

April 4th, 2024

Item 10.1.1
HALIFAX

Public Hearing

PLANAPP-2023-00728

Development Agreement: Head of Jeddore
Harbour East-Marine Drive Community Council

Proposed Development

Applicant: WSP, on behalf of the property owner

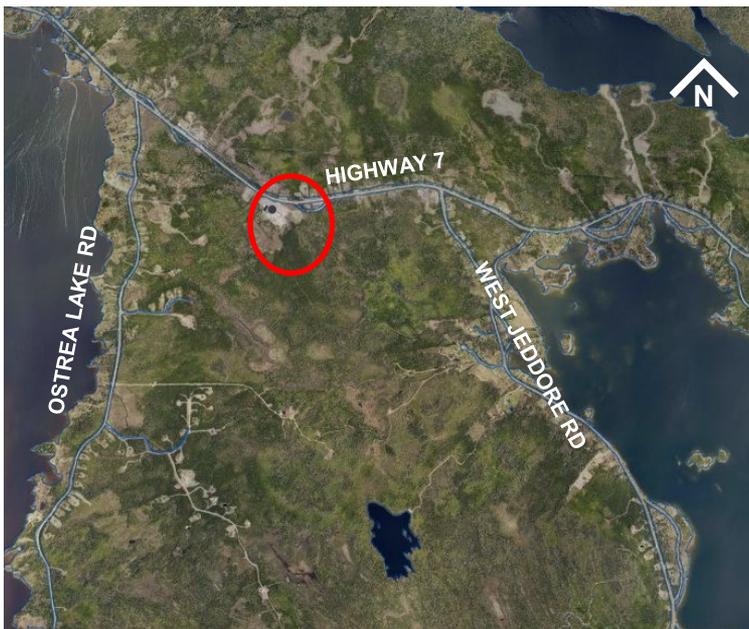
Location: Highway 7, Head of Jeddore

Proposal: New commercial building (grocery store)

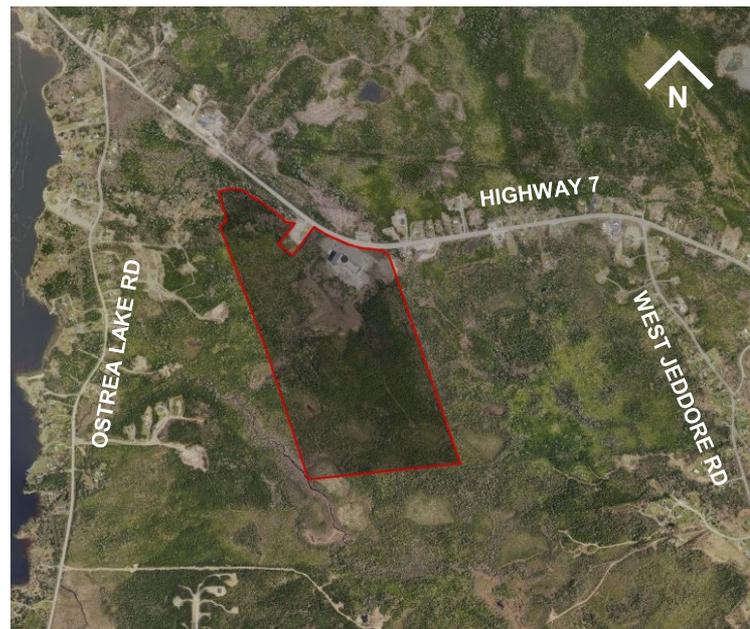
Type of Application: Development Agreement



Site Context



General Site location **in Red**



Site Boundaries **in Red**

Site Photos/Neighbourhood Context



Planning Policy Overview

Regional Plan &
Subdivision By-law

Community Plan

Land Use By-law
(Zoning)

HALIFAX

Planning Policy Overview

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.

HALIFAX

Planning Policy Overview

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 Overview

Regional Plan &
Subdivision By-law

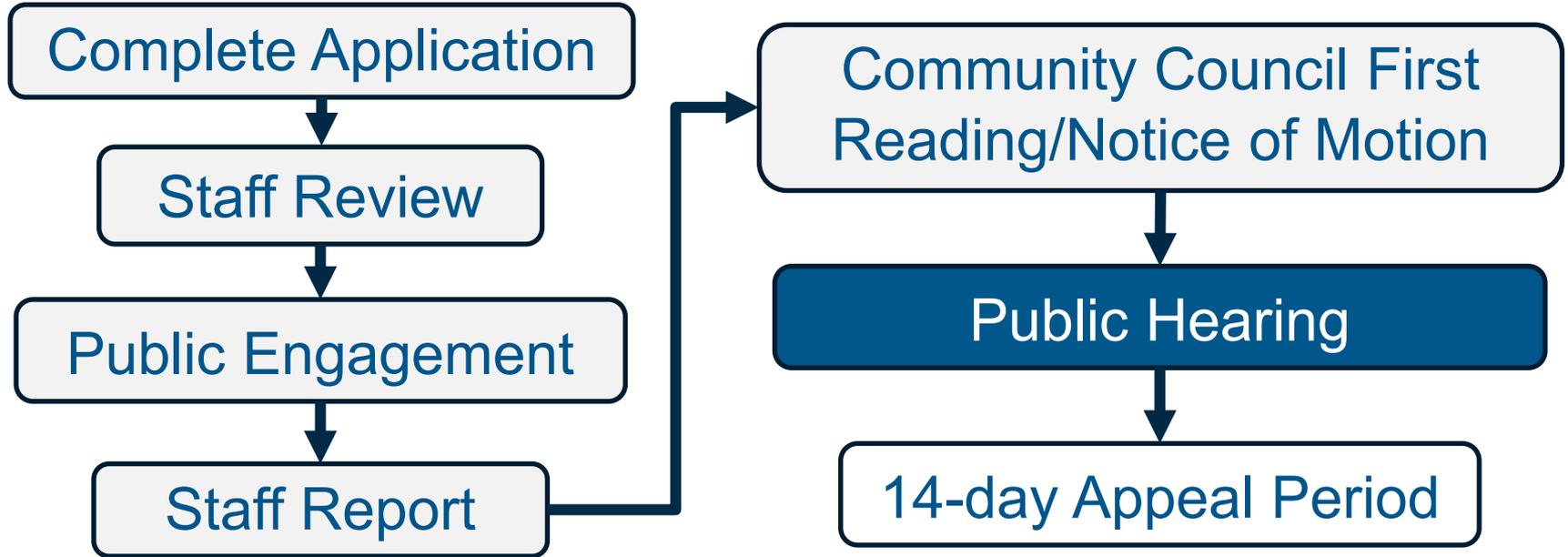
Community Plan

Land Use By-law
(Zoning)

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

HALIFAX

Development Agreement



Planning Overview

 Municipal Sewer and/or Water: Unserviced Area

 Zone: Mixed Use (MU)

 Designation: Mixed Use (MU)

 Existing Use: Commercial Strip Mall

 Enabling Policy: MU-7

Policy Consideration

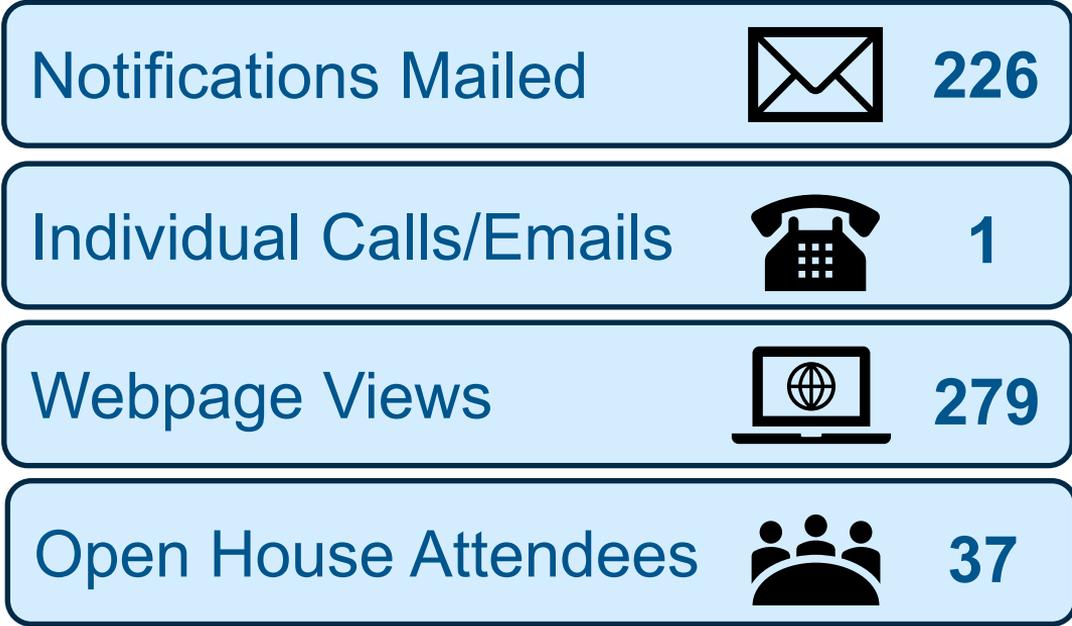
Enabling Policy MU-7:

This policy enables Council to consider proposals for a development agreement for commercial uses that exceed 5000 square feet in floor area, which is the maximum floor area permitted in the MU zone.

Policy Consideration

Policy Criteria	Proposal
Design and scale of the building is compatible with nearby uses	The proposed building is smaller in scale than the existing building, and the community has a mix of uses which the proposed use is compatible with.
Impact of traffic on road network	Traffic Impact Study has confirmed that the road network is sufficient, with the addition of turning lanes installed by the Developer to accommodate future impact.
Lot can be adequately serviced	Proposed servicing plan is signed by Professional Engineer.
Overall design of site, incl. landscaping, refuse areas, and signage	Landscaping plan, with designated refuse areas provided. No new signage is proposed beyond a fascia sign on new building.
Overall site suitability	The development does not encroach on the wetland. The proposed lot coverage is 1.1%, and the development makes efficient use of existing on-site infrastructure (e.g. accesses)

Public Engagement Feedback



Level of engagement completed was consultation achieved through a mail out notification and a public open house meeting held on August 10th, 2023.



Public Engagement Feedback

Feedback included:

- Concerns regarding stormwater management
- Comments regarding traffic flow
- Positive comments about the proposal, regarding the community need for larger grocery store

HALIFAX

Elements of Development Agreement

- Allow for a new commercial building in addition to the existing strip mall;
- Allow for a maximum footprint of 16,000 square feet for the new commercial building with a 10% increase permitted by the Development Officer at the permitting stage;
- Require parking areas to be hard-surfaced and set back 8ft from side lot lines;
- Landscaping to be provided as per the agreement;
- Require mechanical equipment to be screened from neighbouring residential properties.

Non-Substantive Amendments

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

- Changes to the building footprint up to 20,000 square feet;
- Changes to landscaping and signage requirements;
- Extension to the dates of commencement and completion of development.

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 Harbour East–Marine Drive Community Council approve the proposed development agreement, as set out in Attachment A of the staff report dated January 17th, 2024.

Thank You

Alyson Dobrota



alyson.dobrota@halifax.ca



782-640-6189