

# HALIFAX

## Case 21213

Amending Development Agreement

285 Larry Uteck Blvd.

North West Community Council

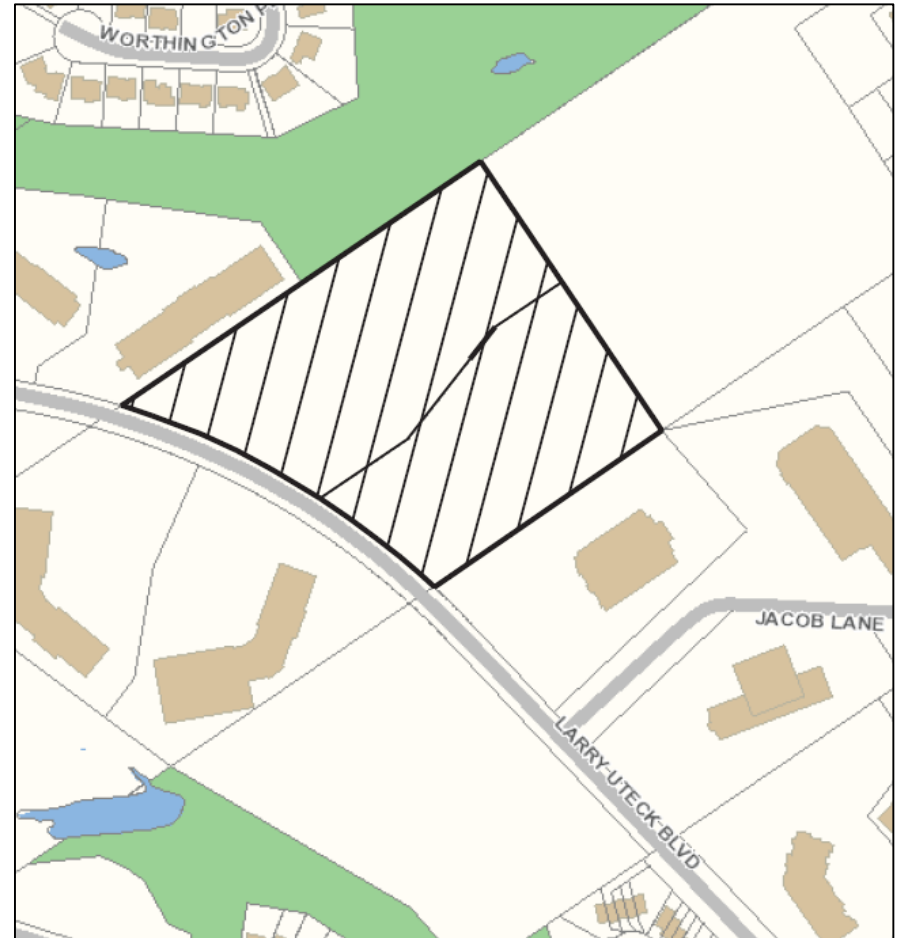
April 9, 2018

# Applicant Proposal

Applicant: Ariana Developments Ltd.

Location: 285 Larry Uteck Blvd.,  
Halifax.

Proposal: Amend the existing development agreement to allow for a time extension to the completion dates for the project.



# Site Context

285 Larry Uteck Blvd, Halifax



Site Boundaries in Red



# Site Context

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Looking north west along Larry Uteck Blvd.



# Site Context

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Site entrance off Larry Uteck Blvd.



# Site Context

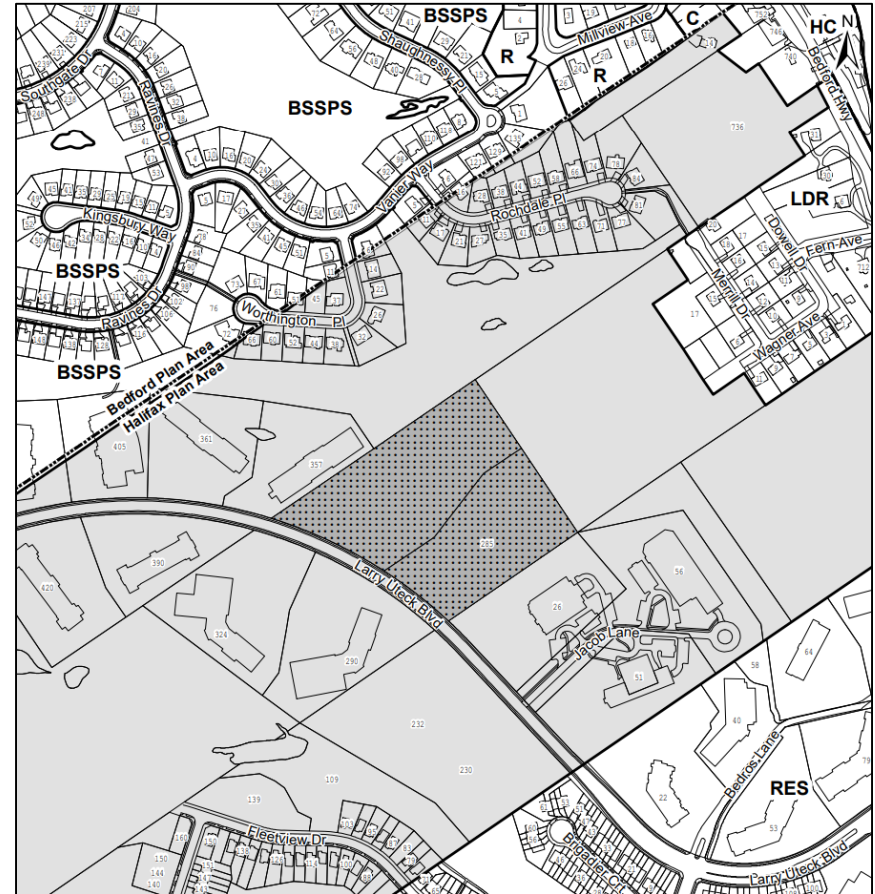
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# Planning Policy

## Halifax Municipal Planning Strategy

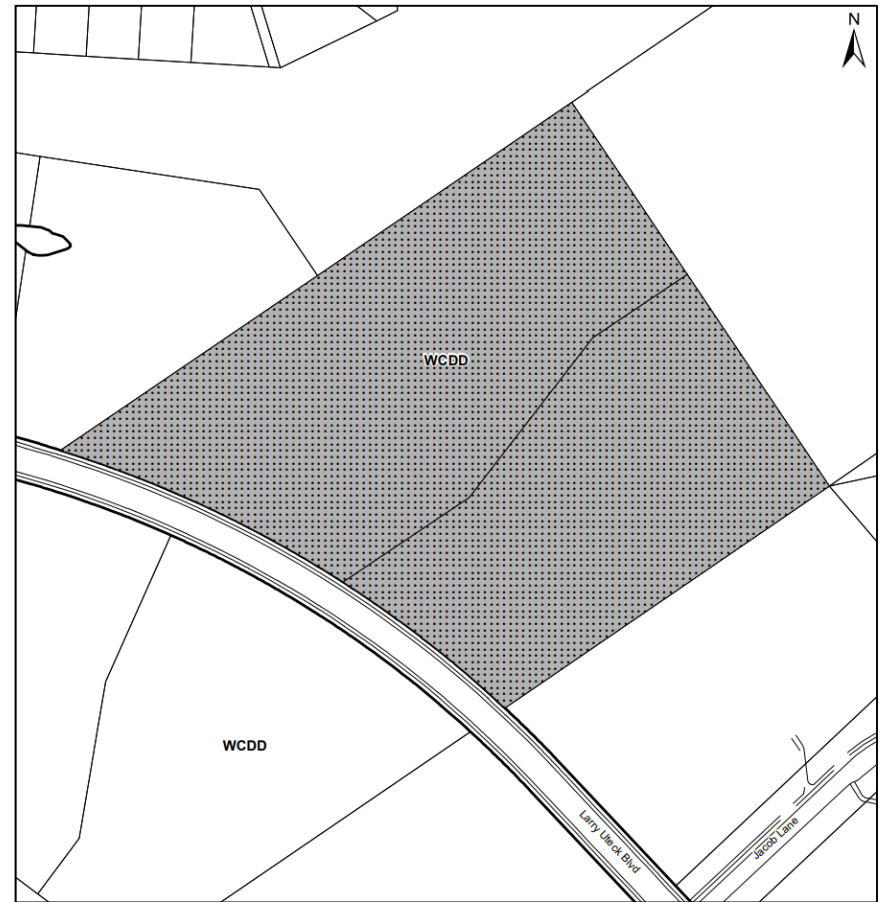
- Designated Residential Neighborhoods within the Wentworth Secondary Planning Strategy of the Halifax Municipal Planning Strategy
- Existing agreement was enabled under policies within the Wentworth and Bedford South Secondary Planning Strategies



# Land Use By-law

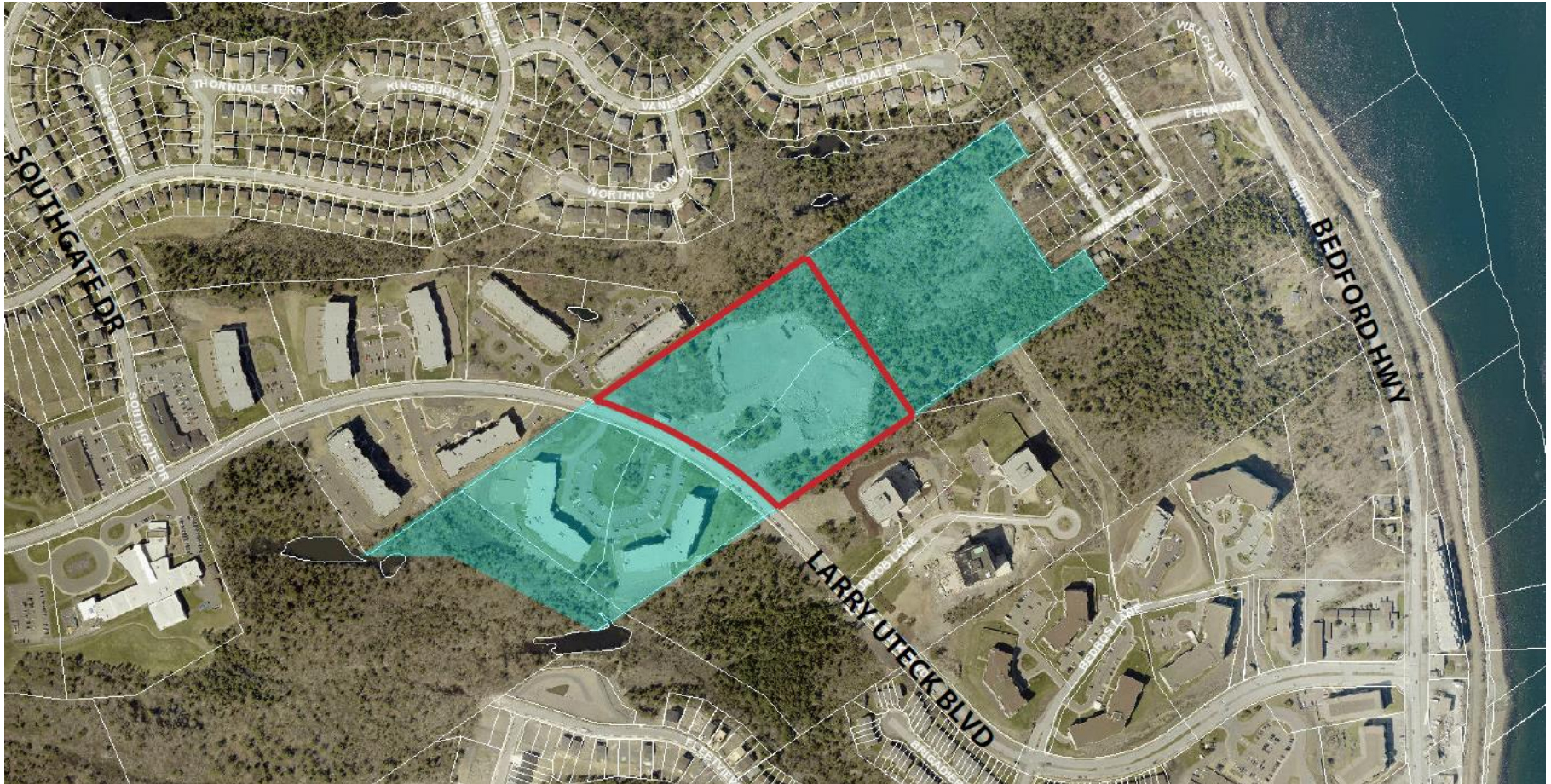
## Halifax Mainland LUB

- Zoned WCDD (Wentworth Comprehensive Development District)
- Development within this zone must proceed by agreement





# Existing Agreement



 Existing Development Agreement Area  Subject Site

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# Proposal - Details

- Amend agreement to extend construction completion dates
- Section 4.4 – Completion dates
  - Existing Agreement requires the project to be completed 10 years from the registration date - January 14, 2018
  - Applicant has requested this date be extended by six (6) years
  - Request is consistent with the intent of the enabling policy
- Section 3.1: Non – Substantive Amendments under the existing agreement



# Discharge Agreement

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- The agreement for the adjacent lands is currently registered on the property in error and does not apply to the subject site
- This agreement must be discharged prior to considering the time extension request

# North West PAC Recommendation

September 6, 2017

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North West Planning Advisory Committee (PAC) recommended that the application be approved with no further recommendations.



# Staff Recommendation

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Staff recommend that North West Community Council first:

1. Approve, by resolution, the proposed Discharging Agreement, which shall be substantially of the same form as set out in Attachment A of this report

And second:

2. Approve, by resolution, the proposed Second Amending Agreement, which shall be substantially of the same form as set out in Attachment B of this report, to allow for a time extension to construction completion dates for the development at 285 Larry Uteck Boulevard, Halifax

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## Thank You

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# Site Context

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