

HALIFAX

Public Hearing

Case 23834

Development Agreement: 5 Bridle Path,
Hammonds Plains

North West Community Council, April 4, 2022

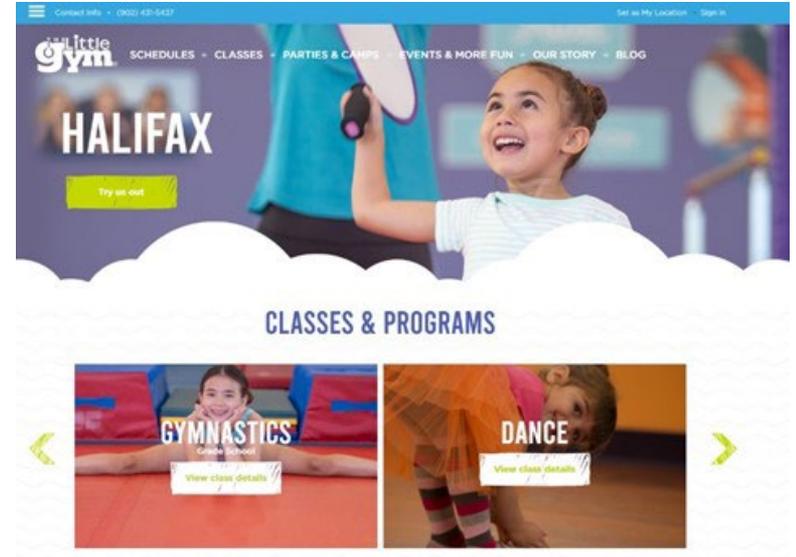
Slide 1

Applicant Proposal

Applicant: Anson Lee Pearn and Martin Pearn

Location: 5 Bridle Path, Hammonds Plains

Proposal: Expand “The Little Gym of Halifax” commercial recreation use throughout the main floor of the existing commercial building (from 186 square metres (2000 square feet) of floor area to 372 square metres (4000 square feet) of floor area).

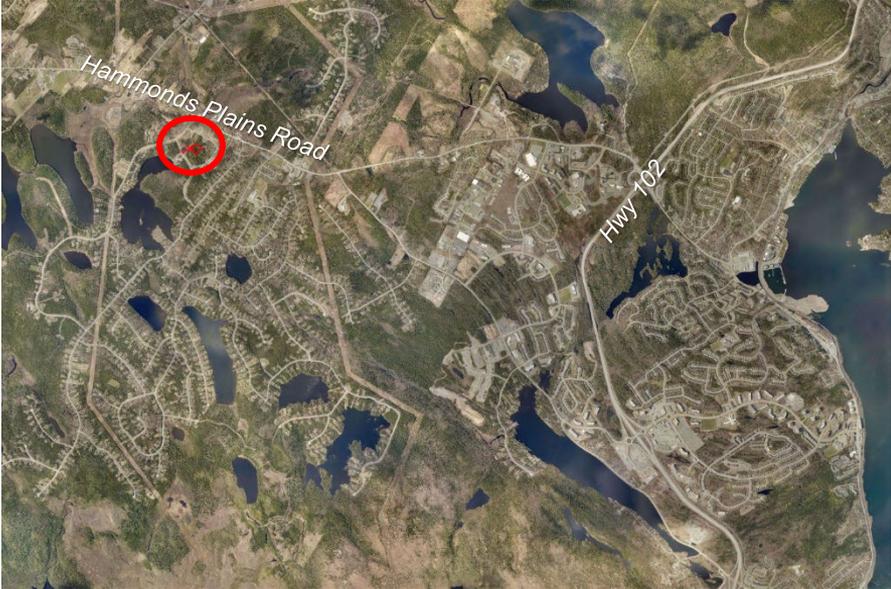


Background

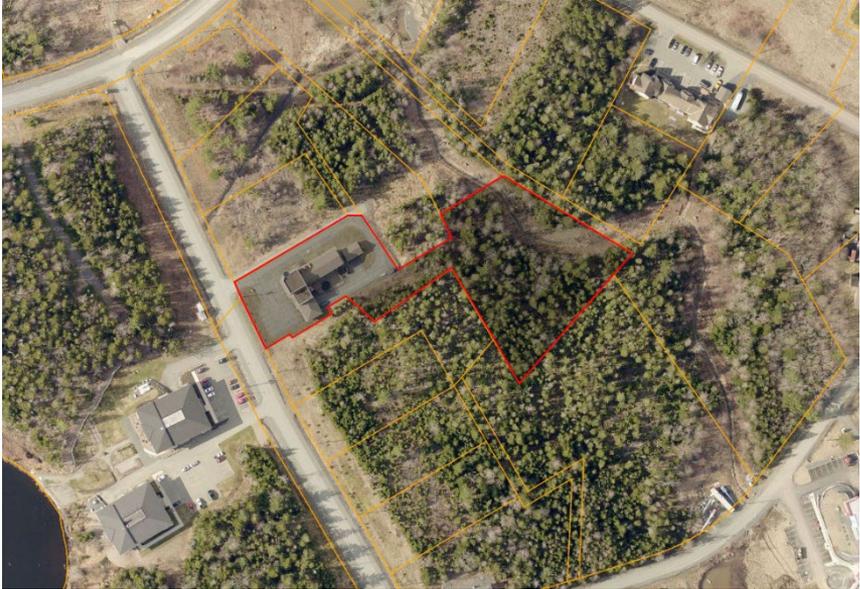
Currently, there is a development agreement registered on the property which permits a “kennel” (doggy day care) use. The agreement was registered in 2011, referenced as Municipal Case No. 16415. To date the use has not commenced.

As part of this application, the existing development agreement will be discharged and a new development agreement registered for the proposed commercial recreation use, “The Little Gym of Halifax”.

Site Context



General Site location in Red



Site Boundaries in Red

Site Context/Photos



Policy & Bylaw Overview

Beaver Bank, Hammonds Plains and Upper Sackville MPS & LUB



On-Site Services



Zone

MU-1 (Mixed Use 1)



Designation

MUB (Mixed Use “B”)



Existing Use

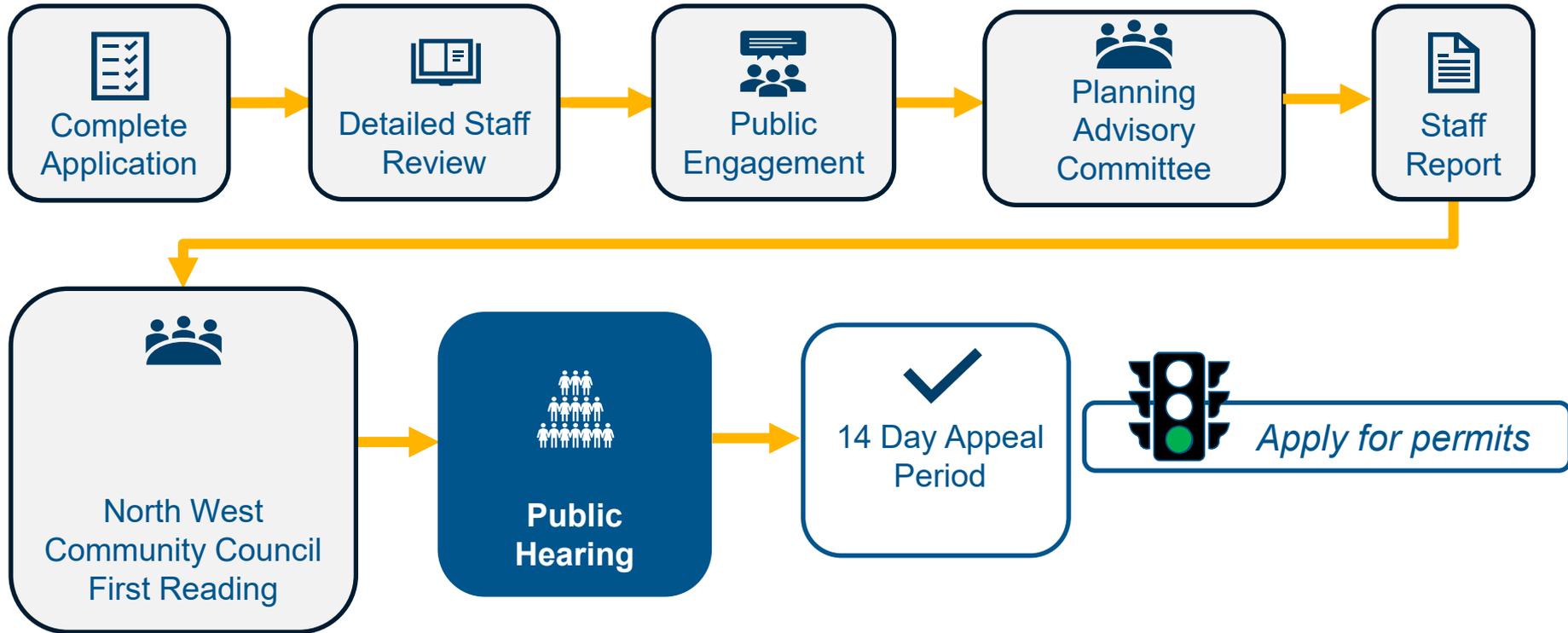
Commercial and Residential



Enabling Policy

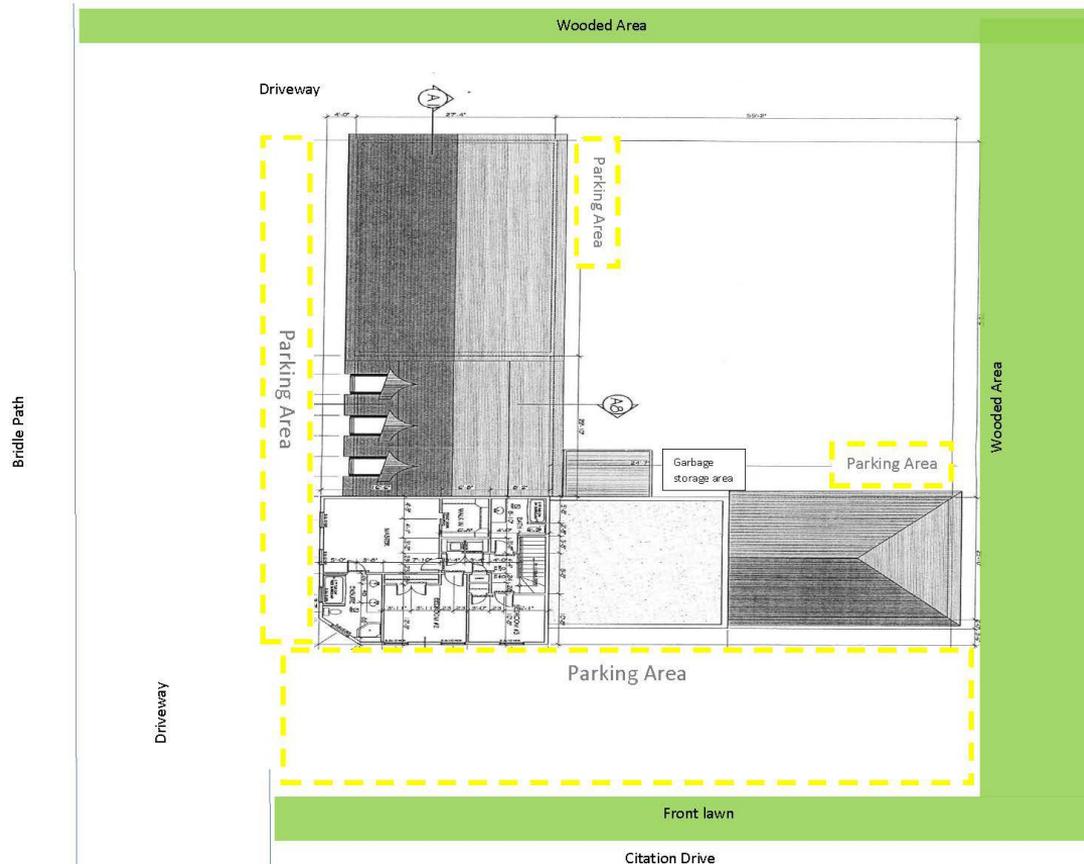
P-27 and P-137

Planning Process (with a PAC)



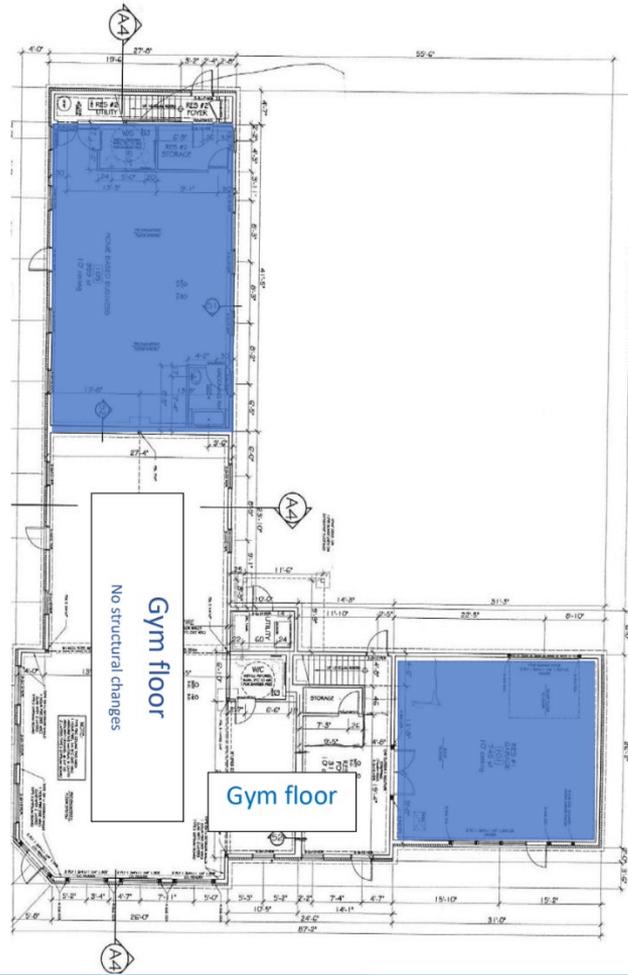
Proposal

Site Plan



Proposal

Future use with development agreement



Existing (Main) Floor Plan

Proposal



Proposed (Main) Floor Plan

Policy Consideration

Beaver Bank, Hammonds Plains and Upper Sackville MPS

Enabling Policy P-27:

Development of new and existing commercial recreation uses requires Council consider the following in rendering their decision on a Development Agreement:

- The potential for the development to adversely affect adjacent residential and community facility development;
- The impact of the expanded use on traffic circulation;
- The site suitability, including the suitability of the existing commercial building, parking, and landscaping.

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and a website.
- Feedback from the community generally included the following:
 - The Little Gym of Halifax is an important service to families in Halifax and the surrounding area.
 - The gym needs extra space for the number of children who are currently attending/who are anticipated to attend as the business grows.
 - There is a need for a larger viewing area for parents.

Notifications Mailed

 128

Individual Contacts (Phone Calls & Email)

  5

Webpage Views

 203
2:21

PAC Recommendation

December 8, 2021

The NWPAC provided the following recommendation:

- *THAT the North West Planning Advisory Committee has reviewed the application for Case 23834 and recommends approval of the application as presented.*

Summary: Key Aspects of the Proposed Development

- **Discharge of existing development agreement**
 - 2011 DA permitting a “Kennel/Doggy Day Care” use
- **Expansion of commercial recreation use**
 - Limited to the main floor of the existing building
 - Addition to the building for commercial recreation use(s) permitted, with max floor area condition (93 square metres/1000 square feet)
 - Landscaping shall be provided along the streetline to a minimum depth of 4.5 metres/15 feet)

Non-Substantive Amendments

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:

- To allow the commercial recreation use(s) to occur beyond the main floor of the building.
- The granting of an extension to the date of commencement of construction as identified in this Agreement;
- The length of time for the completion of the development as identified in this Agreement

Staff Recommendation

Staff recommend that North West Community Council:

- Approve the proposed development agreement as set out in Attachment A of the staff report dated February 28th, 2022

HALIFAX

Thank You

Planners Name



tuszc@halifax.ca



902-430-0645