HALIFAX
REGIONAL MUNICIPALITY

PO Box 1749
Halifax, Nova Scotia
B3J3A5 Canada

10.2.1

Peninsula Community Council
May 7, 2007

TO: Peninsula Community Council

SUBMITTED BY: Heather Ternoway

Heather Ternoway, Chair
District 12 Planning Advisory Committee

DATE: April 24, 2007

SUBJECT: Case 00895 - MPS and LUB Amendment for 2594 Agricola Street, Halifax (PID #00169276)

ORIGIN

District 12 Planning Advisory Committee meeting - April 23, 2007

RECOMMENDATION

The District 12 Planning Advisory Committee recommend that Peninsula Community Council:

1. Move Notice of Motion to consider approval of the proposed Development Agreement as contained in Attachment B of the staff report dated February 16, 2007, to allow for a 24 unit apartment building and commercial uses, and schedule a joint public hearing with Regional Council;

2. Recommend that Regional Council give First Reading to the proposed amendments to the Halifax Municipal Planning Strategy and Peninsula Land Use By-law as contained in Attachment A of the staff report dated February 16, 2007, and schedule a joint public hearing with Peninsula Community Council;

3. Recommend that Regional Council adopt the amendments to the Halifax Municipal Planning Strategy and Peninsula Land Use By-law as contained in Attachment A of the staff report dated February 16, 2007.

Contingent upon the amendments being approved by Regional Council and becoming effective pursuant to the requirements of the *Municipal Government Act*, the District 12 Planning Advisory Committee further recommend that Peninsula Community Council:

1. Approve the proposed development agreement; and

2. Require that the development agreement be signed within 120 days, or any extension thereof granted by Community Council on request of the Applicant, from the date of final approval by Community Council or any other bodies as necessary, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

ATTACHMENT:

Staff report dated February 16, 2007

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report prepared by: Gail Harnish, Admin/PAC Coordinator, 490-4937

HALIFAX
REGIONAL MUNICIPALITY

PO Box 1749
Halifax, Nova Scotia
B3J3A5 Canada

District 12 Planning Advisory Committee
April 23, 2007

TO: Chair and Members of the District 12 Planning Advisory Committee

SUBMITTED BY: Paul Dunphy, Director of Community Development

DATE: February 16, 2007

SUBJECT: **Case 00895 - MPS and LUB Amendment for 2594 Agricola Street, Halifax (PID # 00169276)**

ORIGIN

Request from B.M.P. Projects Development Limited, on behalf of 3083833 Nova Scotia Limited, to amend the Halifax Municipal Planning Strategy and Land Use By-law to allow for a mixed residential/commercial project at 2594 Agricola Street, Halifax, by development agreement.

RECOMMENDATION

It is recommended that District 12 Planning Advisory Committee recommend that Peninsula Community Council:

1. Move Notice of Motion to consider approval of the proposed Development Agreement as contained in Attachment B to allow for a 24 unit apartment building and commercial uses, and schedule a joint public hearing with Regional Council;

2. Recommend that Regional Council give First Reading to the proposed amendments to the Halifax Municipal Planning Strategy and Peninsula Land Use By-law as contained in Attachment A and schedule a joint public hearing with Peninsula Community Council;

3. Recommend that Regional Council adopt the amendments to the Halifax Municipal Planning Strategy and Peninsula Land Use By-law as contained in Attachment A.

Recommendations continue on next page.

Contingent upon the amendments being approved by Regional Council and becoming effective pursuant to the requirements of the *Municipal Government Act*, it is further recommended that the District 12 Planning Advisory Committee recommend that Peninsula Community Council:

1. Approve the proposed development agreement; and

2. Require that the development agreement be signed within 120 days, or any extension thereof granted by Community Council on request of the Applicant, from the date of final approval by Community Council or any other bodies as necessary, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

BACKGROUND

Location, Designation and Zoning: The subject property, which is located at the southwest corner of Agricola and North Streets, is 5,110 square feet in area and is the site of an existing mixed use building consisting of a commercial use at grade, two residential units above and parking. The property is zoned General Business (C-2) Zone (Refer to Map 1). The lands are designated Major Commercial on the Generalized Future Land Use Map for Peninsula North Area 6 of the Halifax Municipal Planning Strategy (MPS) (Refer to Map 2).

Synopsis of the Proposed Development:

The Developer wishes to construct a four storey building, plus mezzanine, with 24 affordable and accessible housing units with commercial uses at grade. There are several commercial uses proposed including retail and nine art studios at street level (see Schedule I of Attachment B).

DISCUSSION

Site specific MPS amendments and policy reviews should generally only be considered where circumstances related to policies of the MPS have changed significantly. This proposal is an earnest effort to address the proven need for affordable barrier free rental housing in the urban core.

Regional Council, at their February 10, 2004, meeting, responded to the report entitled 'Homelessness in HRM - Portrait of Streets and Shelters' by moving that Regional Council continue to identify efficiencies and opportunities within existing activity areas to support the development and maintenance of affordable housing stock in the region. This project may represent an opportunity to address this motion while providing much needed accommodation in an urban location.

The Developer currently has funding in place from the Nova Scotia Department of Community Services for the affordable units. As HRM is not a party to the agreement with the Department of Community Services and can not enforce this arrangement, the review of the proposal was based on its own merits.

Staff have reviewed the proposal and recognized that special policy is required to allow implementation of this project. Some of the findings and issues are:

- The building is designed to be accessible and has barrier free units.
- When compared against the provisions of the R-3 (Multiple Dwelling) Zone, the residential portion of the building falls short of meeting many of the standard requirements. However, on balance, the development has been designed to meet the needs of it's residents and maintain the character of the surrounding neighbourhood. Some of the specific areas where the project doesn't meet the strict requirements of the R-3 Zone are as follows:
    - The site does not meet the Zone's 8100 square foot minimum lot size.
    - Due to the zero lot line condition, the proposed building does not meet the angle controls. However, it's design is in keeping with the urban character of this location and the general condition of the neighbourhood.
    - The building includes recreational amenity in the form of a roof top terrace which is accessible to the tenants. This type of amenity space does not meet the technical definition of "landscaped open space"as required by the Land Use By-law, but serves to meet the intent of the provision.
    - The building provides 10 vehicular parking stalls, plus the equivalent of 2 more, while the Land Use By-law requires the provision of 24 stalls for the residential units. Given the close proximity of public transit, local businesses and the target market for the tenants, the amount of available parking is considered adequate and appropriate for this use.
    - The project includes designated bicycle parking for 12 bicycles which meets the equivalency of 2 vehicular parking spaces and provides for this desirable mode of active transportation within an urban area.
- The project density, at 33 persons, is less than the allowed density of 51.75 persons.
- The inclusion of the roof top terrace area and the recreational amenity area within the building accommodates the zoning requirement for open space.
- The building has been designed with aerial encroachments (starting at the second storey) into HRM's street right-of-way on both the North Street and Agricola Street frontages as a result of property lines that are not square and a desire for articulation of the building face (see Schedule M of Attachment B).
- The exterior building material is proposed to be bevelled stone tile, Hardie Board panels and horizontal siding (see Schedules D, E, F and G of Attachment B). An emphasis has been placed on high quality materials and architectural detailing at the pedestrian street level.

This project will provide affordable rental housing units for low to moderate income households which are modest in terms of floor area and amenities. It will also provide units for individuals with special needs and requirements for accessible accommodation. Lack of parking was an issue of concern raised at the Public Meeting but given the target market for this project, parking has been determined to be less desirable as it is less likely that tenants will not own vehicles and more likely that they will benefit from the readily accessible public transit and the accessibility of conveniences within walking distance.

The Development Agreement includes sections dealing with the building architecture, private amenity spaces, roof top landscaping, maintenance and Archaeological monitoring. The Developer is proposing a Picnic and Contemplation Area on the roof top which will include decorative seating, decorative garbage receptacles, a pergola and several decorative planters or pots of sufficient size to each accommodate a small decorative tree. There is also an internal amenity room on the fourth floor for the use of the residents.

From an urban design perspective, there is merit in a four storey building on this corner as it will act as a transition from the buildings on the east side of Agricola Street which are limited to 35 feet to the existing Aliant building fronting on North Street to the west of the site which is much taller and massive in design. The Peninsula North Area 6 Plan is silent on requirements for this site.

The building has been designed with aerial encroachments (beginning at the second storey) into both the North and Agricola Streets rights of way. Prior to the issuance of a building permit, the encroachments will require the approval of Council for an Encroachment License Agreement under the provisions of By-law E-200.

Although this project is unique in terms of the design, amenities and commercial uses provided, it attempts to provide a facility which would fill a niche in urban Halifax which satisfies lifestyle needs for disabled persons, seniors, new immigrants, married students and low waged individuals and couples. Staff suggest that an MPS Amendment to allow a Development Agreement to capture the unusual features of the proposal is the most appropriate action.

Public Consultation

A Public Meeting was held on October 11, 2006, and the minutes are attached (Attachment C). The area of notification to be used should a Public Hearing be held is shown on Map 1.

BUDGET IMPLICATIONS

None

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating Reserves, as well as any relevant legislation.

ALTERNATIVES

1. Halifax Regional Council may choose to approve the requested amendments to the Municipal Planning Strategy and Peninsula Land Use By-law. This is the recommended course of action.

2. Halifax Regional Council may choose to refuse the requested amendments to the Municipal Planning Strategy and Peninsula Land Use By-law. Regional Council is under no obligation to consider a request to amend its MPS and a decision not to amend the MPS cannot be appealed. This alternative is not recommended, as Staff feels that a mixed residential/commercial development is the preferred use of this site.

3. Peninsula Community Council may choose to approve the proposed development agreement appended as Attachment B to permit a 24 unit apartment building and commercial uses. This is the recommended course of action.

4. Peninsula Community Council may choose to refer the case back to staff with specific changes to modify the development agreement to permit a mixed residential/commercial building with different standards to address concerns.

5. Peninsula Community Council may choose to refuse the proposed development agreement. This is not recommended for the reasons cited above. Reasons must be provided for a refusal.

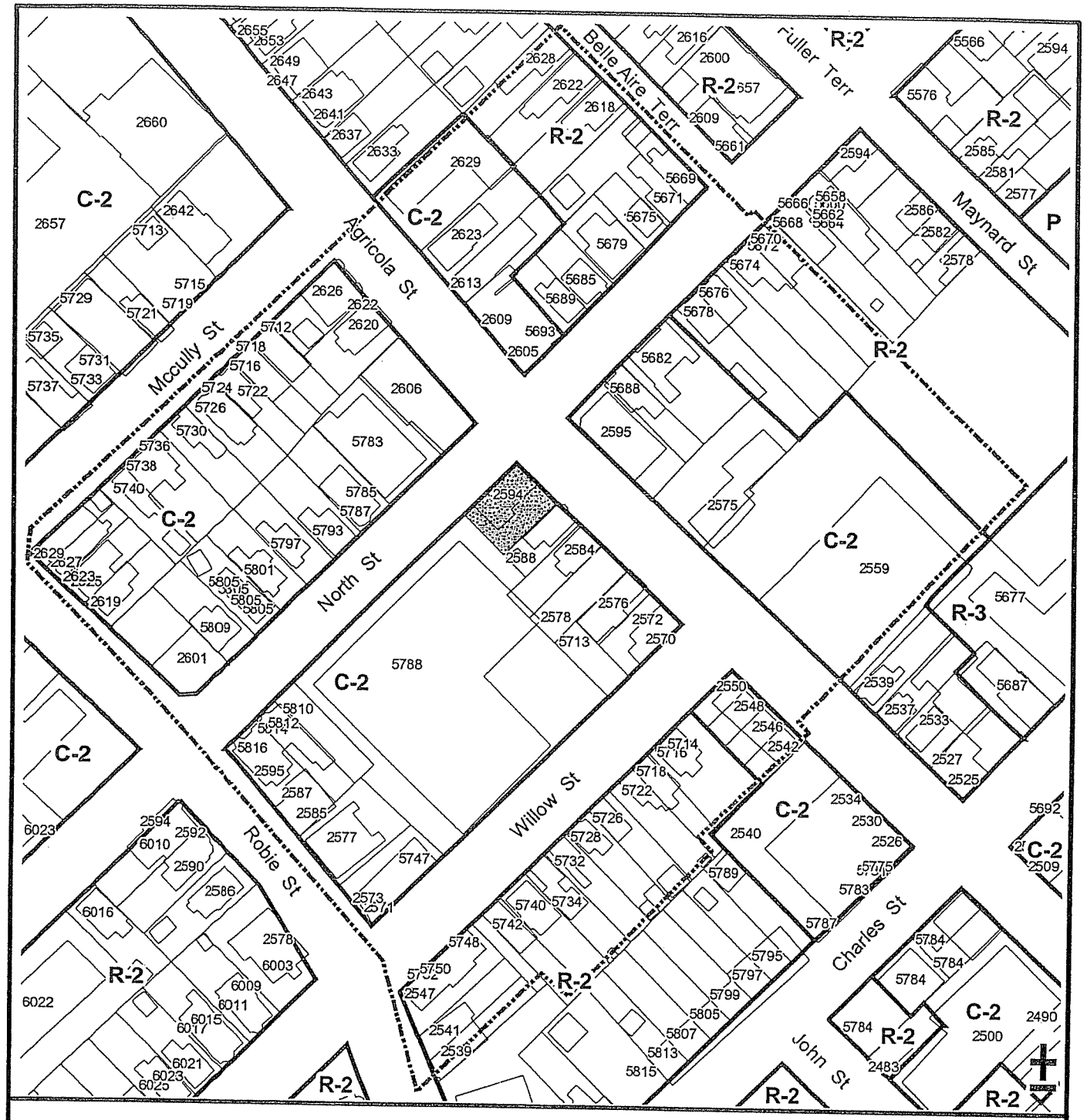
ATTACHMENTS

Map 1 Location and Zoning
Map 2 Generalized Future Land Use
Attachment A Proposed Amendments to the Halifax MPS and LUB
Attachment B Proposed Development Agreement with Schedules
Attachment C Minutes of the October 11, 2006, Public Information Meeting
Attachment D Extracts from the Municipal Planning Strategy and the Peninsula Land Use By-law

A copy of this report can be obtained online at http://www.halifax.ca/commcoun/cc.html then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Randa Wheaton, Senior Planner, Community Development, 490-4499

Report Approved by: Austin French, Manager, Planning Services, 490-6717



Map 1: Location and Zoning

2594 Agricola Street
Halifax

Subject property

Area of notification

HALIFAX
REGIONAL MUNICIPALITY
PLANNING AND
DEVELOPMENT SERVICES

0 20 40 m

Zone

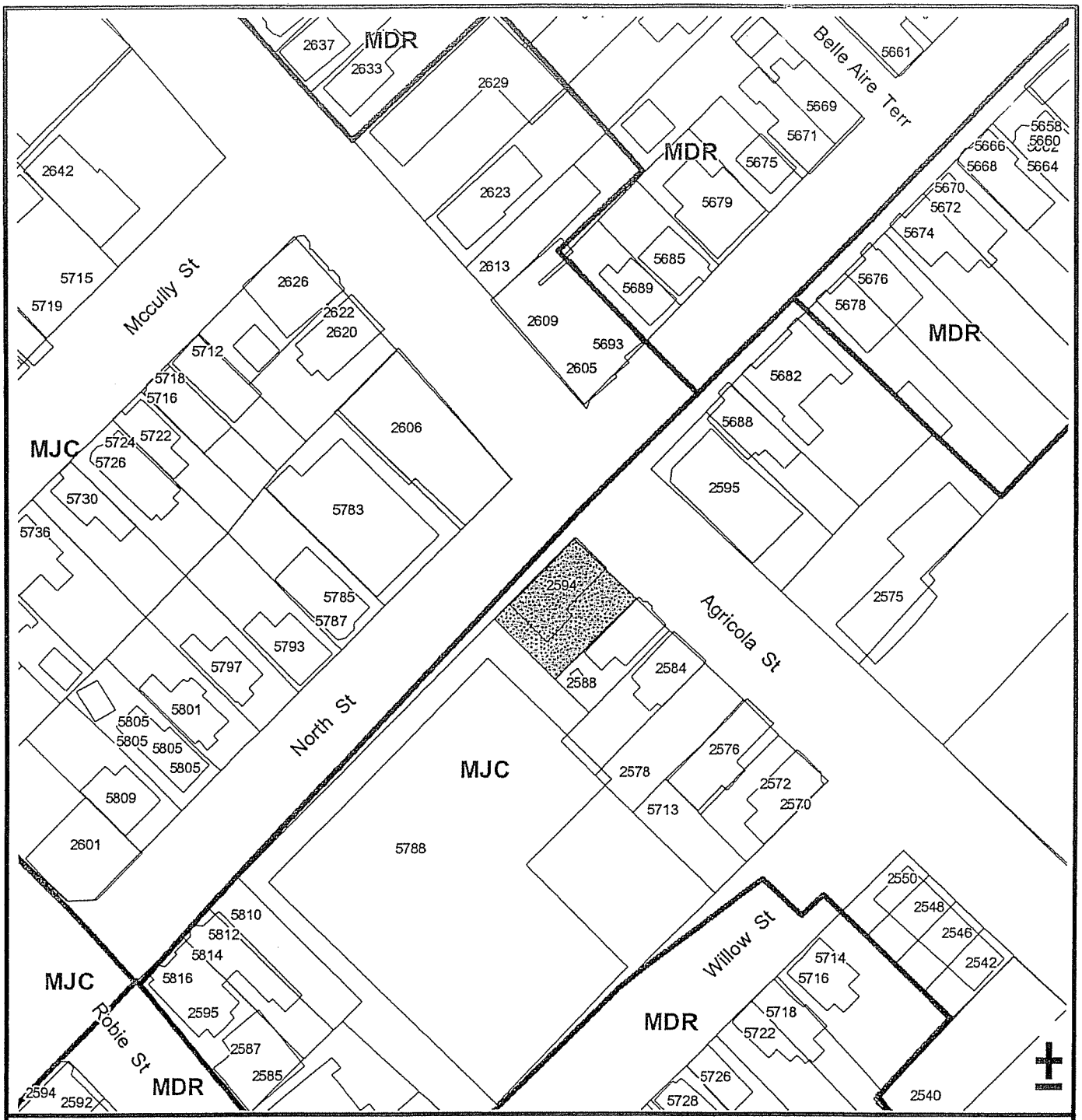
R-2 General Residential
R-3 Multiple Dwelling
C-2 General Commercial

Halifax Peninsula By-Law Area

This map is an unofficial reproduction of a portion of the Zoning Map for the Halifax Peninsula By-Law Area.

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

21 June 2006 Case 00895 file: /data3/work/planning/hilary/casemaps/00895.mxd (HEC)



Map 2 - Generalized Future Land Use

Subject property

2594 Agricola Street
Halifax

HALIFAX
REGIONAL MUNICIPALITY
PLANNING AND
DEVELOPMENT SERVICES

0 20 m

Designation

Halifax Plan Area
Peninsula North Secondary Plan Area

MDR Medium Density Residential
MJC Major Commercial

This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the Halifax Plan Area.

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

21 June 2006 Case 00895 file: /data3/work/planning/hilary/casemaps/00895.mxd (HEC)

ATTACHMENT A

1. Proposed Amendments to the Halifax Municipal Planning Strategy

Insert the following policies after Policy 2.15.1 of Section XI (Peninsula North Secondary Planning Strategy - Commercial Facilities) of the Halifax Municipal Planning Strategy:

2.16 **Notwithstanding the Major Commercial Designation of 2594 Agricola Street, LRIS PID No. 00169276, the Municipality may permit a mixed use building, commercial and residential, by development agreement.**

2.16.1 **Any development permitted pursuant to Policy 2.16 shall be compatible with the surrounding area and this shall be achieved by attention to a variety of factors for which conditions may be set out in the development agreement, such as but not limited to:**

- **(a) the adequacy of the servicing capacity of the site;**
- **(b) the architectural design of the building including building materials;**
- **(c) the scale of the building;**
- **(d) safe access to the site and building;**
- **(e) the adequacy of parking facilities;**
- **(f) the provision of amenity or open space for the residents; and**
- **(g) the provision of affordable and accessible residential units.**

2. Proposed Amendments to the Halifax Peninsula Land Use By-law

Add subsection (h) to section 98(1) of the Halifax Peninsula Land Use By-law to read as follows:

2594 Agricola Street (PID # 00169276)

(h) permit a mixed use building (Commercial and Residential) in accordance with Policy 2.16.

ATTACHMENT B

THIS AGREEMENT made this day of , 2007,

BETWEEN:

3083833 Nova Scotia Limited
a body corporate, in the Halifax Regional Municipality,
Province of Nova Scotia (hereinafter called the "Developer")

OF THE FIRST PART

- and -

HALIFAX REGIONAL MUNICIPALITY,
a municipal body corporate,
(hereinafter called the "Municipality")

OF THE SECOND PART

WHEREAS the Developer is the registered owner of certain lands located at 2594 Agricola Street, Halifax (PID # 00169276) and which said lands are more particularly described in Schedule A hereto (hereinafter called the"Lands");

AND WHEREAS the Developer has requested that the Municipality enter into a development agreement to allow for a 24 unit residential apartment building and commercial uses on the Lands pursuant to the provisions of the Municipal Government Act and pursuant to the provisions of the Halifax Municipal Planning Strategy of the Halifax Peninsula Land Use By-law;

AND WHEREAS the Peninsula Community Council approved this request at a meeting held on , 2007, referenced as Municipal Case Number 00895;

THEREFORE in consideration of the benefits accrued to each party from the covenants herein contained, the Parties agree as follows:

PART 1: GENERAL REQUIREMENTS AND ADMINISTRATION

1.1 Applicability of Agreement

The Developer agrees that the Lands shall be developed and used only in accordance with and subject to the terms and conditions of this Agreement.

1.2 Applicability of Land Use By-law and Subdivision By-law

Except as otherwise provided for herein, the development and use of the Lands shall comply with the requirements of the Halifax Peninsula Land Use By-law and the Subdivision By-law, as may be amended from time to time.

1.3 Applicability of Other By-laws, Statutes and Regulations

Further to Section 1.2, nothing in this Agreement shall exempt or be taken to exempt the Developer, lot owner or any other person from complying with the requirements of any by-law of the Municipality applicable to the Lands (other than the Land Use By-law to the extent varied by this Agreement), or any statute or regulation of the Provincial/Federal Government and the Developer or Owner agrees to observe and comply with all such laws, by-laws and regulations in connection with the development and use of the Lands.

The Developer shall be responsible for securing all applicable approvals associated with the on-site and off-site servicing systems required to accommodate the development, including but not limited to sanitary sewer system, water supply system, stormwater sewer and drainage system, and utilities. Such approvals shall be obtained in accordance with all applicable by-laws, standards, policies, and regulations of HRM and other approval agencies. All costs associated with the supply and installation of all servicing systems and utilities shall be the responsibility of the Developer. All design drawings and information shall be certified by a Professional Engineer.

1.4 Conflict

Where the provisions of this Agreement conflict with those of any by-law of the Municipality applicable to the Lands (other than the Land Use By-law to the extent varied by this Agreement) or any provincial or federal statute or regulation, the higher or more stringent requirements shall prevail.

Where the written text of this agreement conflicts with information provided in the Schedules attached to this agreement, the written text of this agreement shall prevail.

1.5 Costs, Expenses, Liabilities and Obligations

The Developer shall be responsible for all costs, expenses, liabilities and obligations imposed under or incurred in order to satisfy the terms of this Agreement and all federal, provincial and municipal regulations, by-laws or codes applicable to any lands.

1.6 Provisions Severable

The provisions of this Agreement are severable from one another and the invalidity or unenforceability of one provision shall not affect the validity or enforceability of any other provision.

PART 2: USE OF LANDS AND DEVELOPMENT PROVISIONS

2.1 Schedules

The Developer shall develop the lands in a manner, which, in the opinion of the Development Officer, is generally in conformance with Schedules B to M inclusive attached to this agreement and the plans numbered 00895-0026, 00895-0027, 00895-0033, 00895-0034, 00895-0035, 00895-0038, and 00895-0040 to 00895-0045 inclusive filed in the Halifax Regional Municipality as Case Number 00895 and shall not develop or use the Lands for any purposes other than a 24 unit residential apartment building with ground floor commercial uses.

The schedules are:

Schedule A	Legal Description of the Lands
Schedule B	Proposed Site Plan numbered 00895-0033
Schedule C	Site Services Plan numbered 00895-0040
Schedule D	North Street Building Elevation numbered 00895-0042
Schedule E	Agricola Street Building Elevation numbered 00895-0041
Schedule F	South (Left) Building Elevation numbered 00895-0044
Schedule G	West (Rear) Building Elevation numbered 00895-0043
Schedule H	Parking Level Floor Plan numbered 00895-0034
Schedule I	Commercial Level Floor Plan numbered 00895-0035
Schedule J	Typical Floor Plan numbered 00895-0026
Schedule K	Roof Top Terrace and Loft Plan numbered 00895-0027
Schedule L	Project Calculations numbered 00895-0045
Schedule M	Aerial Encroachment Plan, Section and Details numbered 00895-0038

2.2 Requirements Prior to Approval

2.2.1 Notwithstanding any other provision of this Agreement, the Developer shall not occupy or use the Lands for any of the uses permitted by this Agreement unless an occupancy permit has been issued by the Municipality. No Occupancy Permit shall be issued by the Municipality unless and until the Developer has complied with all applicable provisions of this Agreement and the Land Use By-law (except to the extent that the provisions of the Land Use By-law are varied by this Agreement) and with the terms and conditions of all permits, licenses, and approvals required to be obtained by the Developer pursuant to this Agreement.

2.2.2 The Developer shall enter into an Encroachment Agreement with HRM prior to an occupancy permit being issued.

2.3 General Description of Land Use

The use of the Lands permitted by this Agreement, subject to its terms and as generally illustrated on the Schedules attached hereto, are as follows:

- A four storey building, plus a mezzanine level and roof top terrace and underground parking level, with a maximum of 24 affordable and accessible residential units; and
- Commercial uses on the ground floor.

2.4 **Detailed Provisions for Land Use**

2.4.1 The proposed four storey building, plus a mezzanine level and roof top terrace, with a maximum of 24 residential units shall be designed in accordance with the Multiple Dwelling (R-3) Zone standards with the exception of the requirements for commercial uses, parking (6(2B)), minimum lot size (47(1)), angle controls (47(2), 47(3) and 47(4)) and open space/landscape open space (48(2)); subject to the provisions contained within the Land Use By-law for Halifax Peninsula.

2.4.2 Commercial uses on the ground floor only, shall be limited to any use permitted within the General Business (C-2) Zone, with the exception of billboards (56(1)(c)), subject to the provisions contained within the Land Use By-law for Halifax Peninsula.

2.4.3 The Development Officer may approve minor modifications to the building, including the architectural design of the building such as facade features and the type of exterior materials, provided such modifications are minor in nature and, in the opinion of the Development Officer, further enhance the appearance of the building and lands.

2.5 **Architectural Requirements**

2.5.1 The Developer agrees that the building constructed on the Lands shall comply with the following as generally illustrated on Schedules B to M inclusive.

2.5.2 Architectural treatment shall be continued around the sides of the building visible from North and Agricola Streets as identified on Schedules D, E, F, G and M. Large blank walls shall not be permitted. The scale of large walls shall be tempered by the introduction of architectural detail to create shadow lines (implied windows, cornice lines, offsets in the vertical plane, etc.) as identified on the Schedules.

2.5.3 Exterior building materials shall not include vinyl siding or exposed treated lumber but may include any one or more of the following:

- clay masonry;
- concrete split face masonry;
- cut stone masonry;
- random stone masonry;
- stone tile;
- noncombustible cladding;
- Hardie board siding/panels; or
- acceptable equivalent in the opinion of the Development Officer.

2.5.4 The maximum height of the building shall not exceed 14 metres (46 feet) above the existing sidewalk grade at the northeast corner of the building.

2.5.5 The dwelling units shall not contain any non-habitable rooms, which in the opinion of the Development Officer, could be converted to habitable rooms.

2.5.6 Where zero setbacks are permitted, they are subject to a detailed review by the Development Officer to ensure compliance with all relevant building codes and By-laws. Any excavation and/or construction will be carried out in a safe manner, with the appropriate measures put into place to ensure the protection and preservation of the adjacent properties.

2.5.7 All vents, down spouts, flashing, electrical conduits, metres, service connections, and other functional elements shall be treated as integral parts of the design. Where appropriate these elements shall be painted to match the colour of the adjacent surface, except where used expressly as an accent.

2.5.8 All roof mounted mechanical and/or telecommunication equipment shall be visually integrated into the roof design and/or screened from public view.

2.5.9 The first floor street front façade of the building with ground floor retail commercial uses, with the exception of the area proposed as art studios, must be between 50% and 75% windows, doors or other treatment sufficiently transparent to provide view of the interior of the building. All windows shall be vertical in orientation, or square.

2.5.10 Multiple storefronts shall be visually unified through the use of complementary architectural forms, similar materials and colours.

2.5.11 Decorative lighting is to be provided on the building face at a pedestrian level for security and aesthetic purposes.

2.5.12 The Developer shall be entitled to modify the internal floor plans and the configuration of internal units provided the number of units and building size has not increased and the exterior appearance of the building is not affected.

2.5.13 The roof top perimeter fencing/guardrail shall be of decorative metal complementary to the building. The roof top private terraces shall be physically separated from the common area/open space area by the use of painted wooden privacy screens or equivalent.

2.5.14 The underground parking area shall provide a minimum of 10 parking spaces. A minimum of 12 bicycle parking spaces shall also be provided.

2.6 **Private Amenity Space**

2.6.1 Amenity space shall be set aside for recreational purposes for the tenants of the building and shall be located on level 4 and on the roof top. Amenity space shall include all areas set aside for the purposes of visual improvement or recreation and not used for buildings, structures, parking areas or driveways, and shall include internal common area rooms and common areas of soft and hard landscaping on the roof top including terraces and open space. The roof top amenity space shall be a hard surfaced picnic/contemplation area a minimum of 92.9 square metres (1,000 square feet) and open space area as identified on Schedule K and the internal amenity space shall include a minimum of 11 square metres (120 square feet) on level 4.

2.7 **Roof Top Landscaping**

2.7.1 The roof top landscaping shall consist of a hard surfaced picnic/contemplation area to be located as shown on Schedule K. The hard surface for picnic/contemplation area and the private terraces shall be pressure treated wood decking stained in a neutral colour. The picnic/contemplation area shall be enhanced with a pergola structure, a minimum of 6 decorative outdoor benches or seats, 2 decorative garbage receptacles, and a minimum of 6 plastic, or equivalent, decorative planters or pots of sufficient size to each accommodate a small decorative tree. Plant material on the rooftop shall be carefully selected for their ability to survive in rooftop environments. The open space areas are to be beach stone, pea gravel or similar available light weight material.

2.7.2 It is the responsibility of the Developer to ensure that the building is designed to be capable of supporting loads from the weight of the decorative planters/pots, including the anticipated mature weight of the plant material, as well as, over the extent of the roof top open space areas, the weight of the beach stone, pea gravel or similar available light weight material.

2.7.3 Prior to issuance of the first Occupancy Permit the Developer shall submit to the Development Officer a letter certifying that all landscaping has been completed according to the terms of this Development Agreement.

2.7.4 Notwithstanding the above the Occupancy Permit may be issued provided the Developer supplies security in the amount of 110 per cent of the estimated cost to complete the landscaping. The security shall be in favour of the Municipality and shall be in the form of a certified cheque or automatically renewing, irrevocable letter of credit issued by a chartered bank. The security shall be returned to the Developer only upon completion of the work as described herein and illustrated on the Schedules, and as approved by the Development Officer. Should the Developer not complete the landscaping within twelve months of issuance of the Occupancy Permit, the Municipality may use the security to complete the landscaping as set out in this Section of the agreement. The Developer shall be responsible for all costs in this regard exceeding the security. The security or any unused portion thereof shall be returned to the Developer upon completion of the work and its certification.

2.8 Maintenance

The Developer shall maintain and keep in good repair all portions of the development on the Lands, including but not limited to, the interior and exterior of the building, fencing, recreational amenities, parking areas and driveways, and the maintenance of all landscaping including the replacement of damaged or dead plant stock, trimming and litter control, garbage removal and snow removal/salting of walkways and driveways.

2.9 Archaeological Monitoring and Protection

The lands at 2594 Agricola Street fall within the High Potential Zone for Archeological Sites identified by the Province. The Developer shall contact the Curator of Special Places with Heritage Division of the Department of Tourism, Culture and Heritage of the Province of Nova Scotia prior to any disturbance of the site and the Developer shall comply with requirements set forth by the Province in this regard.

2.10 Signs

2.10.1 Signage shall be as identified on Schedules D and E. The sign requirements shall be accordance with the Halifax Peninsula Land Use By-law as amended from time to time.

2.10.2 Signs depicting the name or corporate logo of the Developer shall be permitted while a sales office is located on the site.

2.11 Encroachments

The proposed permanent aerial building encroachments into the right-of-ways of North and Agricola Streets, as set out in Schedule M, shall require the approval of Halifax Regional Council and a separate encroachment agreement license as per the requirements of the Encroachment By-law (By-law E-200). Any encroachment approved by Halifax Regional Council to enable this development shall terminate upon the discharge of this agreement or any extension granted thereto. Should Regional Council not approve an encroachment license agreement at this location, the proposed design must be revised to remove all encroachments.

3.0 STREETS AND MUNICIPAL SERVICES

3.1 General Provisions

3.1.1 All construction shall satisfy the Municipal Service Systems Specifications unless otherwise provided for in this Agreement and shall receive written approval from the Development Engineer prior to undertaking the work.

3.1.2 Any disturbance to existing off-site infrastructure resulting from the development, including but not limited to, streets, sidewalks, curbs and gutters, street trees, landscaped areas and utilities, shall be the responsibility of the Developer, and shall be reinstated, removed, replaced or relocated by the Developer as directed by the Development Officer, in consultation with the Development Engineer.

3.1.3 The building shall include designated internal space for three stream (refuse, recycling and composting) source separation services. This designated space for source separation services shall be shown on the building plans and approved by the Development Officer and Building Inspector in consultation with Solid Waste Resources.

4.0 AMENDMENTS

4.1 Substantive Amendments

Amendments to any matters not identified under Section 4.2 shall be deemed substantive and may only be amended in accordance with the approval requirements of the Municipal Government Act.

4.2 Non-Substantive Amendments

The following items are considered by both parties to be not substantive and may be amended by resolution of Peninsula Community Council.

(a) The granting of an extension to the date of commencement of construction as identified in Section 6.3.1 of this agreement;

(b) The length of time for the completion of the development as identified in Section 6.3.3 of this agreement;

(c) A change of the number of residential units provided the allowed density in the Halifax Peninsula Land Use By-law is not exceeded; that plans are submitted for any changes to the building design; and that such changes, in the opinion of Council, are minor in nature;

(d) Changes to the architectural requirements/details as shown on the attached schedules or as detailed in Section 2.5 which, in the opinion of Council and the Development Officer are minor in nature;

(e) Changes to the exterior architectural appearance of the building, provided that plans are submitted for any changes to the building design and that such changes, in the opinion of Council, are minor in nature; and

(f) Changes to the landscaping measures as shown on Schedule K or as detailed in Section 2.7 which, in the opinion of Council, are minor in nature.

5.0 ENFORCEMENT AND RIGHTS AND REMEDIES ON DEFAULT

5.1 Enforcement

The Developer agree that any officer appointed by the Municipality to enforce this Agreement shall be granted access onto the Lands during all reasonable hours without obtaining consent of the Developer. The Developer further agrees that, upon receiving written notification from an officer of the Municipality to inspect the interior of any building located on the Lands, the Developer agrees allow for such an inspection during any reasonable hour within one day of receiving such a request.

5.2 Failure to Comply

If the Developer fail to observe or perform any covenant or condition of this Agreement after the Municipality has given the Developer thirty (30) days written notice of the failure or default, except that such notice is waived in matters concerning environmental protection and mitigation, then in each such case:

(a) the Municipality shall be entitled to apply to any court of competent jurisdiction for injunctive relief including an order prohibiting the Developer from continuing such default and the Developer hereby submits to the jurisdiction of such Court and waives any defense based upon the allegation that damages would be an adequate remedy; and/or

(b) the Municipality may enter onto the Lands and perform any of the covenants contained in this Agreement or take such remedial action as is considered necessary to correct a breach of the development agreement, whereupon all reasonable expenses whether arising out of the entry onto the lands or from the performance of the covenants or remedial action, shall be a first lien on Lands and be shown on any tax certificate issued under the Assessment Act.

(c) the Municipality may by resolution discharge this Agreement whereupon this Agreement shall have no further force or effect and henceforth the development of the Lands shall conform with the provisions of the Land Use By-law; and/or

(d) in addition to the above remedies the Municipality reserves the right to pursue any other remediation under the Municipal Government Act or Common Law in order to ensure compliance with this Agreement; and/or

6.0 REGISTRATION, EFFECT OF CONVEYANCES AND DISCHARGE

6.1 Registration

A copy of this Agreement and every amendment and/or discharge of this Agreement shall be recorded at the office of the Registry of Deeds at Halifax, Nova Scotia and the Developer shall incur all cost in recording such documents.

6.2 Subsequent Owners

6.2.1 This Agreement shall be binding upon the parties thereto, their heirs, successors, assigns, mortgagees, lessees and all subsequent owners, and shall run with the lands which is the subject of this Agreement until this Agreement is discharged by the Council.

6.2.2 Upon the transfer of title to any lot, the subsequent owner(s) thereof shall observe and perform the terms and conditions of this Agreement to the extent applicable to the lot.

6.3 Commencement of Development

6.3.1 In the event that construction on the Lands has not commenced within three years from the date of registration of this Agreement at the Registry of Deeds or Land Registration Office, as indicated herein, the Municipality may, by resolution of Council, either discharge this Agreement, whereupon this Agreement shall have no further force or effect, or upon the written request of the Developer, grant an extension to the date of commencement of construction.

6.3.2 For the purposes of this section, commencement shall mean the issuance of a Construction Permit.

6.3.3 If the Developer fails to complete the development, or after five years from the date of registration of this Agreement at the Registry of Deeds or Land Registration Office, whichever time period is less, Council may review this Agreement, in whole or in part, and may:

(a) retain the Agreement in its present form;
(b) negotiate a new Agreement;
(c) discharge this Agreement.

6.4 Completion of development

Upon the completion of the development or portions thereof, or within/after five years from the date of registration of this Agreement with the Registry of Deeds or Land Registration Office, whichever time period is less, Council may review this Agreement, in whole or in part, and may:

(a) retain the Agreement in its present form;
(b) negotiate a new Agreement;

(c) discharge this Agreement on the condition that for those portions of the development that are deemed complete by Council, the Developer's rights hereunder are preserved and the Council shall apply appropriate zoning pursuant to the Municipal Planning Strategy and Land Use By-law for Halifax Peninsula, as may be amended from time to time.

WITNESS that this Agreement, made in triplicate, was properly executed by the respective Parties on this _____ day of _____, A.D., 2007.

SIGNED, SEALED AND DELIVERED in the presence of

_____

3083833 NOVA SCOTIA LIMITED

Per: _____

Per: _____

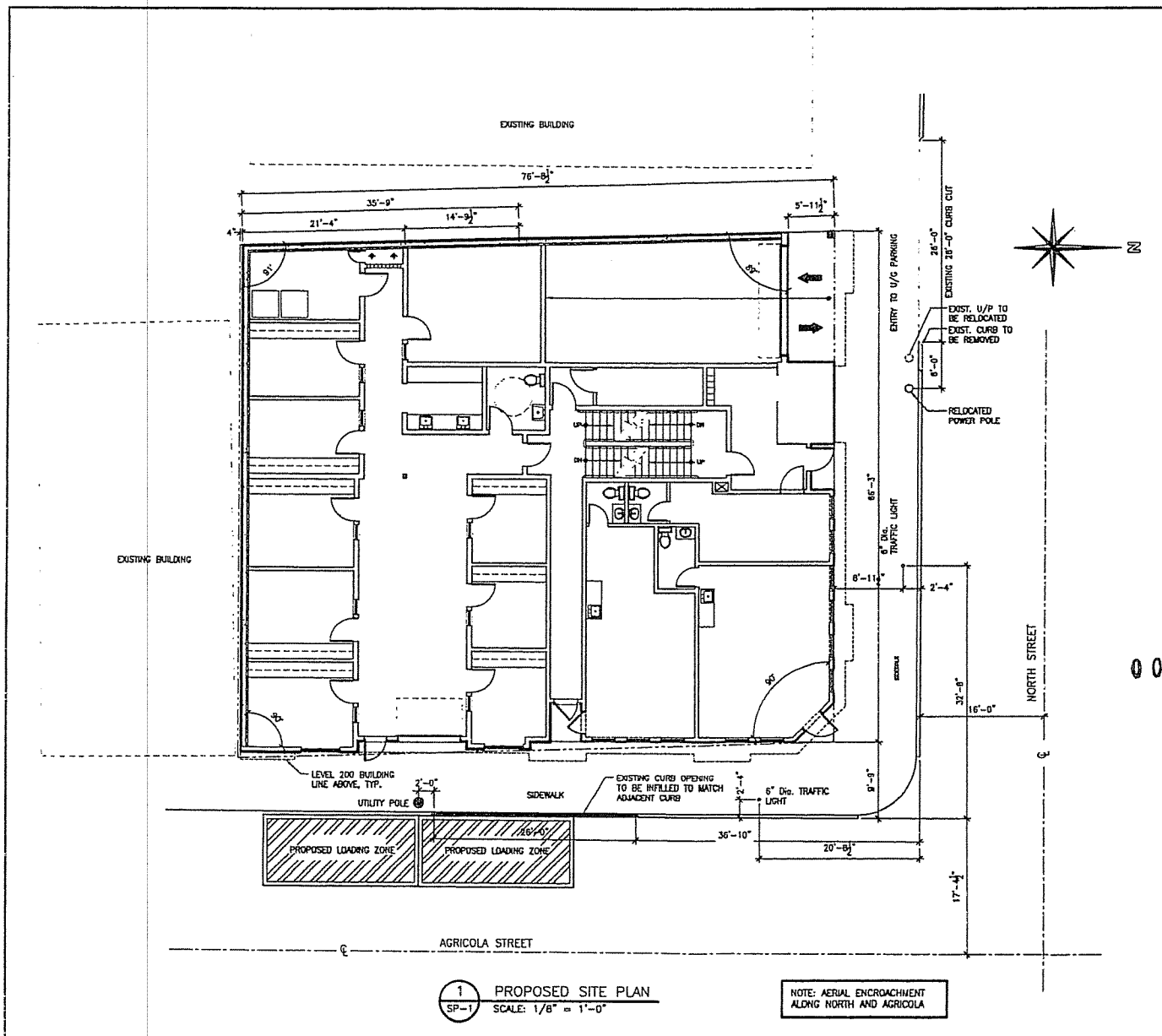
SEALED, DELIVERED AND ATTESTED to by the proper signing officers of Halifax Regional Municipality duly authorized in that behalf in the presence of

_____

HALIFAX REGIONAL MUNICIPALITY

Per: _____
MAYOR

Per: _____
MUNICIPAL CLERK



1 / SP-1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

NOTE: AERIAL ENCROACHMENT ALONG NORTH AND AGRICOLA

BMP Architecture Planning Development

B M P Projects Development Ltd.

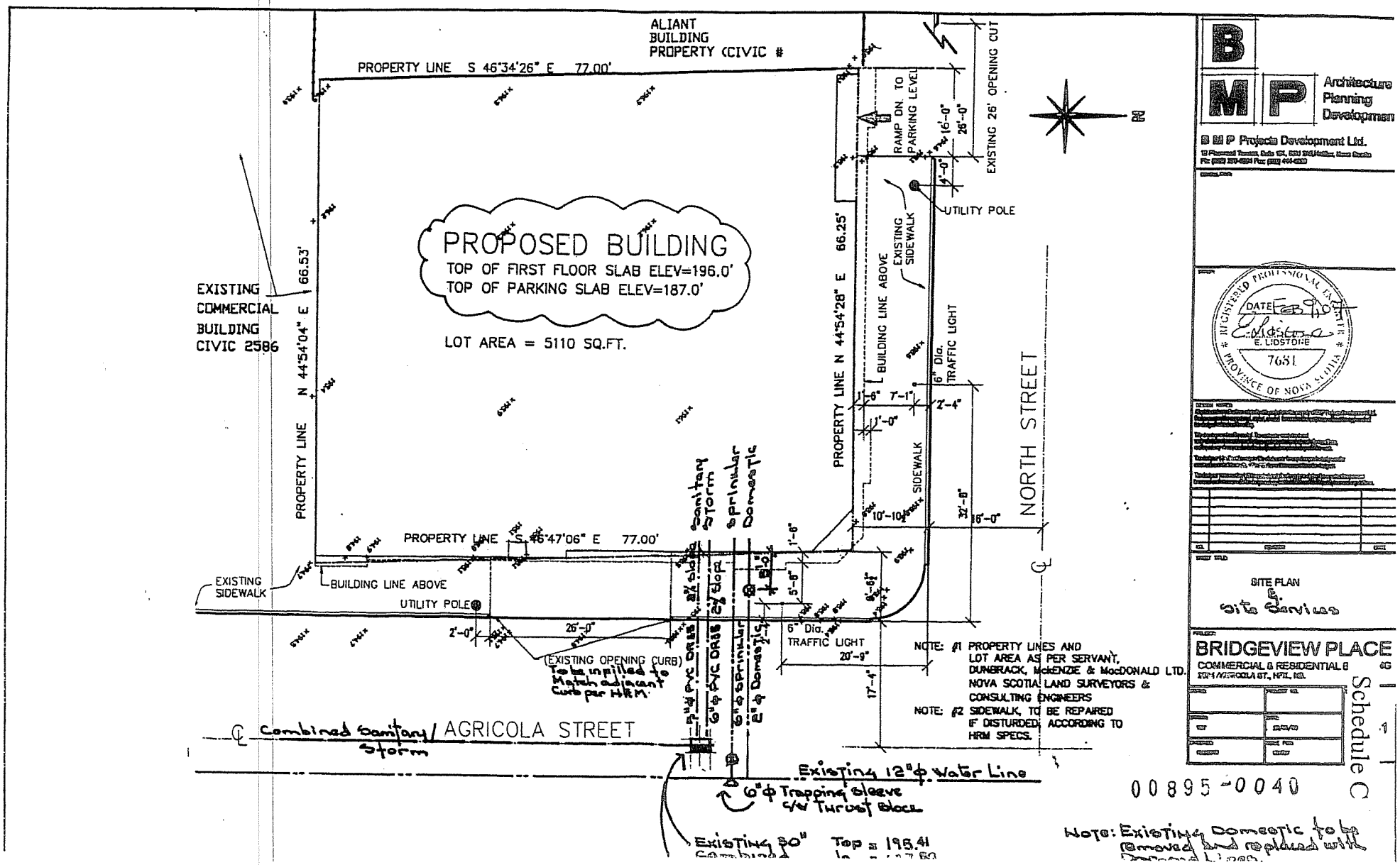
00895-0033

PROPOSED SITE PLAN

BRIDGEVIEW PLACE
COMMERCIAL & RESIDENTIAL BUILDING
2594 AGRICOLA ST.
HALIFAX, N.S.

SP-1

Schedule B



B M P Architecture Planning Development

B M P Projects Development Ltd.

REGISTERED PROFESSIONAL ENGINEER
DATE Feb 9/01
E. LIDSTONE
7631
PROVINCE OF NOVA SCOTIA

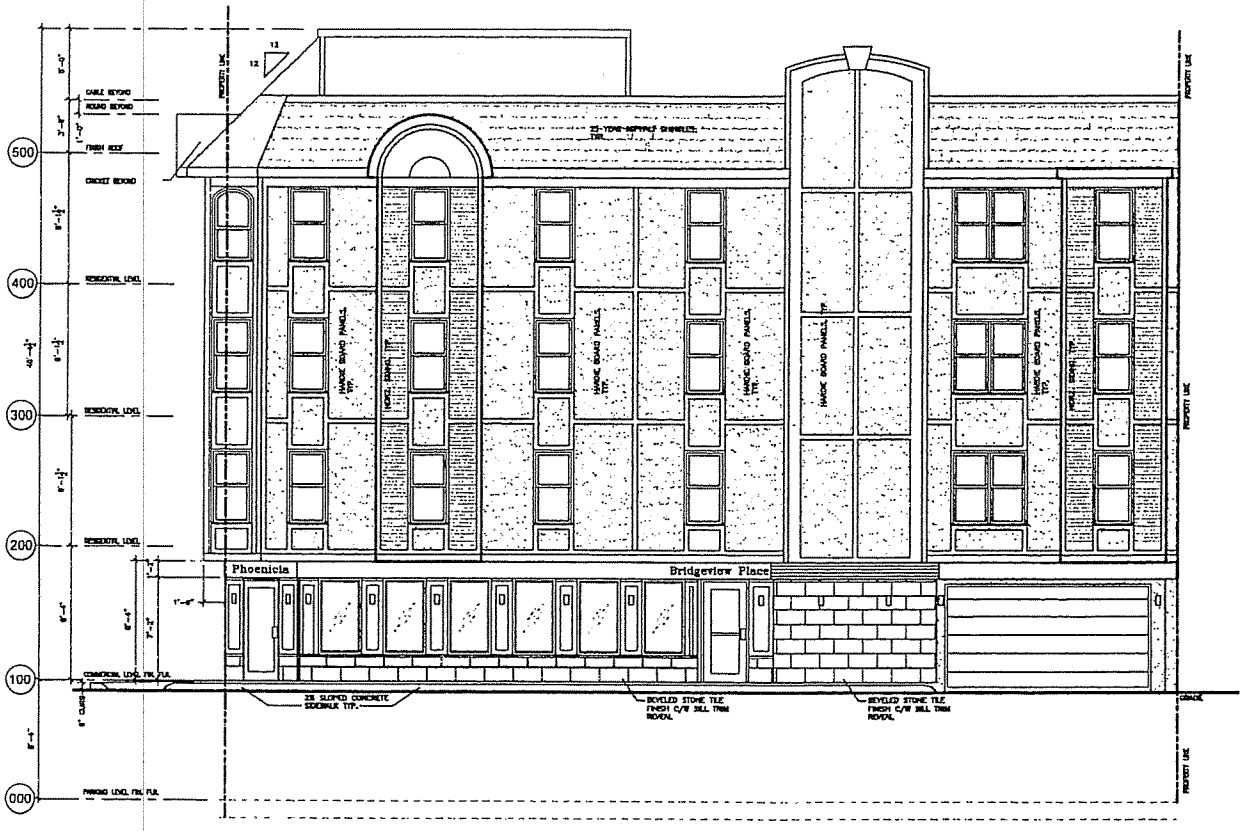
SITE PLAN
&
Site Services

PROJECT
BRIDGEVIEW PLACE
COMMERCIAL & RESIDENTIAL
2321 AGRICOLA ST., HFX, NS.

Schedule C

00895-0040

Note: Existing Domestic to be removed and replaced with



1 / A8 NORTH STREET ELEVATION
SCALE: 3/16" = 1'-0"

B M P Architecture Planning Development

B M P Projects Development Ltd.

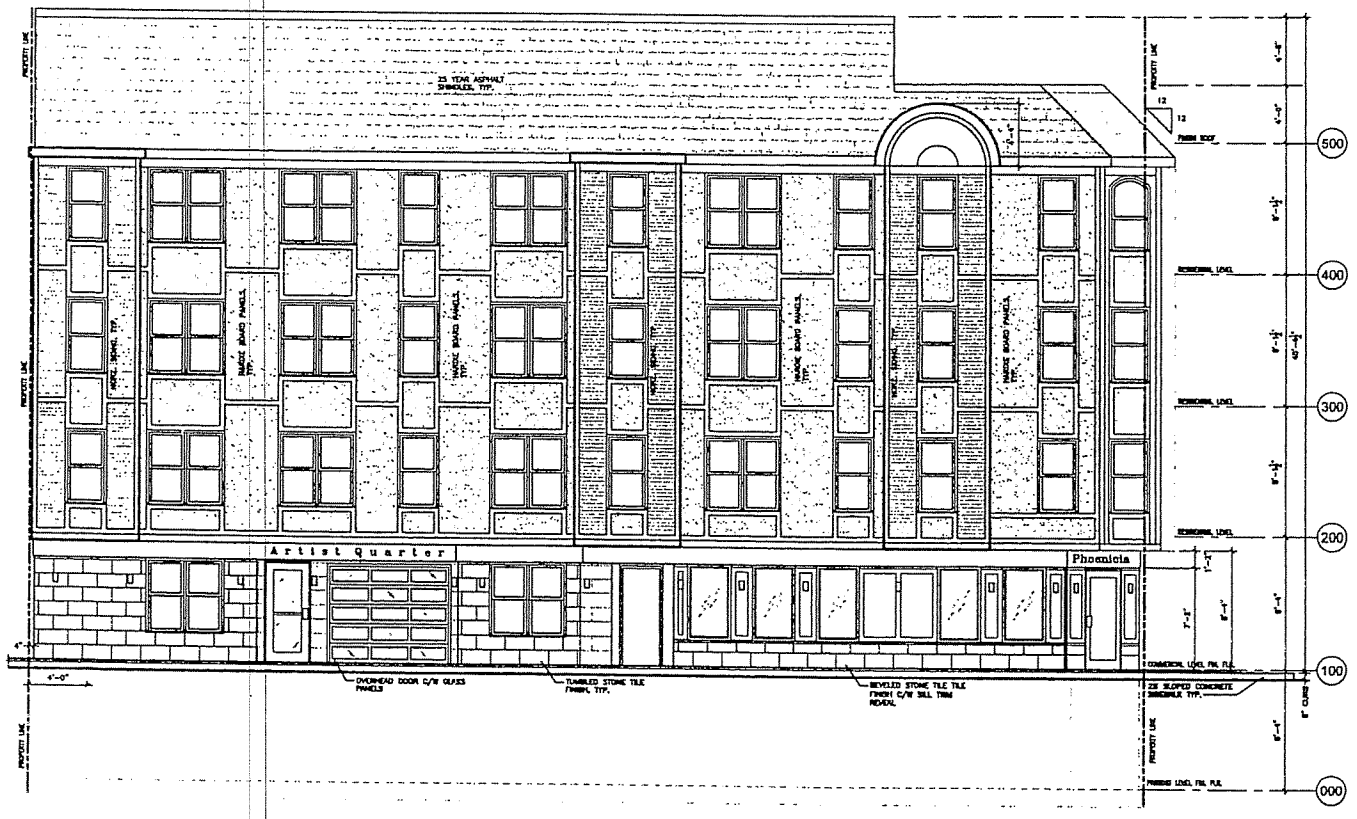
00895-0042

NORTH STREET ELEVATION

BRIDGEVIEW PLACE
COMMERCIAL & RESIDENTIAL BUILDING
2594 AGRICOLA ST.
HALIFAX, N.S.

A8

Schedule D



1 / A7 AGRICOLA STREET ELEVATION
SCALE: 3/16" = 1'-0"

B M P Architecture Planning Development

B M P Projects Development Ltd.

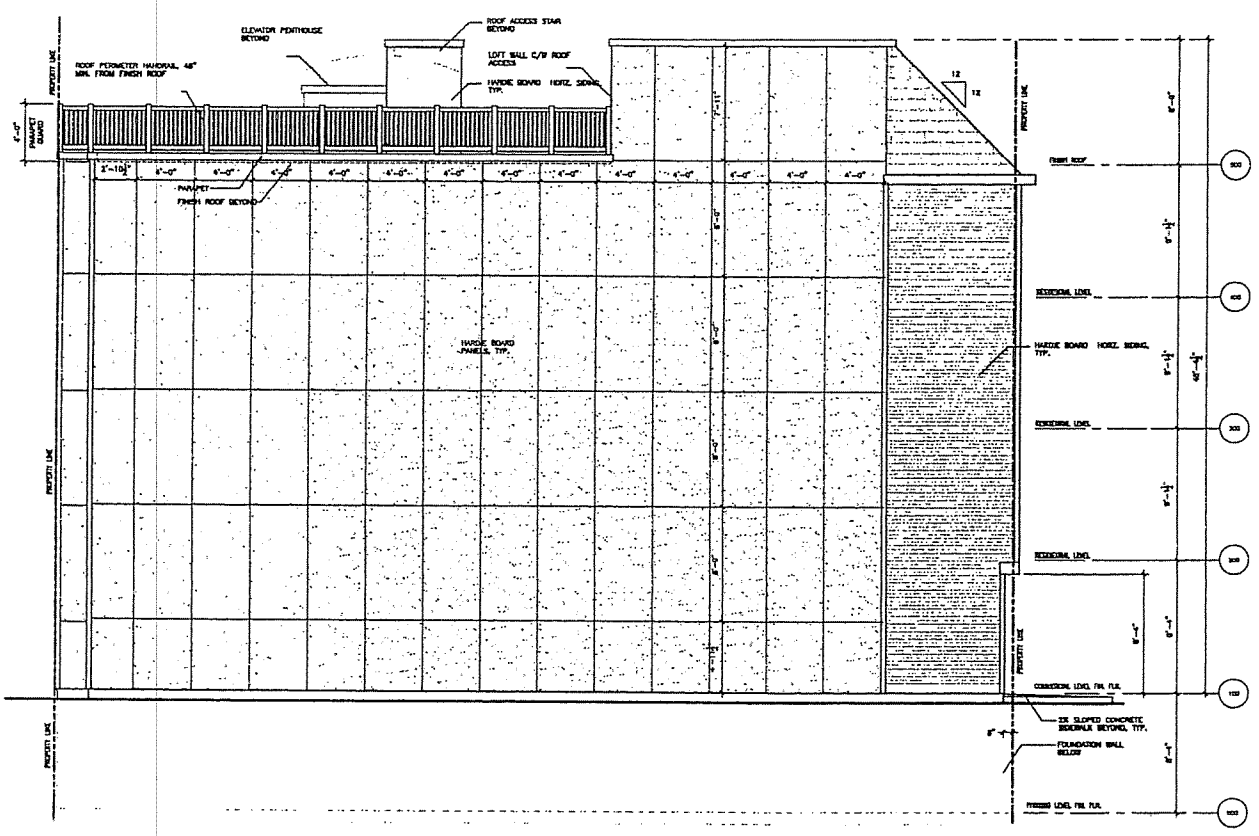
00895-0041

AGRICOLA STREET ELEVATION

BRIDGEVIEW PLACE
COMMERCIAL & RESIDENTIAL BUILDING
2504 AGRICOLA ST.
HALIFAX, N.S

Schedule E

Schedule F



1 / A10 LEFT ELEVATION
SCALE: 3/16" = 1'-0"

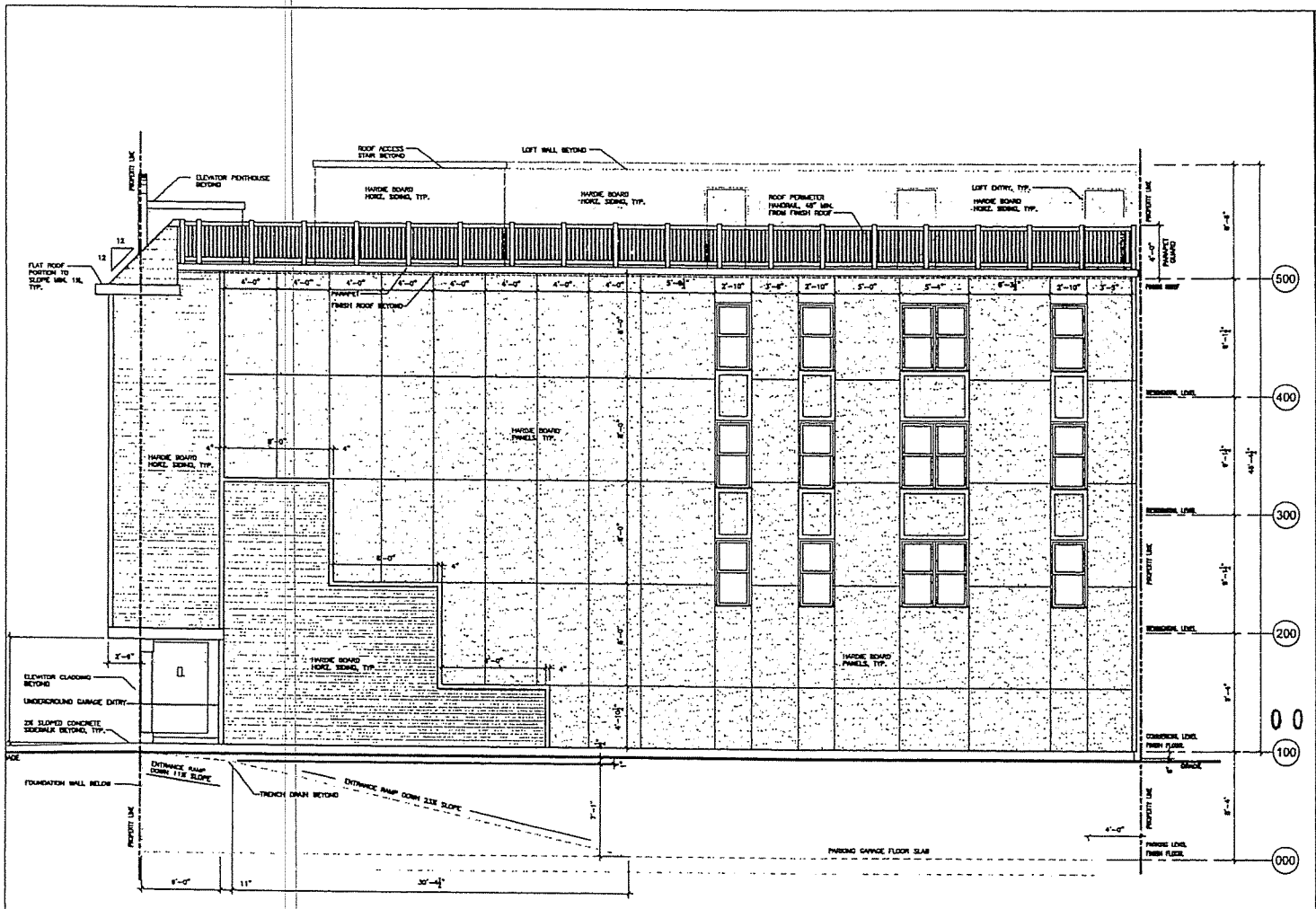
00895-0044

BMP Architecture Planning Development

B M P Projects Development Ltd.

LEFT ELEVATION

BRIDGEVIEW PLACE
COMMERCIAL & RESIDENTIAL BUILDING
2594 AGRICOLA ST.
HALIFAX, N.S.



1 / A9 REAR ELEVATION
SCALE: 3/16" = 1'-0"

Architecture
Planning
Development

B M P Projects Development Ltd.

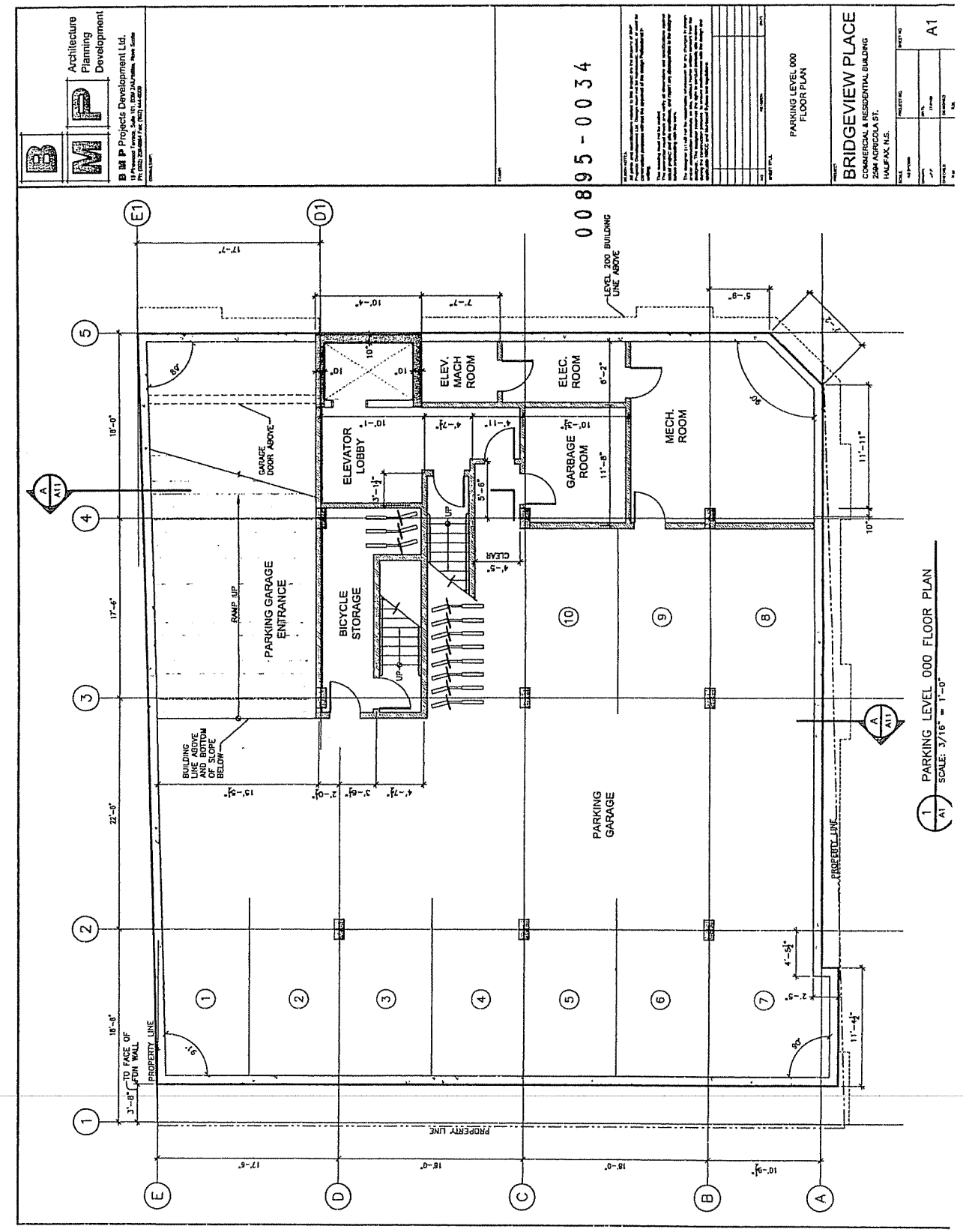
00895-0043

REAR ELEVATION

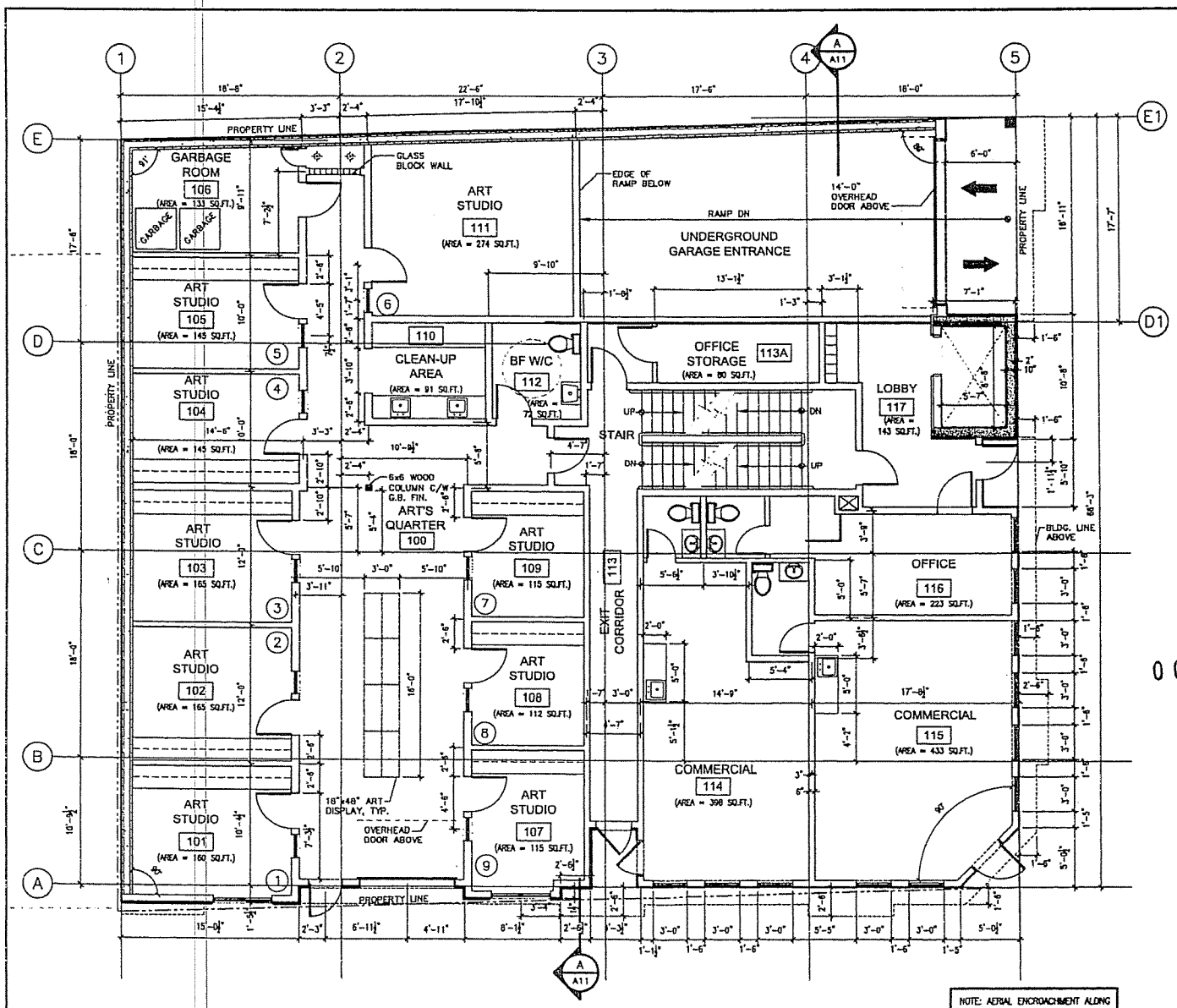
BRIDGEVIEW PLACE
COMMERCIAL & RESIDENTIAL BUILDING
2594 AGRICOLA ST.
HALIFAX, N.S.

Schedule G

Schedule H



Architecture
Planning
Development
B M P Projects Development Ltd.
00895-0034
PARKING LEVEL 000
FLOOR PLAN
BRIDGEVIEW PLACE
COMMERCIAL & RESIDENTIAL BUILDING
2594 AGRICOLA ST.
HALIFAX, N.S.
A1
ELEV. MACH ROOM
ELEC. ROOM
MECH. ROOM
ELEVATOR LOBBY
GARBAGE ROOM
BICYCLE STORAGE
PARKING GARAGE ENTRANCE
PARKING GARAGE
GARAGE DOOR ABOVE
RAMP UP
BUILDING LINE ABOVE AND BOTTOM OF SLOPE BELOW
LEVEL 200 BUILDING LINE ABOVE
PROPERTY LINE
TO FACE OF FDN WALL
PARKING LEVEL 000 FLOOR PLAN
SCALE: 3/16" = 1'-0"



NOTE: AERIAL ENCROACHMENT ALONG NORTH AND AGRICOLA

1 / A2 COMMERCIAL LEVEL 100 FLOOR PLAN
SCALE: 3/16" = 1'-0"

BMP Architecture Planning Development

BMP Projects Development Ltd.
16 Pinewood Terrace, Suite 101, B3N 2A8,Halifax, Nova Scotia
Ph. (902) 209-8864 Fax: (902) 444-4009

00895-0035

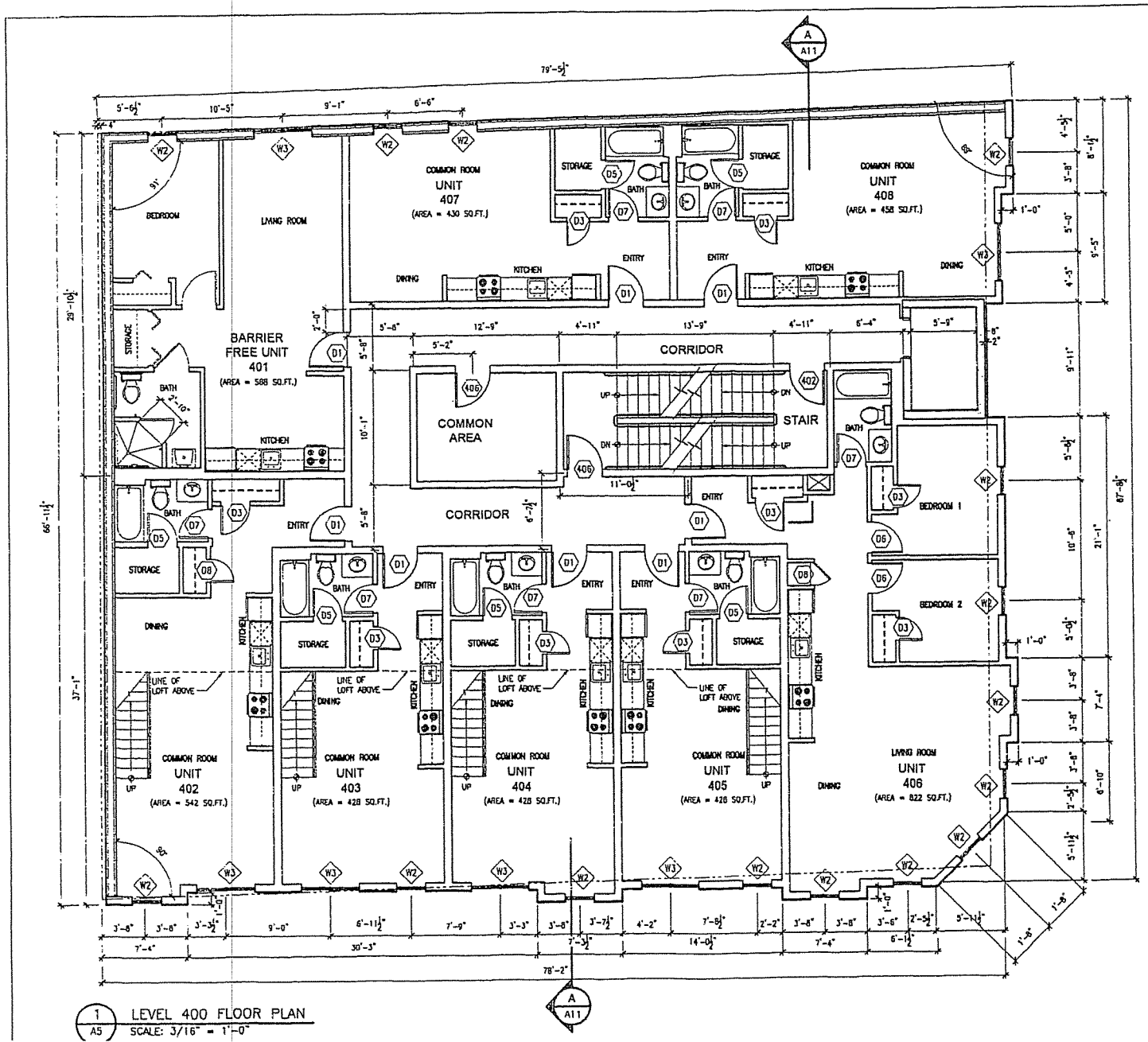
COMMERCIAL LEVEL 100 FLOOR PLAN

PROJECT:
BRIDGEVIEW PLACE
COMMERCIAL & RESIDENTIAL BUILDING
2504 AGRICOLA ST.
HALIFAX, N.S.

SHEET NO: A2

Schedule I

Schedule J



1 A5 LEVEL 400 FLOOR PLAN
SCALE: 3/16" = 1'-0"

B M P Architecture Planning Development

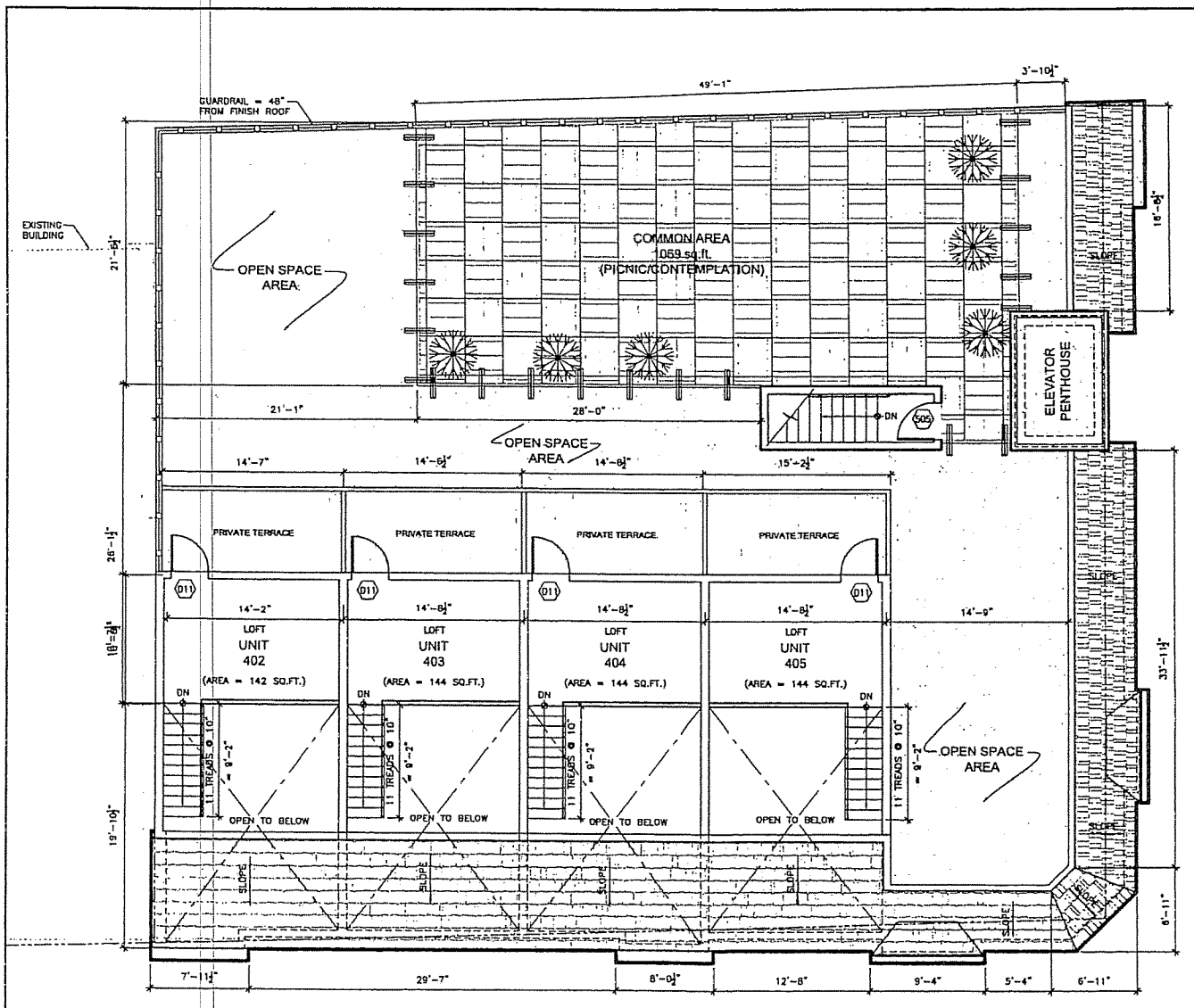
B M P Projects Development Ltd.

00895-0026

RESIDENTIAL FLOOR PLAN
LEVEL 400

BRIDGEVIEW PLACE
COMMERCIAL & RESIDENTIAL BUILDING
2594 AGRICOLA ST.
HALIFAX, N.S.

A5



1 / A6 RESIDENTIAL LEVEL 400 LOFT FLOOR PLAN & ROOF PLAN
SCALE: 3/16" = 1'-0"

BMP Architecture Planning Development

BMP Projects Development Ltd.
16 Pinewood Terrace, Suite 101, B3M 1N4/Halifax, Nova Scotia
Ph: (902) 328-8884 / Fax: (902) 444-0339

00895-0027

RESIDENTIAL LEVEL 400 LOFT FLOOR PLAN & ROOF PLAN

BRIDGEVIEW PLACE
COMMERCIAL & RESIDENTIAL BUILDING
2594 AGRICOLA ST.
HALIFAX, N.S.

A6

Schedule K

Project Calculations:

Lot Area: **= 5,110.00 sq.ft.**
Street Area:
Agricola Street (27.12' x 77') = 2,088.62 sq.ft.
North Street (27.29' x 66.25')= 1,814.78 sq.ft.

Gross Area = 9,013.40 sq.ft. = 837.34 sq.ft. meters = 0.207 Acres

Density Allowed **0.207 x 250 persons/acre** **= 51.75 persons**

Project Density		**= 33.00 persons**
18-Bachelors @ 1 person		= 18.00 persons
3-One Bedroom @ 2 persons		= 6.00 persons
3-Two Bedrooms @ 3 persons		= 9.00 persons

Open Space Required		=	**3,090.00 sq.ft.**
18-Bachelors	= 18.00 persons x 80 sq.ft./person	=	1,440.00 sq.ft.
3-One Bedroom	= 6.00 persons x 80 sq.ft./person	=	480.00 sq.ft.
3-Two Bedrooms	= 9.00 persons x 130 sq.ft./person	=	1,170.00 sq.ft.

Open Space Provided	=	**3,058.06 sq.ft.**
Private Terraces (Terraces @ 7' x 59')	=	413.00 sq.ft.
Picnic and Contemplation Area	=	1,069.00 sq.ft.
Remaining Flat Roof Area	=	1,451.75 sq.ft.
Amenity Space at Level 400	=	124.31 sq.ft.

Landscaped Open Space Required		=	**2,580.00 sq.ft.**
18-Bachelors	= 18.00 persons x 70 sq.ft./person	=	1,260.00 sq.ft.
3-One Bedroom	= 6.00 persons x 70 sq.ft./person	=	420.00 sq.ft.
3-Two Bedrooms	= 9.00 persons x 100 sq.ft./person	=	900.00 sq.ft.

Landscaped Open Space provided	=	**2,933.75 sq.ft.**
Private Terraces (Terraces @ 7' x 59')	=	413.00 sq.ft.
Picnic and Contemplation Area	=	1,069.00 sq.ft.
Remaining Flat Roof Area	=	1,451.75 sq.ft.

Parking Required **= 24.0 parking spaces**
24 apartment units @ 1 space/unit = 24.0 parking spaces

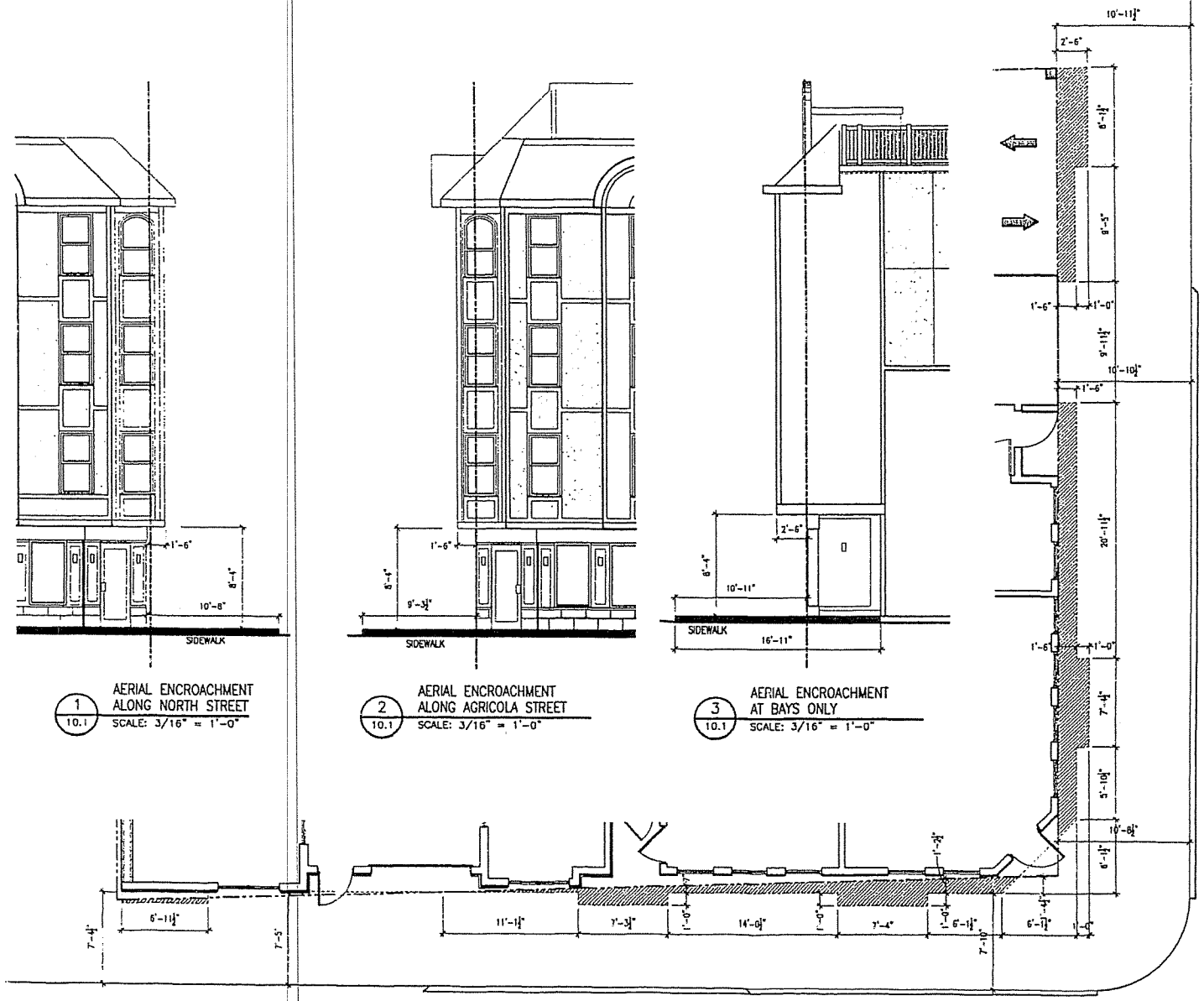
Parking Provided
10 parking spaces Underground
12 Bicycles underground

00895-0045

1/10.1 AERIAL ENCROACHMENT ALONG NORTH STREET
SCALE: 3/16" = 1'-0"

2/10.1 AERIAL ENCROACHMENT ALONG AGRICOLA STREET
SCALE: 3/16" = 1'-0"

3/10.1 AERIAL ENCROACHMENT AT BAYS ONLY
SCALE: 3/16" = 1'-0"



4 PLAN DETAIL OF AERIAL ENCROACHMENT

AGRICOLA STREET

00895-0038

B M P Architecture Planning Development

B M P Projects Development Ltd.

AERIAL ENCROACHMENTS	
LOCATION	AREA OF ENCROACHMENT
AGRICOLA STREET	49.07 SQ. FT. (4.0 SQ.M.)
NORTH STREET	93.50 SQ. FT. (8.69 SQ.M.)
TOTAL AERIAL ENCROACHMENT	142.57 SQ. FT. (13.25 SQ.M.)

AERIAL ENCROACHMENT PLAN SECTION AND DETAILS

BRIDGEVIEW PLACE
COMMERCIAL & RESIDENTIAL BUILDING
2584 AGRICOLA ST.
HALIFAX, N.S.

A10.1

Schedule M

ATTACHMENT C

HALIFAX REGIONAL MUNICIPALITY
DISTRICT 12 PLANNING ADVISORY COMMITTEE
PUBLIC MEETING MINUTES
October 11, 2006

PRESENT: Heather Ternoway, Chair
Beverly Miller, Vice Chair
Clary Kempton
STAFF: Randa Wheaton, Planner
Stephanie Parsons, Legislative Assistant

CALL TO ORDER

The Chair called the meeting to order at 6:00 p.m. in Halifax Hall, 2nd Floor, City Hall, 1841 Argyle Street, Halifax and introduced the Committee Members. She advised that the purpose of the meeting is to receive comments from the public and outlined the rules of procedure for the meeting.

CASE 00895 - REQUEST BY B.M.P. PROJECTS DEVELOPMENT LIMITED, ON BEHALF OF 3083833 NOVA SCOTIA LIMITED, TO AMEND THE HALIFAX MUNICIPAL PLANNING STRATEGY AND PENINSULA LAND USE BY-LAW TO PERMIT A MIXED USE RESIDENTIAL/COMMERCIAL DEVELOPMENT AT 2594 AGRICOLA STREET, HALIFAX)

- A proposal fact sheet dated October 11, 2006, with an attached staff report dated September 1, 2006 was before the Committee.

Ms. Randa Wheaton advised that the purpose of the meeting is to introduce a proposal to amend the Halifax Community Planning Strategy and Peninsula Land Use By-law to allow a Development Agreement. She went on to provide an overview of the planning process for Land Use By-law Amendments.

Mr. Roberto Menendez, BMP Projects Development Limited, provided an overview of the proposal. The following was noted:

- The concept includes commercial space and art studios on the main level;
- The commercial space is fragmented to make it more affordable;
- The entrance for the residential area is on the north side;
- The residential component is fully accessible to accommodate persons with disabilities;
- One issue that arose is that residential buildings require a landscaping component.

Mr. Peter Lavelle, North End Halifax, expressed concern that the exterior of the building would not be maintained and asked if brick was considered. He also asked when they expect the building to be completed.

Mr.Menedez advised that brick is 20 percent more expensive than the clapboard and that proper maintenance are required. He added that they intend to complete construction by December 2007.

Ms. Elizabeth Murphy, North End Halifax, asked for clarification on the number of units and the number of parking spaces.

Mr. Menendez advised that there are 24 units and that there are 12 parking spaces.

Mr. Scott Healy, North End Halifax, expressed concern that there are only 12 parking spaces and indicated that additional parking spaces are required for the artist and two commercial spaces. There is limited parking currently available and more development means more cars. He asked for clarification on the parking space requirements.

Mr. Menendez advised that the parking space regulation depends on the location. In this case it is one to one. It is his opinion that there is a reasonable amount of parking spaces. He further added that there are 12 spaces for bicycles and that there is no space to increase the amount of parking.

Mr. Frank Evans, North End Halifax, stated that it would be great to have additional parking but as a business owner in the area he thinks the amount of parking that is being offered is adequate. The architectural drawings look good, and he hopes that there will proper street lighting. He is happy to see a development like this in the area.

Mr. Tasso Dikaios, North End Halifax, asked for clarification on the size of the commercial space and the rental cost. He further added that the Department of Community Services only allows $550 for rent will there be a subsidy or will the rental fees have to be reduced.

Mr. and Mrs. Menendez advised of the following:
- The commercial space is 1100 square feet;
- All parking is underground;
- There is no additional space to provide commercial parking;
- Currently the parking spaces are rented to Aliant employees;
- The bachelor apartments range from $550 - $634,
- One bedrooms from $ 634 -$ 750 and two bedrooms from $750 - $800, all inclusive.
- The Department of Community Services provides a subsidy.

Mr. John Trites, North End Halifax, stated that he has concerns with the amount of parking spaces that are being provided as there's no parking currently available in the areas. This building will have an impact on the entire area. If the artists are going to be

loading their materials on Agricola Street there will be an impact to traffic. He also expressed concern with noise coming from the roof top patio. He further asked if the units were available for lease to the general public.

Mr. Menendez advised that the open space will be regulated by the superintendent of the building and will be closed at 6:00 or 8:00 p.m. He clarified that 10 units are reserved for The Department of Community Services clients. The tenants are referred by Social Services and are further screened by the landlord the same as non-social services clients.

Mr. Chris Reardon, North End Halifax, stated that there is inadequate street parking in the area which will add to the existing problem. There is a large density of affordable housing in the area and that a main stream rental would be more appropriate.

Mr. Glen Fraser, North End Halifax, commented that parking is an issue, he cannot even find parking in front of his house. A commercial residential development will add to the parking problems especially since the five Aliant employees who use the excising space not longer will have parking spaces. The Aliant building currently dominates the block with no green space this building extends the current problem and will dominate the site planes.

Ms. Beverly Miller, Vice Chair asked for clarification on the normal landscaping requirements for the site.

Mr. Menendez advised that if the development was completely commercial and parking there would be no green space requirement. The requirement for landscaping comes into effect because we are including a residential component on the upper level.

Ms. Wheaton advised that open space and landscaped open space are two separate requirements. The landscaping requirement must be from grade to five feet above grade. The developers are providing landscaped open space via a roof garden which does not meet the requirement of landscaped open space.

Ms.Molly du Heyar, North End Halifax stated that a ventilation system is going to be required for the artist studios. Parking is community issue which partially linked to Aliant employees. She suggested that the developers are trying to incorporate to much into a small building.

Councillor Sloane entered the meeting at 7:00 p.m.

Mr. Menendez advised that the building will be ventilated. The space is fragmented to make it more accessible. Ms. Menendez added that a market study was conducted to determine the average size of an apartment and the amount of rent that is charged.

Mr. Fred Connors, North End Halifax commented that the building would be a welcome addition to the neighbourhood. The City as a whole has a shortage of parking which is not business owners' problem to solve. Creating a pedestrian neighbourhood would attract more services to the neighbourhood. Therefore, the parking issue is minor.

An unidentified speaker, North End Halifax, commented that the building is appropriate for the neighbourhood and pedestrian friendly. From an urban design perspective and the character of the area the massive scale is too intense. In the interest of safety she suggested that drive way be setback from the street.

Responding to the Vice Chair, Mr. Menendez advised of the following:
• The square footage of the units varies as follows:
One bedrooms - 450 - 643 square feet
Two bedrooms - 808 square feet
Nine bachelors at 550 square feet
Three bachelors at 593 square feet
• One hundred percent of the units are accessible 3 of those are fully accessible for persons with disabilities
• Ten units are designated for the Department of Community Services Clients

Ms. Elizabeth Murphy North End Halifax, expressed concern with parking in front of the right away. It is difficult in the winter when there is no parking.

Mr. Chris Reardon, North End Halifax, stated that the massing is disproportionate, there will be a lot of people in that building, the building should be set back from the street and that the project does not create a pleasing environment it monopolizes the environment. In addition he asked for clarification on where the disabled would be egress from the building and how much public funding was provided.
Mr. Menendez advised that the By-law allows al zero setback and that twenty five percent of the funding comes from public funds. The total cost of the project is estimated at 1.6 million dollars.

Mr. Peter Lavelle, North End Halifax, commented that it is a great project however they need to work with staff to help alleviate the traffic at this corner and increase bus access. The parking issue is getting worse, and the driveway needs to accommodate deliveries and ensure that persons with disabilities can get onto the side walk. In closing he indicated that he would have liked staff to provide more detail.
Ms. Wheaton advised that the project is in the early stages and is a work in process. Staff is still negotiating with the developer. Some of the answers to your questions cannot be answered until a staff report and draft development agreement is prepared.

CLOSING COMMENTS

The Chair called for any further comments, and there being none, she thanked all for attending and encouraged anyone with further questions after the meeting to contact Ms. Randa Wheaton.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:25 p.m.

Stephanie Parsons
Legislative Assistant

ATTACHMENT D

Extracts from the Municipal Planning Strategy and the Peninsula Land Use By-law

Section II

1. ECONOMIC DEVELOPMENT

Objective The development of the City as a major business, cultural, government, and institutional centre of Atlantic Canada, while enhancing its image as a place to live and work.

1.2.2 In considering new development regulations and changes to existing regulations, and development applications, the City shall give consideration of any additional tax revenues or municipal costs that may be generated therefrom.

SECTION XI

PENINSULA NORTH SECONDARY PLANNING STRATEGY

1. RESIDENTIAL ENVIRONMENTS

Objective Stable residential communities in Peninsula North that offer a variety of housing types to meet the needs of a range of income and age groups.

1.1.4 In the area bounded by North, Robie, Cogswell and Barrington Streets, housing options for all income levels will be encouraged; developments that address the needs of the surrounding community and help promote neighbourhood stability shall also be encouraged.