

# HALIFAX

## **Case 20658**

**6419-6467 Young Street and  
6438-6460 Bayers Road, Halifax**

**Secondary Municipal Planning  
Strategy Amendments**

Halifax Peninsula Planning Advisory Committee  
September 25, 2017

# Application

**Applicant:** WM Fares Architects

**Request:** Municipal Planning Strategy and Land Use By-law amendments to allow a 5-storey building facing Bayers Road, and a 3-storey building facing Young Street, with commercial uses and residential units.

**Proposal:**



# Site Context



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# Site Context



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# Site Context



05/13/2016

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# Bayers Road



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# Bayers Road



# Young Street



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# Young Street



# Young Street





# Halifax Municipal Planning Strategy

Designations:

- Commercial and Residential Environments

**Map 1 - Generalized Future Land Use**

Bayers Road and Young Street  
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 Subject Properties

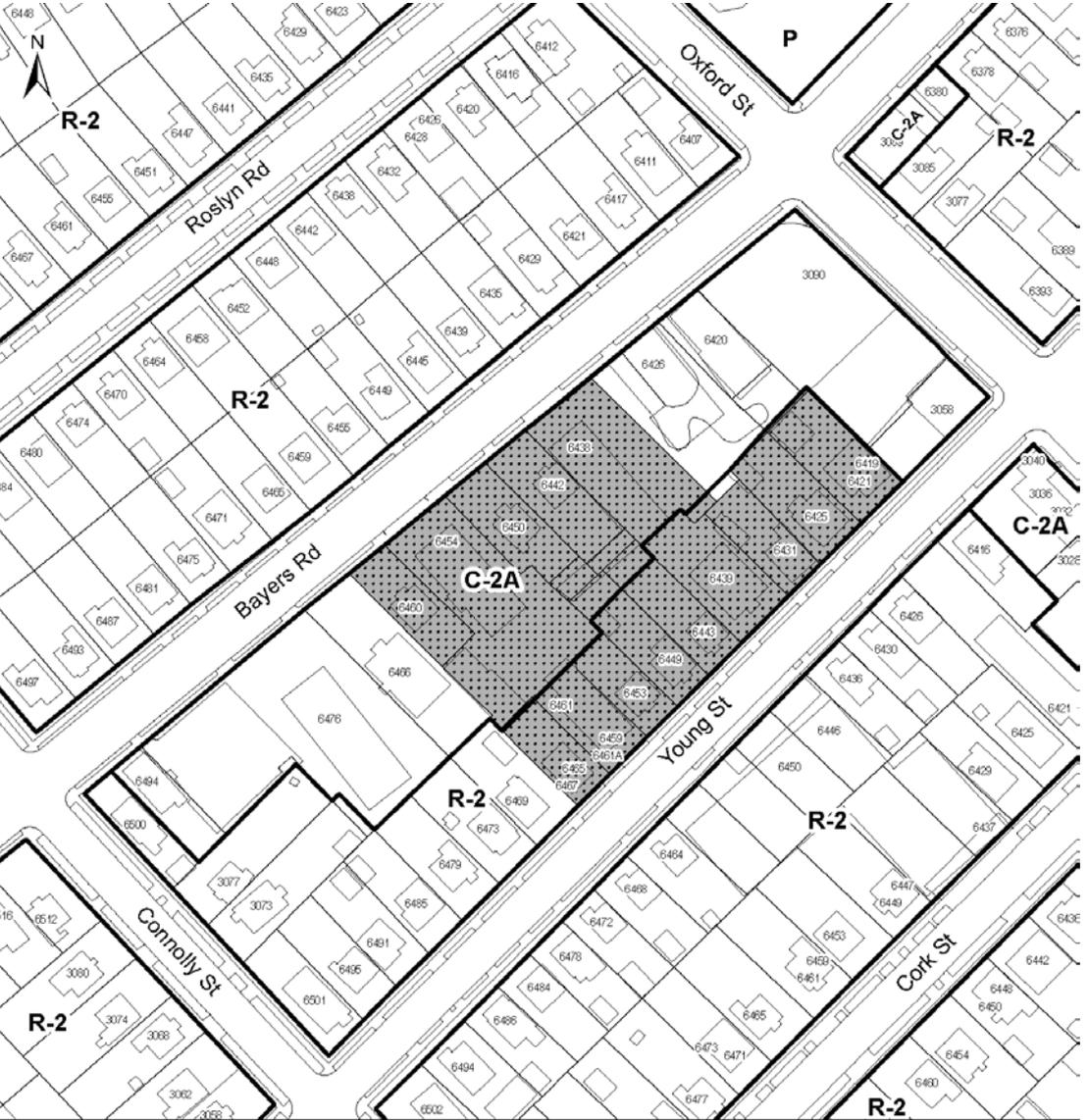
**Designation**

RES Residential Environments  
COM Commercial  
INS Institutional



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.



# Halifax Peninsula Land Use By-law

## Zoning:

- Bayers Road:
  - C-2A (Minor Commercial) Zone
- Young Street:
  - R-2 (General Residential) Zone

**Map 2 - Zoning**  
 Bayers Road and Young Street  
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|   |                          |
|---|--------------------------|
|  Subject Properties | <b>Zone</b>              |
|   | R-2 General Residential  |
|   | C-2A Minor Commercial    |
|   | P Park and Institutional |



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# Regional Council direction

August 1, 2017 Motion directed staff to:

1. Consider the application as a site-specific amendment to the current municipal planning strategy policy, subject to the proposal:
  - a) **generally aligning with the June 2017 Centre Plan document relative to Urban Structure, Height and Floor Area Ratio, and**
  - b) **addressing the planning principles of transition, pedestrian-orientation, human-scale, building design, and context-sensitive** as outlined in the staff report.
2. Public engagement

# Regional Council direction

|     | Application  | Existing Land Use and Built Form Details  | Proposed Land Use and Built Form   | Summary of reason(s) for recommendation  | Summary Centre Plan Components |        |     | Additional Public Participation |
|-----|--|---|--|--|--------------------------------|--------|-----|---------------------------------|
|     |  |   |  |  | Urban Structure                | Height | FAR |                                 |
| 11. | <p>Application #20658 – Bayers Road and Young Street</p> <p>Applicant: WM Fares Architects</p> <p>June 7, 2016</p> | <ul style="list-style-type: none"> <li>17 lots with a mix of commercial buildings and low to medium-density residential uses including single detached dwellings and low-rise multi-unit dwellings</li> </ul> | <ul style="list-style-type: none"> <li>Mixed-use (commercial and residential)</li> <li>Two buildings on a shared parking podium, with partial ground floor commercial on Bayers Road</li> <li>Bayers Road: Maximum 5-storey building with partial ground floor commercial and residential units on upper floors</li> <li>Young Street: 3-storey multi-unit residential building in townhouse form</li> </ul> | <p>The proposed development is:</p> <ul style="list-style-type: none"> <li>Located on a major street (Bayers) and residential street (Young)</li> <li>In keeping with existing policy, from a land use perspective</li> <li>Presents an opportunity for comprehensive redevelopment</li> <li>Generally aligned with the form envisioned under the Centre Plan</li> </ul> | ✓                              | ✓      | ✓   | Neighbourhood Questionnaire     |

# Centre Plan Urban Structure





# Bayers Road





# Young Street



# Young Street



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# Looking Northwest



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# Looking South



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# Courtyard



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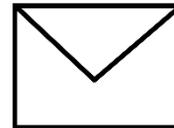
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# Public Engagement

- Public Open House: December 7, 2016
  - 33 comments received*
  - Materials and architecture
  - Courtyard
  - More green space/ better pedestrian realm
  - Questions about traffic impact

- Neighbourhood questionnaire sent September 18, 2017:
  - Height/ massing
  - Neighbourhood fit

Questionnaires  
Mailed



241

Responses Received  
(as of Sept 25/17)



4

# Planning Principles

- Transition
- Pedestrian-oriented
- Human-scale
- Building Design
- Context-sensitive

# Planning Principles

|                            |   |
|----------------------------|---|
| <b>Transition</b>          | <p>The proposed building design recognizes surrounding development, especially adjacent low-scale residential buildings, through built form and landscape transitions. This can include setting proposed buildings back from property lines and stepping down the height of proposed buildings as they approach low-rise buildings. Landscaping can be used as a buffer between properties and to soften building elements.</p>   |
| <b>Pedestrian-oriented</b> | <p>Pedestrian-oriented means that the proposed building and site design prioritizes the needs and comfort of pedestrians. The intent is to create safe, comfortable, and more enjoyable environments for people of all ages and abilities. Pedestrian-oriented design elements include buildings that are oriented to the street, with safe and inviting pedestrian connections through larger sites. Streetwalls should respond to the rhythm and variety of walking speed. Buildings should provide frequent and prominent entrances, transparent windows, weather protection using awnings and recesses, and be designed to mitigate the impact of required parking accesses and utility features.</p> |

# Planning Principles

|                          |  |
|--------------------------|--|
| <b>Human-Scale</b>       | Human-scale means the impression of a building when seen in relation to its surroundings, or the size and proportion of parts of a building or its details in relation to its surroundings, that relates in a positive way to the visual and physical experience of a pedestrian. Moderately sized buildings, as well as taller buildings with lower scale podiums and architectural detailing, work together with narrow streets, plazas and small pocket parks to create an intimate environment and comfortable experience. Human scale design makes urban environments more interesting, encourages exploration and draws more people to local shops and services. |
| <b>Building Design</b>   | Design means the overall architectural composition of a building and its orientation on the site. Proposed buildings should provide visual interest from all vantage points, and especially from the street. The building's façade should be articulated vertically and horizontally using a combination of windows, changes to materials and material treatments and other architectural façade elements. Coordinated building elements (like lighting and signage) and site elements (like landscaping) contribute to the overall quality of the design.   |
| <b>Context-sensitive</b> | The proposed building's design respects the character of the surrounding neighbourhood. The scale, form, and materials used respond to the architectural character of the neighbourhood. Next to heritage buildings or streetscapes, the proposed building complements and enhances the heritage features.   |