

The background features a large, abstract geometric design with several overlapping triangles in shades of blue and white. The word "HALIFAX" is written in a bold, white, sans-serif font in the upper right corner.

# HALIFAX

## **Public Information Meeting for Case 22177**

Development Agreement for 6160 Almon  
Street and 2760 Gladstone Street, Halifax

May 22, 2019

# Agenda for Tonight's Meeting

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1. Welcome and Introductions
2. HRM Staff Presentation
3. Public Feedback
4. Next Steps, Survey Questionnaire

# Introductions

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**Darrell Joudrey** – Planner

**Lindell Smith** – Councillor

**Cara McFarlane** – Planning Controller

**Jared Cavers** – Planning Technician

**Cesar Saleh** – Applicant

# Role of HRM Staff

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

# Purpose of this Meeting

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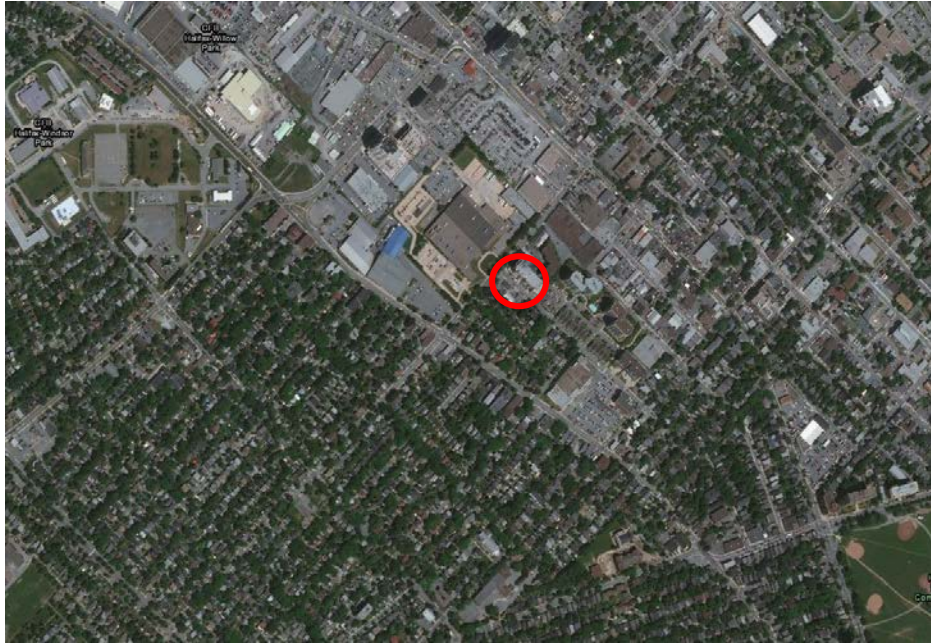
- Provide information to the public on the proposed development at 6160 Almon Street and 2760 Gladstone Street, Halifax
- Explain the process involved for an application of this type
- Receive feedback, hear concerns, and answer questions regarding the proposed development

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

No decisions will be made tonight

# Site Context

6160 Almon Street and 2760 Gladstone Street, Halifax



General Site location



Site Boundaries in Red



# Site Context



Subject site seen from Gladstone Street

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# Site Context

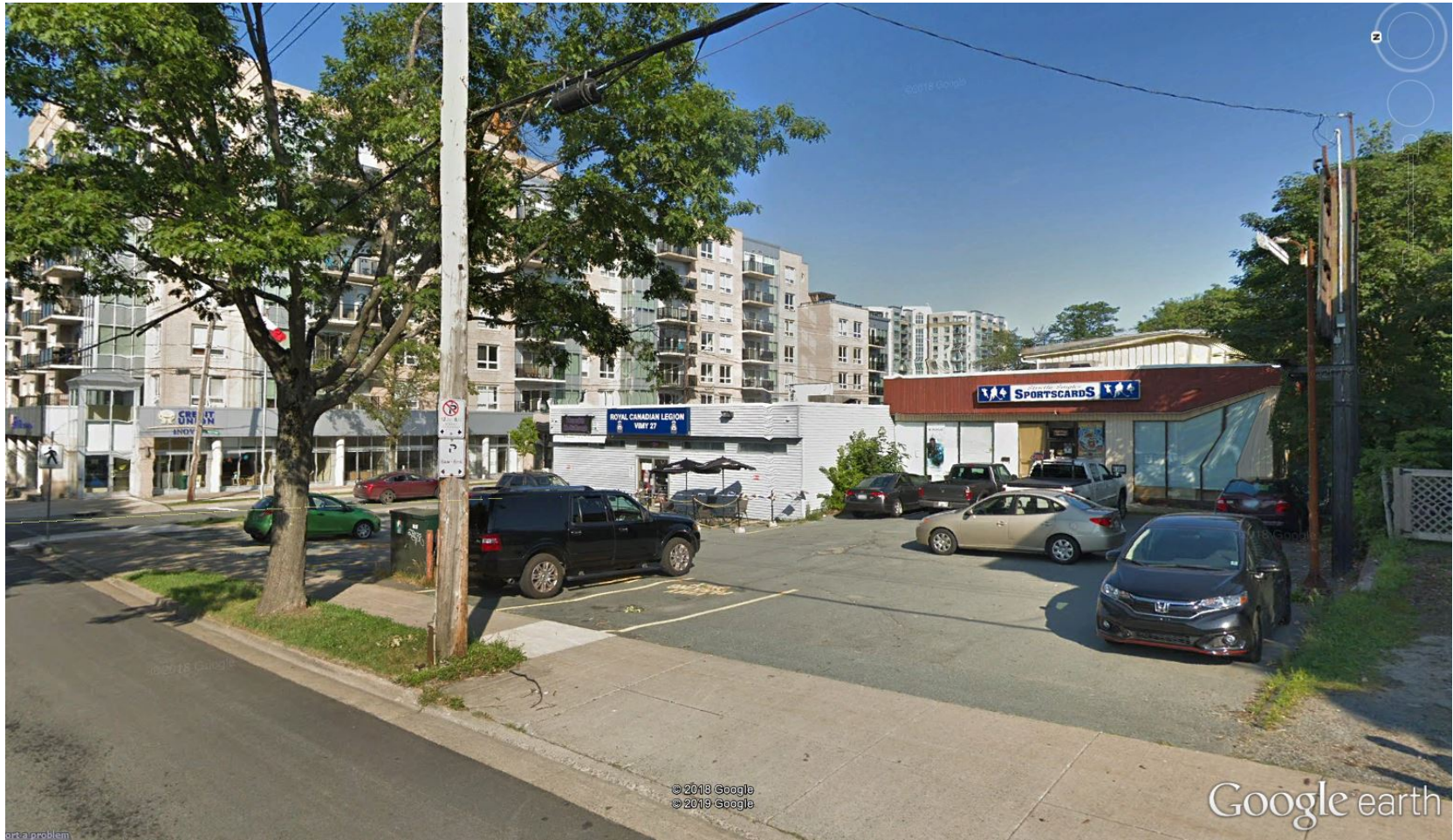


Subject site seen from Almon Street

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# Site Context



Subject site seen from Almon Street

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# Proposal



Proposed View at corner of Gladstone and Almon Streets

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# Policy & By-law Overview

## Halifax Municipal Planning Strategy – Halifax Peninsula LUB

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- **Zone**

- C-2 (General Business) Zone
- Schedule “Q” currently in place

- **Designation**

- Major Commercial (MJC)

- **Existing Use**

- Legion, sports memorabilia store, meat store and a Yellow Cab dispatch

- **Enabling Policy**

- Section XI (Peninsula North Secondary Planning Strategy)
- Commercial Facilities – Policies 2.3.1, 2.3.2 & 2.3.3



# Policy & By-law Overview

## Halifax Municipal Planning Strategy – Halifax Peninsula LUB

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- Policy 2.3.1 of Section XI of the MPS allows Community Council to identify areas designated Major Commercial for comprehensive site planning through the development agreement process;
- This process is achieved through applying Schedule “Q” that was established to address introducing new residential uses into existing commercial and industrial areas by negotiating a development agreement;
- C-2 Zone permits commercial buildings with no front, side or rear yard restrictions and no building height limit, except buildings over 80 feet must be stepped back above that height. Residential uses permitted subject to the requirements of the R-3 (Multiple Dwelling) Zone; and
- Schedule “Q” supersedes the requirements of the C-2 Zone by requiring projects over four dwelling units to be considered by development agreement.



# Policy Consideration

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Enabling Policy 2.3.1 – 2.3.3 requires Council to consider the following:

- 1) the relationship of new development to adjacent properties and uses; and, the mitigation of impacts on the amenity, convenience and development potential of adjacent properties through effective urban design and landscape treatment;
- 2) the appropriate integration of the development into the traditional grid street system of the Peninsula;
- 3) the design and layout of the development should encourage vehicular traffic to use Principal Streets and discourage traffic from infiltrating through existing neighbourhoods;
- 4) the creation of high quality design detail at street level through attention to such matters as landscaping, signs, building entrances, and vehicle layby areas;
- 5) the provision of high quality open space and leisure areas of a size and type adequate for the resident population;
- 6) residential and commercial densities consistent with municipal services;
- 7) encouraging high quality exterior construction materials such as masonry; and
- 8) other relevant land use considerations which are based on the policy guidance of this Section.

# Centre Plan Package “A”



Proposed Designation: Higher Order Residential (HR)

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# Centre Plan Package “A”



Proposed Height: 20 metres

# What is a Development Agreement?

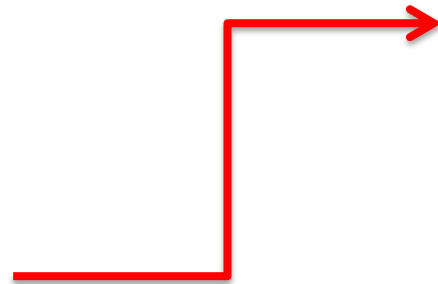
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- A development agreement enables construction of a project under local planning policy
- A binding legal contract that clearly establishes standards on matters such as site plan, architecture, landscaping, and infrastructure
- Can be approved by Community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



# Planning Application Process

We Are Here



Application Submitted

HRM Internal Circulation & Review

Public Information Meeting

Planning Advisory Committee Meeting

Plan Revisions & Refinement

Staff Report with Policy Review & Recommendation

Community Council Hearing & Decision

14 Day Appeal Period

# HALIFAX

## 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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