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MEMORANDUM

TO: Chair and Members of Halifax & West Community Council

CC: Anne Totten, Planner II, Current Planning

FROM: Sarah MacDonald, Chair, Halifax Peninsula Planning Advisory Committee

DATE: November 29, 2019

SUBJECT: Case 22436: Application by WSP Canada Inc., on behalf of the property owner, requesting non-substantive amendments to an existing development agreement on lands at 5885 Spring Garden Road, Halifax.

The Halifax Peninsula Planning Advisory Committee (HPPAC) considered Case 22436 at their November 5, 2019 meeting.

RECOMMENDATION SECTION:

Motion approved that Halifax Peninsula Planning Advisory Committee recommends that Halifax and West Community Council proceed with development agreement as per Case 22436 with the following considerations:

- Clarification of the structural change which delayed construction;
- As per the Centre Plan, extending the existing development agreement by only two (2) years rather than five (5), if possible; and,
- Clarification on what has occurred at the existing development since 2015.

DISCUSSION SECTION:

There were two aspects to this application. One involved parking spaces at the proposed development. In terms of the reduction of spaces, the Committee felt it would be consistent with Centre Plan and the overall approach for reducing parking to encourage non-vehicle transportation. Likewise, changing the dimensions of the parking stalls would also be consistent with the Centre Plan.

The majority of the discussion revolved around the extension of the completion date by five (5) years to November 2025. Although it was approved by a majority of the Committee, there were concerns raised about the applicant providing an adequate explanation for the delay and a rationale for the five-year extension request. It was noted that under the Centre Plan, only a two-year extension would be available. The Committee encourages the Applicant before Council to provide a more robust explanation for the delay and a more concrete rationale for the five-year extension request (as opposed to a two-year extension).

This information has been provided to HRM planning staff for review and consideration and will be addressed in their staff report to the Halifax and West Community Council.