

1200 + 1216 Cole Harbour Road

PID 00407635 and 00406850

To: HRM Planning and Development Department

Submitted By: John Dib

Subject: Application for Development Agreement – Mixed Use Development, Cole Harbour/Westphal

Dear HRM Planning Staff,

Please see the following application, on behalf of Jehad Khoury Holdings LTD, to enter into a development agreement to permit a 12 518m² (134 737sf) mixed use building at 1200 and 1216 Cole Harbour Road (PID 00407635 and 00406850), Cole Harbour.

Location, Designation and Zone

- District: Cole Harbour/Westphal
- Location: 1200-1216 Cole Harbour Road (D0)
- Lot Size: 8 104m² combined (87 233sf)
- Designation: Community Commercial
- Zone: C-2
- Context: Immediate context includes commercial and multi-unit residential uses; low density dwellings exist to the north and west. Colonel John Stuart Elementary and Junior High School are also within close proximity to the site.

Enabling Policy

Policy CC-4 in the Cole Harbour/Westphal Municipal Planning Strategy states that Council may consider permitting multiple unit residential uses containing more than twelve dwelling units within the Community Commercial Designation in accordance with the development agreement provisions of the Planning Act. This policy requires Council to consider issues such as:

- the effects of the proposed development upon the road network;
- separation distances from low density residential uses;
- the availability of useable open space;
- the location of on site amenity areas;
- the overall design of the site and structure, including landscaping, parking areas and access;
- the design of buildings, including roof pitch and finish materials; and
- the provisions of Policy IM-11.

Considerations

In accordance with the above-mentioned issues that Council shall have regard for, please see attached application documents that demonstrate how the proposed development intends to satisfy the intentions of each policy outlined in the MPS that have been identified as significant considerations for Council to consider.

Road Network

Please see attached TIS.

Separation Distances

The properties immediately neighbouring the proposed development are commercially zoned and contain a mix of commercial and multi-unit residential uses, complimenting the mixed-use of the proposed development. Any low-density dwelling uses are buffered from the proposed development by commercial businesses to the north, or Bissett Lake Park to the west.

Open Space and Amenity

Amenity spaces are provided on site with an indoor amenity space and outdoor green spaces that will be designed at later stages of the application process.

Design

Please see the attached architectural package for design considerations. The design of the building is intended to relate to the pedestrian functionality of the commercial street. The use of different materials and varying masses breaks up the bulk of the building while providing visual consistency throughout the project as the forms are repeated. In order to address all sides of the proposal, the articulation of the street facing façade is carried throughout the entirety of the project to break up large expanses of wall on every side of the development.

Policy IM-11

In addition to satisfying the policies mentioned above, the proposed development also intends to satisfy the intentions as part of Policy IM-11. Attached documents can verify the impact of the development on services and road networks as well as minimal conflict with nearby land uses. The site is appropriate to accept the proposed scale and design of the development, considering all proposed setbacks and site treatments.

Regards,

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