

TO: Chair and Members of Halifax and West Community Council
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SUBMITTED BY: _____
Brad Anguish, Director, Community and Recreation Services

DATE: January 22, 2014

SUBJECT: Case 18078: Development Agreement, Lovett Lake, Beechville

INFORMATION REPORT

ORIGIN

- November 18, 2013 motion of Halifax and West Community Council:
“MOVED by Deputy Mayor Rankin and Seconded by Councillor Mason that Halifax and West Community Council request a staff report to bring this matter forward for First Reading at a Special Meeting of Halifax and West Community Council to be held on or before December 18, 2013. MOTION PUT AND PASSED.”
- January 14, 2014 memo from Councillor Mosher, Chair, Halifax and West Community Council to Brad Anguish, Director, Community and Recreation Services, requesting an update from staff further to the November 18, 2013 motion.

LEGISLATIVE AUTHORITY

HRM Charter; Part VIII, Planning & Development

BACKGROUND

Case 18078 is an application for a residential development for lands owned by Armco Capital, known as Lovett Lake Village, in Beechville, which is to be considered by Community Council through the development agreement process. On November 18, 2013, Halifax and West Community Council (HWCC) requested that staff bring forward a staff report on the file, including a proposed development agreement, for consideration at a special meeting of HWCC to be held on or before December 18, 2013.

Staff was not able to bring forward the staff report as requested and, as a result, at the January 6, 2014 HWCC meeting, Council requested a memo be sent to staff to request an update on this application.

DISCUSSION

The application to consider the Lovett Lake Village development has been on file with the Municipality since October 20, 2012, and a Public Information Meeting (PIM) on the proposal was held on November 26, 2012.

Through the review process, staff identified a number of aspects of the proposal that do not satisfy the relevant policies of the area municipal planning strategy. Over the past year, staff and the applicant have been working to resolve these matters, however, over the past few months, it became apparent that staff and the applicant were unable to come to terms. Accordingly, it had been agreed that staff would proceed forward with the file for Community Council's consideration, but staff would be unable to recommend that Council approve the proposal.

At the time of the November 2013 HWCC motion, staff had been preparing to submit a report to the HWCC for a December 2013 meeting. However, at the request of the Developer in early December 2013, a revised proposal was submitted to attempt to address the outstanding issues. Staff met with the applicant concerning the revised proposal twice in December (December 3rd and 23rd) and both parties are working closely together to bring the matter to a timely conclusion.

Further to Community Council's November 2013 motion, staff acknowledges that it would have been appropriate to have provided an update to Council indicating that the matter would not be proceeding forward for their consideration in December 2013. Staff sincerely apologizes for failing to provide a timely update in accordance with Community Council's direction.

Relative to next steps, staff will continue to advance the file in co-operation with the applicant. The revised proposal from December requires some revision and the provision of supporting material. The applicant is in the process of producing this information and, dependant on its contents, further negotiation, revision or additional material may be necessary. Given these uncertainties, providing an exact timeframe for the file to be delivered to Community Council is difficult, however, staff will endeavour to bring the matter forward as soon as possible.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

COMMUNITY ENGAGEMENT

There is no community engagement associated with this information report. The community engagement process for the planning application is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement has been consultation, achieved through a public information meeting held on November 26, 2012. If a revised application is submitted to staff, the need for further public consultation will be determined.

ATTACHMENTS

None.

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Jillian MacLellan, Planner I, Development Approvals, 490-4423

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Report Approved by:


Kelly Denty, Manager, Development Approvals, 490-4800
