

# HALIFAX

## Public Hearing for Case 22682

MPS Amendment, LUB Amendment,  
and Amending Development  
Agreement for 5534-5558 Bilby Street  
and 2819-2827 Isleville Street, Halifax

Regional Council  
July 21, 2020

# Applicant Proposal

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Applicant: Lindsay Construction, on behalf of the property owner.  
Regional Council Initiated: Jan 14, 2020.

Location: 5534-5558 Bilby Street and 2819-2827 Isleville Street, Halifax

Proposal: an extension to the date of commencement of construction by one year.



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# Site Context

5534-5558 Bilby Street and 2819-2827 Isleville Street



Site Boundaries in Yellow

# Site Context



# Approved Project

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# Approved Project

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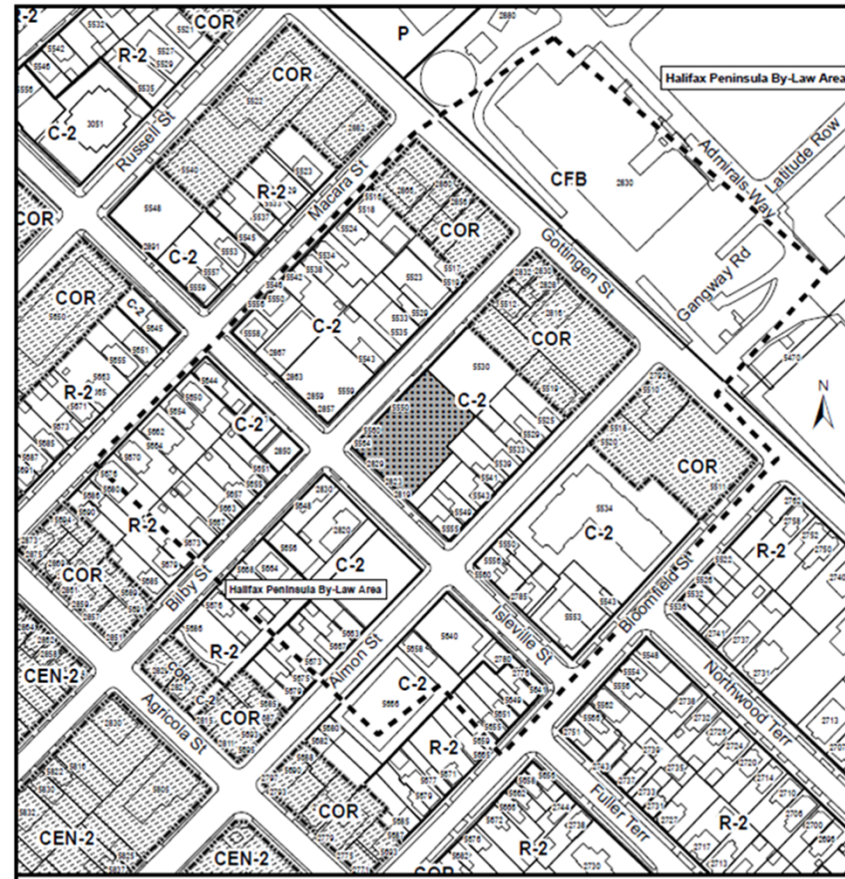
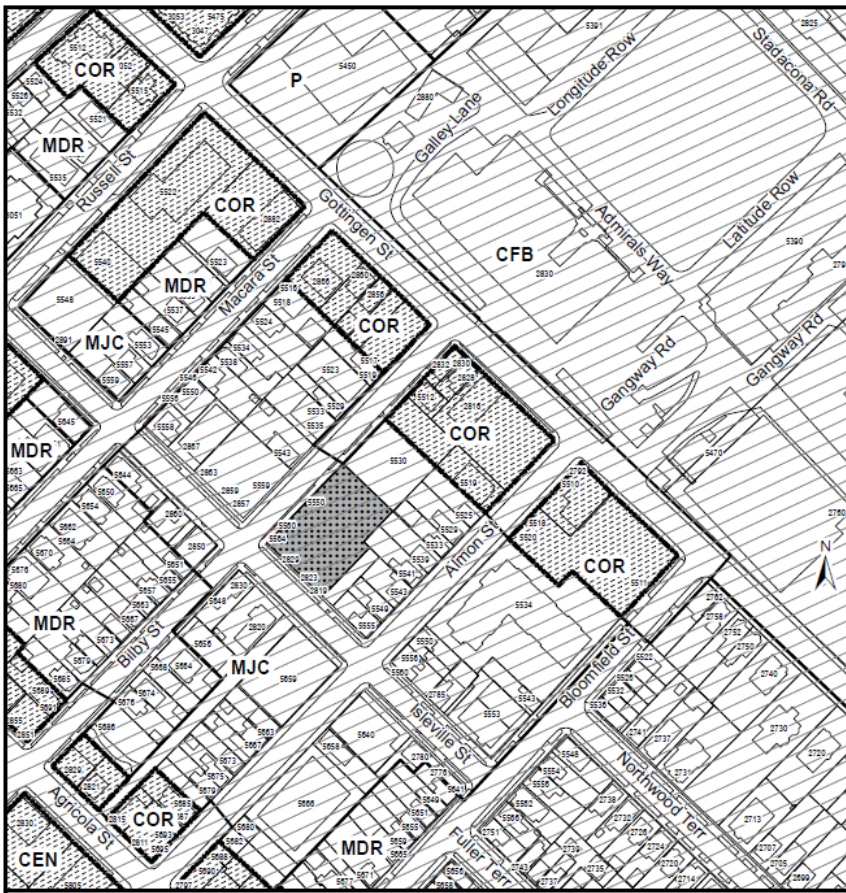
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# Planning Policy

## Halifax Municipal Planning Strategy & Halifax Peninsula Land Use By-law

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- Designated Major Commercial
- Zoned C-2 (General Business)



# MPS Amendment Considerations

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- Existing DA was enabled under policies 2.3, 2.3.1, 2.3.1 and 2.3.3 of the Halifax MPS
- Policies enabled development agreements through the application of “Schedule “Q”
- Sept 2019 the enabling policies were repealed at the time Package A of Centre Plan was approved - indirectly affected all lands within Schedule Q with approved DA's.
- January 14, 2020 Regional Council Initiation

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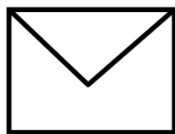


# Public Engagement Feedback

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- Level of engagement completed was consultation achieved through providing information and seeking comments through the HRM website, signage posted on the subject site, and postcards mailed to property owners.
- Feedback from the community generally included the following:
  - Construction duration and blasting impacts
  - Reduced sunlight from building height
  - Rent prices may add to general unaffordability in neighborhood

**Notifications  
Mailed**



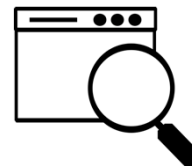
311

**Calls  
Received**



4

**Webpage  
Views**



63

**Letters/Emails  
Received**



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# Halifax Peninsula PAC

March 9, 2020

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- Halifax Peninsula Planning Advisory Committee recommends that Halifax and West Community Council proceed with development agreement as per Case 22682 to allow an extension to the date of commencement of construction by one year.

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# Proposed Policy

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## Halifax Municipal Planning Strategy – Halifax Peninsula LUB

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### **MPS Amendment**

**2.17** An application for substantive amendments to existing development agreements (Municipal Cases 17511 and 20326) registered to the property identified by PID no.00161406, located on the corner of Bilby and Isleville Streets, for a time extension to the date of commencement of development, shall be considered under the policies in effect at the time the agreements were approved.

### **LUB Amendment**

**98G** Council may permit substantive amendments to existing development agreements (Municipal Case 17511 and 20326) registered to the property identified by PID no.00161406, located on the corner of Bilby and Isleville Streets, for a time extension to the date of commencement of development in accordance with Policy 2.17 of Section XI: Peninsula North Secondary Planning Strategy, Subsection 2. Commercial Facilities, of the Halifax Municipal Planning Strategy.

# Summary: Key Aspects of Proposal 12

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- 1 year time extension to the date of commencement of development.
- All other conditions and provisions of the existing agreement remain in effect.

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# Rationale for Proposed Policy

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- Centre Plan Package A “transition” policy enables:
  - amendments to existing agreements to be considered under policies in effect at the time the agreement was approved.
  - Time extensions for commencement of development of up to one (1) year.
- Drafted policy is consistent with that of Centre Plan

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# Process for Approval

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1. Joint Public Hearing for both the Municipal Planning Strategy amendments AND the Development Agreement
2. Regional Council approve the proposed amendments to the Municipal Planning Strategy
3. Province of Nova Scotia review and approval of the amendments
4. Supplementary Report to Community Council
5. Community Council consideration and approval of the Development Agreement

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# Staff Recommendation

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Staff recommend that Regional Council:

Adopt the proposed amendments to the Halifax MPS and Halifax Peninsula LUB, as set out in Attachments A and B.

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**Thank You**