

Case #01254

Planning Services

MPS & LUB Amendment/ Development Agreement

3620 Dutch Village Rd., Halifax

Regional Council Nov. 15, 2011

Site of Proposal

Planning Services



Site Context



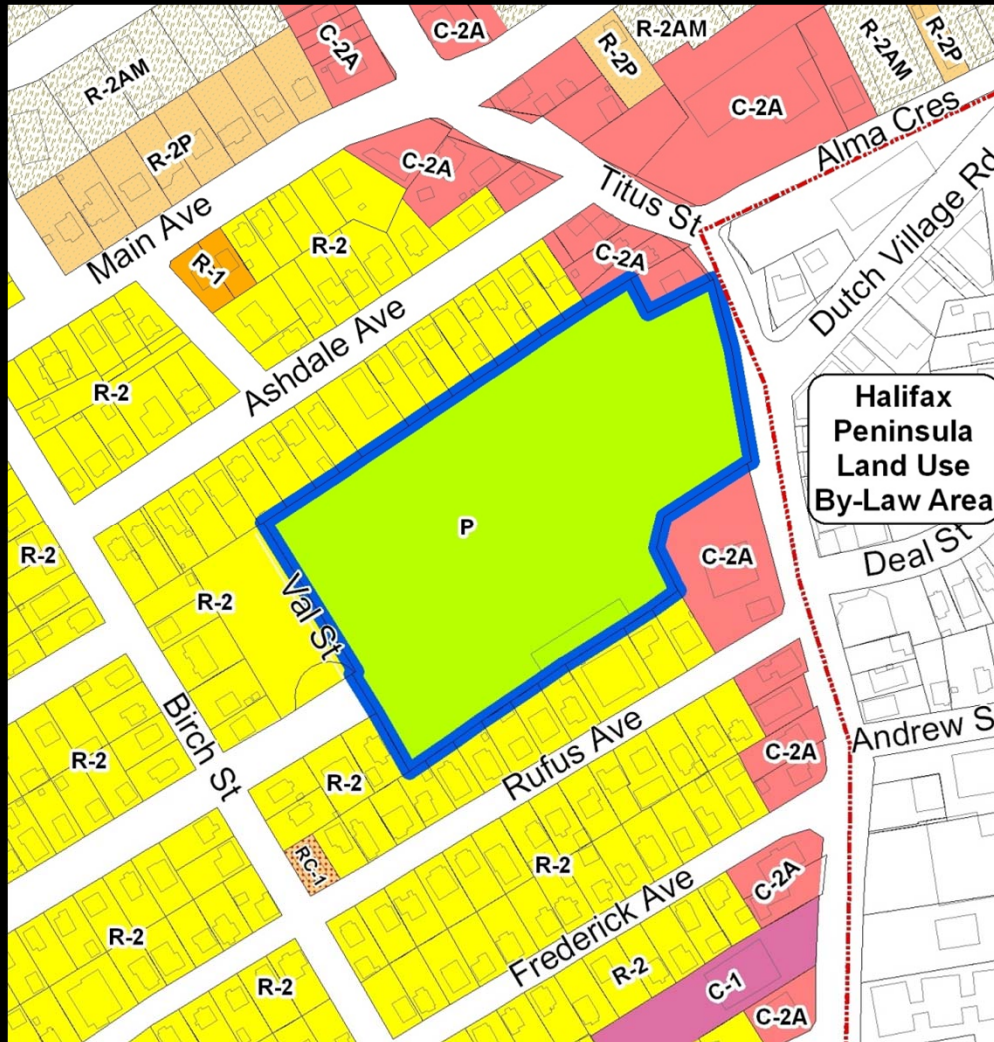
Background/ Chronology

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- **Steps taken by HRM to date:**
 - Initiation of MPS amendment process;
 - Request For Proposals and amended RFP;
 - Demolition of school, environmental site assessment and remediation;
 - Purchase and Sale Agreement;
 - Public consultation, detailed review of proposal and development agreement negotiation.

Planning/ Zoning Designation

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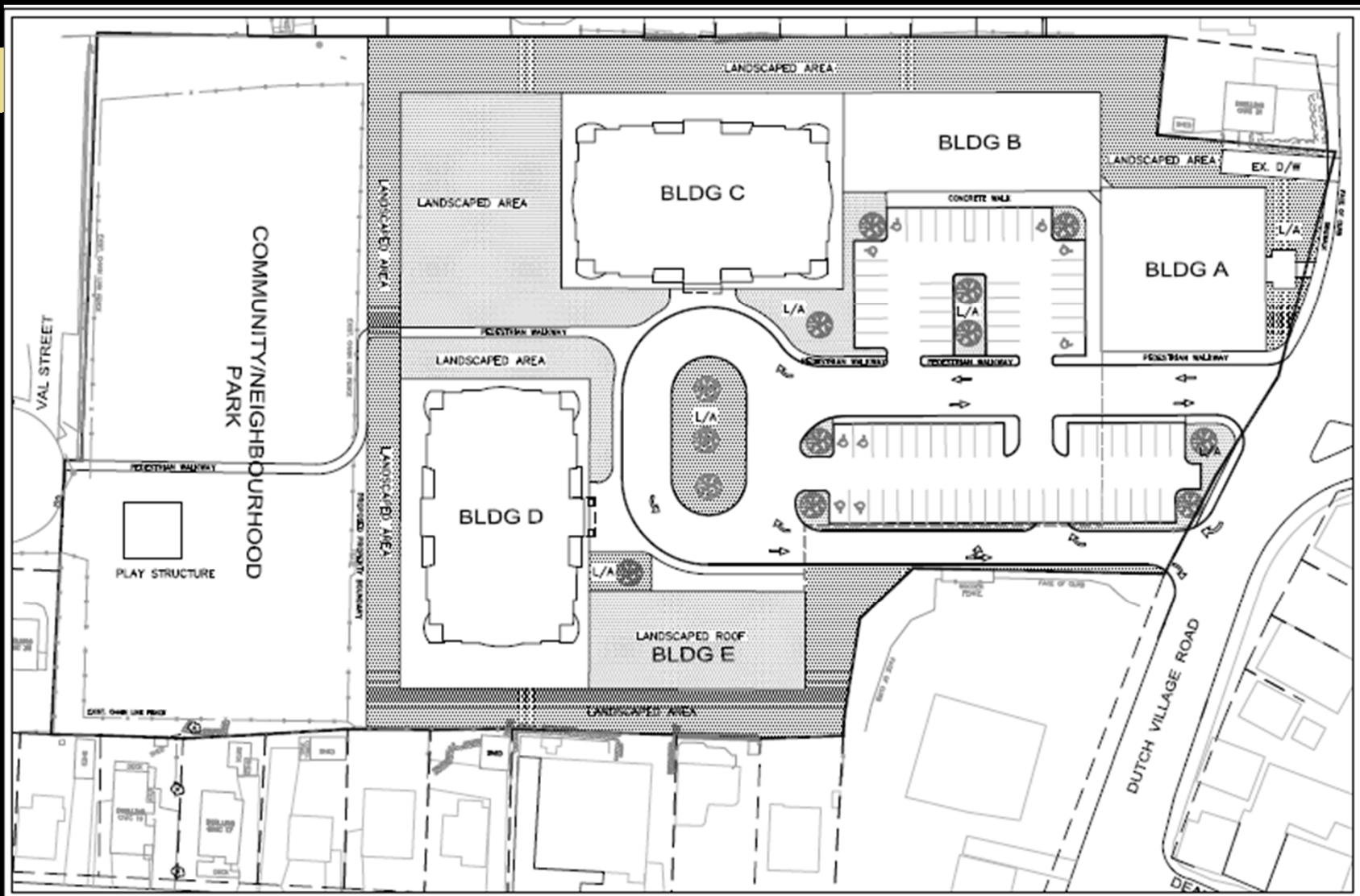


“Community Facilities”
designation

P-2 (Park & Institutional)
zone;

Proposal

ices



Proposal



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Proposal



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Proposal



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Approval Process

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- MPS/ LUB Amendments:
 - Decision of Regional Council;
 - No appeal process
- Development Agreement:
 - Considered by Chebucto Community Council;
 - Appeal process to NSUARB

Proposed MPS/LUB Amendments

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- Site-specific policy to allow mixed-use development by agreement;
- New policy requires Council to consider:
 - Retention of land for park along with park development & improvements;
 - Size and design of buildings;
 - Traffic, site access, parking;
 - Site landscaping and open space;
 - Impact on municipal services

Development Agreement

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- Proposed development agreement includes specifications relating to matters including:
 - Architectural design, materials,
 - Limits on building heights, floor areas;
 - Park development plan and details;
 - Landscaping & site design;
 - Parking & site access, incl. driveway access for abutting property and pedestrian walkway;
 - Privacy fencing/ access restrictions

Non-Substantive Amendments

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- Various options for non-substantive amendments relating to matters including:
 - Architectural & landscape design;
 - Land uses & population mix;
 - Signs, lighting, etc.;
 - Subdivision of land;
 - Commencement/ completion dates.

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- Land Uses & Building Design:
 - commercial & residential uses which integrate with surrounding area;
 - building heights & setbacks from property lines which conform to LUB requirements;
 - proposed density in keeping with municipal servicing capacities;
 - increase commercial activity/ focus of Dutch Village Road

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- Wind / Shadows:
 - whether proposal would have potential impacts on park area;
 - architect assessed wind/ shadow impacts;
 - minimal impact re: ground-level wind and shadows

Planning Context

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- Traffic / Site Access:
 - traffic impact study carried out;
 - reviewed potential impacts on existing/ proposed streets & intersections;
 - minimal impact on level of performance of existing/ proposed street & intersection network

Recommendation

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- It is recommended that:
 - Council **approve** the proposed amendments to the Halifax MPS/ LUB (Attachment A)