

HALIFAX

Case 20632

2440 – 2454 Agricola Street Secondary Municipal Planning Strategy Amendments

Halifax Peninsula Planning Advisory Committee
September 25, 2017

Application

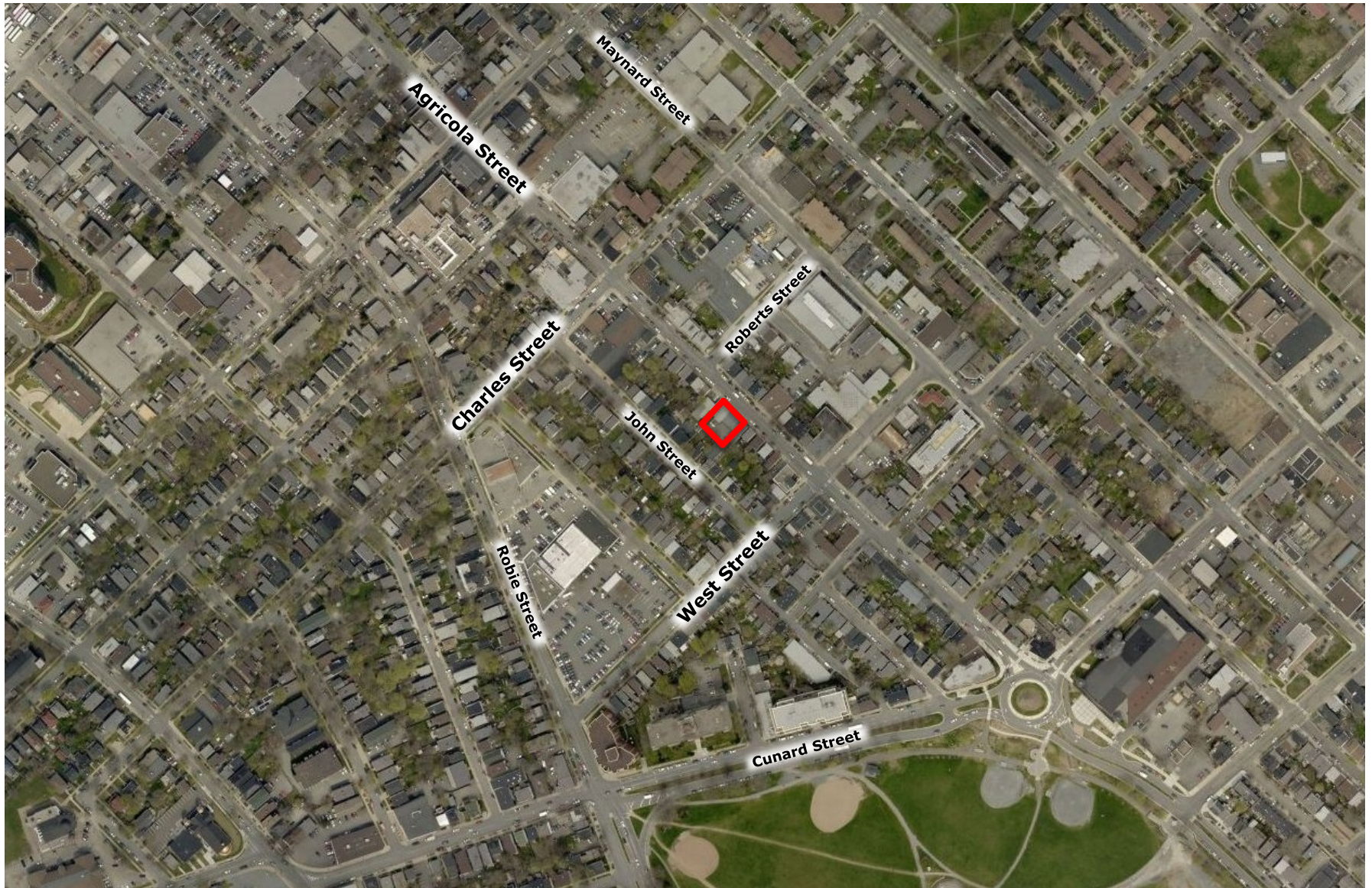
Applicant: WM Fares Architects

Request: Municipal Planning Strategy and Land Use By-law amendments to allow a 5-storey building with residential units and ground floor commercial uses on Agricola Street.

Proposal:



Site Context



Site Context



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2440 – 2454 Agricola Street



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Agricola Street



Agricola Street



Agricola Street



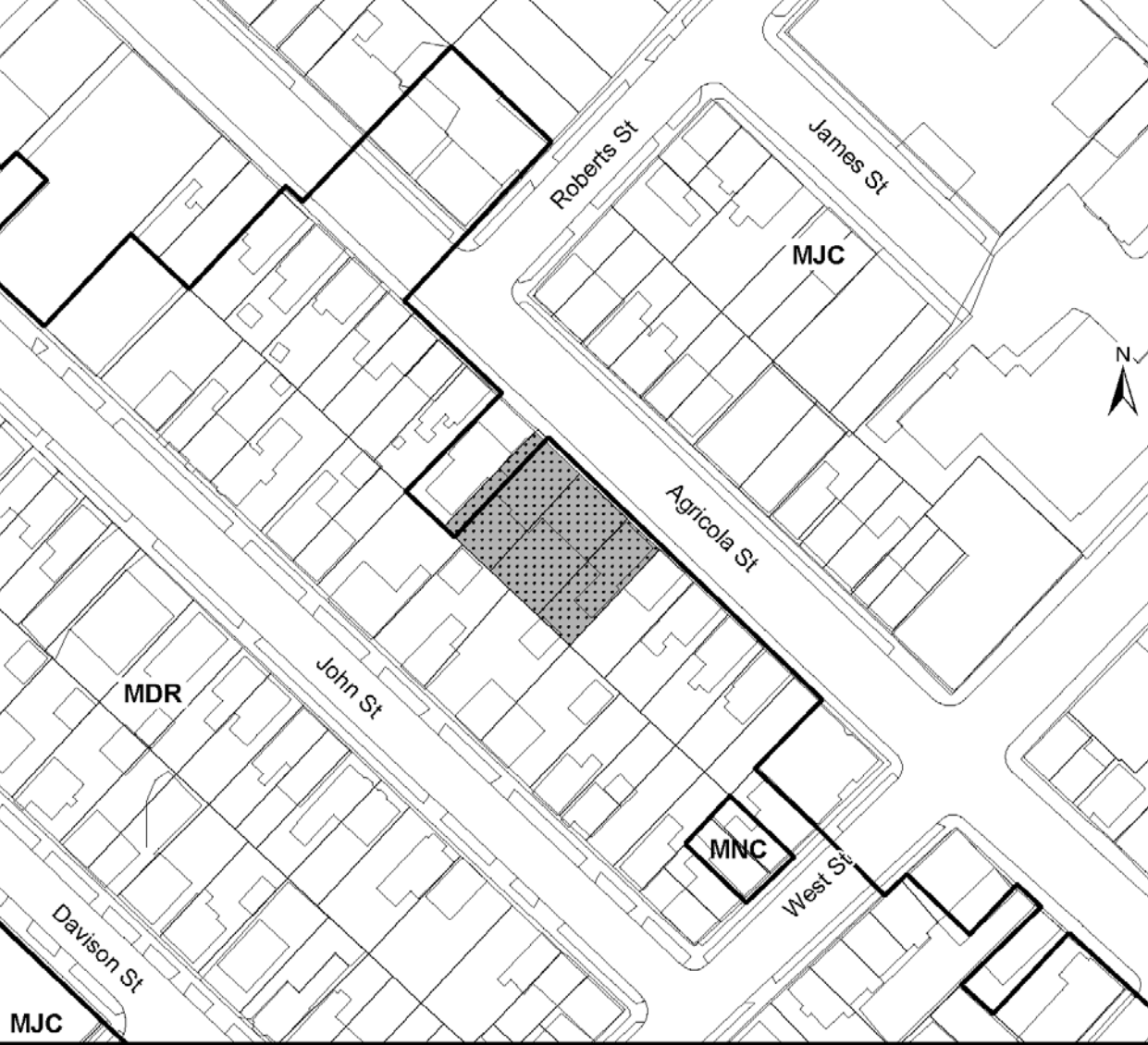
From John Street



Halifax Municipal Planning Strategy

Peninsula North Secondary Planning Strategy designation:

- Most of the site: Medium Density Residential (MDR)
- A sliver: Major Commercial (MJC)



Map 1 - Generalized Future Land Use

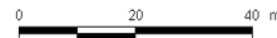
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 Subject Properties

Designation

MDR Medium Density Residential
MJC Major Commercial
MNC Minor Commercial



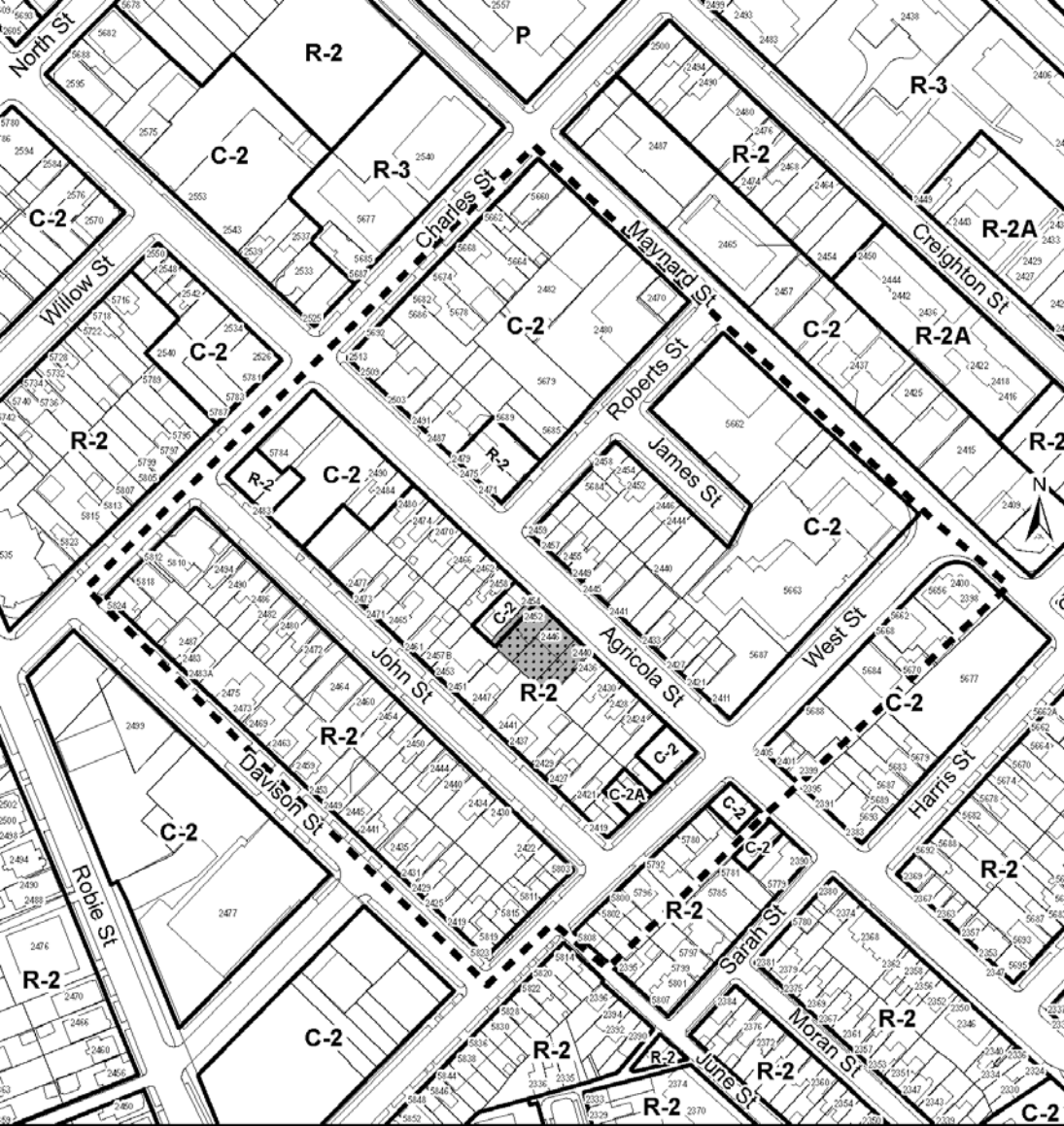
This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

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

Halifax Peninsula Land Use By-law

Zoning

- Most of the site: R-2 Zone (General Residential)
- A sliver: C-2 Zone (General Business)



Map 2 - Zoning and Notification

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- Subject Properties
- Area of Notification

- Zone**
- R-2 General Residential
 - C-2 General Business
 - C-2A Minor Commercial

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

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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	
10.	<p>Application #20632 – Agricola Street</p> <p>Applicant: WM Fares Architects</p> <p>June 3, 2016</p>	<ul style="list-style-type: none"> 3 existing lots with a two-storey multi-unit building, and one retail commercial unit (record store) 	<ul style="list-style-type: none"> Mixed-use (commercial and residential) Maximum 5-storeys with a 4 storey streetwall Ground floor commercial with residential units on upper floors 	<p>The proposed development is:</p> <ul style="list-style-type: none"> Located on a significant street in North End Halifax, which contains a mix of 2-storey commercial and residential buildings Within the Agricola Street Corridor under the Centre Plan 	✓	✓	✓	Neighbourhood Questionnaire

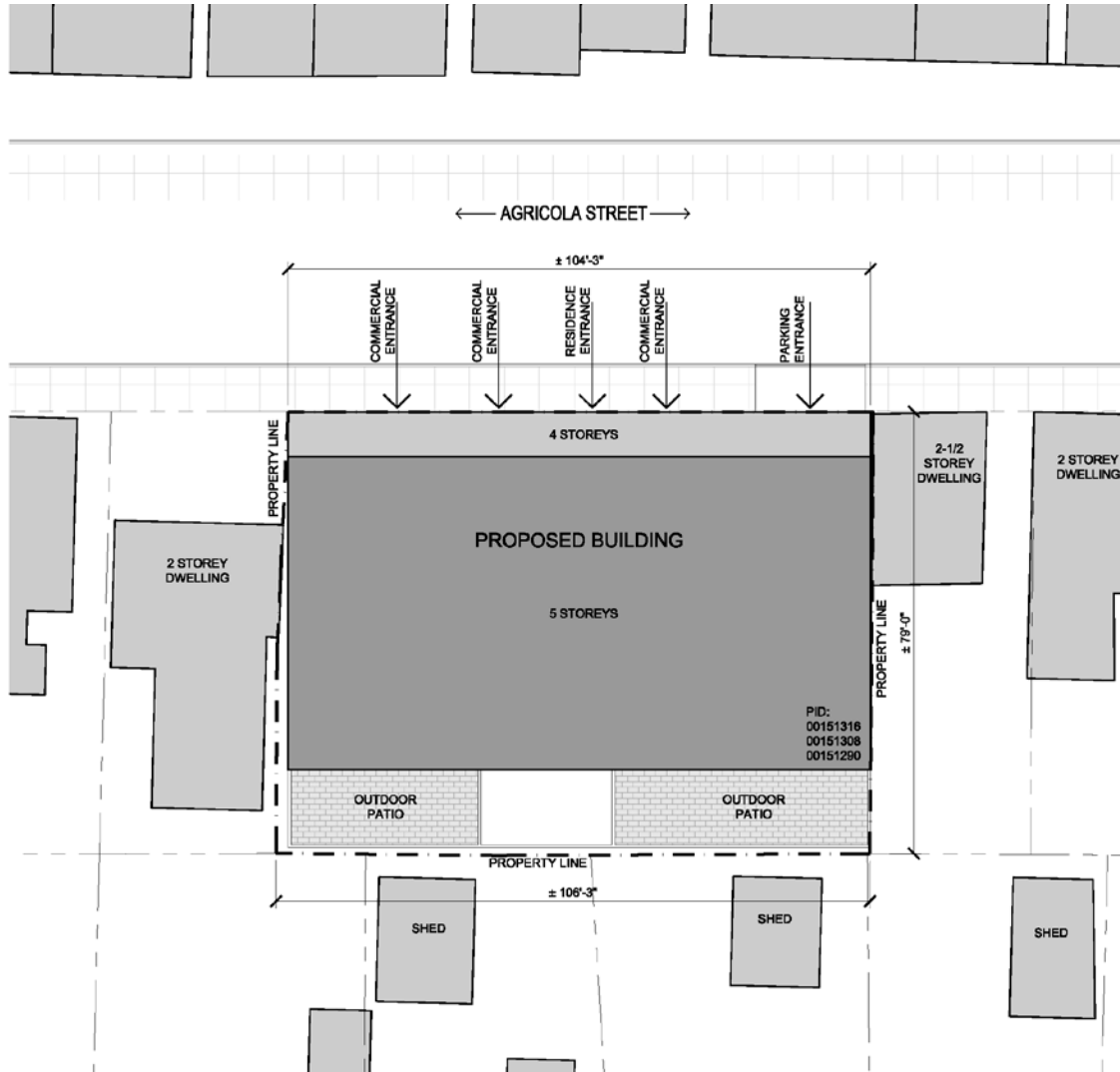
Centre Plan Urban Structure



LEGEND

- | | | | |
|---|----------------------------|---|--|
|  | Downtowns |  | Existing and In-Progress Heritage Conservation Districts |
|  | Centres |  | Proposed Heritage Conservation Districts |
|  | Corridors |  | Proposed Cultural Landscapes |
|  | Established Residential | | |
|  | Higher Order Residential | | |
|  | Parks & Public Spaces | | |
|  | Future Growth Nodes | | |
|  | Employment Intensive | | |
|  | Institutional Employment | | |
|  | Small Scale Institutional* | | |

Site Plan



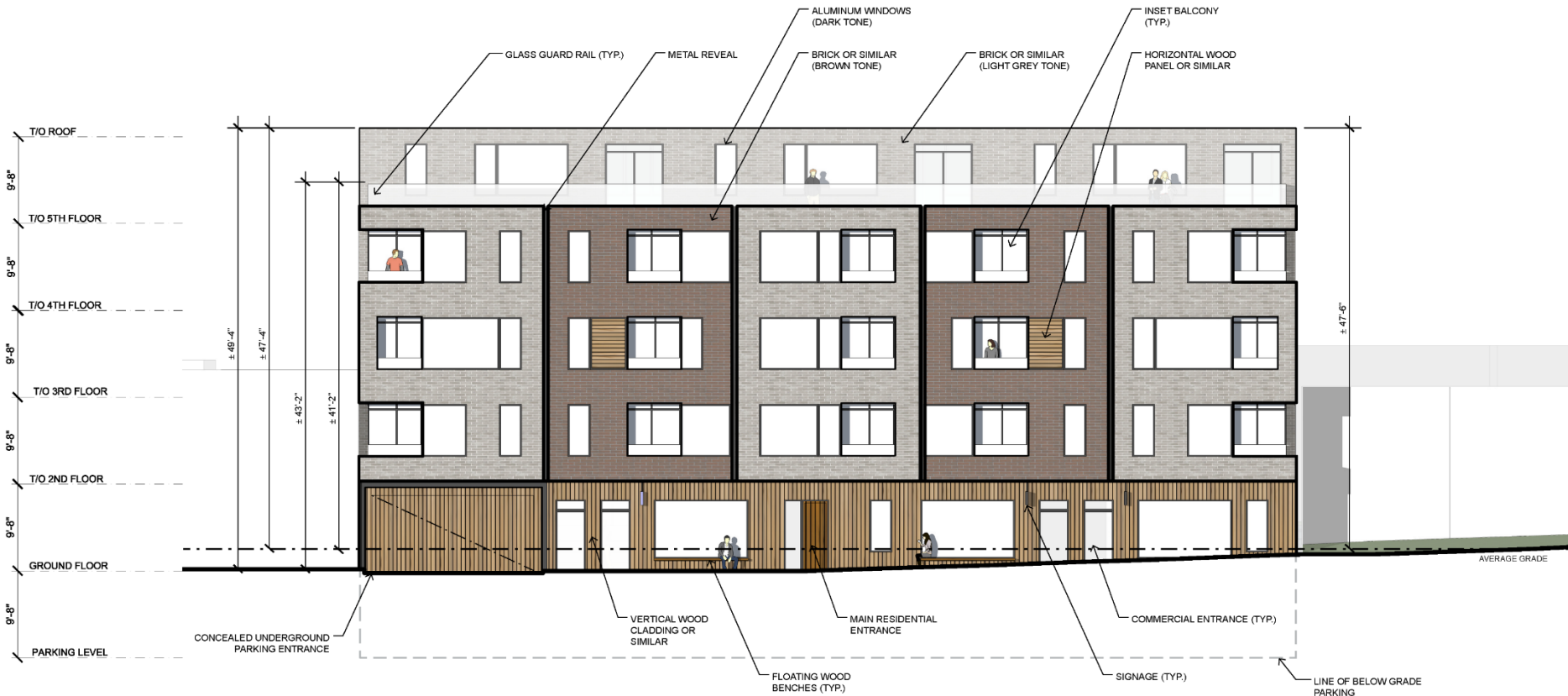
Agricola Street



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Front Elevation



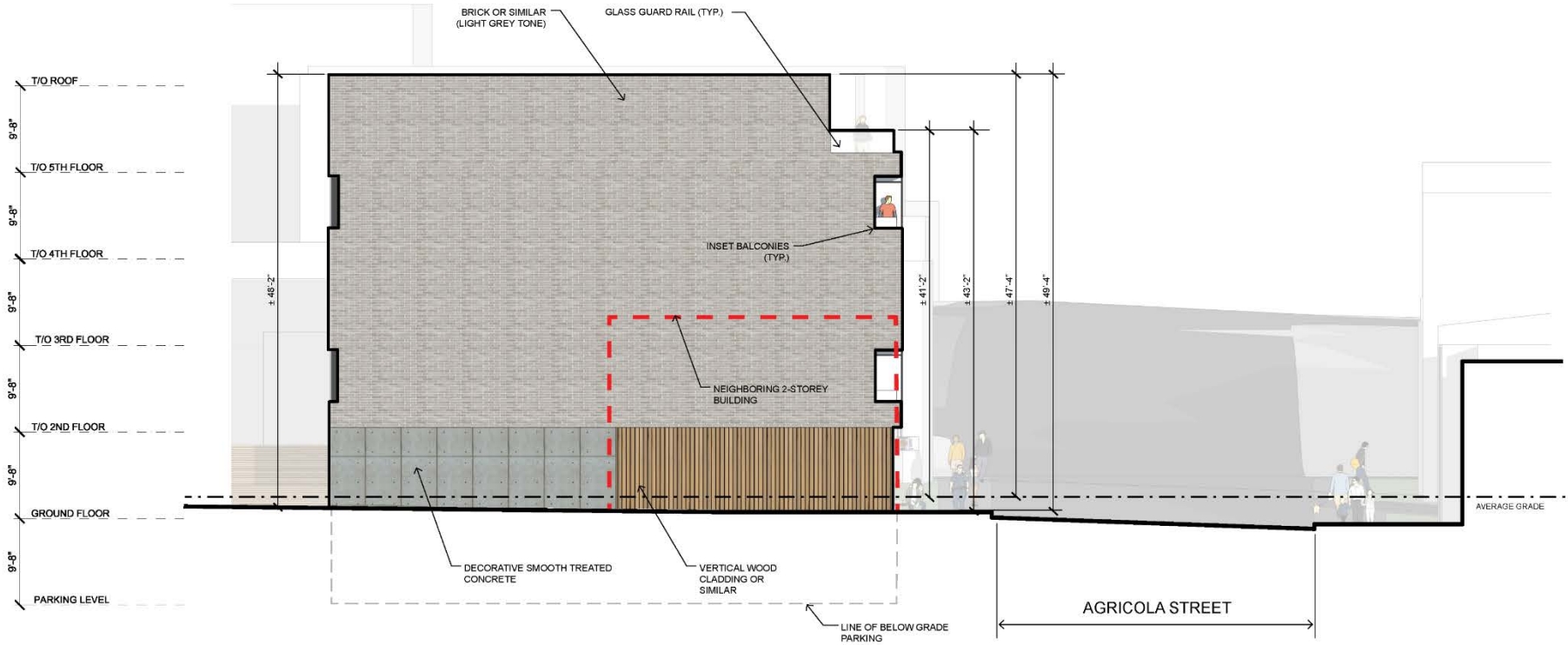
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Rear Elevation



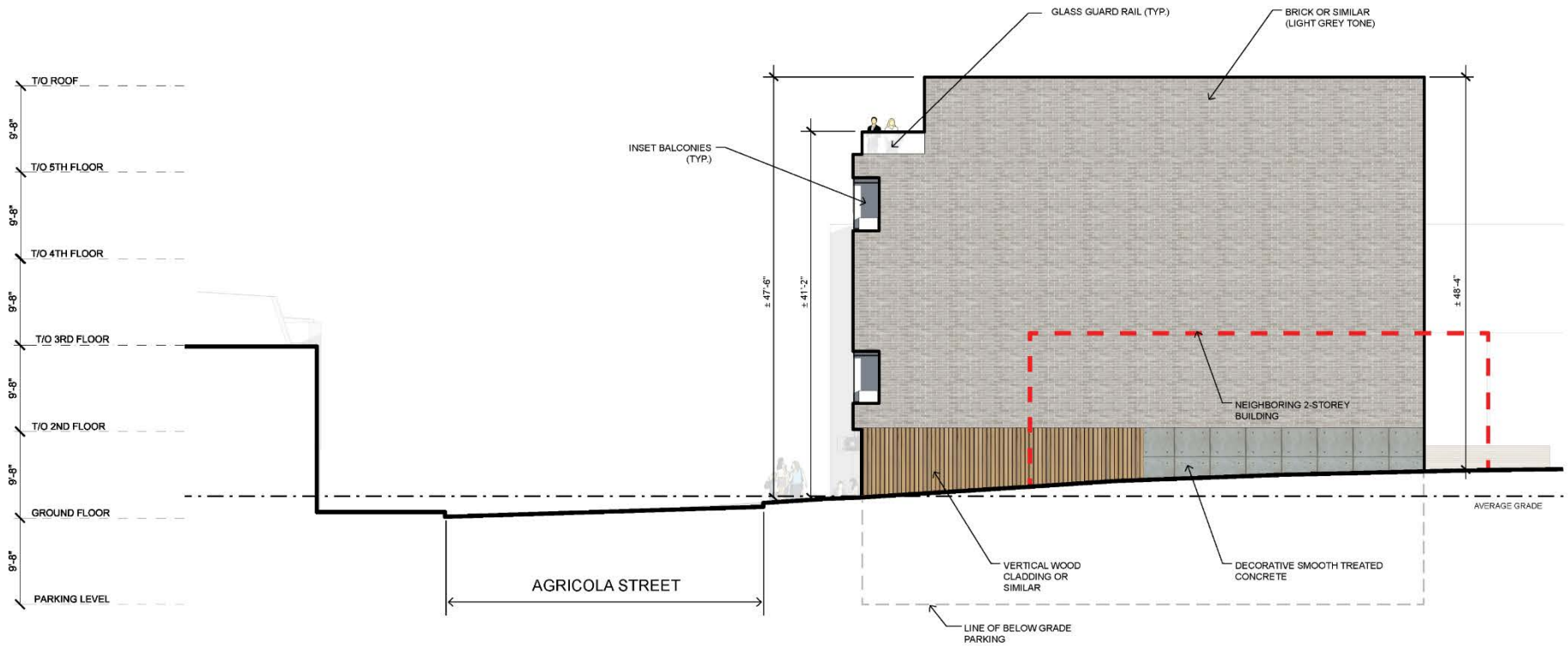
South Elevation



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North Elevation



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Looking north



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At the rear



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Public Engagement

- Public Open House: December 7, 2016

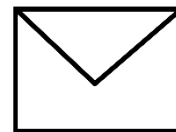
67 comments

- Design – look and feel of Agricola
- Height/ scale for the neighbourhood
- Streetwall height and public realm
- Transitioning at rear

- Neighbourhood questionnaire sent September 15, 2017:

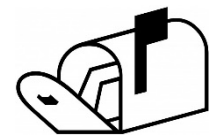
- Some generally positive
- Height/ Streetwall height
- Transitioning / Fit on the site

Questionnaires
Mailed



174

Responses Received
(as of Sept 25/17)



12

Planning Principles

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

Planning Principles

Transition	<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>
Pedestrian-oriented	<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

Human-Scale	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.
Building Design	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.
Context-sensitive	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.