

HALIFAX

Case 20360

**LUB Amendment
and Development
Agreement: Young
and Demone Sts,
Halifax**

Halifax Peninsula Planning Advisory Committee

Oct 23, 2017

Applicant Proposal

Applicant: WM Fares

Location: Young and Demone St, Halifax

Proposal: 10 Storey mixed use building with 114 units



Young St Rendering

HALIFAX

Site Context

Young St and Demone St, Halifax



Site Boundaries in Red

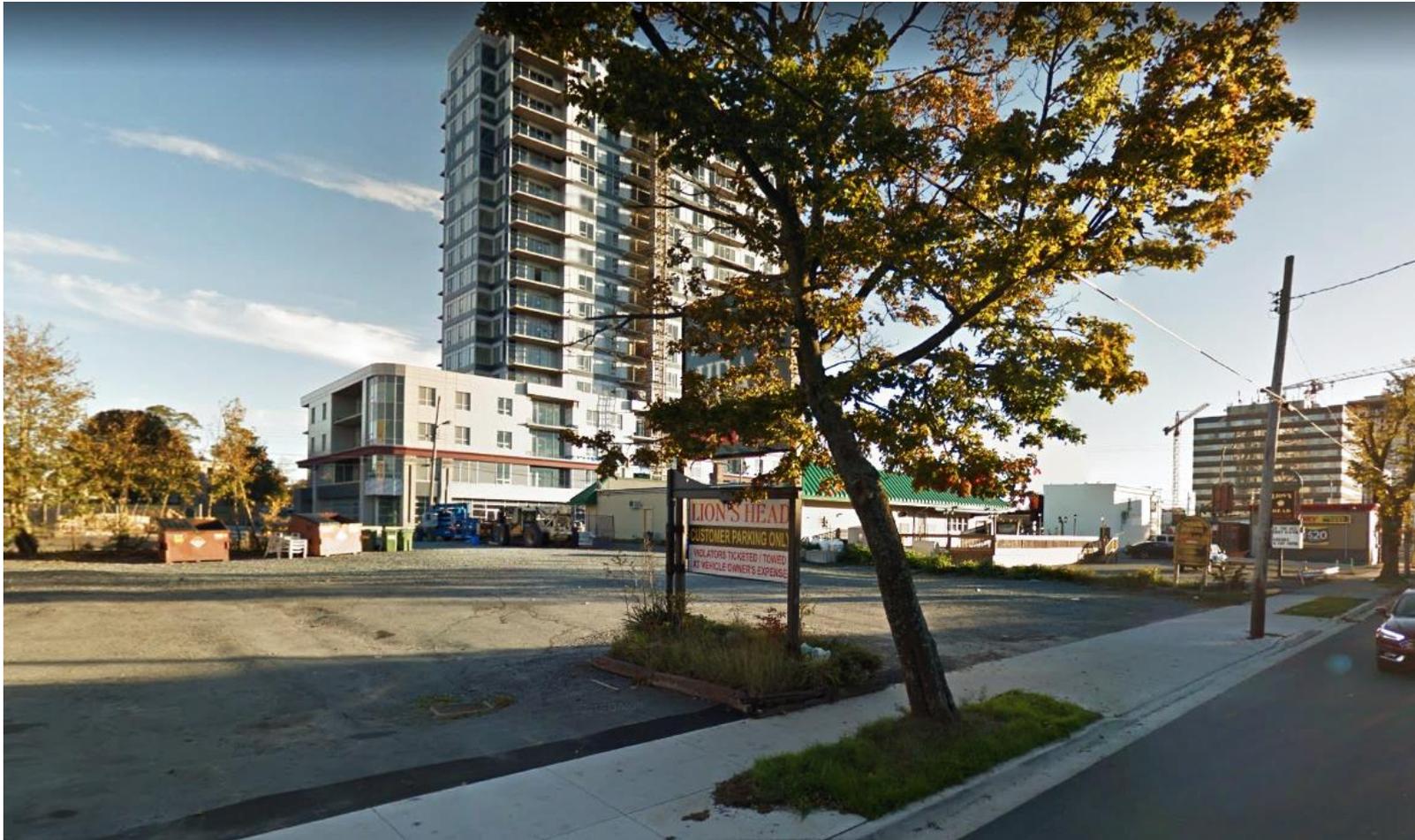
HALIFAX

Site Context



Subject site

Site Context



Subject site seen from the southwest on Young St

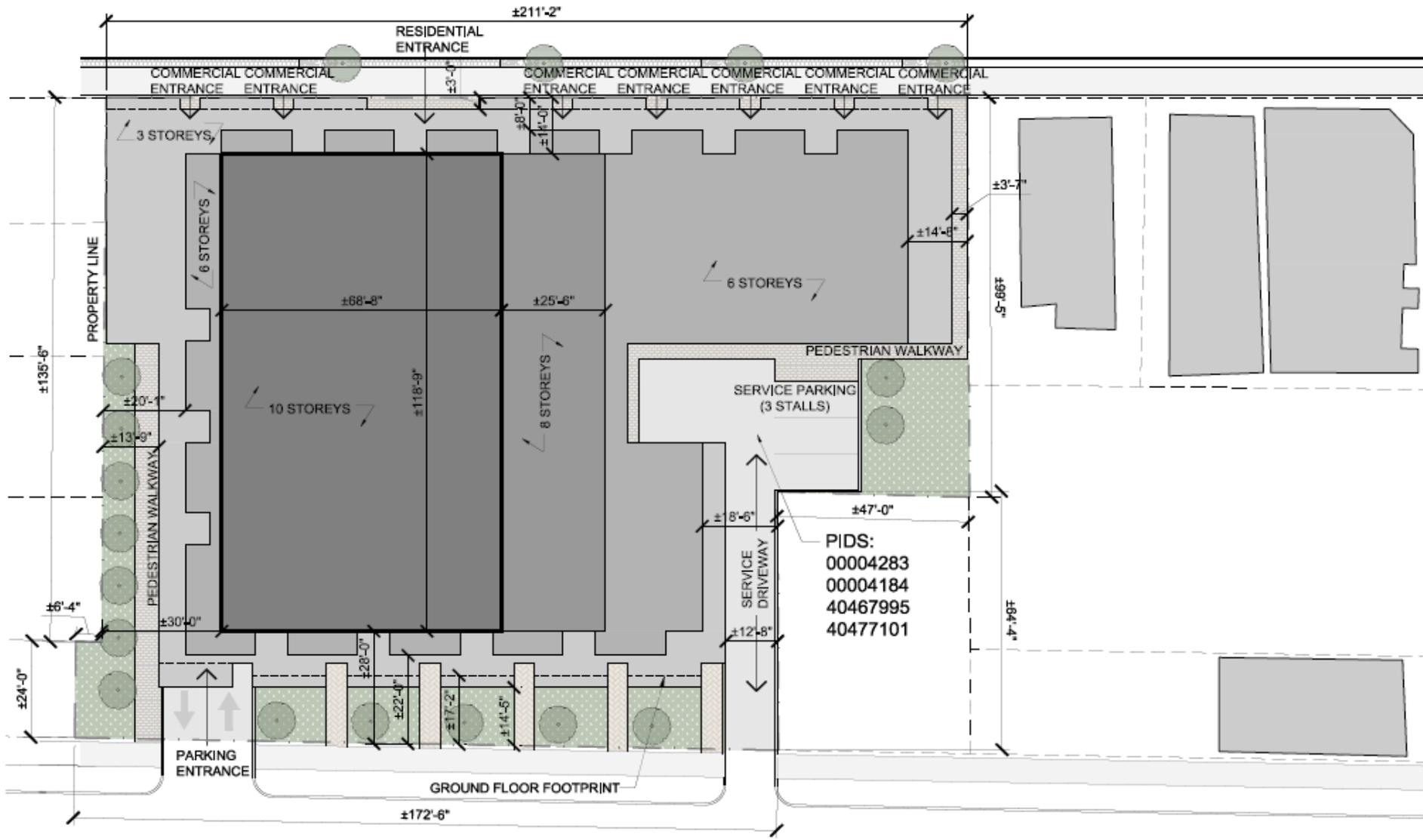
Site Context



Subject site seen from the northeast
on Demone St

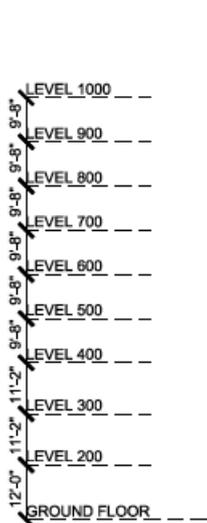
Site Plan

← YOUNG STREET →

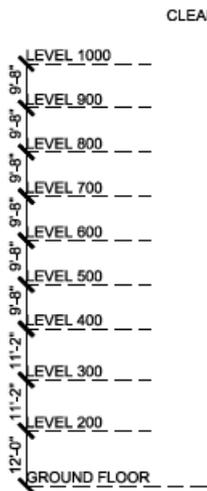


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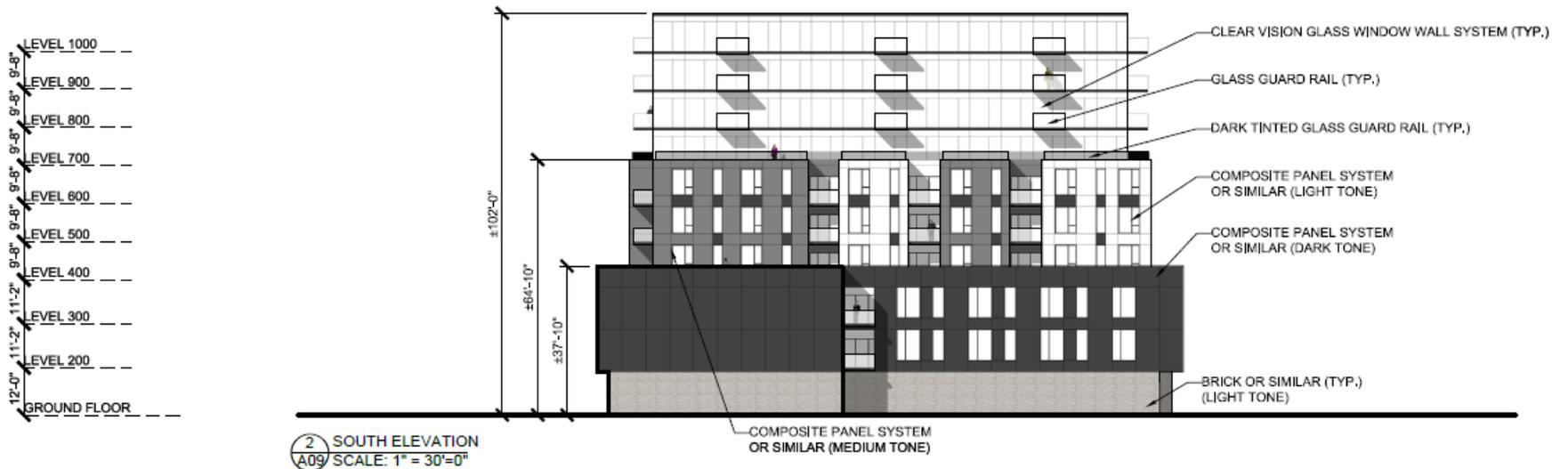
← REMONE STREET →



1 WEST ELEVATION
 A08 SCALE: 1" = 30'-0"



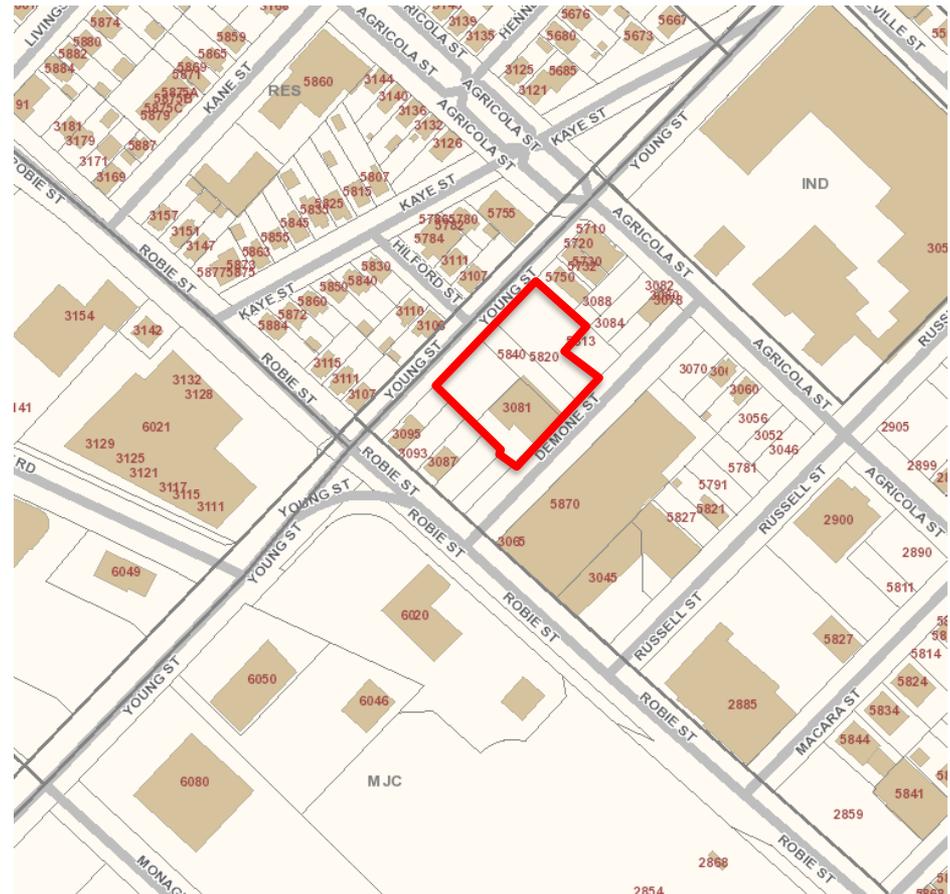
2 EAST ELEVATION
 A08 SCALE: 1" = 30'-0"



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



Enabling Policy

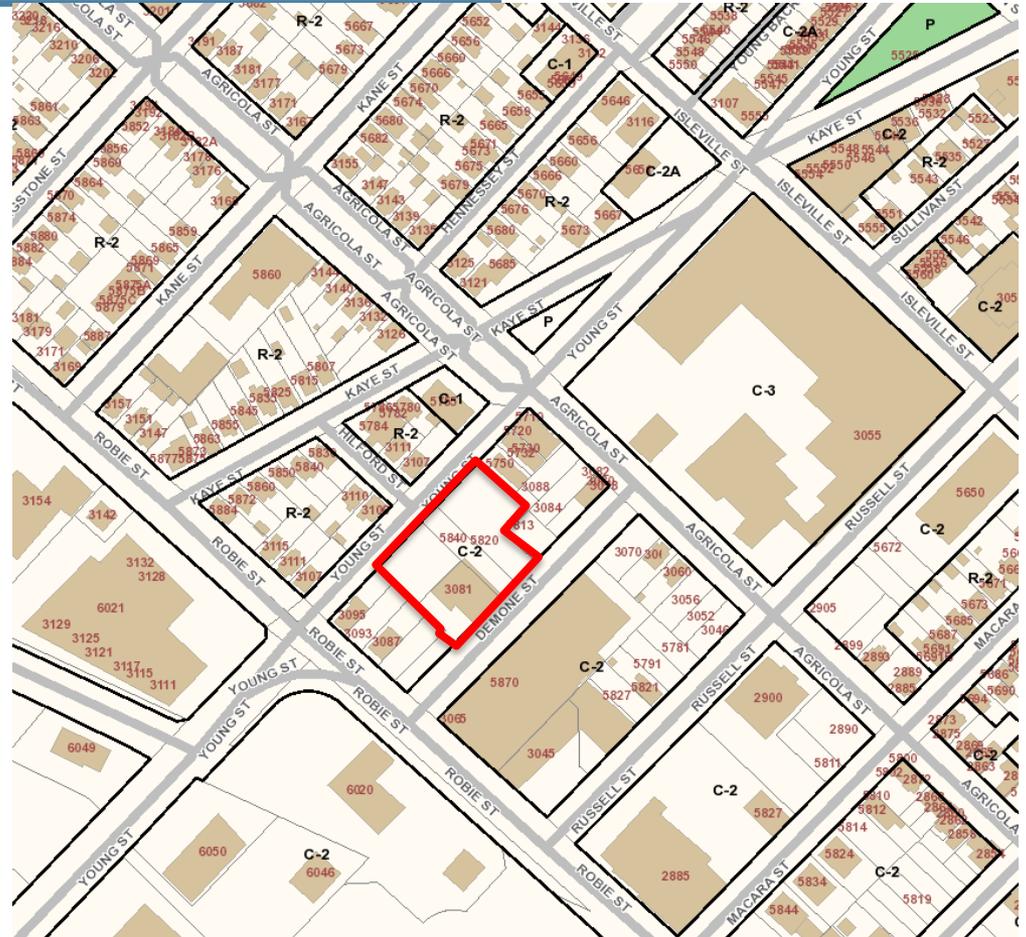
2.3.2 and 2.3.3, requires Council to consider:

- (i) the relationship of new development to adjacent properties and uses; and, the mitigation of through effective urban design and landscaping;
- (ii) integration into the traditional grid street system;
- (iii) encourage vehicular traffic to use Principal Streets and discourage traffic from infiltrating through existing neighbourhoods;
- (iv) 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;
- (vi) residential and commercial densities consistent with municipal services; and
- (vii) encouraging high quality exterior construction materials such as masonry;

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

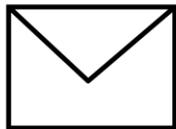


- Located in Major Commercial area
- Development can proceed by amending this schedule

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification, newspaper ad and a public open house on October 4, 2017
- Feedback from the community generally included the following:
 - Liked the design of the building
 - Worried about safety walking, cycling and driving
 - Concerns about parking in area

**Notifications
Mailed**



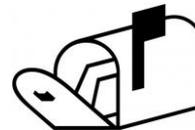
72

**Meeting
Attendees**



14

**Letters
Received**



2

**Total Public
Interactions**



88

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Thank You

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