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Districts 7 and 8 Planning Advisory Committee  
October 28, 2013

# MEMORANDUM

To: Chair and Members and Districts 7 and 8 Planning Advisory Committee

From: Paul Sampson, Planner, Planning Services, HRM Development Approvals

Date: October 17, 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**

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The “Gladstone North” development is located at the intersection of Almon and Gladstone Streets, Halifax (6136-6150 Almon St., 2723-2761 Gladstone St.). The existing development agreement allowed for a mixed-use building at the street intersection and two semi-detached dwellings (4 units) at the southern end of the site along Gladstone Street. The applicant is proposing to amend the existing agreement to allow for the use of the southern portion of the subject land for a commercial surface parking lot, landscaping and seating area. Please find attached a set of plans and supporting information detailing the above noted proposal by Westwood Construction Limited.

**Existing Use** The site currently consists of a mixed use building with ground-floor commercial uses, residential units above, underground parking and surface parking at the southern end (refer to Maps 1 and 2). The subject semi-detached lots were paved and temporarily used for parking, which resulted in a HRM Land Use Compliance case and, hence, this proposal.

**Designation** ‘Major Commercial’ under the Peninsula North Secondary Municipal Planning Strategy (Section XI of the Halifax Municipal Planning Strategy (refer to Map 1).

**Zoning/ LUB** C-2 (General Business) under the Halifax Peninsula Land Use By-law (refer to Map 2). The property is located within Peninsula North Area 2 and Schedule Q.

**Proposal** The proposal, illustrated in Attachment A, is to amend the existing agreement to allow for the use of the southern portion of the subject land for a commercial surface parking lot, landscaping and seating area. The applicant wishes to retain the

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option of developing this portion of the site with two semi-detached dwellings (4 units) at some point in the future.

**Schedule Q**

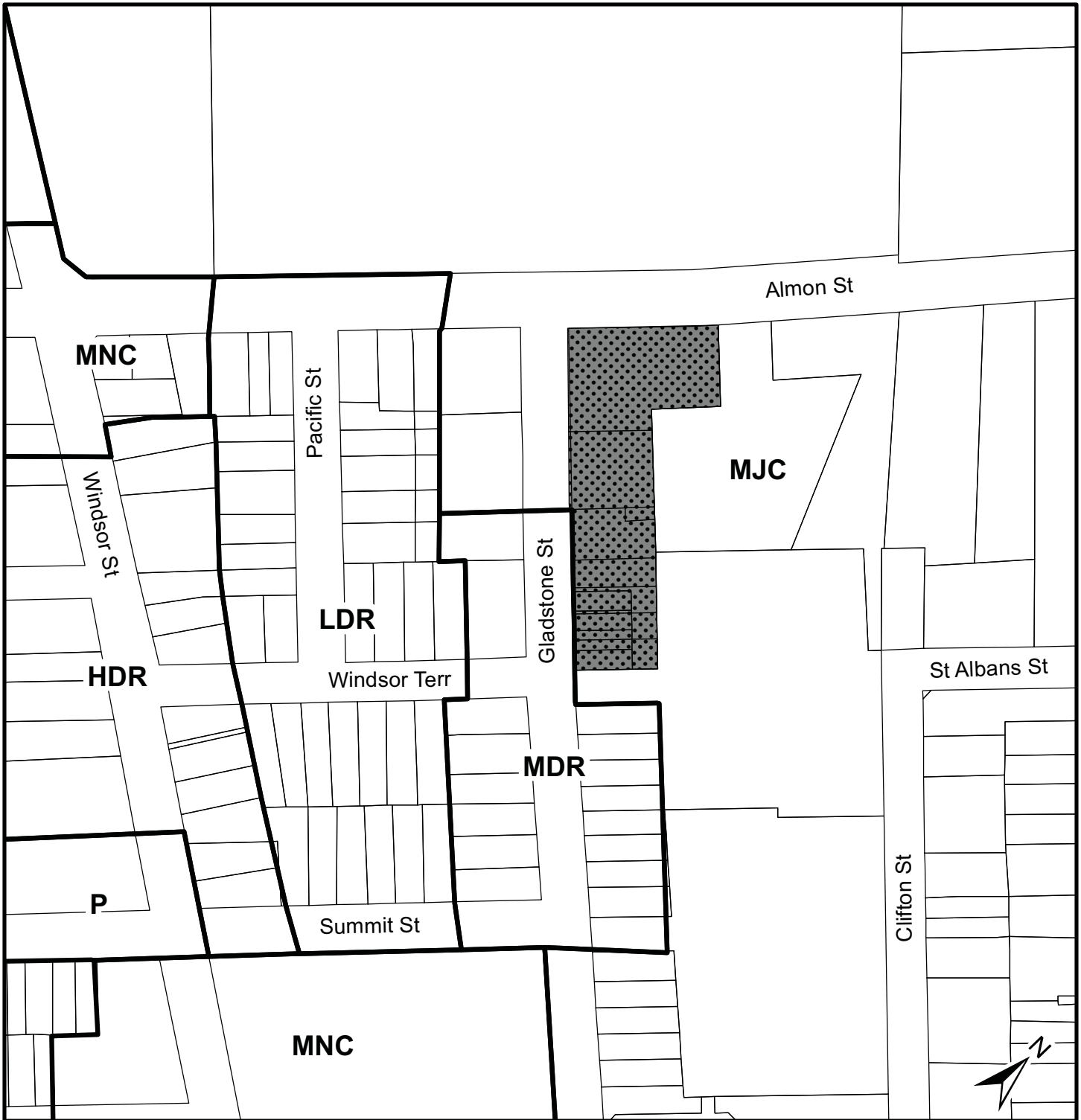
Schedule 'Q' is currently applied to a large area of Peninsula North that is designated Major Commercial, including the subject lands. Policies 2.3, 2.3.1, 2.3.2 and 2.3.3 include criteria for Council to consider when evaluating proposals prior to the Municipality entering into or amending a development agreement (Attachment D).

**Input Sought from Districts 7 & 8 Planning Advisory Committee**

Pursuant to the Committee's Terms of Reference, feedback is sought from the Committee relative to the proposed amendment to the development agreement. PAC's recommendations will be included in the staff report to Halifax and West Community Council.

**Attachments**


Map 1	Generalized Future Land Use Map (GFLUM) Map
Map 2	Zoning Map
Attachment A	Proposed Site Plan (Parking Area)
Attachment B	Existing Site Plan
Attachment C	Risk Management Letter
Attachment D	Relevant Policies of Halifax Municipal Planning Strategy



**Map 1 - Generalized Future Land Use**

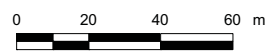
2723 - 2753 Gladstone Street  
Halifax



 Area of existing development agreement

**Designation**

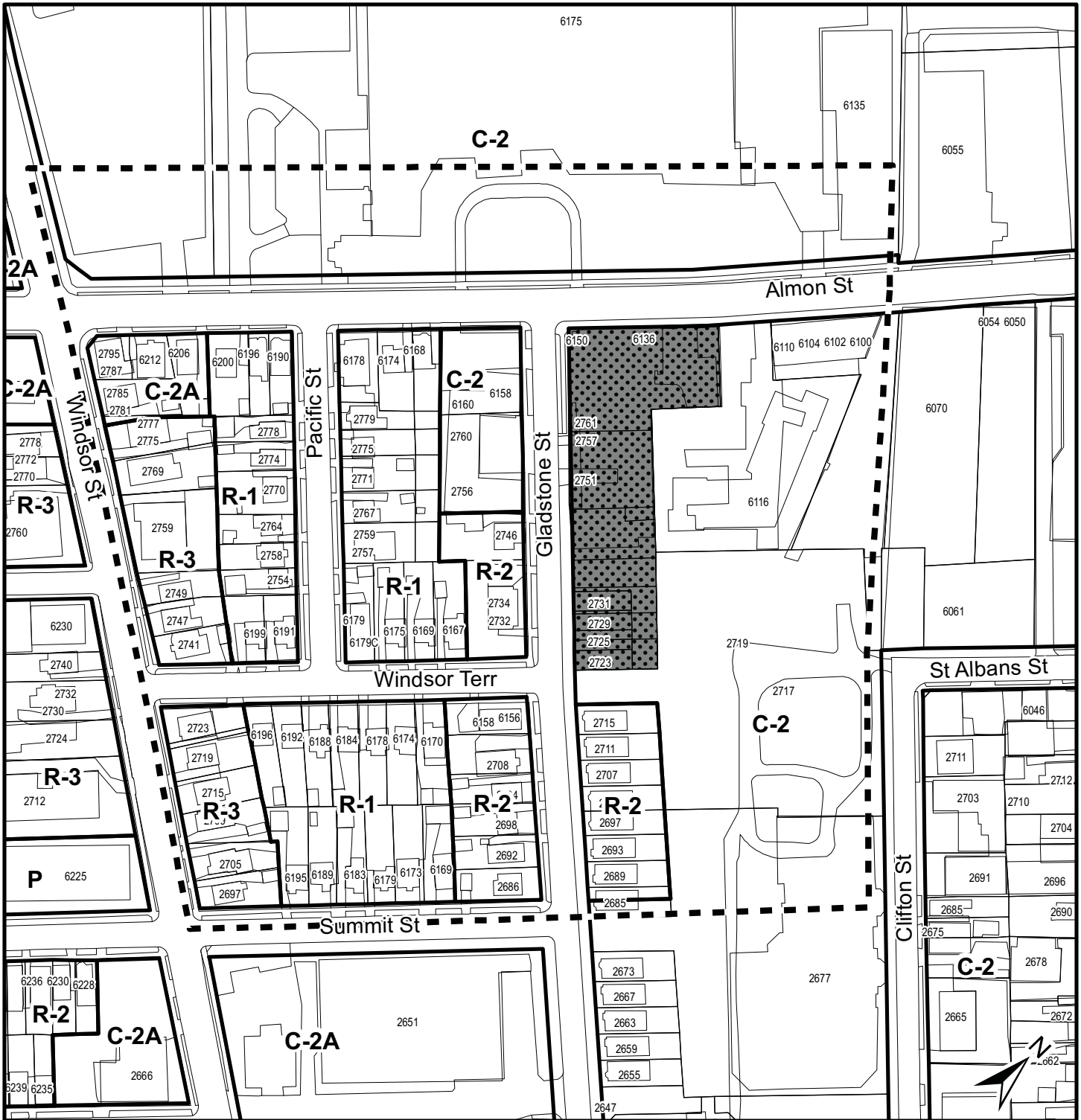
- MDR Medium Density Residential
- HDR High Density Residential
- MJC Major Commercial
- MNC Minor Commercial
- P Park and Institutional



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.



HRM does not guarantee the accuracy of any representation on this plan.

Halifax Plan Area  
Peninsula North Secondary Plan Area



**Map 2 - Zoning and Notification**

2723 - 2753 Gladstone Street  
Halifax

-  Area of existing development agreement
-  Area of notification

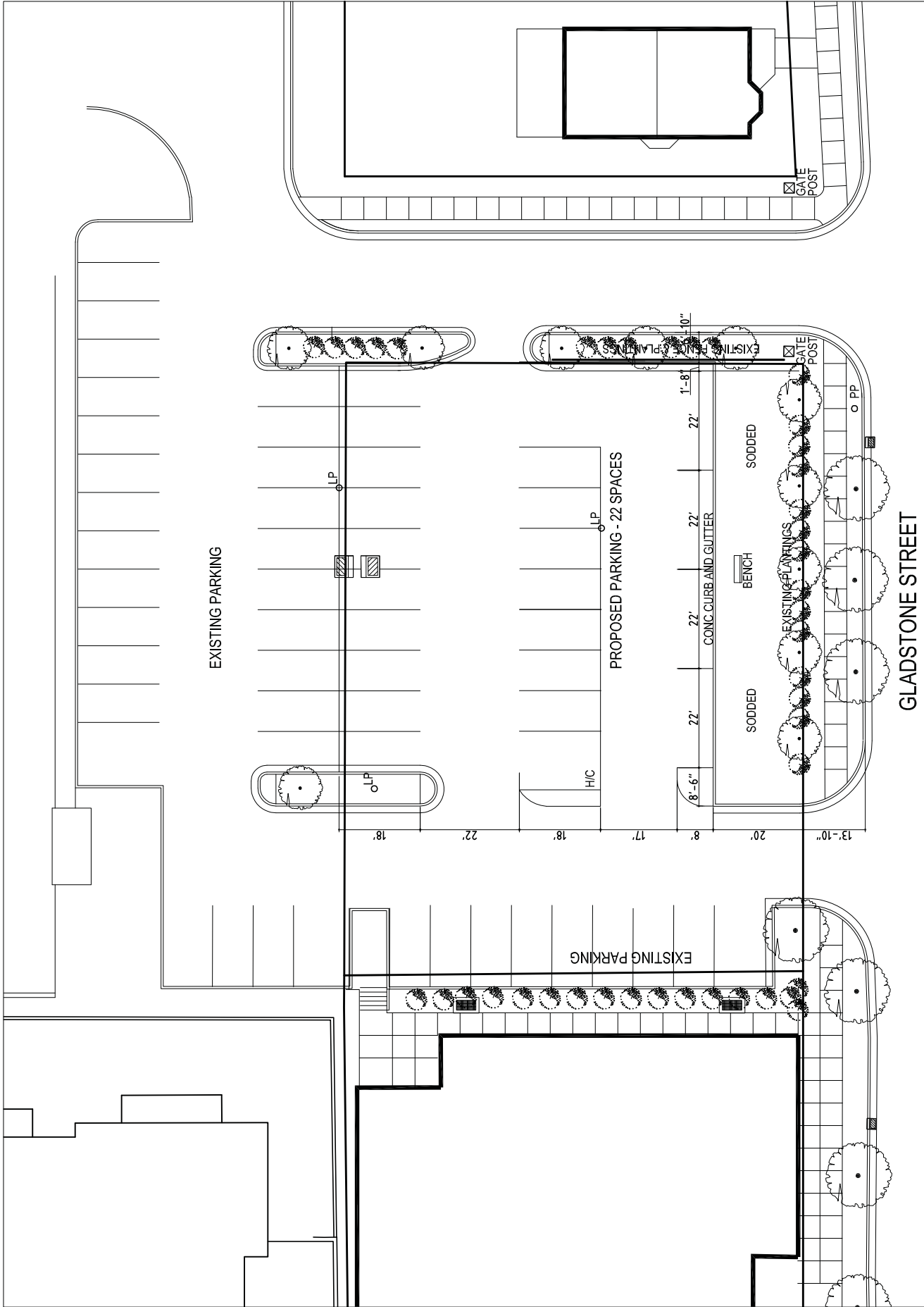
Halifax Plan Area  
Peninsula North Secondary Plan Area

- Zone**
- R-1 Single Family Dwelling
  - R-2 General Residential
  - R-3 Multiple Dwelling
  - C-2 General Business
  - C-2A Minor Commercial
  - P Park and Institutional



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

HRM does not guarantee the accuracy of any representation on this plan.



**GLADSTONE NORTH**  
 Gladstone Street, Halifax, NS

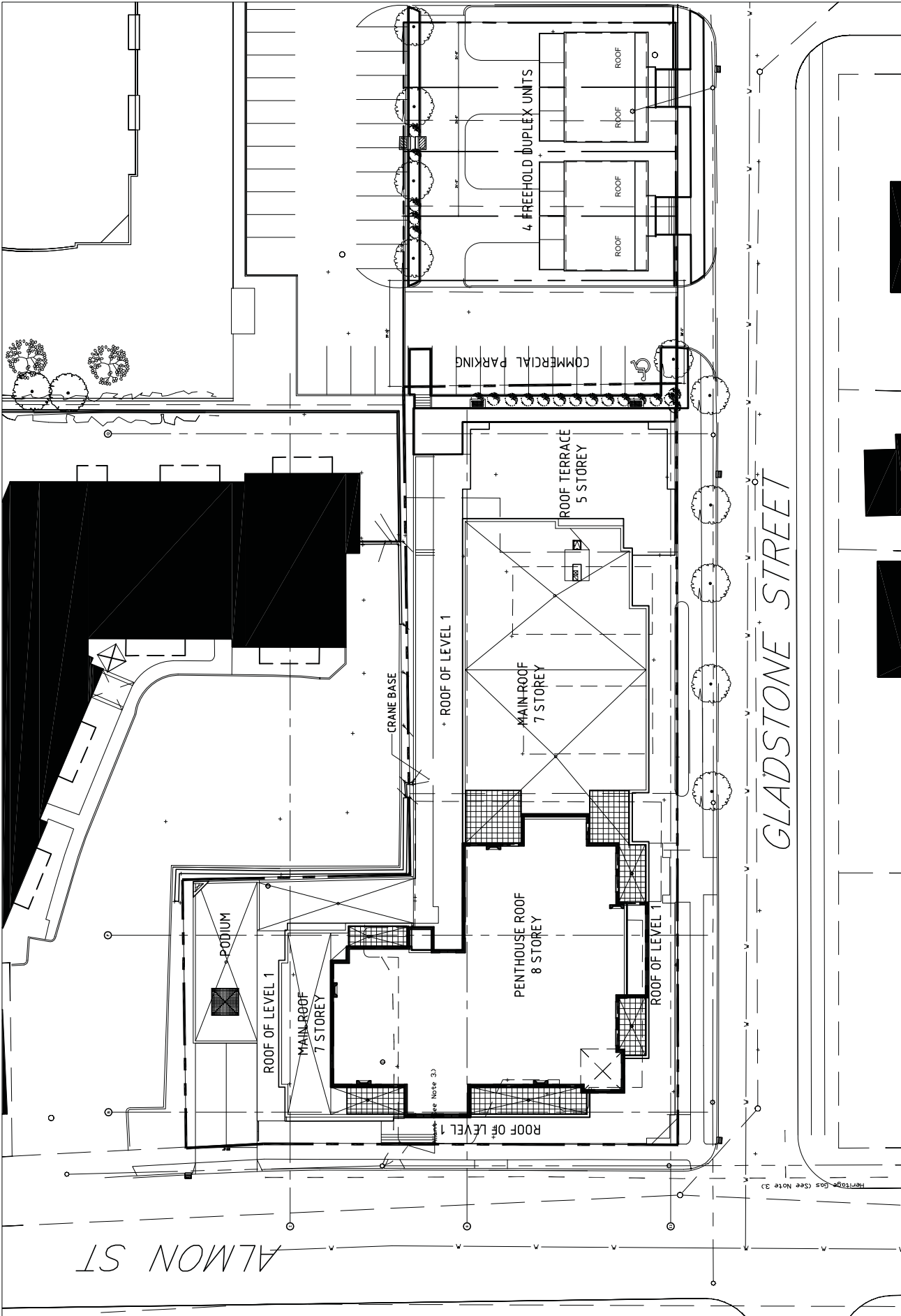
**Site Plan**  
 Proposed Parking Layout

Scale 1"=30'  
 Jun 04, 2013

**Kassner Goodspeed Architects Ltd.**

5663 Cornwallis Street, Suite 200 Halifax, NS B3K 1B6  
 tel 902 422 1557 | fax 902 422 8685 | [www.kgarch.ns.ca](http://www.kgarch.ns.ca)





**SCHEDULE B1**

**SITE PLAN**

**GLADSTONE NORTH**

**GLADSTONE at ALMON STS, HALIFAX NS**

**KASSNER/GOODSPEED ARCHITECTS**

SUITE 200, 5663 CORNWALLIS ST.  
HALIFAX, N.S., B3K 1B6 (902) 422-1557

SCALE 1"=50'  
Oct 15, 2010

Case 18771: Attachment C – Risk Management Letter



**Stantec**

**Stantec Consulting Ltd.**  
40 Highfield Park Drive, Suite 102  
Dartmouth NS B3A 0A3  
Tel: (902) 468-7777  
Fax: (902) 468-9009

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June 4, 2013  
File: 1006215

Westwood Construction Limited  
5855 Spring Garden Road, Unit 310  
Halifax, NS B3H 4S2

**Attention: Michael Haddad**

Dear Mr. Haddad:

**Reference: Gladstone Ridge Risk Management/Remedial Action Plan**

Stantec Consulting Ltd. (as Jacques Whitford Limited) developed a *Risk Management/Remedial Action Plan – Gladstone Lands Redevelopment* (report dated July 20, 2004) that was accepted by Nova Scotia Environment and Labour (NSEL) (letter dated August 25, 2004). The redevelopment of the former Gladstone Stores land commenced in late 2005, and Stantec provided supervision of remedial excavation and other environmental-related activities during the construction activities.

The *Risk Management/Remedial Action Plan – Gladstone Lands Redevelopment* requires that site soil be hardsurfaced or landscaped to prevent potential exposure of site users (residents, visitors, maintenance staff) to hydrocarbon, metals and/or polycyclic aromatic hydrocarbons in soil. Therefore, any areas of the Site that have not yet been developed require either concrete or asphalt hardsurfacing, or a layer of geotextile and 1 m of imported fill below landscaped areas.

We trust that this information is adequate for your present purposes. If you have any further questions, please do not hesitate to contact us at your convenience.

Sincerely,

**STANTEC CONSULTING LTD.**

Signed by

Evelyn Bostwick, M.Eng., P.Eng.  
Senior Associate, Environmental Services  
Tel: [REDACTED]

**ATTACHMENT D:**  
**Relevant Policies of Halifax Municipal Planning Strategy (MPS)**

**Halifax Municipal Planning Strategy (MPS)**  
**Section XI (Peninsula North Secondary Planning Strategy)**

**Commercial Facilities Designation:**

*Objective: A variety of appropriately located commercial facilities to serve the needs of both the resident and working populations of Peninsula North and the City as a whole.*

**Policy 2.3:** In areas designated major commercial, uses consistent with Section II, Policy 3.1.3 shall be permitted.

**Policy 2.3.1:** In order to promote investment in commercial and residential redevelopment and to prevent conflict between new and existing uses the city may, through the land use by-law, identify areas that provide an opportunity for and will benefit from comprehensive site planning

**Policy 2.3.2:** In those areas identified in the land use by-law pursuant to Policy 2.3.1 all residential and mixed residential-commercial development over four units shall be by agreement.

**Policy 2.3.3:** In considering agreements pursuant to Policy 2.3.2, Council shall consider the following:

- i. the relationship of new development to adjacent properties and uses; and, the mitigation of impacts on the amenity, convenience and development potential of adjacent properties through effective urban design and landscape treatment;
- ii. the appropriate integration of the development into the traditional grid street system of the Peninsula;
- iii. the design and layout of the development should encourage vehicular traffic to use Principal Streets and discourage traffic from infiltrating through existing neighbourhoods;
- iv. the creation of high quality design detail at street level through attention to such matters as landscaping, signs, building entrances, and vehicle layby areas;
- v. the provision of high quality open space and leisure areas of a size and type adequate for the resident population;
- vi. residential and commercial densities consistent with municipal services;
- vii. encouraging high quality exterior construction materials such as masonry; and
- viii. other relevant land use considerations which are based on the policy guidance of this Section.