

# Clayton Park Shopping Centre

Substantive Development  
Agreement Amendment Application

Halifax and West Community Council

Public Hearing

Case 23648

March 27, 2023



# Project Details

- Location: 278 Lacewood Drive, Clayton Park
- Application date: June 04, 2021
- Application for a Substantive Amendment to an existing Development Agreement under Section 69(e) of the Halifax Mainland Land Use By-law and Policy 3.12 of the Halifax Municipal Planning Strategy
- Application Details:
  - Permit the subdivision of more than one (1) lot;
  - Permit more than one (1) main building;
  - Include clauses relating to permitted uses;
  - Include clauses relating to parking requirements;
  - Include clauses relating to lot requirements; and
  - Non-substantive amendment applications



# Site Context



Radcliffe Drive

Lacewood Drive

Dunbrack Street

Willet Street

278 Lacewood Dr,  
Halifax, NS B3M 3N8

## History of the Site

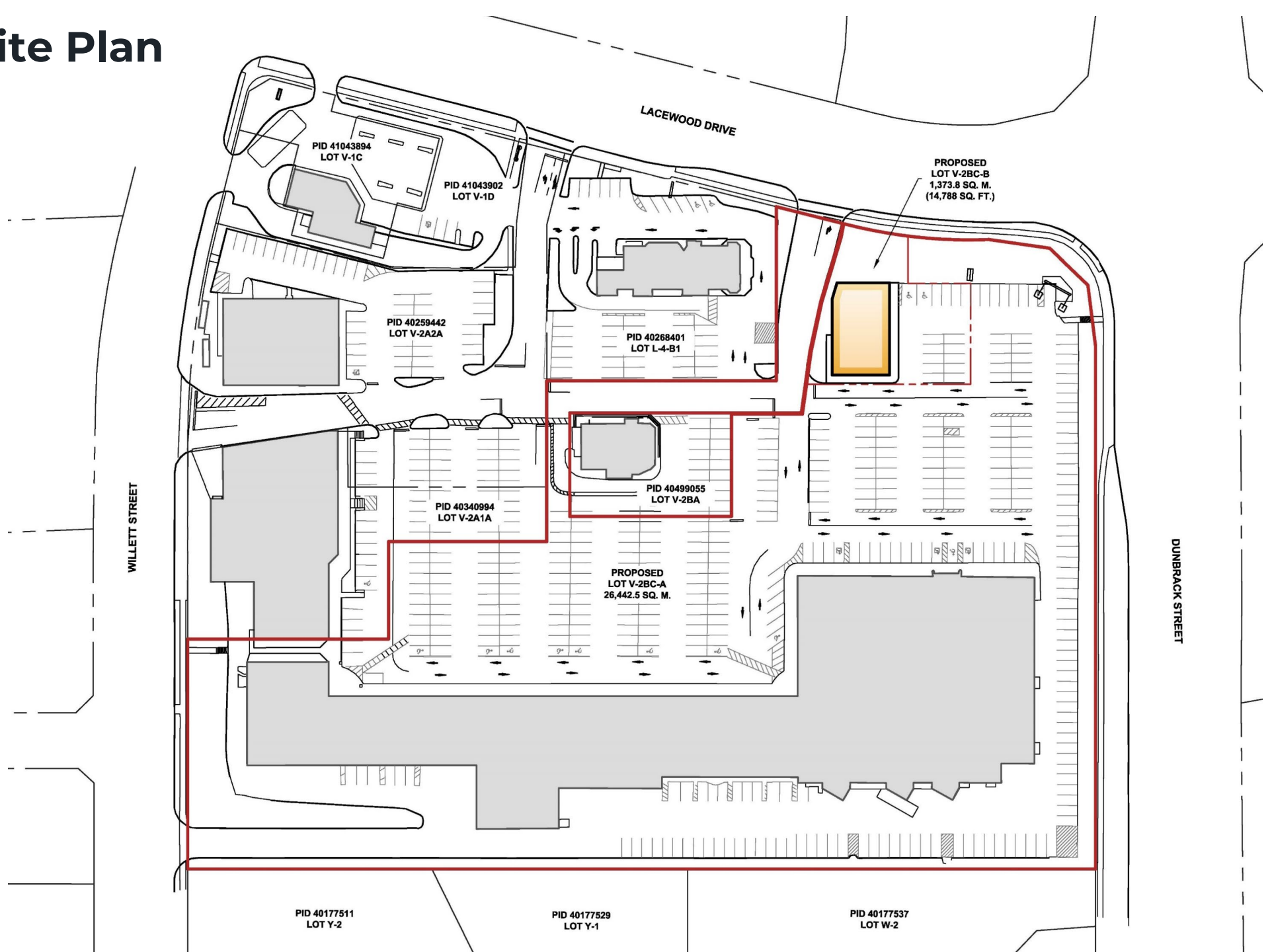
- 1980s – subdivision and permits issued for shopping mall and other standalone buildings
- 1990s – adoption of Schedule L which applied new regulations placed on the area as per Section 69 of the Halifax Mainland LUB. All lots greater than 15,000 sq.ft. and all the leaseholds greater than 5,000 sq.ft. have been non-conforming since Schedule L was adopted
- 1996 – IGA's addition to the mall necessitated a development agreement as it resulted in a GFA greater than 5,000 sq.ft. (new Schedule L regulations applied). The mall was brought into compliance with the Schedule L regulations at this time through 1996 DA



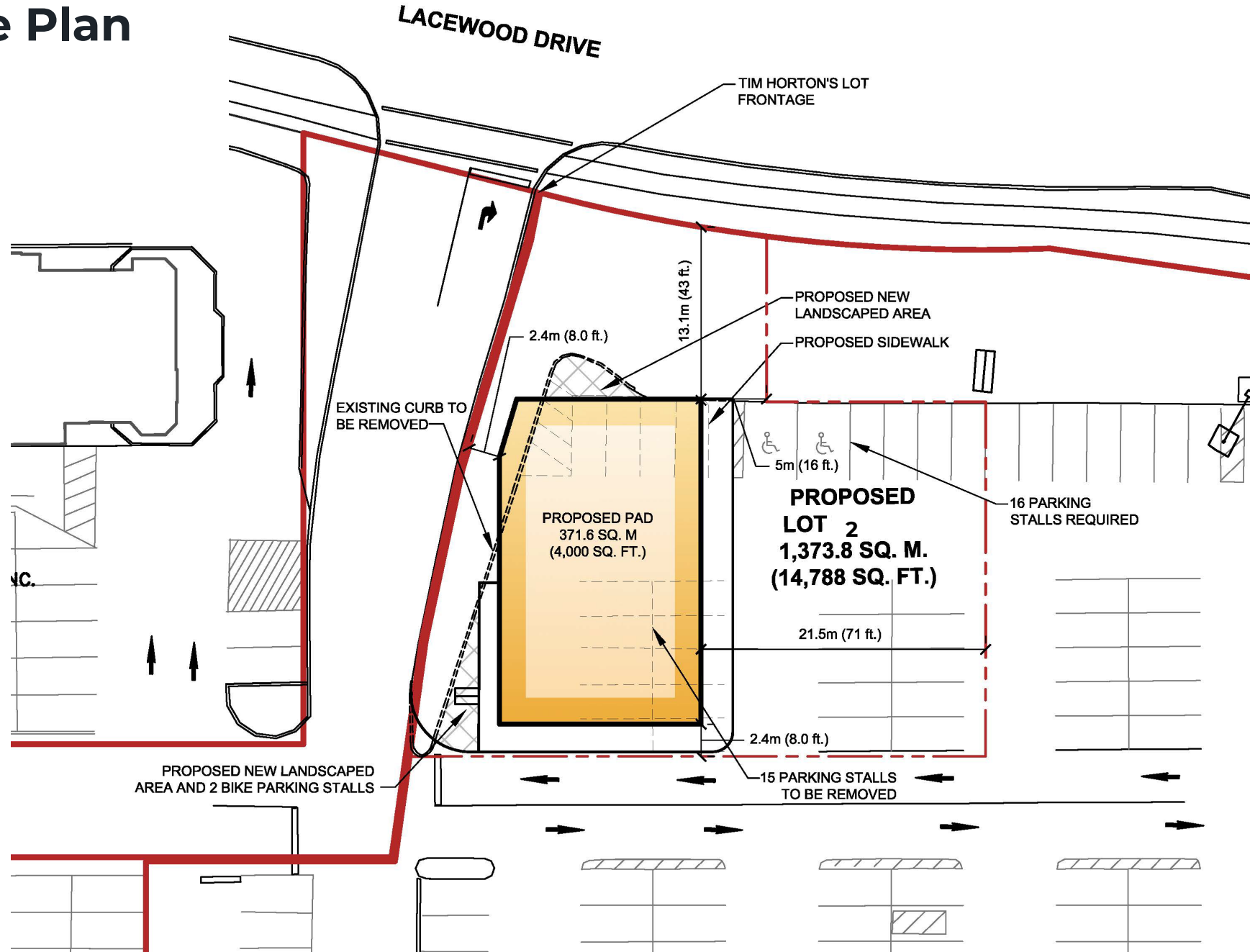
# Amendments Requested

- Permit the subdivision of more than one (1) lot, pending meeting min. lot requirements;
- Permit more than one (1) building under the Development Agreement, to be contained on separate lots;
- Permitted uses within the existing Shopping Centre and new Commercial Building;
- Lot and building requirements for the existing Shopping Centre and new Commercial Building;
- Architectural Requirements for the new Commercial Building;
- Parking requirements including the number of parking spaces as generally shown on the schedules;
- Requirements surrounding a pedestrian pathway from Lacewood Drive; and
- Non-Substantive Amendments:
  - Changes to Permitted Uses
  - Changes to Architectural Requirements
  - Changes to Parking, Circulation, and Access
  - Granting of an extension to the date of commencement and completion

# Site Plan



# Site Plan



# Community Engagement Held

- Signage Posted on both frontages of Lacewood Dr. and Dunbrack St.
- Application Details were listed on HRM's Website
- 360 Mailouts distributed to Property Owners within Notification Area

**No comments were received from the Public**



# Thank you

Jess Harper, MCIP, LPP, PMP

Project Manager - Planning

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