

HALIFAX

Case 21539

Development Agreement:

6247-6249 Jubilee Road

Halifax

Halifax Peninsula Planning Advisory Committee

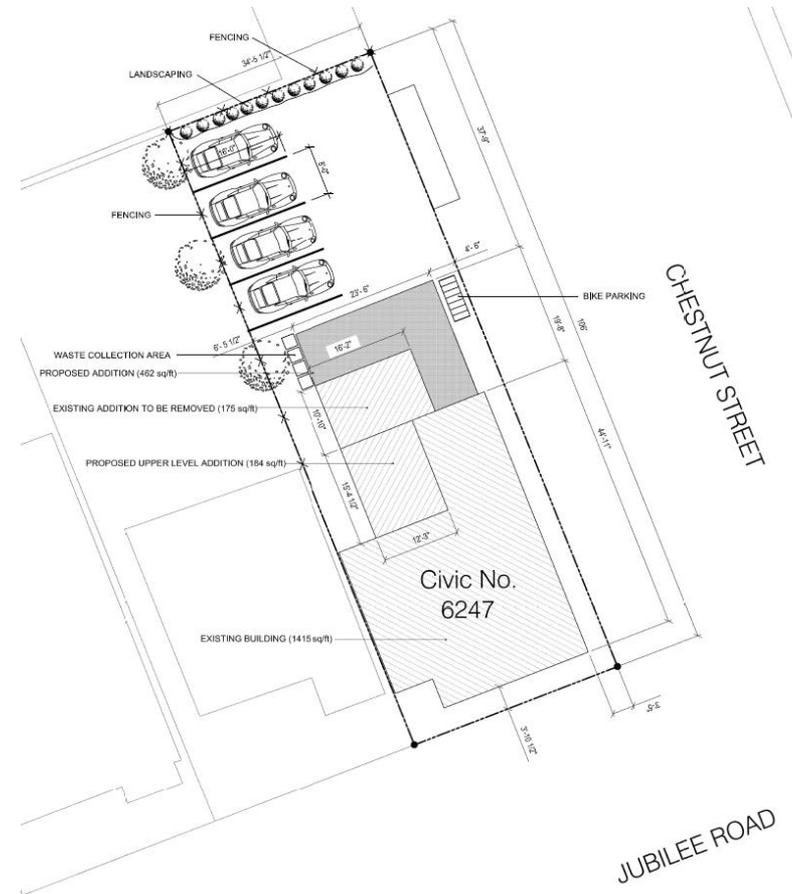
September 24, 2018

Applicant Proposal

Applicant: Leeward Properties Ltd.

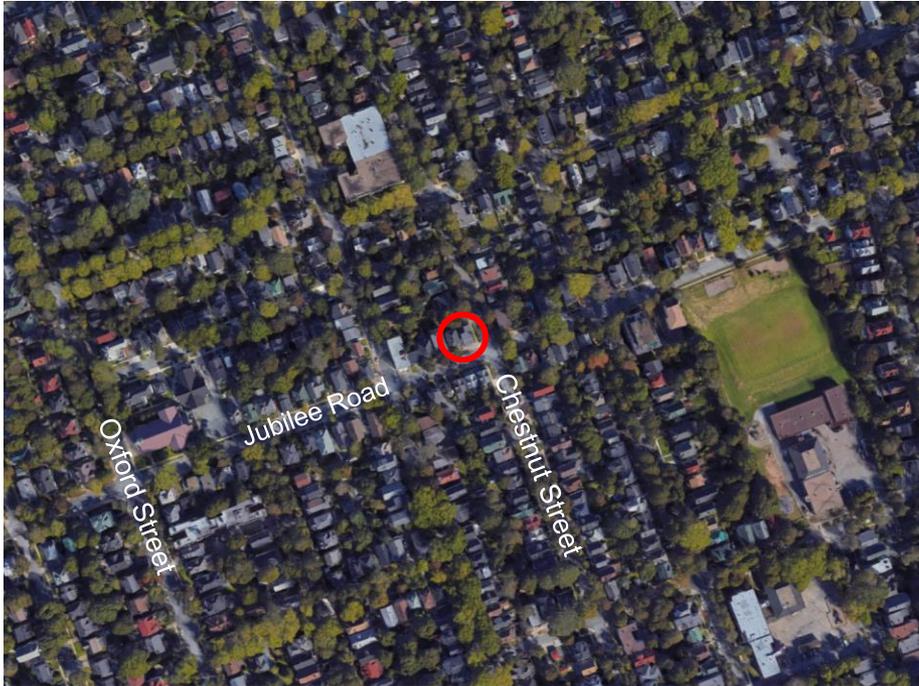
Location: 6247-6249 Jubilee Road, Halifax

Proposal: Discharge an existing development agreement and enter into a new development agreement to permit the construction of an addition at the rear of a registered heritage building.

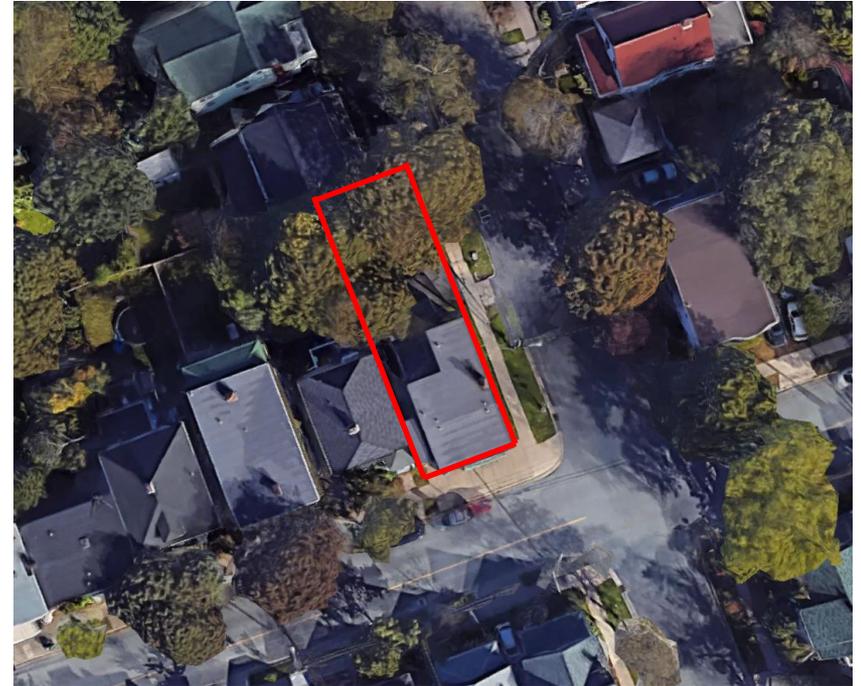


Site Context

6247-6249 Jubilee Road, Halifax



General Site Location



Site Boundaries in Red

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Site Context



Subject Property from Jubilee Road

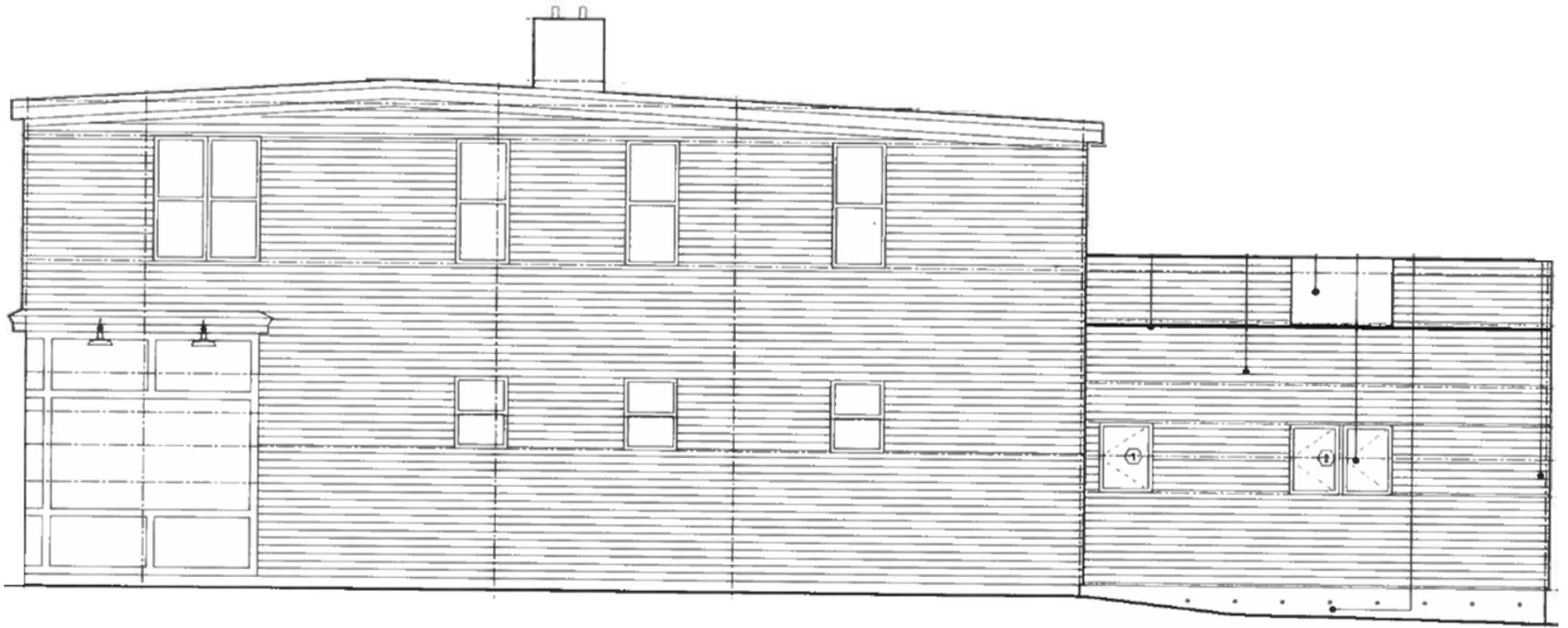
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Site Context



Subject Property from Chestnut Street

Proposal

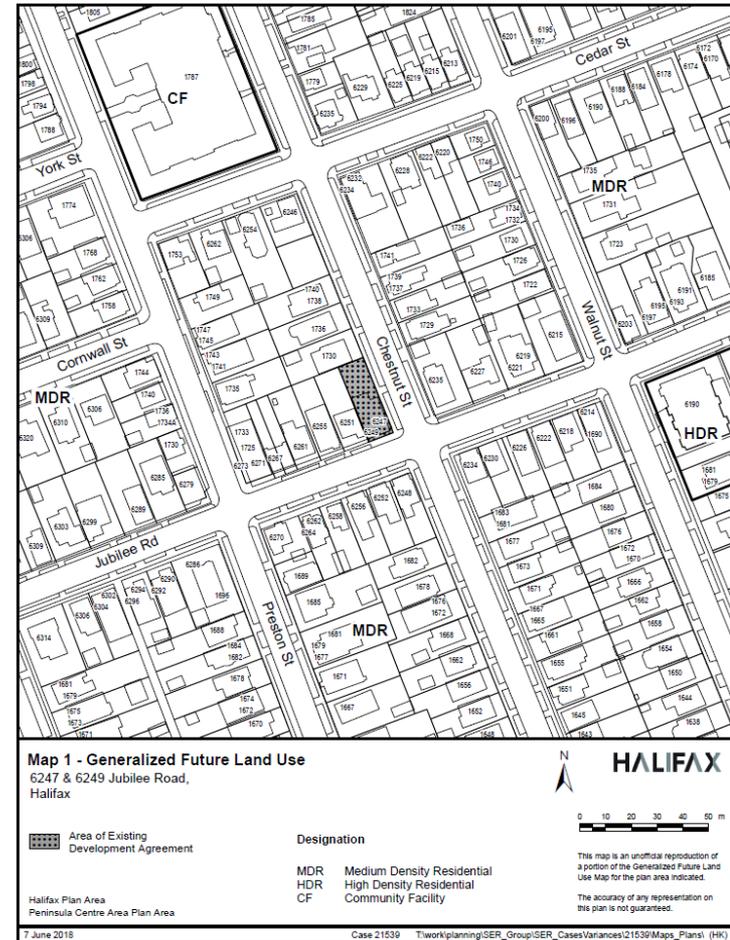


Chestnut Street Elevation

Planning Policy

Halifax Municipal Planning Strategy

- **Designation**
 - Medium Density Residential
- Encourages family oriented residential development.
- **Enabling Policy**
 - Section 6.8



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Enabling Policy (Section 6.8)

In any building, part of a building, or on any lot on which a registered heritage building is situated, the owner may apply to the City for a development agreement for any development or change in use not otherwise permitted by the land use designation and zone subject to the following considerations:

- i. that any registered heritage building covered by the agreement shall not be altered in any way to diminish its heritage value;
- ii. that any development must maintain the integrity of any registered heritage property, streetscape or conservation area of which it is part;
- iii. that any adjacent uses, particularly residential use are not unduly disrupted as a result of traffic generation, noise, hours of operation, parking requirements and such other land use impacts as may be required as part of a development;
- iv. that any development substantially complies with the policies of this plan and in particular the objectives and policies as they relate to heritage resources.

Land Use By-law

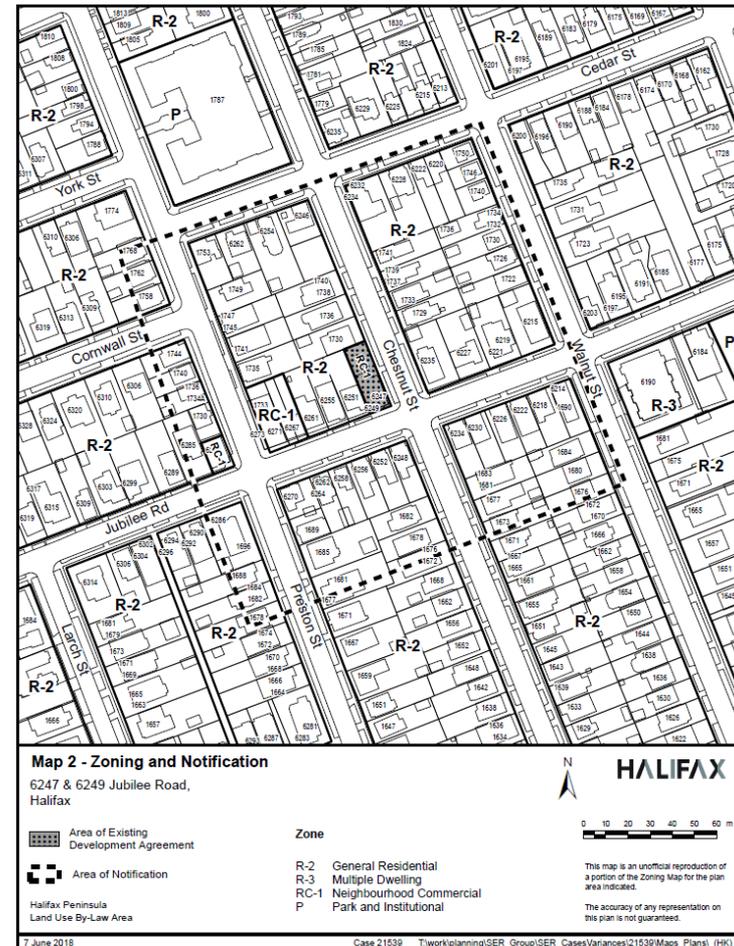
Halifax Peninsula Land Use By-law

RC-1 Zone

- Permits single detached dwellings, semi-detached and duplex dwellings, apartment houses (max 4 dwelling units), professional offices within a dwelling for a resident, home occupations, public parks, churches, day care facilities (max 14 children), special care homes (max 10 people), a grocery store or drug store and accessory uses

Current Use

- Medical Office on the ground floor and a dwelling unit on the second floor

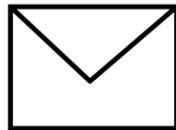


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Public Engagement Feedback

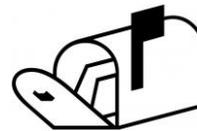
- Level of engagement completed was consultation achieved through a mail out notification.
- Received comments from one resident supporting the proposed addition.

**Notifications
Mailed**



148

**Letters
Received**



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Questions / Comments

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Thank You

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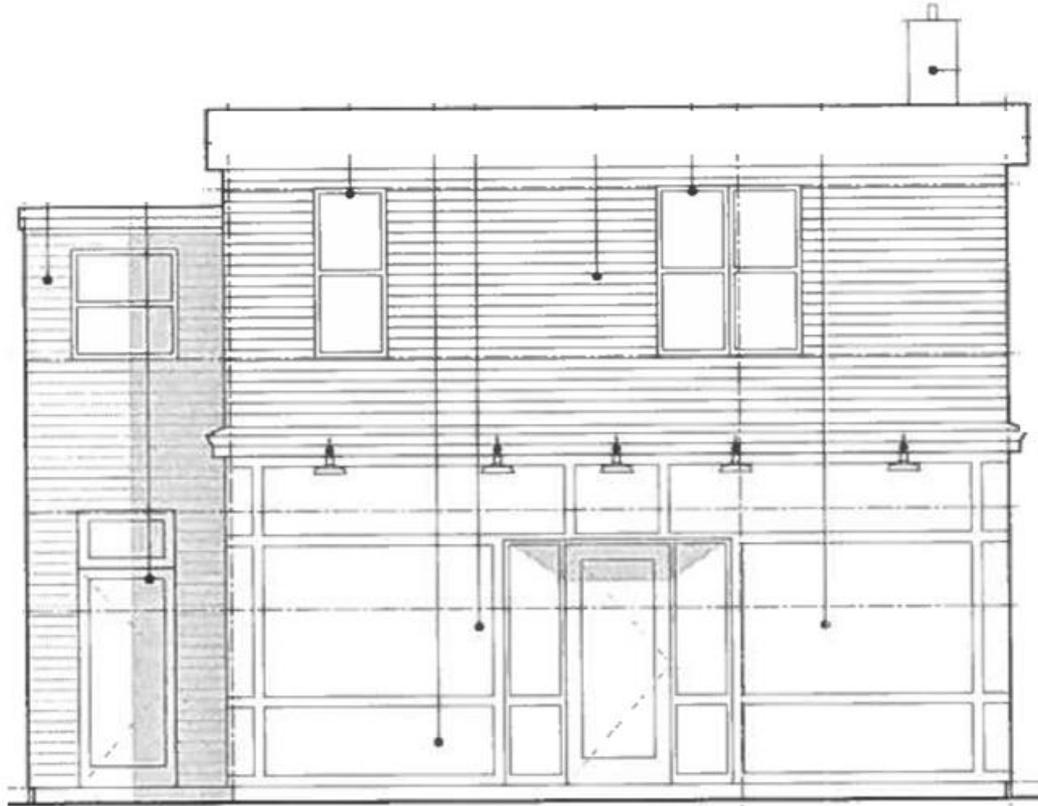
Kathleen Fralic

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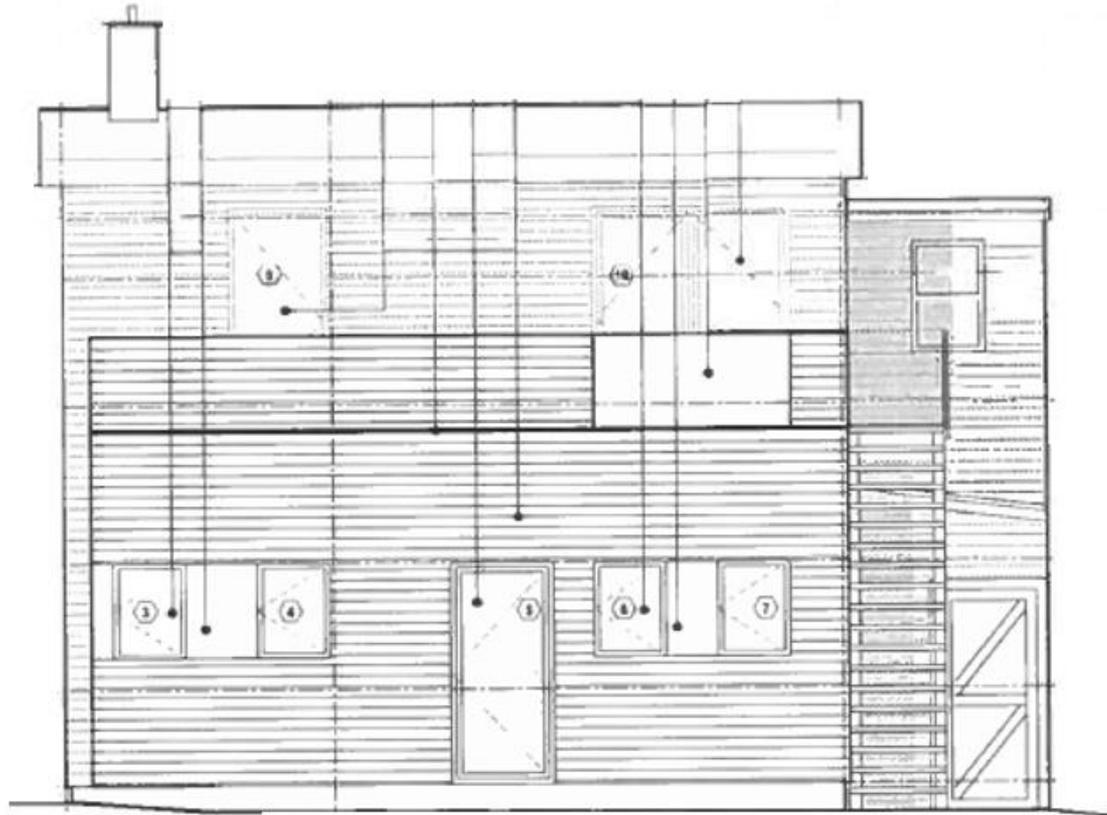
www.halifax.ca

Elevations



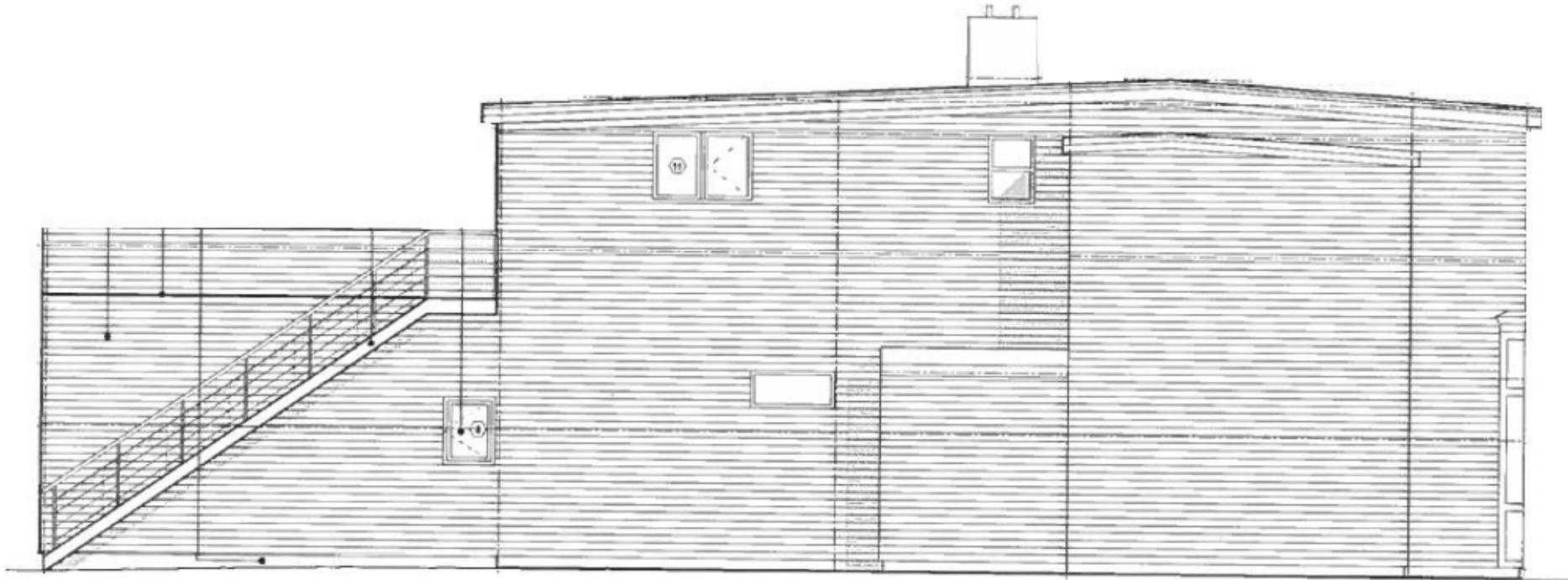
Jubilee Road Elevation

Elevations



North Elevation

Elevations



West Elevation