

**HALIFAX**

# **Public Hearing for Case 21539**

Development Agreement for  
6247-6249 Jubilee Road, Halifax

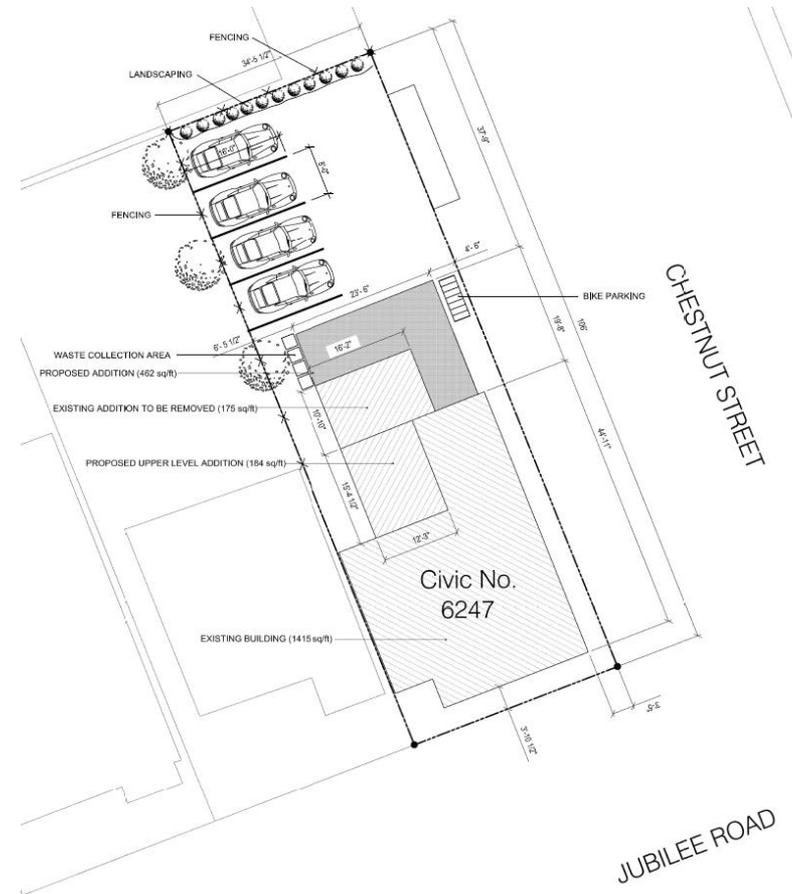
Halifax and West Community Council  
June 5, 2019

# Applicant Proposal

Applicant: Leeward Properties Ltd.

Location: 6247-6249 Jubilee Road, Halifax

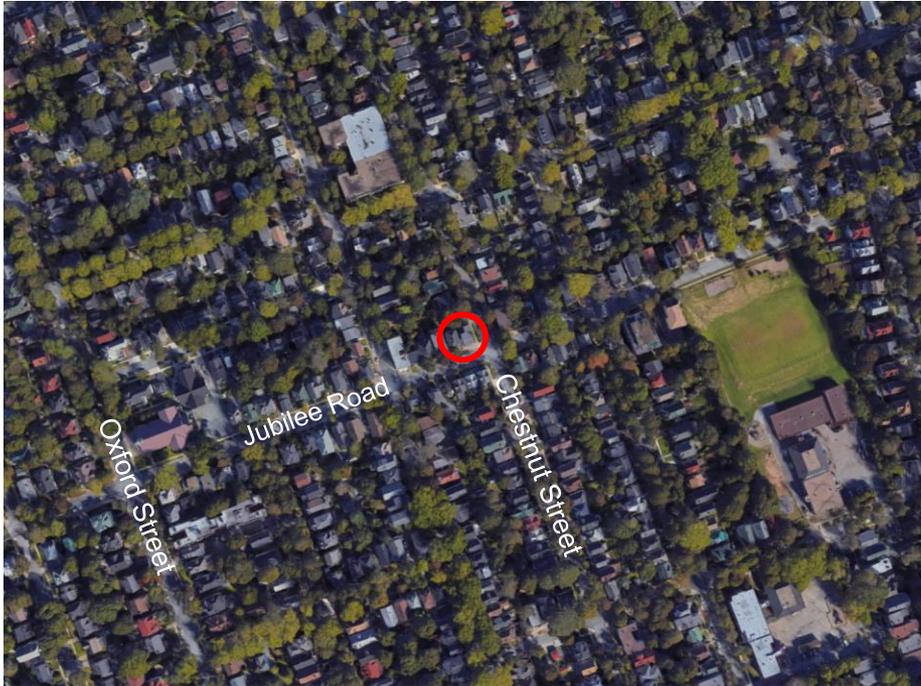
Proposal: Discharge an existing development agreement and enter into a new development agreement to permit the construction of an addition at the rear of a registered heritage building.



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# Site Context

6247-6249 Jubilee Road, Halifax



General Site Location



Site Boundaries in Red

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# Site Context

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Subject Property from Jubilee Road

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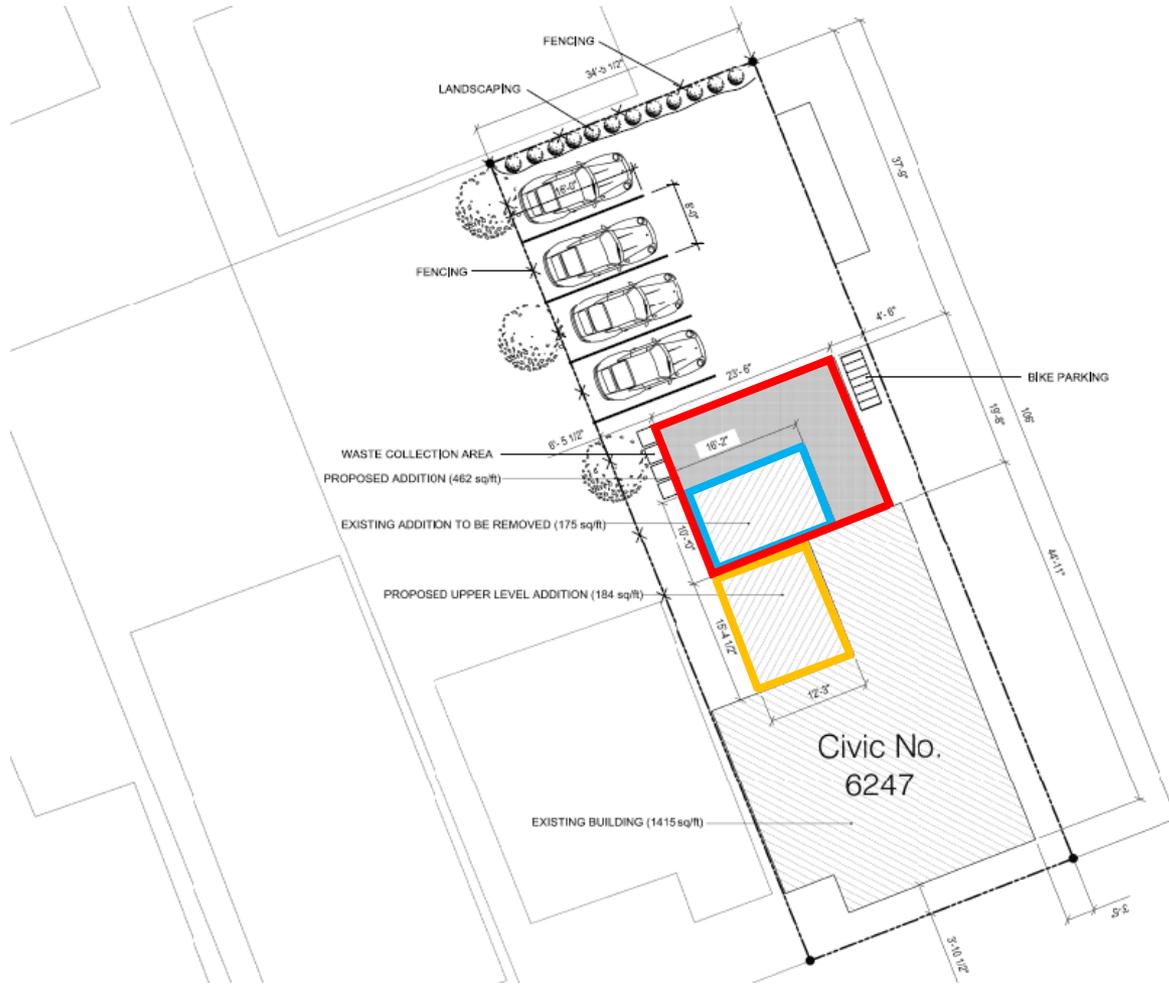
# Site Context

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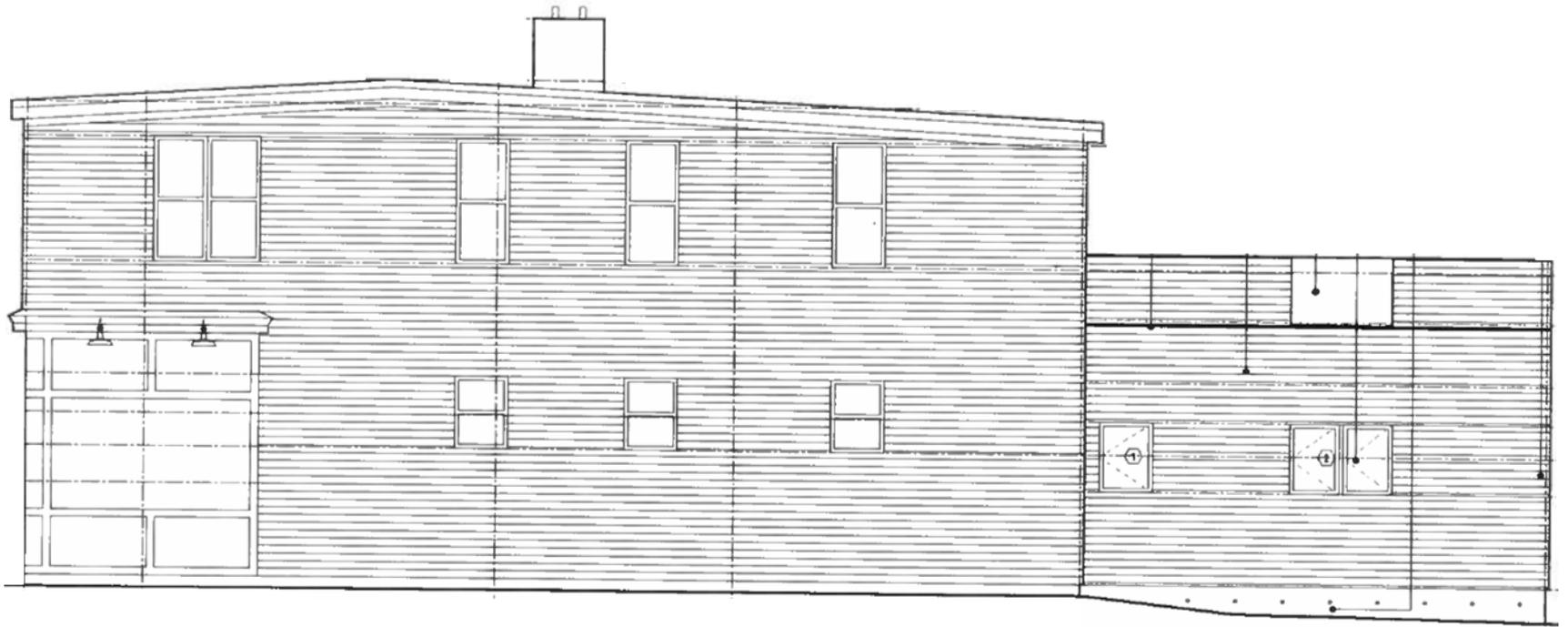
Subject Property from Chestnut Street

# Proposal



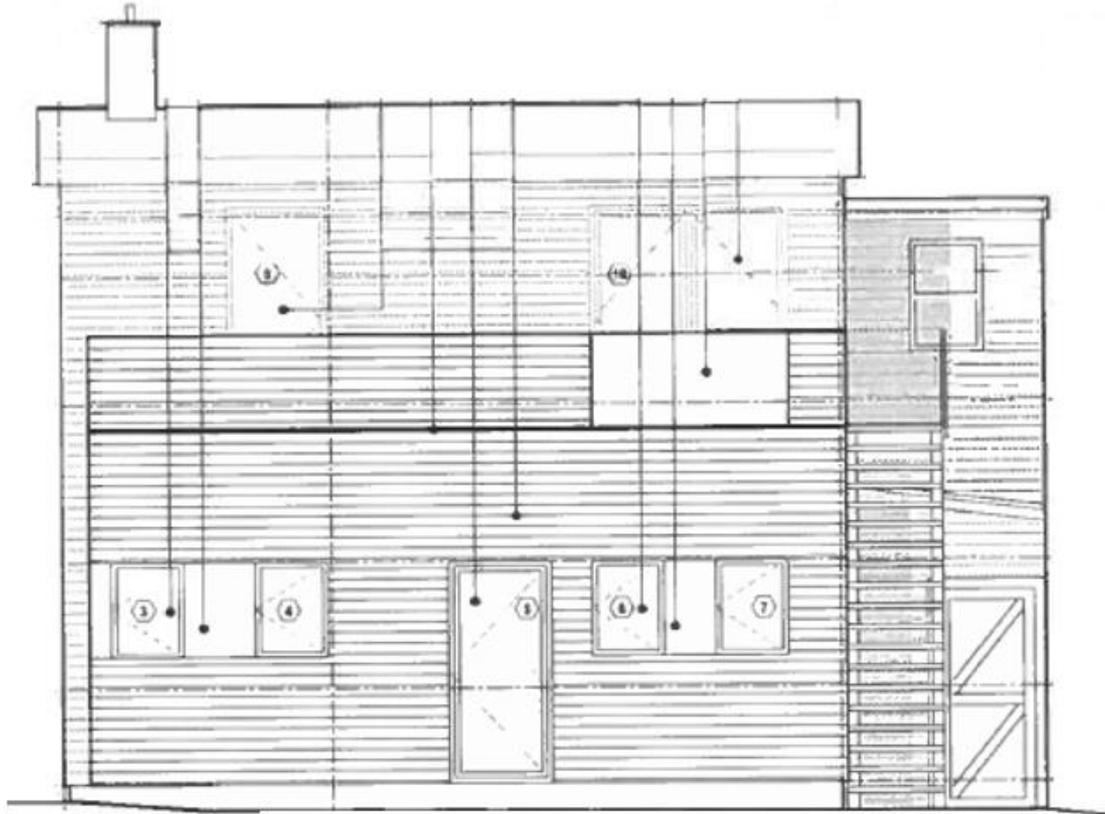
# Proposal

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Chestnut Street Elevation

# Elevations



North Elevation

# Land Use By-law

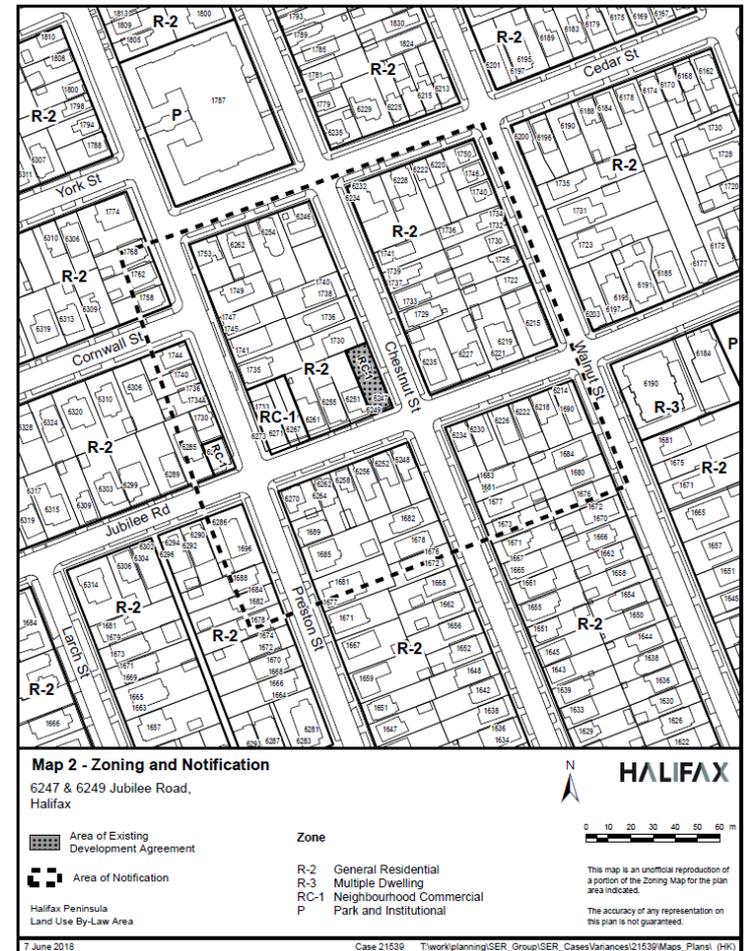
## Halifax Peninsula Land Use By-law

### 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

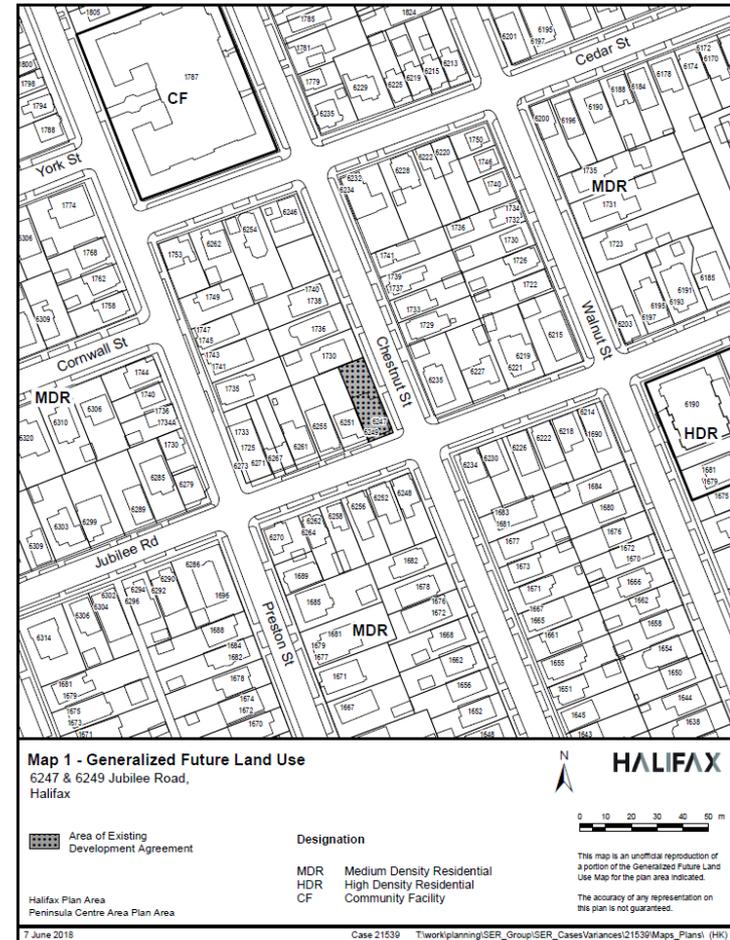


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# Planning Policy

## Halifax Municipal Planning Strategy

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



# Policy Consideration

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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.

# Public Engagement Feedback

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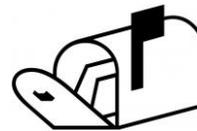
- Level of engagement completed was consultation achieved through a mail out notification.
- Received comments from one resident supporting the proposed addition.

**Notifications  
Mailed**



**148**

**Letters  
Received**



**1**

# Committee Recommendations

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The application was reviewed by the Halifax Peninsula Planning Advisory Committee and the Heritage Advisory Committee. Both committees identified no concerns and recommended the approval of the application.

# Non-Substantive Amendments

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A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution.

As proposed, Non-Substantive Amendments within this agreement include the following:

- Change to the footprint of the building, as long as the setbacks from property lines are not reduced.
- Extensions to the date of commencement or the time for completion.

# Staff Recommendation

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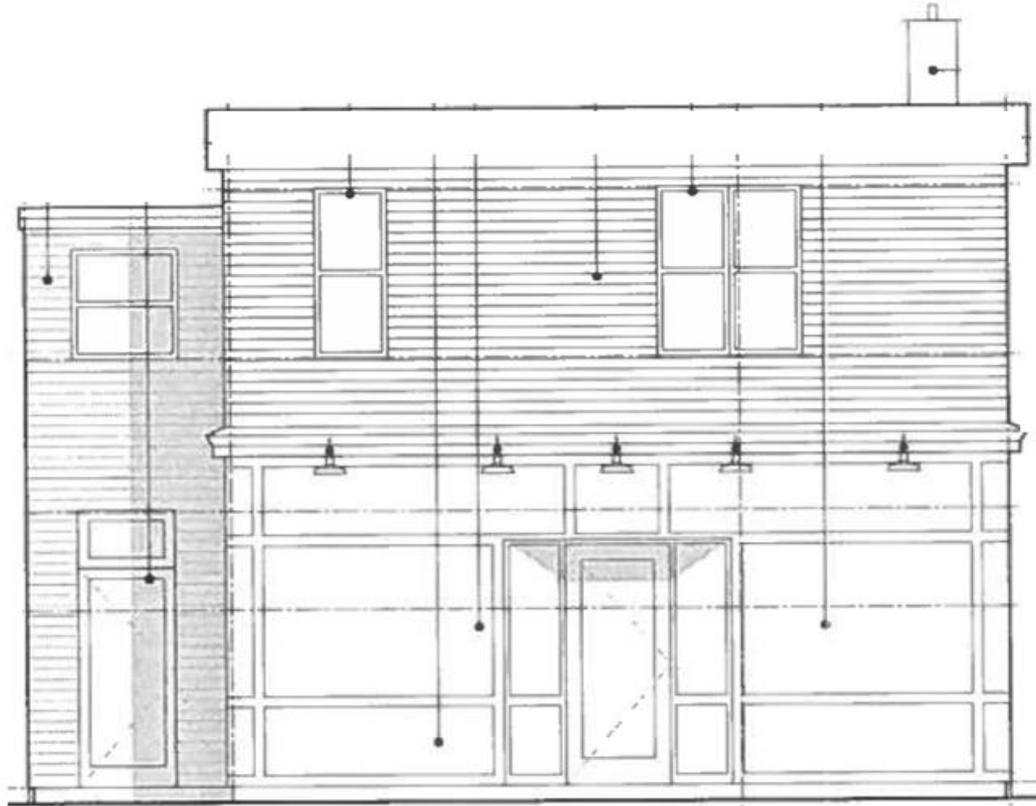
Staff recommend that Halifax and West Community Council:

1. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A;
2. Approve, by resolution, the proposed discharging development agreement, which shall be substantially of the same form as set out in Attachment B; and
3. 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.

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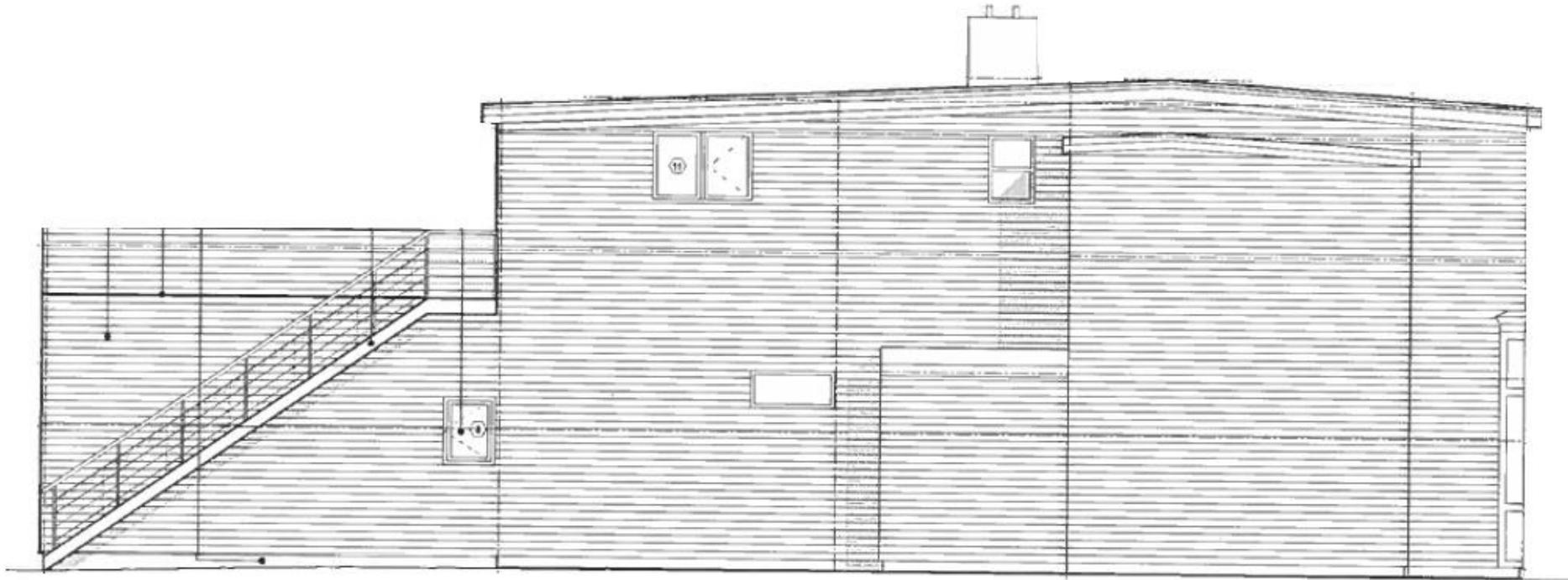
**Thank You**

# Elevations



Jubilee Road Elevation

# Elevations



West Elevation