HALIFAX
PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

NOTICE OF PUBLIC HEARING
Halifax Peninsula

Halifax and West Community Council intends to consider and, if deemed advisable, approve the following application:

Case 20894: Application by WSP Canada Inc. for substantive amendments to an existing development agreement that enables a mixed use development located at 5511 Bloomfield Street, Halifax.

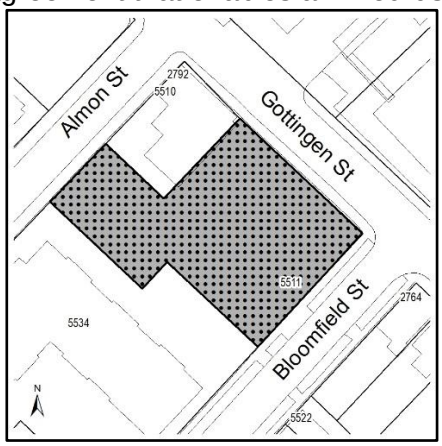
The public hearing will be held by Halifax and West Community Council on Tuesday, January 23, 2018 at 6:00 p.m. at Halifax City Hall (Council Chamber), 3rd Floor, 1841 Argyle Street, Halifax, NS. All oral and written submissions will be considered at that time. Written submissions may be forwarded to the Municipal Clerk by mail, P.O. Box 1749, Halifax, Nova Scotia, B3J 3A5; by fax, 902-490-4208; or by e-mail, clerks@halifax.ca. Written submissions should be received by the Municipal Clerk's office as early as possible but no later than 3:00 p.m. on January 23, 2018. **For any written submissions exceeding three standard letter sized pages in length, ten copies must be supplied to the Municipal Clerk's office.**

A copy of the staff report may be obtained by calling HRM Planning and Development at 902-490-4472. Alternatively, the staff report is available on-line at the following location:

https://www.halifax.ca/planning

PLANNING APPLICATION CASE NO. 20894

WSP Canada Inc. submitted an application for substantive amendments to an existing development agreement that enables a mixed-use development located at 5511 Bloomfield Street, Halifax.



SITE INFORMATION

Plan Area	Halifax
Secondary Plan Area	Peninsula North
District	8 (Halifax Peninsula North) – Lindell Smith
Regional Plan Designation	Urban Settlement
Community Plan Designation	Major Commercial
Current Zoning	C-2 (General Business Zone)
Schedule	Q
Size of Site	22,205 square feet
Street Frontage	Approximately 324 feet
Current Land Use	70 unit mixed-use building (under construction)
Surrounding Uses	Residential and commercial uses

PROPOSAL DETAILS

The applicant has submitted a request to amend the Existing Development Agreement to:

- Increase the maximum number of residential units permitted from 70 to 95 units;
- Increase the minimum number of units having two or more bedrooms from 22 to 40 units;
- Remove the surface parking lot (16 spaces) and locate all parking underground;
- Construct a four storey addition fronting Almon Street;
- Remove the parking entrance from Almon Street;
- Increase the minimum number of required parking spaces from 70 to 72 spaces;
- Re-locate the outdoor amenity space from the rooftop and second level podium to the fifth floor of the proposed addition;
- Expand the penthouse level to allow three residential units;
- Extend the streetwall on Bloomfield Street; and
- Extend the building footprint to cover the majority of the lot.

APPLICABLE POLICY

On July 22, 2013 Halifax and West Community Council (HWCC) approved a Land Use By-law (LUB) amendment to apply Schedule Q to the subject site. Schedule Q policies allow for consideration of mixed use buildings with more than four residential units through comprehensive site planning and by development agreement. HWCC approved a development agreement for the site on September 23, 2013 that enables an 8 storey mixed-use development.

For further information, please visit https://www.halifax.ca/planning or contact **Stephanie Salloum**, Planner II, 902-490-4223, sallous@halifax.ca