

# Case 19050

*Development Approvals - Planning Services*

**5881/5883 Spring Garden Road,  
Halifax**

**Building Addition**

*Miles Agar, Planner*

*April 28, 2014*

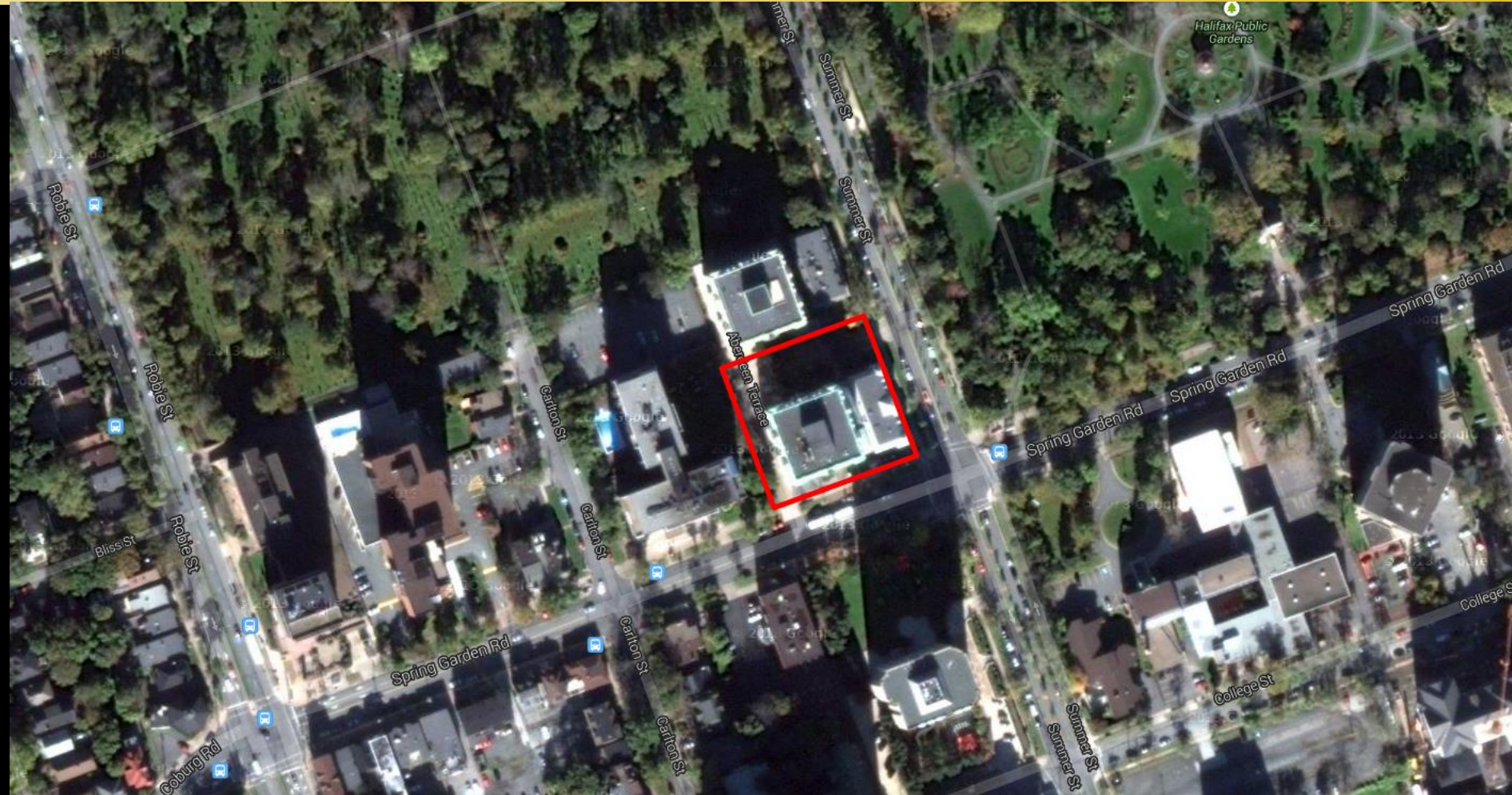
# Proposal

*Development Approvals - Planning Services*

- Applicant: Westwood Developments Ltd.
- Proposal: Amend the existing development agreement for 5881/5883 Spring Garden Road by extending the ground floor and second floor commercial portions of the existing 12-storey building closer to Spring Garden Road.

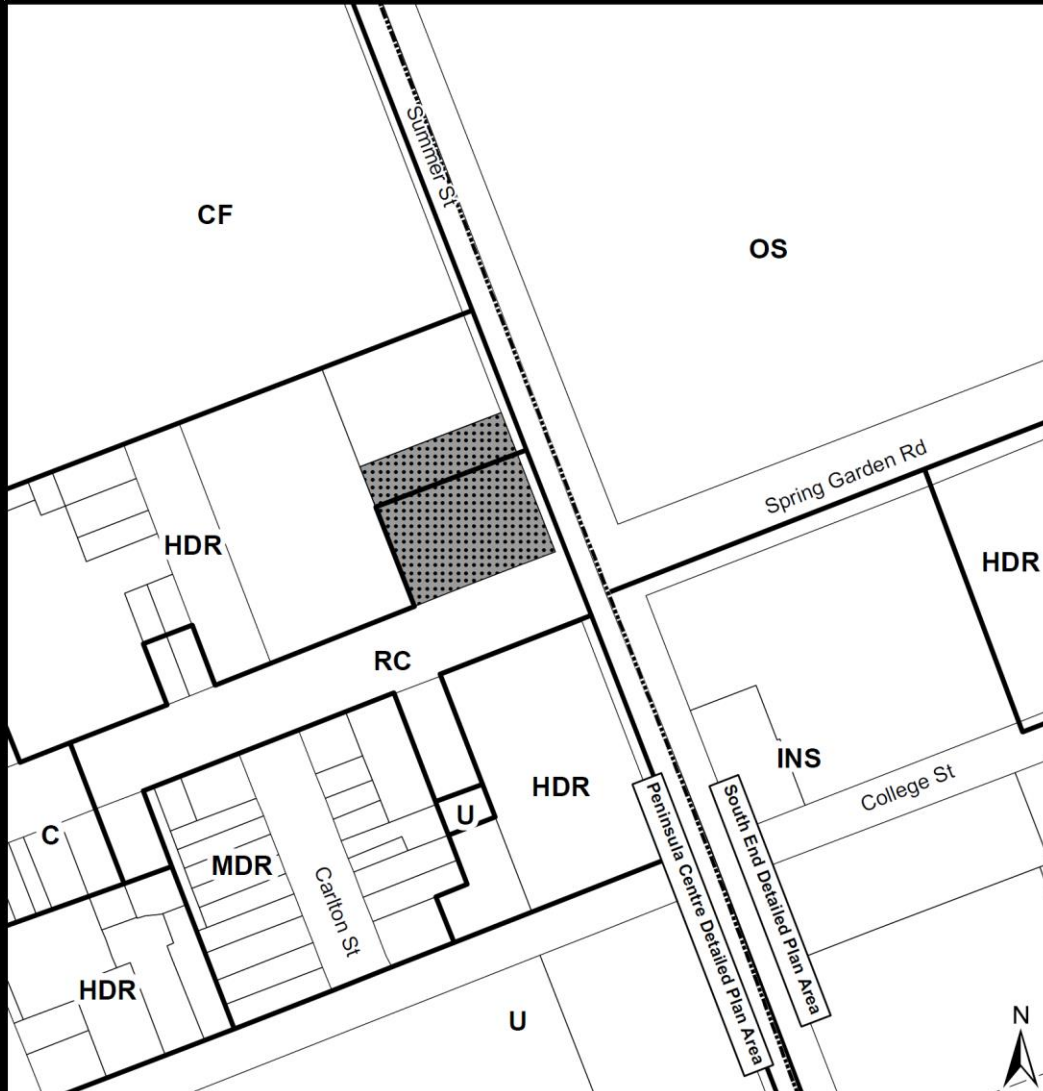
# Subject Property

*Development Approvals - Planning Services*



# Subject Property

## *Development Approvals - Planning Services*



- Halifax Plan Area;
- Peninsula Centre Secondary Plan;
- Spring Garden Road Sub Area;
- Residential-Commercial Designation;
- Development Agreement.

# Existing Development Agreement

## *Development Approvals - Planning Services*



- 12 storeys;
- First Floor Commercial;
- Second Floor Offices;
- Atrium for Restaurant

# Applicable MPS Policy

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## **Policy 8.1.2**

- development which exceeds permitted height by development agreement;
- shadow impact on the public gardens.

## **Policy 3.11**

- in conjunction with policy 8.1.2, development which would not meet other provisions of the LUB.

# Regional Municipal Planning Strategy Policy

*Development Approvals*

## **Policy CH-2**

- abutting heritage property;
- respect building scale, massing, proportions, profile, character, and building siting.

### Note:

Heritage Advisory Committee will also review this proposal.

# Heritage Property

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# Transition

## *Development Approvals*



# Existing Site

## Development Approvals



# Existing Site

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# Neighbouring Development

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# Nearby Development

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# Public Information Meeting

*Development Approvals*

- March 6, 2014;
- Approximately 7 people in attendance;
- Minutes provided in the memo.





# Proposal

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# Proposal

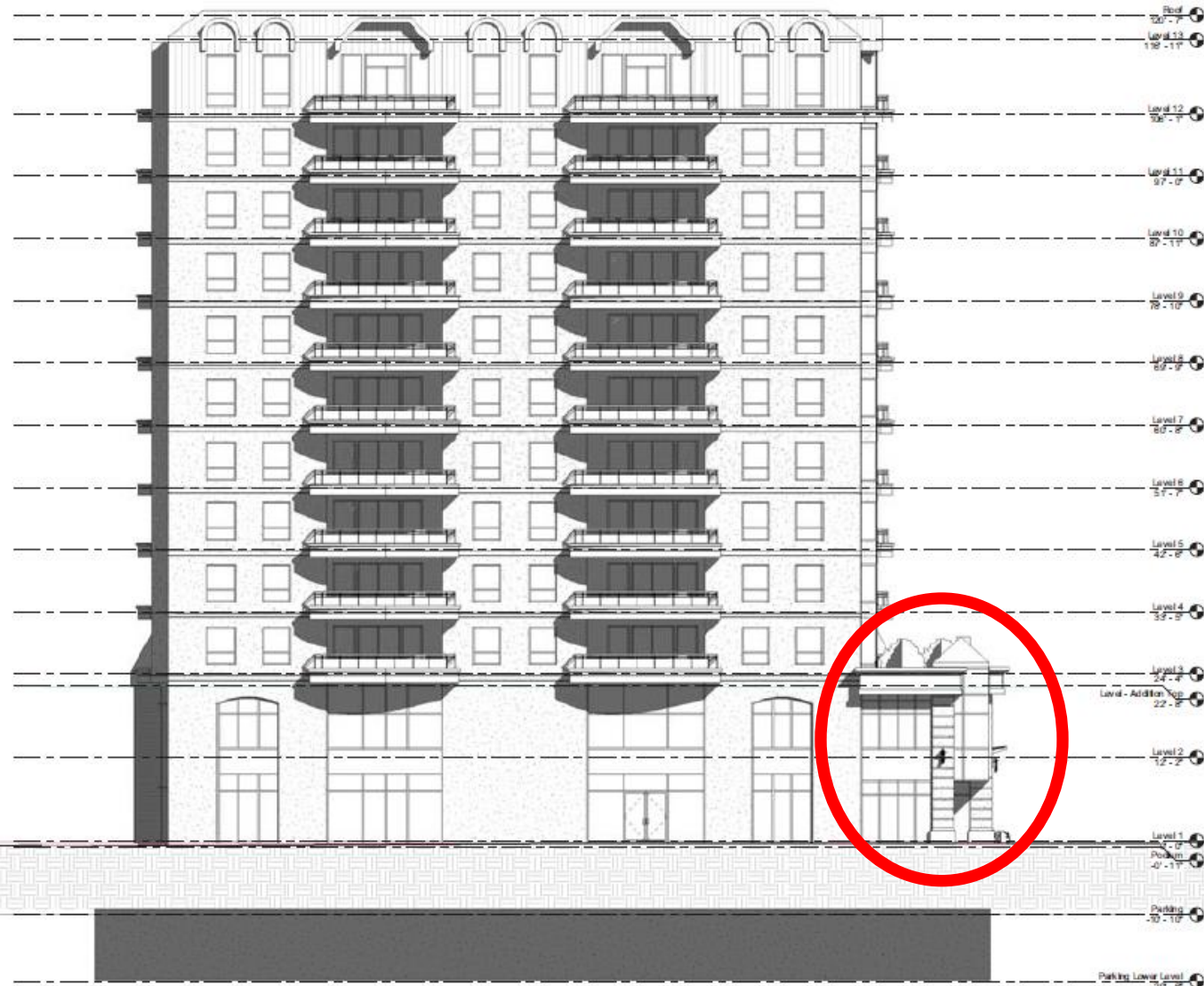
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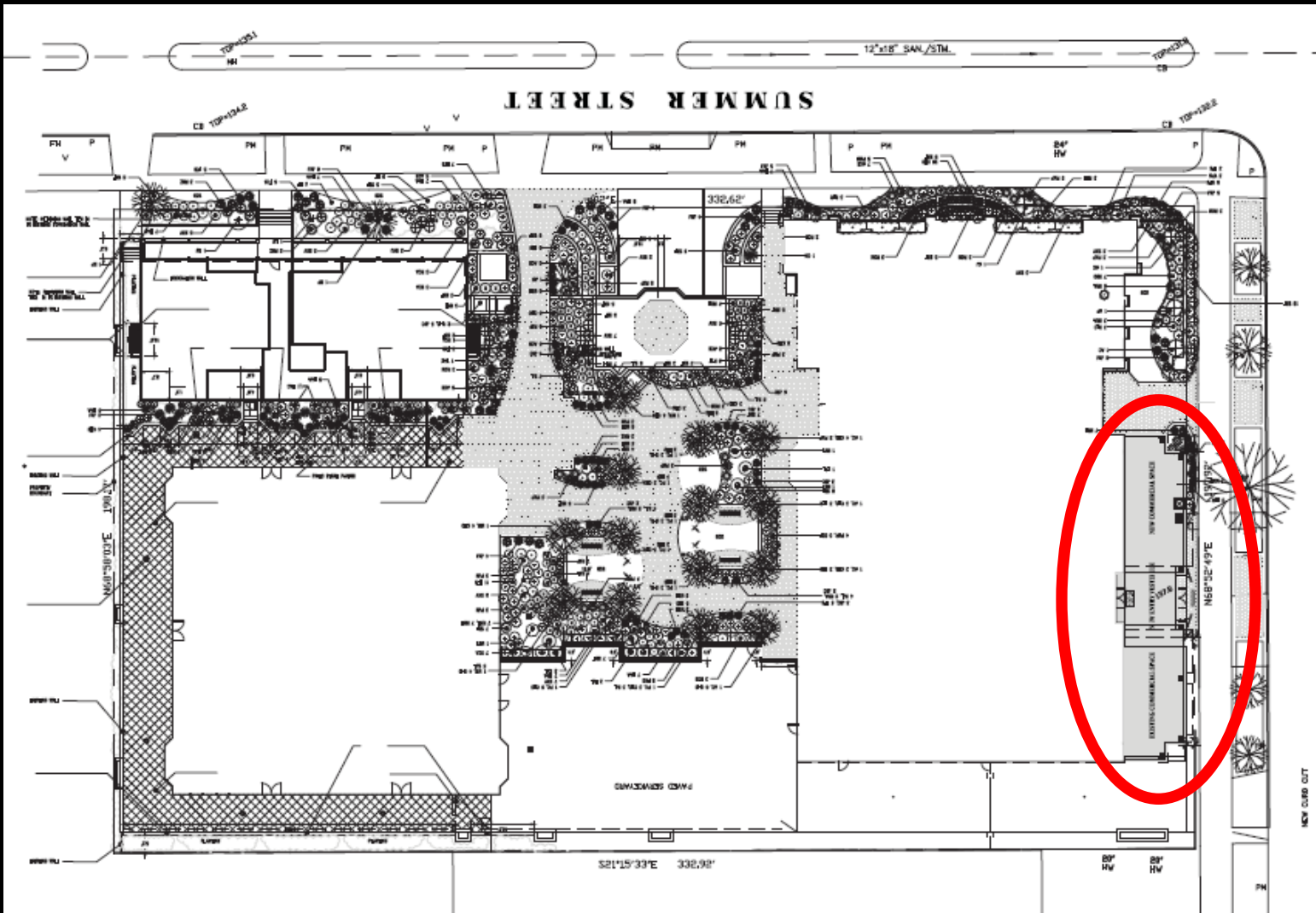
# Proposal

## Development Approvals - Planning Services



# Proposal

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# Discussion

## *Development Approvals*

- proposal in relation to applicable policy and planning principles for the area:
  - relationship to neighbouring uses (height, design);
  - shadow impact

# Potential Motions

## *Development Approvals*

The District 7 & 8 Planning Advisory Committee recommend that Halifax & West Community Council:

- 1) approve the proposal as shown in the April 15<sup>th</sup> memo;
- 2) approve the proposal subject to particular modifications (outline modifications);
- 3) refuse the proposal.

### IMPORTANT NOTE:

Pursuant to the *Halifax Regional Municipality Charter*, Council must provide reasons for refusal based on the policies of the MPS.