

Case 18462

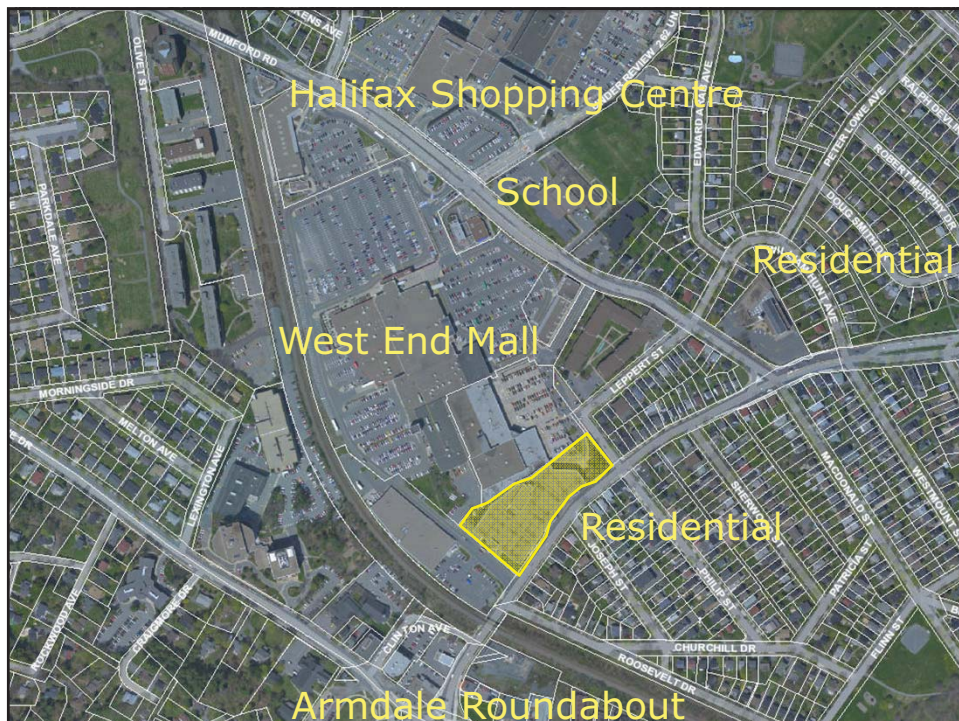
Development Approvals

Amendment to the Municipal Planning Strategy and Development Agreement

7067 Chebucto Road, Halifax

*Joint Public Hearing of Regional Council &
Halifax and West Community Council*

Jillian MacLellan, Planner 1
April 1, 2014





Application

Development Approvals

Applicant:

- W.M. Fares Group

Proposal:

- Amendment of the Municipal Planning Strategy to allow the expansion of office uses within a Shopping Centre Area.
- Enter into a Development Agreement for a 3 Storey Addition to the existing building through Schedule C policies.

6067 Chebucto Road

Development Approvals



Halifax Plan Area

- Commercial Designation

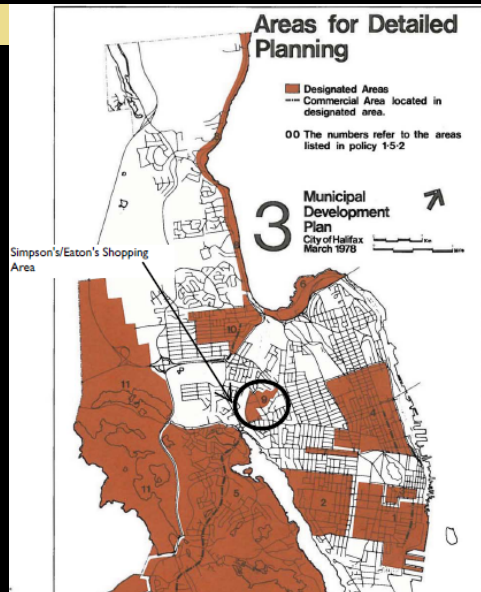
Halifax Peninsula Land Use By-law

- C-2 (General Business) Zone
- Schedule C

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Schedule C

Development Approvals



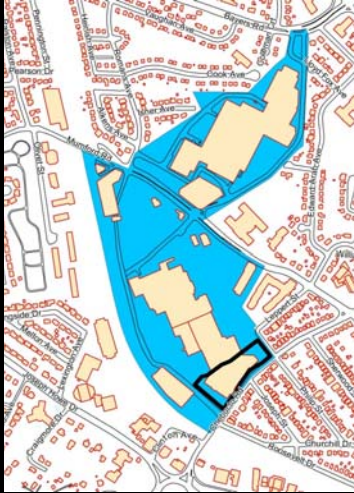
Subject Area was Designated as an Area for Detailed Planning

Schedule C was Included as an Interim Measure

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Schedule C

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Requires a Development Agreement for:

- Commercial Uses over 35 feet or 5,000 square feet.

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Municipal Planning Strategy

Development Approvals

Section II: Policy 3.1.4

- Discusses the locating of Shopping Centres to serve a major area of the City
- Discourages office and hotel uses in Shopping Centres areas.

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Municipal Planning Strategy

Development Approvals

Rationale for proposed Amendment

- Circumstances have changed since the MPS was originally adopted.
- Regional Plan identifies the "West End Mall" as an Urban District centre, where there is to be a, "mix of high density residential, commercial, institutional & recreational uses."
- Underlying zone permits mix of office uses and retail uses.



Proposed Development

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- 3 storey addition (the building is currently 2 to 5 stories) for office use
- Retention of 720 Parking Space Garage
- Rooftop Amenity Space
- Improvements to the existing façade and landscape area



Simpsons Lane



Chebucto Road



WM FARES

BAY WEST CENTRE
SITE SECTIONS
REGIONAL MUNICIPALITY



WM FARES

BAY WEST CENTRE
SITE ILLUSTRATIVE PLAN
REGIONAL MUNICIPALITY

Items For Discussion

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- Overall Design of the Building (relationship with neighbouring properties)
- Traffic
- Parking

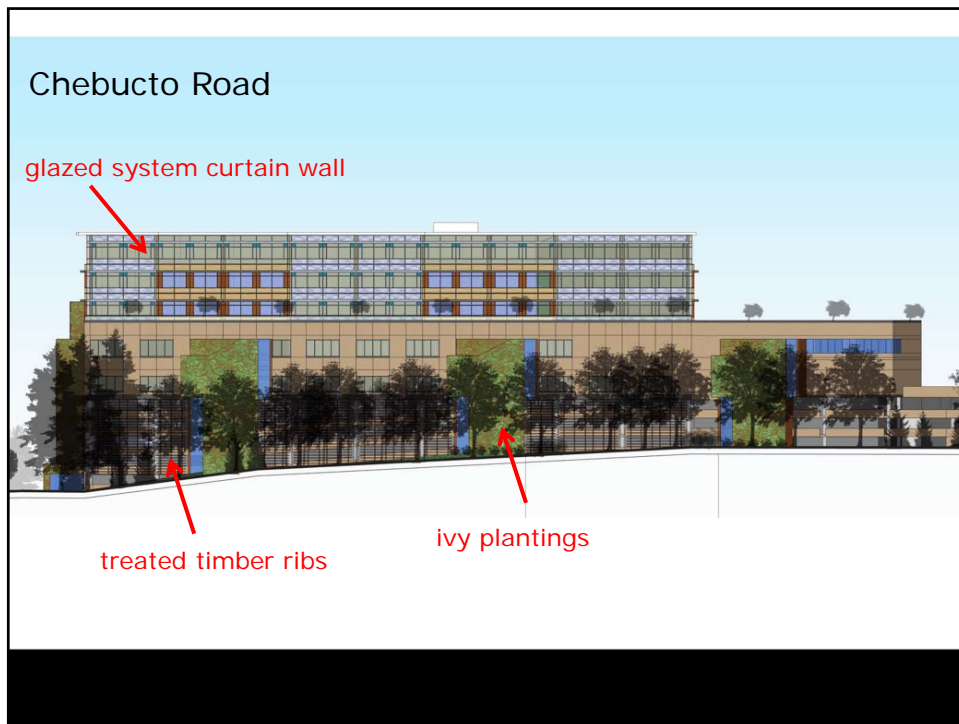


Items For Discussion

Development Approvals

- Overall Design of the Building (relationship with neighbouring properties)
 - Condition of Existing Building
 - Shadow Impact
 - Increased Light Pollution
 - Site Lines into Neighbouring Properties





Items For Discussion

Development Approvals

- Traffic
 - The Adequacy of the Existing Road Network
 - Pedestrian Safety



Items For Discussion

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- Parking
 - Adequacy of On-Site Parking
 - Potential Overflow Parking on Residential Streets



Proposed Development Agreement

Development Approvals

Features of the proposed development agreement include:

- The 3 storey addition to be stepped back from the streetwall of the existing building
- Improvements to the exiting façade
- Required glazing over the glassed portion of the 3 storey addition
- Additional outdoor lighting is subject to approval of Community Council through a resolution



Proposed Development Agreement

Development Approvals

Features of the proposed development agreement include:

- Landscaping – on the roof and at grade
- 720 parking spaces on site
- Limitations on signage which faces the residential areas
- Permits C-2 Uses



Recommendation

Development Approvals

Staff recommend that Regional Council approve the proposed amendment to the Municipal Planning Strategy for Halifax to allow major office uses and hotels.

Contingent on Regional Council approving the proposed amendment to the Municipal Planning Strategy, Staff recommend that Halifax and West Community Council approve the Proposed Development Agreement at 7067 Chebucto Road

