

**HALIFAX**

# **Public Hearing**

## **PLANAPP-2023-01043**

Development Agreement Amendment:

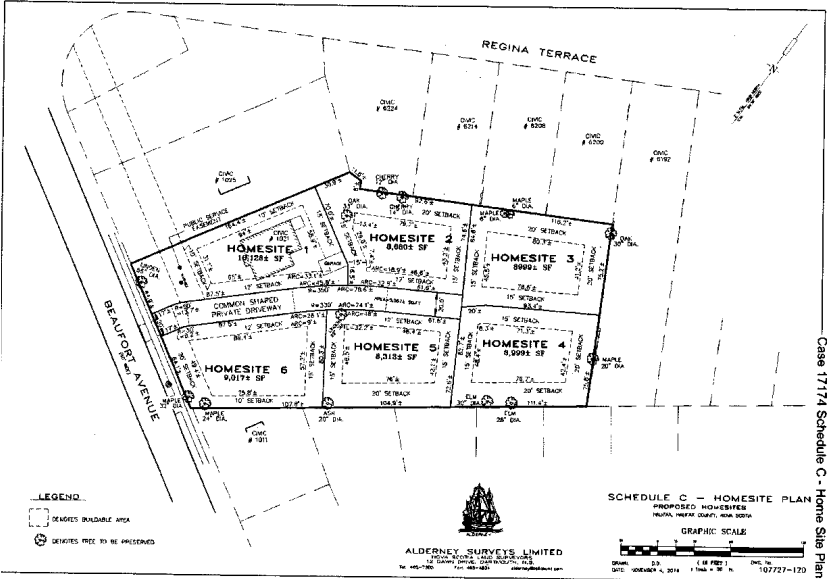
1021 Beaufort Ave, Halifax

Halifax & West Community Council

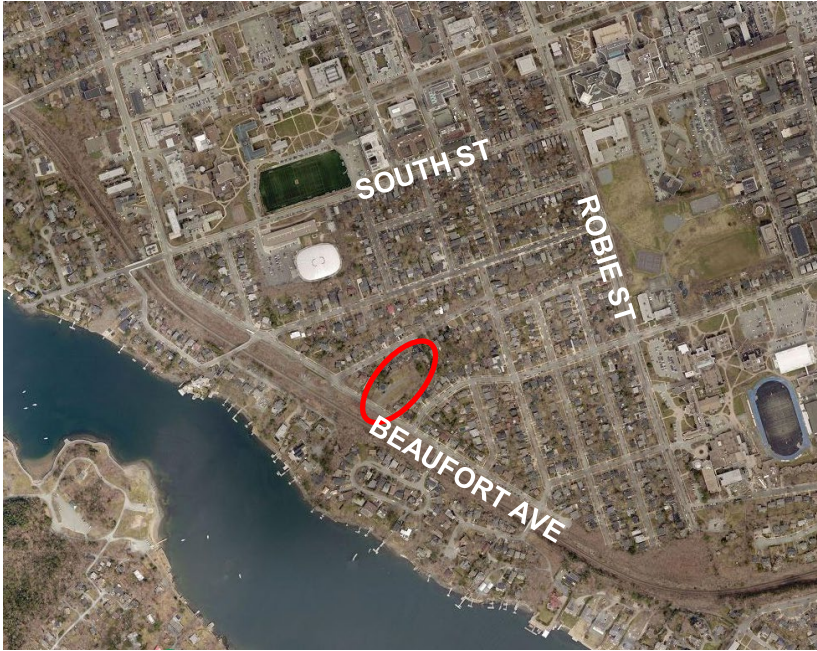
October 10, 2023

# Proposed Development

**Applicant: BMP Developments**  
**Location: 1021 Beaufort Ave**  
**Proposal: Extension of timeline for completion of development**  
**Type of Application: Amendment to Development Agreement**



# Site Context



**General Site location in Red**



**Site Boundaries in Red**

# Planning Policy Overview

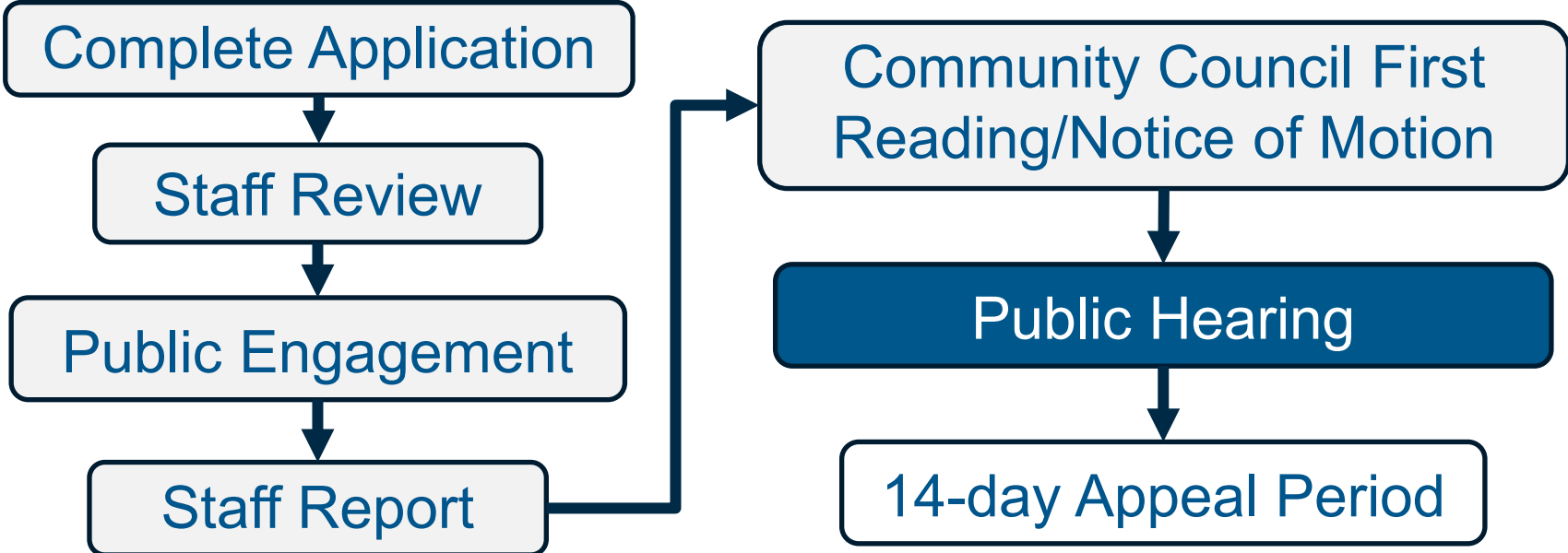
Regional Plan &  
Subdivision By-law

Community Plan

Land Use By-law  
(Zoning)

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# Planning Process



# Planning Overview



Municipal Sewer and Water



Zone: Established Residential 1 (ER-1)



Designation: Established Residential



Existing Use: Single Unit Dwelling



Enabling Policy: IM-34

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# Development Agreement

## Section 6.1 Non-Substantive Amendments

- Minor changes as detailed in Section 3.8 (architectural requirements and exterior architectural appearance or materials)
- Extension to the date of commencement of construction as identified in Section 7.3 of the Development Agreement (final subdivision approval into one lot)
- Extension to completion timeline as identified in Section 7.4 of the Development Agreement (issuance of construction permit for all home sites)

# Development Agreement

## Section 7.4.2

- Development completed within six (6) years from the date of DA registration
- DA registered November 9, 2015
- Completion required by November 9, 2021

## Section 7.4.4

- Granting of extension considered through resolution if written request made at least sixty (60) calendar days prior to expiry

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# Policy Consideration

**Enabling Policy IM-34: Applications for amendments to existing development agreements to extend the project commencement and completion dates shall only be considered by Council if:**

**a) the project commencement date is proposed to increase by no more than two years;**

 Commencement has already been completed

# Policy Consideration

**b) the project completion date is proposed to increase by no more than two years; and**

➔ Completion date extended by two years only (Nov 9, 2023)

**c) there is only one application per development agreement to be considered.**

➔ This is the first request for this development agreement

# Public Engagement Feedback

Individual Calls/Emails  2

Webpage Views  74

Level of engagement completed was consultation achieved through our HRM application webpage and on-site signage (August 25, 2023).

# Public Engagement Feedback

Feedback included :

- Concerns around construction activity and duration
- Concerns regarding the original Development Agreement approval process

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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:

- Approve the proposed amending development agreement as set out in Attachment A of the staff report dated August 28, 2023

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October 10, 2023

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# Thank You

**Kelly Greenland**



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902-497-5088

# Development Agreement History

- October 2010 – preliminary approval of subdivision plan for public street and 9 house lots
- September 2011 – Amendments to the Halifax MPS and HPLUB for a new R-1A zone (BARTIS regs)
- March 2012 – staff presented two options on behalf of owners
  - Subdivision with new public cul-de-sac with 7 or 8 house lots under new R-1A zoning
  - Private shared driveway with 6 house lots through DA process (CHOSEN)
- June 2015 – Council approved existing DA

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