



Case 19722

**MPS & LUB Amendments for Halifax
Mainland & Amending Development
Agreement**

15 Shoreham Lane, Spryfield

Regional Council
Public Hearing – September 19th, 2017

Application

Application by Gem Health Care Group Ltd. to amend the Municipal Plan and the Land Use By-law, and enter into an amending development agreement, to allow:

- Additional commercial land uses, including a restaurant, in an existing commercial building located at 15 Shoreham Lane, Halifax
 - use 6,000 sq. ft. of the existing building for additional commercial uses, including a restaurant
 - 950 sq. ft. second floor mechanical room addition



Map 2 - Zoning
15 Shoreham Lane
Halifax

Zones

- R-1 Single Family Dwelling
- R-2 Two Family Dwelling
- R-2P General Residential
- R-4 Neighbourhood Commercial
- R-4 Multiple Dwelling
- RDD Residential Development District
- C-2A Minor Commercial
- P Park and Institutional

Halifax Mainland
Land Use By-Law Area

29 September 2015 Case 18722

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This map is an official reproduction of a portion of the Zoning Map for the plan area involved.
The accuracy of any representation on this plan is not guaranteed.

Policy & Zoning

Subject Site: RDD
(Residential Development District)

Next to:

- R-1 (Single Family Dwelling)
- R-2 (Two Family Dwelling)
- R-2P (General Residential)

Near:

- C-2A (Minor Commercial)
- RC-1 (Neighbourhood Commercial)

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Proposal

Option 1



Option 2

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Scope

November 24, 2015 Regional Council initiated a MPS amendment process to consider:

- Broadening the range of permitted land uses at 15 Shoreham Lane, Halifax

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Community Plan

Halifax Municipal Planning Strategy

Mainland South Secondary Plan

- Designated Residential Development District
 - policy 1.5.3 limits existing building to health care related uses at 15 Shoreham Lane

Halifax Mainland Land Use By-law

- Zoned Residential Development District
 - development agreement required

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Existing Development Agreement

- Limits the use of the building at 15 Shoreham Lane to health care related uses
 - Original agreement permitted the use as a “Referral and Day Care Centre”
 - Several amendments to permit different mix of uses on the site (often in response to vacancy)
 - Amendments have always been very specific in what uses are allowed
 - No building additions allowed

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Policy Review

- Existing policy, zoning and development agreement unreasonably limit uses to health-care related uses
- Policy does not allow appropriate re-use of an existing commercial building – which fronts onto Herring Cove Road
- Other RDD zones have much less restrictive limits on uses

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Amendments to Policy

- Allow the following uses in the existing building (15 Shoreham Lane):
 - Restaurants
 - Neighbourhood Commercial
 - Appropriate Local Commercial Uses

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Amendments to Development Agreement

- Allow re-use of the existing building (15 Shoreham Lane) – up to 6,000 square feet – for neighbourhood commercial uses and select local commercial uses:
 - Grocery store, drug store, laundromat, dry cleaner, tailor, dressmaker, beauty shop or barber shop
 - Bank, public hall, office, hairdresser, beauty parlour, restaurant, receiving office of a dry cleaner or dryer;
 - A store for retail trade, rental and services, excluding: motor vehicle dealers and repair shops; service stations; and amusement centres
 - Any use accessory to any of the foregoing uses

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Amendments to Development Agreement

- Allow a 950 square foot second storey mechanical room addition
- Require screening for refuse containers
- Limit restaurant uses to between 5am and 10pm

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Staff Recommendation

- It is recommended that Regional Council:
 - Approve the proposed amendments to the MPS for Halifax and the LUB for Halifax Mainland, as set out in Attachments A and B of the June 28, 2017 staff report

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