

# HALIFAX

## **Public Meeting for Case 20267**

Municipal Planning Strategy and Land  
Use By-law Amendment for Chebucto  
Road, Beech and Elm Streets, Halifax

October 5, 2017

# Agenda for Tonight's Meeting

1. Welcome and Introductions 7:00 p.m.
  2. Viewing of Display Boards 7:05-7:30 p.m.
  3. HRM Staff Presentation
  4. Applicant Presentation
  5. Public Feedback (Question and Answers)
  6. Wrap-Up, Next Steps, Feedback Form
- } 7:30-9:00 p.m.

# Introductions

**Ashley Morton** – Chair Halifax Peninsula PAC

## **Members of Halifax Peninsula PAC**

**Andrew Bone** – Planner

**Shawn Cleary**– Councillor District 9

**Phoebe Rai** – Legislative Assistant

**Holly Kent**– Planning Technician

**Jacob Jebailey**– Applicant (WM Fares)

**Cesar Saleh** – Applicant (WM Fares)

# Role of the HRM Planner

- Manage the process of the planning application
- Main contact for the applicant and general public regarding questions, comments or concerns
- Draft reports, negotiate with the applicant and make recommendations to Council

# Purpose of this Meeting

- Provide information to the public on the proposed development at the corner of Chebucto Rd., Beech and Elm Streets, Halifax
- Explain the process involved for an application of this type
- Receive feedback, hear concerns, and answer questions regarding the proposed development

Feedback provided tonight will inform the process

No decisions will be made tonight

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# Previous Proposal

Case: 19660

Previous Proposal: 5 storey, mixed use building.

Most Recent Event: May 11, 2015

Status: **Case Withdrawn**



 www.wspgroup.com	Banc Development Proposed Development 6482 Chebucto Road, Halifax	Perspective	
		Project number 141-14781 Date 1 November 2014 Drawn by Mitra Rad Checked by Kourosh Rad	1 Scale

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# Current Proposal

Applicant: WM Fares on behalf of the Jane Group Limited

Location: Corner of Chebucto Rd, Beech and Elm Streets

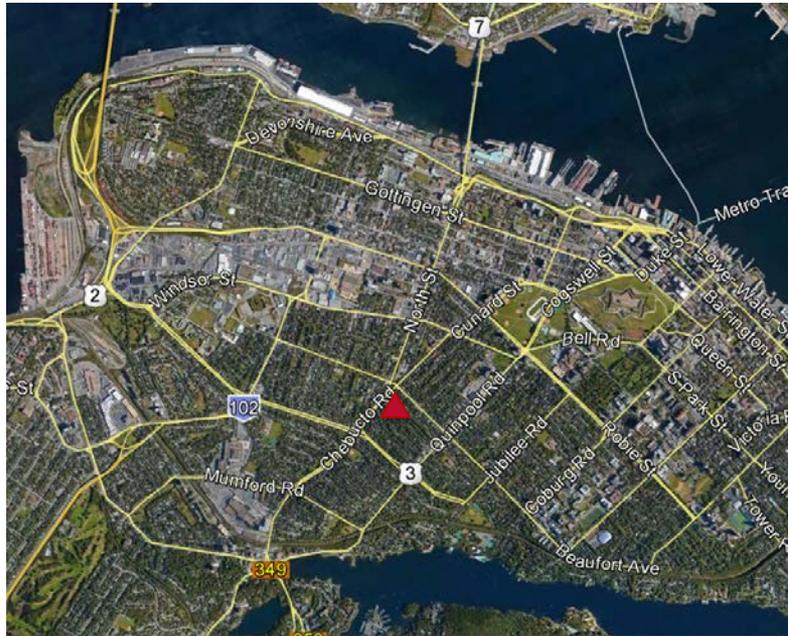
Proposal: 5 storey, mixed use building.



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# Site Context

Chebucto Road, Beech and Elm Streets, Halifax



General Site location



Site Boundaries in Red

Site size: 1904 sq. m. (20,500 sq. ft.)  
Site Frontage: Chebucto Rd ~65m (213 ft.)  
Beech and Elm Streets ~30m (100 ft.)

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# Site Context



Subject site seen from the northwest, corner of Chebucto Rd and Elm Street

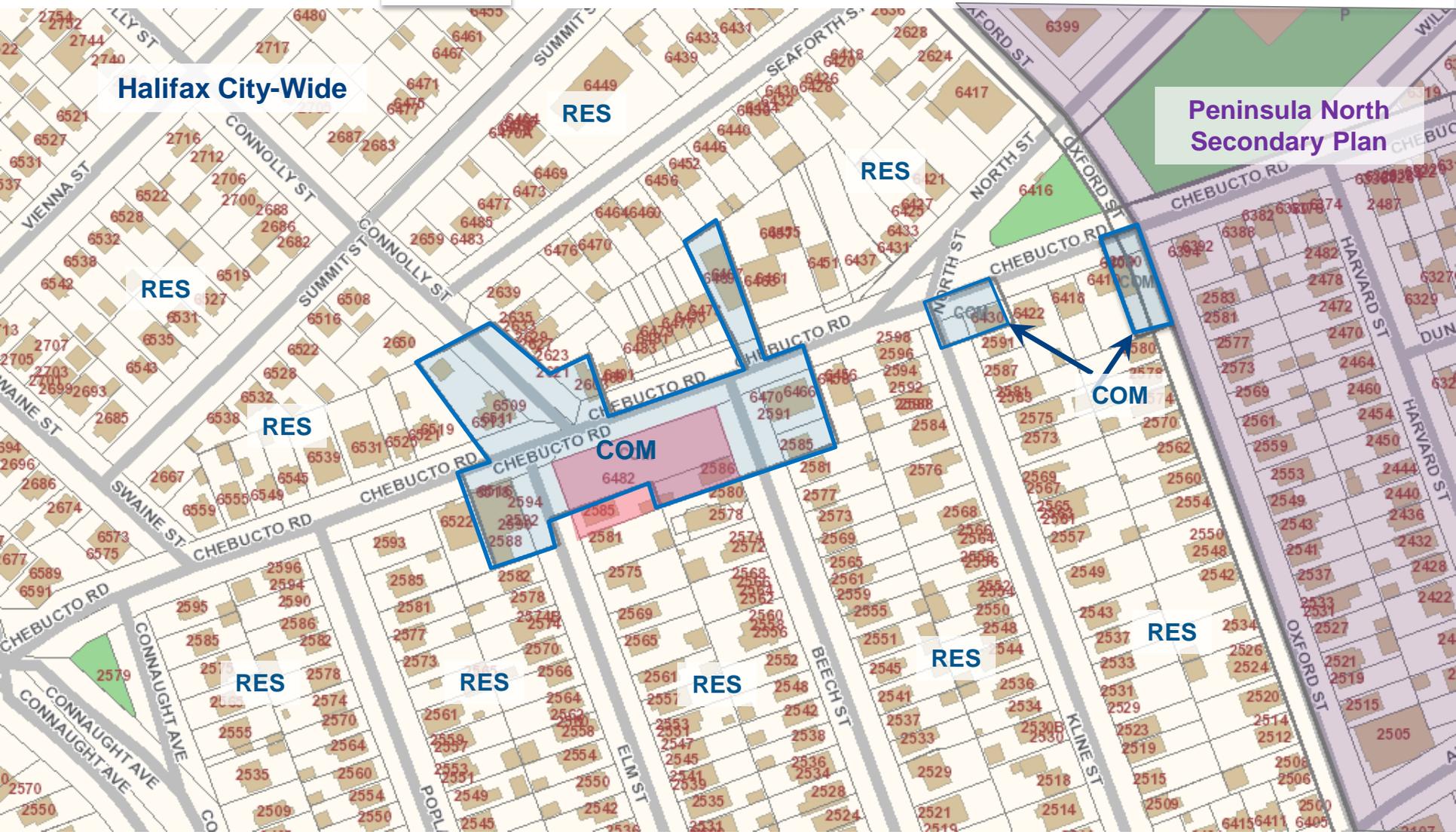
# Site Context



Subject site seen from the north on Chebucto Road at Beech Street

# Existing Halifax Municipal Planning Strategy (MPS)

## City-Wide Policies – “Commercial Facilities” Designation



Halifax City-Wide

Peninsula North  
Secondary Plan

# Modernizing Planning Documents

Regional Plan – August 2006



Regional Plan 5 Year Update - October 2014



Centre Plan – 2013 – 2018 ?



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# Proposed Centre Plan

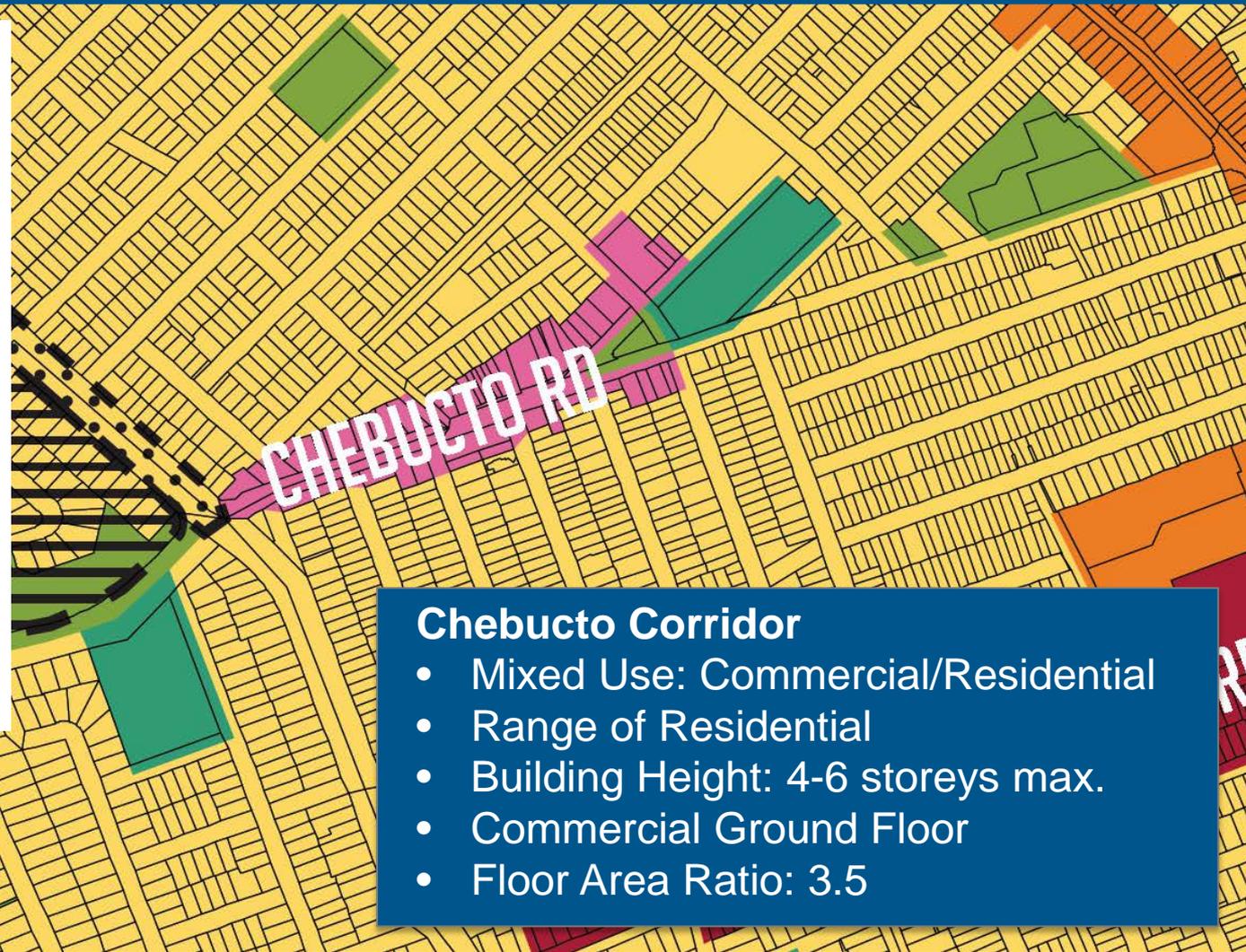
## Urban Structure Map - Chebucto Corridor

### LEGEND

-  Downtowns
-  Centres
-  Corridors
-  Established Residential
-  Higher Order Residential
-  Parks & Public Spaces
-  Future Growth Nodes
-  Employment Intensive
-  Institutional Employment
-  Small Scale Institutional\*

\* HRM-Owned Institutions: Schools, Libraries, Fire Stations, Police Stations, Recreational and Community Facilities

-  Existing and In-Progress Heritage Conservation Districts
-  Proposed Heritage Conservation Districts
-  Proposed Cultural Landscapes



### Chebucto Corridor

- Mixed Use: Commercial/Residential
- Range of Residential
- Building Height: 4-6 storeys max.
- Commercial Ground Floor
- Floor Area Ratio: 3.5

# Amendments in Centre Plan Area

Staff received 23 requests to amend current planning rules within the area currently being reviewed by the centre plan.

Fall 2016 Open House to introduce proposals.

Staff report was completed and 22 requests were sent to Regional Council for direction in August (2017).

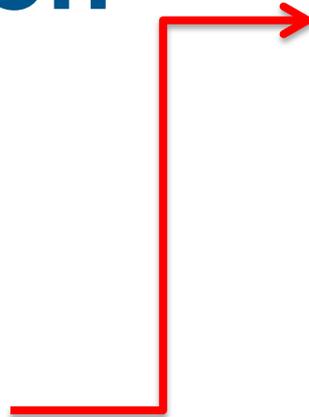
# Direction by Regional Council

Continue to process site-specific secondary municipal planning strategy subject to the proposals:

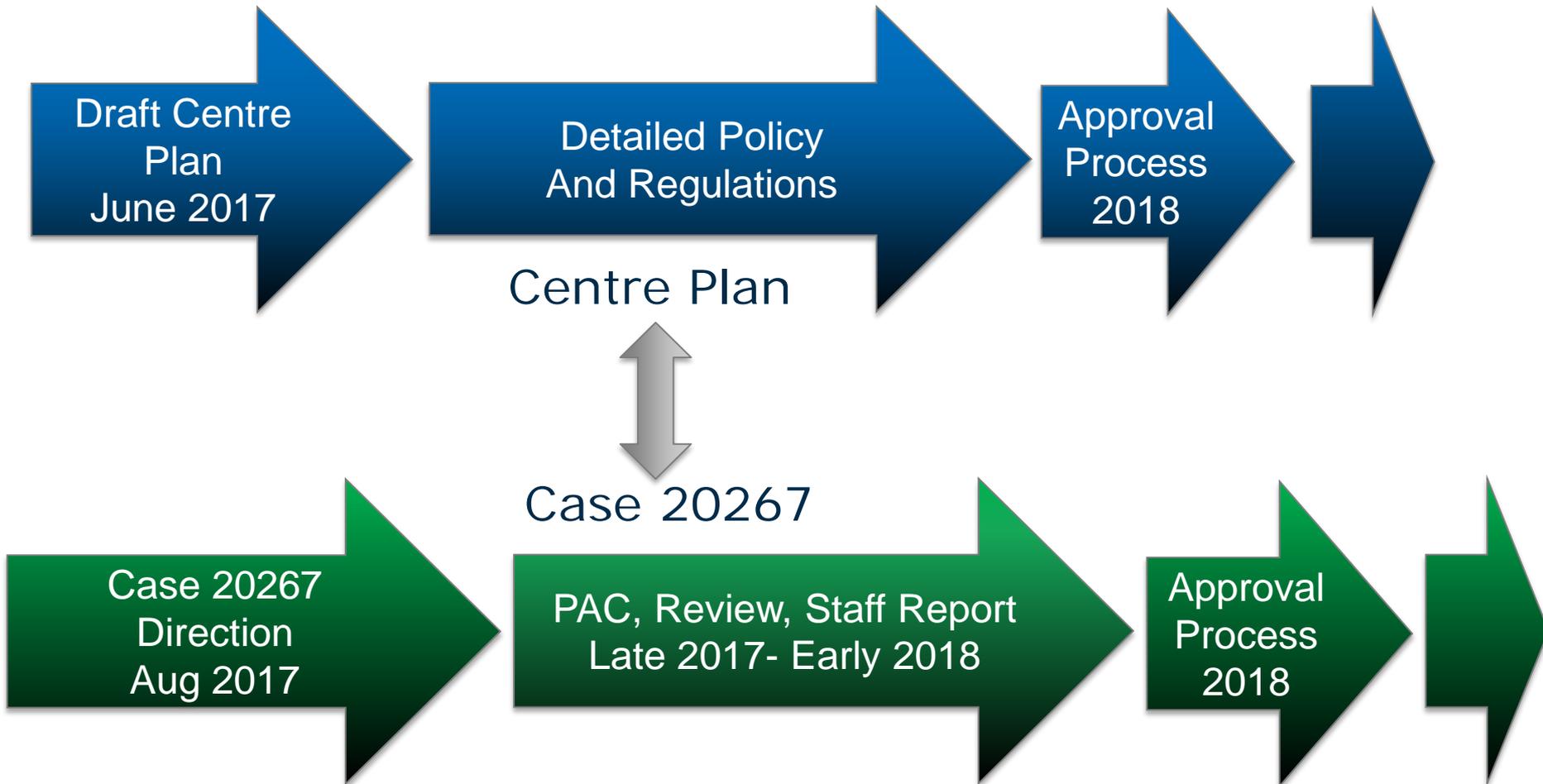
- a) generally aligning with the June 2017 Centre Plan document relative to:
  - urban structure (Chebucto Corridor)
  - Height (four to six storeys); and
  - floor area ratio (3.5)
  
- b) addressing the planning principles of:
  - transition;
  - pedestrian-orientation;
  - human-scale;
  - building design; and
  - context-sensitivity.

# Planning Application Process

We Are Here



# Planning Processes



# Presentation by the Applicant



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# Public Input Session

- One speaker at a time
- Speakers are asked to please use the microphone
- No applauding or booing please
- Speaker to provide name and community name for the record
- Please respect all points of view and opinions
- Comments are recorded and provided in a summary format

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## Thank You For Your Participation

We are Looking to Improve the way we  
Communicate with Community Members

Please Complete a Survey Before You Go

### HALIFAX

Planning & Development  
PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

**Andrew Bone**

*Planner III*

**bonea@halifax.ca**  
Tel: (902) 490-6743

[www.halifax.ca](http://www.halifax.ca)

# Halifax Peninsula Land Use By-law (LUB)

## C-2A (Minor Commercial) Zone – Residential & Commercial Uses

### C-2A (Minor Commercial) Zone

R-1 (Single Family) Zone , R-2 (General Residential) Zone, R-2T (Townhouse) Zone

Residential

C-1 (Local Business) Zone

Retail stores

Radio, television and electrical appliance repair shops

Watch and jewellery repair shops

Personal service shop

Bowling alley

Offices

Commercial

Bank and other financial institutions

Restaurant

Service Station

Community Facilities

Commercial Recreational Uses

Day Care Facilities

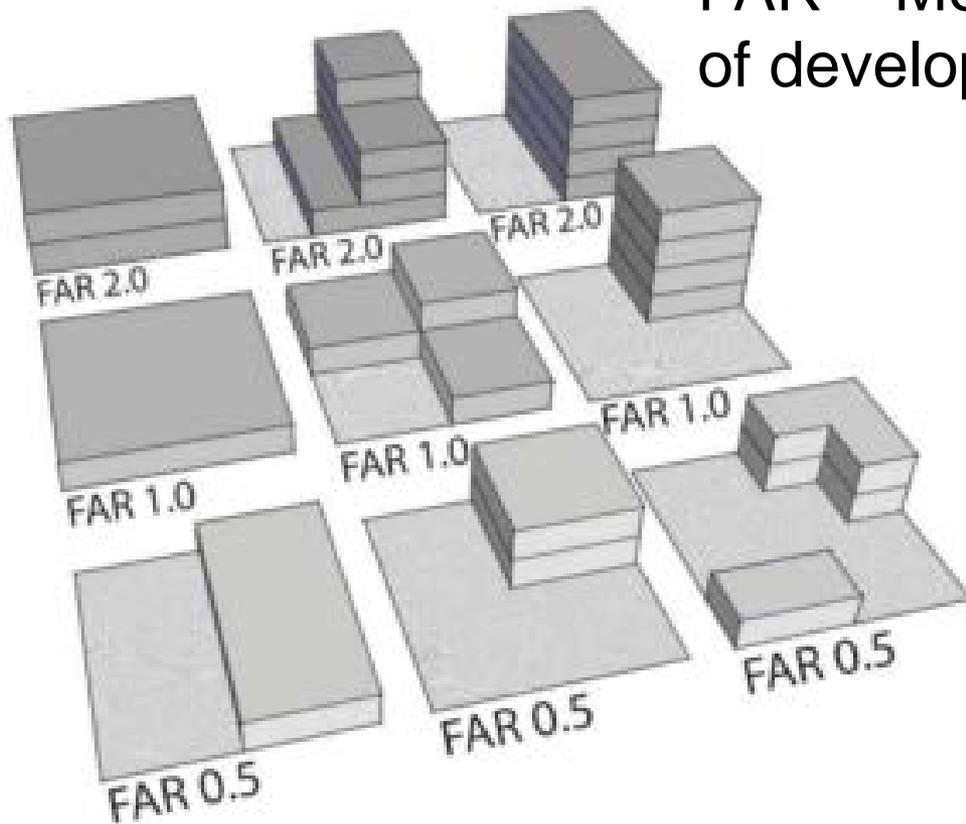
# Halifax Peninsula Land Use By-law (LUB)

## C-2A (Minor Commercial) Zone – Residential & Commercial Uses

<b>R-1</b> (Single Unit Dwelling)	<b>R-2</b> (General Residential)	<b>R-2T</b> (Townhouse)	<b>C-1</b> (Local Business)
Detached Dwelling	R-1 uses	R-1 & R-2 uses;	R-1, R-2, R-2T uses;
The office of a professional person	Semi-detached or duplex dwelling	Townhouses	Retail stores
Home Occupation	4-Unit Buildings	--	Repair shops
Park/Playground	--	--	Personal service shop
Church/Church hall	--	--	Municipal Building
Day care facility (14)	--	--	Hairdresser
Special care home (10)	--	--	Offices
--	--	--	Bank and other financial institutions
--	--	--	Restaurant
Height - 35 feet	Height - 35 feet	Height - 35 feet	Height - 35 feet

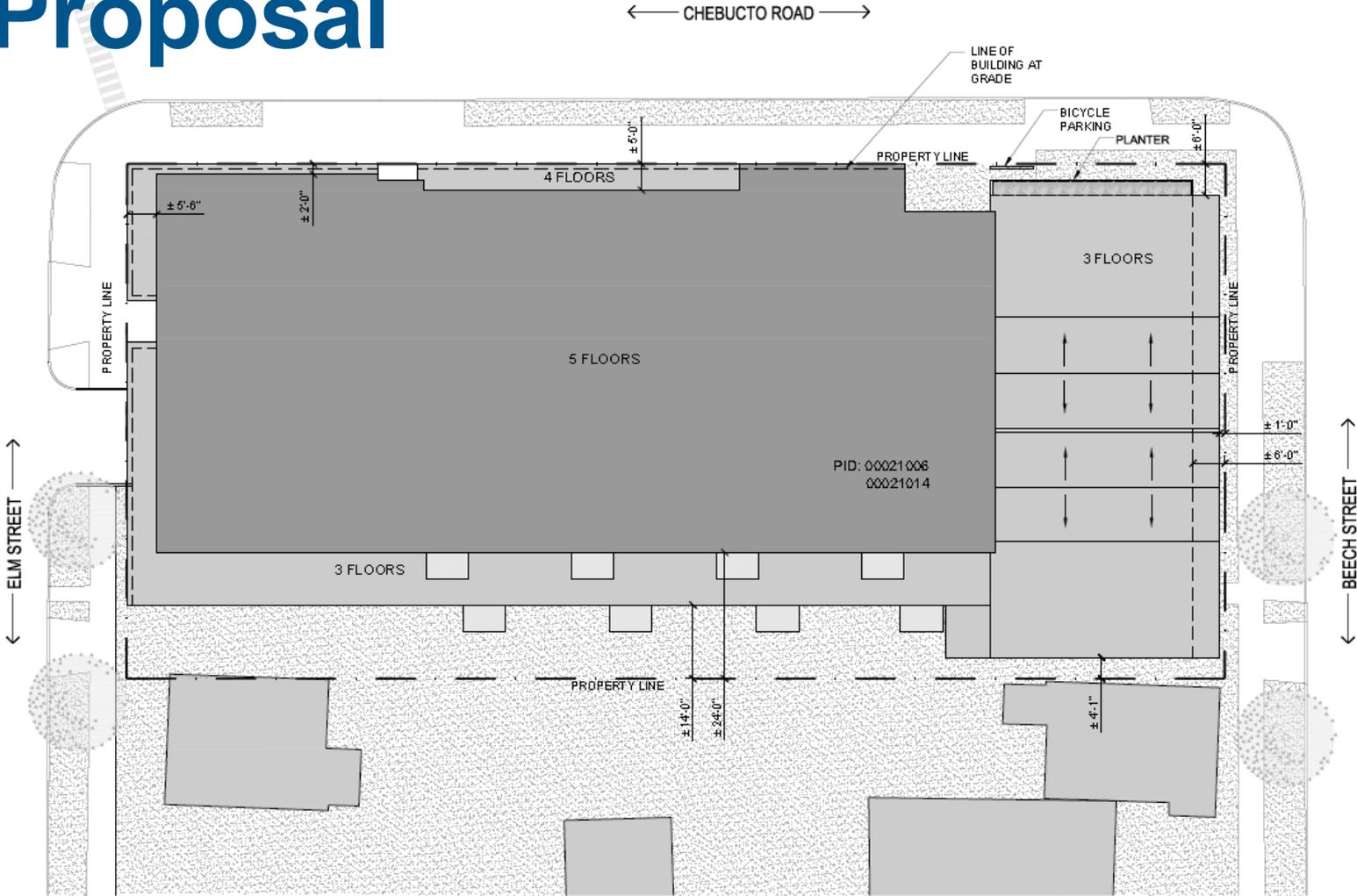
# Floor Area Ratio

FAR – Measurement of the intensity of development



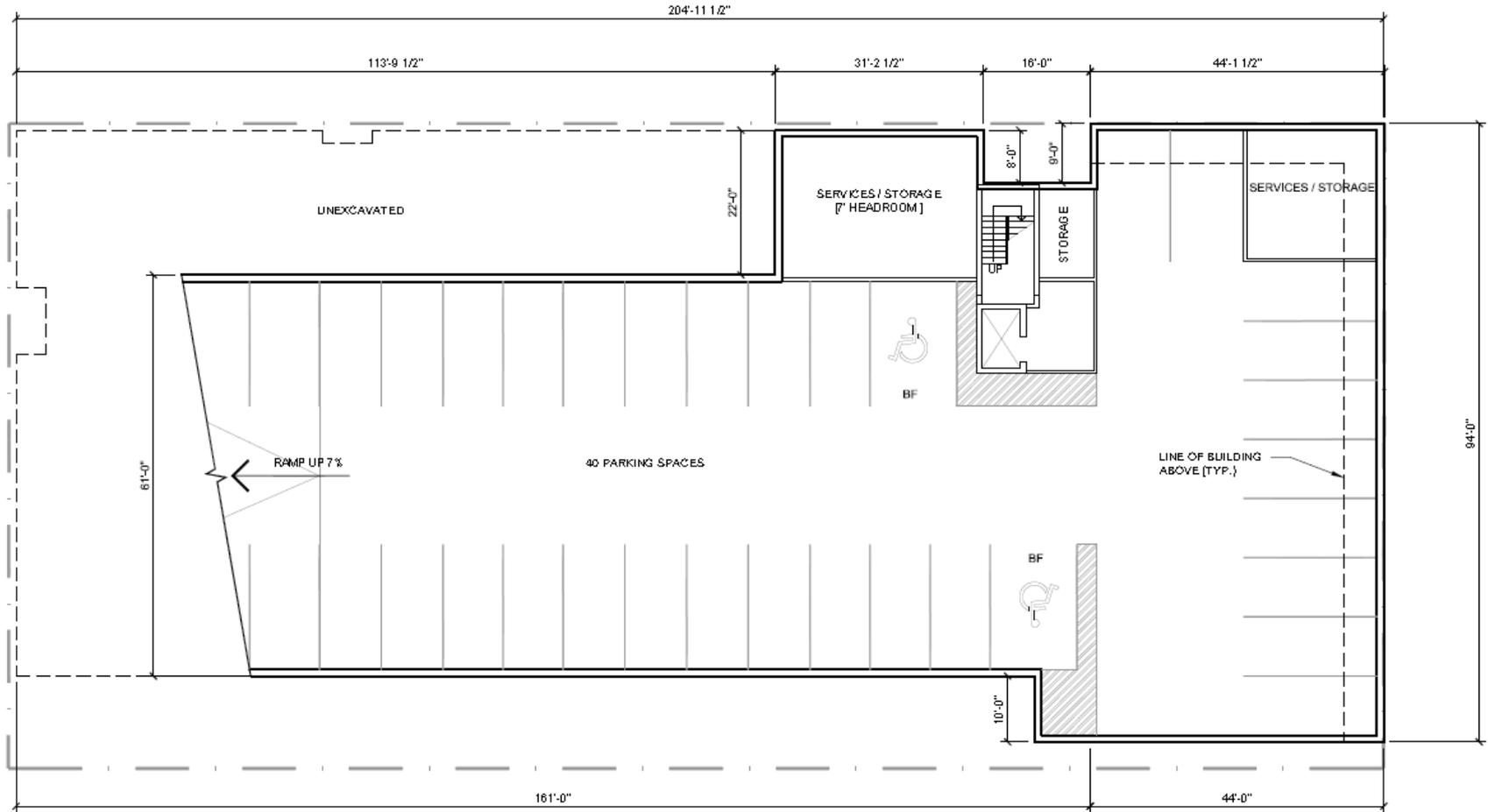
$$FAR = \frac{\text{Floor Area}}{\text{Land Area}}$$

# Proposal

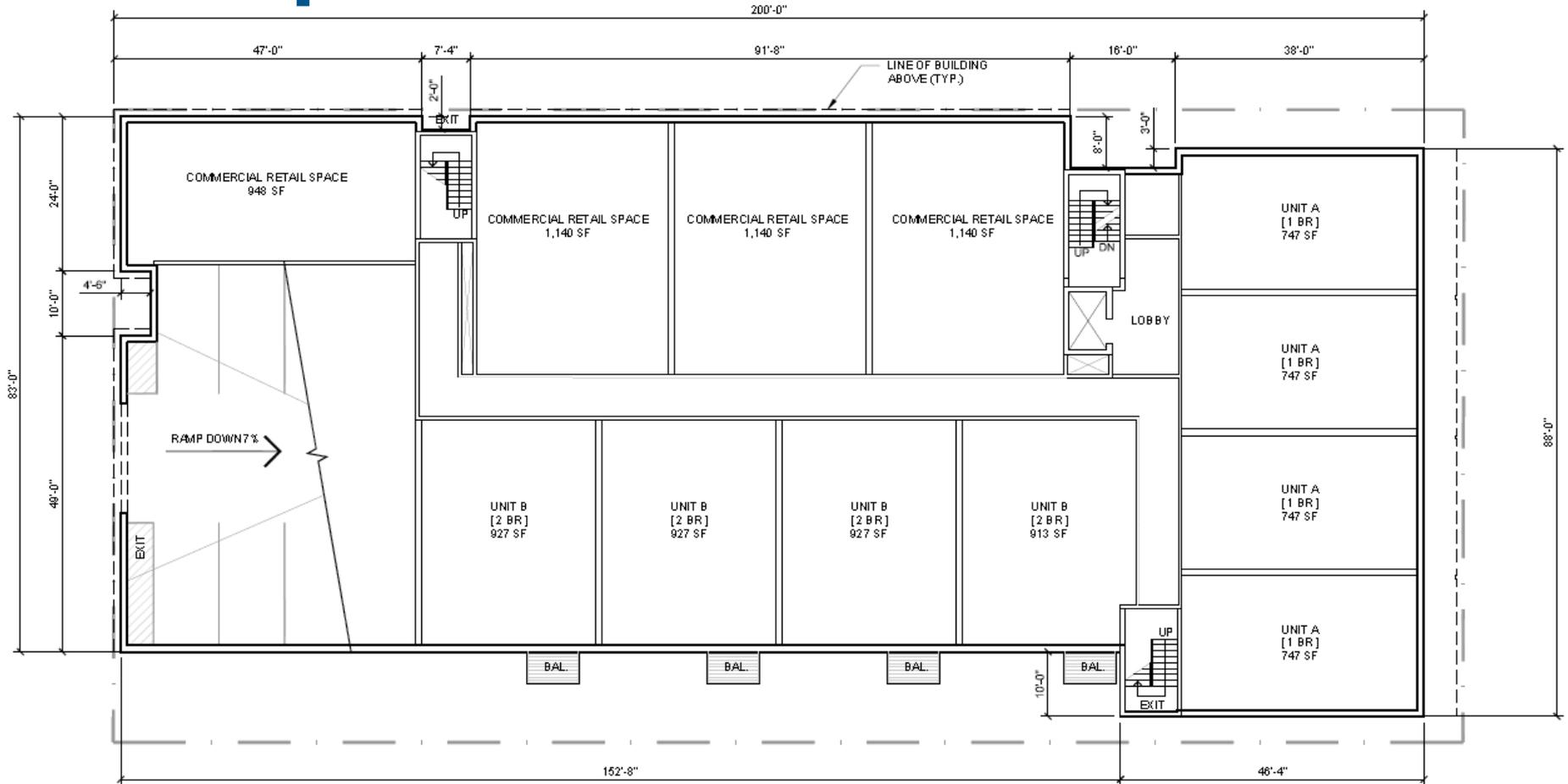


Proposed Site Plan

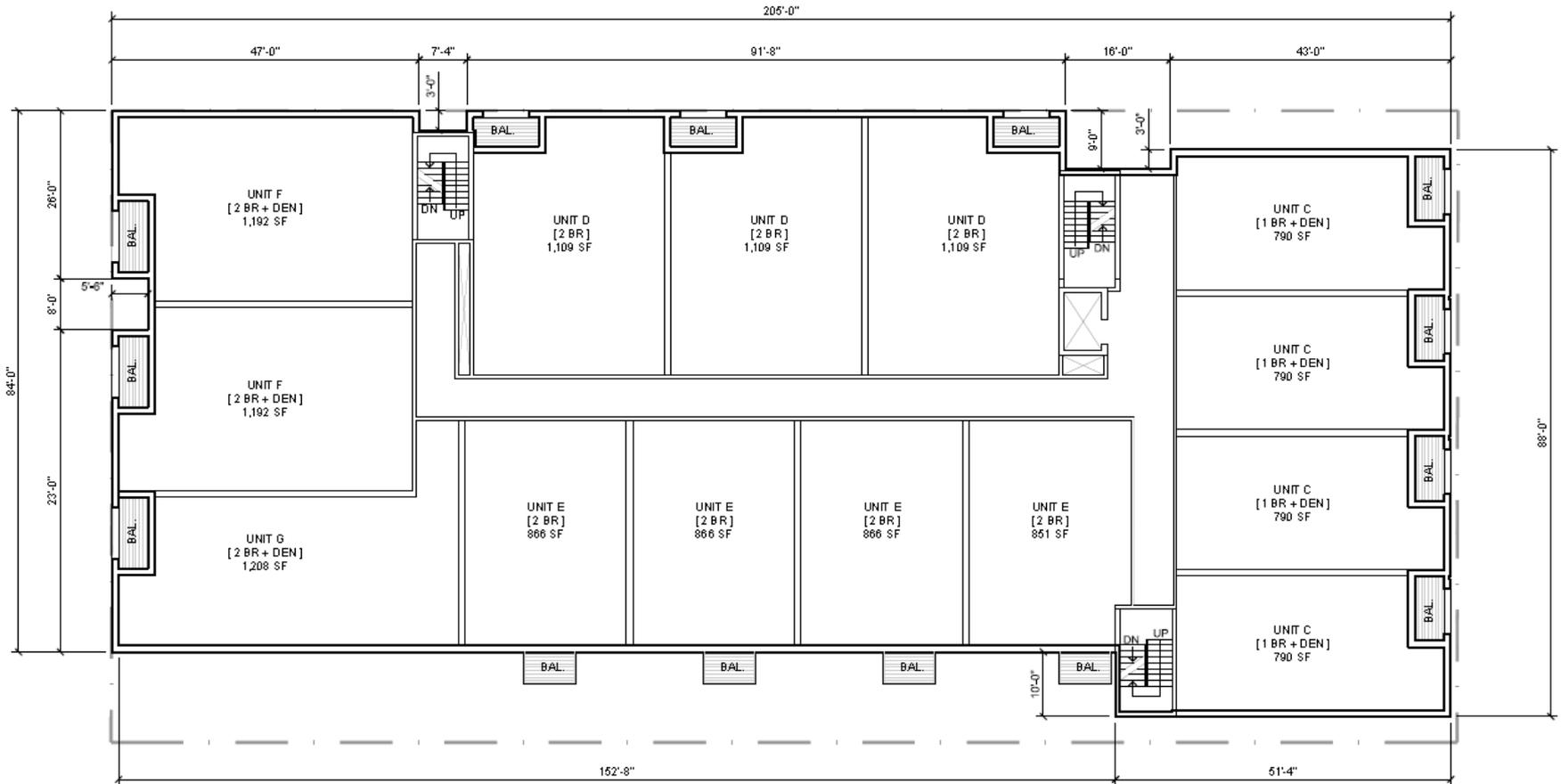
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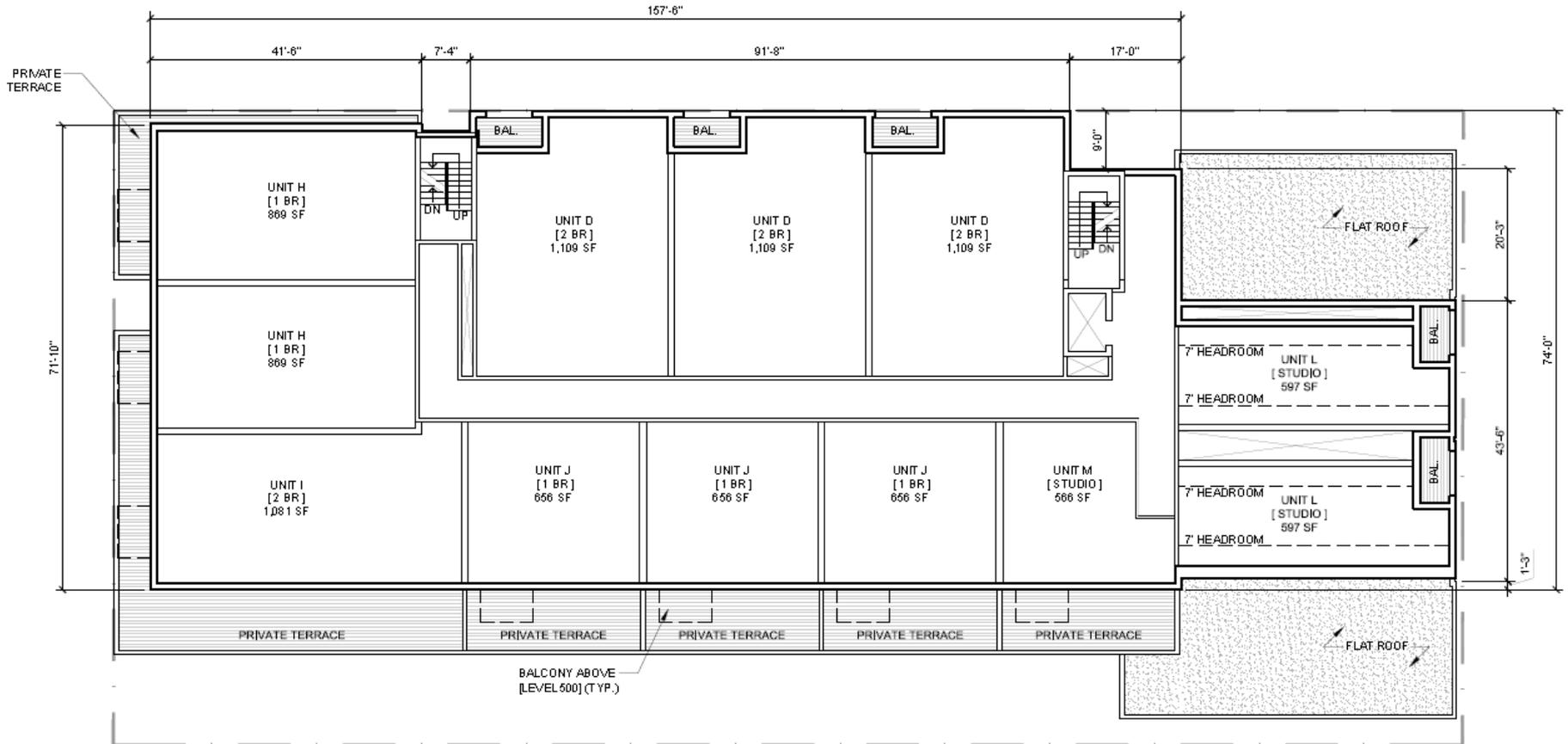
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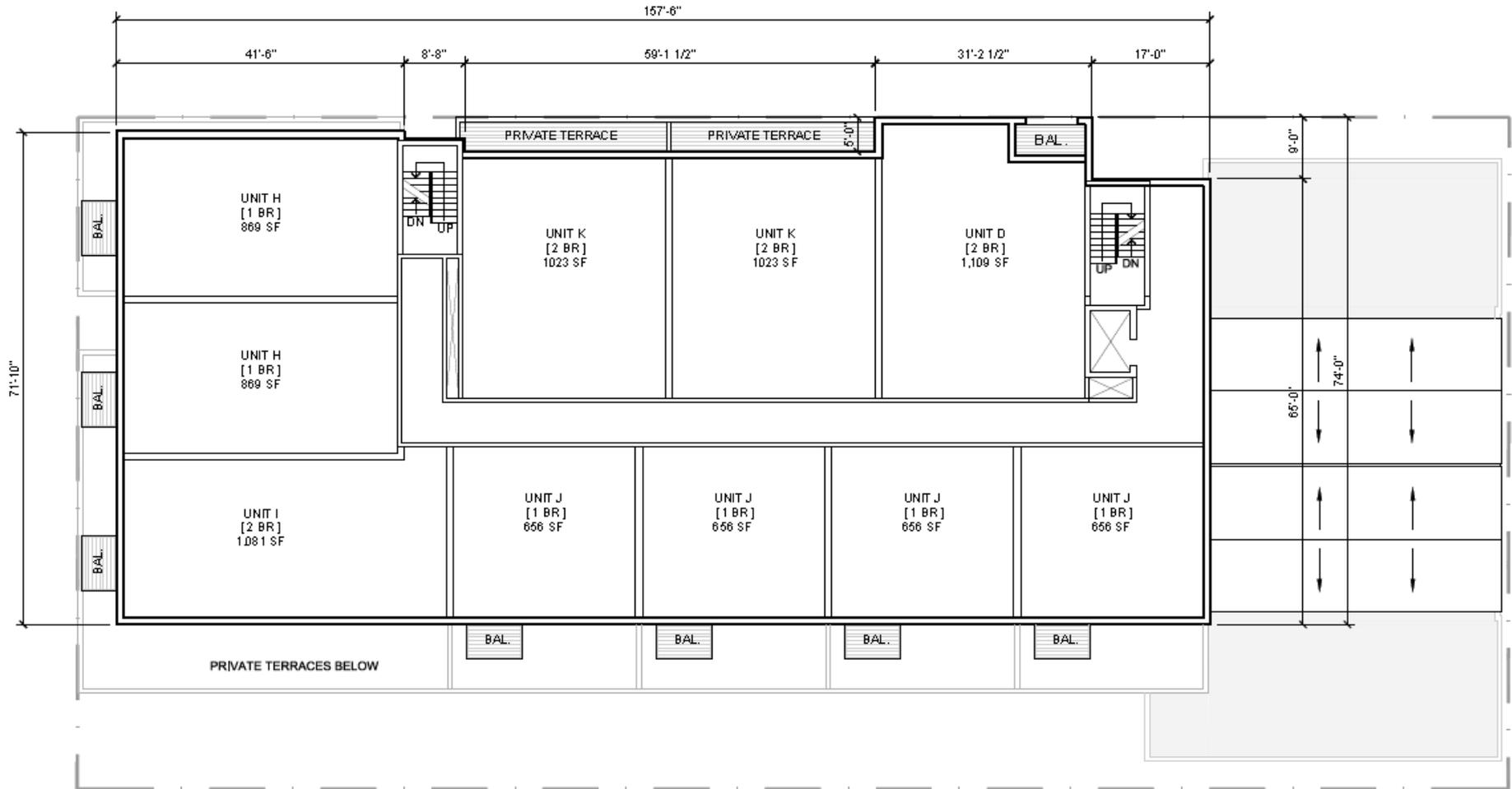
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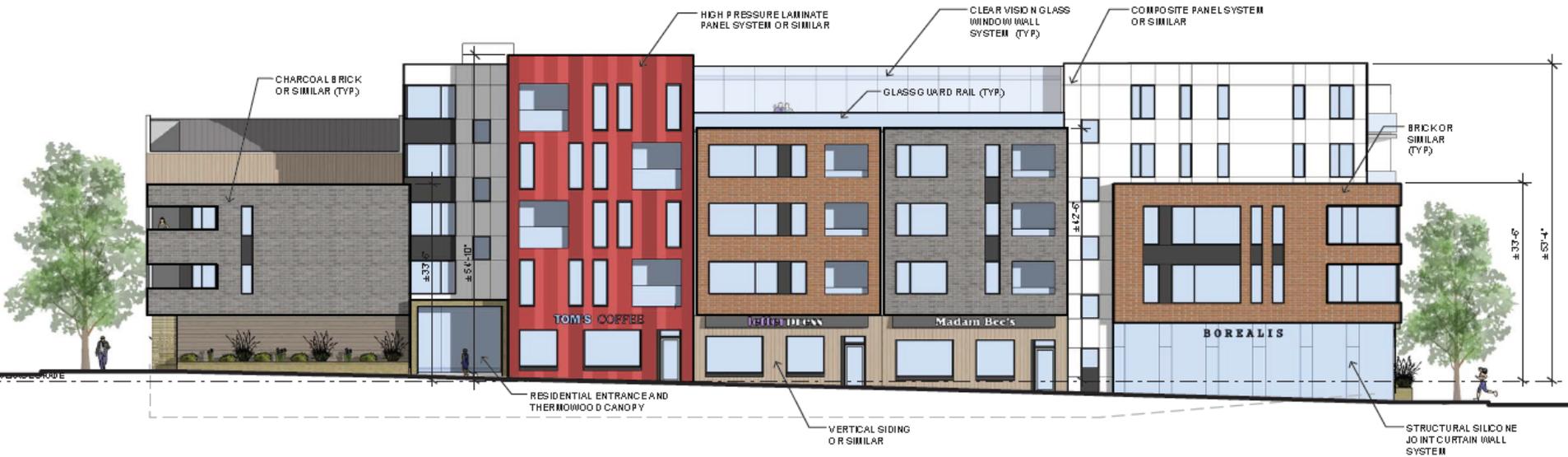
# Proposal



# Proposal



# Proposal



Chebucto Road Elevation

# Proposal



Elevation looking from existing Neighbourhood (looking north)

# Proposal



EAST ELEVATION

## Beech St. Elevation



WEST ELEVATION

## Elm St. Elevation

# Proposal



# Proposal



Rendering of proposal from the north on Chebucto Road at Beech Street

# Proposal



Rendering of proposal from the north on Chebucto Road at Beech Street