

HALIFAX

**Case 18464 – Bright
Place, Lady Hammond Rd.
& Normandy Dr.**

Joint Public Hearing:
Regional Council & Halifax
and West Community
Council

April 5-16



Application

- Applicant:
 - W.M. Fares Group on behalf of Amani Developments/
Bay Rock Developments Limited;
- Purpose:
 - MPS & LUB amendments, development agreement;
- Proposal:
 - A multiple-unit residential development consisting of six-
storey and three-storey components above parking level

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Site of Proposal



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Site of Proposal



Site of Proposal



Site Context



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Site Context



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Site Context



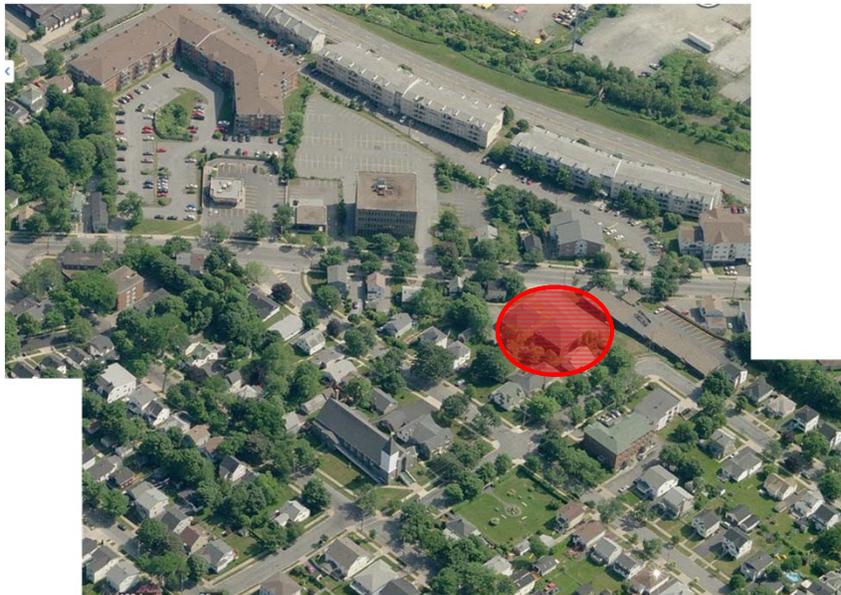
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Site Context



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Site Context



Background

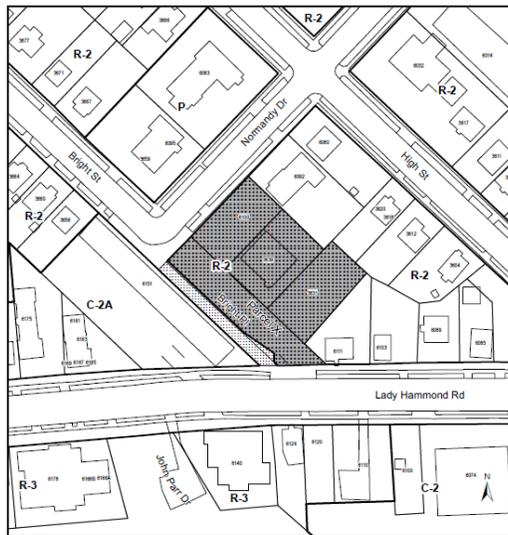
- Sept. 2012 – Regional Council agreed to close a portion of “Bright Place” street right-of-way, but retained a public walkway;
- Oct. 2013 - Council Initiation of MPS Amendment process;
- May 2014 - Public information meeting hosted by PAC, followed by revisions to proposal;
- April 2015 - PAC recommendation to approve revised proposal;
- January 2016 – Closing of sale of Parcel X to applicant;
- February 2016 – HWCC recommendation to approve proposal

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Planning Context



General Residential (R-2) Zone:

- Permits low-density residential uses (1 – 4 units)

MPS Designation:

- Residential Environments (Section II, City-Wide)

Regional MPS:

- Regional Centre designation

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Proposal



Rationale for MPS Amendments

- Mix of land uses in immediate area;
- Site's size, configuration and slope allows for:
 - careful siting and placement of building mass;
 - large setbacks from low-density residential properties;
 - abundance of landscaping & visual screening from abutting properties;
- Redevelopment of site enables urban intensification, a goal of the Regional MPS, which is compatible with its surroundings

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MPS Amendments/Development Agreement

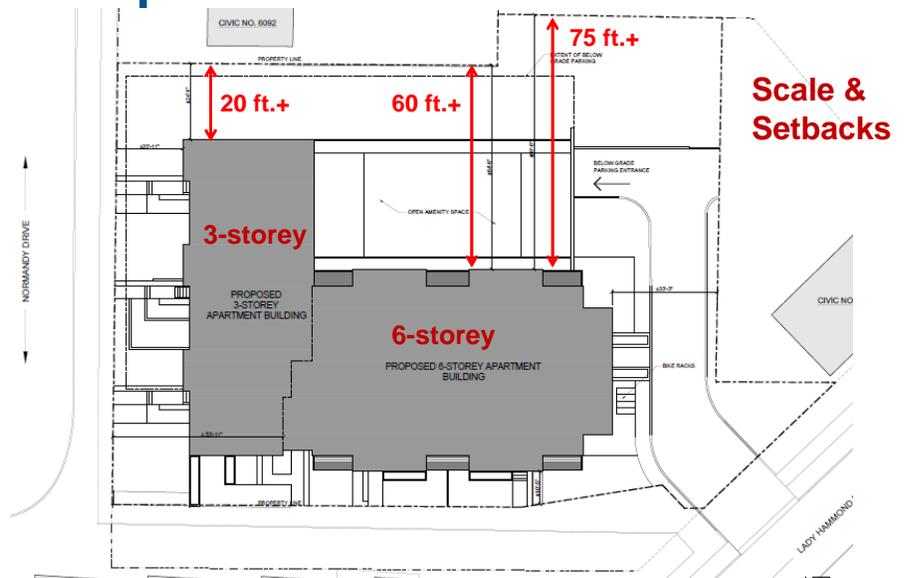
- Contain provisions for:
 - Height, massing and location of proposed building;
 - Quality of architectural design, including exterior materials;
 - Site landscaping and usable open spaces;
 - Safe vehicular and pedestrian access/ egress; and
 - Adequacy of building services (bike parking, solid waste facilities and servicing capacity)

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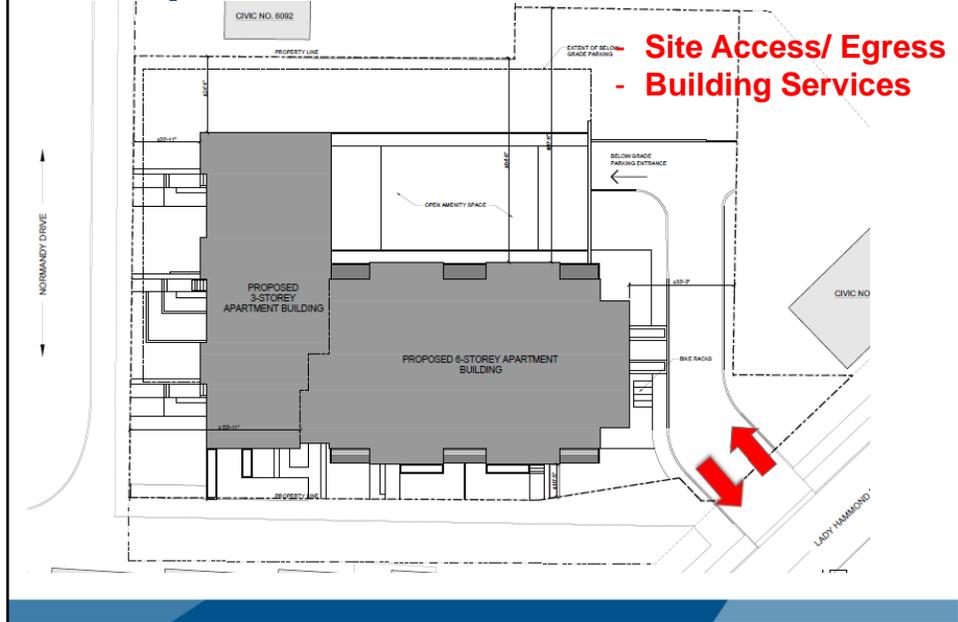
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Proposed MPS Amendments



Proposed MPS Amendments



Recommendation

It is recommended that Regional Council:

- Approve the proposed MPS and LUB Amendments (Attachments A and B)

Joint Public Hearing:

- MPS/ LUB decision by Regional Council;
- Development Agreement decision by Halifax & West Community Council at a later date.

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