

HALIFAX

Public Hearing Case 23684

Development Agreement for 278
Lacewood Drive, Halifax

Halifax and West Community Council
Monday, March 27, 2023

Applicant Proposal

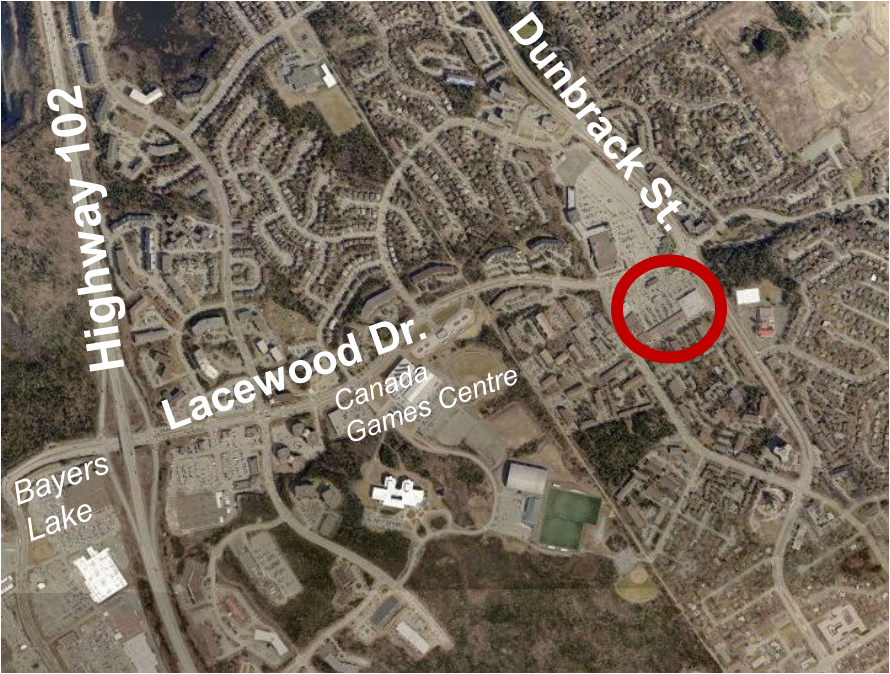
Applicant: WSP Canada Inc.

Location: 278 Lacewood Drive, Halifax (PID 00345033)

Proposal: Enter into a new development agreement that permits:

- The existing commercial shopping centre to remain; and
- The construction of a new commercial building on its own lot

Site Context



General Site location in Red



Site Boundaries in Red

Site Context



Site Context



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 a Council approval and after 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 & Bylaw Overview

Halifax Municipal Planning Strategy and Halifax Mainland Land Use By-law



Municipal Sewer and/or Water



Zone

C-2 (General Business), Schedule “L”



Designation

COM (Commercial)



Existing Use

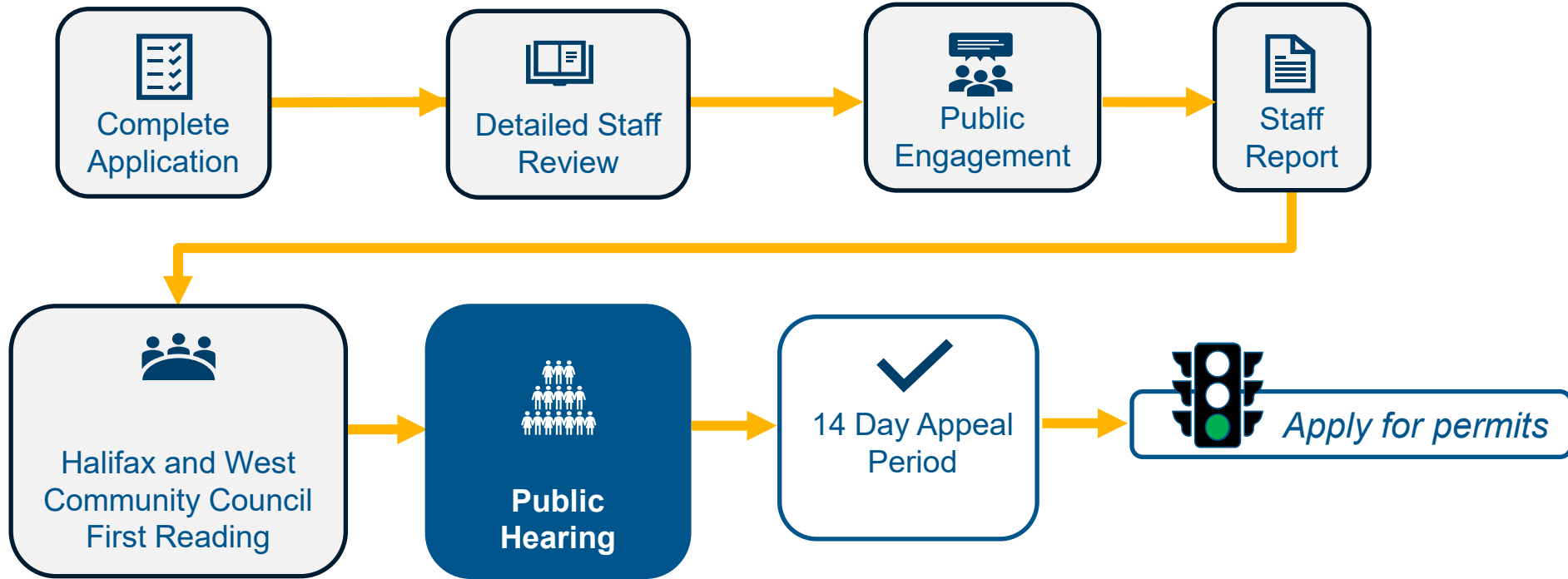
Lacewood Shopping Centre and parking lot
subject to an existing DA



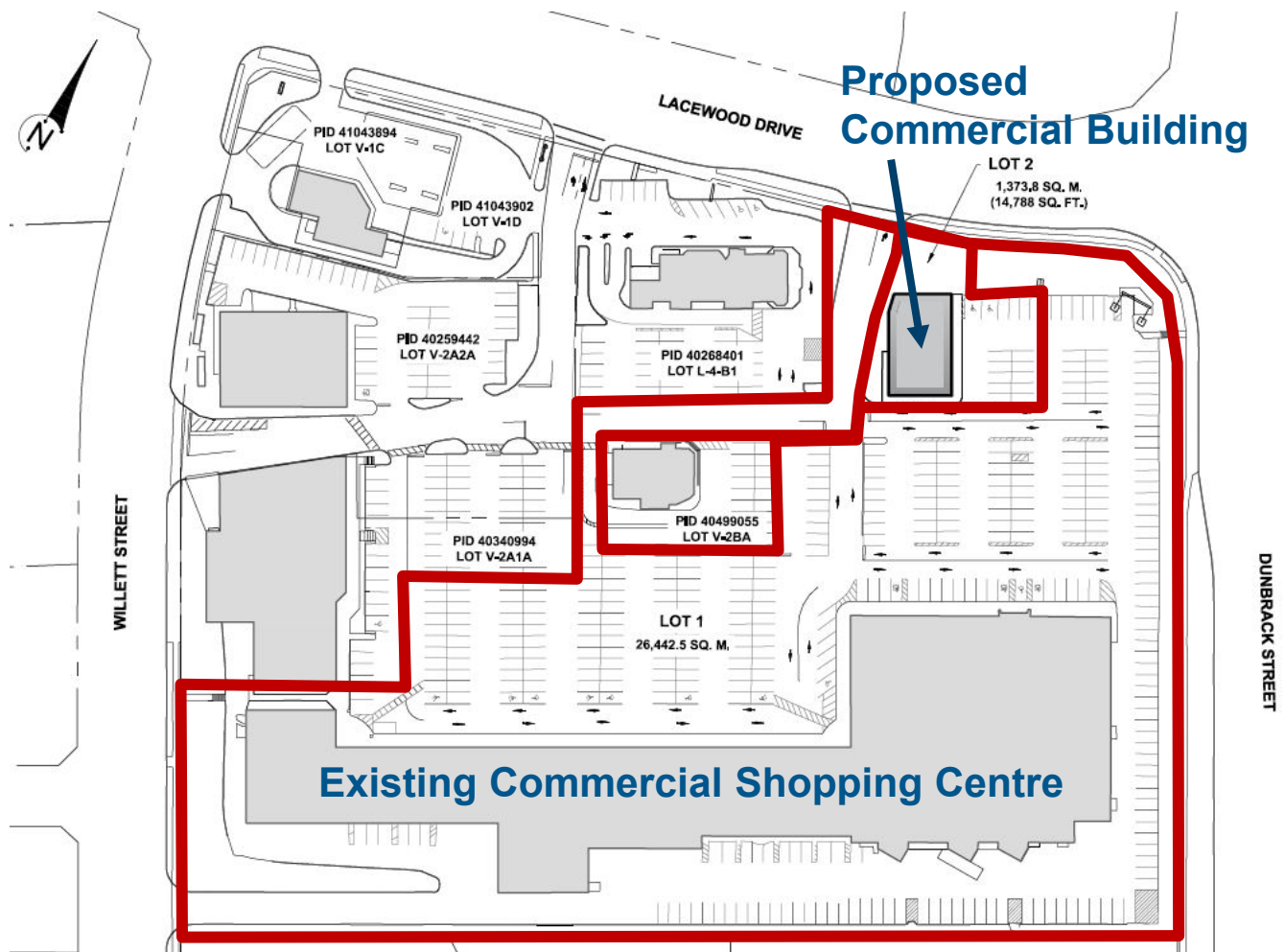
Enabling Policy

Implementation Policy 3.12

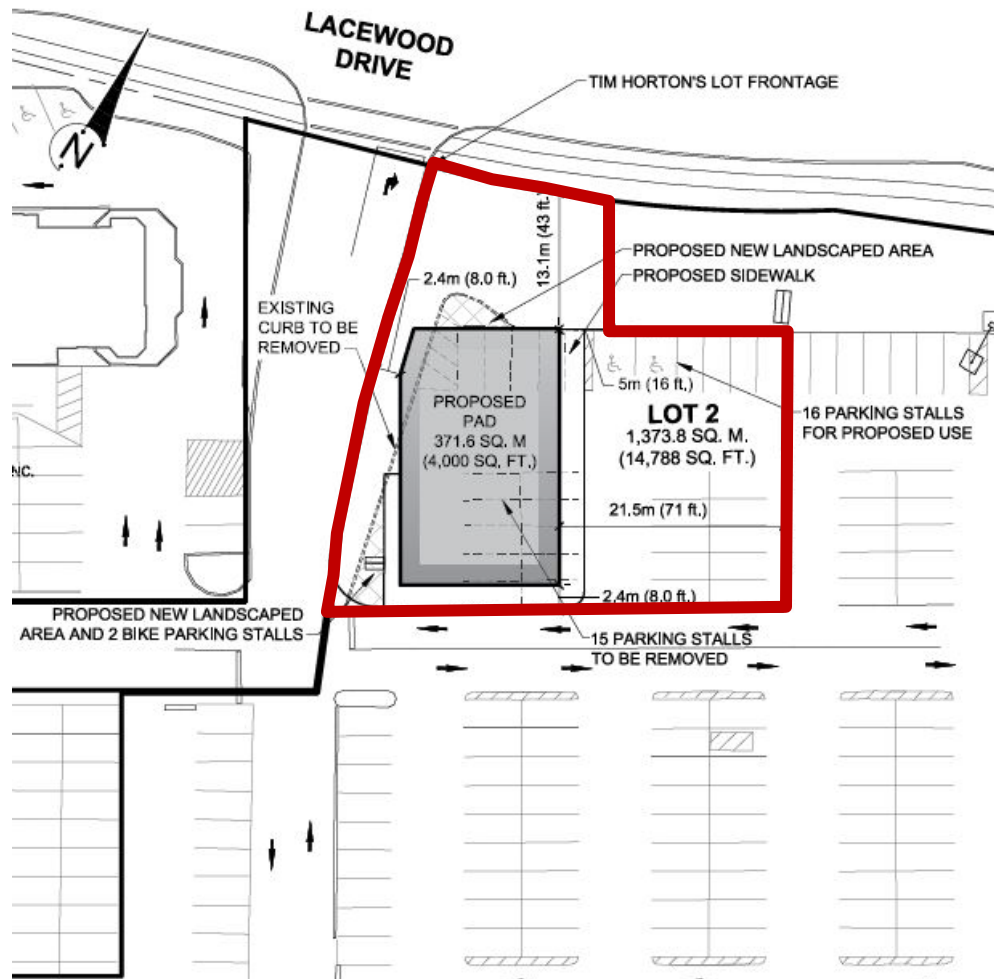
Planning Process



Proposal



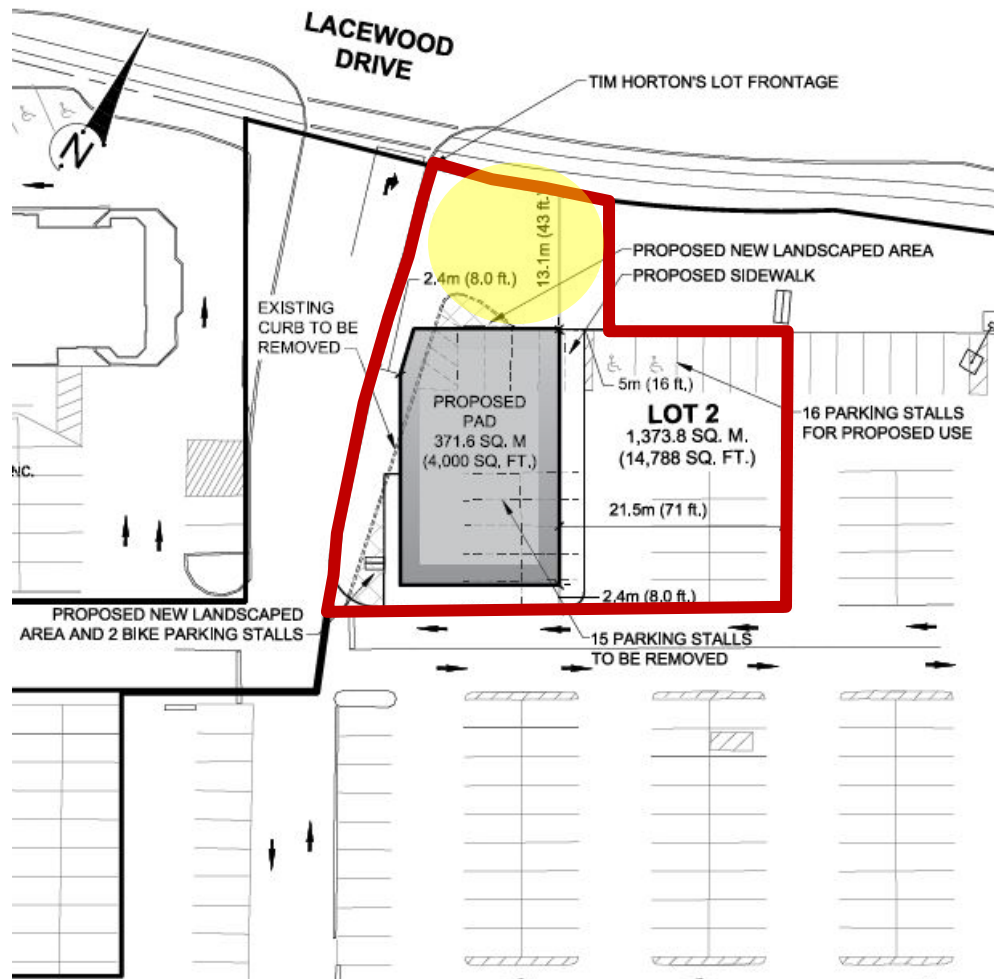
Proposal



Summary: Key Aspects of the Proposal

- Existing commercial building/shopping centre can remain and the GFA can be increased up to 10%;
- A new, stand-alone commercial building with a max. GFA of 5,500 sq. ft.
- Ability to subdivide the lands and have new building on its own lot;
- Modifications to the existing parking lot permitted to accommodate new and expanded buildings and improved pedestrian circulation; and
- Pathway from Lacewood Drive to the new commercial building.
- Pending decision of Council, discharge of the existing agreement will be forwarded to the CAO for approval.

Proposal



Policy Consideration

Halifax Municipal Planning Strategy and Halifax Mainland Land Use By-law

Implementation Policy 3.12

For areas designated as “industrial” or “commercial” excluding areas designated for detailed planning pursuant to Section II, Policy 2.5.2, and for which intensive development may have significant environmental or land use impacts, HRM may amend its Zoning By-law to provide for developments under Section 249 of the Halifax Regional Municipality Charter.

Land Use By-law, Section 69, Schedule “L”

Enables Council to consider commercial uses with a GFA over 5,000 sq. ft. or on lots greater than 15,000 sq. ft. by DA.

Public Engagement Feedback

- Level of engagement completed was consultation achieved through sharing information through the HRM website, signage posted on the site, and a postcard mailout to surrounding residents and landowners.

Notifications Mailed



Individual Contacts (Calls and Emails)



Webpage Views



Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, the Development Officer or Community Council could authorize this change by resolution.

As proposed, Non-Substantive Amendments within this agreement include the following:

- Change to the permitted commercial uses;
- Changes to the architectural requirements for the new building;
- Changes to parking, circulation, and access; and
- Extensions to the dates of commencement and completion of the development.

Staff Recommendation

Staff recommend that Halifax and West Community Council:

Approve the development agreement as set out in Attachment A of the staff report dated January 24, 2023.

HALIFAX

Thank You

ERIN MACINTYRE



Erin.MacIntyre@halifax.ca



902-293-7721

Repealed Policy 3.7

Halifax Municipal Planning Strategy and Halifax Mainland Land Use By-law

3.7 In considering applications pursuant to Implementation Policy 3.12, Council shall have regard for the guidelines set out below:	
(i)	that entrances and exits be arranged in such a way so as to minimize the impact of additional traffic on any adjacent residential areas;
(ii)	that the proposed use does not entail an unacceptable nuisance such as traffic, smoke, toxic, or noxious effluents and noise;
(iii)	that storage areas be enclosed or be visually screened from the abutting street by such means as planting materials or well-designed fences;
(iv)	that service areas for trucks and other vehicles be located in areas other than the front yards;
(v)	that front yards of an appropriate size be provided, well landscaped and including provisions for tree planting;
(vi)	that drainage from large paved areas be required to be treated in cases where such drainage will result in unacceptable pollution of watercourses or water bodies;
(vii)	that appropriate measures be taken to prevent erosion or deposit of sediments away from the development site during construction and afterwards;
(viii)	that the building envelope be located in such a manner as to provide a sufficient area for landscaped open space in both front and side yards
(ix)	that areas of significant natural, aesthetic and amenity value be protected as part of the site design in accordance with Policy Sets 7 and 8 of this Plan as appropriate;
(x)	that there be an appropriate setback or other separation of any building from abutting residential properties and that a portion of such setback be landscaped;
(xi)	that the applicant provide a statement of the environmental impacts of the proposed development on and off the site and identify the ways and means to mitigate any negative effects, particularly as they relate to such aforementioned matters as air and water pollution, erosion and sediment control, and protection of significant natural, aesthetic, and amenity value; and
(xii)	such other land use considerations as Council may from time to time deem necessary, based on guidance provided by the policies of this Plan.