

September 19, 2023

Re: Item 10.1.1

**HALIFAX**

# **Public Hearing Case 24532**

Development Agreement Amendment

56 Walter Havill Drive, Halifax

Halifax & West Community Council

# Applicant Proposal

Applicant:  
Sunrose Land Use Consulting

Location:  
56 Walter Havill Drive, Halifax

Proposal:  
Convert rooming house to residential units and  
to commercialize the fitness centre on the  
ground floor at 56 Walter Havill Drive, Halifax

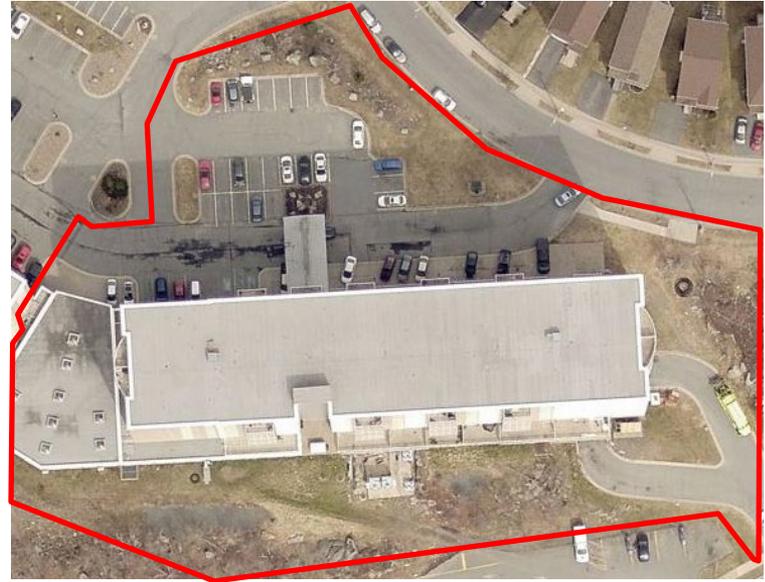


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# Site Context



General site location



Site boundaries

# Site Context and Photos





# Planning Policy Outline

Regional Plan &  
Subdivision By-law

Community Plan

Land Use By-law  
(Zoning)

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# Planning Policy Outline

Regional Plan &  
Subdivision By-law

Community Plan

Land Use By-law  
(Zoning)

Guide where population growth and the investment of services like transit, piped water and sewer should occur.

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# Planning Policy Outline

Regional Plan &  
Subdivision By-law

**Community Plan**

Land Use By-law  
(Zoning)

Outlines where, how, and which types of development may occur. Some uses may only be allowed after community consultation and Council approval.

# Planning Policy Outline

Regional Plan &  
Subdivision By-law

Community Plan

Land Use By-law  
(Zoning)

Specifies what can be approved without going to Council and seeking feedback from the public.

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# Policy & By-law Overview



Municipal Sewer and Water



Zone: Residential Development District (RDD)



Designation: Residential Development District (RDD)

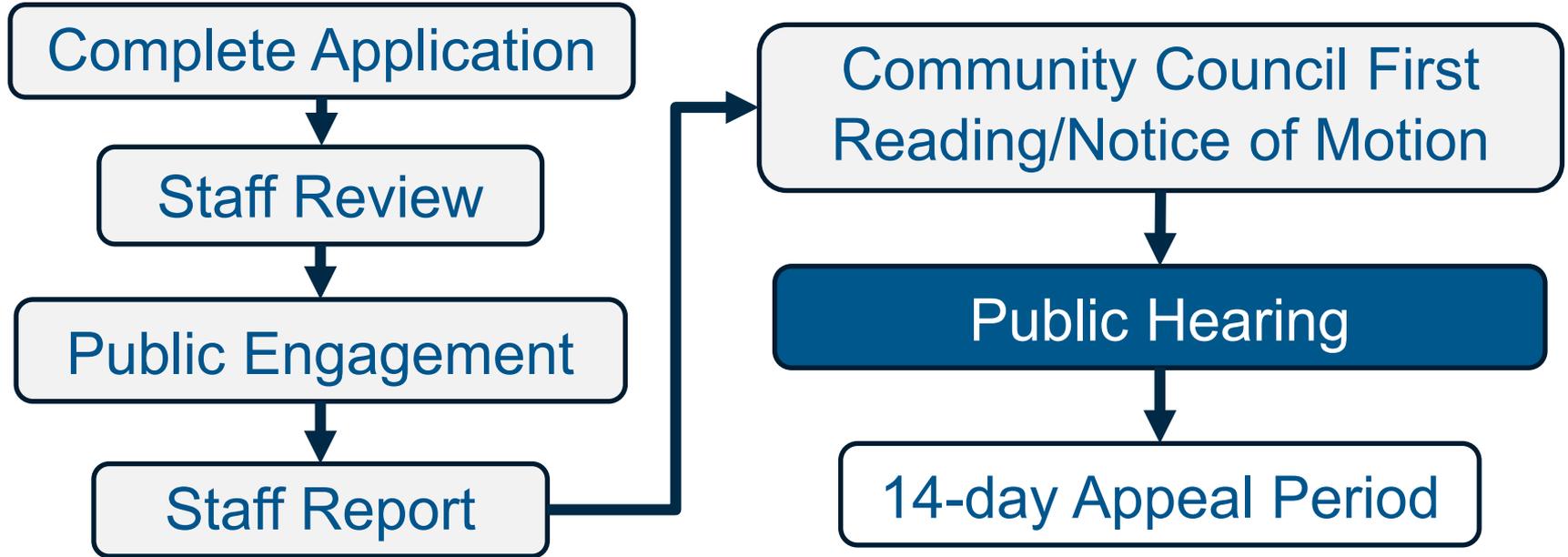


Existing Use: Multiple Unit Dwelling



Enabling Policy: Policy 1.5 & 1.5.1

# Planning Process



# Proposal



# Policy Consideration

## *Halifax MPS & LUB*

### **Policy 1.5 & 1.5.1**

Allows the comprehensive development of larger parcels of lands and requires Council consider the following in rendering their decision on a Development Agreement:

- Mix of uses
- Density
- Landscape and Open Space
- Traffic circulation

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# Policy Consideration

## *Halifax MPS & LUB*

### Mix of Uses:

Commercializing the fitness centre is supported by policy as it allows the space to be utilized by the surrounding neighbourhood as a local commercial use.

### Traffic:

Traffic study concluded that the traffic volumes generated by the proposal will have an inconsequential effect on the residential street network and local parking demand.

### Density

The MSSPS establishes a maximum population density but allows for higher densities based upon sewage capacity. This proposal will result in an increase of 10 people, however Halifax Water has reviewed the application and advised there is sufficient capacity to service the proposed development.

# Public Engagement Feedback

Notifications Mailed



421

Individual Calls/Emails



8

Webpage Views



140

Level of engagement completed was consultation achieved through a mail out notification and our HRM website.

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# Public Engagement Feedback

Feedback from the community generally included the following:

- Traffic safety and parking
- Compatibility (both positive and negative)

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# Staff Recommendation

The staff recommendation contained in the staff report was arrived at after a detailed analysis of all relevant policies in the Regional and local Municipal Planning Strategies.

Staff recommend that Halifax & West Community Council:

- Approve the proposed development agreement as set out in Attachment A of the staff report dated May 23, 2023

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# Thank You

## Planners Name



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