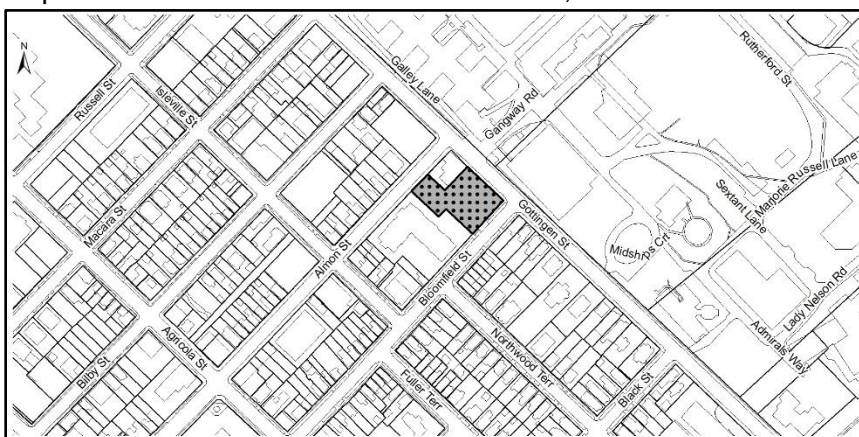
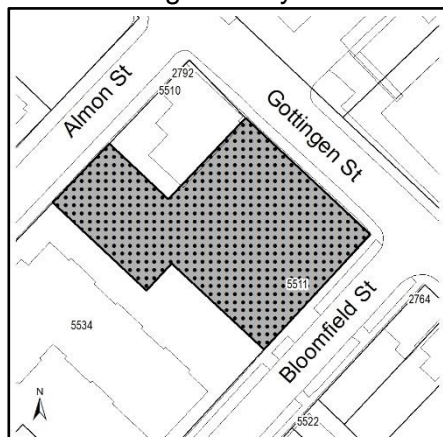


PLANNING APPLICATION CASE NO. 21618

Application by WSP Canada Inc. for substantive amendments to an existing Development Agreement that enables an eight storey 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
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

On September 23, 2013, Halifax and West Community Council (HWCC) approved a development agreement (DA) that enables an eight storey mixed-use development at the site. On January 23, 2018, HWCC refused an application for substantive amendments to the DA. The applicant submitted a new application with changes to the design for Council's consideration. The requested amendments include to:

- Infill the previously approved parking lot along Almon Street with a four storey addition;
- Increase the total number of permitted residential units;
- Increase the number of units having 2 or more bedrooms;
- Add amenity space to the penthouse and 5th floor of the proposed addition;
- Extend the streetwall (wall of the building closest to the street) along Bloomfield Street; and
- Re-locate all onsite parking underground.

APPLICABLE POLICY

On July 22, 2013, HWCC approved a Land Use By-law (LUB) amendment to apply Schedule Q to the subject site. Schedule Q sites are identified as opportunity sites for commercial and residential redevelopment. Schedule Q allows for consideration of mixed use buildings with more than four residential units through comprehensive site planning and by development agreement.

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