

**Item 10.1.2**

**HALIFAX**

# **Public Hearing Case 22539**

Amending Development Agreement  
Rockingham South, Phase 3

Halifax and West Community Council  
September 21, 2021

**Slide 1**

# Applicant Proposal

**Applicant:** WM Fares

**Location:** Northeast corner of Dunbrack Street and Ruth Goldbloom Drive, Halifax

**Proposal:** Amend the existing Stage I and Stage II development agreements for Phase 3 of Rockingham South to allow a five-storey hotel or apartment building with minor commercial uses at grade.



# Site Context



General Site location in Red



Site Boundaries in Red

# Site Context

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Subject site seen from Farnham Gate Road looking northeast

# Site Context



Subject site



Intersection of Ruth Goldbloom Dr. and Dunbrack St. looking west toward Farnham Gate Rd.

# Planning Policy Outline

## Regional Plan & Subdivision Bylaw

Guide where population growth and the investment of services like transit, piped water and sewer should occur

## Community Plan

Outlines where and how different types of development may occur. Particular uses may not be permitted in some areas, other uses may only be allowed by going to Council for approval and getting feedback from the community

## Land Use Bylaw (Zoning)

Specifies what can be approved without going to Council and seeking feedback from the public

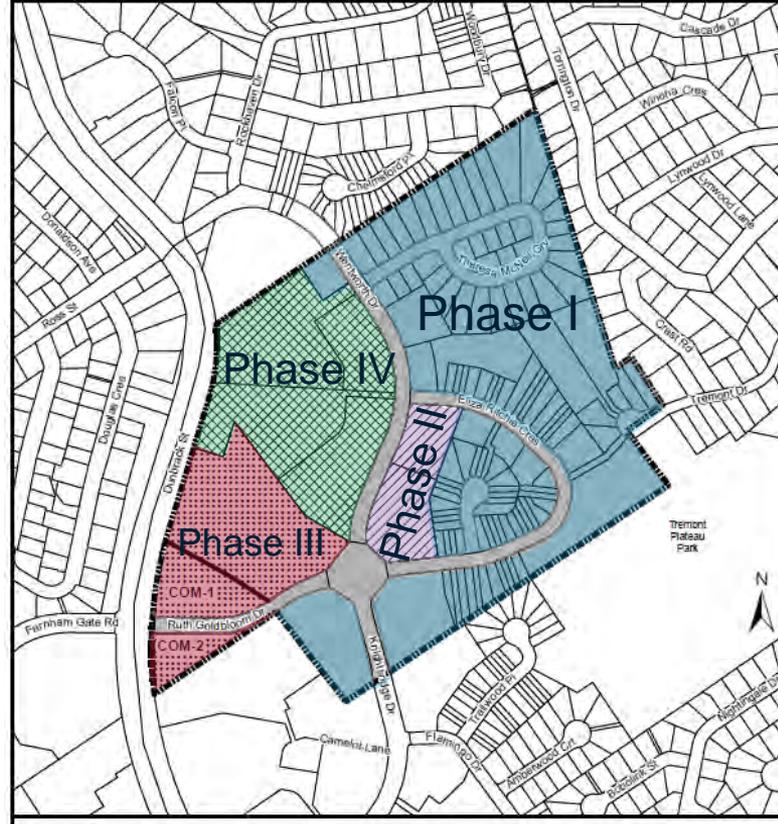
# Policy & By-law Overview

## Halifax Municipal Planning Strategy – Halifax Mainland Land Use By-law

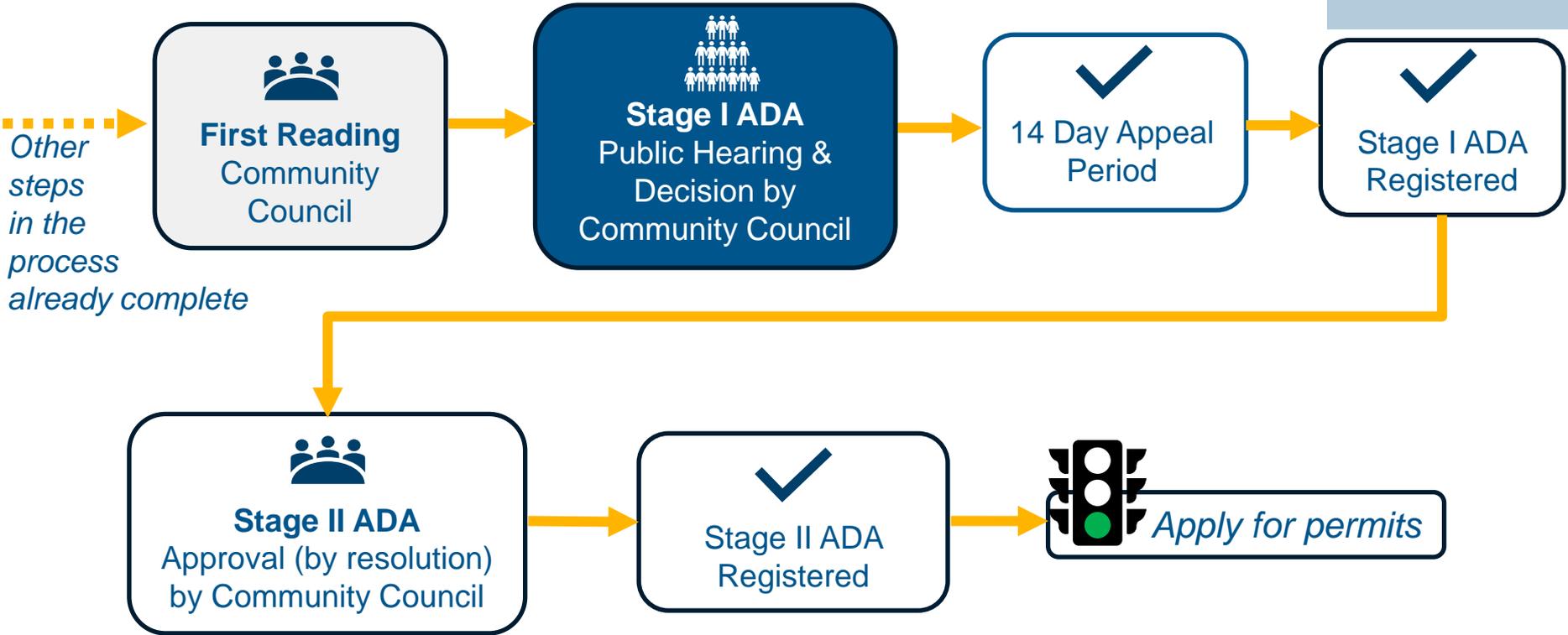
- **Zone**
  - Schedule K
- **Designation**
  - Residential Environments
- **Existing Agreements**
  - Stage I and Stage II processes
- **Existing Use**
  - Vacant
- **Enabling Policy**
  - Implementation policy 3.3

# Stage I & Stage II DAs

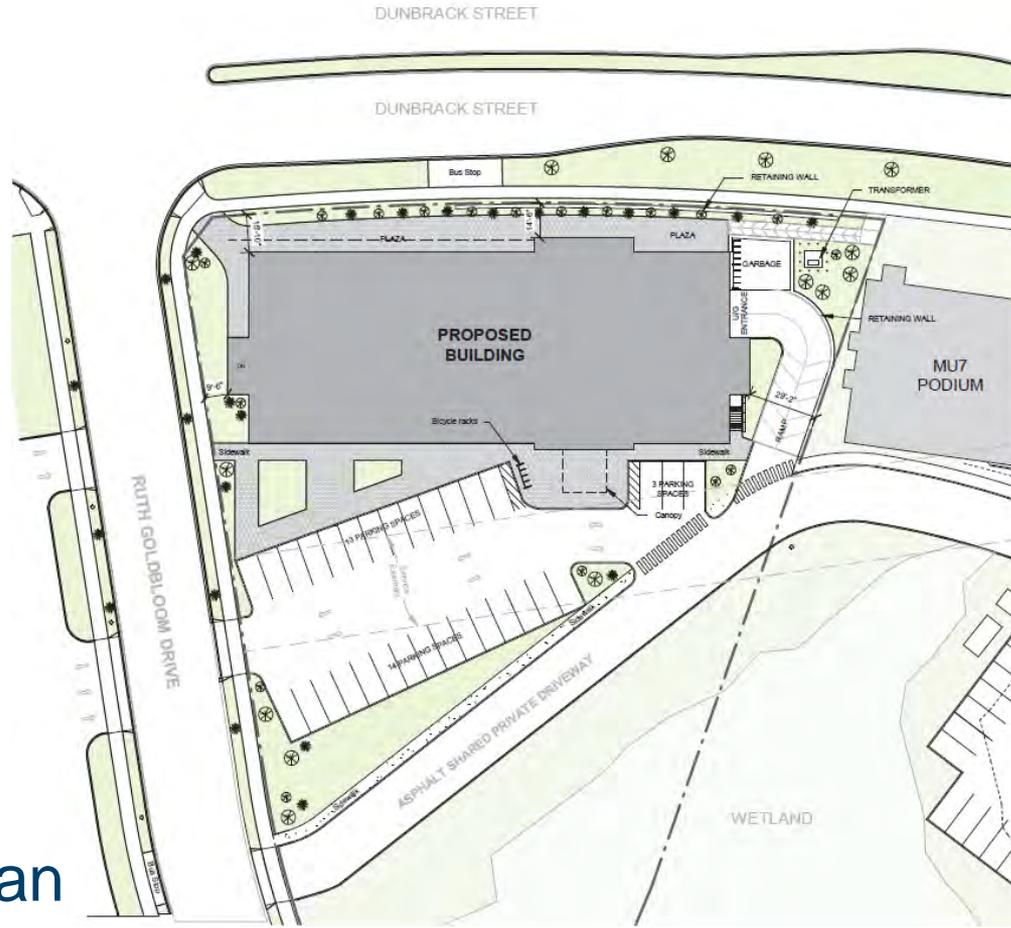
- **Stage I**
  - High-level concept and design for the overall development.
  - Substantive amendment
- **Stage II**
  - Establishes detailed plans and building elevations for phases
  - Non-substantive amendment



# Planning Process

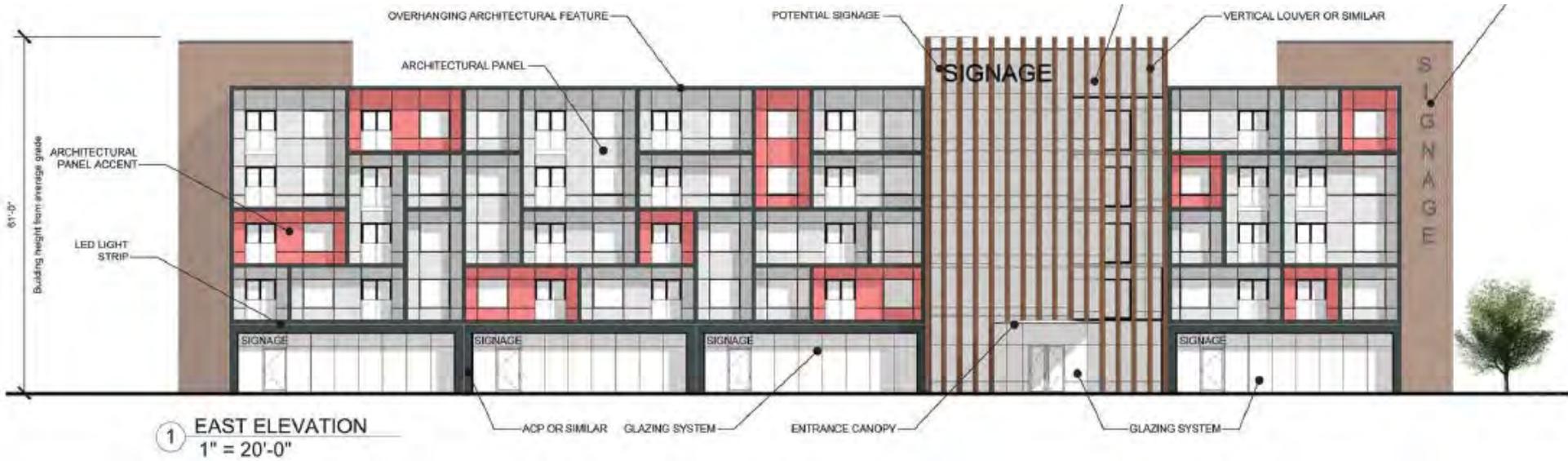


# Proposal



## Proposed Site Plan

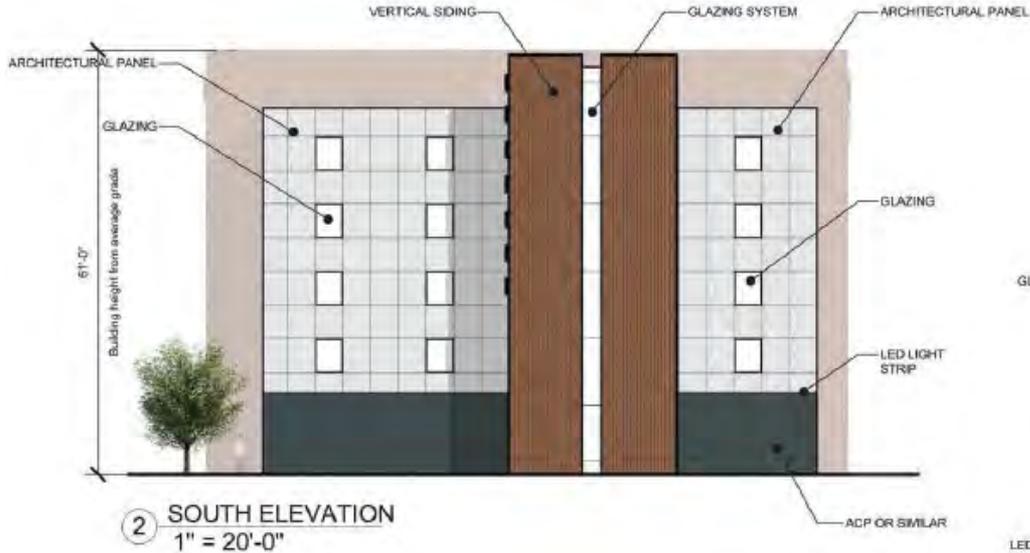
# Proposal – East Elevation



# Proposal – West Elevation



# Proposal – South & North Elevations



# Policy Consideration

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## Enabling Policy

- Implementation Policy 3.3: Establish development regulations for Mainland North to implement policies of Plan.

## Other Policies to Consider

- Policy 2.2: Any differing use/intensity be related to needs or characteristics of the neighbourhood.
- Policy 2.4: Encourage the retention of existing residential character and ensure change is compatible with neighbourhoods.
- Policy 2.4.1: Allow commercial expansion that does not conflict with the character or stability of the neighbourhood.

## LUB Section

- Section 68(3)(a), Schedule K: Enables Council to consider hotels as a permitted use.

# Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification.
- Feedback from the community generally included the following:
  - Concerns about an increase in the volume of vehicular traffic and noise;
  - Suitability and impact of the proposed design, particularly the height;
  - Suitability of a hotel in the neighbourhood; and
  - Whether there is a need for another apartment building in the area.

**Notifications  
Mailed**



**245**

**Individual Contacts  
(Phone Calls & Email)**



**10 / 10**

**Webpage Views  
(Unique)**



**1,165**

# Summary: Key Aspects of the Proposed Development

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- Define hotel and add as a permitted use
- Increase max. permitted multiple unit dwelling units from 828 to 904 and residential density from 2,245 to 2,408 persons
- Increase overall density of Rockingham South from ~36.38 ppa to ~39.02 ppa
- Increase height for site from four storeys to five storeys
- Gross Floor Area:
  - 7,600 square metres total for hotel
  - 2,350 square metres total for all minor commercial development between COM-1 and COM-2
- Note: new schedules incorporated into the amending Stage II agreement

# Staff Recommendation

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Staff recommend that Halifax and West Community Council:

- Approve the proposed Amending Stage I Development Agreement, which shall be substantially of the same form as set out in Attachment A of the Report.

# HALIFAX

## Thank You

**Meaghan Maund, Planner**



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