

**HALIFAX**

**Case 19989**  
**Amending**  
**Stage I**  
**Development Agreement**

30 Farnham Gate Road - Rockingham Ridge

Public Hearing  
March 29, 2016

# Application

---

## **Applicant**

- FS Industries

## **Proposal**

- Develop an additional Commercial Building
- Amend the existing Stage I and Stage II Development Agreement for Rockingham Ridge

Tonight's Public Hearing is to discuss the Amendment to the Stage I Development Agreement

# 30 Farnham Gate Road



Rockingham Ridge

Commercial Plaza

Wilson's  
Gas Station

Sherwood  
Heights

Rockingham South

Dunbrack Street

Dunbrack Street

Lansdowne Drive

Farnham Gate Road

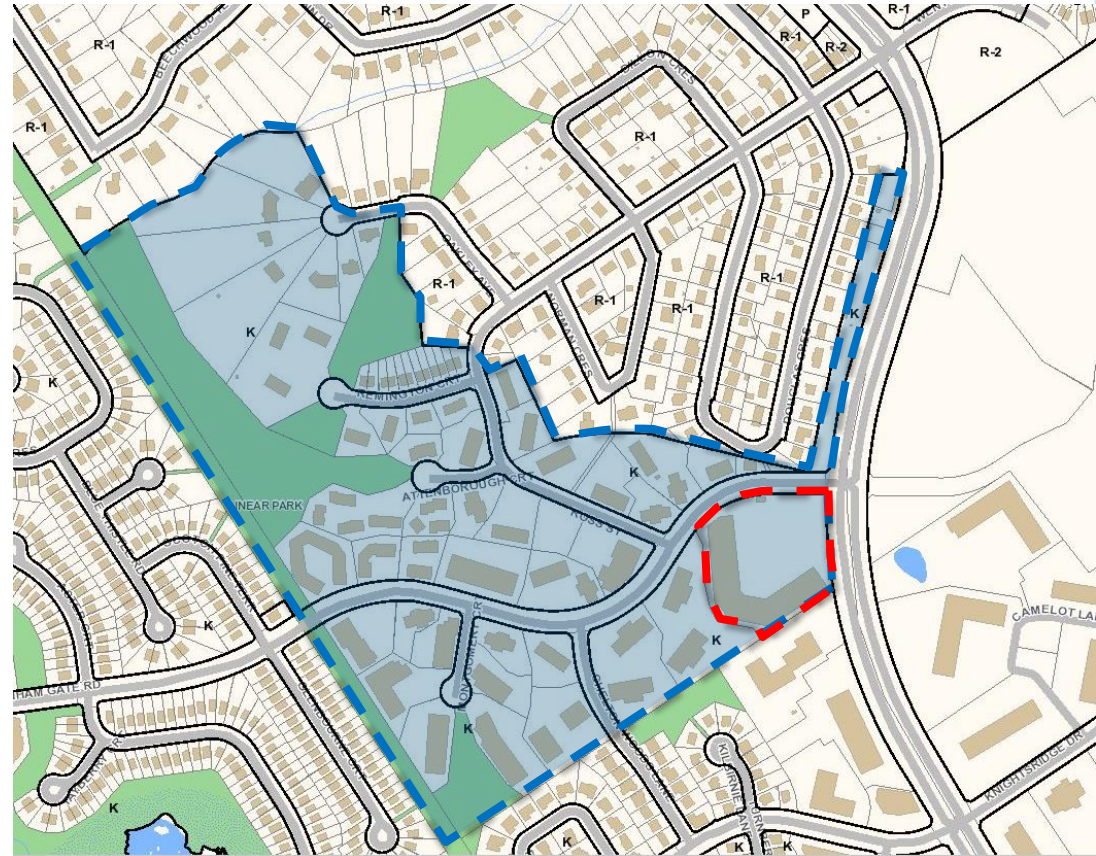






# Rockingham Ridge Stage I Development Agreement

- Approved Oct 13, 1983
- Permits mainly residential development with commercial and institutional uses.
- Concentrates commercial development at corner of Farnham Gate Road and Dunbrack Street.
- Limits commercial floor area to 50,000 square feet



# Proposal

---

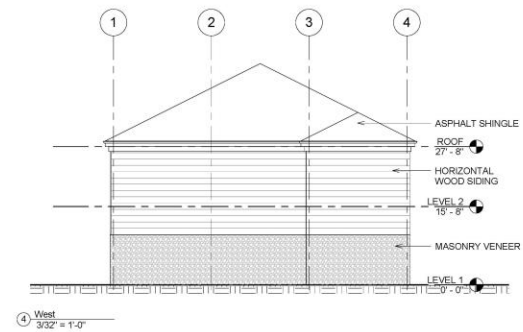
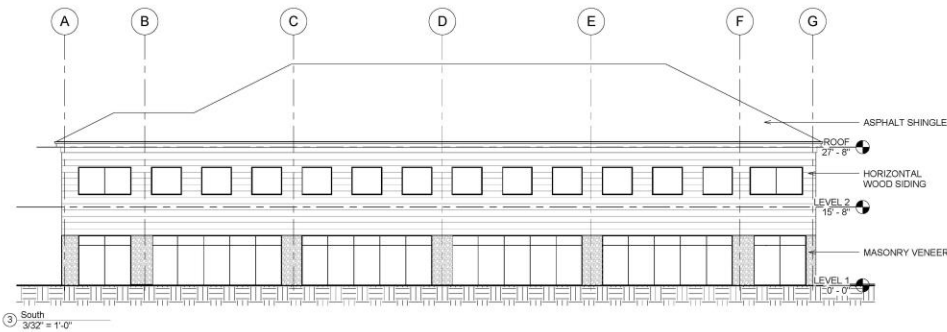
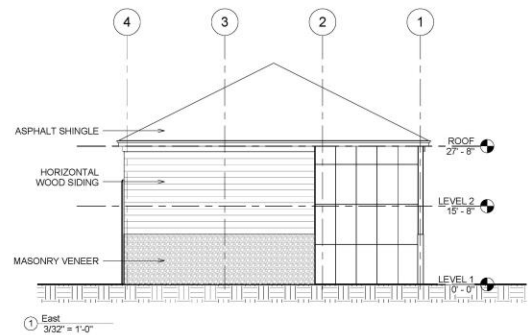
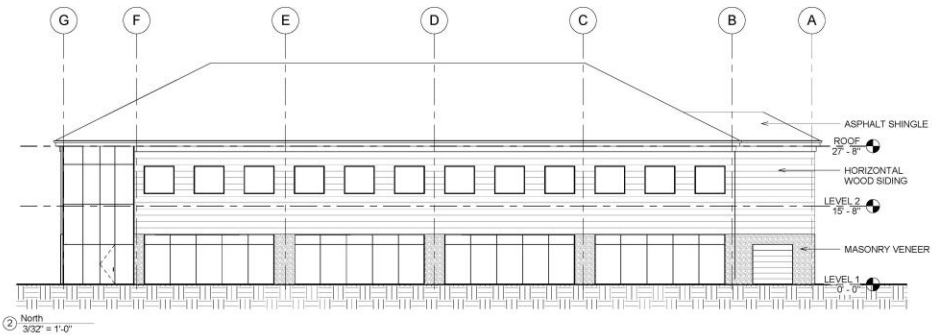
Commercial Building in addition to existing Retail Commercial building and Gas Station

- 2 storey building
- Office and General Retail
- 16, 000 square feet (8,000 square feet on each storey)
- Total of 64,311 square feet on the whole site

**Amendment to the Stage I Development Agreement is Required to increase the total commercial floor area permitted**










1	MATERIAL	2015.06.26
No.	Description	Date

Rockingham  
Ridge Plaza  
Nova Scotia  
Elevations

Project Number	14060
Date	2014.10.31
Drawn By	SS/SNF
Checked By	MAH

**A301**

Scale	3/32" = 1'-0"
-------	---------------

# Proposed Amendment

---

- Increase the total permitted commercial floor area from 50,000 square feet to 67,005 square feet.
  - Commercial will still be considered secondary to residential development
  - Commercial will still be consolidated at 30 Farnham Gate Road
  - Commercial uses will be limited to those uses permitted in the C-2A (Minor Commercial) Zone
- Clarification of Approval Process
  - Added provision that states a Stage II Development Agreement is considered Non-Substantive.

# Stage II Development Agreement

---

- To address building placement, site design and building design
- Will be presented to Halifax and West Community Council pending approval and registration of the proposed Stage I Development Agreement.

# Recommendation

---

It is recommended that Halifax and West Community Council approve the proposed amendment the Stage I Development Agreement for Rockingham Ridge to allow for an increase in the permitted commercial floor area.