

HALIFAX

Case 22539

Amending Development Agreement
Rockingham South, Phase 3

Halifax and West Community Council
June 21, 2022

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



Subject site from Farnham Gate Road looking northeast

Policy & Bylaw Overview

HALIFAX MPS & HALIFAX MAINLAND LUB



Municipal Sewer and Water



Zone

Schedule K



Designation

Residential Environments



Existing Use

Vacant, subject to Stage I and Stage II DAs

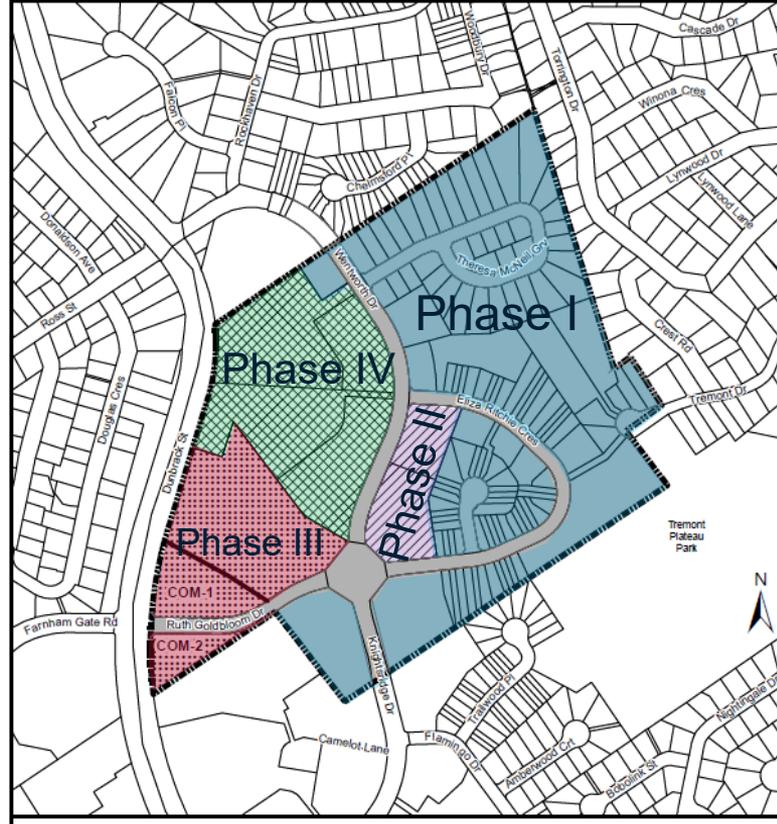


Enabling Policy

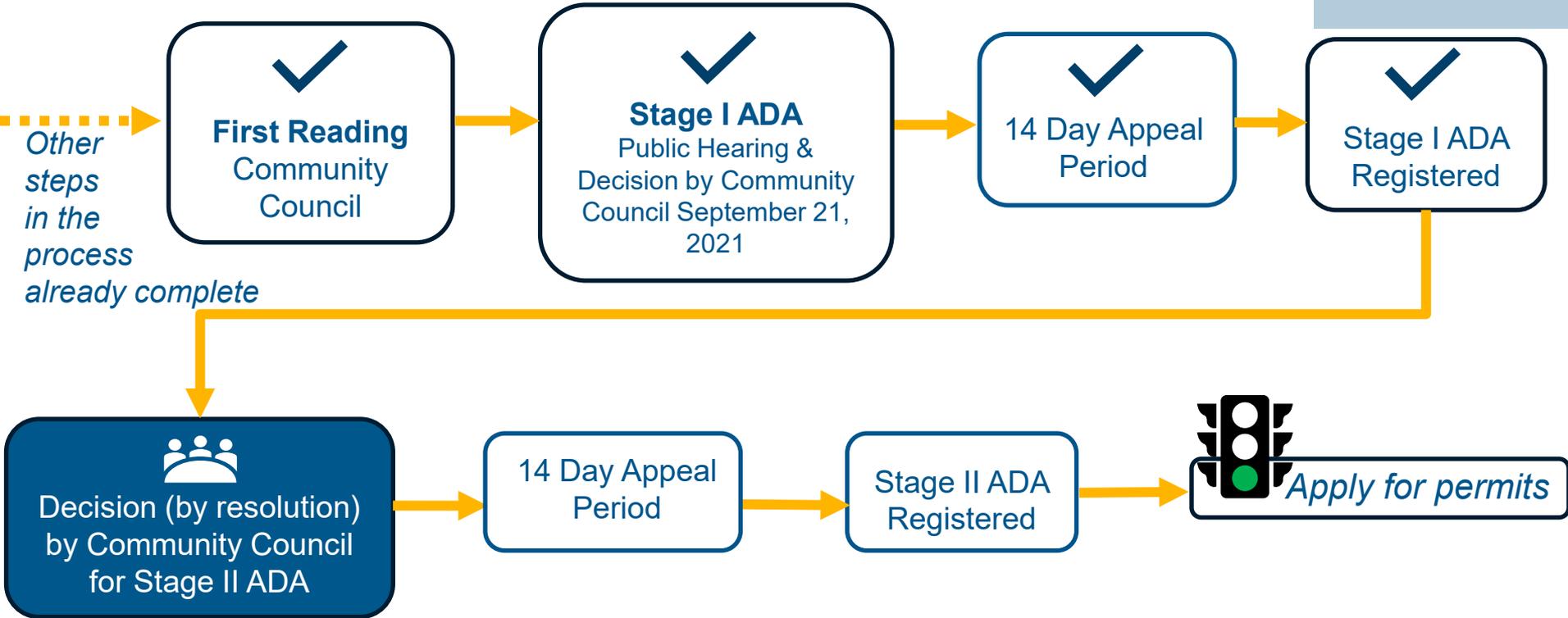
Implementation Policy 3.3

Stage I & Stage II DAs

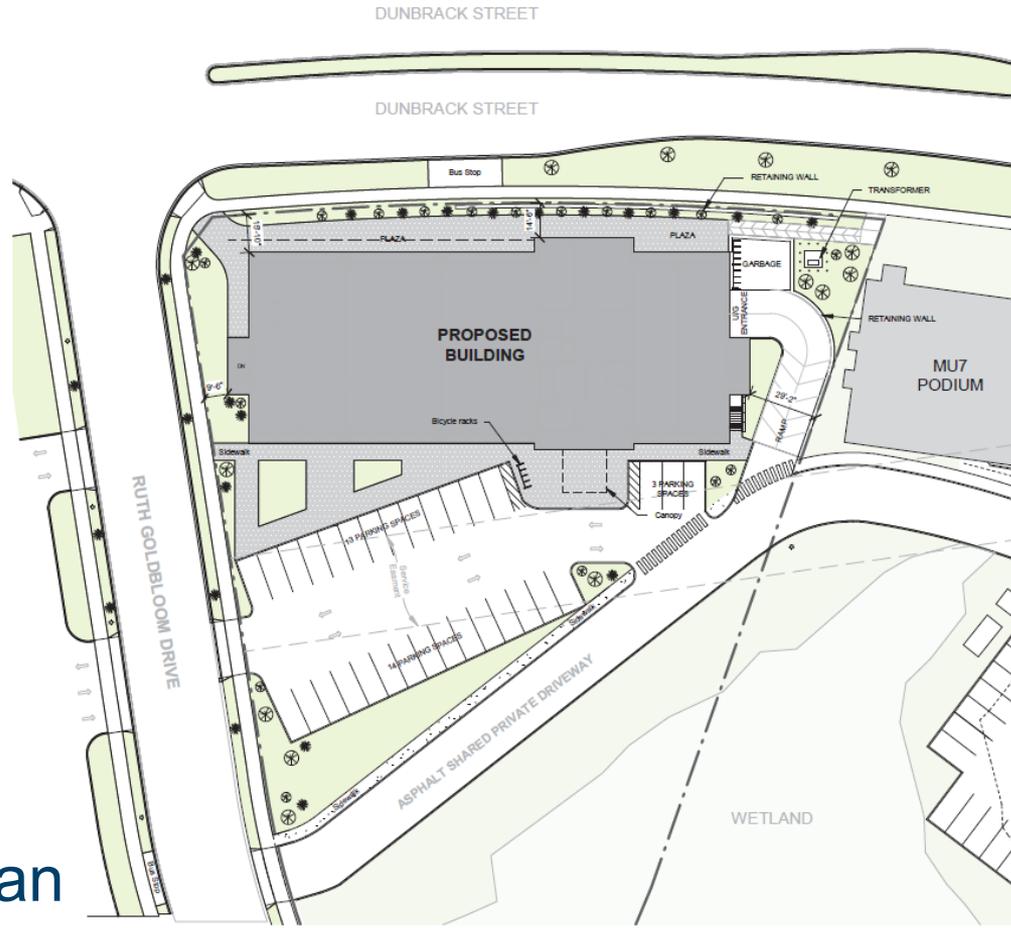
- **Stage I**
 - High-level concept and design for the overall development.
 - Substantive amendment
 - **Approved by HWCC September 21, 2021**
- **Stage II**
 - Establishes detailed plans and building elevations for phases
 - Non-substantive amendment



Planning Process

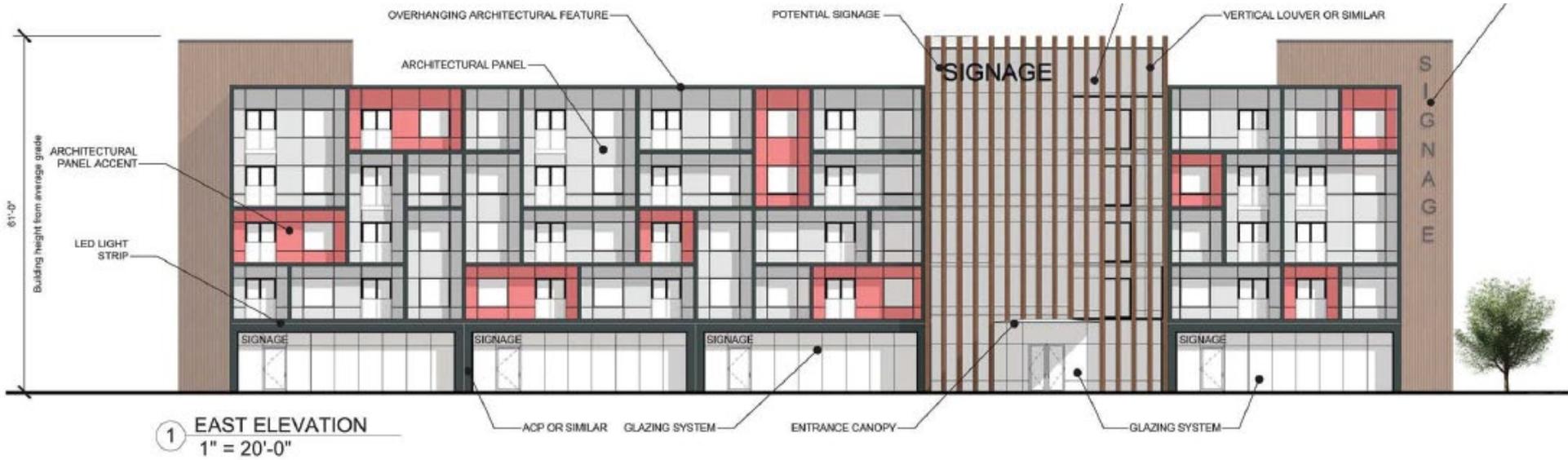


Proposal



Proposed Site Plan

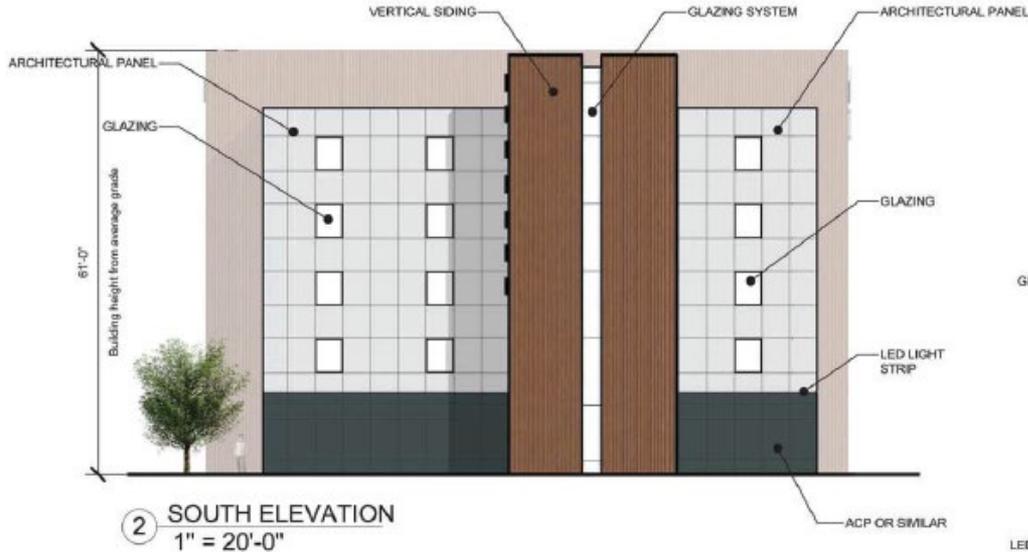
Proposal – East Elevation



Proposal – West Elevation



Proposal – South & North Elevations



Summary: Key Aspects of the Proposed Development

- Define hotel
- Permit hotel or multi-unit dwelling, both with optional ground floor minor commercial uses (C-2A Zone uses)
- Allocate additional residential density to subject site only
- Add new schedules: site plan and elevations

Staff Recommendation

Staff recommend that Halifax and West Community Council:

- Approve, by resolution, the proposed Amending Stage II Development Agreement to allow for a five-storey hotel with minor commercial uses at grade or a multiple unit residential building with minor commercial uses at grade to be constructed at the corner of Dunbrack Street and Ruth Goldbloom Drive, Halifax, which shall be substantially of the same form as contained in Attachment B of the Staff Report

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Thank You

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