

## MEMORANDUM

TO: Chair and Members of Halifax Peninsula Planning Advisory Committee  
FROM: Jennifer Chapman, Planner III, Urban Enabled Applications  
DATE: June 16, 2017

**SUBJECT: Case 20719—Application by WM Fares Architects to add 5516 Bilby Street to Schedule Q of the Halifax Peninsula Land Use By-law and to amend an approved development agreement at 5530 and 5532 Bilby Street.**

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The applicant currently has an approved development agreement for an 8 storey, 35 unit residential building (Attachment A). The applicant is requesting to add the adjacent property into the agreement and to amend the agreement to extend the building across the three properties. To enable this, two steps are required; first, the land use by-law for Halifax Peninsula needs to be amended by adding 5516 Bilby Street to the Schedule Q, and secondly, the development agreement needs to be amended.

### Location

The subject property is:

- Located at 5516, 5530 and 5532 Bilby Street (Maps 1 & 2);
- 5516 Bilby Street is currently vacant;
- 5530 and 5532 Bilby Street is also vacant and is currently subject to an approved development agreement;
- 14,091 sq ft in total lot area of the three lots; and
- Located in Peninsula North, sub area 5, under the Halifax MPS.

### Designation and Zoning

The three properties are within the Major Commercial designation in the Halifax Municipal Planning Strategy, are zoned C-2 (General Business) Zone, however only 5530 and 5532 Bilby Street are within Schedule Q. Residential development can be considered within Schedule Q lands subject to policy 2.3.1, 2.3.2 and 2.3.3 (Attachment B).

## **Proposal**

The applicant is now proposing an 8 unit, 63 unit building with 52 parking spaces. The proposed building has a 3 storey streetwall with a townhouse podium that steps down to 2 storeys on the sides and one storey in the rear yard. The building has 100% lot coverage and is immediately adjacent to an approved, but not constructed, 7 storey residential building to the west, and to a single unit residential building to the east. The surrounding community has a mix of uses which include: single unit residential; multi unit residential; large institutional; commercial; and light industrial buildings. The applicant's proposal is included in Attachment C and supplied studies in Attachment D and Attachment E.

## **Community Engagement**

A public open house was held on June 7, 2017. Approximately 7 people attended the meeting. Staff gave a brief presentation to explain the policy and process and were available at the information boards to answer questions about the proposal. As this meeting was an open house, attendees were encouraged to provide comment by filling out comment sheets. A summary of this is included in Attachment F and the display boards are included in Attachment A.

## **Planning Process**

The application will be considered under the land use by-law amendment and development agreement process.

## **Committee Request**

Pursuant to the Halifax Peninsula PAC's Terms of Reference, feedback is sought from the Committee relative to the Schedule Q amendment and development agreement. Halifax Peninsula PAC's recommendation will be included in the staff report to Halifax and West Community Council.

Staff would bring to the committee's attention the following items:

- Building height and mass
- Building design and materials
- Integration to the community

## **Attachments**

Map 1	Generalized Future Land Use
Map 2	Zoning
Attachment A:	Open House Boards
Attachment B:	Excerpts from the Halifax Municipal Planning Strategy
Attachment C:	Building Floor Plans and Elevations
Attachment D:	Traffic Impact Statement
Attachment E:	Servicing Schematics
Attachment F:	Case 20719 Public Open House Comments



### Map 1 - Generalized Future Land Use

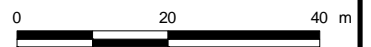
5516, 5530 and 5532 Bilby Street  
Halifax

 Subject Properties

#### Designation

- MDR Medium Density Residential
- MJC Major Commercial
- CFB Canadian Forces Base

**HALIFAX**



Halifax Plan Area  
Peninsula North Planning Area - Area 5



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.



**Map 2 - Zoning**

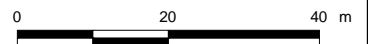
5516, 5530 and 5532 Bilby Street  
Halifax

-  Subject Property
-  Schedule Q

**Zone**

- R-2 General Residential
- C-2 General Business
- CFB Canadian Forces Base

**HALIFAX**



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Halifax Peninsula Land Use By-Law  
Peninsula North Secondary Planning Strategy



# THE STACKHOUSE BILBY STREET, HALIFAX

The Stackhouse – As approved under Planning Case 18591

- o Civic Addresses: 5530 + 5532
- o Lot Area: 8,990 sq.ft.
- o Population Density: 80 persons
- o Height: 80 feet
- o No. of Units: 35
- o Unit Mix: minimum 55% family type units
- o Parking: maximum 30



BILBY STREET ELEVATION



# THE STACKHOUSE

## BILBY STREET, HALIFAX

The Stackhouse – New Planning Application – Case 20719

- o Civic Addresses: 5530 + 5532 + 5516
- o Lot Area: 14,091 sq.ft. (58% increase in land)
- o Population Density: 125 persons (56% in density)
- o Height: 80 feet
- o No. of Units: 63
- o Unit Mix: minimum 50% family type units
- o Parking: maximum 52



BILBY STREET ELEVATION





# THE STACKHOUSE

BILBY STREET, HALIFAX

## MODEL VIEWS





## **Attachment B**

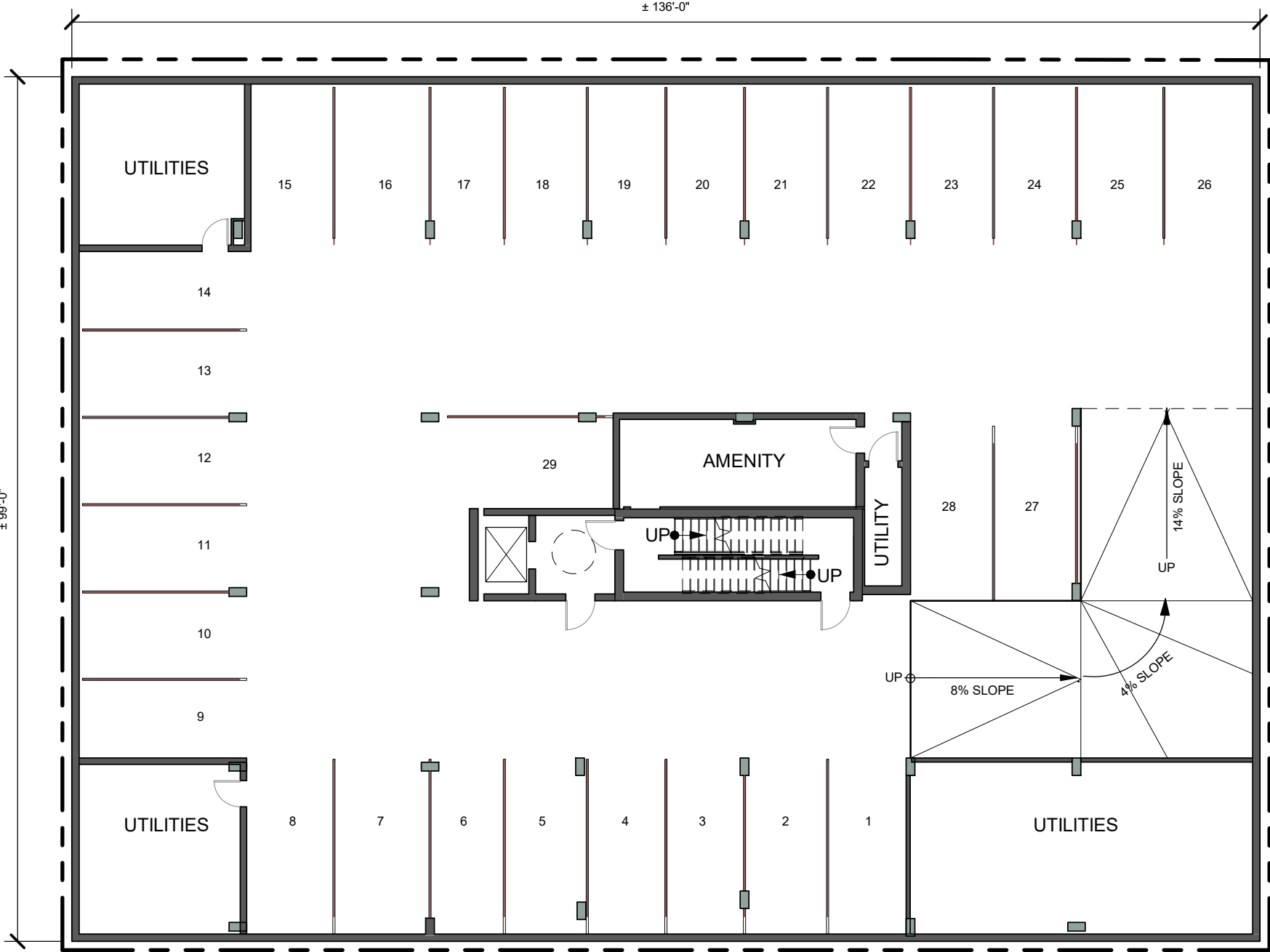
### **Excerpts from the Halifax Municipal Planning Strategy**

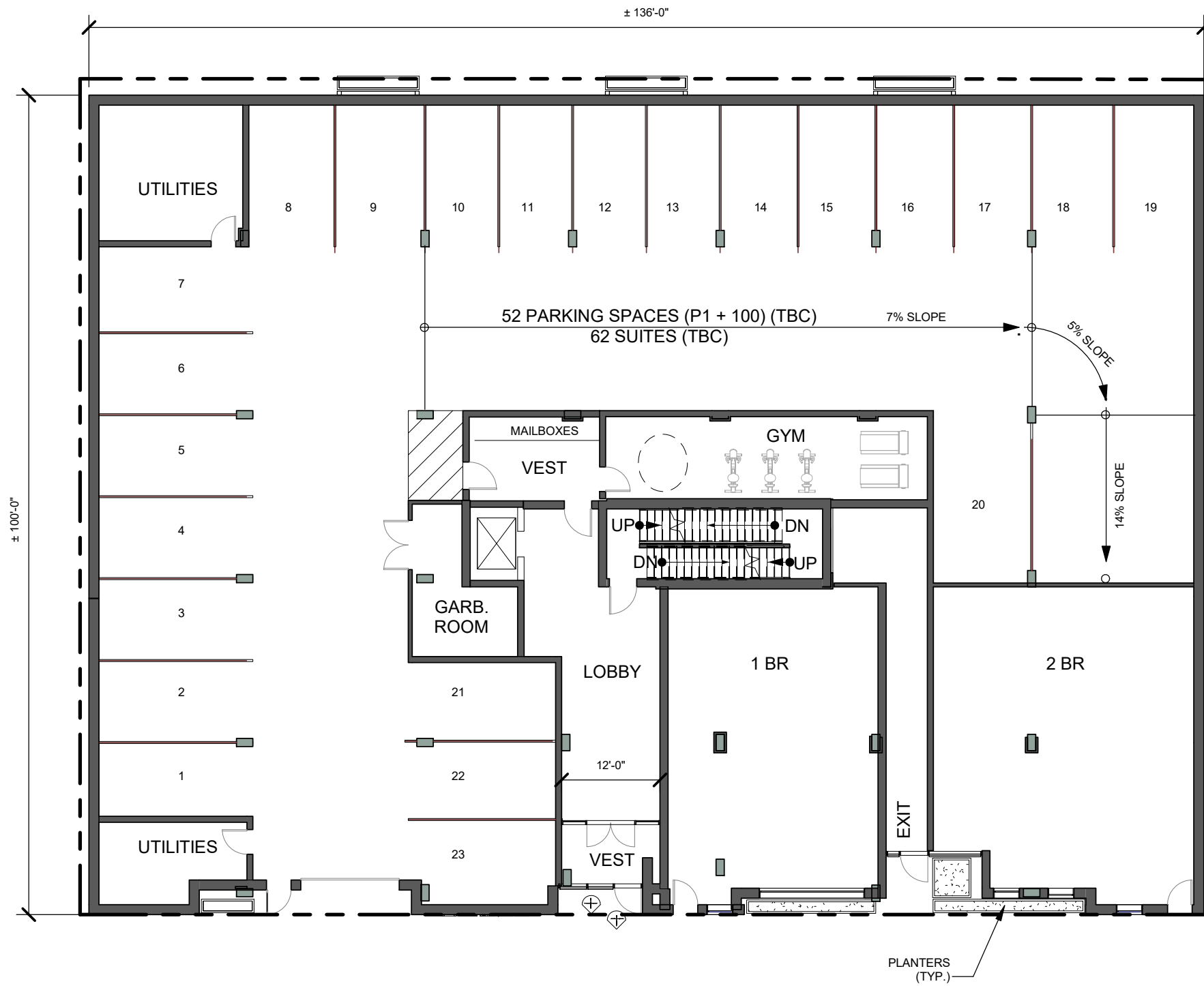
2.3.1 In order to promote investment in commercial and residential redevelopment and to prevent conflict between new and existing uses the city may, through the land use by-law, identify areas that provide an opportunity for and will benefit from comprehensive site planning.;

2.3.2 In those areas identified in the land use by-law pursuant to Policy 2.3.1 all residential and mixed residential-commercial development over four units shall be by agreement.

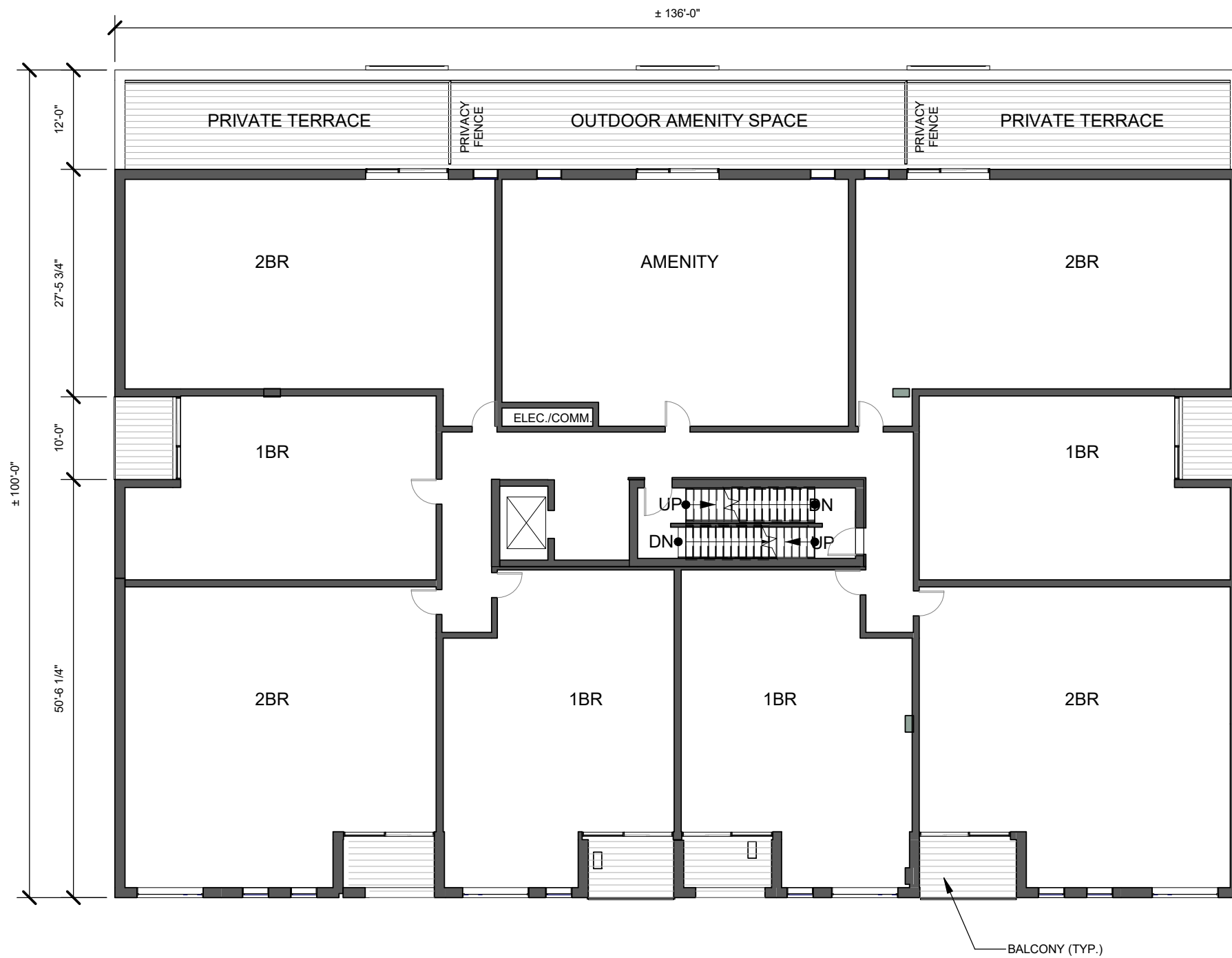
2.3.3 In considering agreements pursuant to Policy 2.3.2, Council shall consider the following:

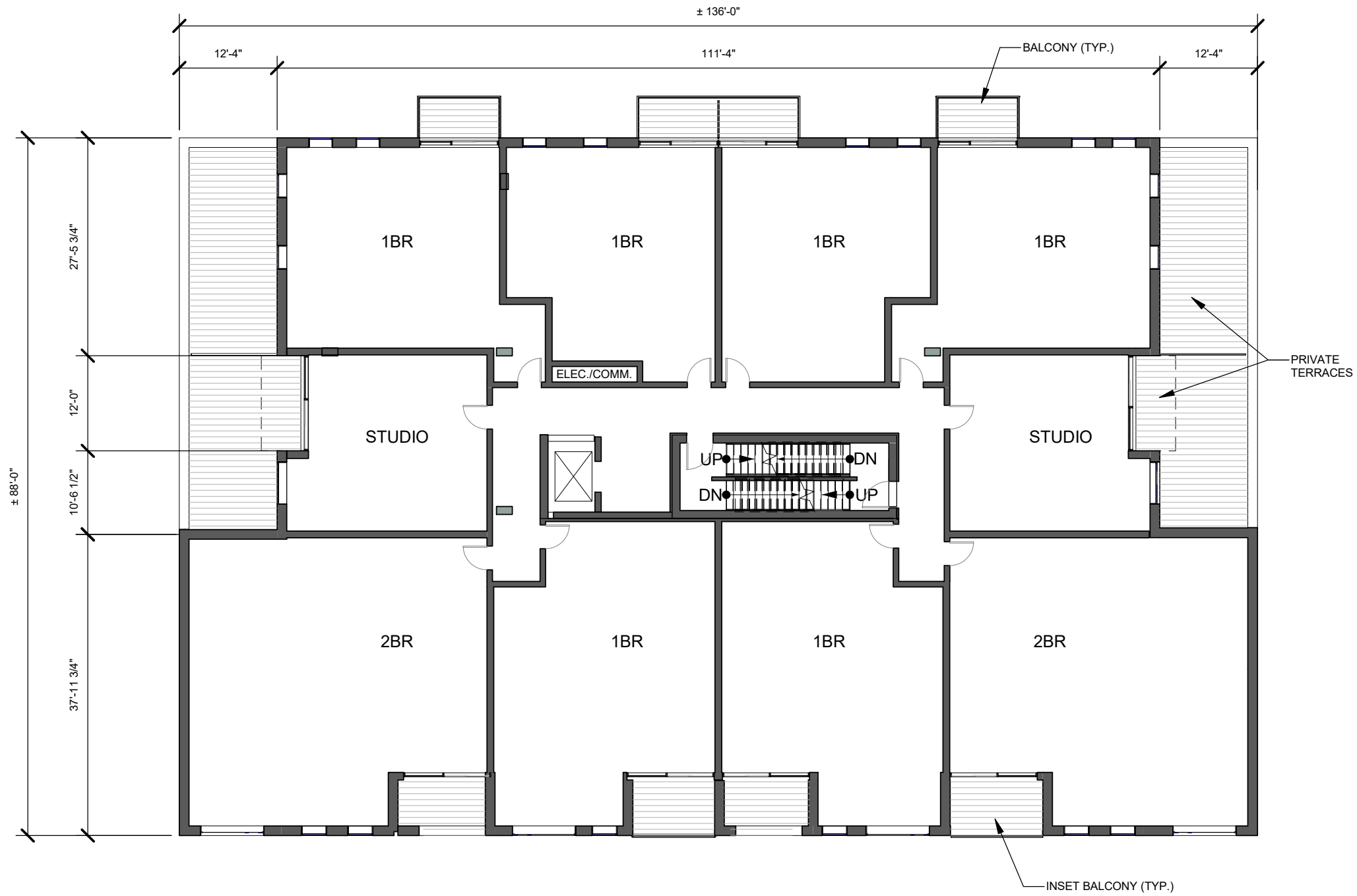
- (i) the relationship of new development to adjacent properties and uses; and, the mitigation of impacts on the amenity, convenience and development potential of adjacent properties through effective urban design and landscape treatment;
- (ii) the appropriate integration of the development into the traditional grid street system of the Peninsula;
- (iii) the design and layout of the development should encourage vehicular traffic to use Principal Streets and discourage traffic from infiltrating through existing neighbourhoods;
- (iv) the creation of high quality design detail at street level through attention to such matters as landscaping, signs, building entrances, and vehicle layby areas;
- (v) the provision of high quality open space and leisure areas of a size and type adequate for the resident population;
- (vi) residential and commercial densities consistent with municipal services;
- (vii) encouraging high quality exterior construction materials such as masonry; and
- (viii) other relevant land use considerations which are based on the policy guidance of this Section.

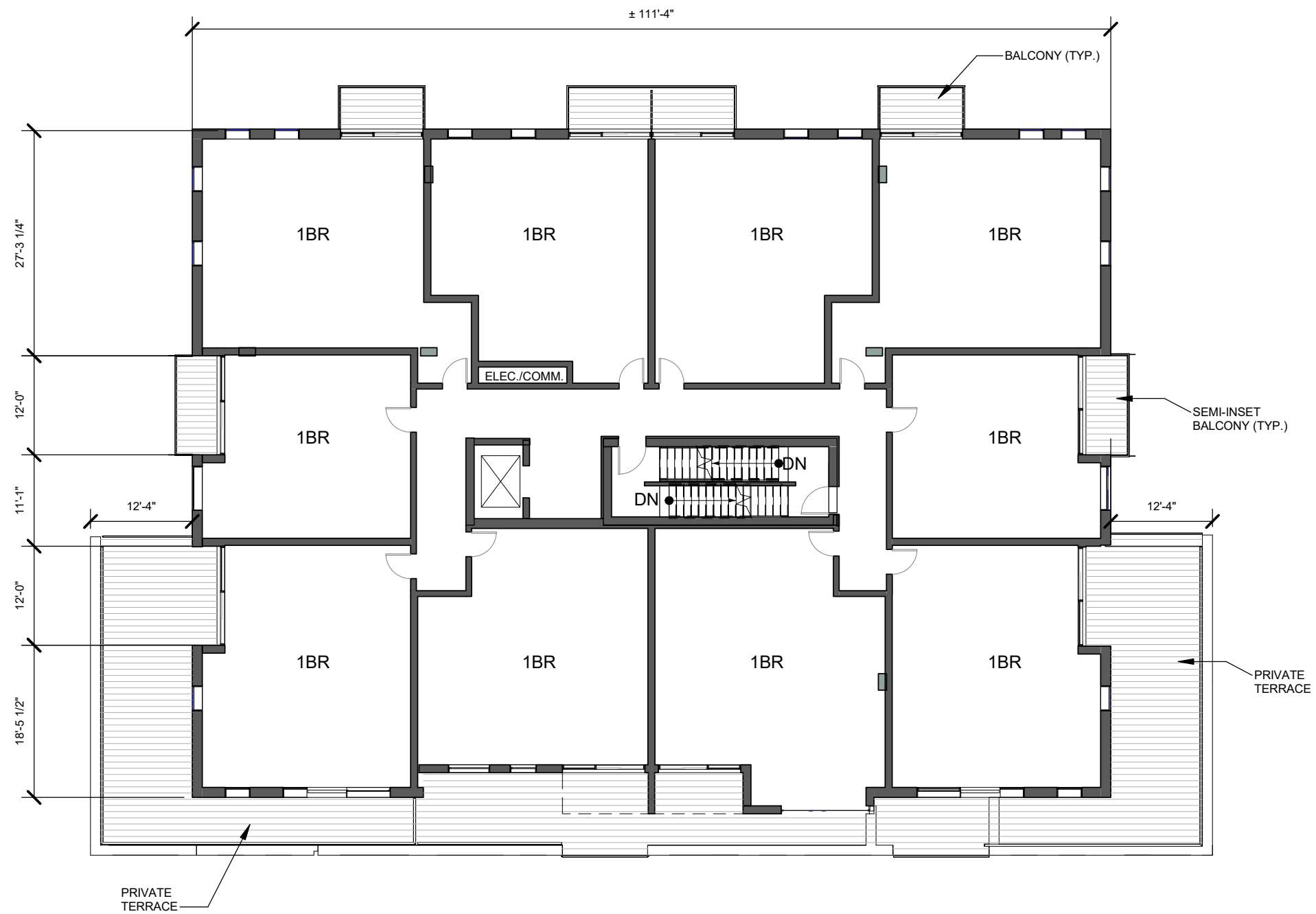












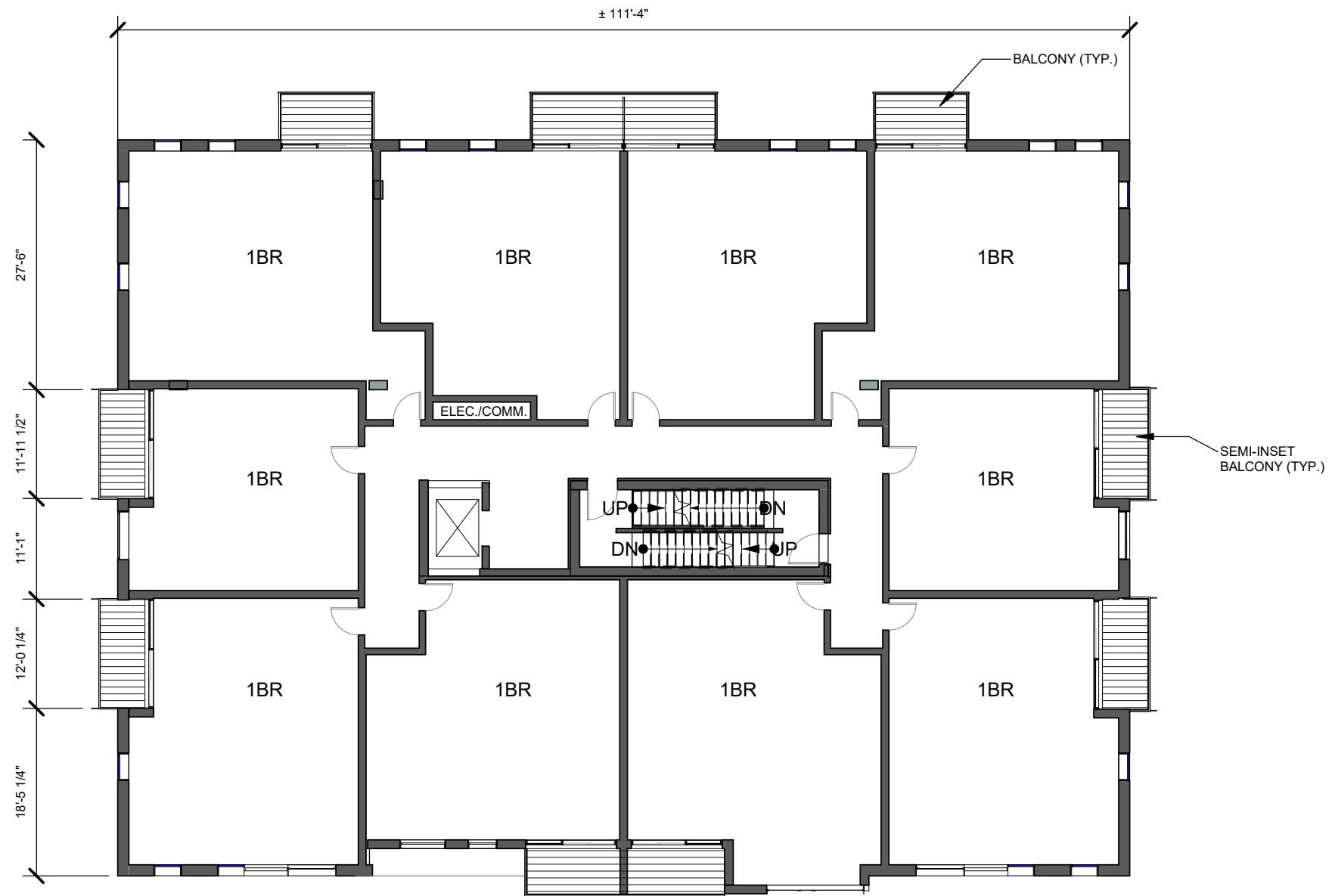
STACKHOUSE  
5530 BILBY ST. HALIFAX NS

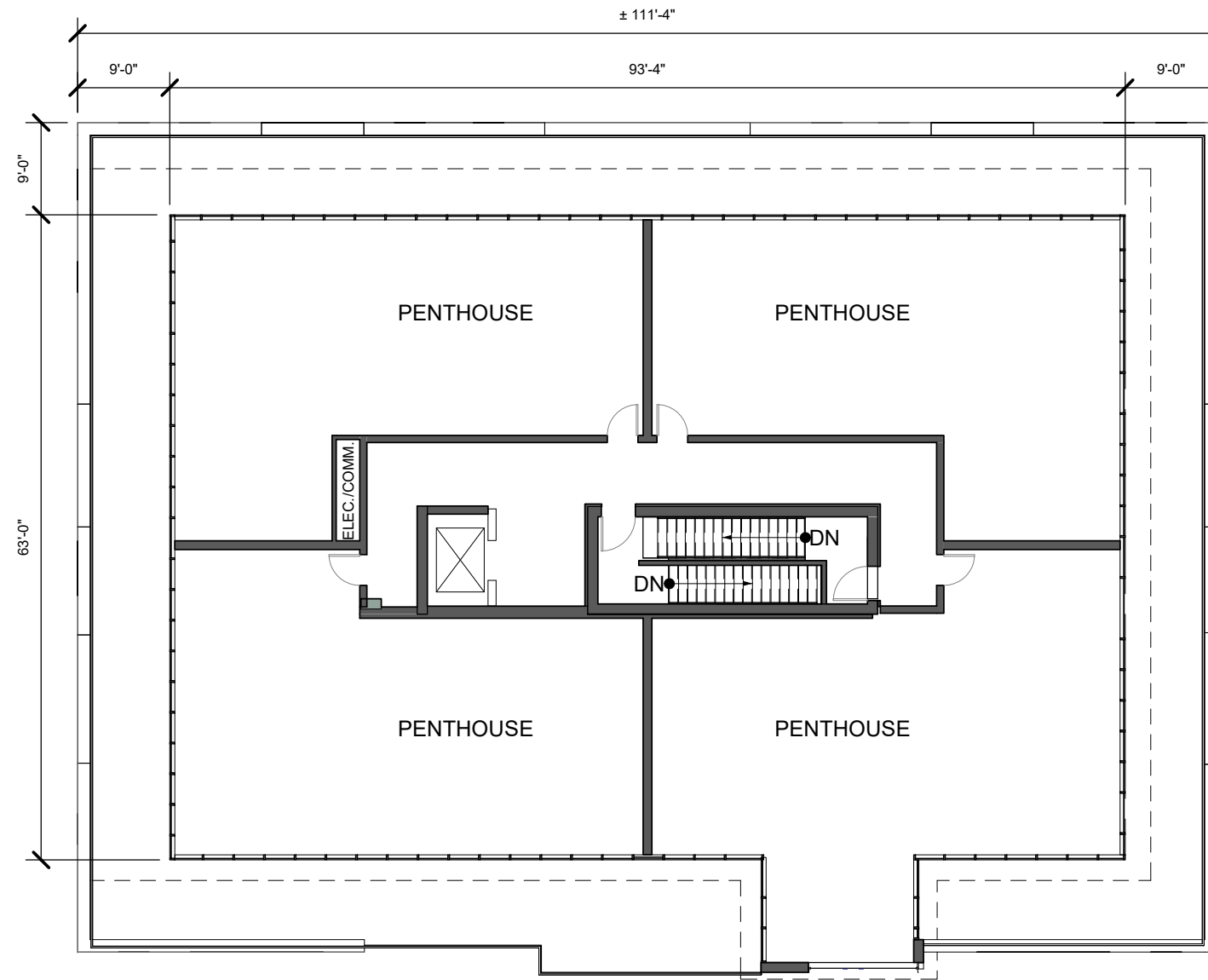
LEVEL 400 FLOOR PLAN

PROJECT NO. 2015-32  
SCALE 1/16" = 1'-0"  
DATE JANUARY 2017



A06







**STACKHOUSE**  
5530 BILBY ST. HALIFAX NS

**NORTH ELEVATION (BILBY STREET)**

PROJECT NO. 2015-32  
SCALE 3/32" = 1'-0"  
DATE JANUARY 2017



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2/17/2017 05:12:03 PM





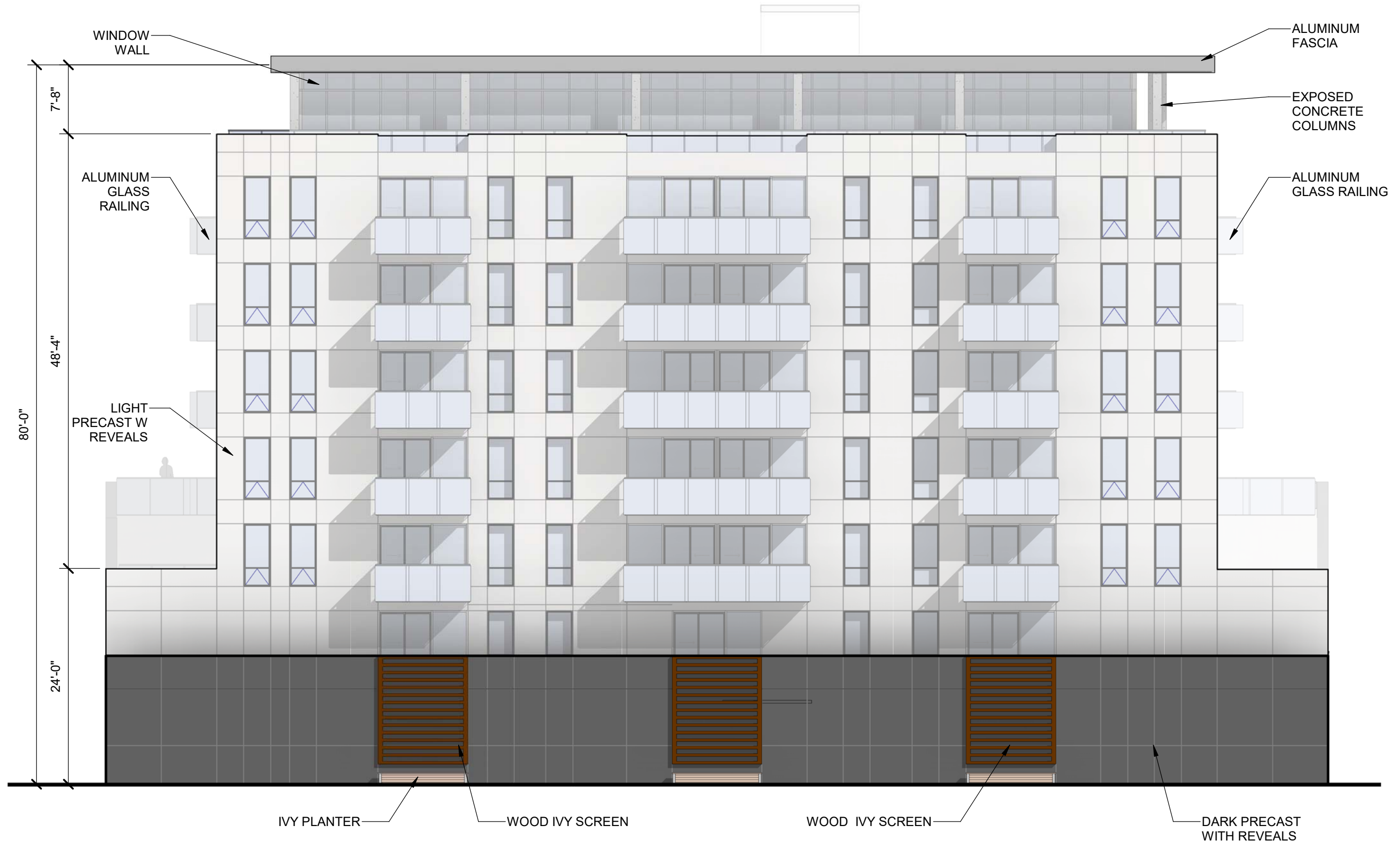
STACKHOUSE  
5530 BILBY ST. HALIFAX NS

EAST ELEVATION

PROJECT NO. 2015-32  
SCALE 3/32" = 1'-0"  
DATE JANUARY 2017

WMFARES  
ARCHITECTS

A10



STACKHOUSE  
5530 BILBY ST. HALIFAX NS

SOUTH ELEVATION

PROJECT NO. 2015-32  
SCALE 3/32" = 1'-0"  
DATE JANUARY 2017

WMFARES  
ARCHITECTS

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STACKHOUSE  
5530 BILBY ST. HALIFAX NS

WEST ELEVATION

PROJECT NO. 2015-32  
SCALE 3/32" = 1'-0"  
DATE JANUARY 2017

WMFARES  
ARCHITECTS

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2/17/2017 8:51:04 AM

Project 161-04044-05

October 3, 2016

Mr. Cesar Saleh, P. Eng.  
VP Planning and Design  
W.M. Fares Group  
3480 Joseph Howe Drive, 5<sup>th</sup> Floor  
HALIFAX NS B3L 4H7

Sent via Email to [cesar.saleh@wmfares.com](mailto:cesar.saleh@wmfares.com)

**RE: Addendum Traffic Impact Statement for The Stackhouse on Bilby, 5516 to 5532 Bilby Street, Halifax** (*Traffic Impact Statement - Proposed Residential Development - 5530 and 5532 Bilby Street, WSP Canada Inc., April 29, 2013*)

Dear Mr. Saleh:

This is the Addendum to the April 29, 2013, Traffic Impact Statement (TIS) for the proposed Residential Development project at 5530 and 5532 Bilby Street that was prepared by WSP Canada Inc. (April 2013) to account for site and project changes.

**Background** - Since the April 2013 TIS was prepared for a 32 unit apartment building at 5530 and 5532 Bilby Street, the developer has acquired 5516 Bilby Street (Figure 1, and Photos 1 and 2), enlarged the proposed building to include 62 residential units and 933 square feet of community related retail space (Figure 2), and relocated the parking garage driveway easterly on Bilby Street.

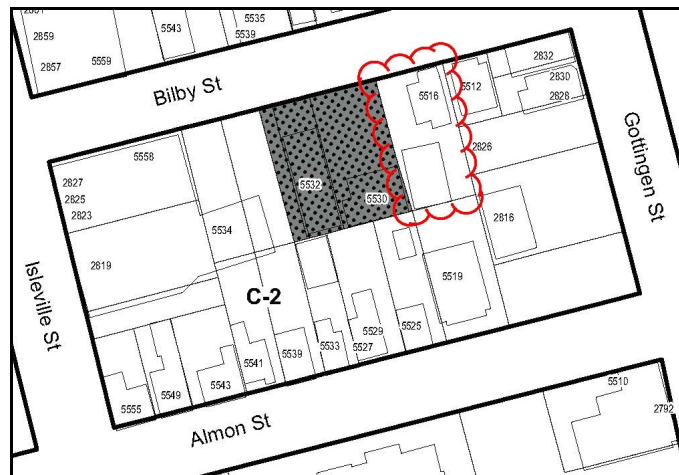


Figure 1 - Development site at 5516 to 5532 Bilby Street.



**Photo 1** - The proposed site driveway will be near the existing driveway for 5516 Bilby Street to the right of the photo. The existing site includes the residential building and a 1200 SF automotive service garage visible to the right of the photo.



**Photo 2** - Looking easterly along Bilby Street towards the site. 5516 Bilby Street is to the left of the photo and the portion of the site included in the 2013 TIS is the cleared space to the right of the photo.





The parking garage driveway will be towards the east end on the site near the existing driveway for 5516 Bilby Street shown in Photo 1. Visibility is good on both Bilby Street approaches to the driveway as illustrated in Photos 3 and 4. Also, since the ground floor level of the building will be set back from the property line, there is expected to be good visibility between vehicle drivers exiting the parking garage driveway and pedestrians on the sidewalk.

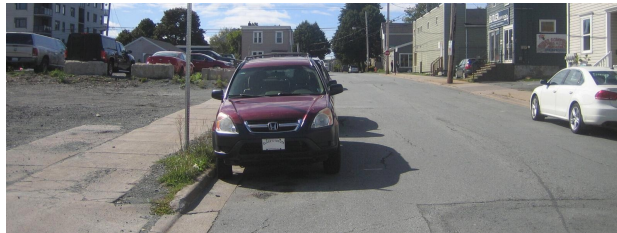


Photo 3 - Looking west on Bilby Street towards Isleville Street from the proposed site driveway.

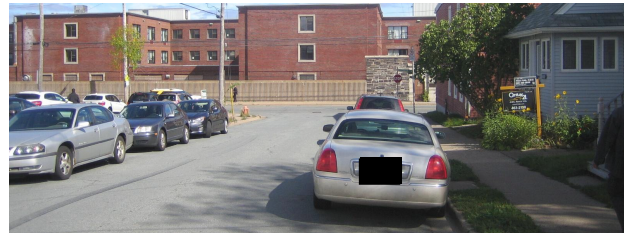


Photo 4 - Looking east on Bilby Street towards Gottingen Street from the proposed site driveway.

**Trip Generation** - Trip generation estimates for the proposed 62 unit building with 52 parking spaces, as well as trip estimates for existing land uses, prepared using published trip generation rates from *Trip Generation, 9<sup>th</sup> Edition*, are included in Table 1.

Table 1 - Trip Generation Estimates for Proposed Development									
Land Use <sup>1</sup>	Units <sup>2</sup>	Trip Generation Rates <sup>3</sup>				Trips Generated <sup>3</sup>			
		AM Peak		PM Peak		AM Peak		PM Peak	
		In	Out	In	Out	In	Out	In	Out
<b>Trip Generation Estimates for Proposed Development at 5516 to 5532 Bilby Street</b>									
Mid-Rise Apartment (Land Use 223)	62 units	0.09	0.21	0.23	0.16	6	13	14	10
Specialty Retail (Land Use 826) <sup>4</sup>	0.933 KGLA	0.76	0.60	1.19	1.52	1	1	1	1
<b>Total Trip Generation Estimates for Proposed Development</b>						7	14	15	11
<b>30% Reduction for Non-Vehicle Trips <sup>5</sup></b>						2	4	4	3
<b>Adjusted Trip Estimates for Site Generated Trips</b>						5	10	11	8
<b>Trip Generation Estimate for Existing Trips Generated by 5516 Bilby Street</b>									
Residential (Land Use 210)	2 units	0.19	0.56	0.63	0.37	0	1	1	1
Automotive Care Center (Land Use 942) <sup>4</sup>	1.2 KGLA	1.49	0.76	1.49	1.62	2	1	2	2
<b>Trip Generation Estimates for Existing Land Use 5516 Bilby Street</b>						2	2	3	3
<b>Additional Vehicle Trip Estimates for the Proposed Development</b>						3	8	8	5
NOTES: 1. Rates are for the indicated Land Use Codes, <i>Trip Generation, 9th Edition</i> , Institute of Transportation Engineers, 2012. 2. KGLA is 'Gross Leasable Area x 1000 square feet'. 3. Rates are 'vehicles per hour per unit'; trips generated are 'vehicles per hour for peak hours'. 4. The Speciality Retail (Land Use 826) rate for 'Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 PM' has been used. Since there is no published rate for the AM peak hour of adjacent street for this Land Use, and since AM peak hour trips to Speciality Retail are generally low, AM trip rates have been assumed to be 50% of the PM rate with reversal of the directional split. 5. Since the site is near Gottingen Street that has very good transit service, a 30% reduction in site generated vehicle trips for the residential units has been assumed to account for transit, bicycle, and walking trips.									



While land uses on 5530 and 5532 Bilby Street that were existing when the 2013 TIS was prepared have been removed (Photo 2), existing land uses on 5516 Bilby Street include a building with two residential units and an approximately 1,200 SF automotive service garage (Photos 1 and 2).

After adjustment for 30% non-vehicle trips, it is estimated that the proposed 62 unit building with 52 parking spaces will generate 15 two-way vehicle trips (5 entering and 10 leaving) during the AM peak hour and 19 two-way vehicle trips (11 entering and 8 leaving) during the PM peak hour.

When vehicle trips generated by the existing land uses are considered, it is estimated that the site will generate 11 additional two-way vehicle trips (3 entering and 8 leaving) during the AM peak hour and 13 additional two-way vehicle trips (8 entering and 5 leaving) during the PM peak hour.

**Conclusion** - Since the numbers of site generated trips are low, the conclusion included with the 2013 TIS is still considered to be applicable:

“Given that the increase in traffic is slight and that the site has excellent access to transit, site generated trips are not expected to have any significant impact to levels of performance on adjacent street and intersections or to the regional street system.”

If you have any questions, please contact me by telephone at 902-443-7747 or Email to [ken.obrien@wspgroup.com](mailto:ken.obrien@wspgroup.com).

Sincerely:

**Original Signed**

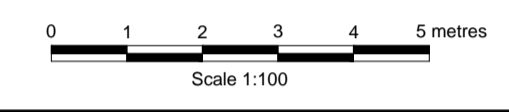
Ken O'Brien, P. Eng.  
Senior Traffic Engineer  
WSP Canada Inc.





LEGEND:

ITEM	PROPOSED	EXISTING
WATER PIPE & VALVE	W	W
SANITARY MANHOLE & PIPE	SAN	SAN
STORM MANHOLE & PIPE	STM	STM
CATCH BASIN	CB	CB
SIAMENS CONNECTION	SCM	SCM
OVERHEAD COMMUNICATION	OCM	OCM
NATURAL GAS	G	G
EDGE OF ASPHALT	EAS	EAS
EDGE OF GRAVEL	EAG	EAG
CURB	C	C
UTILITY LINE, POLE & GUY-WIRE	U	U
FENCE	F	F
PROPERTY BOUNDARY	P	P
HYDRANT	H	H
TREE	T	T



GENERAL NOTES:  
 1. SURVEY COMPLETED BY TIM WAMBOLDT SURVEYS LTD. IN FEBRUARY 2016. ALL ELEVATIONS ARE IN METERS AND ARE GEODETICALLY REFERENCED TO NOVA SCOTIA CONTROL MONUMENT NSCM204985 WITH A PROVISIONAL ELEVATION OF 52.078m.

0	2016/04/25	ISSUED FOR CLIENT REVIEW	RM
Rev	Date	Revision Description	Apprd

CLIENT:  
 FH DEVELOPMENT GROUP

PROJECT:  
 BILBY STREET DEVELOPMENT

LOCATION:  
 BILBY STREET, HALIFAX, NOVA SCOTIA

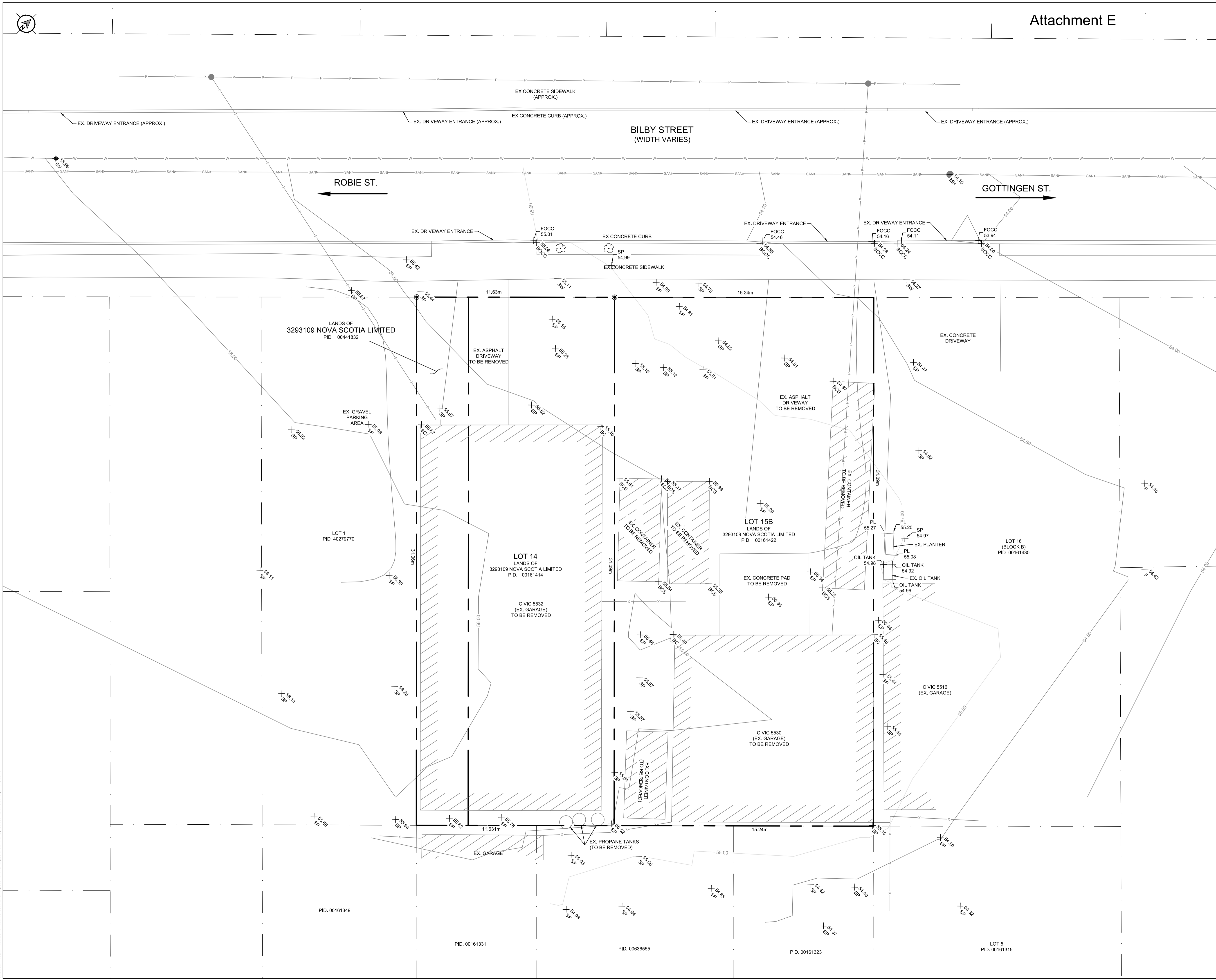
TITLE:  
 EXISTING FEATURES SITE PLAN

CONSULTANT:  

 Engineering \* Surveying \* Environmental  
 Bedford \* Antigonish \* Moncton \* Deer Lake

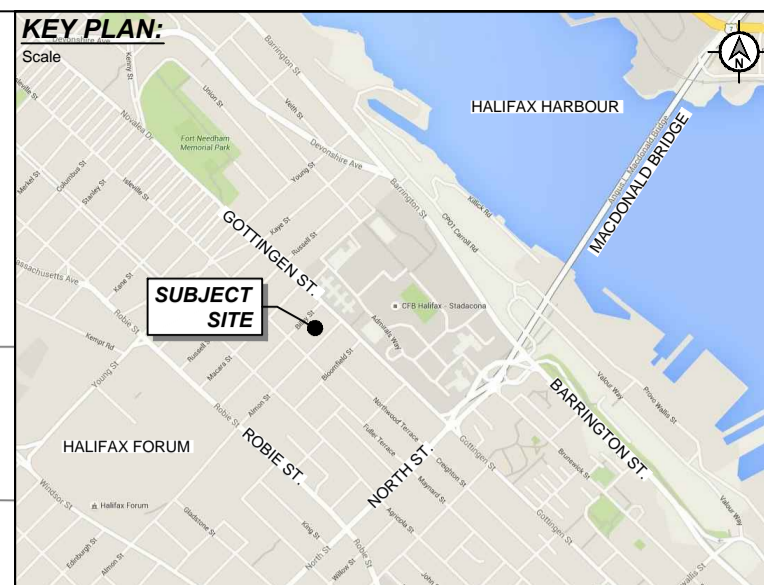
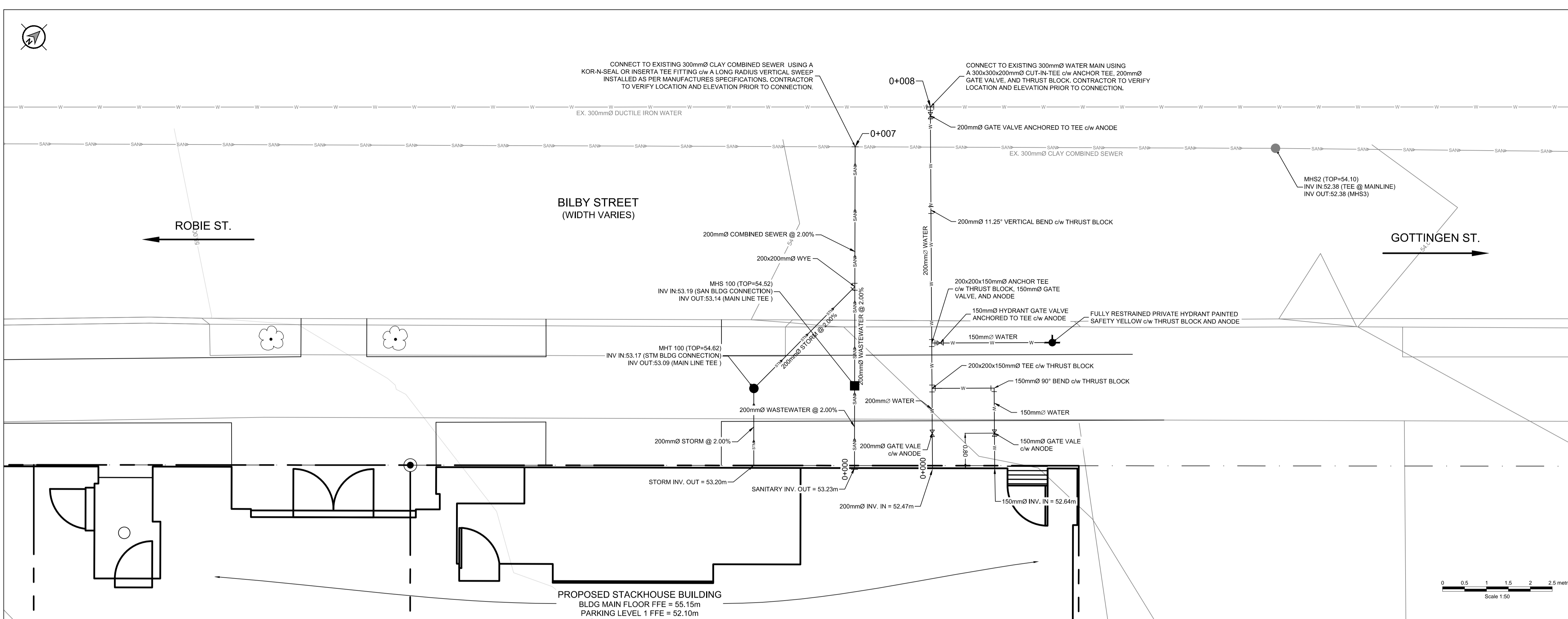
SCALE:  
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DATE:	2016-03-28	DRAWN:	RW
DESIGNED:	RW	CHECKED:	RM
APPROVED:	RM	PROJECT No.:	15-5577
DRAWING No.:		<b>C-100</b>	



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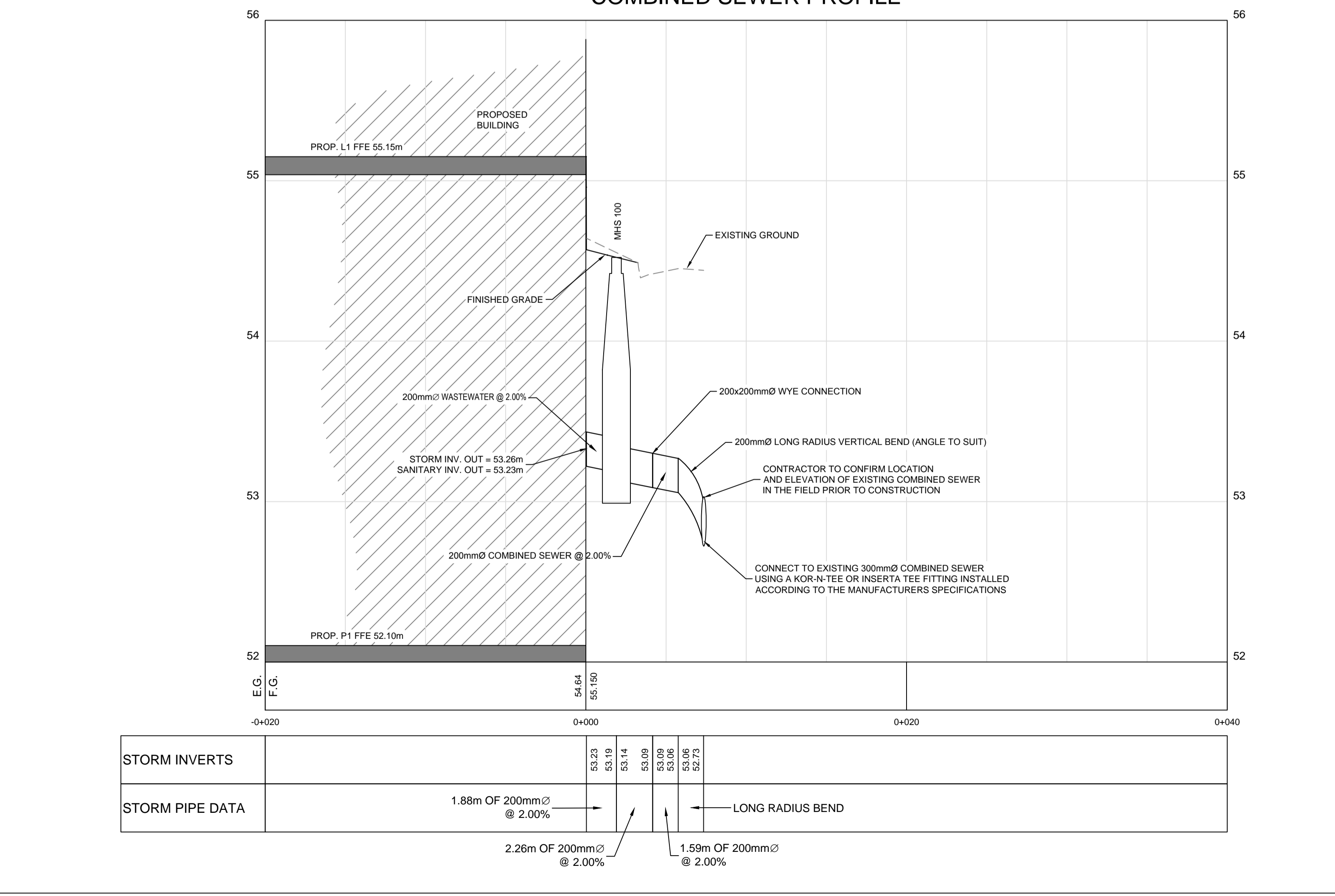
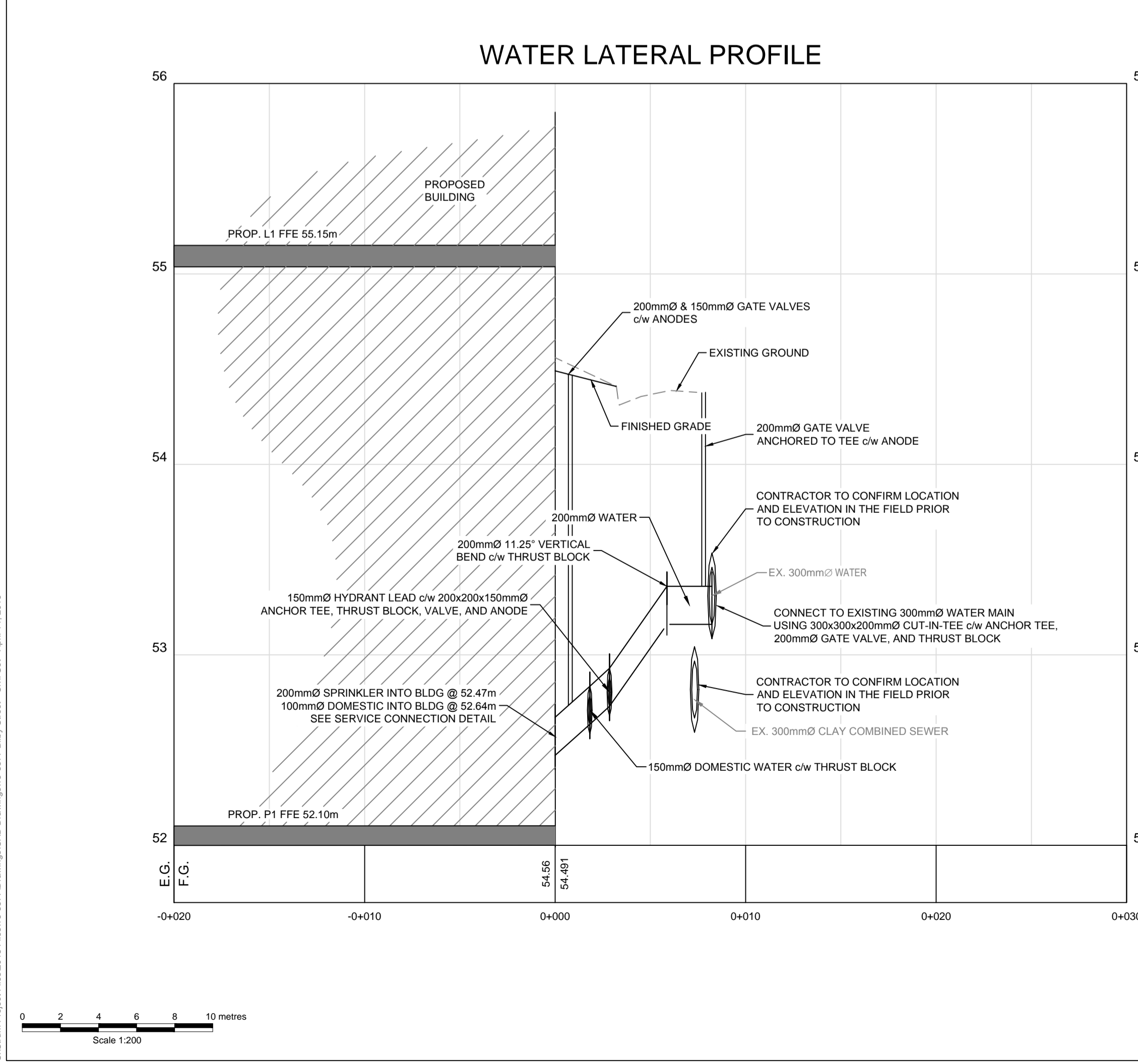


**LEGEND:**

ITEM	PROPOSED	EXISTING
WATER PIPE & VALVE	W	W
SANITARY MANHOLE & PIPE	SAN	SAN
STORM MANHOLE & PIPE	STM	STM
CATCH BASIN	CB	CB
SIAMENS CONNECTION	COM	COM
OVERHEAD COMMUNICATION	OC	OC
NATURAL GAS	G	G
EDGE OF ASPHALT	EA	EA
EDGE OF GRAVEL	EG	EG
CURB	C	C
UTILITY LINE, POLE & GUY-WIRE	P	P
FENCE	F	F
PROPERTY BOUNDARY	PB	PB
HYDRANT	H	H
TREE	T	T

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0	2016/04/25	ISSUED FOR CLIENT REVIEW	RM
Rev	Date	Revision Description	Apprd

CLIENT: WM FARES GROUP

PROJECT: BILBY STREET DEVELOPMENT

LOCATION: BILBY STREET, HALIFAX, NOVA SCOTIA

TITLE: SERVICING PLAN



SCALE: H: AS NOTED V:

STAMP:

DATE:	2016-03-28	DRAWN:	RW
DESIGNED:	RW	CHECKED:	RM
PROJECT No.	15-5577		
DRAWING No.	C-102		



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**Monday, June 7, 2017**  
**7:00 p.m.**  
**Halifax Forum (Maritime Hall), Windsor Street**

**STAFF IN  
ATTENDANCE:**

Jennifer Chapman, Planner, HRM Planning and Development  
Melissa Eavis, Planner, HRM Planning and Development  
Iain Grant, Planning Technician, HRM Planning and Development

**ALSO IN  
ATTENDANCE:**

Cesar Saleh, WM Fares Architects

**REGRETS:**

Councillor Lindell Smith, District 8

**PUBLIC IN  
ATTENDANCE:**

Approximately 7

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The open house began at approximately 6:30 p.m.

The following comments were gathered from a resident - postal code starting with B3K:

**1. What do you like about the proposal?**

- Attractive
- Stepbacks
- Underground parking

**2. What would you change?**

- Add pathway between east side of 5516 and easement between Ultramar and to back entrance and driveway of the White Ensign Legion
- Or possible lane-way one-way drive from Legion driveway to Bilby Street

**3. Other Comments?**

- Increase guest parking
- Arrange for more parking in area, possibly at Stadacona