

Planning Services

Case 01356: MPS Amendment and Development Agreement – 2579 Windsor Street, Halifax

Regional Council
Public Hearing – September 14, 2010

Mackenzie Stonehocker, Planner I



Initiation by Regional Council

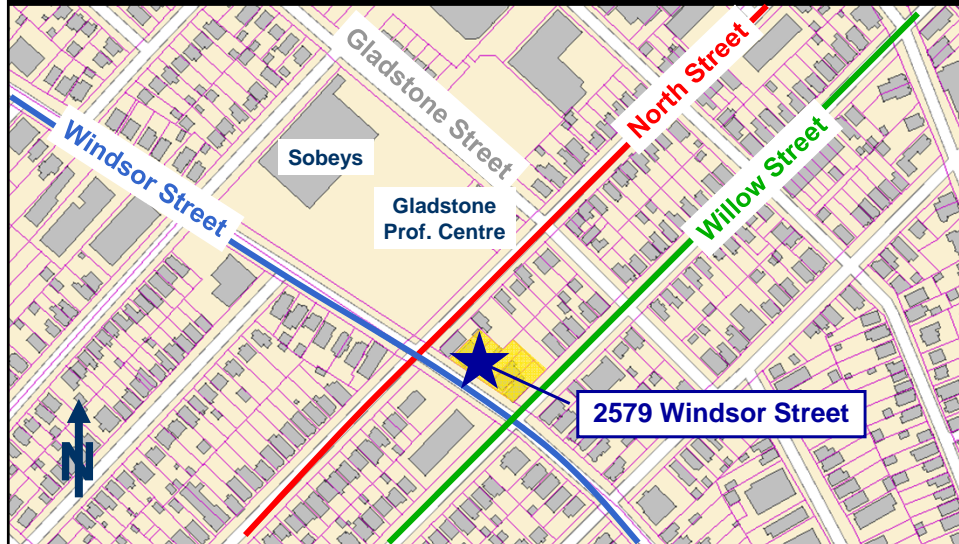
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- Nov. 2009 → Request by Living Benefits Atlantic Limited
 - To amend the Halifax MPS to allow for an office at 2579 Windsor Street
- Feb. 2010 → Initiation by Regional Council
 - Included 2579 Windsor Street *as well* as the remainder of the block



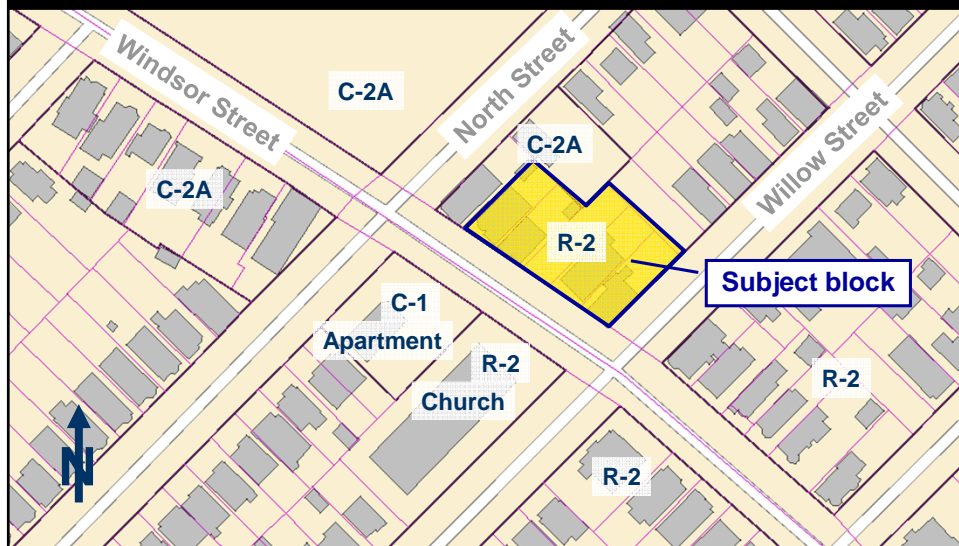
Location

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Zoning

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North side of Windsor Street

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North side of Windsor Street

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2587-89	2581-83	2579	(vacant)	2571	2567-69
Real estate office	Two residential units	Proposed office	Parking for 2571 (DA)	Law office (DA)	Insurance office (non-conforming)

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Community Engagement

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- April 2010 → Public information meeting
 - Support for an office through DA
- Solution should apply to the entire block, not a single property



Proposed Policy

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- Peninsula North Secondary Plan
- Modify the existing Policy 10.4
 - Entire block, not just one property
 - Addresses the 'residential island'
 - Consider residential or office uses through development agreements



Proposed Policy

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- Criteria to be considered
 - Existing buildings
 - Existing character of neighbourhood
 - Architectural design and scale
 - Access and parking
 - Mitigate impacts on adjacent residential uses

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Development Agreement

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- Using the revised Policy 10.4
 - Permits offices or R-2 (residential) uses
 - Retain the building's residential character
 - Three parking spaces
 - Wooden fence
 - Limited signage



Approval Process

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- First Readings
 - Peninsula Com Coun → June 14th
 - Regional Council → July 6th
- Joint Public Hearing → September 14th
- Decisions
 - Regional Council → MPS amendment
 - Peninsula Com Coun → development agreement



Recommendation

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- Staff recommend that Regional Council approve the proposed amendments to the Peninsula North Secondary Plan

