | 10 min. |
| 3. Presentation of proposal | 10 min. |
| 4. Questions and comments | 1.5 hours |
| 5. Closing remarks | 5 min. |

Purpose of Meeting

- To share information about the proposal
- Explain the planning process
- Answer your questions
- Seek your comments
- Meeting minutes are included in the staff report to Council

Why are we here?

- Applicant requested changes to the Community Plan
- Regional Council initiation report Sept. 6/16
- Community consultation



Site Map (area highlighted in red)

Notification of an upcoming
PUBLIC INFORMATION MEETING
THURSDAY JANUARY 12, 2017 7:00 - 9:00 P.M.
CAPTAIN WILLIAM SPRY CENTRE, COMMUNITY MULTIPURPOSE ROOM, 16 SUSSEX ST.,
SPRIFIELD

CASE 20102:

Application by TEAL Architects on behalf of FH Construction Ltd., to amend the Halifax Community Plan to allow for an up to 10-storey mixed-use building on the vacant lot located at the intersection of Herring Cove Road and Sussex Street. The purpose of the meeting is to provide information about the proposal and the Plan amendment process and receive public comment.

MORE INFORMATION: HALIFAX.CA/PLANNING/APPLICATIONS

Project Contact:

DAVID LANE, PLANNER

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Site



- 383 Herring Cove Road**
- Corner lot
 - Former gas station
 - Lot size = 26,000 sq. ft.
 - Street frontage = 430 ft.

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Requested Amendments

Purpose

To enable a mixed-use multi-residential building by development agreement.

Municipal Planning Strategy

Enabling policy

Land Use By-law

Site specific development agreement criteria

Community Plan

Municipal Planning Strategy

- Establishes Community and Council's future aspirations for growth
- Policies

Land Use By-law

- Implements policy vision via regulation
- Land-use zoning or development agreement

Halifax Municipal Planning Strategy

Mainland South Secondary Plan

- Designated Minor Commercial
- Commercial facilities serving several neighbourhoods with a range of retail, professional, office and service facilities.

Halifax Mainland Land Use By-law

- Zoned Minor Commercial (C-2A)
- Four storey multi-unit residential building

What is a Development Agreement?

- Contract between Municipality and property owner that enables uses not permitted in a zone.
- Negotiated flexibility
- Legally binding registered on the property
- Must be enabled by Plan policy

Issues to Consider

- Proposed Use
- Overall Design
- Proposed Height
- Relationship to the street and neighbouring properties

Are there any important features of the site that should be retained?

What do you consider appropriate development for this site?

Are there any qualities or characteristics of this area that we should be aware of?

Your Feedback

- One speaker at a time
- Please use the microphone
- State your name and community for the record
- Please sign the attendance sheet
- Respect all points of view and opinions
- Limit remarks to 5 minutes

Thank you!

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Planning Approval Process

Application Received
Regional Council Initiates Consultation (Sept. 6, 2016)



Revised Submission from Applicant



Public Information Meeting



Recommendation Report to Community Council



Public Hearing & Regional Council Decision



Community Council Considers Development Agreement

Next Steps

- Staff report to Halifax and West Community Council
- Community Council recommendation to Regional Council
- Regional Council **may** schedule a public hearing
- Notice of a public hearing **will** be mailed to property owners

Thank You

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