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**Case 19858 – Public Hearing  
MPS & LUB Amendment  
Coburg Road & Larch Street**

**Halifax Regional Council**

January 24, 2017



**Requested Amendments**

**Purpose**  
To enable a 5 storey multi-unit residential building by development agreement

**Municipal Planning Strategy**  
Add site specific development agreement policy to allow such an agreement to be considered by community council

**Land Use By-law**  
Include references to site specific Municipal Planning Strategy policy

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## Site Location



- Single Lot
- 982 m<sup>2</sup> (10,566 ft<sup>2</sup>) area
- Vacant 2 ½ storey house (former student residence, chaplaincy services)

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## Current MPS Policy Context



### Peninsula Centre Secondary Plan

- Medium Density Residential

### Halifax Peninsula LUB

- General Residential (R-2)
- Max. 4 units
- Height Precinct = 35 feet
- Max. lot coverage = 35%

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## Community Engagement

### Initiation of MPS Amendments - June 23, 2015

- No proposed design; Design Guidelines:
- 4-5 storey with 3 storey streetwall
- setbacks from residential properties

### Public Information Meeting - Dec. 3, 2015

- 5-6 storeys & 28 units

### Planning Advisory Committee - Feb. 22, 2016

- 5 storeys & 28 units



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## Draft Centre Plan Alignment

- Centre Plan has engaged the community on location and form of development in the Regional Centre
- Current applications often form part of the discussion with the public
- Centre Plan used as a informative comparison document, not a decision making tool

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## Draft Centre Plan Alignment

### Proposed Higher Order Residential area

#### Urban Structure Characteristics

- moderately scaled (four to six storey) ground oriented apartment style buildings
- appropriate transitions to adjacent buildings
- access to the street at-grade
- building setbacks that support the pedestrian environment
- private outdoor amenity space
- on-site parking requirements in high demand areas

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## Current Proposal



## Proposed Development Agreement Criteria

- Maximum building height of five storeys
- Four storey streetwall
- Stepbacks required above streetwall
- Required transition to adjacent lower scale buildings
- Main floor unit individual entries
- Streetscaping at pedestrian level
- Housing diversity via bedroom mix

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## Recommendation Rationale

- Strategic location
- Good access to transit
- Corner lot
- Underutilized site
- Existing larger scale buildings in area

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## Recommendation

It is recommended that Halifax Regional Council:

Approve the proposed amendments to the Halifax Municipal Planning Strategy (MPS) and Halifax Peninsula Land Use By-law (LUB), as set out in Attachments A and B of the staff report, dated Nov. 1/16 to enable a multi-unit residential building at 6345 Coburg Road, Halifax.

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