

HALIFAX

Public Information Meeting for Case 21295

Development Agreement for
272 Auburn Drive
Cole Harbour / Westphal

23 January 2019

Agenda for Tonight's Meeting

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

Introductions

Scott Low – Planner II Project Lead

Cameron Robertson – Planner II

Lorelei Nicoll – Councillor District 4

Tara Couvrette – Planning Controller

Alden Thurston – Planning Technician

Yori Ayoub – Landowner

Lloyd Robbins – Consultant to the Landowner

Role of HRM Staff

- 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

Purpose of this Meeting

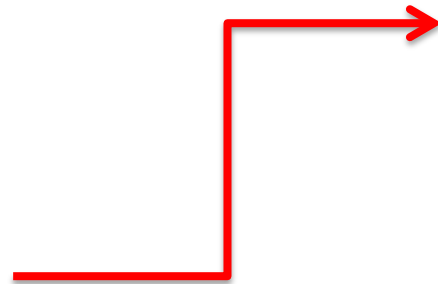
- Provide information to the public on the proposed development agreement
- Explain the process involved for an application of this type
- Receive feedback, hear concerns, and answer questions regarding the proposal

Feedback provided tonight will inform the process and will form 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

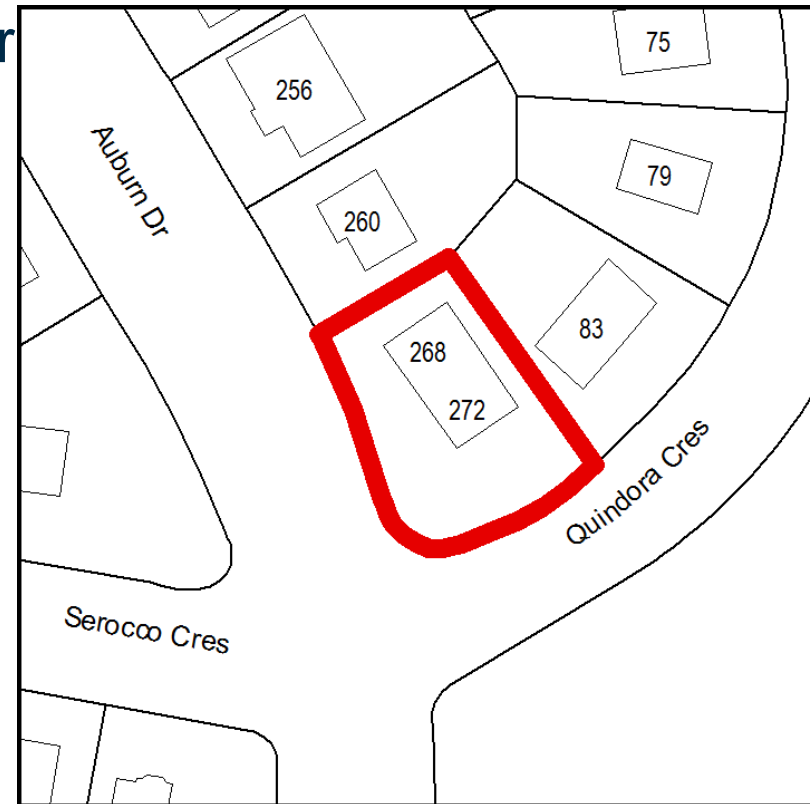
Applicant Proposal

Applicant Lloyd Robbins
on behalf of landowner
Yori Ayoub

Location 272 Auburn Drive
Cole Harbour /
Westphal

Proposal Expand permitted use
through development
agreement

Current Use Variety store and
residences



What is a Development Agreement?

- 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
- Allows for more detailed control than a By-law

Municipal Planning Strategy

Cole Harbour / Westphal

UR-18

...within the Urban Residential Designation, it shall be the intention of Council to consider new neighbourhood business uses, and to provide for the expansion of, and/or consideration of additional uses, at an existing neighbourhood convenience store at 272 Auburn Drive, according to the development agreement provisions of the Planning Act. In considering such agreements, Council shall have regard to the following: (Amended: RC-Jul 5/11;E-Oct 8/11)

Requested Uses

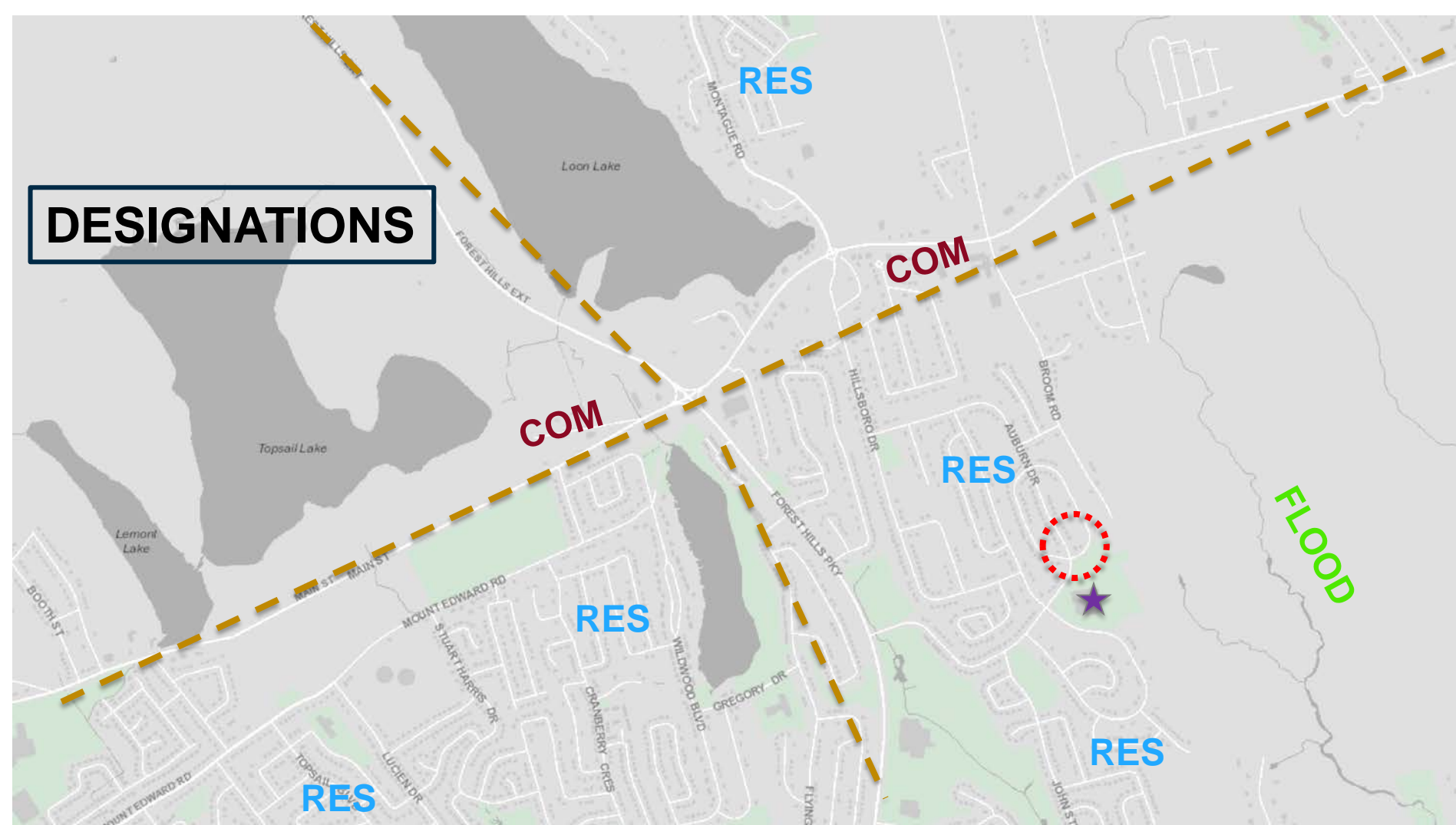
The landowner requests a change of use to ensure commercial flexibility and financial viability:

- Service of ready-to-eat foods, primarily take-out, such as pizza/sandwiches, in addition to a smaller convenience store footprint
- Part or all of the space offering health services (physiotherapy) or esthetics (hair salon)
- Office space or specialty retail

Planning Rationale

- Corner, variety, or convenience stores are undergoing a significant market transformation
- The original concept of a small, local store selling pantry goods to supplement larger grocery stores through extended hours and neighbourhood location is no longer economically viable
- Neighbourhood commercial spaces are transitioning to alternative uses such as ready-to-eat foods or other services entirely
- This is evident across HRM and Canada-wide

DESIGNATIONS

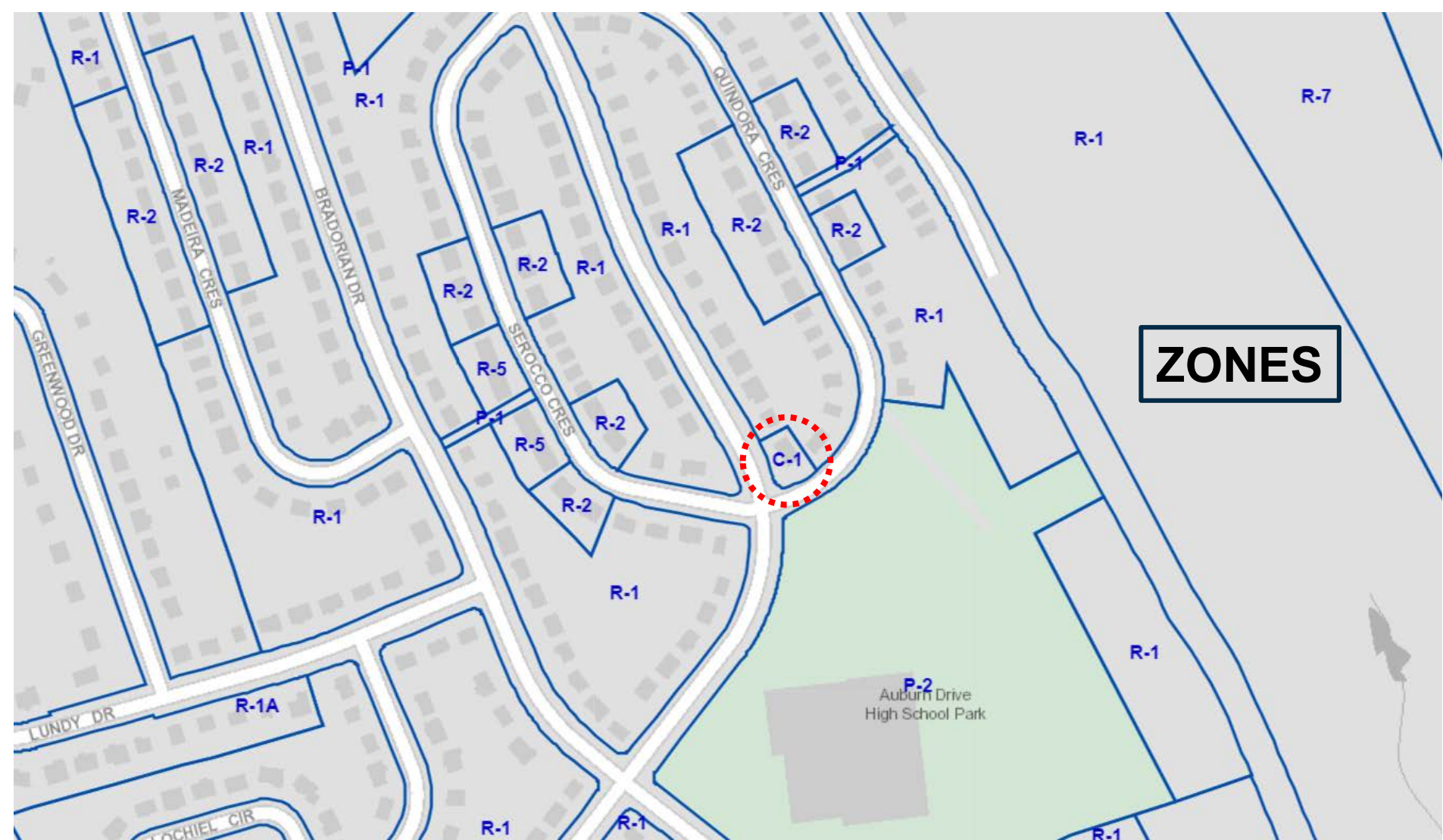


TRANSPORT
RESIDENTIAL

COMMERCIAL
FLOODPLAIN

 272 Auburn Dr

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R-1(A) Single Dwelling

R-2 Two Unit

R-5 Rowhouse

C-1 Neighbourhood Business

P Community

HALIFAX



Case 21295
272 Auburn Drive

HALIFAX

Apartment Residences on Top Floor



Existing Variety Store on Ground Floor

Commercial and Residential Parking

272 Auburn Dr

C-1 Neighbourhood Business Zone

DA Controls

- Residential form to be maintained
- 1-2 commercial entrances and visibility
- 1-2 apartment units to be required
- At least 11 parking stalls, 1 accessible and 3 bike spaces
- Separate, screened garbage and recyclables area
- Fencing between abutting properties
- Lighting and signage controls
- Above soffit venting for cooking equipment
- Noise controls for equipment
- Hours of operation 7AM – 11PM except to 12PM F&S

Venting Above Soff

Residential Form

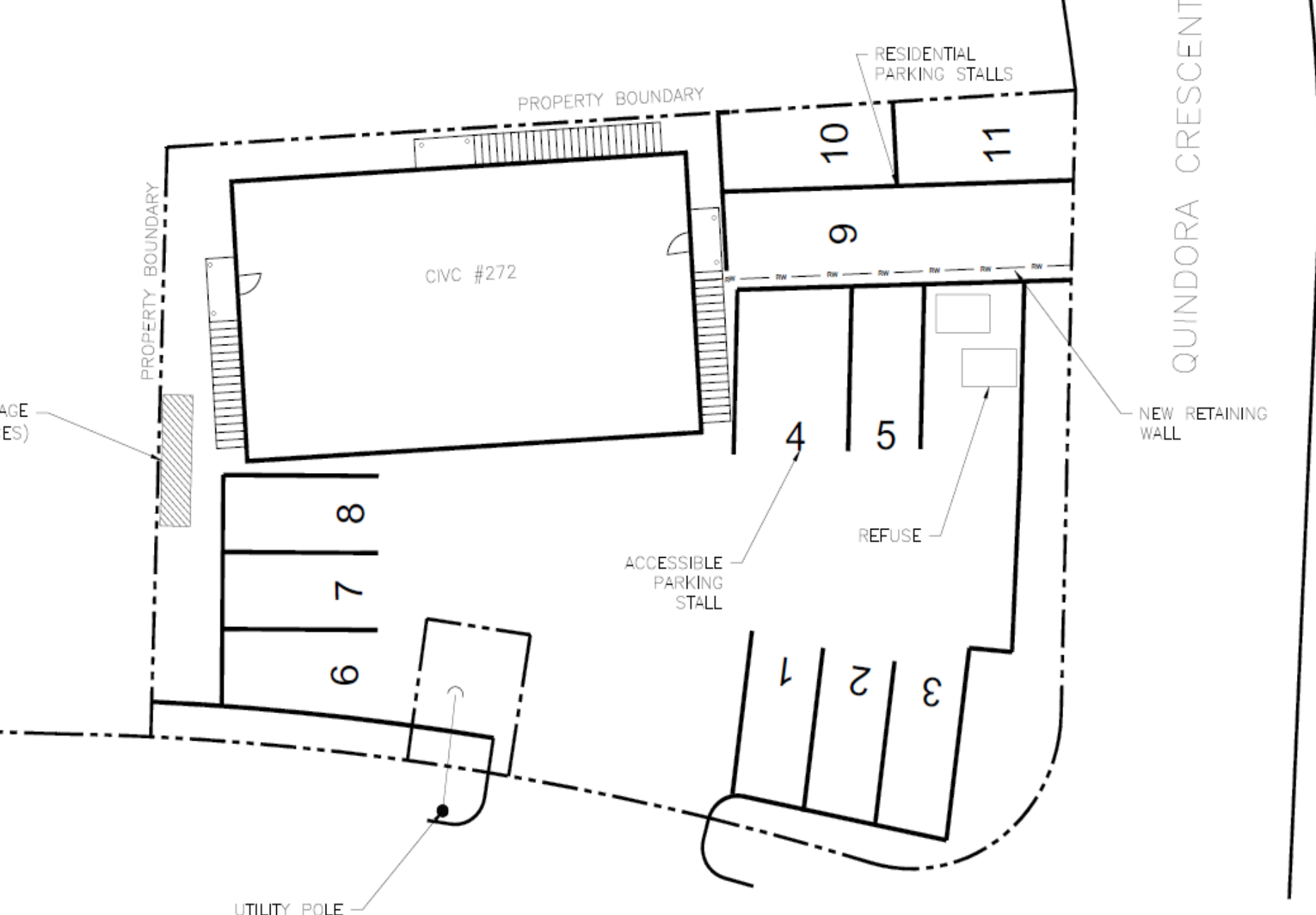
Lighting & Signage

11 Car Parking

Screened
Garbage &
Recyclables

272 Auburn Dr





272 Site Plan

DA Prohibitions

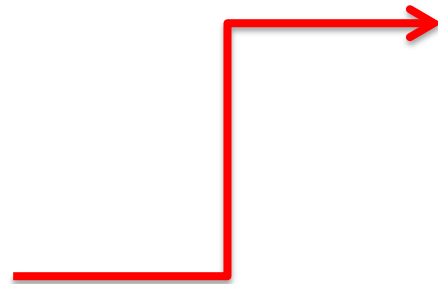
- No cannabis-related uses
- No veterinary, kennel, animal boarding or animal services
- Pawn shops
- Tattoo parlours
- Massage parlours
- No drive-through service

DA Checklist

- The Professional Engineer traffic study identified no issues with added traffic
- The school generates considerably more traffic
- Building, Water, and Fire Officials are satisfied
- A DA is an opportunity to improve both the commercial viability of the commercial zone but also initiate more site controls

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Review

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Public Input Session

- One speaker at a time
- 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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Presentation by Applicant

Applicant Consultant
Lloyd Robbins

Landowner
Yori Ayoub