

HALIFAX

Public Hearing for Case 20160

MPS and LUB amendments for 90
Club Road, Harrietsfield

Halifax Regional Council
May 21, 2019

Applicant Proposal

Applicant: Civitech Engineering, on behalf of James, Leo and Ann Hallal and Mike Faddoul

Location: 90 Club Road, Harrietsfield

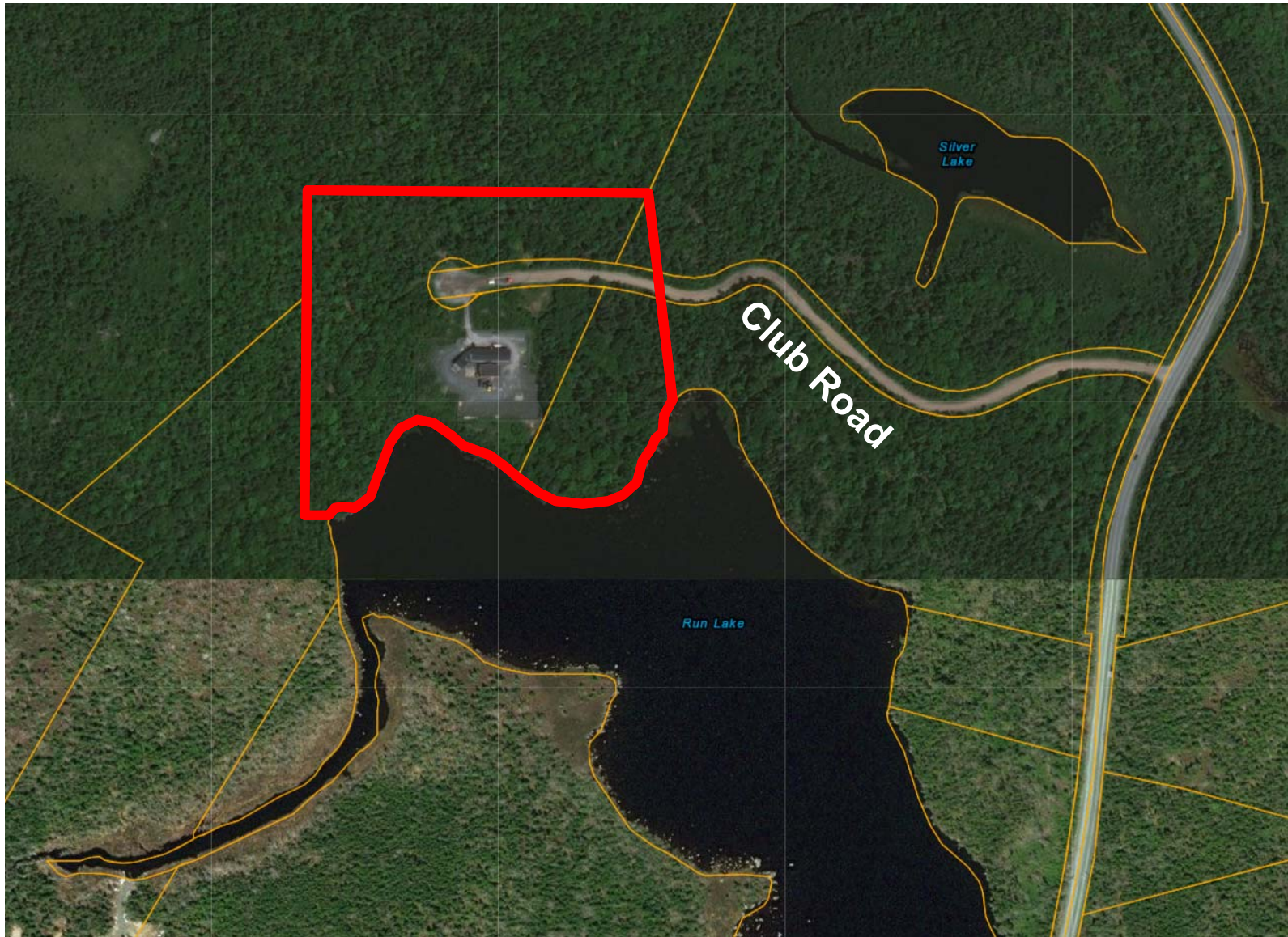
Proposal: To enable conversion of the former satellite receiving station to a commercial use at 90 Club Road and residential uses on the remainder of the property

Site Context

90 Club Road, Harrietsfield



Site Context



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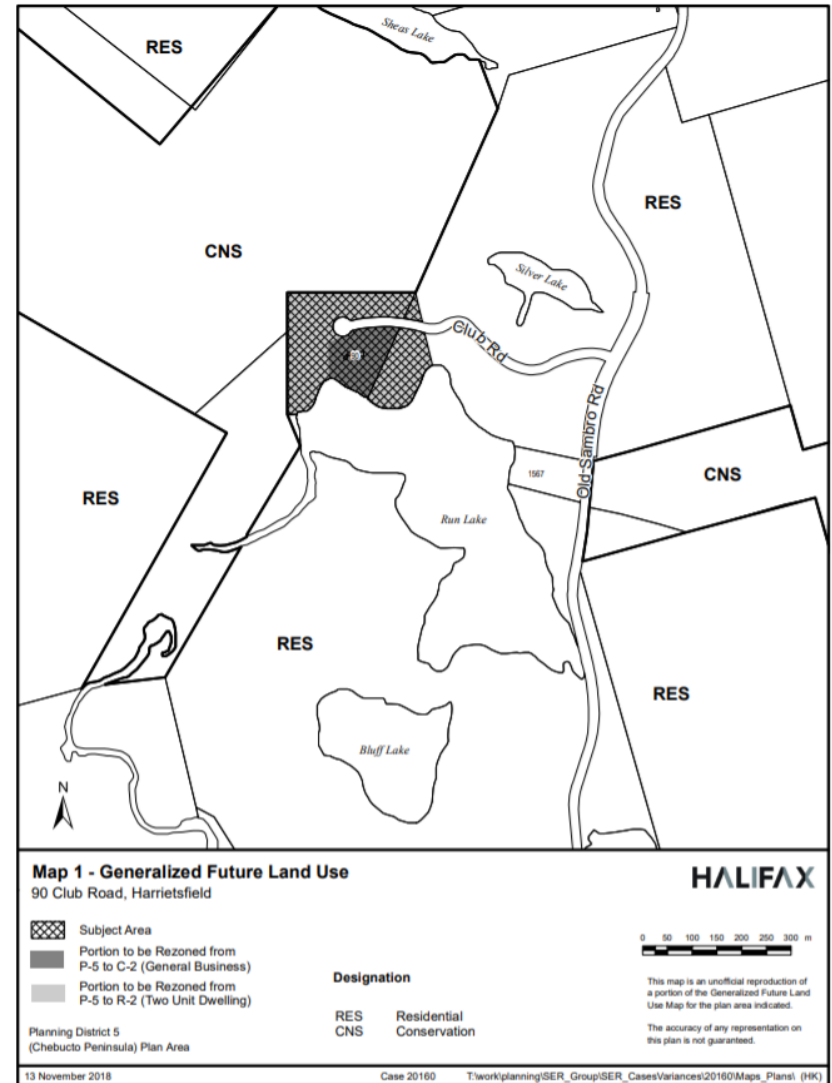


Planning Policy

Municipal Planning Strategy for Planning District 5 (Chebucto Peninsula)

Residential

- Encourages low density residential development
 - Protects existing low density residential neighbourhoods
- ❖ Policy enables the residential component of this application but not the commercial component

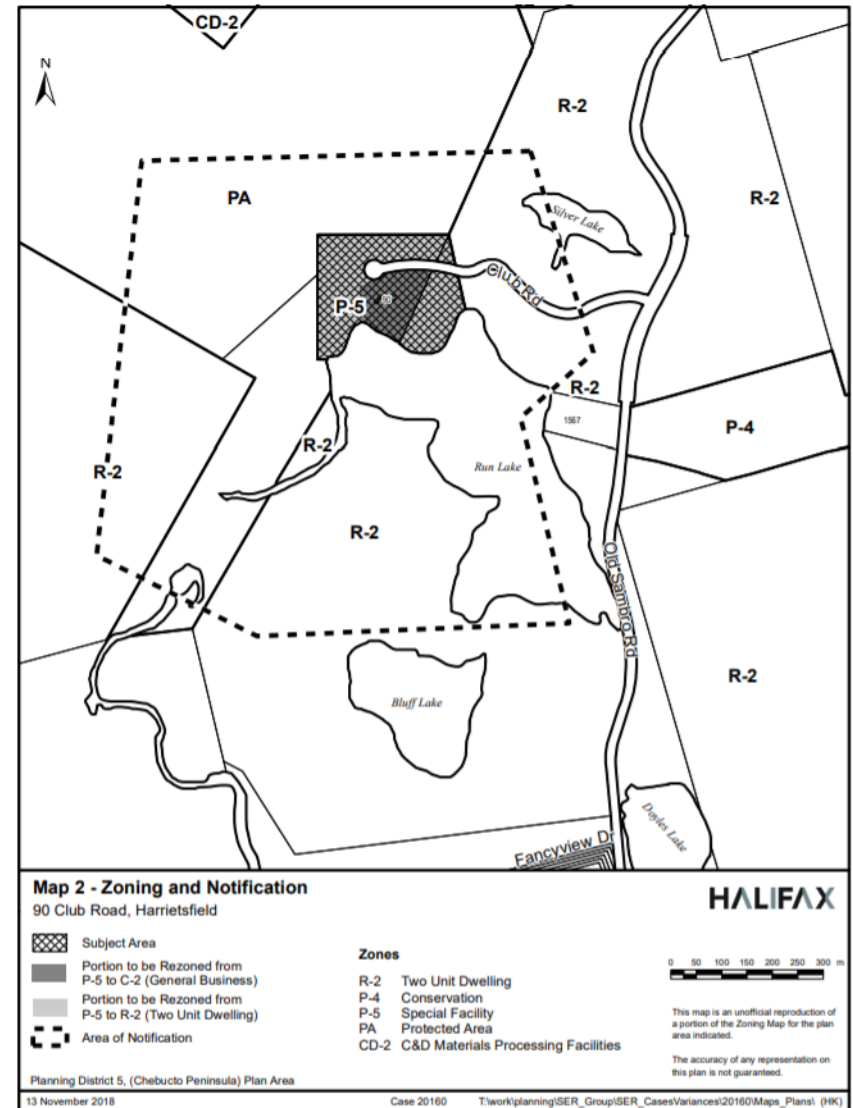


Land Use By-law

Planning District 5 (Chebucto Peninsula) LUB

P-5 (Special Facility) Zone

- Applied to existing telecommunication and research facilities
- Limited range of uses permitted
- Does not allow for the reuse of the existing building for commercial use
- Residential uses may be considered by rezoning



MPS Amendment Considerations

- Amendments to the MPS should only be considered when circumstances have changed since the document was originally adopted

The existing building is no longer being used as a satellite receiving station (special facility).

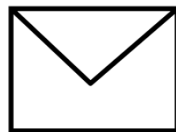
- Circumstances would need to change to the extent that the original land use policy is no longer appropriate

The policy does not give consideration of the appropriate adaptive reuse of the existing building.

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and a public meeting (January 18, 2018)
- Feedback from the community generally included the following:
 - Concern regarding garbage kept onsite
 - Public access to Crown Land
 - Maintenance of Club Road

**Notifications
Mailed**



6

**Meeting
Attendees**



2

**Letters/Emails
Received**

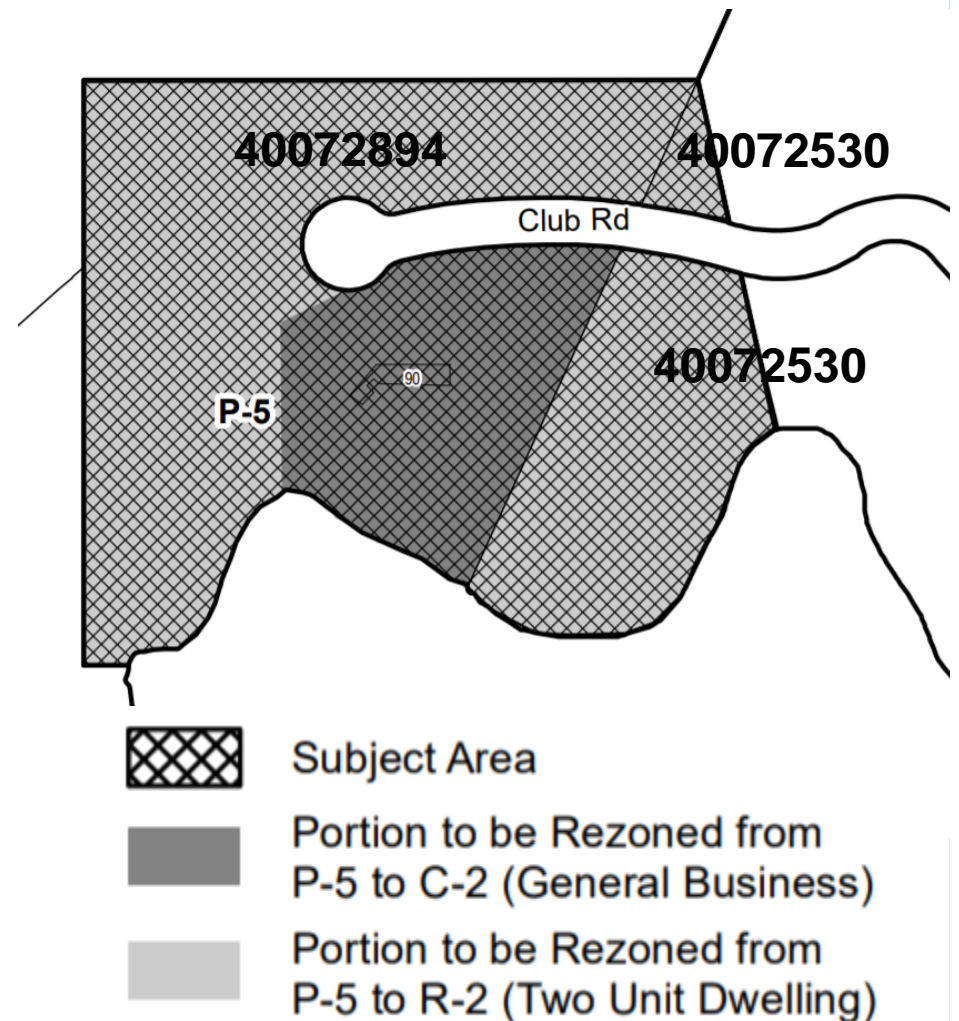


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Proposed Amendments

Planning District 5 (Chebucto Peninsula) MPS & LUB

- Site specific policy for 90 Club Road and a portion of the abutting property along Club Road
- Rezone 3.2 acres of 90 Club Road to the C-2 (General Commercial) Zone and the remainder of the property and a portion of PID 40072530 to the R-2 (Two Unit Dwelling) Zone



Rationale for Proposed Policy

- Existing Commercial Building
 - Constructed in 1990
- Land Use Compatibility
 - Existing commercial building is enclosed by a fence
 - Property is surrounded by vacant lands
 - Residential uses are supported in policy
- Compliance with LUB requirements
 - Building meets C-2 Zone requirements
 - Proposed residential lots meet R-2 Zone requirements

Staff Recommendation

It is recommended that Regional Council:

1. Give First Reading to consider the proposed amendments; and
2. Adopt the proposed amendments to the Planning District 5 (Chebucto Peninsula) MPS and LUB as set out in Attachments A and B of the staff report dated January 8, 2019.

The background features a large, stylized graphic of the letter 'H'. The top-left and top-right quadrants of the 'H' are filled with a dark blue color. The bottom-left and bottom-right quadrants are filled with a lighter, medium blue color. The central negative space of the 'H' is white. The word 'HALIFAX' is printed in white, bold, uppercase letters across the top-right quadrant of the dark blue section.

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Thank You