



CASE 22622
DEVELOPMENT AGREEMENT APPLIATION
1268 COLE HARBOUR ROAD

zap
on behalf of
A.J. Giles Investments Ltd.

An aerial photograph of a residential and commercial area. In the foreground, there is a large, single-story building with a red roof and a parking lot. To the left, there are several houses with various roof colors. In the background, there is a large, multi-story building with a grey roof and a parking lot. The text overlay is centered in the middle of the image.

HISTORY OF THE PROPERTY

- **Owned by A.J Giles Investments since 1963**
- **Designated and Zoned Residential until 1992**
- **Front portion Designated Commercial and Zoned C2 in 1992 through adoption of new MPS and LUB**
- **Sidewalk encroachment since 1990's**

CONTEXT

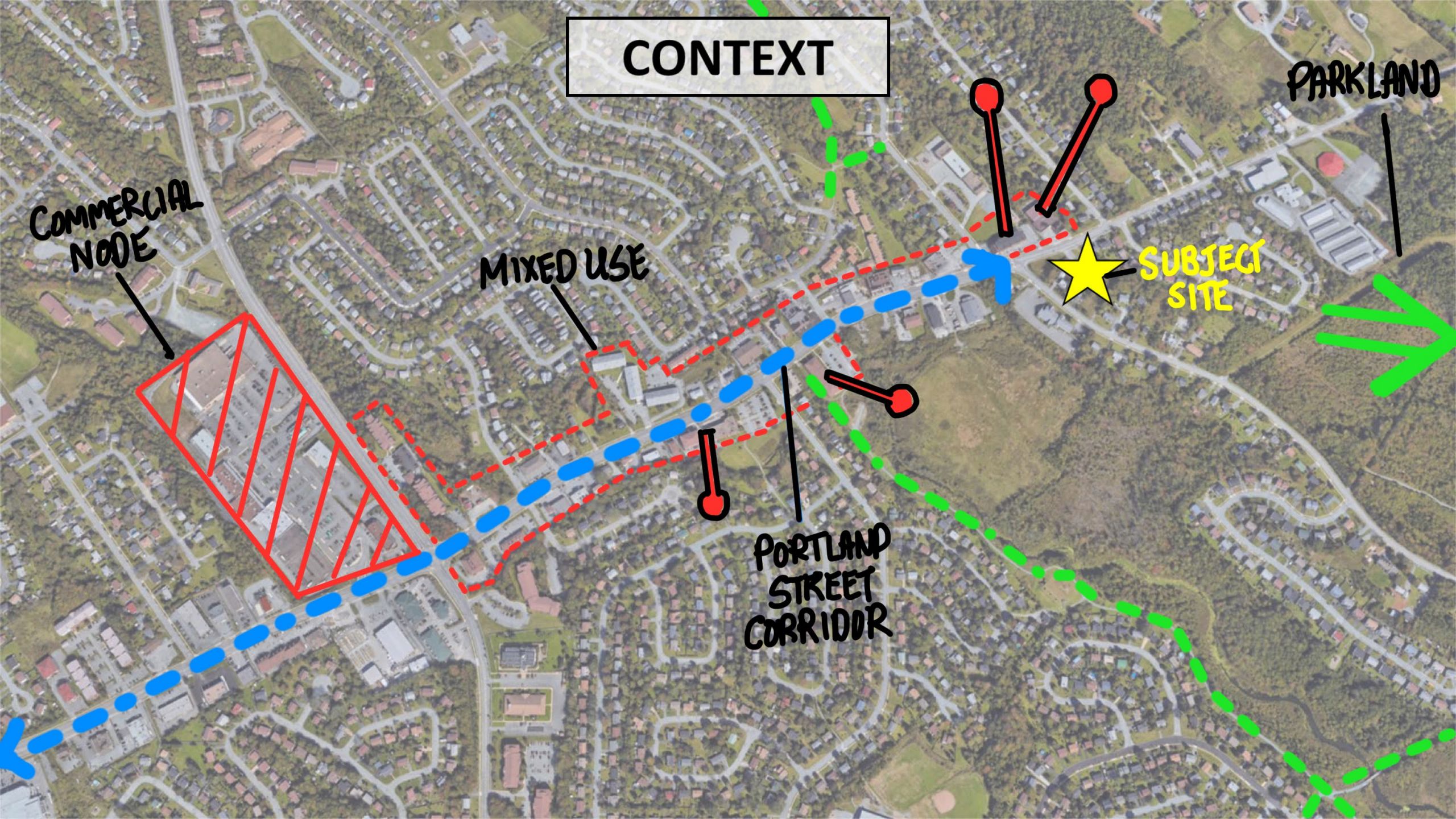
COMMERCIAL
NODE

MIXED USE

PORTLAND
STREET
CORRIDOR

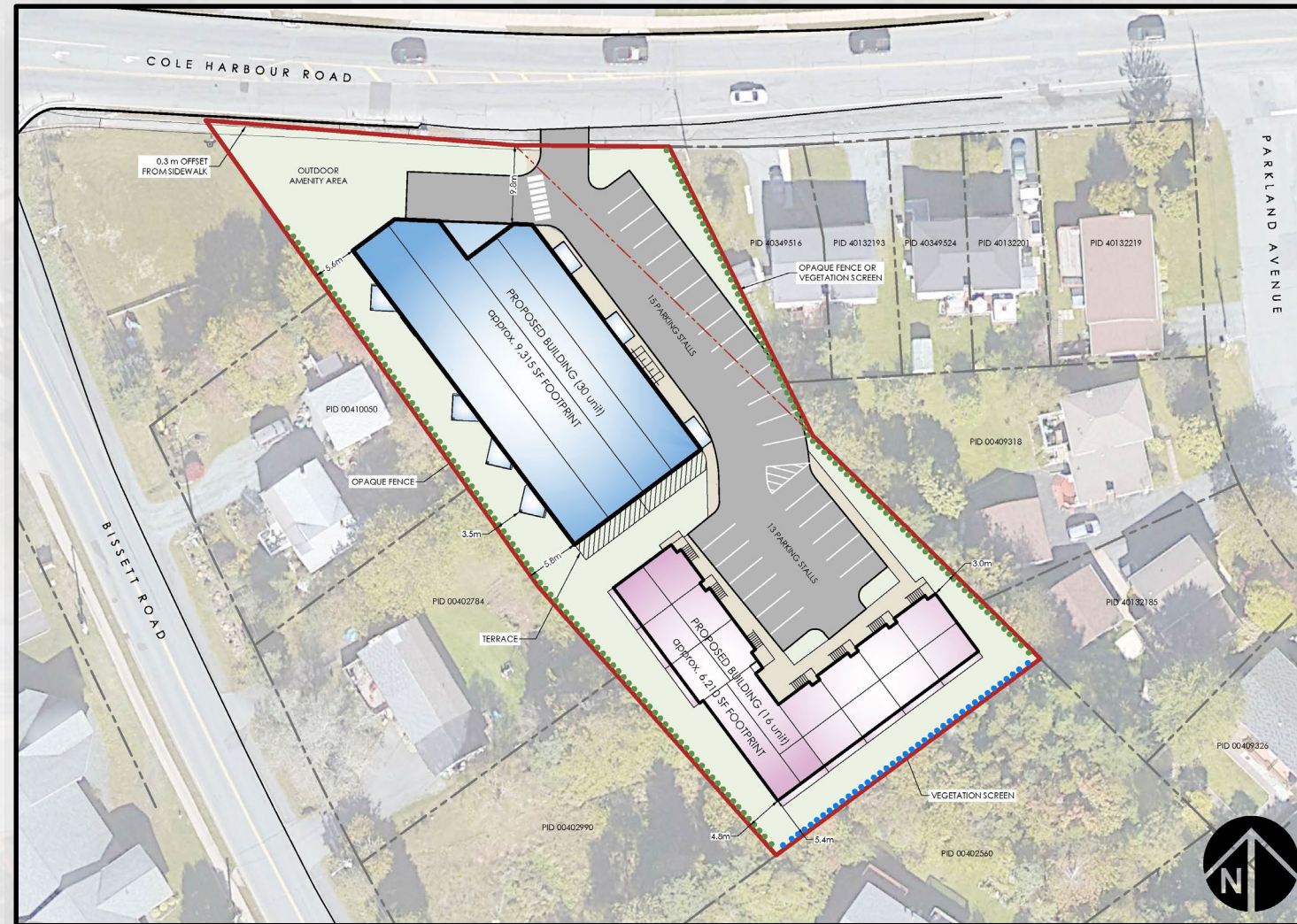
PARKLAND

SUBJECT
SITE



DEVELOPMENT PROPOSAL

- 4-storey, 30-unit residential building on the front portion of the site, with 1 level of U/G parking and interior amenity space for tenants
- 16-unit townhouse-style residential building on the rear portion, with internal storage space for tenants
- Exterior landscaped amenity areas and common interior areas
- Exterior Parking Area
- Site Fencing and Privacy Screening (including existing vegetation)



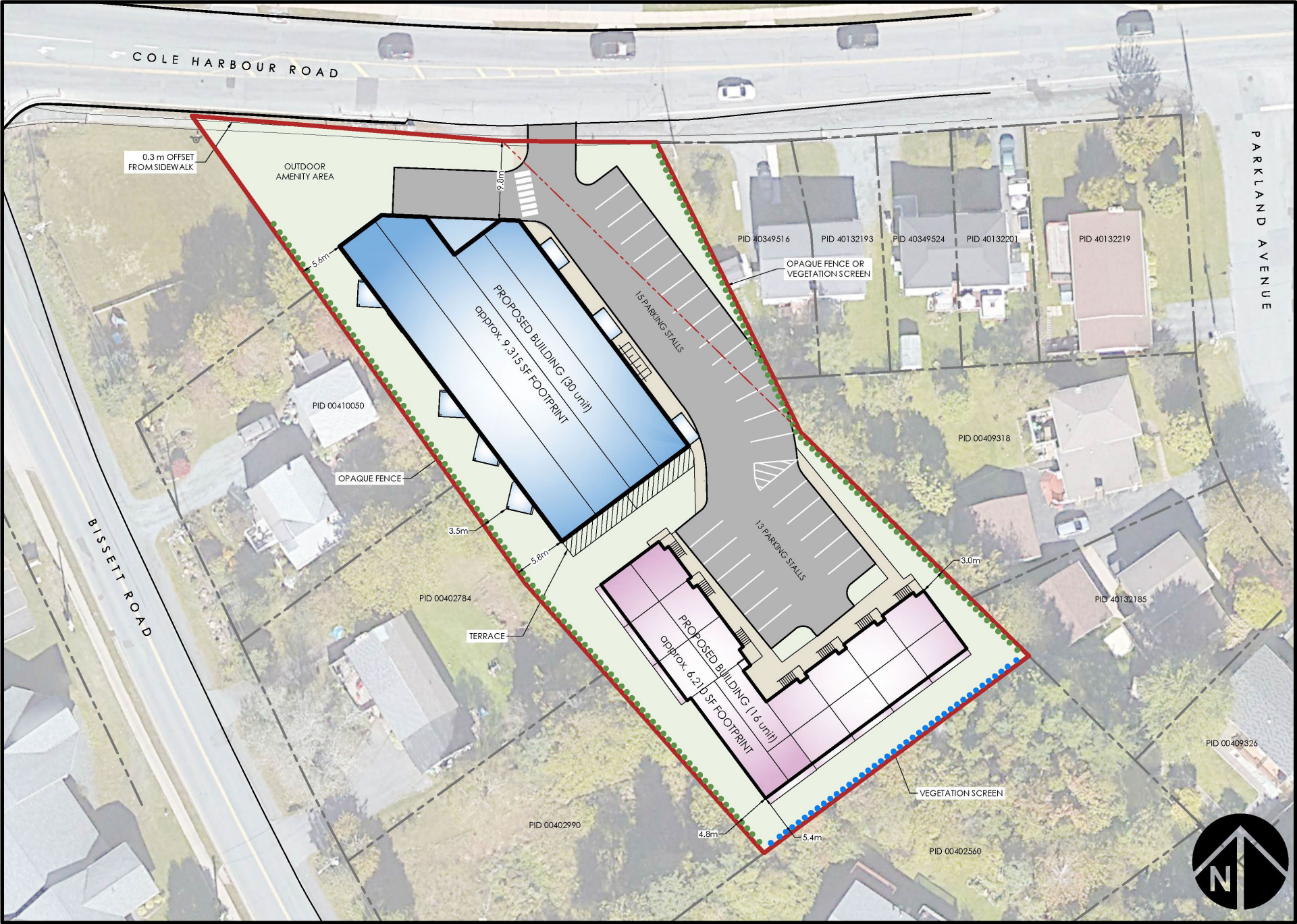
- Desire to maintain buffer and tree retention along abutting property lines
- Light disruption towards neighbouring properties (headlights, building lighting etc.)
- Concern with lack of privacy for abutting property owners
- Sidewalk encroachment and survey validity
- Concerns with parking supply and Traffic

WHAT WE HEARD

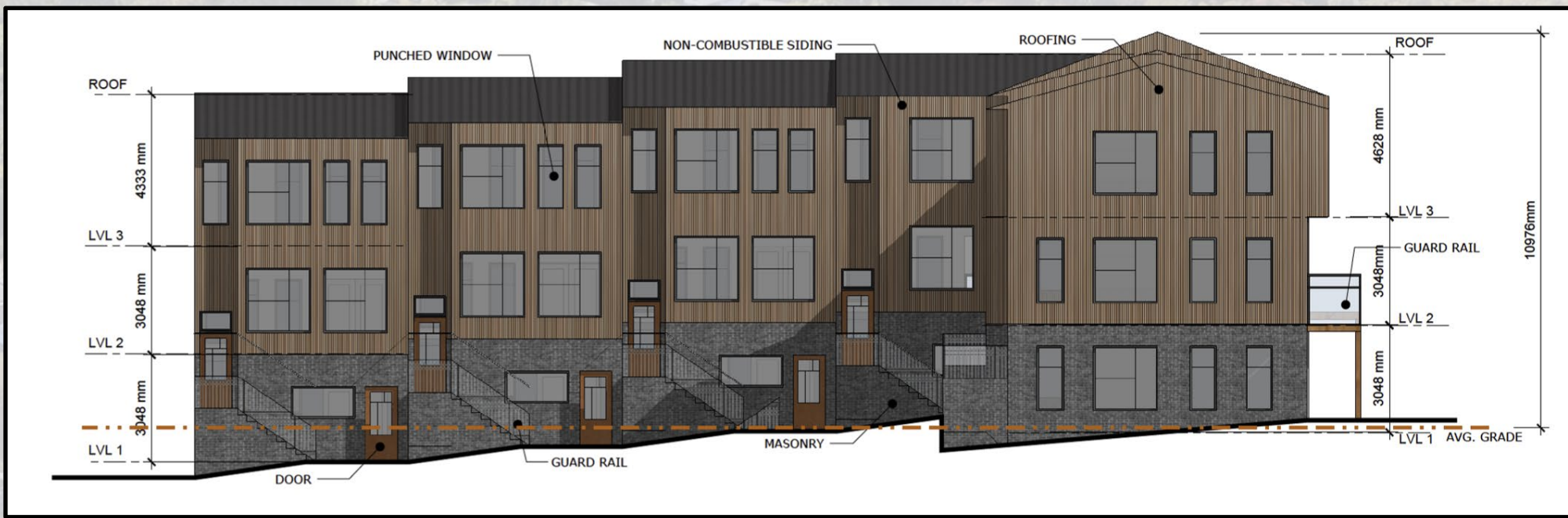


HOW WE RESPONDED

- 10 ft. buffer (including existing trees) required along western and southern property lines
- Fencing required along all interior property lines
- Privacy screening required for all balconies on the western side of the multi-unit building
- Sidewalk land is required to be conveyed to HRM at no cost. Survey verified.
- U/G Parking, Visitor Parking. Ample Bike/ Building Storage, Transit at doorstep, Planned BRT route, traffic study submitted and accepted







THANK YOU

