

HALIFAX

Case 20577

Municipal Planning Strategy and Land Use By-law Amendment for Robie Street, Compton Ave. and Cunard 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 (Robie 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 Abe Salloum

Location: Corner of Robie Street, Compton Avenue and Cunard Streets, Halifax

Proposal: 8 storey, mixed use building.



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Previous Proposal

Previous Proposal: 13 storey, mixed use building.

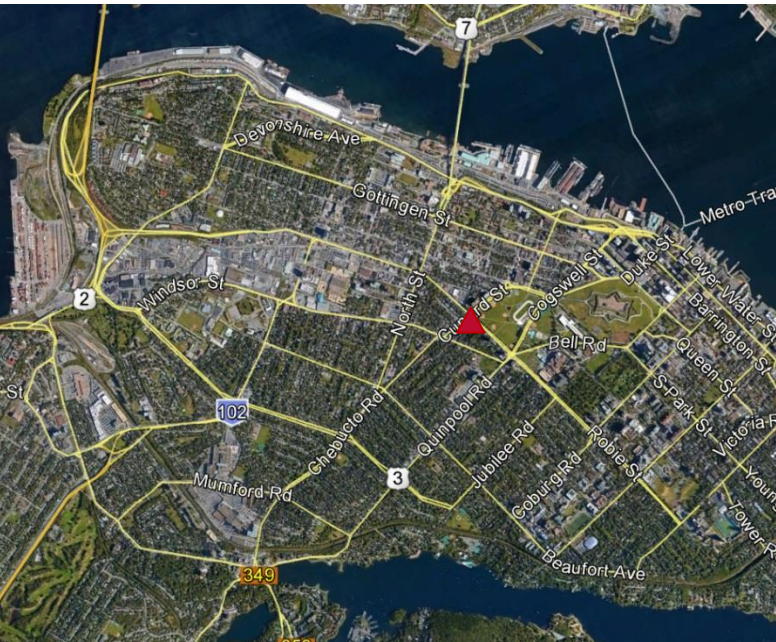
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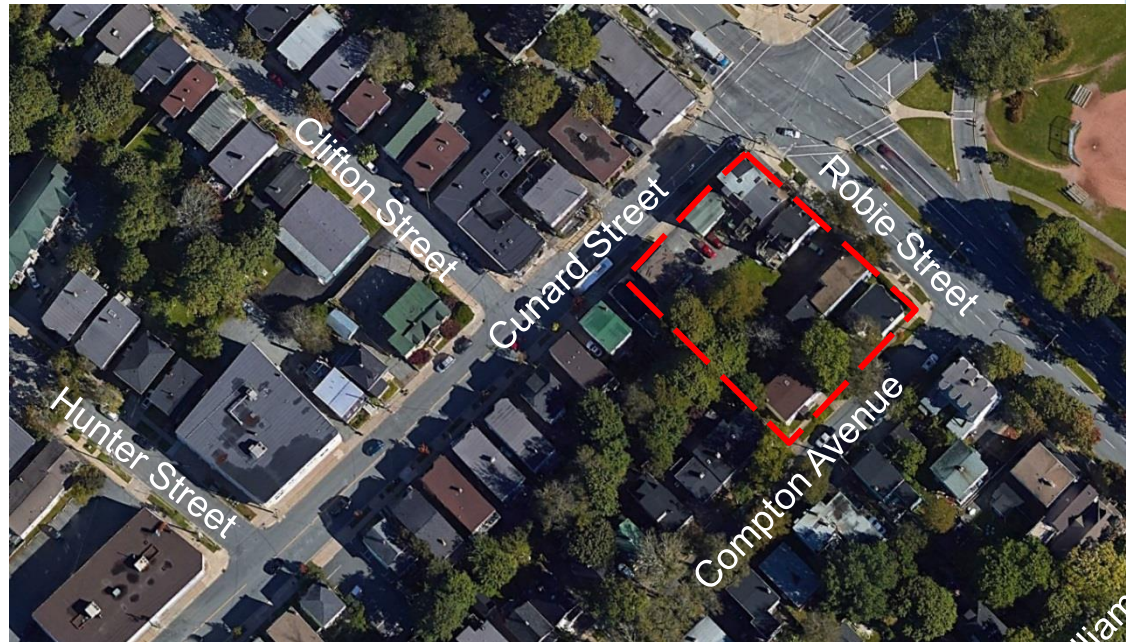
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Site Context

Robie St., Compton Ave. and Cunard St., Halifax



General Site location



Site Boundaries in Red

Site size:

2067 sq. m. (22,256 sq. ft.)

Site frontage:

Robie Street ~53.3m (175 ft.)

Cunard St. and Compton Ave. ~41 m (135 ft.)

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Neighbourhood Context Aerial



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Site Context – Robie Street



Subject site seen from the northwest, corner of Robie Street and Cunard Street

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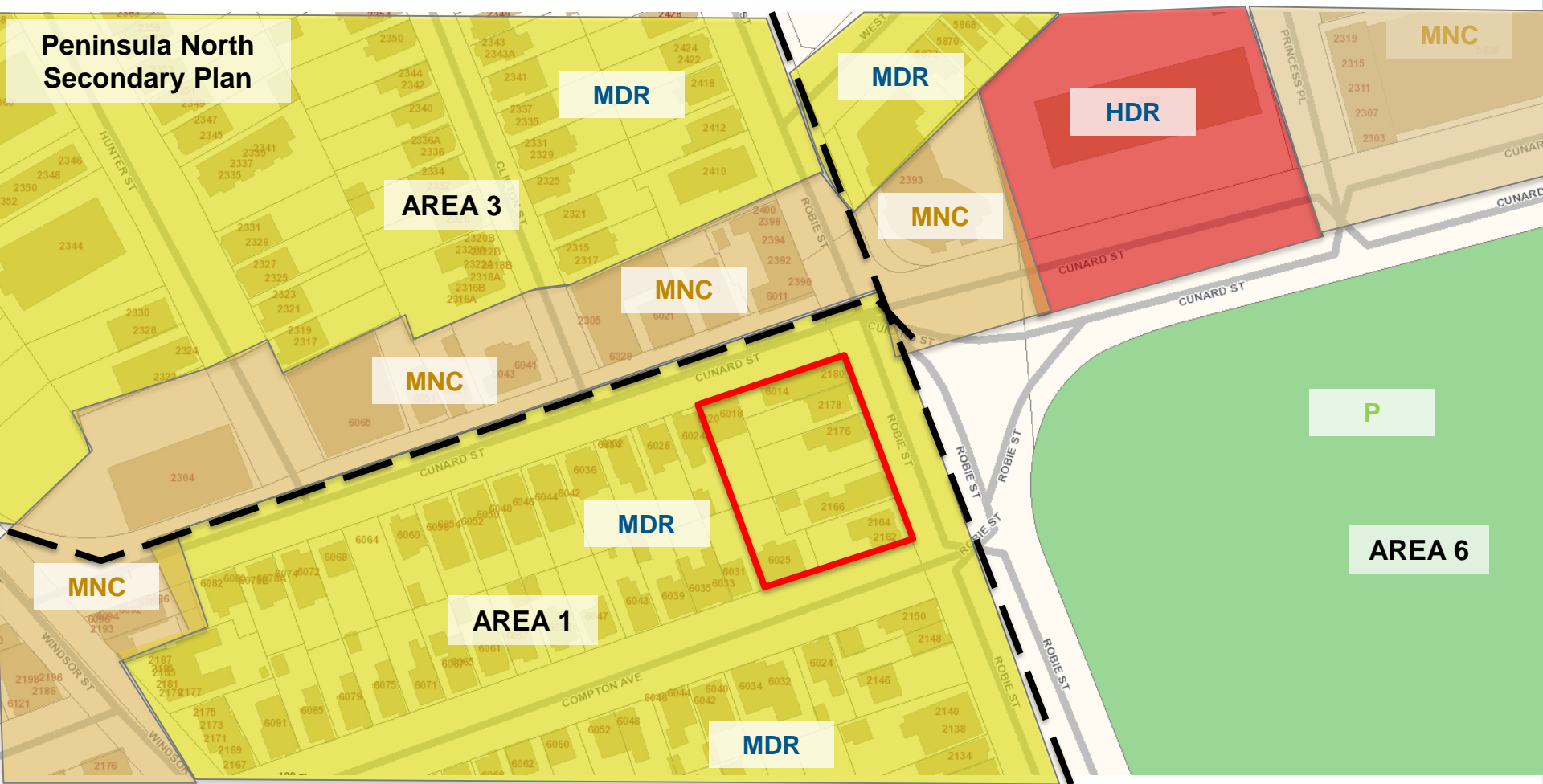
Site Context – Compton Ave



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

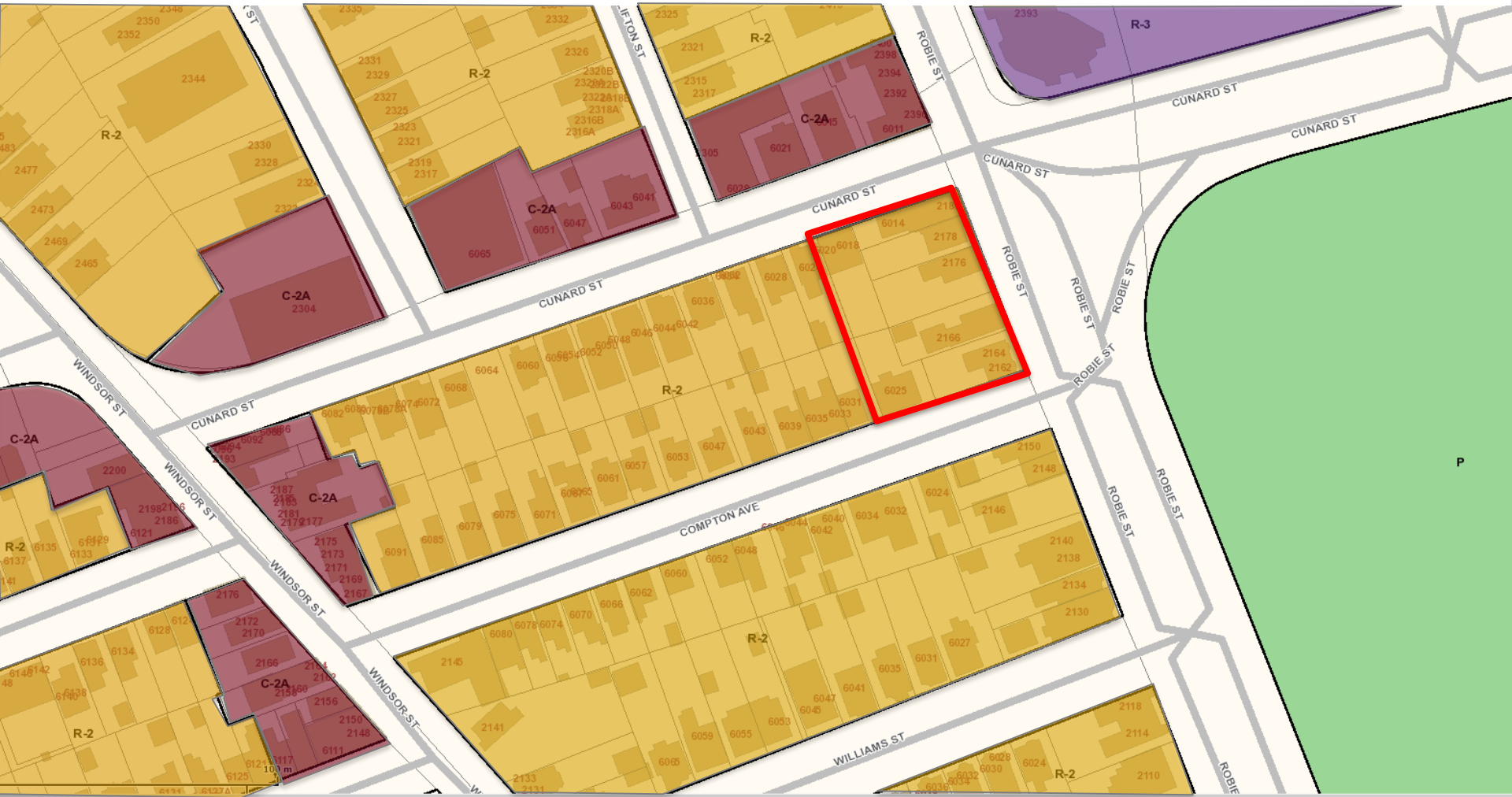
Existing Halifax Municipal Planning Strategy (MPS)

Peninsula North Policies – Designations



Existing Halifax Land Use By-law (LUB)







Zoning



Proposed Centre Plan

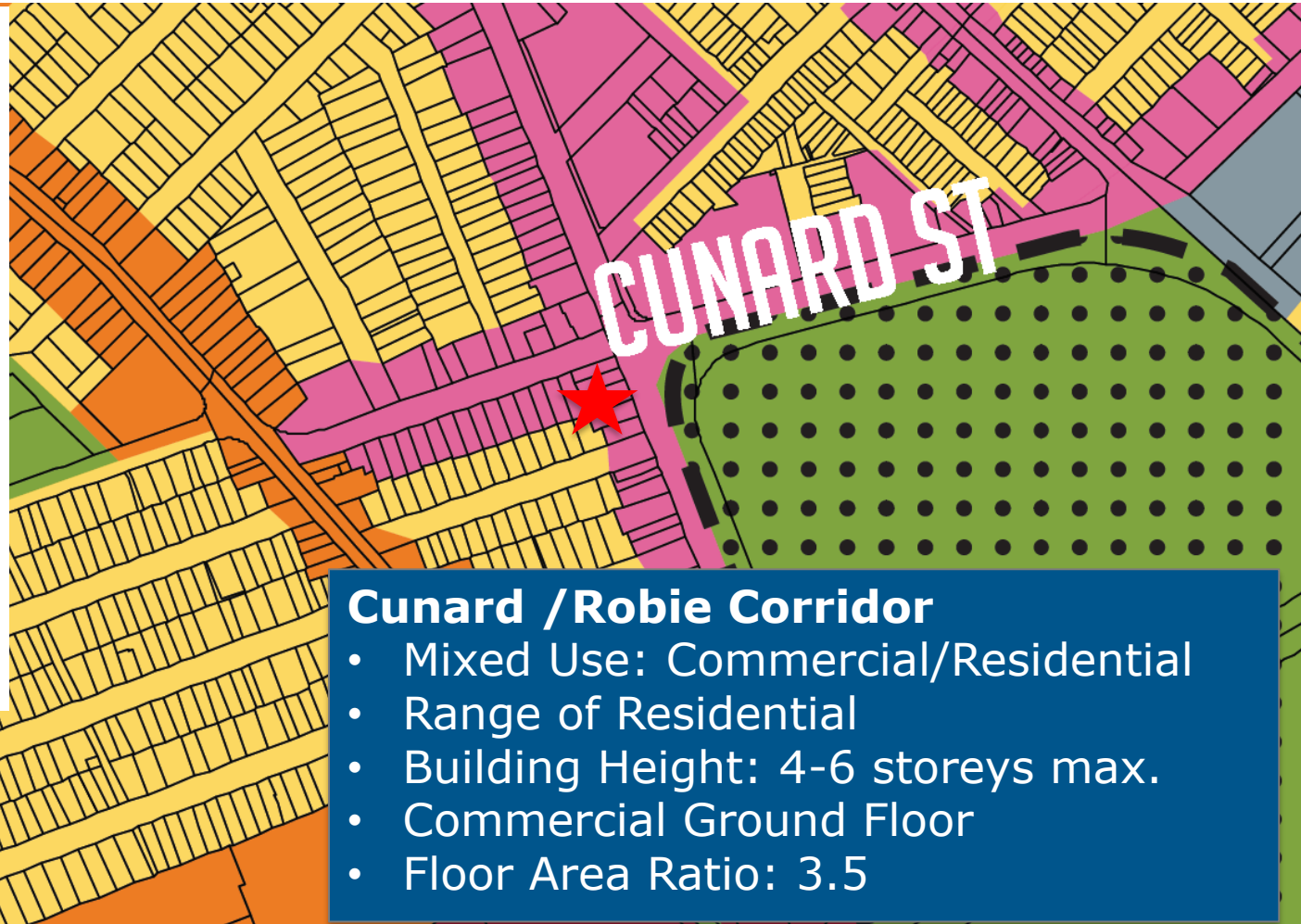
Urban Structure Map – Cunard / Robie Corridor

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



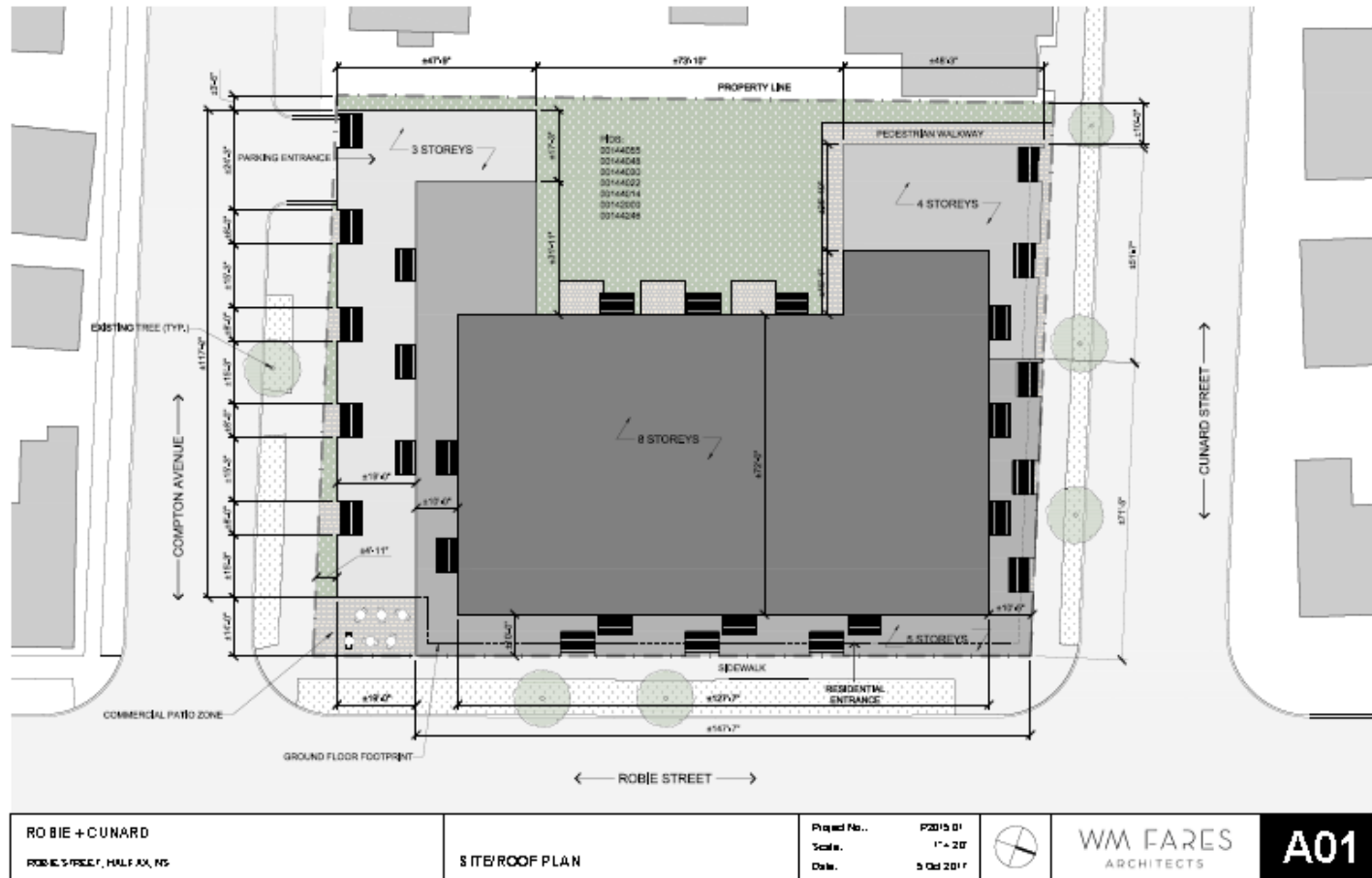
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Proposed Centre Plan

Urban Structure Map – Cunard / Robie Corridor



Proposal



Proposed Site Plan

HALIFAX

Proposal



Robie and Cunard Elevations

Proposal



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



2 SOUTH ELEVATION
SCALE: 1" = 30'-0"

West and Compton Elevations

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ROBIE + CUNARD
ROBIE'S STREET, HALIFAX, NS

ROBIE & CUNARD
PERSPECTIVE VIEW

Project No. P201501
Scale: NTS
Date: 5 Oct 2017

WM FARES
ARCHITECTS

SK01



ROBIE + CUNARD
ROBIE STREET, HALIFAX, NS

CUNARD
PERSPECTIVE VIEW

Project No. P201501
Scale: NYS
Date: 5 Oct 2017

WM FARES
ARCHITECTS

SK02



ROBIE + CUNARD

ROBIE'S TREET, HALIFAX, NS

COMPTON & ROBIE

PERSPECTIVE VIEW

Project No...

P201501

Scale...

N1'S

Date...

5 Oct 2017

WM FARES
ARCHITECTS

SK03



ROBIE + CUNARD
ROBIE STREET, HALIFAX, NS

ROBIE FROM COMMONS
PERSPECTIVE VIEW

Project No. P201501
Scale NTS
Date 5 Oct 2017

WM FARES
ARCHITECTS

SK04

Proposal



View looking north from Compton Ave

HALIFAX

Proposal



View looking west on Cunard Street

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Public Engagement

December 7, 2016 Open House - 63 comments

Form – prefer to see a height of 4-8 storeys. Design could be improved through articulating the street wall and incorporating stepbacks.

Character – Proposal does not fit with the surrounding neighbourhood, and that heritage homes should not be bulldozed for this building.

Streetscape – Need for more green space and public amenities at grade, as well as wider sidewalks. It was suggested that sightlines be improved using larger setbacks.

Impact on Neighbours – We should not be building next to perceived dangerous intersection, lead to increased pedestrian collisions. Concerned about Commons (shadow and wind).

Process - wait for the Centre Plan and stick to the height rules. Lack of community benefits.

Public Engagement

October 11, 2017 Public Meeting

Form – too tall, too dense

Character – aesthetics do not integrate into neighbourhood (Compton)

Streetscape – transition to Compton

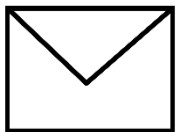
Impact on Neighbours – short-cutting, parking/loading issues, want family units.

Process – Do not like Centre Plan Corridors

Public Engagement

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

**Notifications
Mailed**



154

**Meeting
Attendees**



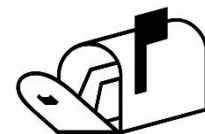
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**Meeting
Attendee
Speakers**



~20

**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.