

HALIFAX

Case 21539

**Development Agreement:
6247-6249 Jubilee Road
Halifax**

Heritage Advisory Committee

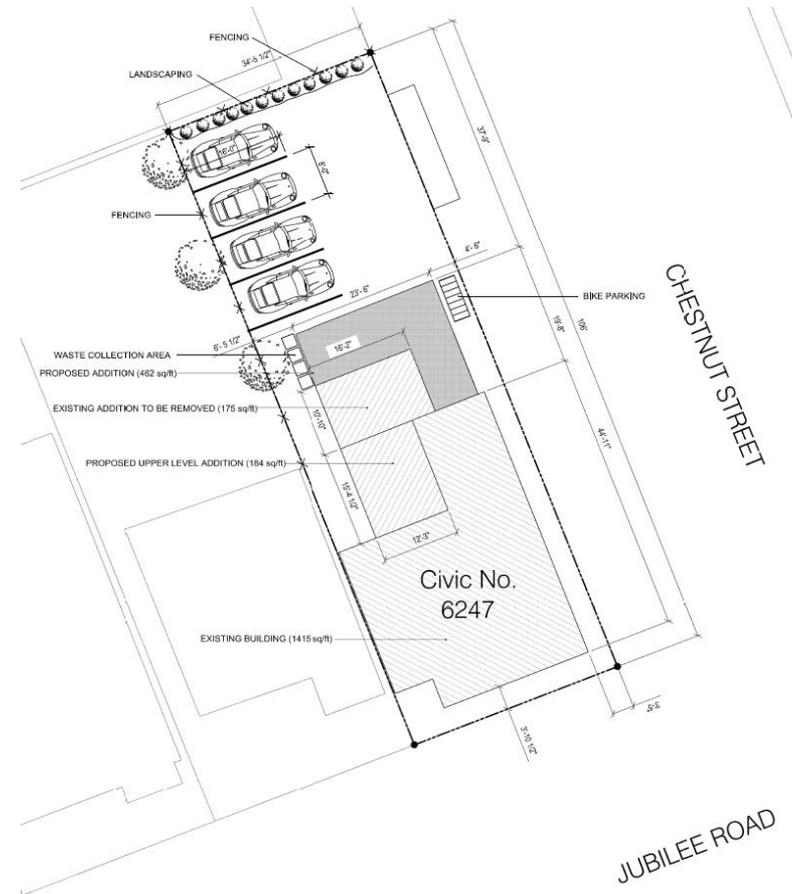
March 27, 2019

Applicant Proposal

Applicant: Leeward Properties Ltd.

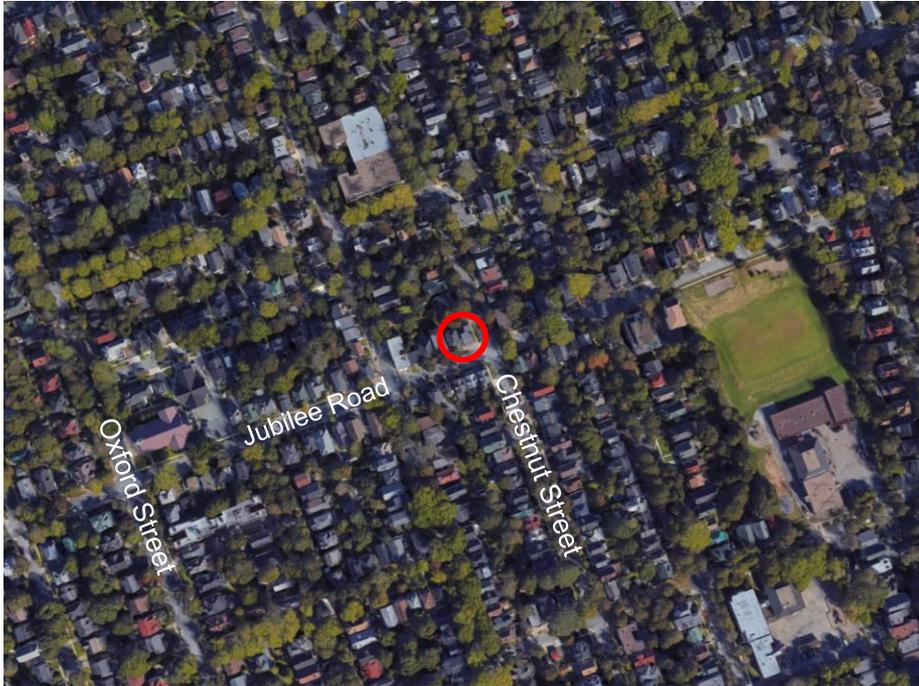
Location: 6247-6249 Jubilee Road, Halifax

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.

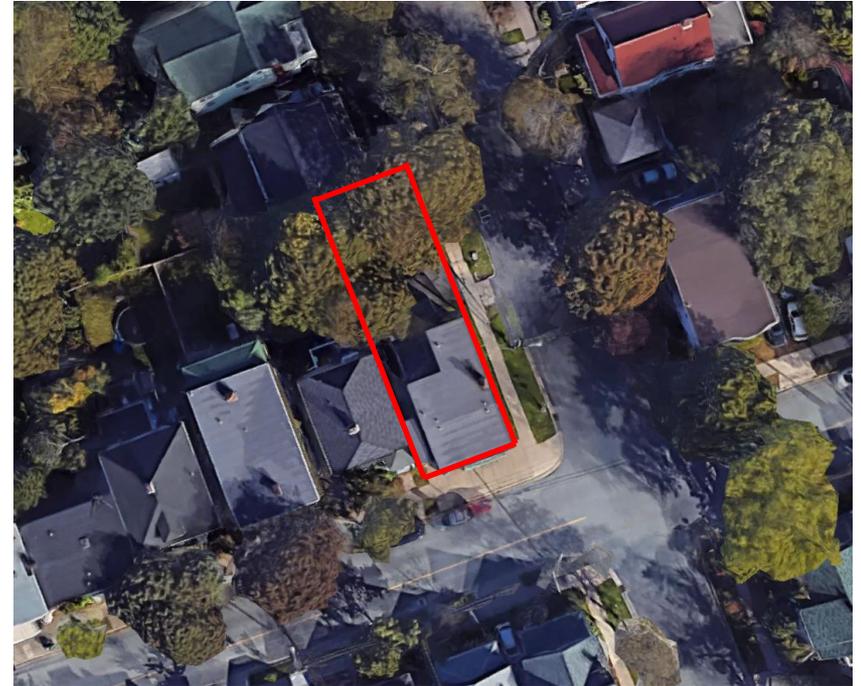


Site Context

6247-6249 Jubilee Road, Halifax



General Site Location



Site Boundaries in Red

HALIFAX

Site Context



Subject Property from Jubilee Road

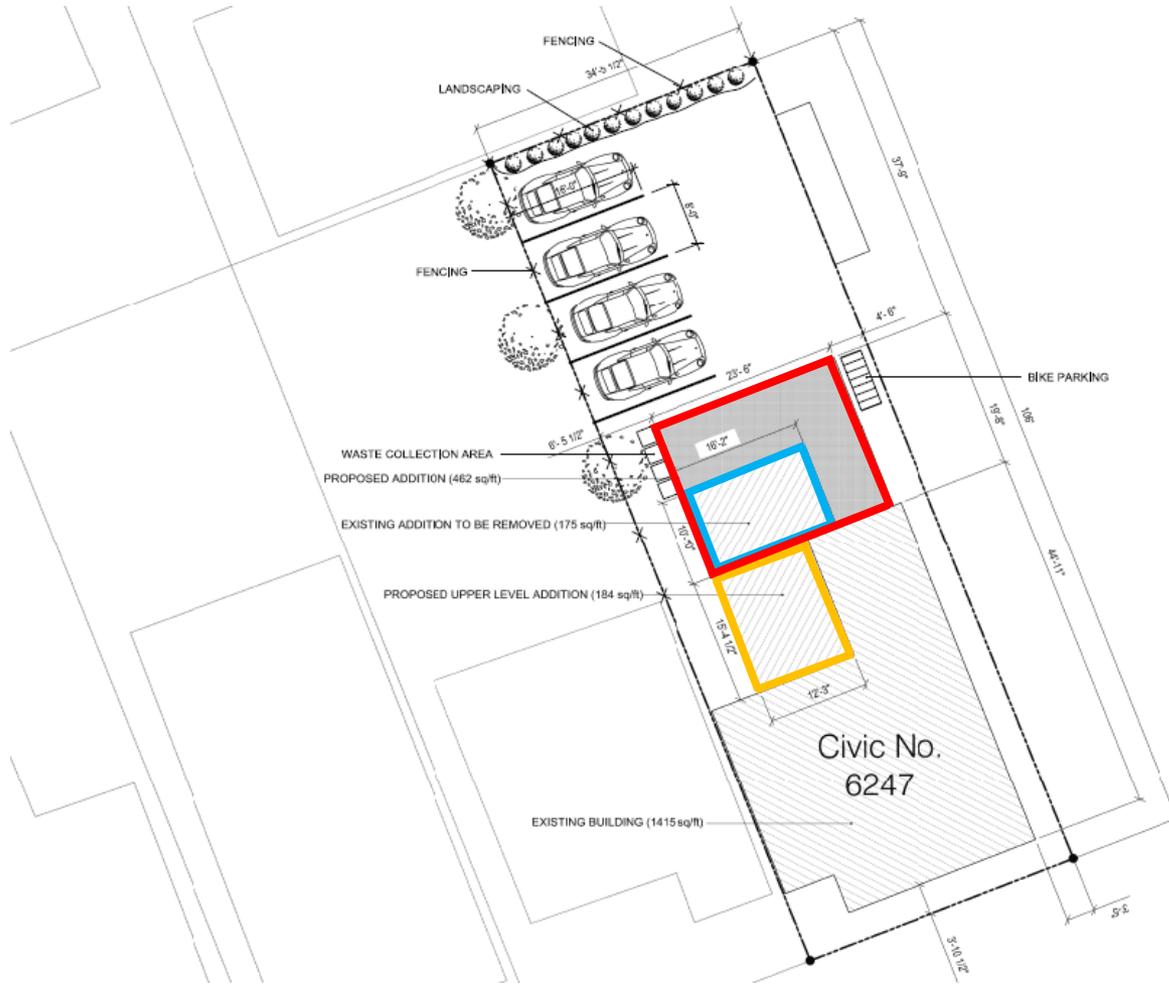
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Site Context

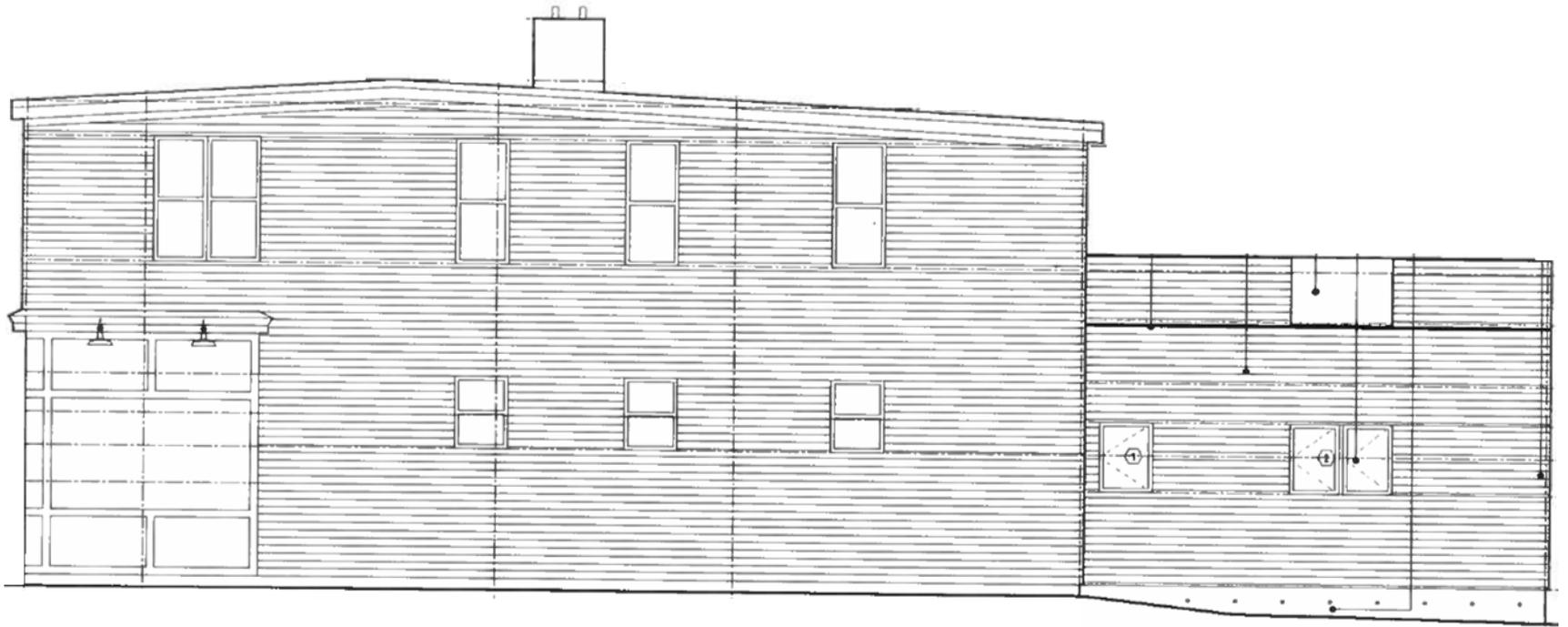


Subject Property from Chestnut Street

Proposal



Proposal



Chestnut Street Elevation

Land Use By-law

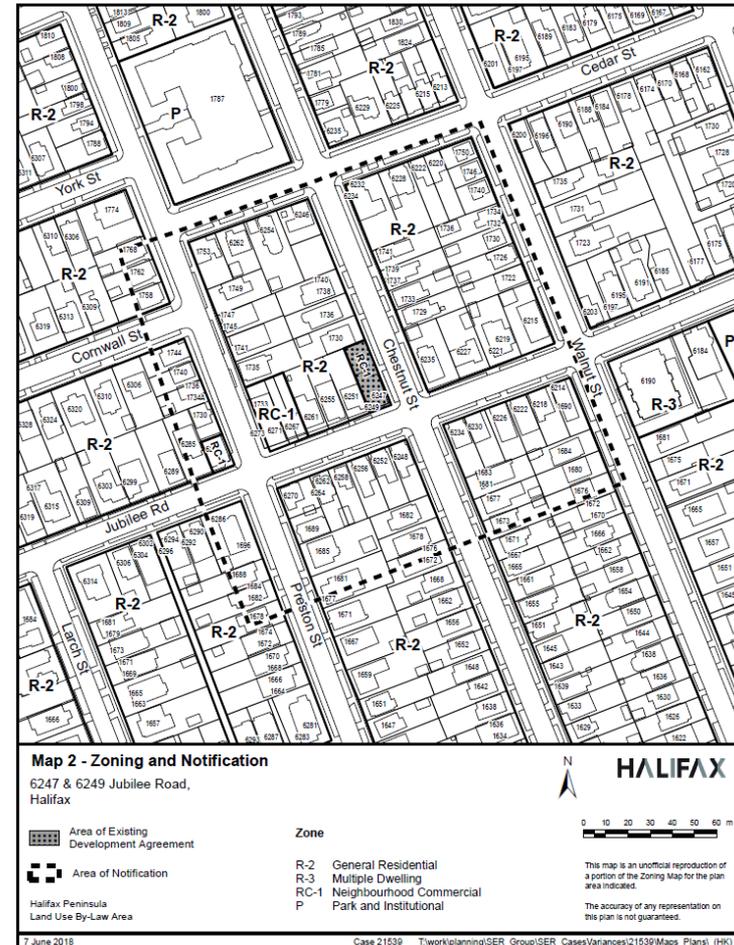
Halifax Peninsula Land Use By-law

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

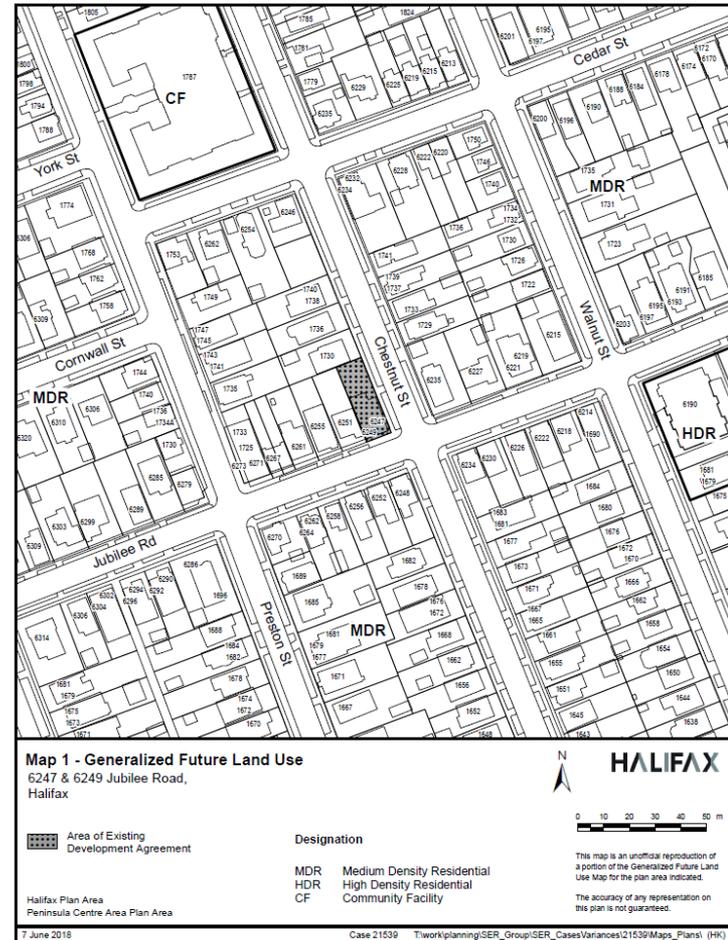


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Planning Policy

Halifax Municipal Planning Strategy

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



Enabling Policy (Section 6.8)

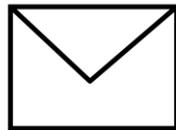
In any building, part of a building, or on any lot on which a registered heritage building is situated, the owner may apply to the City for a development agreement for any development or change in use not otherwise permitted by the land use designation and zone subject to the following considerations:

- 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.

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

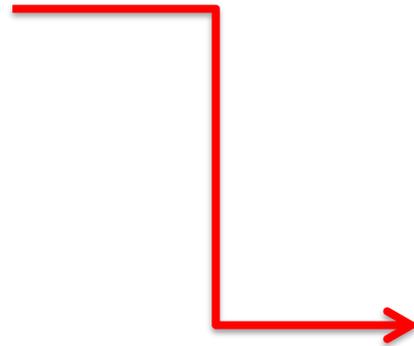
**Letters
Received**



1

Planning Application Process

We Are Here



Application Submitted

HRM Internal Circulation &
Review

Public Information Meeting

Planning Advisory
Committee Meeting

Plan Revisions &
Refinement

Staff Report with Draft DA
& Recommendation

Heritage Advisory
Committee Meeting

Community Council Public
Hearing & Decision

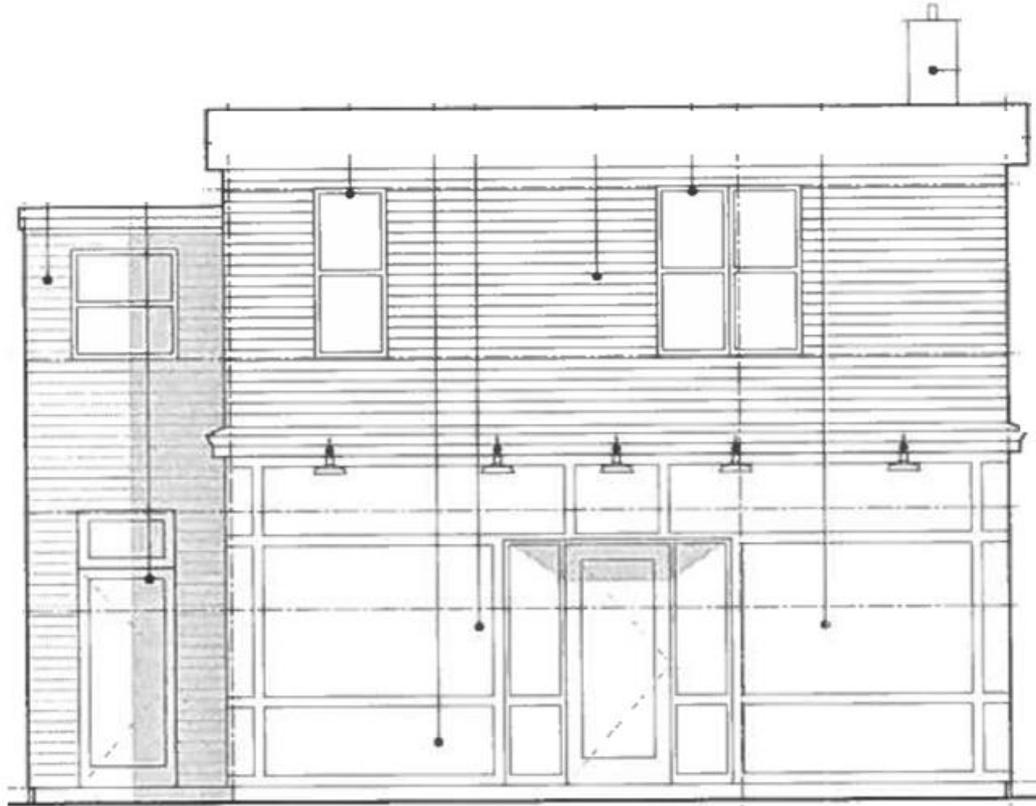
Appeal to NSUARB

Recommendation:

It is recommended that the Heritage Advisory Committee recommend that Halifax and West Community Council:

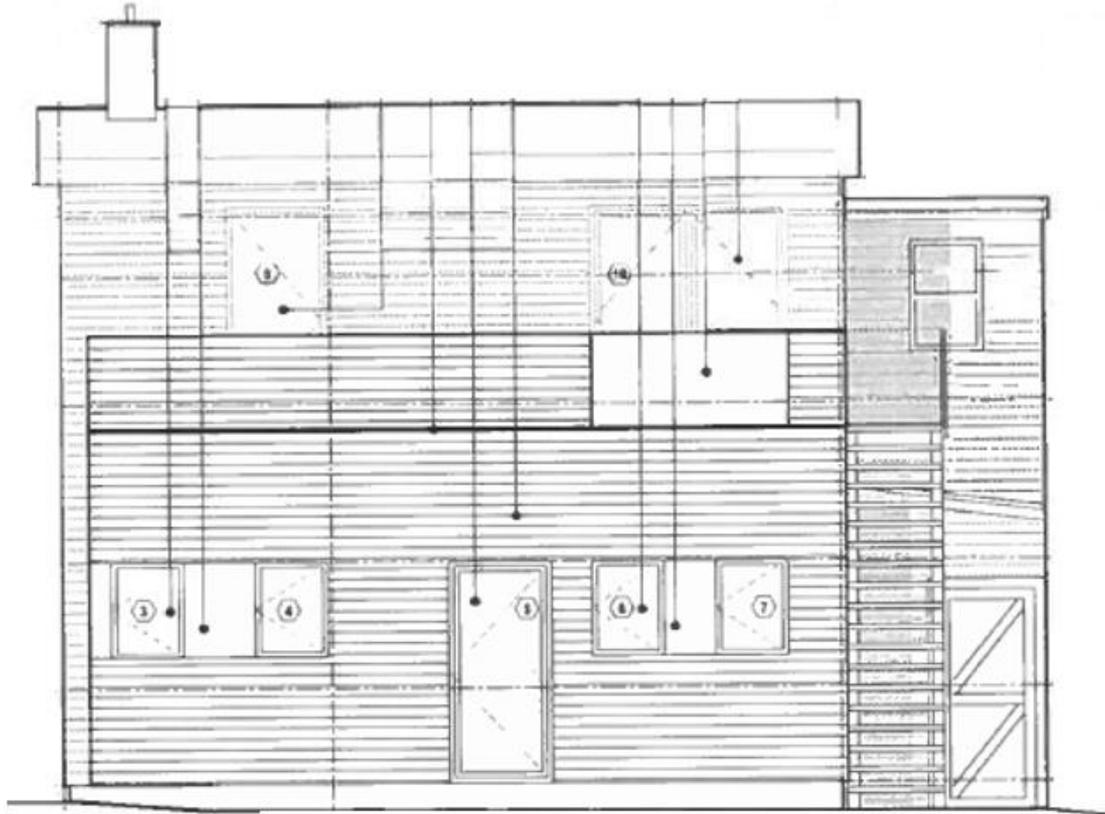
1. Give notice of motion to consider the proposed development agreement, as set out in Attachment A, to permit the construction of an addition at the rear of the building located at 6247-6249 Jubilee Road and schedule a public hearing;
2. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A;
3. Approve, by resolution, the proposed discharging development agreement, which shall be substantially of the same form as set out in Attachment B;
4. Require the discharging development agreement and development agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

Elevations



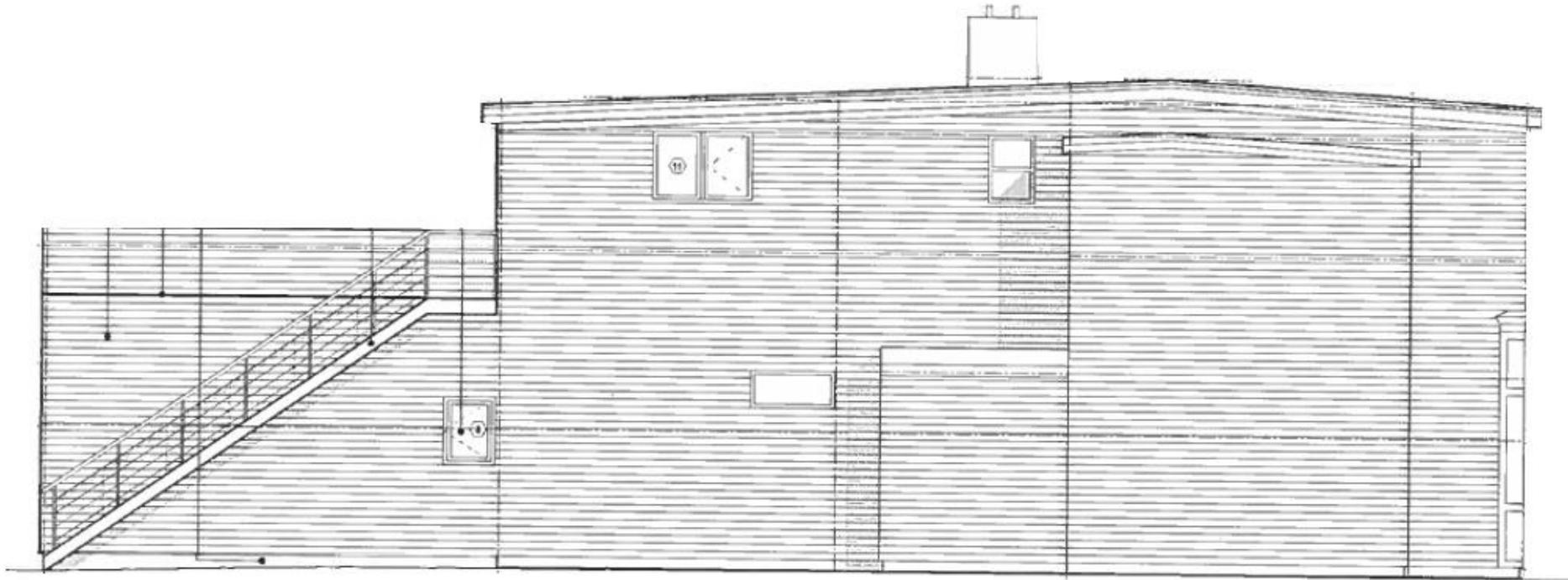
Jubilee Road Elevation

Elevations



North Elevation

Elevations



West Elevation