

HALIFAX

Case 20267

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

Peninsula Planning Advisory Committee
December 11, 2017

Amendments in Centre Plan Area

- Proposal is an amendment to the existing MPS.
- 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 did an initial screening to determine general alignment with the Centre Plan (i.e. was the majority of the site in the Corridor). Suggested there was merit to consider such a request.
- 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, possibly taller at corners); and
 - floor area ratio (3.5)
- b) addressing the planning principles of:
 - transition;
 - pedestrian-orientation;
 - human-scale;
 - building design; and
 - context-sensitivity.
- c) Public participation – public meeting.

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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Previous Proposal

Case: 19660

Previous Proposal: 5 storey, mixed use building.

Most Recent Event: May 11, 2015

Status: **Case Withdrawn**

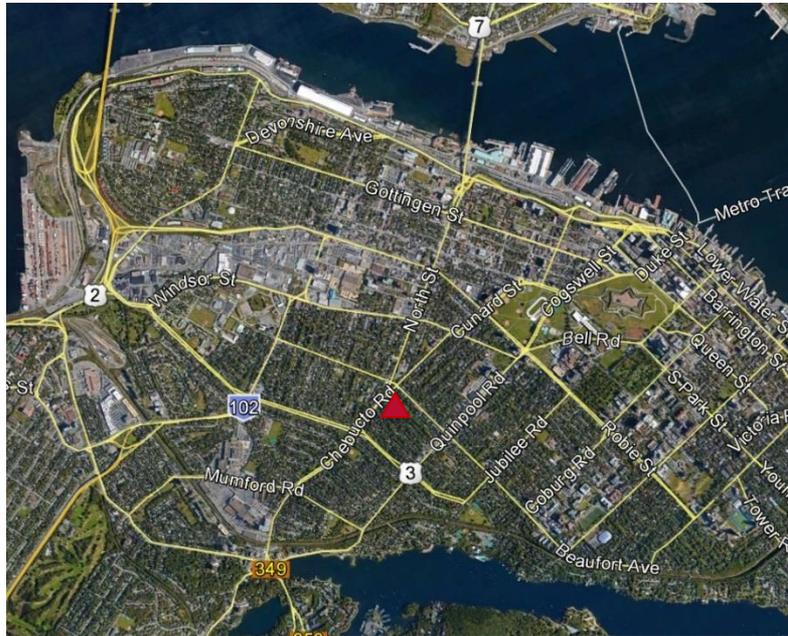


 www.wspgroup.com	Banc Development Proposed Development 6482 Chebucto Road, Halifax	Perspective	
		Project number 141-14781 Date 1 November 2014 Drawn by Mitra Rad Checked by Kourosh Rad	1 Scale

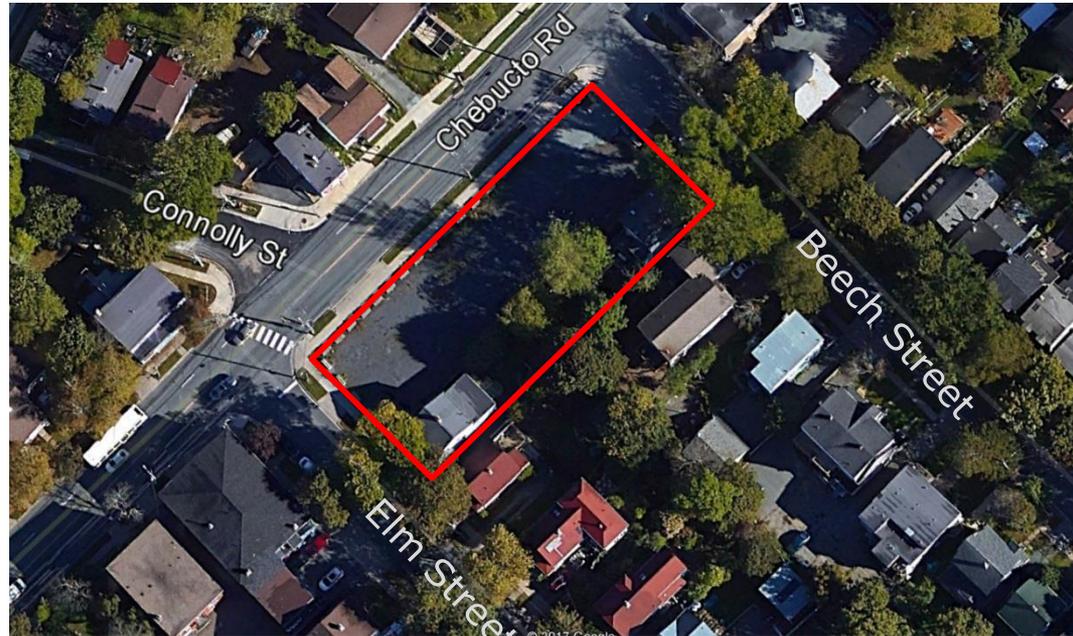
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Site Context

Chebucto Road, Beech and Elm Streets, Halifax



General Site location

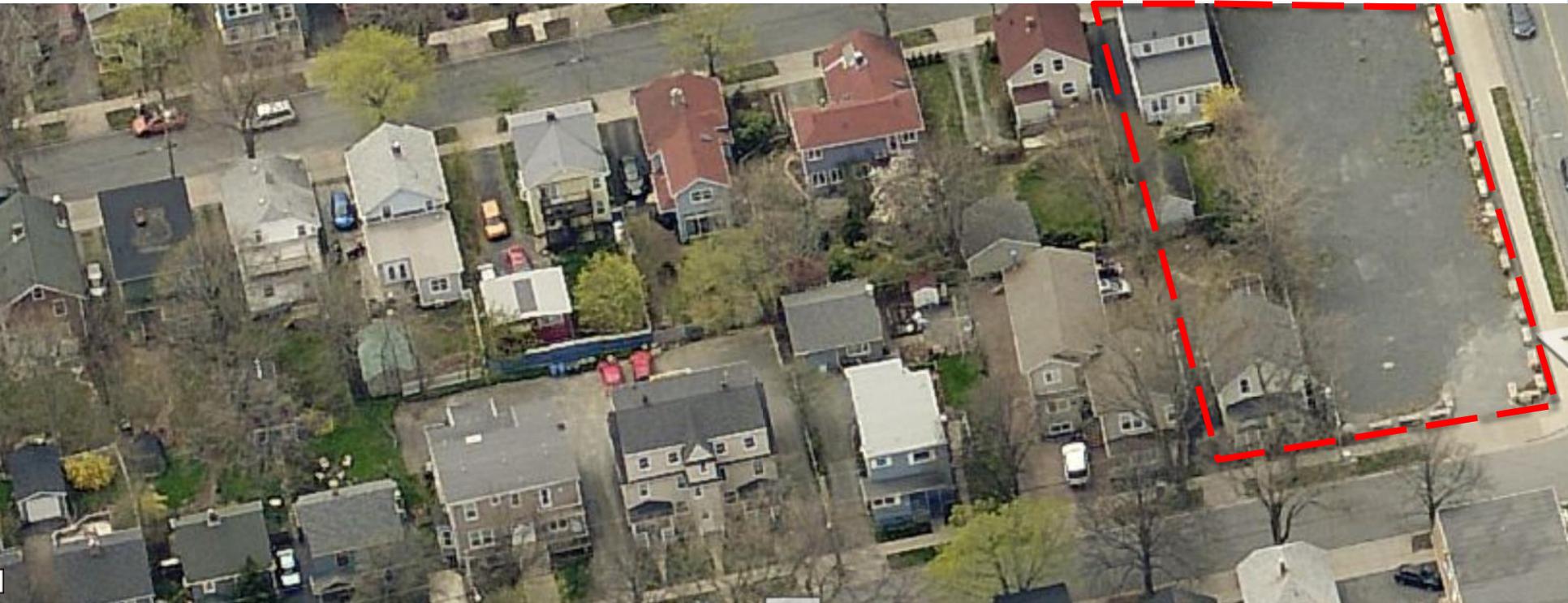


Site Boundaries in Red

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



Neighbourhood Context Aerial



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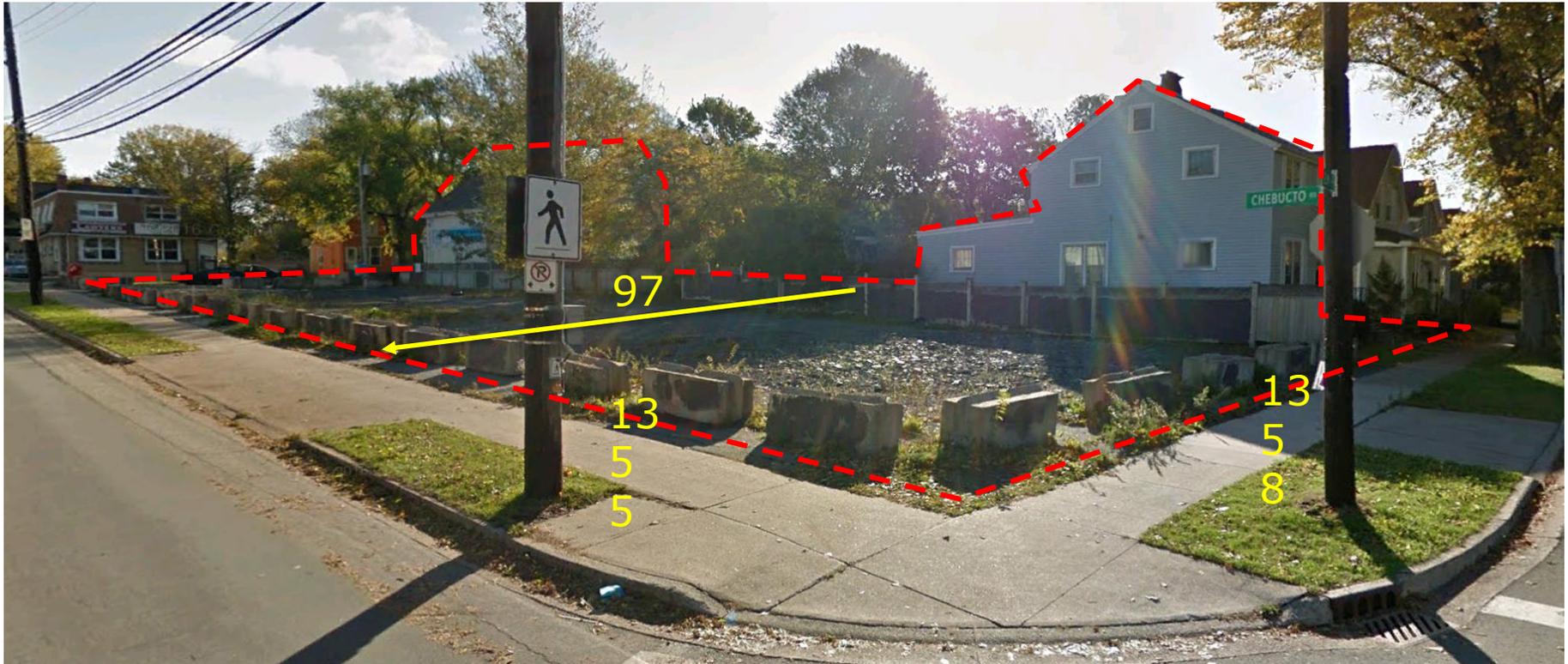
Neighbourhood Context Beech Street



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

Neighbourhood Context

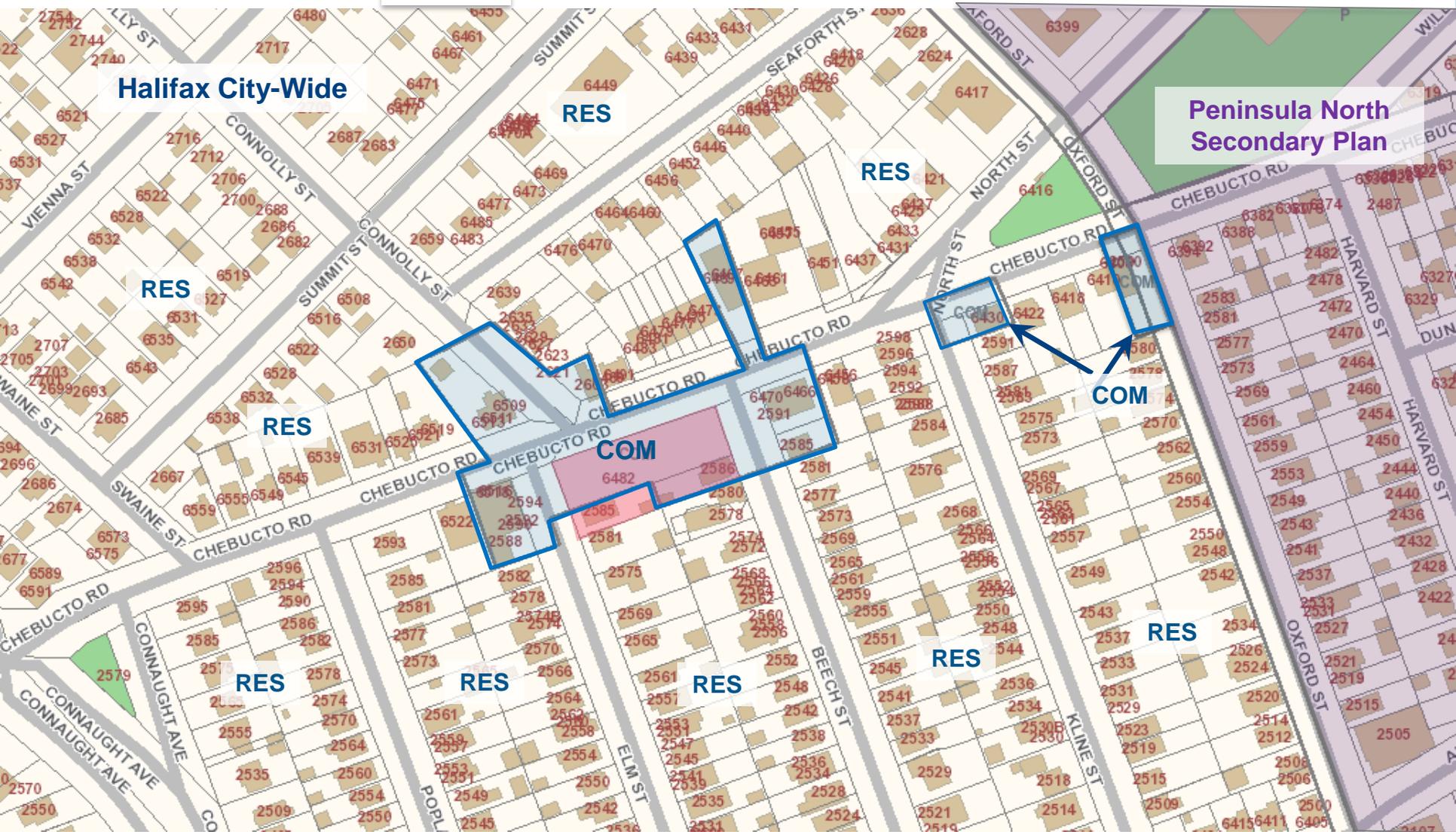
Elm Street



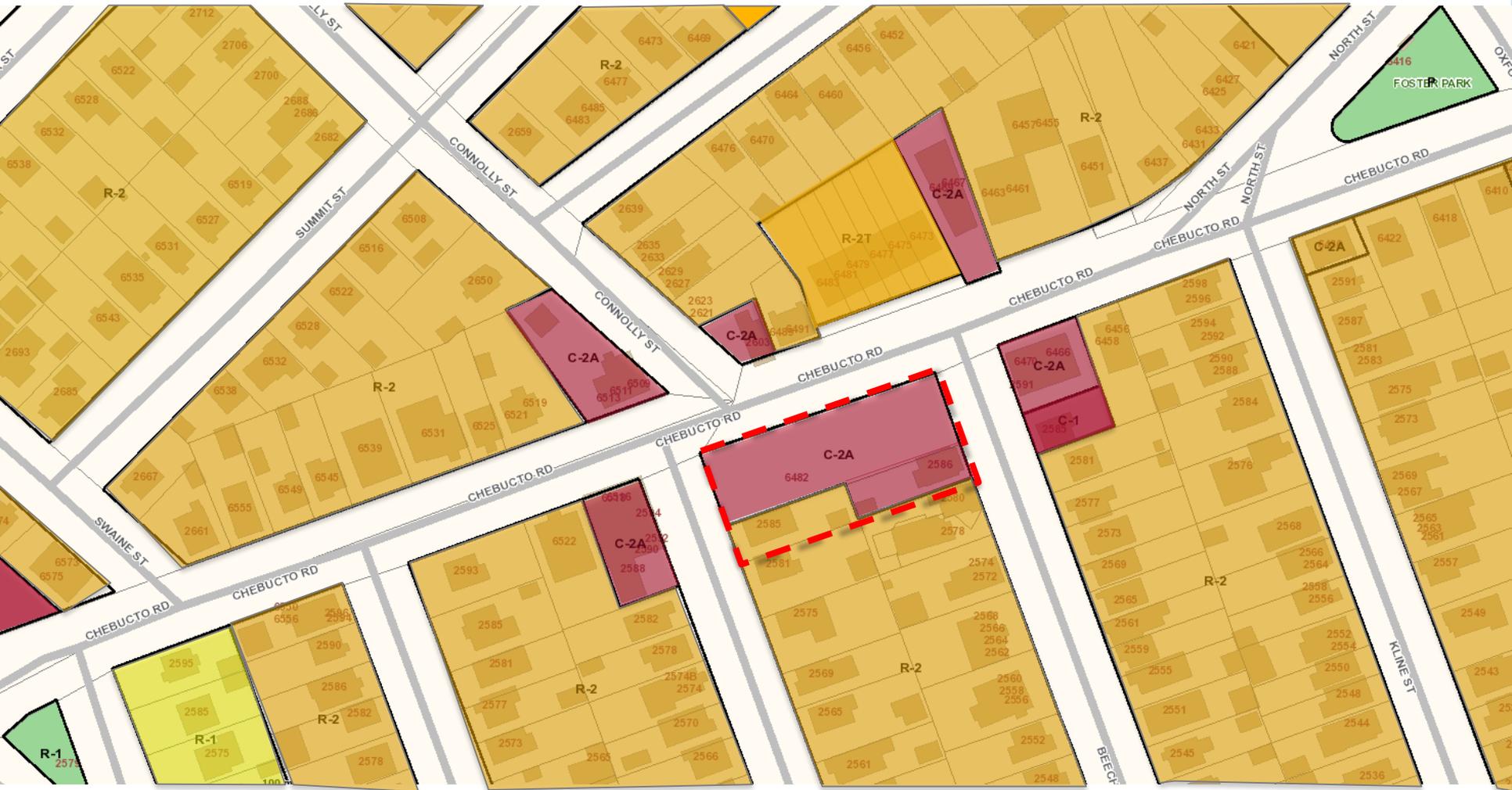
Subject site seen from the northwest, corner of Chebucto Rd and Elm Street

Existing Halifax Municipal Planning Strategy (MPS)

City-Wide Policies – “Commercial Facilities” Designation



Existing Mainland Land Use By-law(LUB)



Proposed Centre Plan

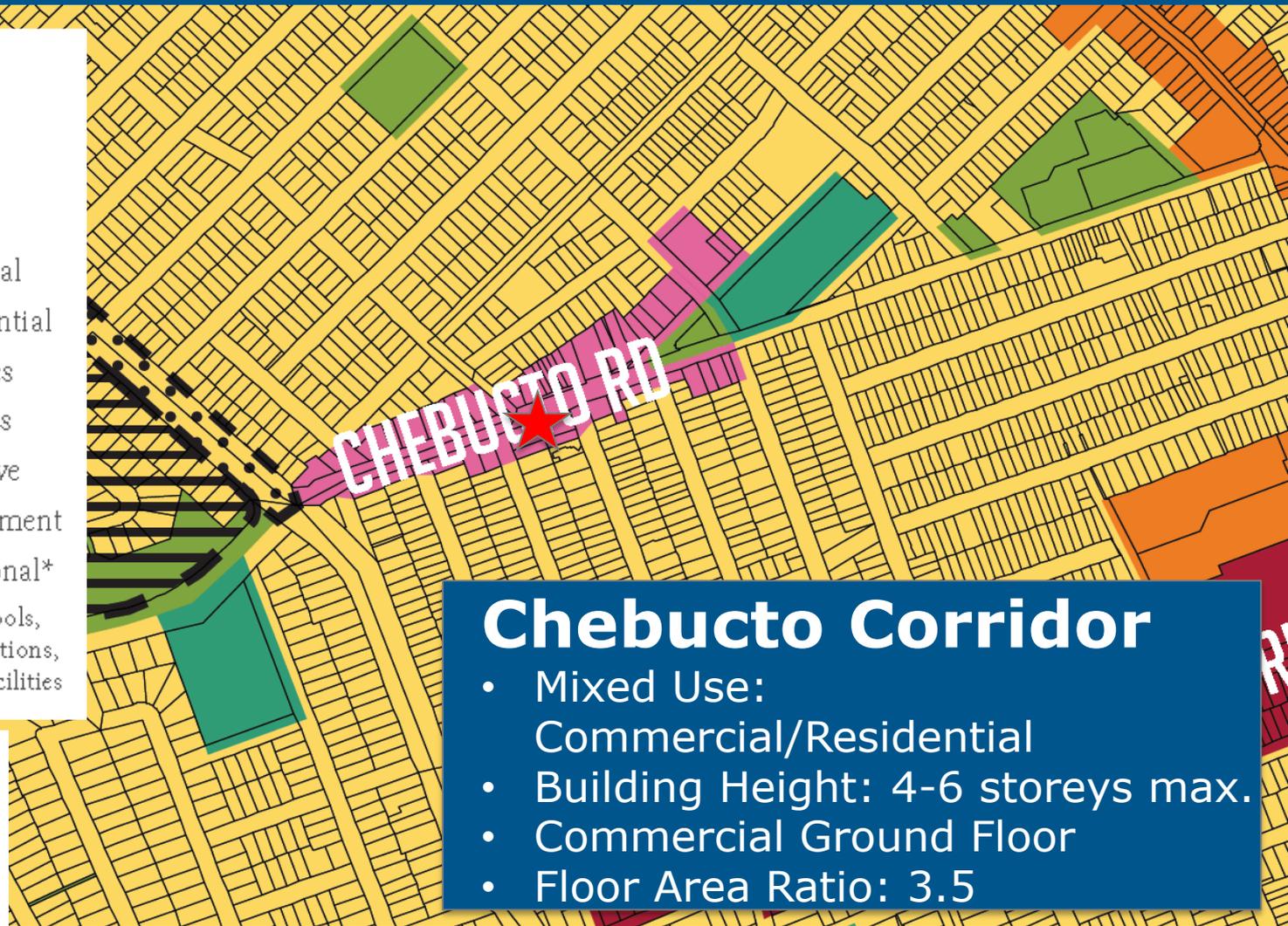
Urban Structure Map - Chebucto Corridor

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
- Building Height: 4-6 storeys max.
- Commercial Ground Floor
- Floor Area Ratio: 3.5

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Proposed Centre Plan

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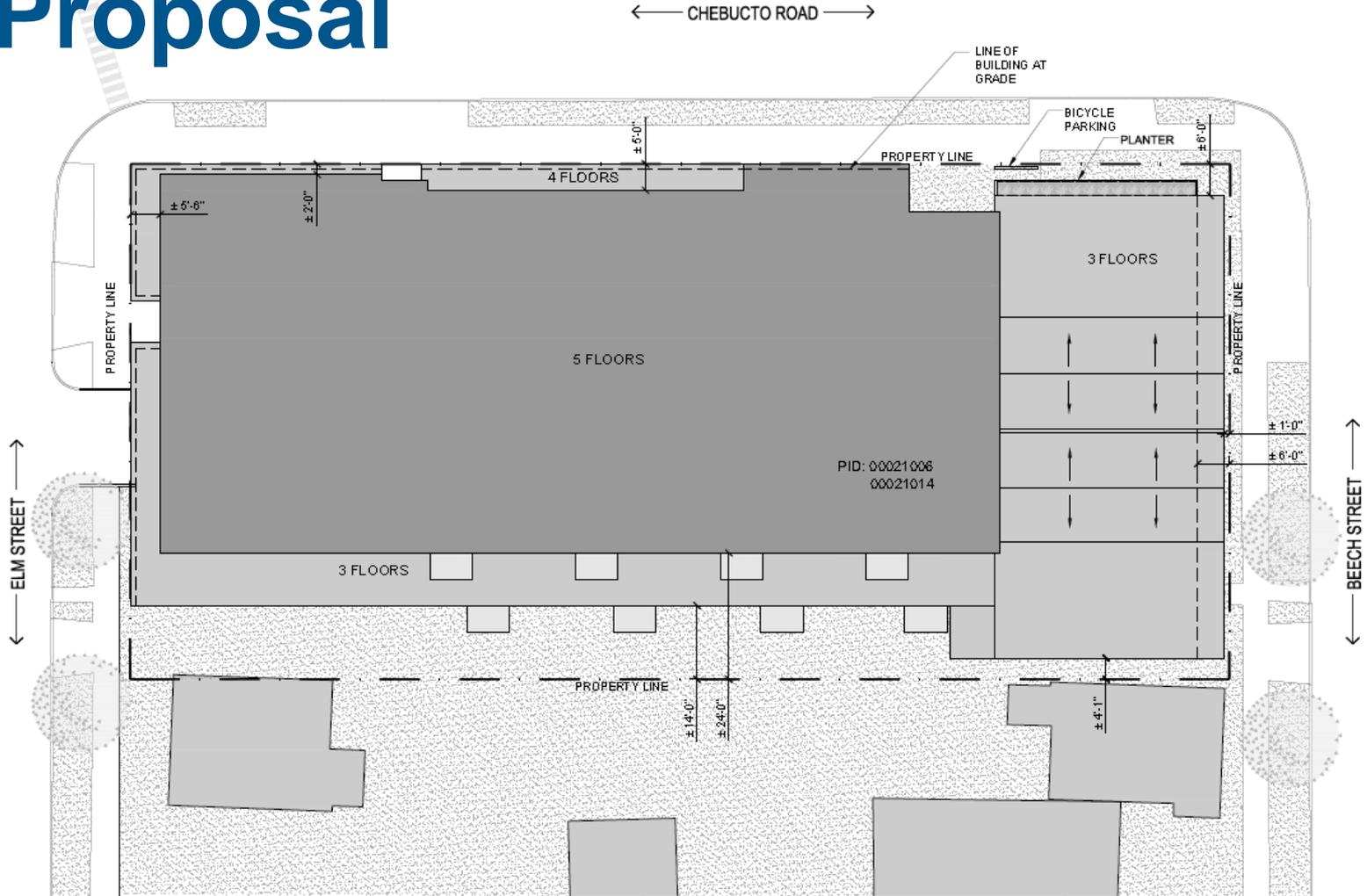


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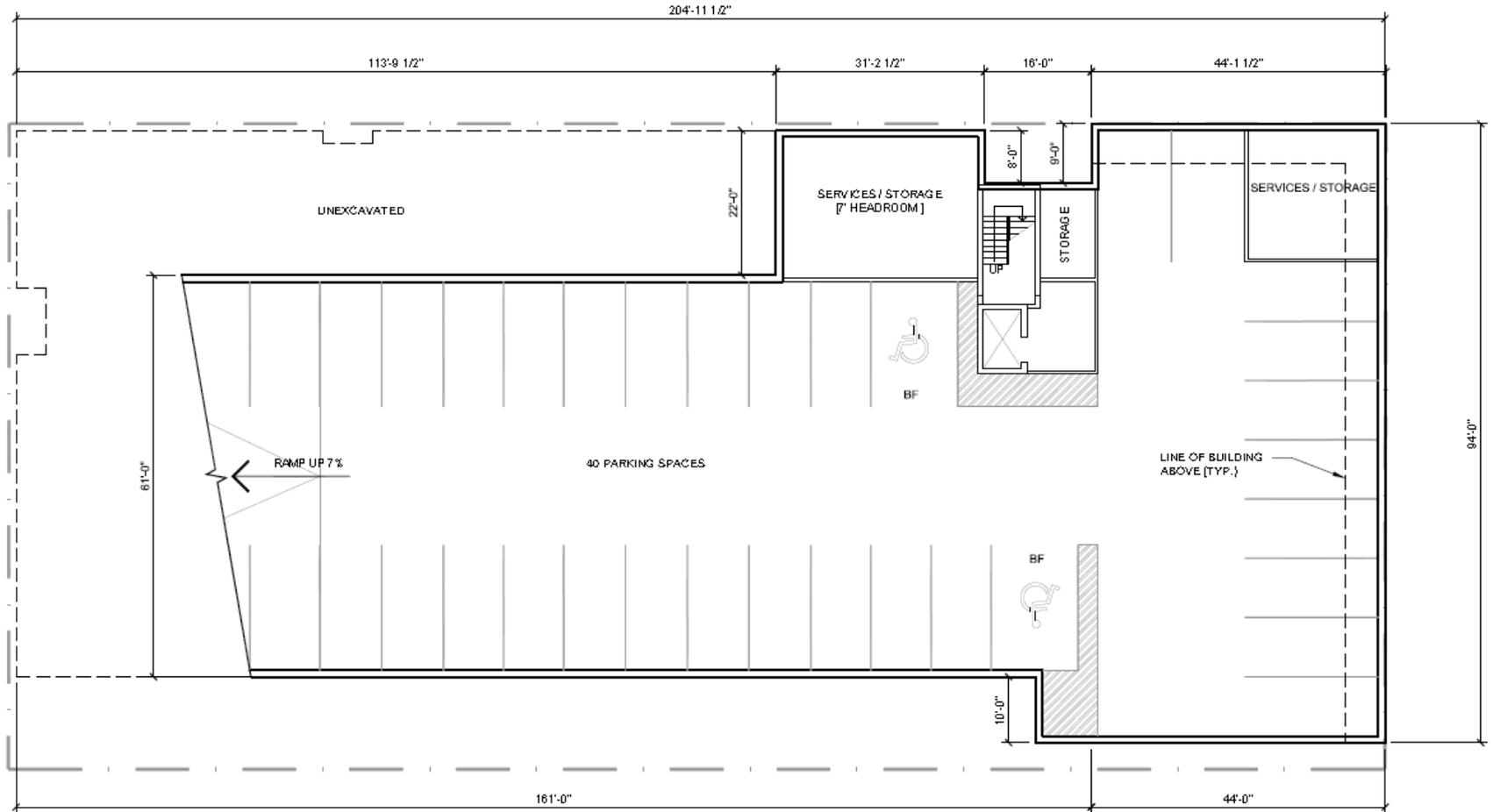
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Proposal



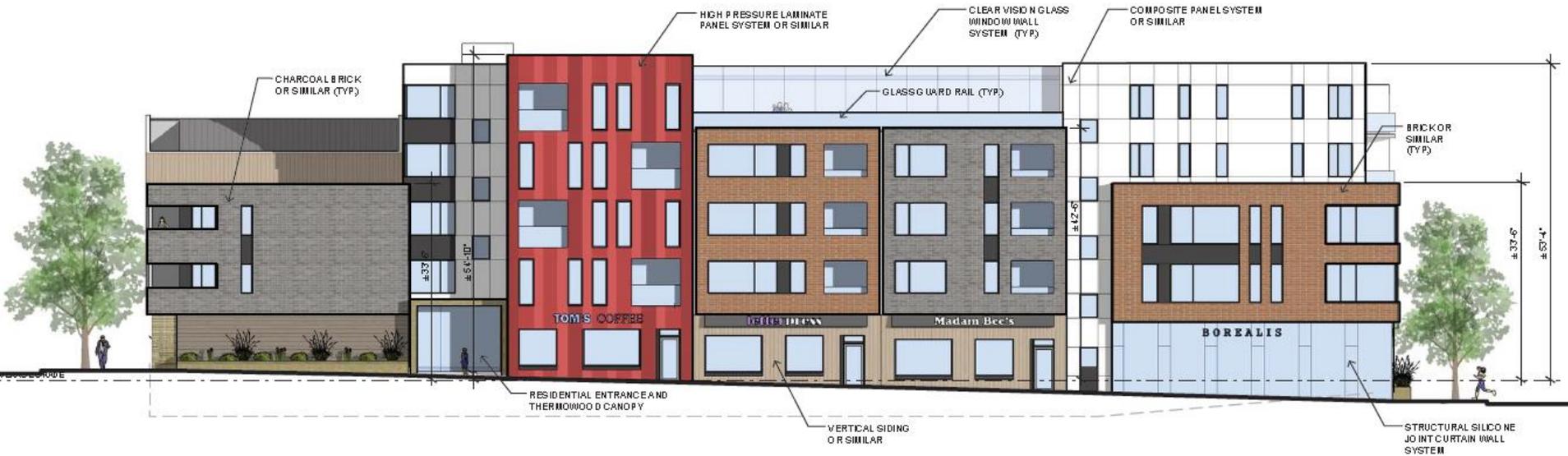
Proposed Site Plan

Proposal



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Proposal



Chebucto Road Elevation

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Elevation looking from existing Neighbourhood (looking north)

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EAST ELEVATION

Beech St. Elevation



WEST ELEVATION

Elm St.

Proposal



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

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Proposal



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

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Public Engagement

December 7, 2016 Open House - 49 comments

- **Form** – A majority of participants felt that this development proposal is out of scale with the surrounding neighbourhood. The development was also noted as being too tall – some suggested that a height of 3-4 storeys would be preferred. Others commented that the height seemed reasonable. Many comments find the design is too busy without much harmony between the ideas. Other participants praised the design for its break down of massing and architectural interest. One commenter suggested that inset balconies would promote use while protecting privacy of neighbours.
- **Streetscape** – Many participants identified that the setbacks are too small, there is a need for wider sidewalks, and more greenery/landscaping should be incorporated into the design.
- **Process** - Comments urge that Council wait for the Centre Plan and stick to the height rules. Some participants noted that if there would be more public engagement sessions on this development, neighbours and the developer could come to satisfactory agreement.

Public Engagement

October 5, 2017 Public Meeting

Form – too tall, too dense. Four storeys max.

Character – aesthetics do not integrate into neighbourhood (Elm Street)

Streetscape – transition to existing neighbourhood

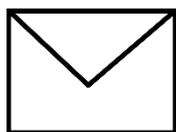
Impact on Neighbours – short-cutting, parking/loading issues, want family units.

Process – Do not like Centre Plan Corridor (Chebucto Rd)

Public Engagement

- Level of engagement completed was consultation achieved through a mail out notification and a public meeting.

**Notifications
Mailed**



290

**Meeting
Attendees**



~130

**Meeting
Attendee
Speakers**



~15

**Letters/Emails
Comment
Forms
Received**



~20

Direction by Regional Council

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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.