

**HALIFAX**

**Case 19862**

# **Development Agreement**

5555, 5549, 5543 Almon Street & vacant lot on Isleville Street

March 29, 2016

# Application

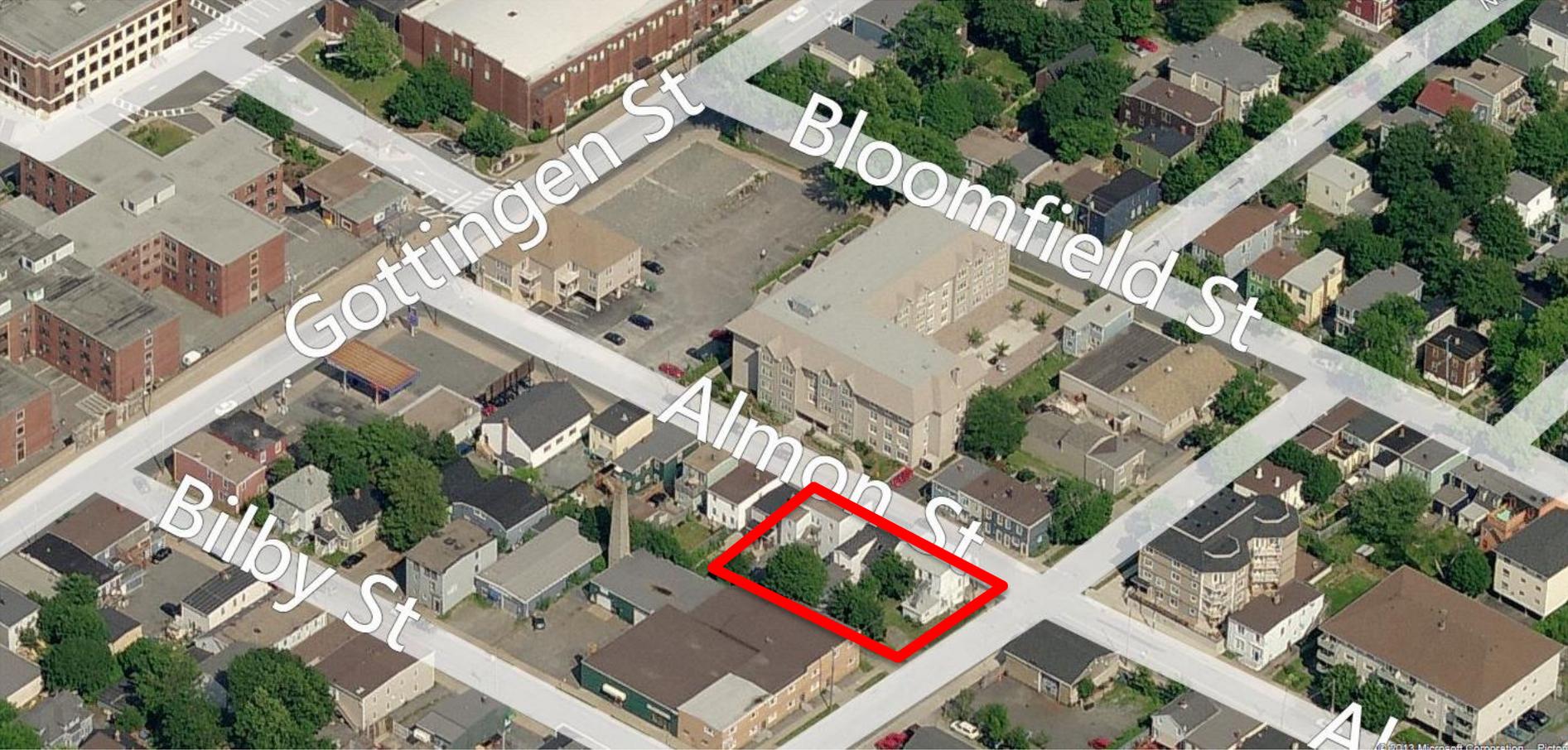
## Applicant

- Michael Napier Architecture

## Proposal

- Enter into a Development Agreement for a 7-storey residential building containing ground floor minor commercial uses

# Site of Proposal

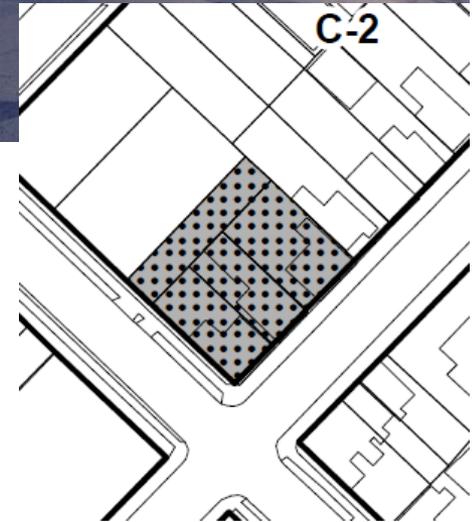


# Surrounding Context



# Site

- 4 properties
- 3 small apartment buildings on Almon (15 units)
- vacant lot on Isleville
- 9000 sf (836.1 sm)



# Policy & Zoning

- C-2 (General Business) Zone
- Designated Major Commercial
- Major projects may proceed though:
  - as-of-right process
  - or
  - Schedule Q / development agreement process



# Process

- Land Use By-law Amendment:
  - Application of Schedule Q (overlay), enables consideration of development agreement
- Development Agreement:
  - Pending & following decision on LUB amendment

# Policy Review – Schedule Q DA

- Where Schedule Q is applied, all residential and mixed residential-commercial developments over 4 unit must proceed by development agreement.
- Development Agreement must consider matters such as:
  - Compatibility
  - Building Design
  - Landscaping and Open Space

# Proposed DA



- 7 storey building (35 units)
- Ground floor minor commercial uses

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# Compatibility & Design

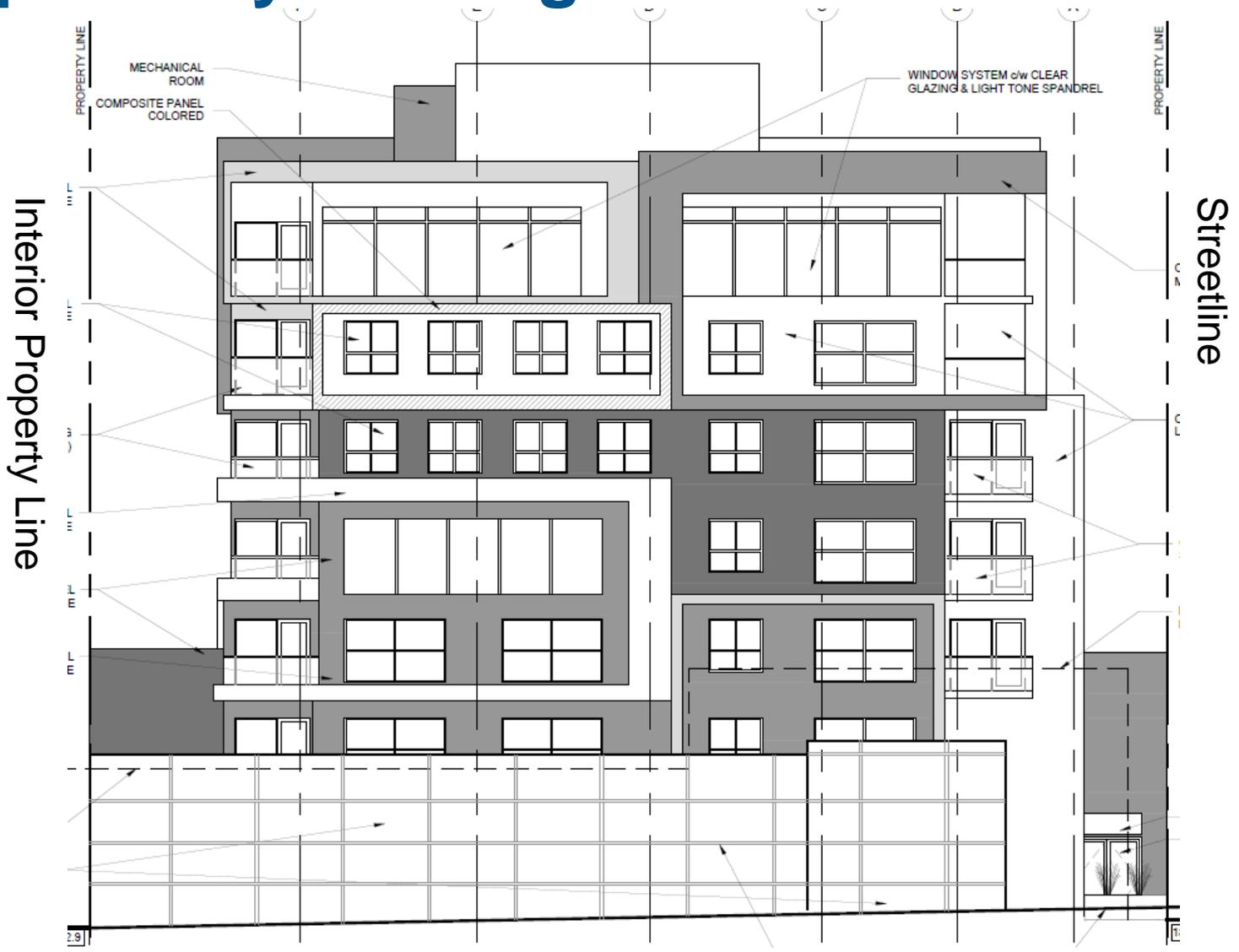


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# Compatibility & Design



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# Compatibility & Design

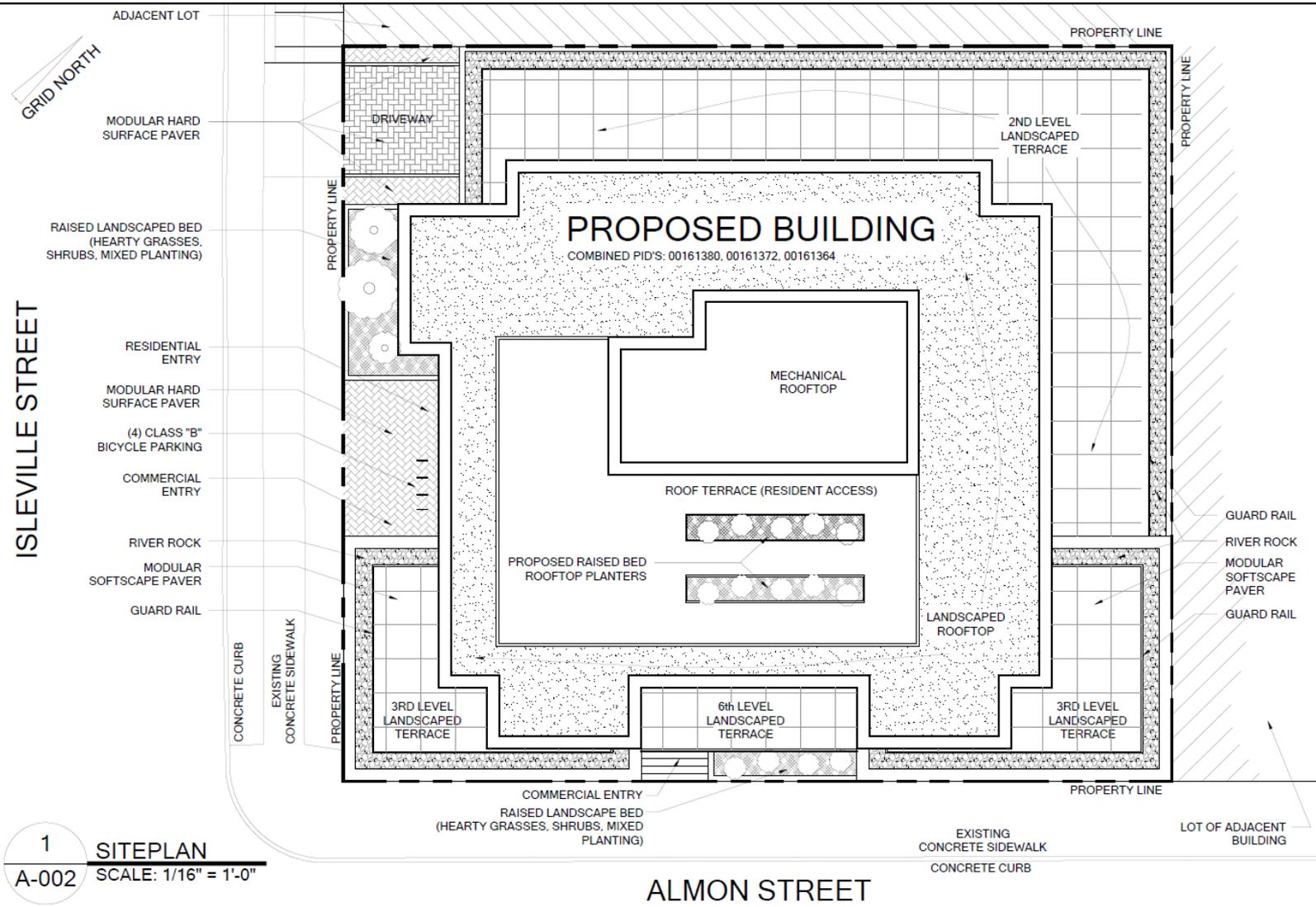


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# Landscaping & Open Space



1 **SITEPLAN**  
A-002 SCALE: 1/16" = 1'-0"

ALMON STREET

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# Recommendation

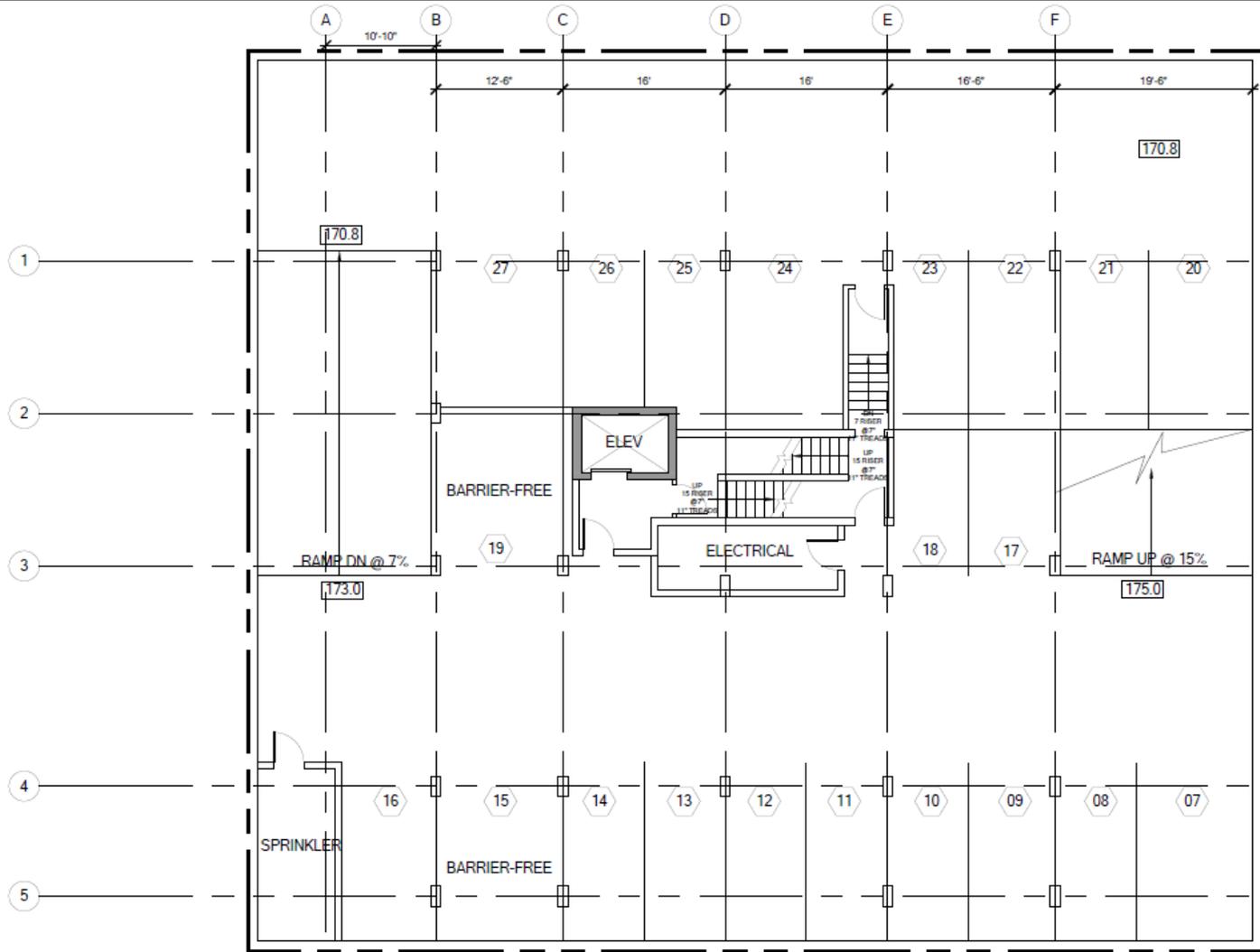
Approve the proposed development agreement set out in the March 9, 2016 staff report; and

Require the proposed development agreement be signed by the property owner within 120 days





GRID NORTH



**1** LOWER PARKADE LEVEL  
**A-101** SCALE: 1/16" = 1'-0"

**PROPOSED MIXED-USE DEVELOPMENT**  
 ISLEVILLE STREET AND ALMON STREET  
 HALIFAX, NOVA SCOTIA

REVISION	DATE
1. DA REVISIONS	2015-07-30

**M  
N  
A** MICHAEL  
 APIER  
 ARCHITECTURE INC.

DRAWING	DATE
LOWER PARKADE LEVEL	FEB 2015
SCALE	DRAWING NO.
1/16" = 1'-0"	<b>A-101</b>