

HALIFAX

Public Hearing
PLANAPP-2024-00240

Application Type: Development Agreement
Halifax & West Community Council

August 13, 2024

Proposed Development



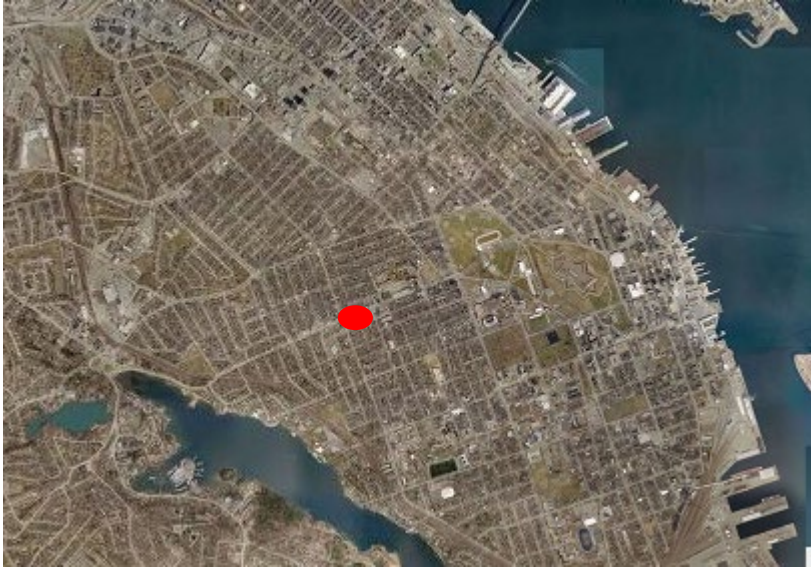
Applicant: Dixel Developments

Location: 6324 & 6330 Quinpool Road, Halifax

Proposal: 2 storey addition to 8-storey building.

Type of Application: Development Agreement (Amendment)

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)

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Planning Policy Overview

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

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Planning Policy Overview

Regional Plan &
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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

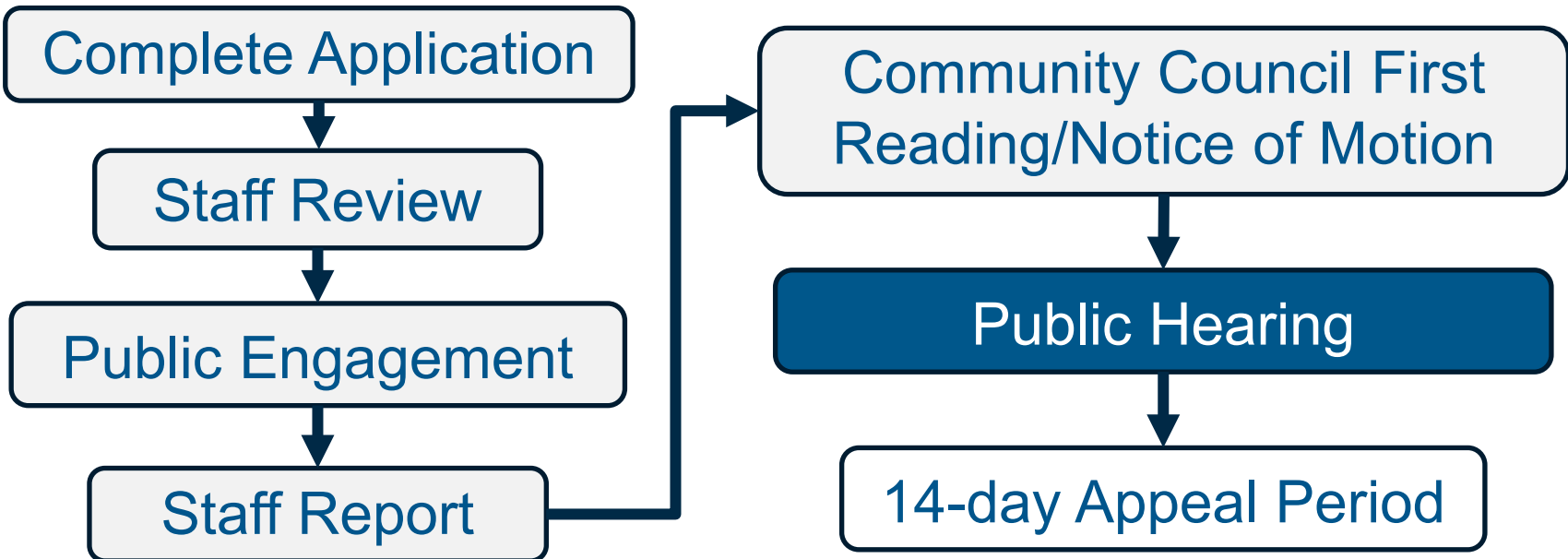
Community Plan

Land Use By-law
(Zoning)

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

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Development Agreement



Planning Overview



Municipal Sewer and/or Water



Zone: Centre 2 (CEN-2) and Centre 1 (CEN-1)



Designation: Centre (CEN)



Existing Use: 8-storey mixed use multiple unit dwelling



Enabling Policy: IM-33.5

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History

- On August 24, 2021 Halifax and West Community Council approved a development agreement that enabled an 8-storey mixed-use development at the subject site.
- Construction commenced on March 20, 2024 following the issuance of building permit BPCOM-2023-11585.

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Policy Consideration

- Enabling Policy IM-33.5 enables Council to consider a site-specific amendment to the existing development agreement at 6330 Quinpool Road to allow the 2-storey addition.
- Policy IM-33.5 was approved as part of the HAF amendments as the development development was identified as a strategic location to achieve additional housing close to transit in an area designated for growth

Proposal Details

- 2 stories added to 8-storey building under construction.
- The addition will yield 38 additional units, resulting in a total of 193 units.
- No other changes to the building aspects are proposed.

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Proposal Details



*not to scale

Public Engagement Feedback

Notifications Mailed



221

Individual Calls/Emails



7

Webpage Views



77

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

Concerns around:

- Traffic;
- The benefit to HRM; and
- The loss of sky view and shadow impacts;

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: Halifax and West Community Council approve the proposed amending development agreement, as attached to the staff report.

August 13, 2024

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Thank You

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