

HALIFAX

Case 20719

**LUB Amendment and
Amending Agreement:**

5516, 5530 and 5532

Bilby St, Halifax

Halifax Peninsula Planning Advisory Committee

June 26, 2017

Applicant Proposal

Applicant:
WM Fares

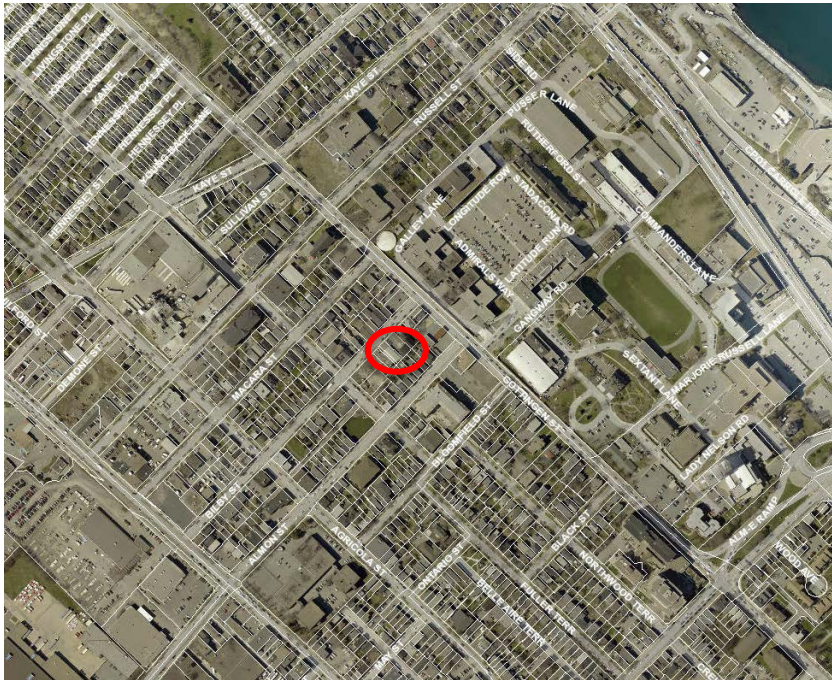
Location:
5516, 5530 and
5532 Bilby Street,
Halifax

Proposal:
8 Storey residential
building with 62
units



Site Context

5516, 5530 and 5532 Bilby St



General Site location



Site Boundaries in Red

Site Context



Subject site seen from the southwest on Bilby Street

Site Context



Subject site seen from the northeast on Bilby St

Proposal Summary

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

Proposed Building



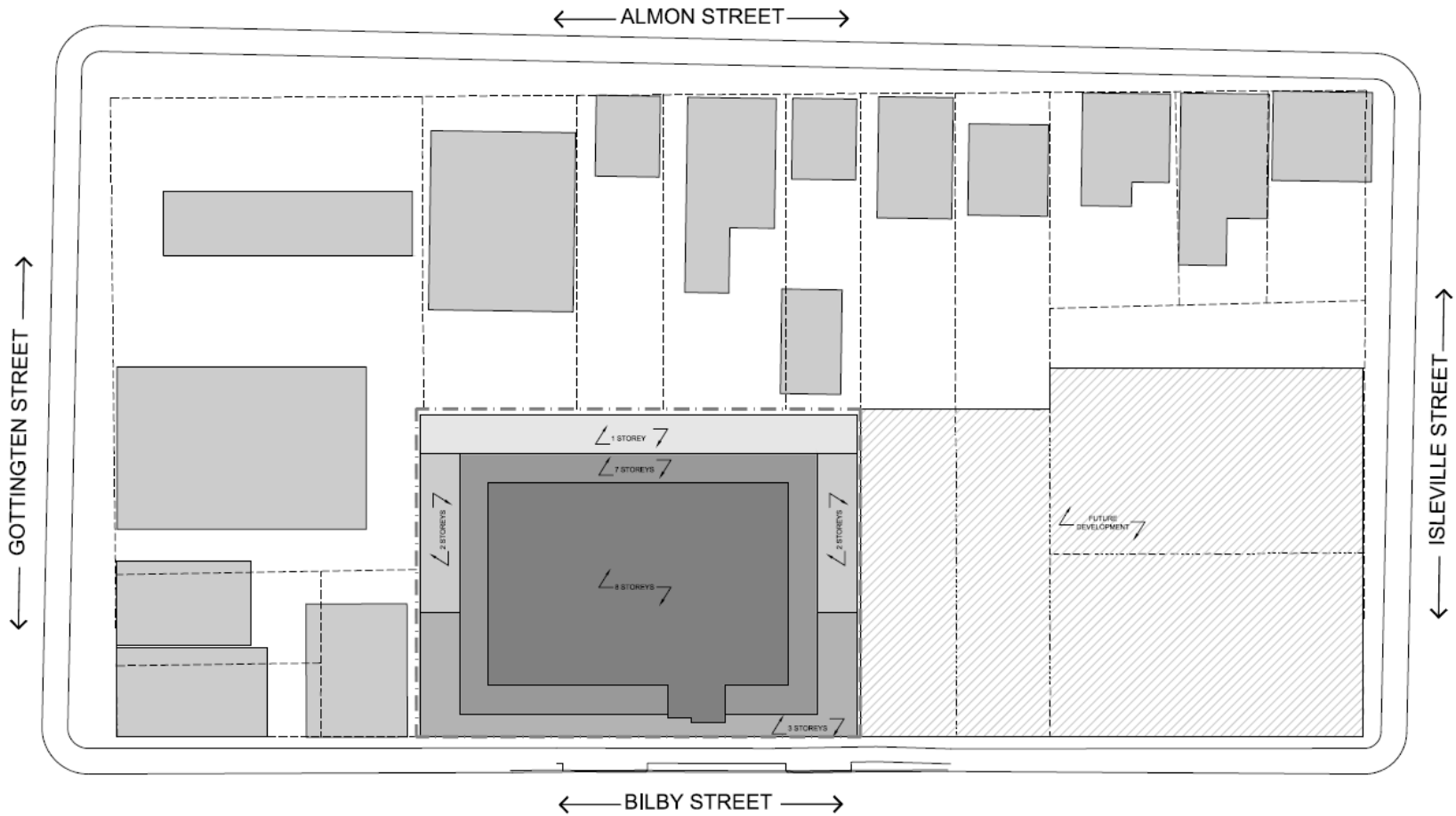
BILBY STREET ELEVATION

Approved Building



BILBY STREET ELEVATION

Site Plan



Site Plan– Approved DA



Model



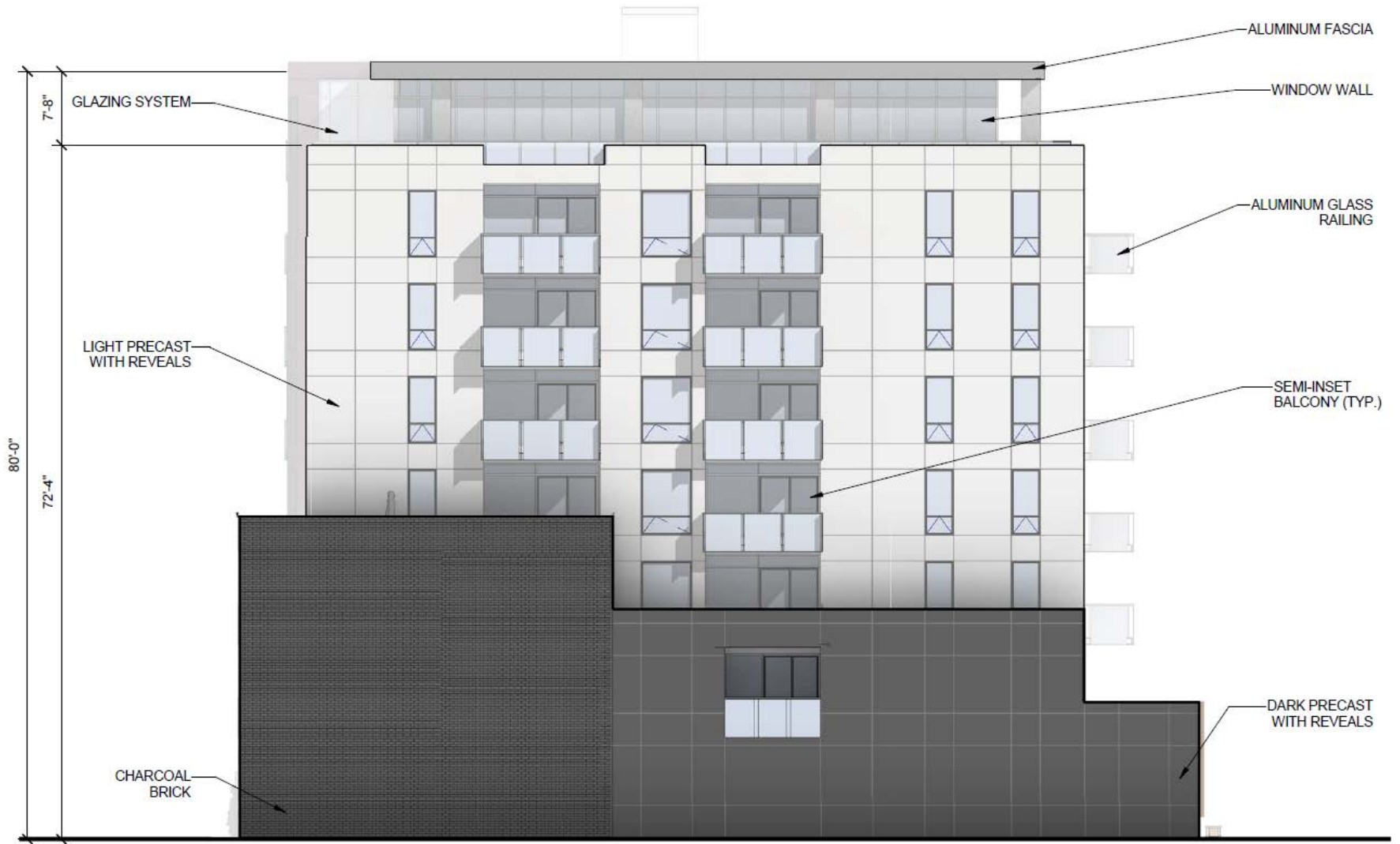
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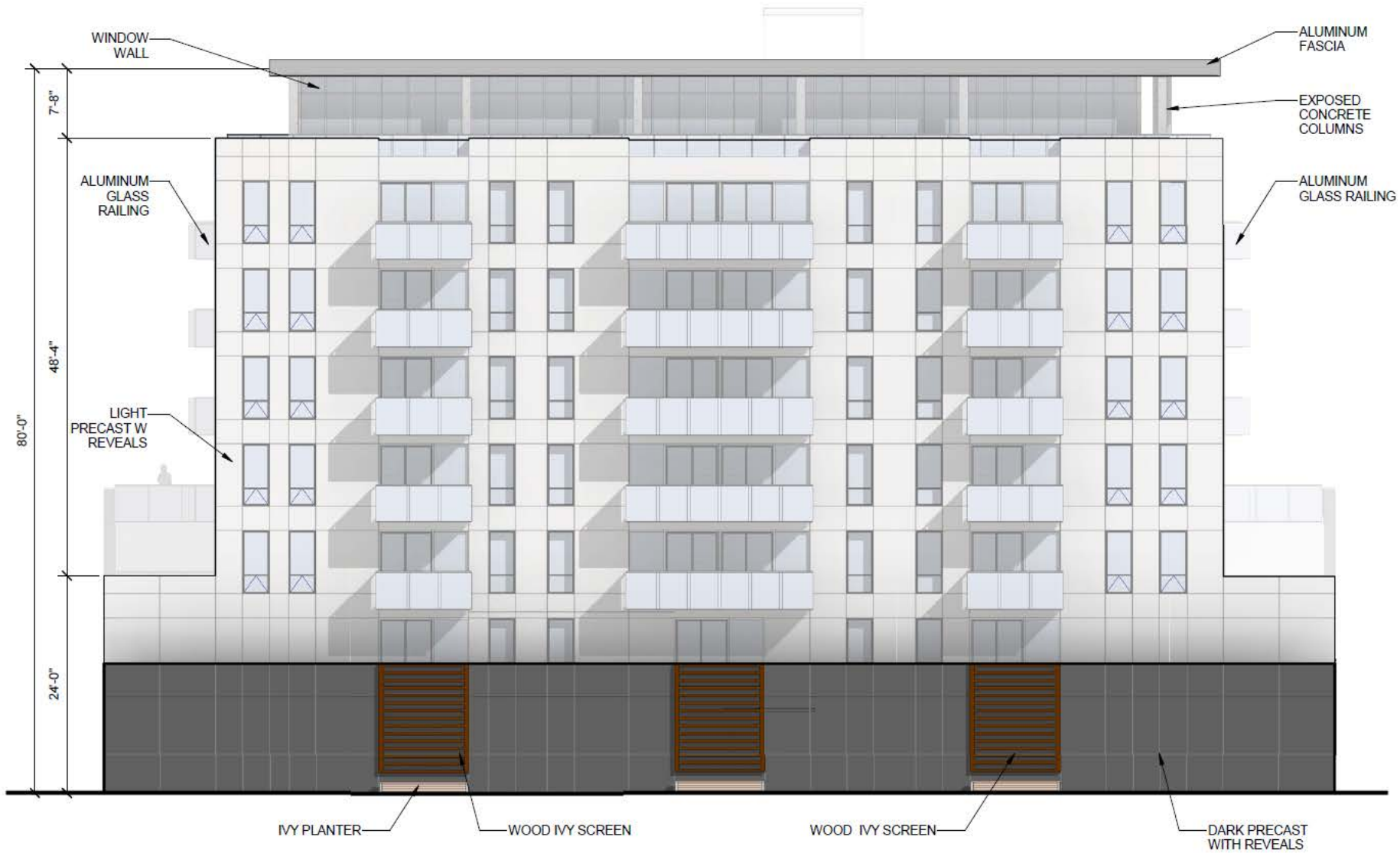
Model

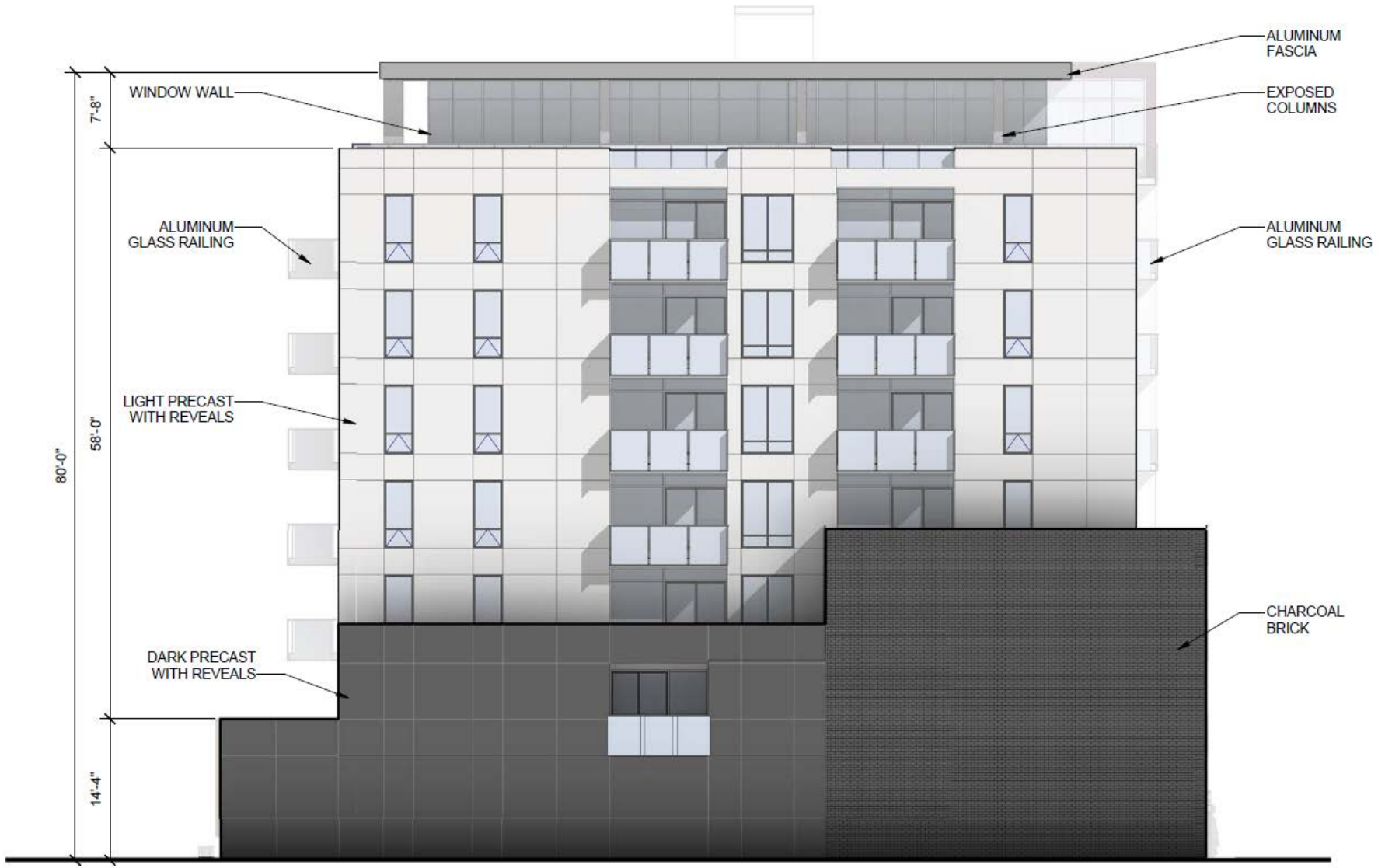


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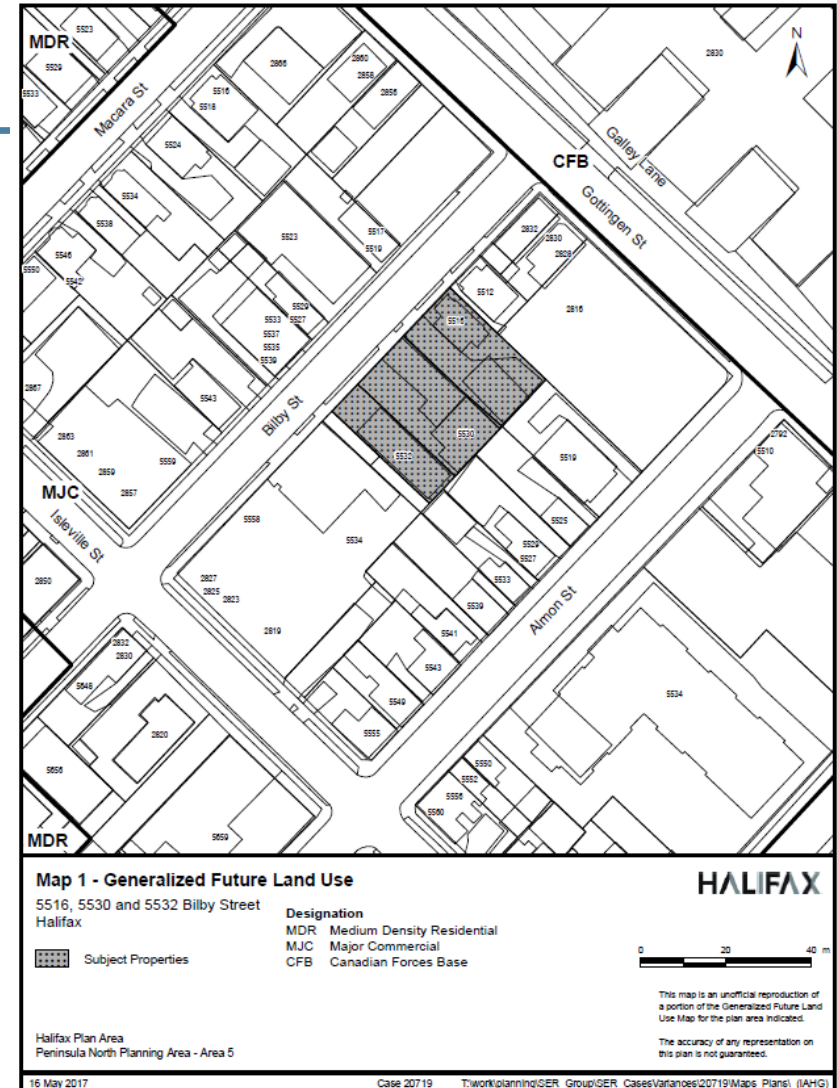




Planning Policy

Halifax Municipal Planning Strategy

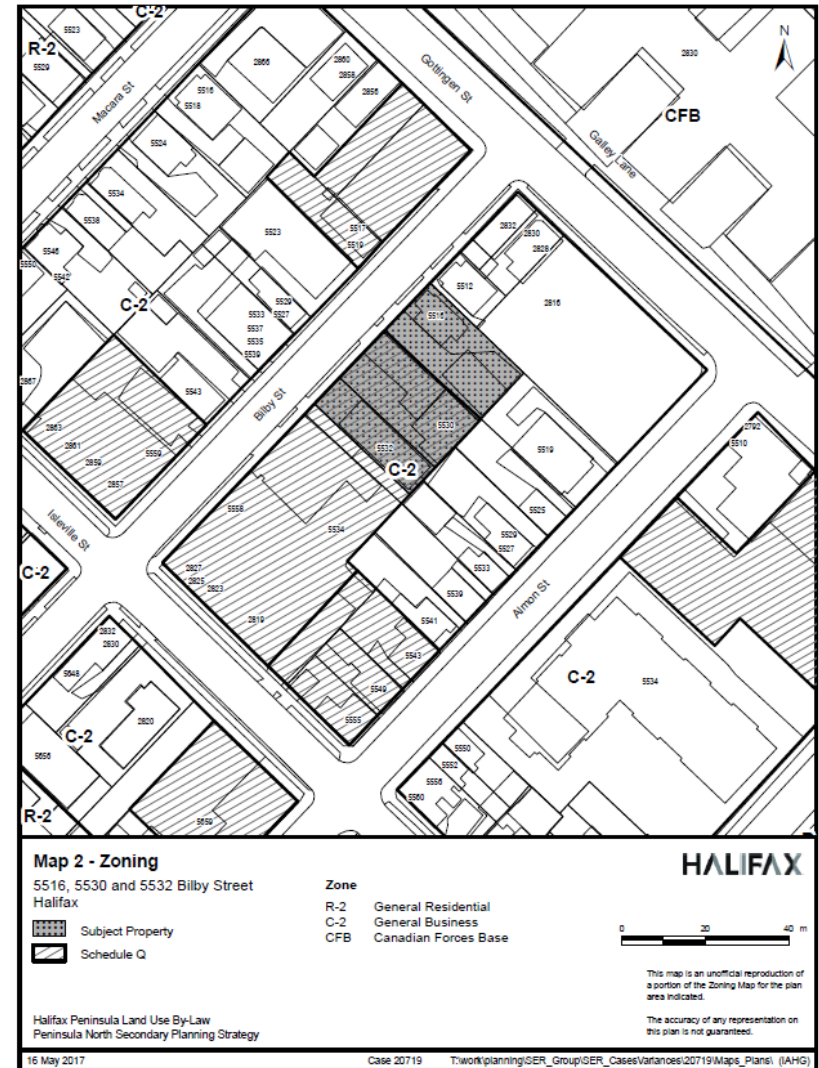
- Major Commercial Designation
- Peninsula North
- Area 5
- Policy 2.3.1, 2.3.2 and 2.3.3
- Allows consideration of residential use by development agreement
 - Impacts on adjacent properties
 - Open space and amenity areas
 - High quality materials
 - High quality design at street level



Land Use By-law

Halifax Peninsula LUB

- C-2 (General Business) Zone
- Allows for wide range of commercial and residential uses
- Schedule Q allows consideration of multi-unit residential by DA



Schedule Q Lands

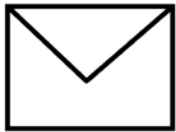


- Located in Major Commercial area
- Development can proceed by amending this schedule

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification, newspaper ad and a public open house on June 7, 2017
- Feedback from the community generally included the following:
 - Liked the new design of the building
 - Worried about transition to adjacent low density residential
 - Concerns about parking in area

**Notifications
Mailed**



59

**Meeting
Attendees**



7

**Letters
Received**



2

**Total Public
Interactions**



68

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Thank You

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