

MEMORANDUM

To: Chair and Members of Halifax & West Community Council

CC: Ms. Gail Harnish, PAC Coordinator
Mr. Paul Sampson, Planner, HRM Development Approvals

From: Mr. David Fleming, Interim Chair, District 7 & 8 Planning Advisory Committee

Date: December 16, 2013

Subject:

Case 18771: Application by Westwood Construction Limited to amend the development agreement for "Gladstone North" located at Gladstone and Almon Streets, Halifax, to allow for the replacement of two approved semi-detached dwellings (4 units) with a commercial surface parking lot and associated landscaping

ORIGIN

The District 7 & 8 Planning Advisory Committee November 25, 2013 meeting.

BACKGROUND/DISCUSSION

The District 7 & 8 PAC received a staff memorandum dated October 17, 2013, and heard staff presentation on Case 18771, at their November 25, 2013 meeting. Mr. Michael Haddad declared a conflict of interest and vacated his seat during the presentation/discussion. The following recommendations were agreed to by the Committee in regards to Case 18771:

The District 7 & 8 Planning Advisory Committee recommended that:

1. Approval be granted to amend the Development Agreement for "Gladstone North" to allow for the replacement of two approved semi-detached dwellings with commercial surface parking with the intention that the site will eventually be used for residential development, and that staff find a mechanism by which Community Council can revisit this issue within a certain timeframe, to allow for residential development on this site in the future.
2. The Committee values housing and densification.

OFFICE OF THE MUNICIPAL CLERK

3. That staff ensures that the proposed green space along Gladstone is accessible and visible.

The recommendations have been provided to HRM planning staff for review and consideration, and will be addressed in their staff report to Halifax & West Community Council.