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Case 19531

Mixed Use Buildings
Windsor and Young
MPS and LUB Amendment
Regional Council Public Hearing

January 10, 2016

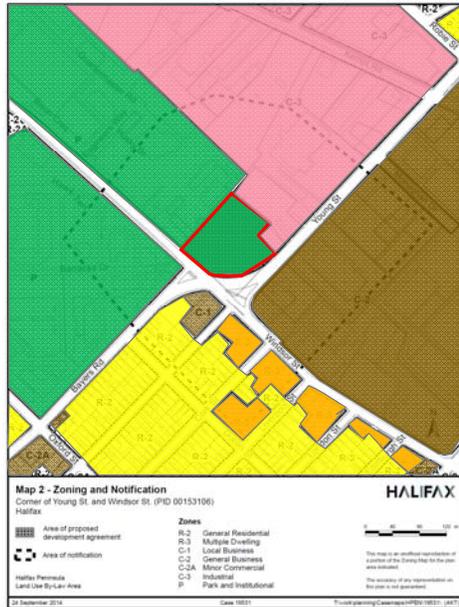
Context



- Former DND Engineering Grounds
- Declared surplus (2003)
- 1.01 ha
- Vacant

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Context - Zoning



- Designation: Institutional
- Government uses
- Zone: Park and Institutional

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Context – Air Photo



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Request

- Amend MPS and LUB to permit a mixed use development on the subject lands.
 - Add a policy to identify a mixed use (commercial/residential) development is permitted on lands and that development should be by development agreement (MPS). Policy will identify criteria for development.
 - Add enabling regulations for a development agreement in the LUB.
- Enter in to a development agreement for the proposed site (subject to a future negotiation).

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Timeline

- Initiation report and initiation
 - Public information meeting and Planning Advisory Committee
 - Detailed review and staff report
 - Community Council recommendation
 - First reading at Regional Council
 - [Public hearing at Regional Council](#)
 - [Decision by Regional Council on MPS amendment](#)
 - Ministerial approval and notice
 - Negotiation of development agreement
 - Staff report
 - First reading at Community Council
 - Public hearing at Community Council
 - Decision by Community Council on development agreement
 - Appeal Period
-
- Completed
- Current
- Future

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Community Engagement

- Initiation: February 24, 2015
- Public Information Meeting: October 21, 2015
 - Support for redevelopment;
 - Existing sidewalk issues;
 - Transit consideration; and
 - Family Sized Dwelling Units
- Planning Advisory Committee: October 23, 2015
 - Summarized in staff report.

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Centre Plan

Site within the proposed Young Street Centre

Characteristics of a Centre

- Focus on underutilized land on major streets
- Encourage high quality building standards;
- Supports residential and supportive commercial uses.
- Supports safe and comfortable public realm.
- Land use and form that supports transit

Policy Direction

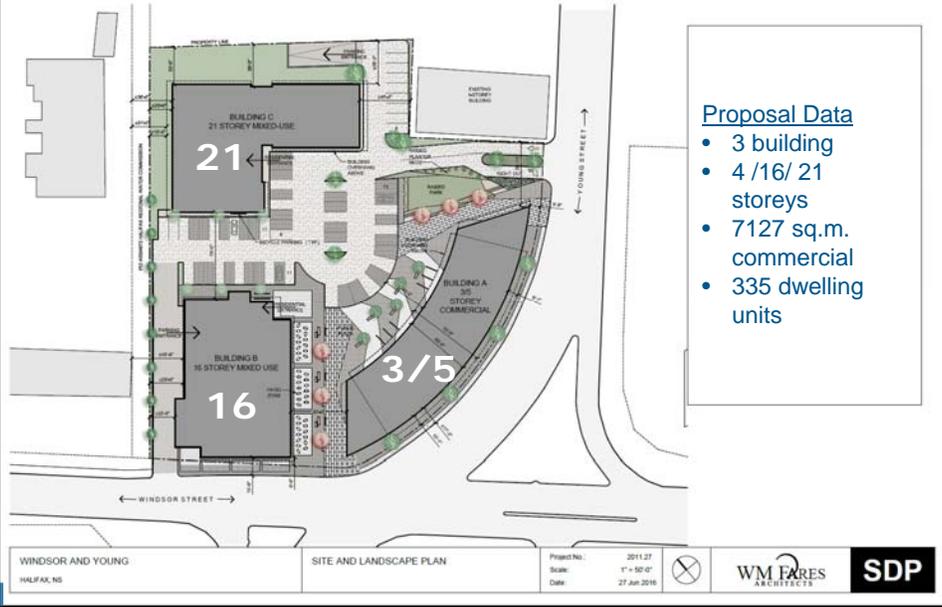
Mixed use, ground floor commercial with heights targeted between 16 and 20 storeys by development agreement (large sites only).

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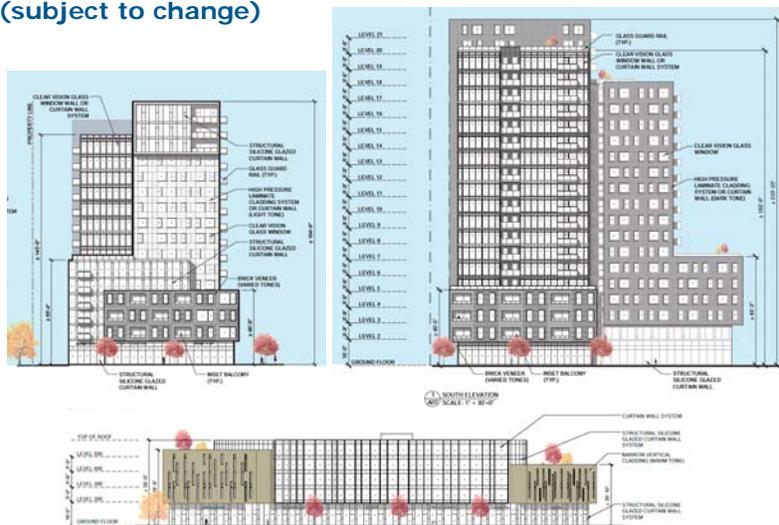
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Current Proposal (subject to change/negotiation)



Current Proposal (subject to change)



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3D Rendering

(subject to change/negotiation)



Rendering gives a general idea of form. Architectural treatments have changed and the proposed policy will force building to be narrower and taller.

Proposed Policy Highlights

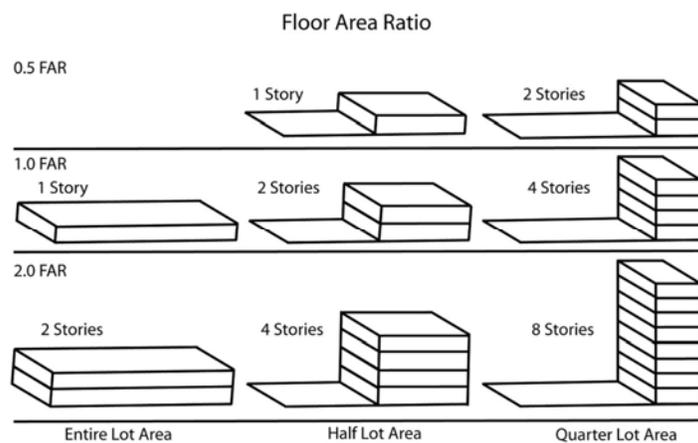
- Mixed use (residential /commercial);
- 3 buildings transitioning in height from low to high (5-25 storeys);
- Floor area ratio (FAR) of 4.38;
- Max floorplate width of 32m above the seventh floor;
- Minimum tower spacing of 22.86m;
- Ground floor commercial;
- Shadow and wind study required;
- On-site amenity space;
- Underground parking;
- Grade management of underground parking; and
- 2 bedroom units (50%)

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Floor Area Ratio



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Affordable Housing

- Specific policy statements are not provided as direction from Council is very recent and policies are not formulated at present. Formulated policies are expected with Centre Plan completion.
- The proposed policy has several positive impacts on housing:
 - Housing mix (50 % two bedroom or greater units) is consistent with providing better housing options;
 - The addition of the proposed number of units will be a significant addition to the housing supply on the peninsula.

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Recommendation Rationale

- Identified as a Centre under draft Centre Plan documents;
- Strategic and prominent location;
- Major Intersection;
- Underutilized site;
- Capable of being serviced with existing services;
- Isolated from existing neighbourhoods;
- Limited impact on adjacent neighbourhood;
- Surplus declaration (Canada and HRM) favours consideration of new policy.

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Recommendation

- Staff are recommending Regional Council approved the proposal policies and enabling regulations to consider a development agreement for a mixed use development as identified in the recommendation section of the report.

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