

HALIFAX

Public Information Meeting for Cases 21389 + 21795

Development Agreements for
55 Kearney Lake Drive
4 Grosvenor Road
56 Kearney Lake Drive

1 November 2018

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

Carl Purvis – Manager

Russell Walker – Councillor District 10

Case 21389

Richard Zurawski – Councillor District 12

Case 21795

Cara McFarlane – Planning Controller

Alden Thurston – Planning Technician

Sonia & Jamil Hage – Landowner and Operator

Cesar Saleh – WM Fares Consultant to Applicant

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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

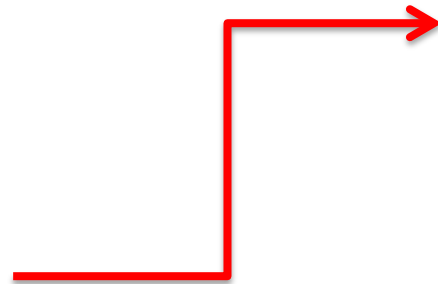
- Provide information to the public on the proposed development agreements
- Explain the process involved for an application of this type
- Receive feedback, hear concerns, and answer questions regarding the proposed development

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

No decisions will be made tonight

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

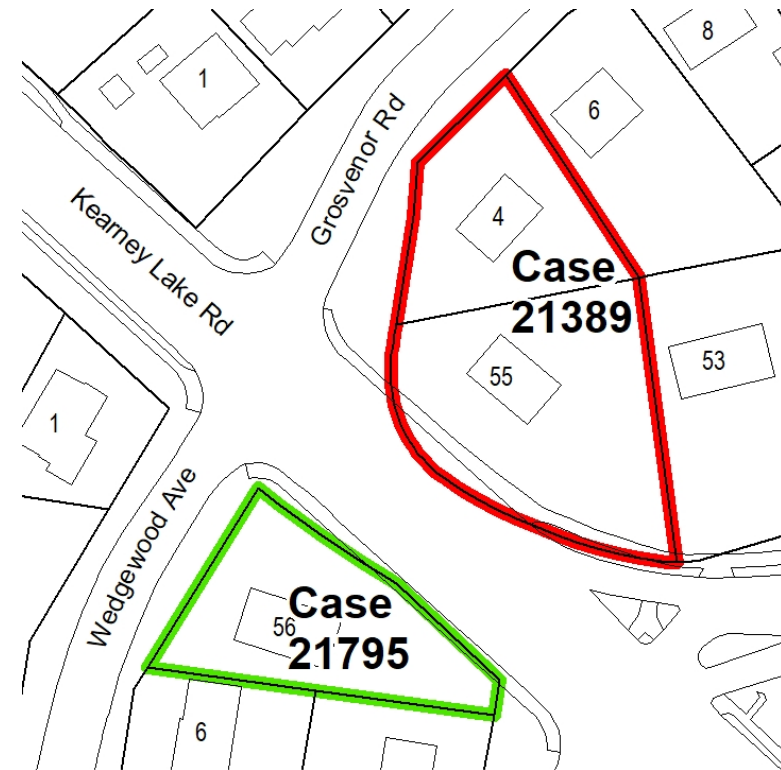
14 Day Appeal Period

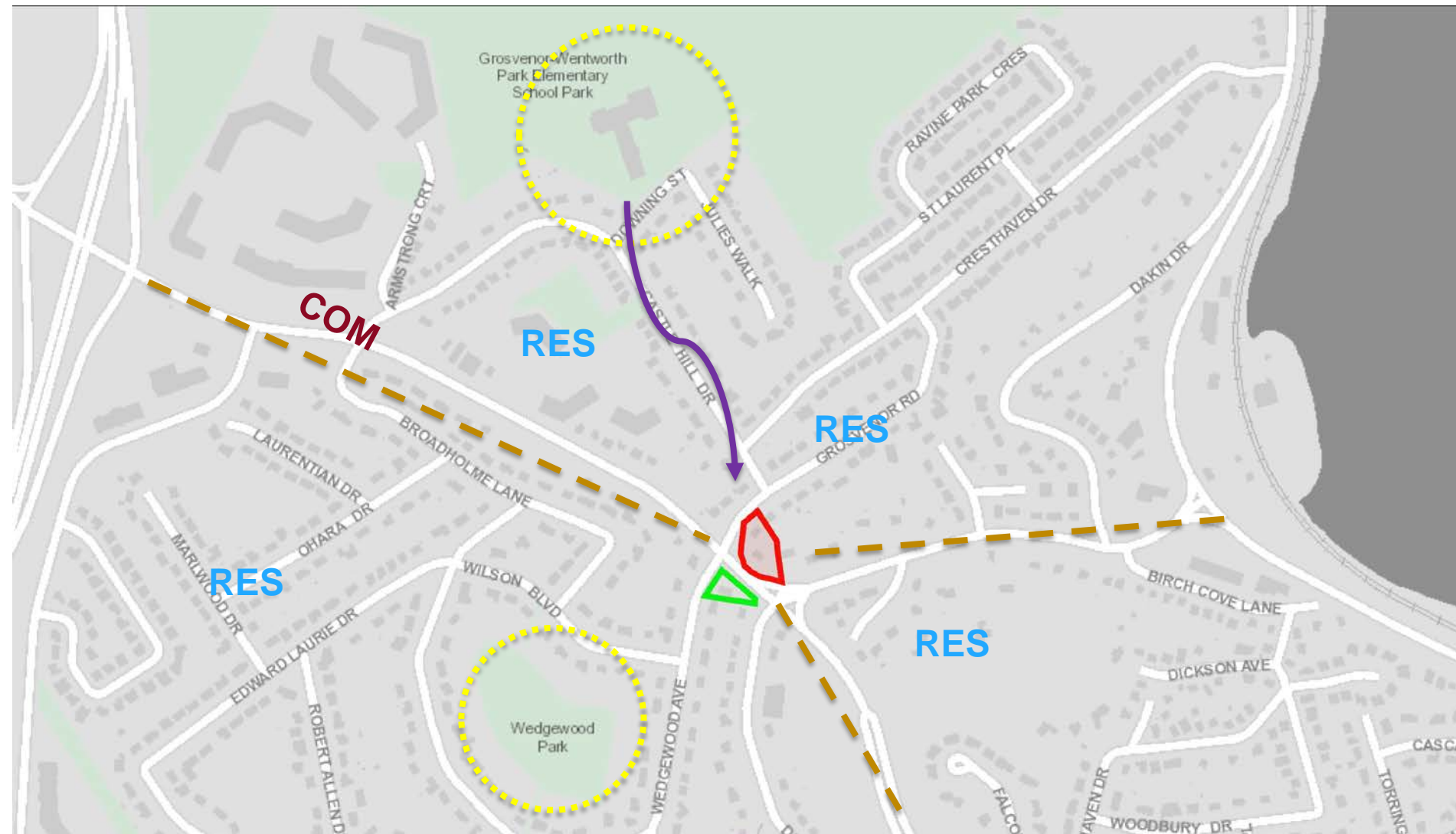
What is a Development Agreement?

- 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

Applicant Proposal

Applicant	Sonia & Jamil Hage of Wedgewood's Little School WM Fares
Location	55 Kearney Lake Rd 4 Grosvenor Rd 56 Kearney Lake Rd
Proposal	Expand child care services through a development agreement contract





Case 21389

Case 21795

HALIFAX



Case 21389

Case 21795

Residential Form

Outdoor Play

6 – 8 Car Parking

55 Kearney Lake Rd





Refuse & Recycling

Fence

Signage

55 Kearney Lake Rd



Landscaping

4 Car Parking

Sidewalk

4 Grosvenor Rd ●



Operational Hours

Interior and Exterior Play Space and Natural Light

Building & Fire Code

56 Kearney Lake Rd 






Accessory Structures

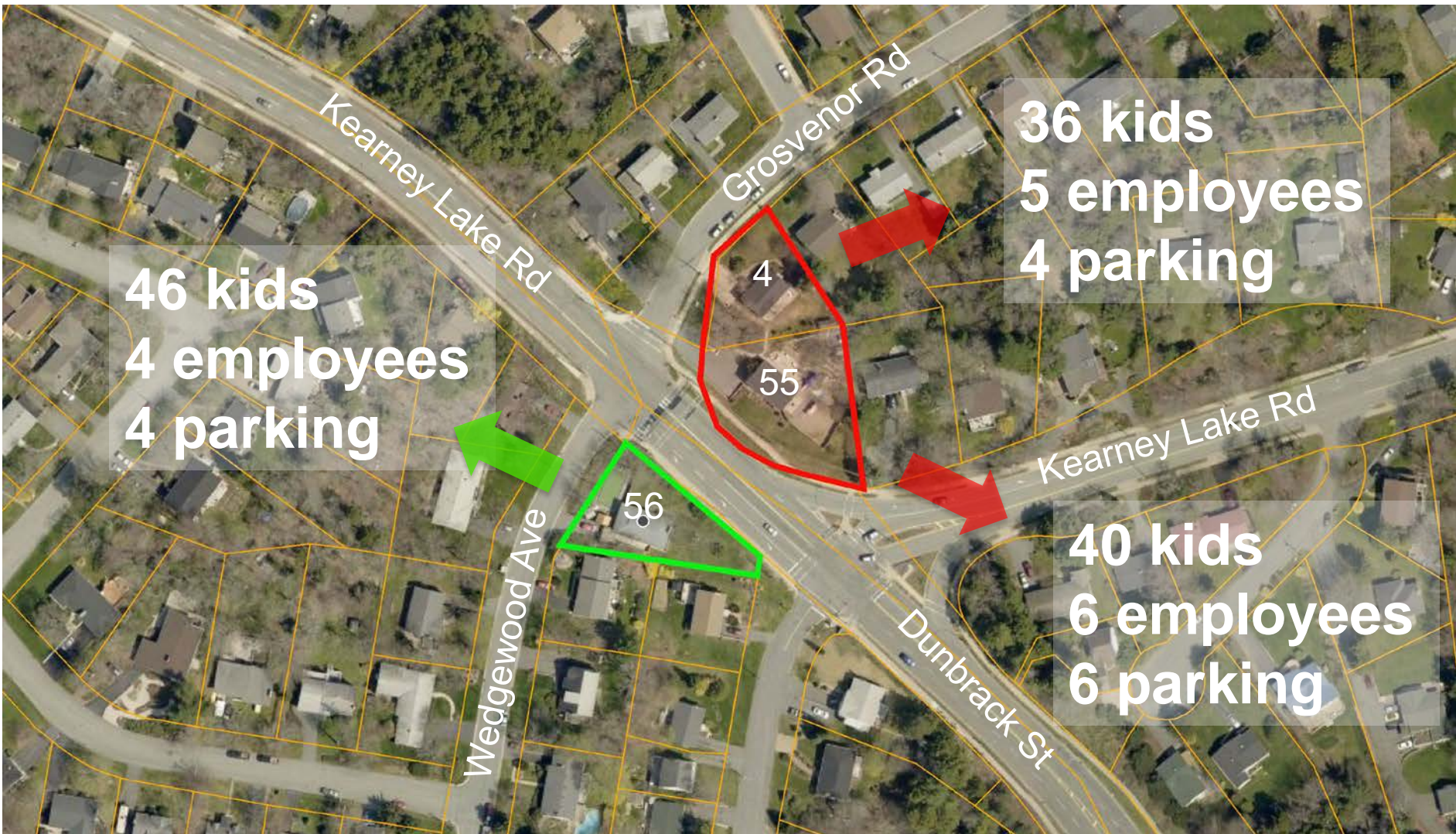
3 - 4 Car Parking

No Sidewalk

56 Kearney Lake Rd ●

Comparison

	Site	Existing Use	Proposed Use
	55 Kearney Lake Rd Case 21389	38 children 4 employees 6 parking	40 children 6 employees 6-8 parking
	4 Grosvenor Case 21389	8 children 1 employee 4 parking	36 children 4 employees 4 parking
	56 Kearney Lake Rd Case 21795	14 children 1 employee 3 parking	46 children 4 employees 4 parking



46 kids
4 employees
4 parking

36 kids
5 employees
4 parking

40 kids
6 employees
6 parking

Case 21389

Case 21795

Halifax Mainland Land Use By-law

Zone

R-1 (Single Family Dwelling)

Existing Use

Non-conforming child care centres of up to 60 children are currently permitted and “grandfathered” per the Halifax Charter (Provincial statute)

Current By-law (non-DA) for Residential Dwelling

- Up to 8 children with operator/resident living on site
- One storey only dedicated to daycare use
- 2 parking spaces minimum off street

Halifax Municipal Planning Strategy

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

Implementation Policy

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

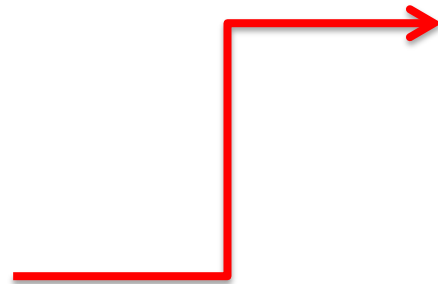
Implementation Policy 3.20.1

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 and screened
- 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

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Presentation by Applicant

Wedgewood's Little School
Sonia & Jamil Hage

WM Fares
Cesar Saleh

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

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