

NOTICE OF PUBLIC MEETING HALIFAX PENINSULA

Districts 7 and 8 Planning Advisory Committee and HRM Planning Staff will be holding a public meeting on Monday, January 19, 2015, beginning at 7:00 p.m. at Halifax City Hall (Halifax Hall), 1841 Argyle Street, Halifax, NS, to discuss the following application:

Case 19353 - Application by W. M. Fares Group, for the lands of Maynard Holdings Limited, to consider amending the Halifax Municipal Planning Strategy and the Halifax Peninsula Land Use Bylaw to allow for an 8 storey multi-unit residential building with ground floor commercial at 2480 Maynard Street, Halifax, by development agreement.

The purpose of the meeting is to receive feedback regarding the abovenoted application. The applicant will be present to discuss the proposal. Planning staff will be present to discuss the process and the application with respect to the provisions of the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law.

The meeting is open to anyone who wishes to attend to seek information about the proposal and/or express any comments which they may have.

A copy of the initiation report is available upon request by contacting Planning Applications at 902-490-4393, or visit:

http://www.halifax.ca/planning/applications/Case19353Details.php

PROPOSAL INFORMATION: Case 19353

APPLICANT: W. M. Fares Group, on behalf of Maynard Holdings Limited

REQUEST: To amend the Halifax Municipal Planning Strategy (MPS) and Halifax Peninsula Land Use By-law (LUB) to allow the development of an 8-storey mixed-use building consisting of residential units and a commercial ground floor at 2480 Maynard Street, Halifax, by development agreement

PROPOSAL: The applicant wishes to demolish existing buildings on the property and develop an 8-storey mixed-use building. Features of the development include the following:

- maximum height of the building is 24.4 metres (80 feet) measured from ground level to the top of the penthouse level;
- 70 residential units are proposed which will contain a mix of bachelor, 1 bedroom and 2 bedroom units;
- 285.2 square metres (3,070 square feet) of commercial space at ground level with frontage on Roberts Street;
- interior amenity space, landscaped terrace, and rooftop and podium-level amenity space;
- 2 levels of underground parking area consisting of 67 parking spaces accessed off Maynard Street; and
- upper-storey stepbacks creating a 3 to 4-storey streetwall along Roberts Street and Maynard Street

DISTRICT: 8 (Halifax Peninsula North) – Councillor Jennifer Watts

SITE INFORMATION: civic address, community

PLAN AREA:

Halifax Plan Area

 Peninsula North Secondary
 Plan

LAND USE DESIGNATION:

- MDR (Medium Density Residential)
- □ 50-foot height precinct

CURRENT ZONING:

 C-2 (General Business) -Halifax Peninsula Land Use By-Law Area

PROPERTY DESCRIPTION:

- □ <u>Current use</u>: Vacant
- □ <u>Size</u>: 1,618.3 square metres (17,419 square feet) in area



For further information, please contact **Dali Salih**, Planner, (902) 490-1948, salihd@halifax.ca or visit http://www.halifax.ca/planning/applications/Case19353Details.php