

The word "HALIFAX" in white, bold, sans-serif capital letters, positioned within a dark blue triangular graphic element that points towards the bottom left.

# HALIFAX

## **Public Information Meeting for Case 21971**

Development Agreement and  
Rezoning for  
165 Roxbury Crescent, Halifax

12 March 2019

# Agenda for Tonight's Meeting

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1. Welcome and Introductions
2. HRM Staff Presentation
3. Applicant Presentation
4. Public Feedback
5. Next Steps
6. Feedback Form

# Introductions

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**Scott Low**

Planner

**Carl Purvis**

Manager

**Richard Zurawski**

Councillor District 12

**Geneviève Hachey**

Planning Controller

**Jared Cavers**

Planning Technician

**Feng (Linda) Liao**

Applicant / Owner

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# Role of HRM Staff

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- Manage the planning application process
- Main contact for the applicant and general public regarding questions, comments or concerns
- Write and review the development agreement
- Draft reports, negotiate with the applicant and make recommendations to Council

# Team Review

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Reviewer(s)	Expertise
Planning Staff	Municipal Planning Strategy policy matrix
Development Officer	Land Use By-law and DA compliance
Development Engineer	Infrastructure, parking, street, and traffic by-laws
Traffic Engineer	Traffic-specific technical review
Building & Fire Officials	Nova Scotia Building Code

# Purpose of this Meeting

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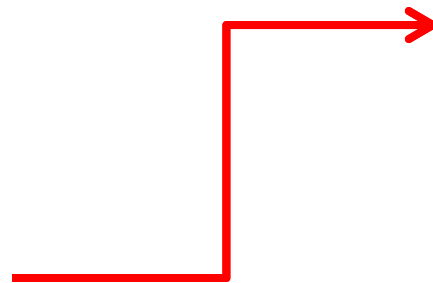
- Provide information to the public on the proposed development agreement and zoning
- Explain the process involved for an application of this type
- Receive feedback, hear concerns, and answer questions regarding the proposed development

Feedback provided tonight will inform the process and is part of the public record

**No decisions will be made tonight**

# Planning Application Process

**We Are Here**



Application Submitted

HRM Internal Circulation &  
Review

**Public Information Meeting**

Plan Revisions &  
Refinement

Write Development  
Agreement

Staff Report with Policy  
Review & Recommendation

Community Council  
Hearing & Decision

14 Day Appeal Period

# Applicant Proposal

## Applicant

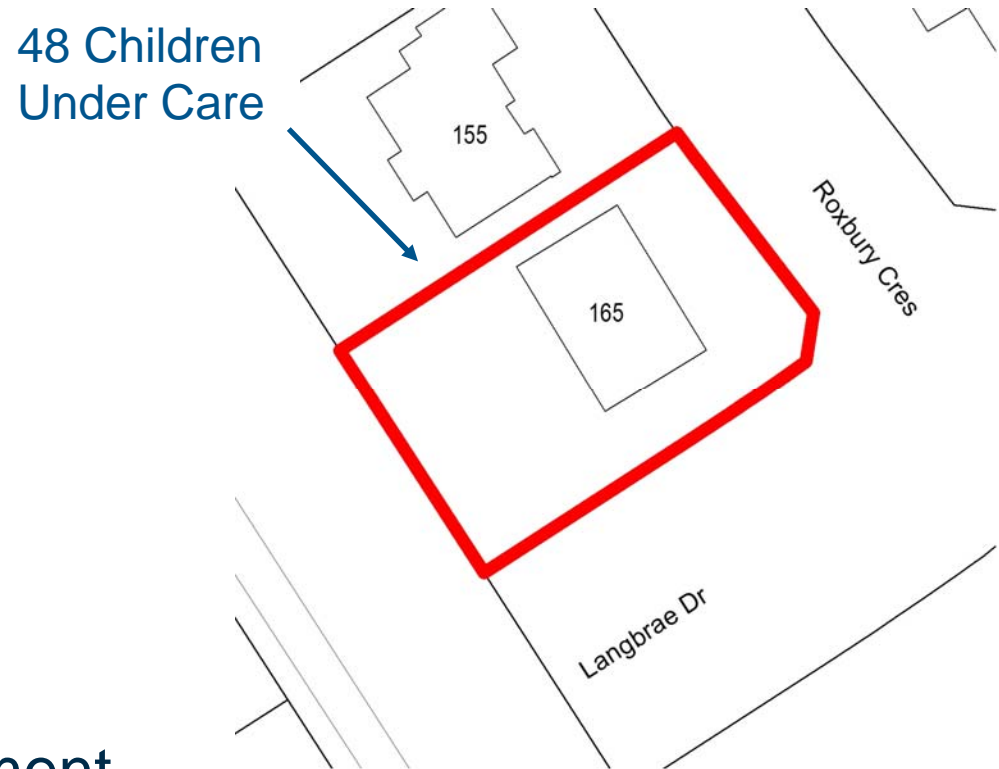
Feng (Linda) Liao  
Clayton Park  
Early Learning Centre

## Location

165 Roxbury Crescent  
Halifax (Mainland)

## Proposal

Discharge existing agreement  
Zone the property  
New agreement for child care centre



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# What is a Development Agreement?

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- A development agreement enables construction of a project and/or change of land use under local planning policy
- A binding legal contract that clearly establishes standards on matters such as site plan, use, architecture, landscaping, and infrastructure
- Can be approved by Community Council provided that any development complies with local planning policy



## Case 21971

**HALIFAX**





165 Roxbury Crescent





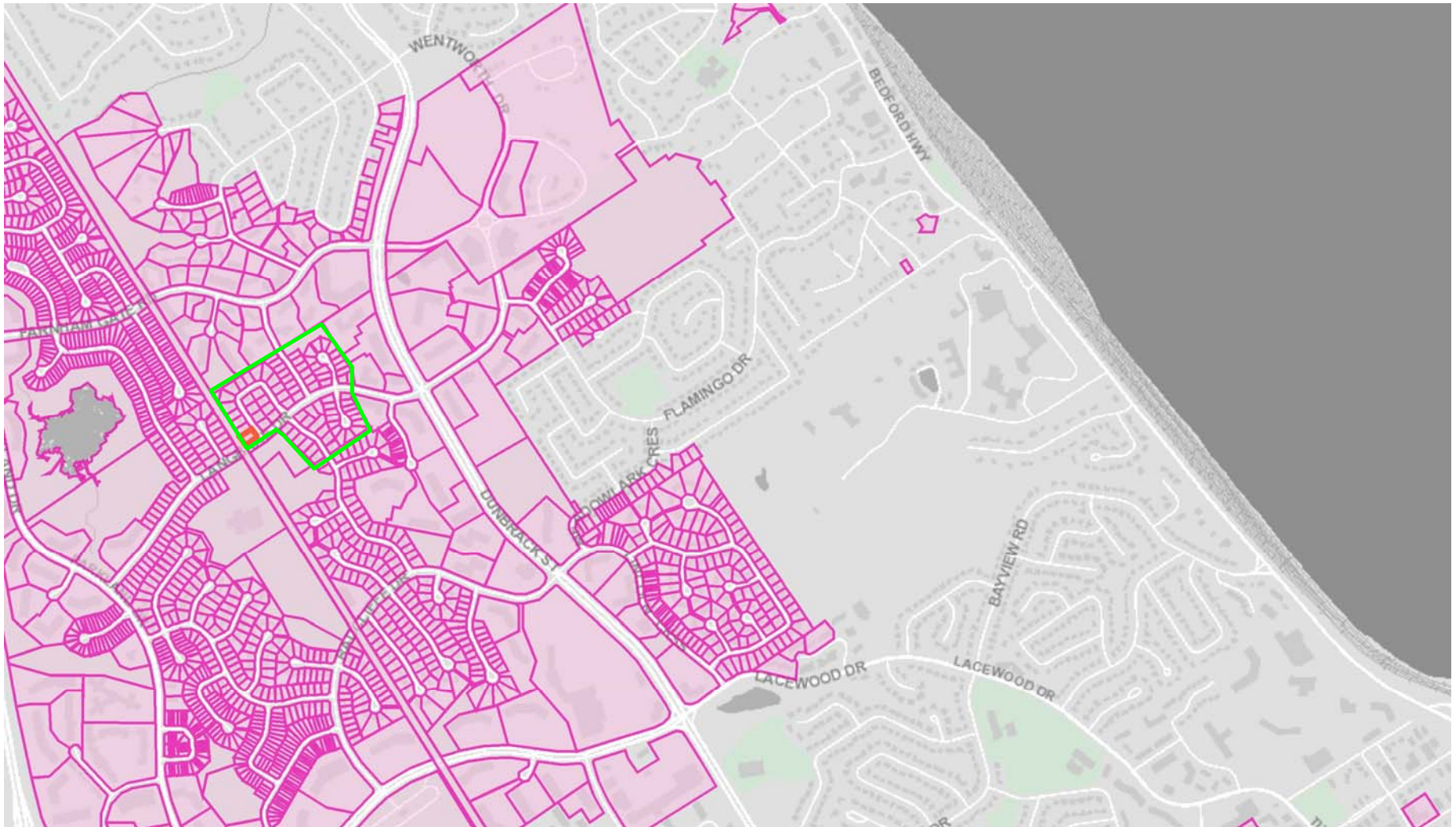
165 Roxbury Crescent





165 Roxbury Crescent





DAs including Schedule “K”  
Langbrae Gardens DA

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# Halifax Mainland LUB Schedule “K”

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## Comprehensive Development District

The development includes all lots, buildings, roads, public amenities, and infrastructure.

### 68(3)

Approval by Council...shall only be granted subject to the condition that the registered owner of the land upon which the development is to occur shall enter into an agreement with Council containing such terms and conditions as Council may direct.

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# Schedule “K” Purpose

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## 68(3)

(a) The purpose for which land within a Schedule "K" area is to be developed shall be **primarily residential**, and an emphasis shall be placed on a mix of housing types; **shall include provision for local commercial** uses that are intended to serve the residents of the immediate area

## 68(4)

- (a) detached one family dwellings;
- (b) commercial uses;
- (c) local commercial uses intended for the use of residents of the immediate area;



# Existing Development Agreement

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Registered January 12, 2001

**Langbrae Gardens**

## 2.4

The Municipality agrees that municipal development permits may be granted to the Developer to 36 **single family dwellings** on the Lands provided that:

(a) Unless specifically indicated to the contrary by this agreement or by Schedule B the provisions of the **R-1 zone** of the land use bylaw shall apply;

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# Halifax Mainland Land Use By-law

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## Zone (Summary)

### R-1 (Single Family Dwelling)

- a detached one-family dwelling
- home occupations and offices
- parks, playgrounds, tennis courts, churches, golf courses, public recreation centres and yacht clubs
- a day care facility for not more than 8 children in conjunction with a dwelling
- a special care home containing not more than ten persons including resident staff members

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# Halifax Municipal Planning Strategy

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## Residential Environments (Citywide)

### 2.4.2

In residential neighbourhoods alternative specialized housing such as special care homes; commercial uses such as daycare centres and home occupations; municipal recreation facilities such as parks; and community facilities such as churches shall be permitted. Regulations may be established in the land use by-law to control the intensity of such uses to ensure compatibility to surrounding residential neighbourhoods.

# Enabling Policy—Halifax MPS

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## Implementation Policy (Citywide)

### 3.20

In order to encourage the establishment of child care centres in a variety of locations to meet the varied needs of families, and to allow the consideration of the specific circumstances of an individual location, a child care centre which does not meet applicable land use bylaw regulations may be permitted by development agreement.

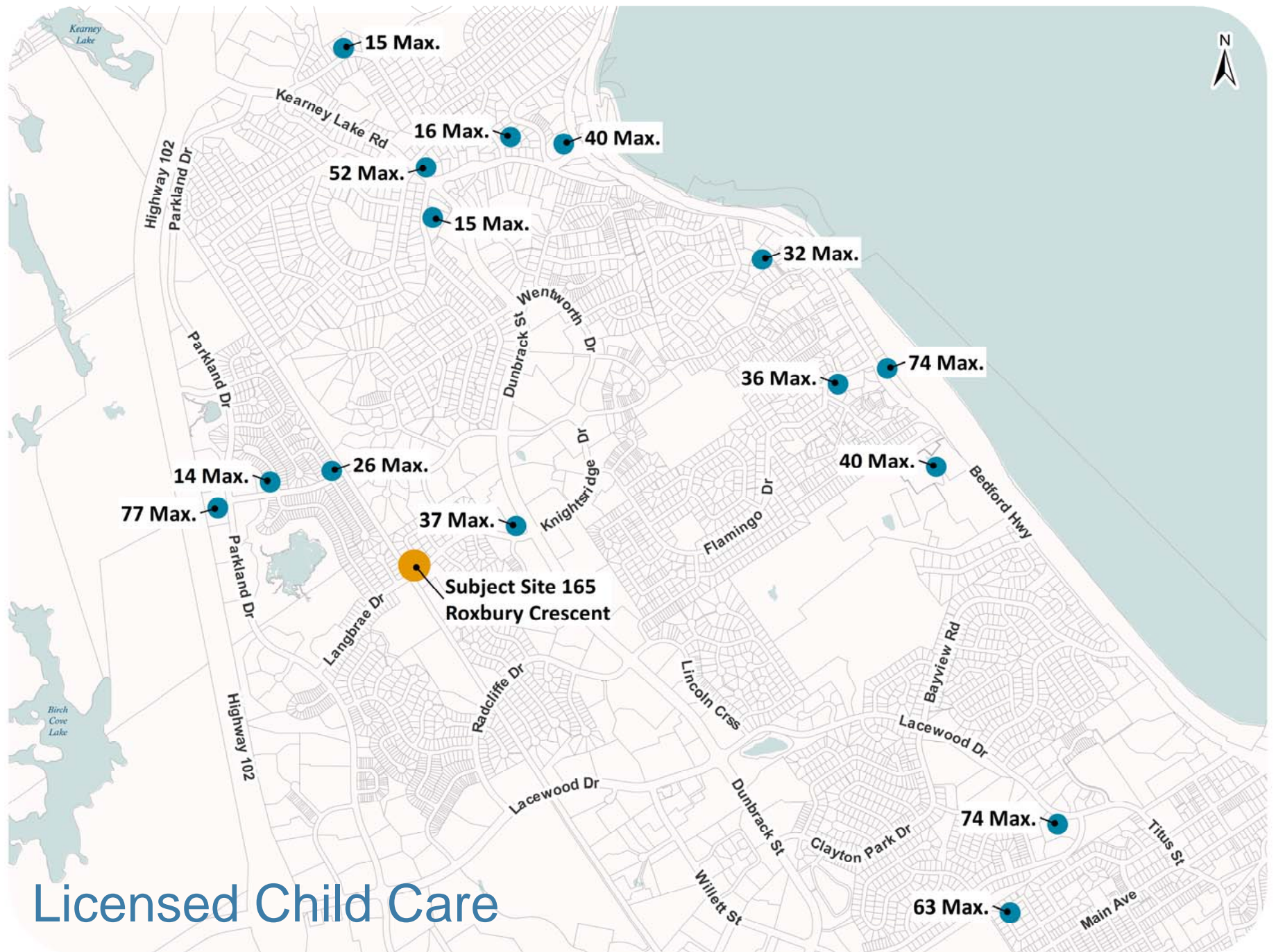
# Development Controls—Halifax MPS

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## Implementation Policy 3.20.1

In considering approval of such development agreements, Council **shall consider the following:**

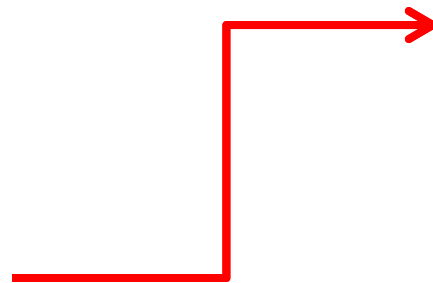
- a. Maintain residential form and context
- b. Regulate operating hours
- c. Employee parking on site
- d. Site design to minimize community impact
- e. Safe vehicular and pedestrian access
- f. Appropriate signage
- g. Avoid a concentration of child care centres
- h. Other citywide residential policies



Licensed Child Care

# Planning Application Process

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## **Presentation by Applicant**

Clayton Park Early Learning Centre  
Feng (Linda) Liao



# Public Input Session

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- One speaker at a time
- Staff may require a sign-up sheet
- Speakers are asked to please use the microphone  
*(comments voiced without using the microphone are not guarantee to be captured)*
- No applauding or booing please
- Speaker to provide name and community name for the record
- Please respect all points of view and opinions
- Comments are recorded and provided in a summary format

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## Thank You For Your Participation

We are Looking to Improve the way we  
Communicate with Community Members

Please Complete a Survey Before You Go

### HALIFAX

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*Planner II*

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