

HALIFAX

**Case 20894
5511 Bloomfield
Street, Halifax**

Halifax Peninsula Planning Advisory Committee

July 24, 2017

Applicant Proposal

Applicant: WSP Canada Inc.

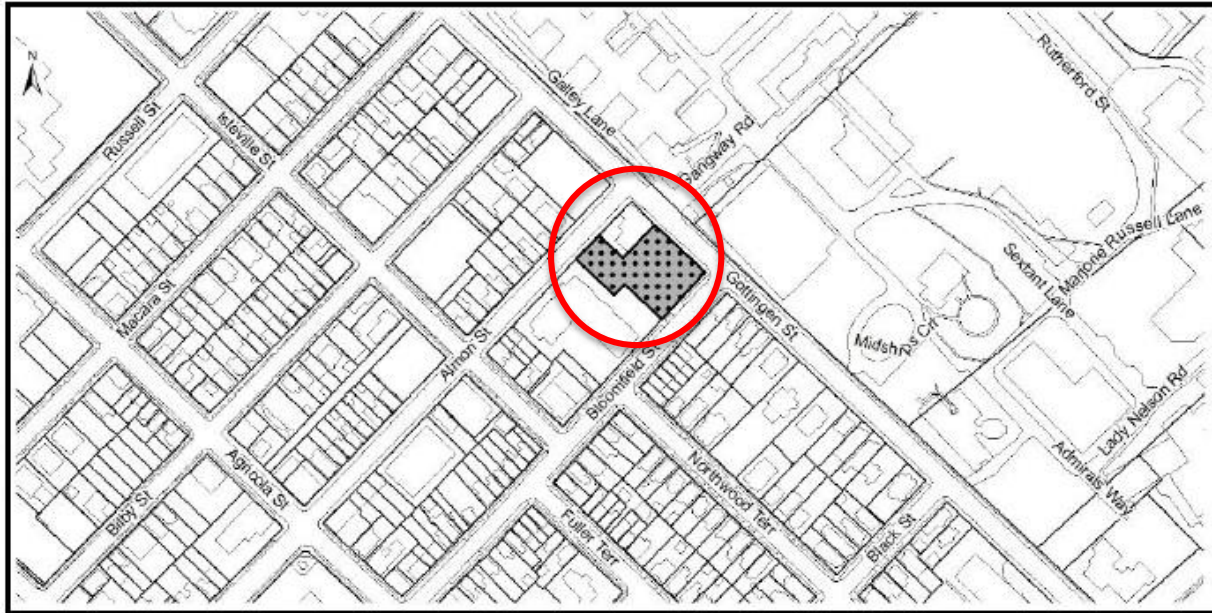
Location: 5511 Bloomfield Street, Halifax

Proposal: The applicant has submitted a request for substantive amendments to:

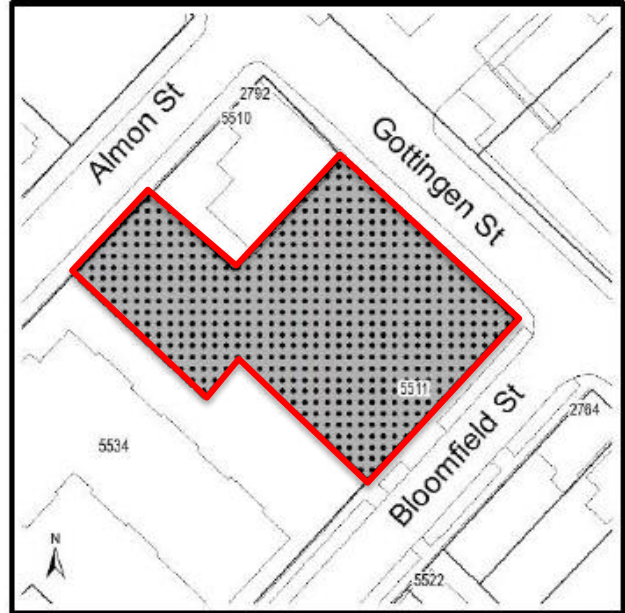
- Remove surface parking
- Increase the volume of the building
- Increase number of residential units from 70 to 95
- Increase number of 2 or more bedroom units from 22 to 43
- Decrease parking spaces from 82 to 72
- Re-locate the outdoor amenity space
- Extend the streetwall on Bloomfield Street
- Extend the building footprint

Site Context

5511 Bloomfield Street, Halifax

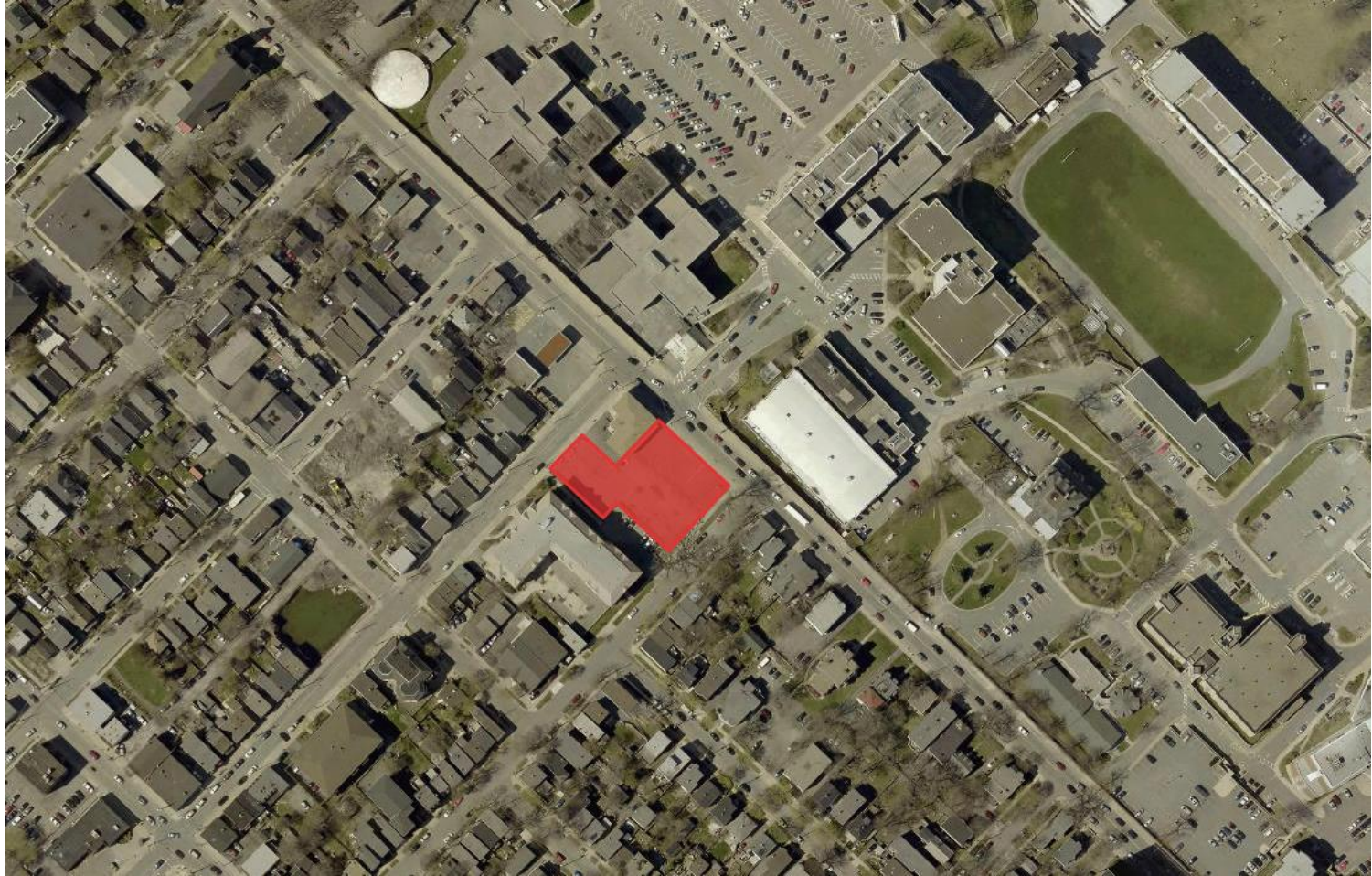


General Site location



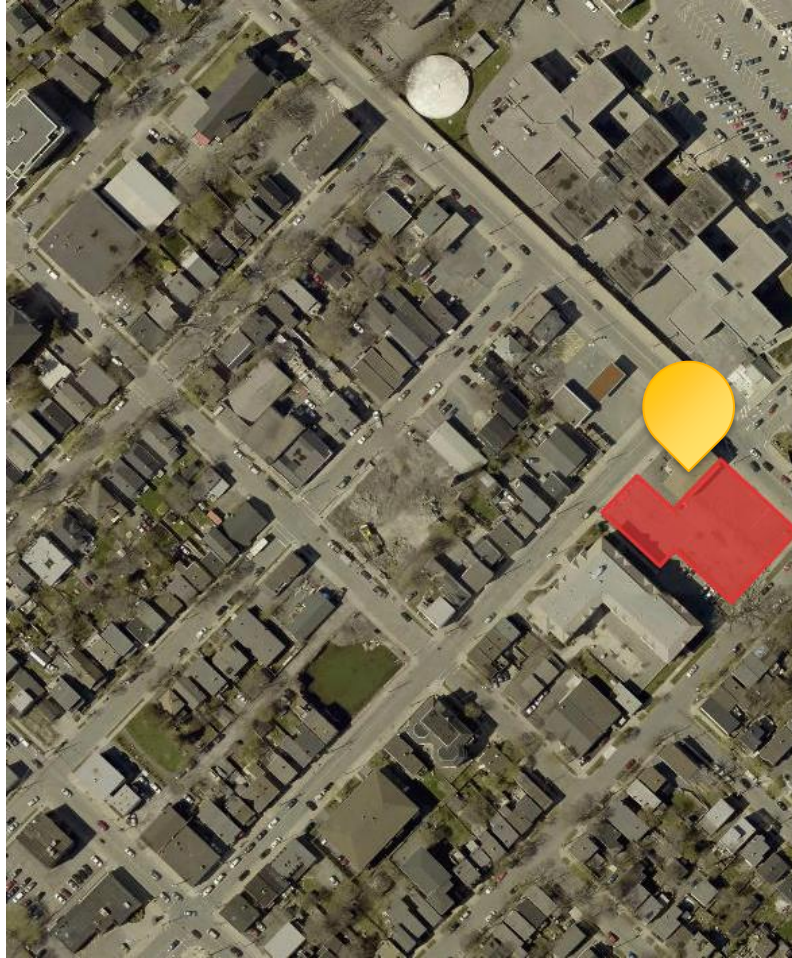
Site Boundaries in Red

Site Context



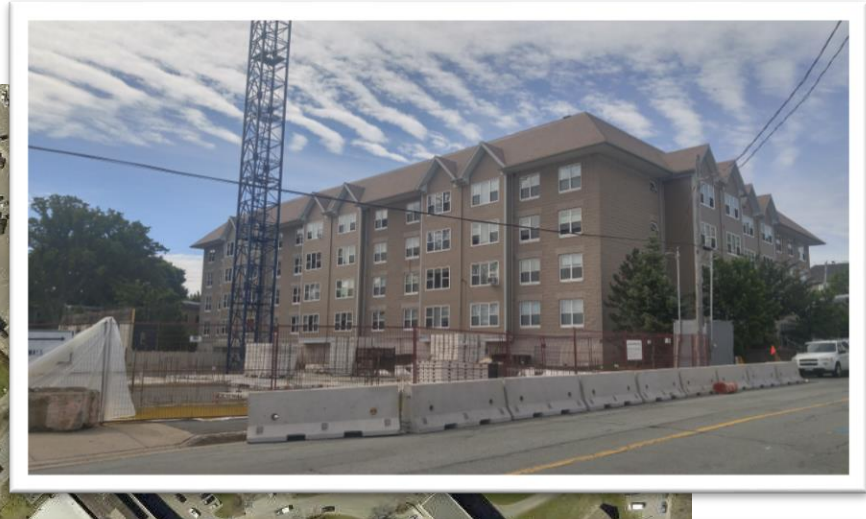
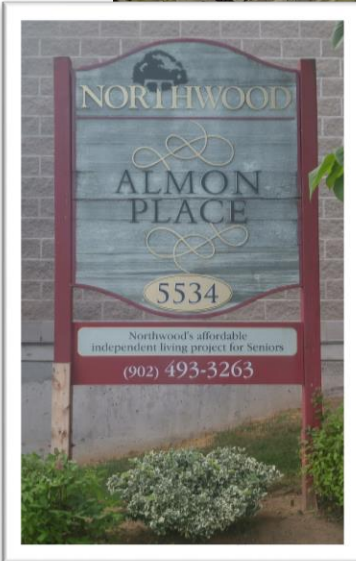
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Site Context

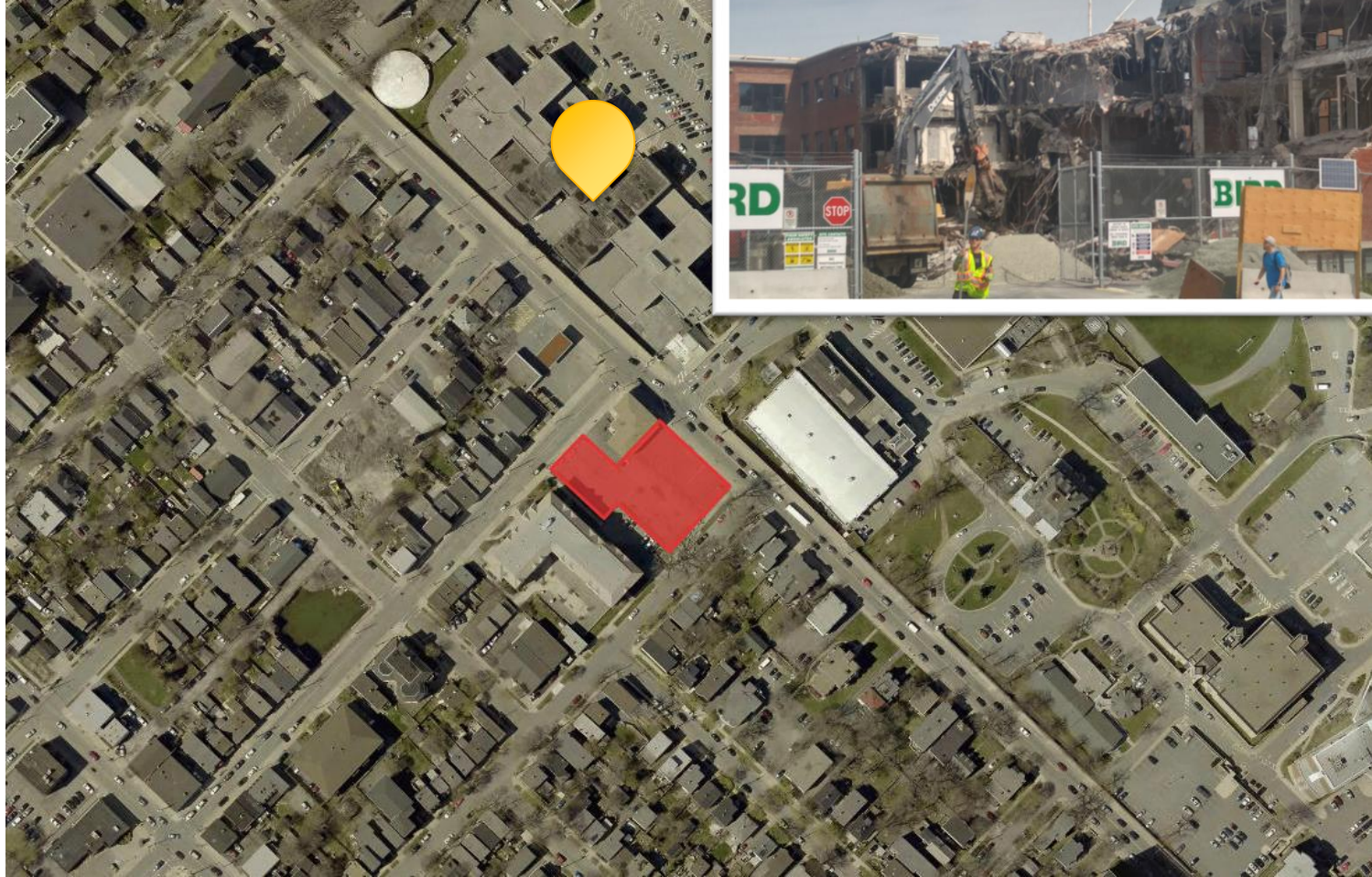


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Site Context



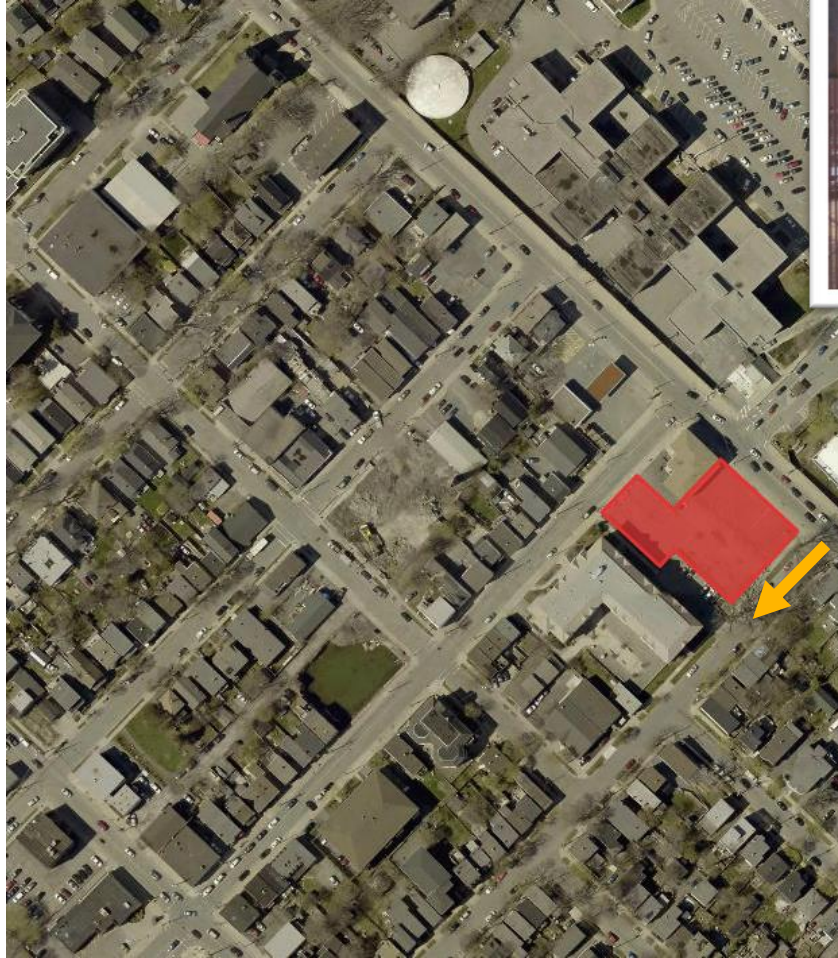
Site Context



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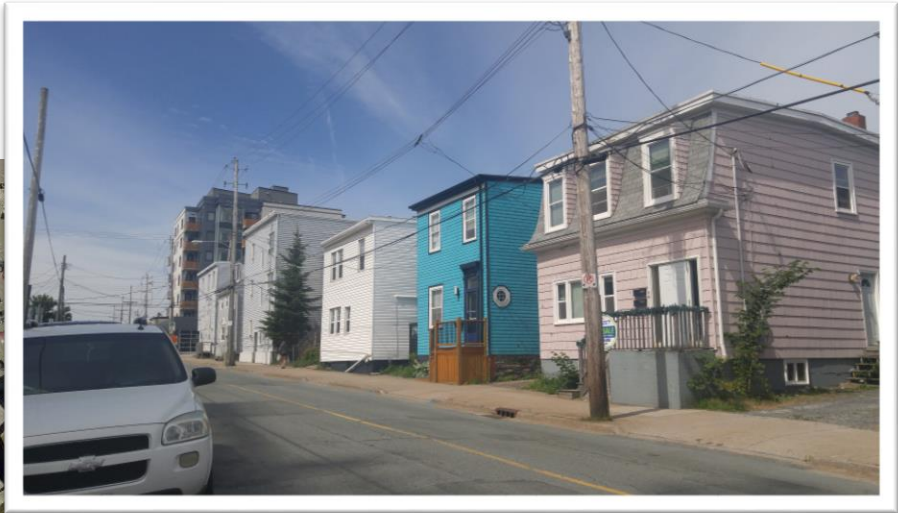
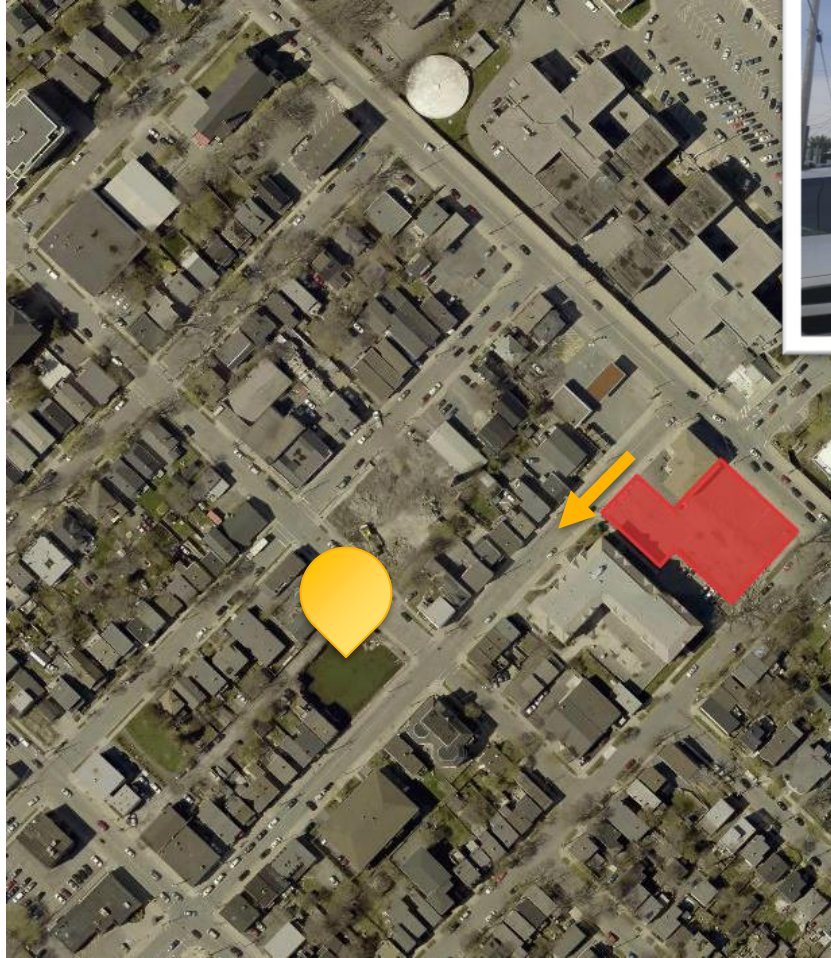
Site Context



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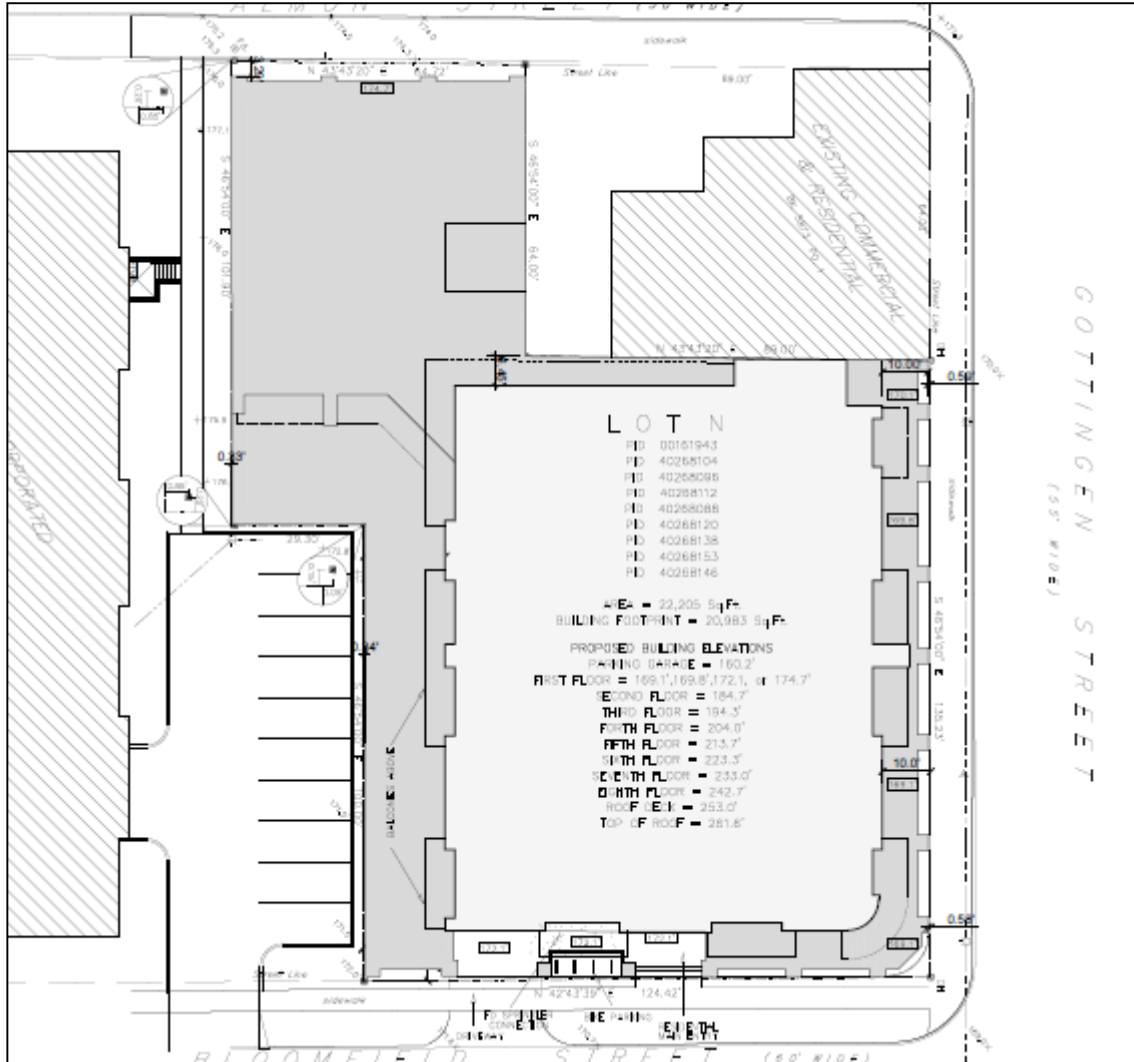


Site Context



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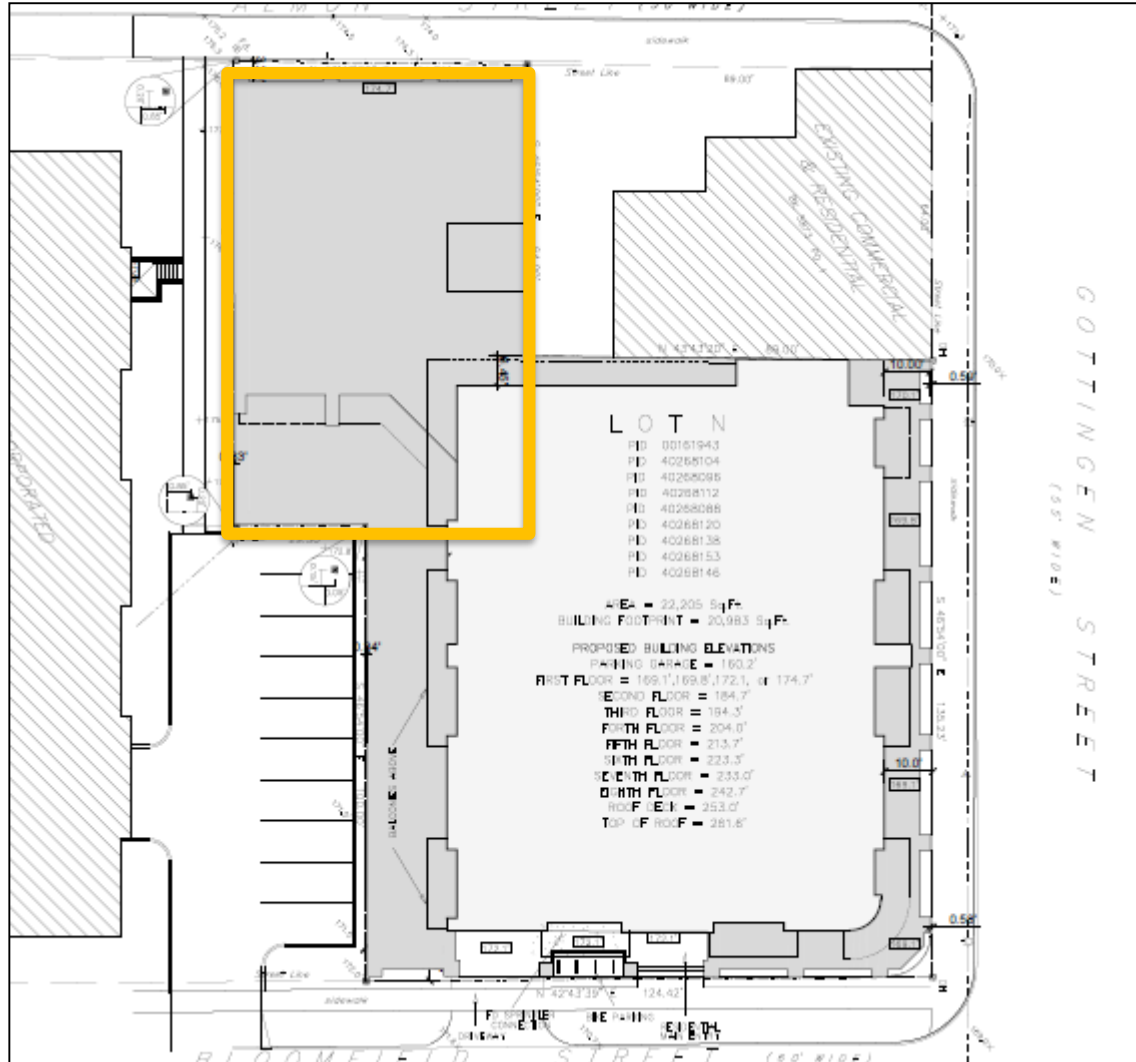
Proposal - Details



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Proposed Site Plan

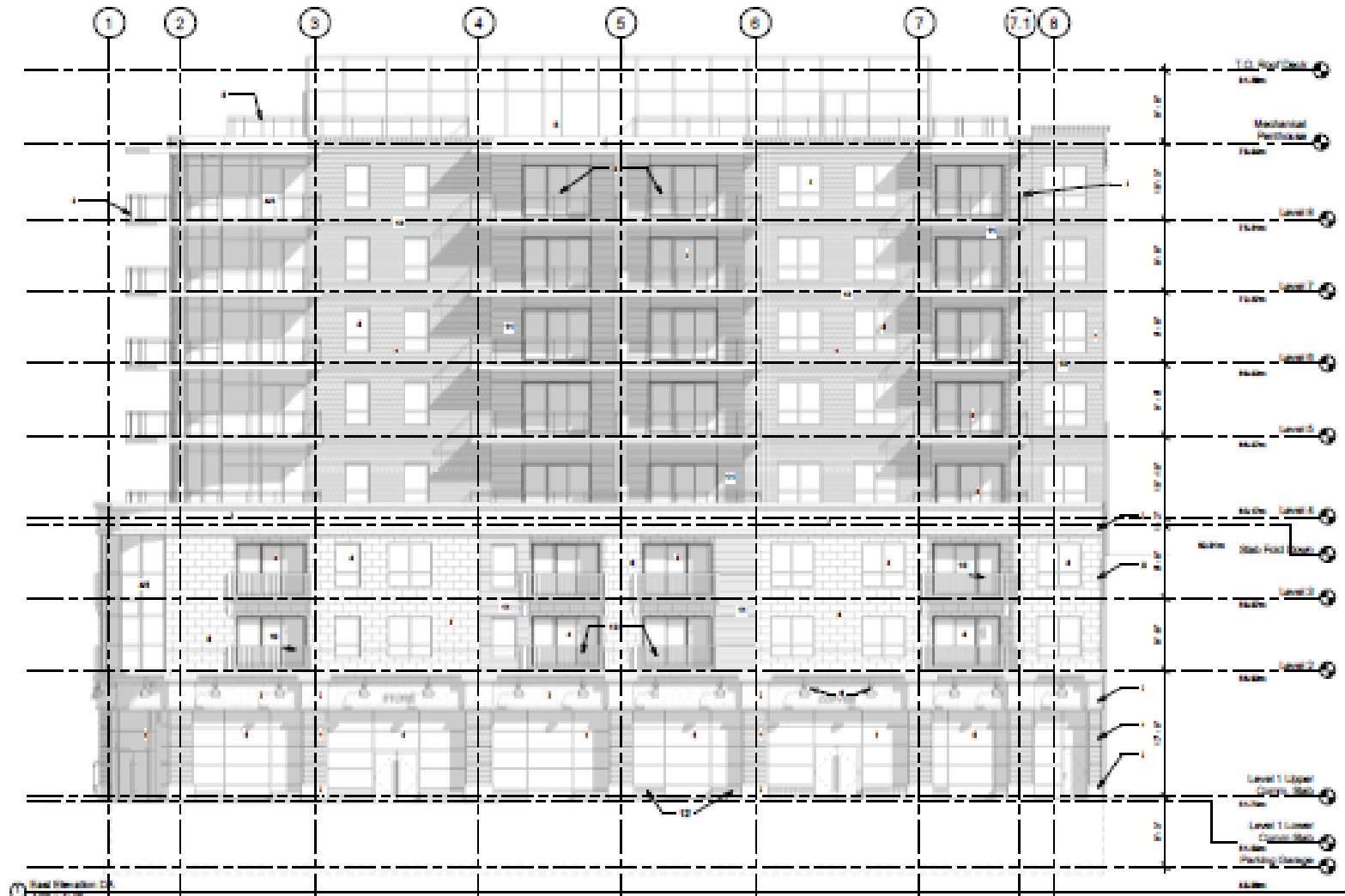
Proposal - Details



Proposed Site Plan

- Removal of surface parking
- Reduction of parking spaces to 72 spaces
- Extend the building footprint to cover the majority of the lot (approximately 94% lot coverage)

Proposal – Details



East Elevation – Gottingen Street

Proposal – Details

- Penthouse level with three units



East Elevation – Gottingen Street

Proposal – Details

- Window openings



East Elevation – Gottingen Street

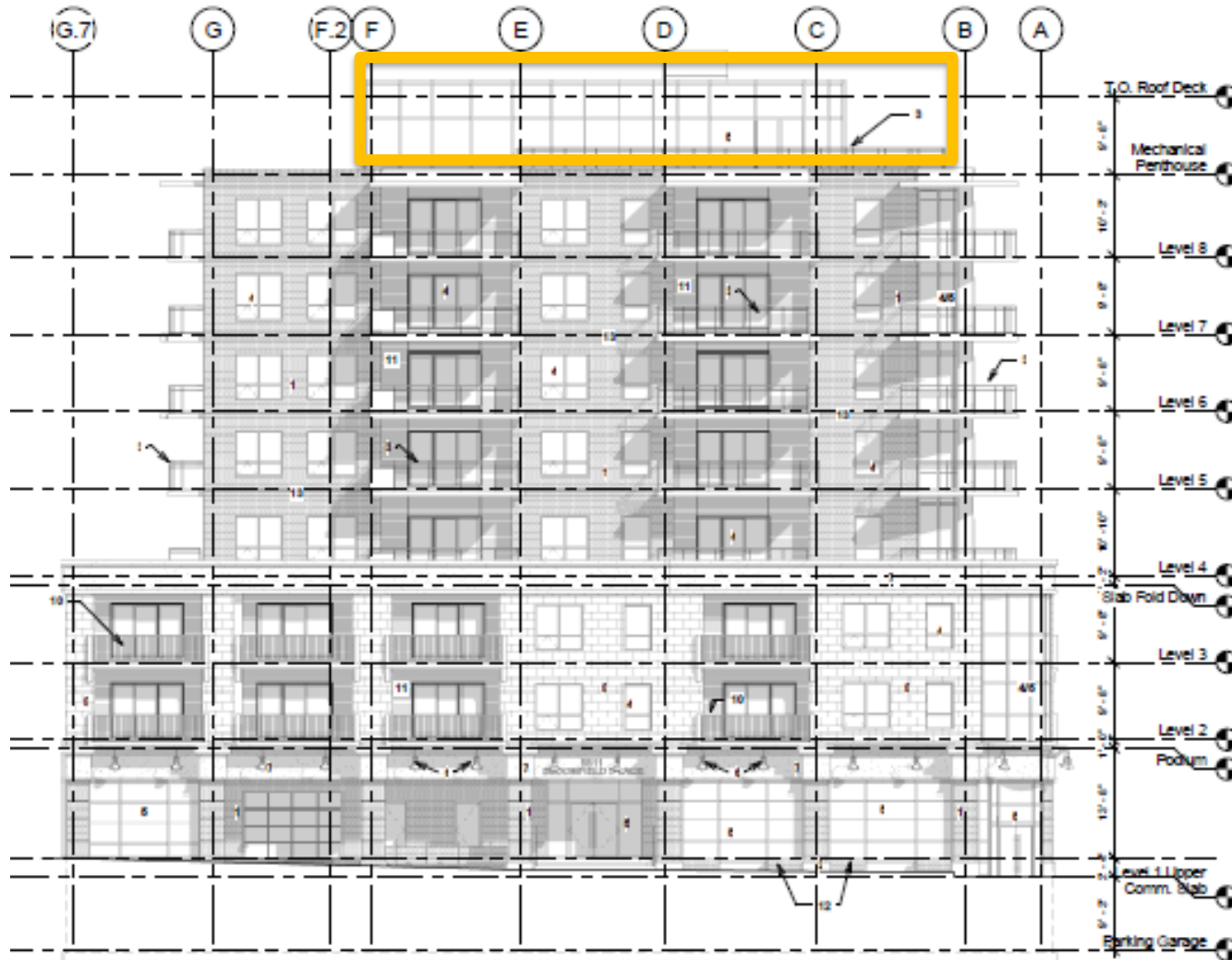
Proposal – Details



South Elevation – Bloomfield Street

Proposal – Details

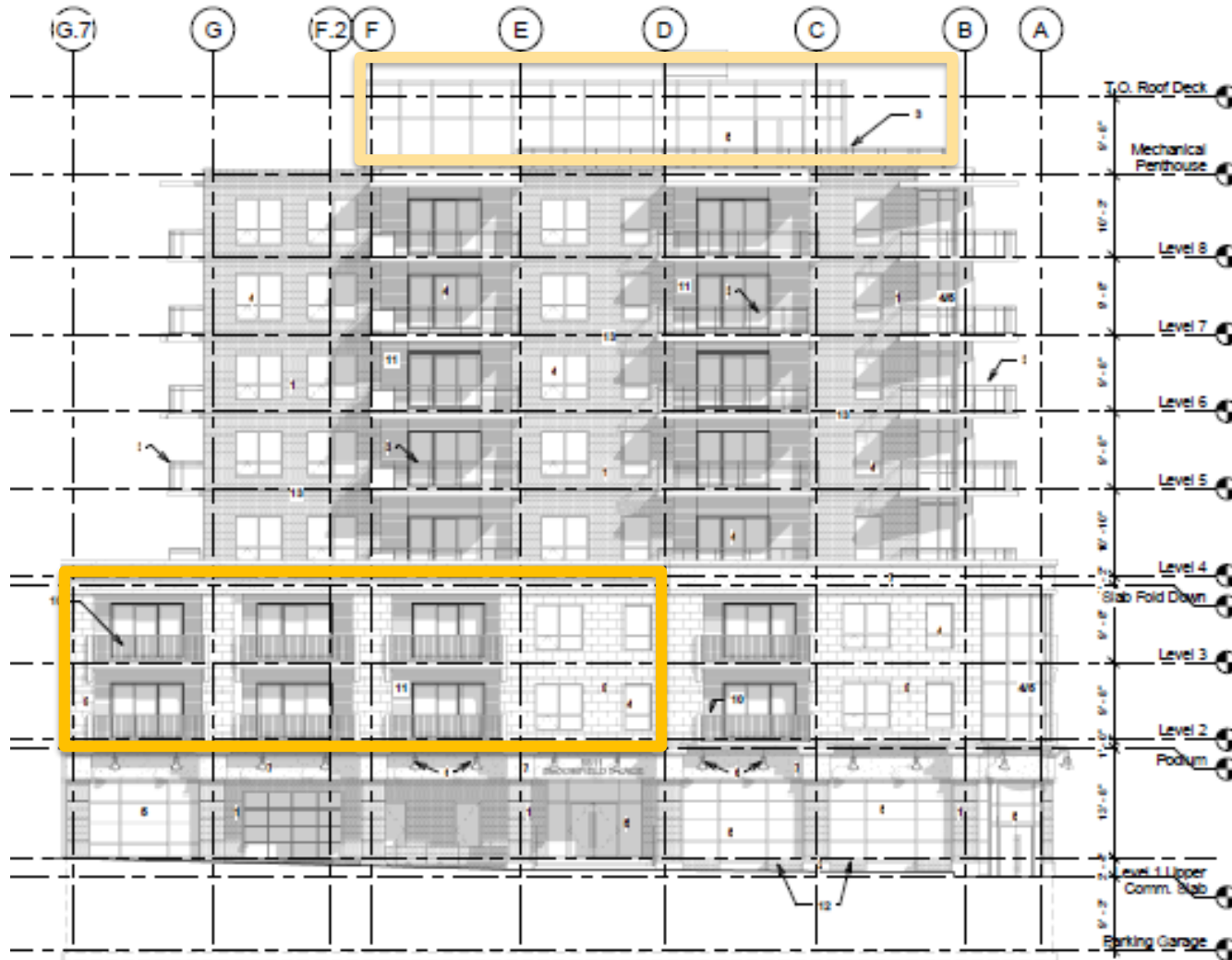
- Penthouse level



South Elevation – Bloomfield Street

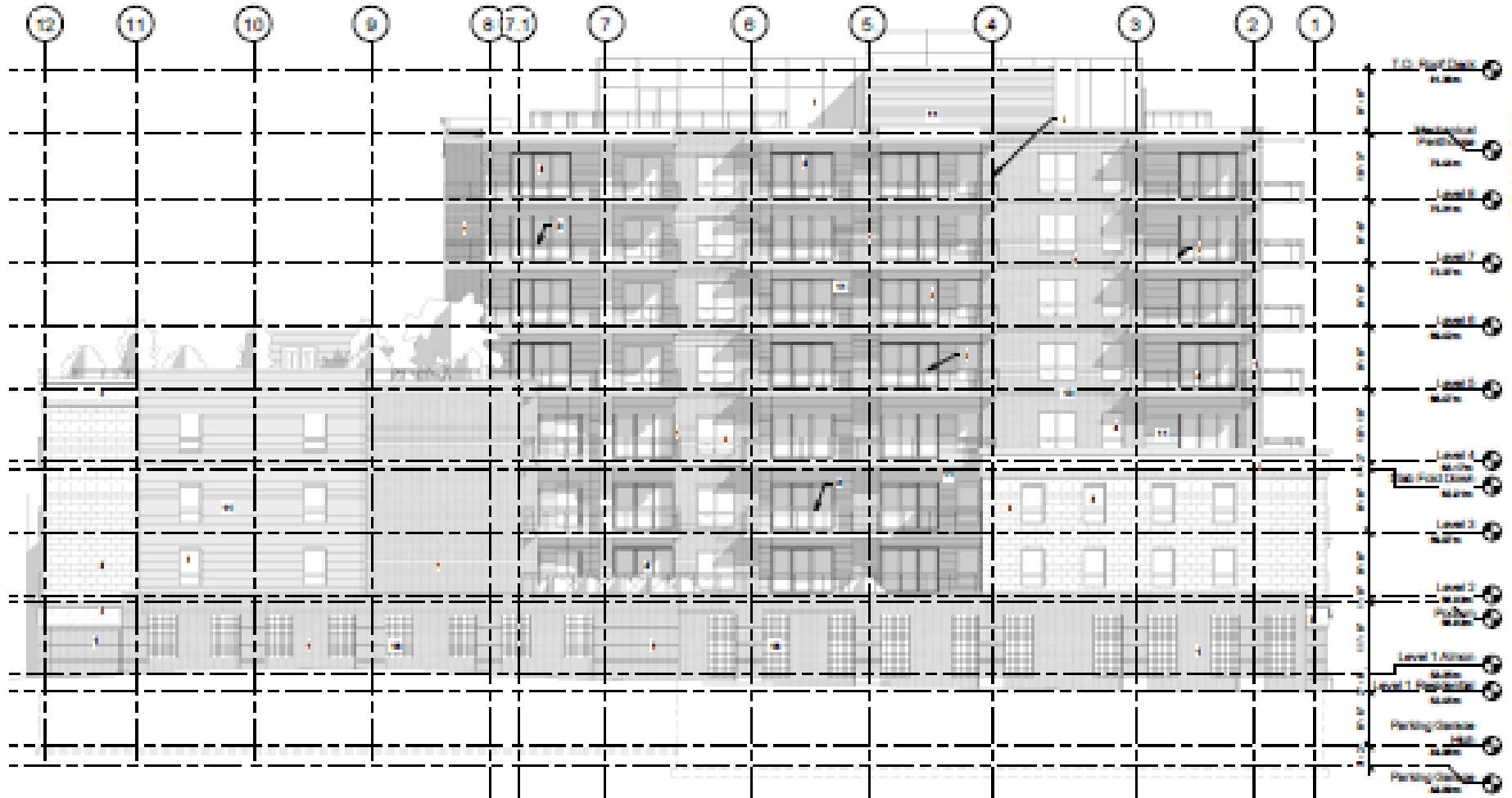
Proposal – Details

- Streetwall extension



South Elevation – Bloomfield Street

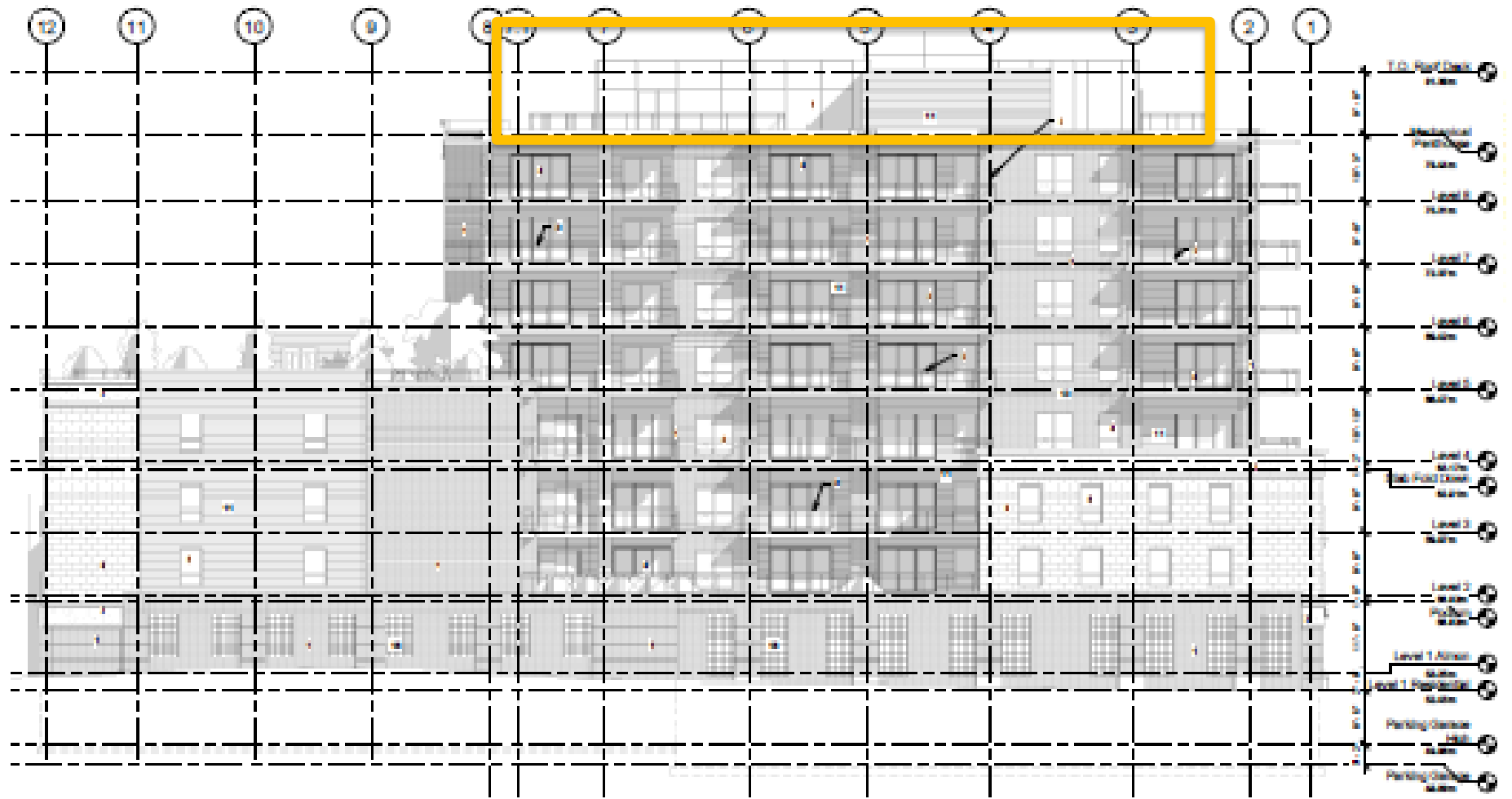
Proposal – Details



West Elevation

Proposal – Details

○ Penthouse level



West Elevation

Proposal – Details

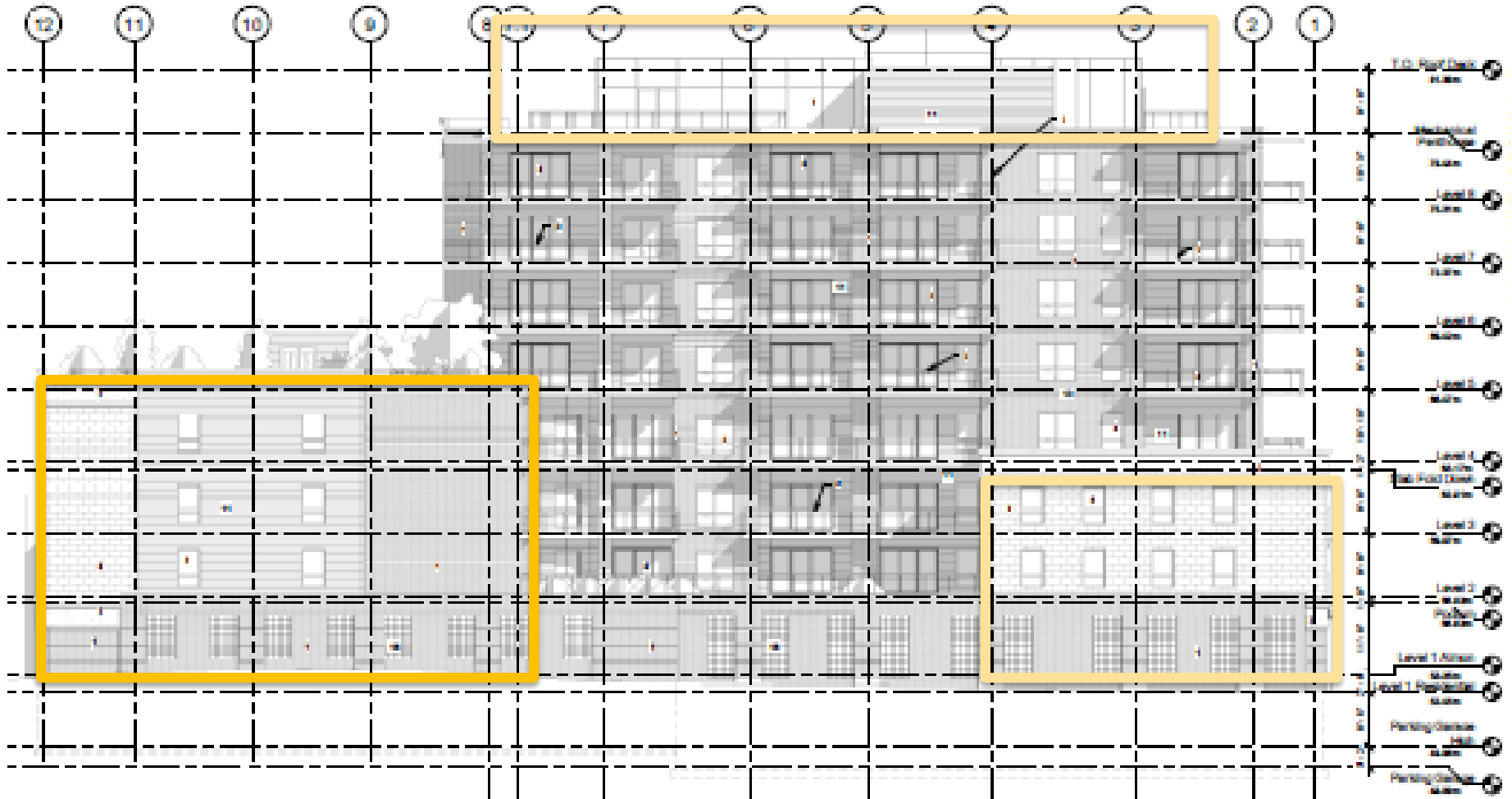
- Change in material



West Elevation

Proposal – Details

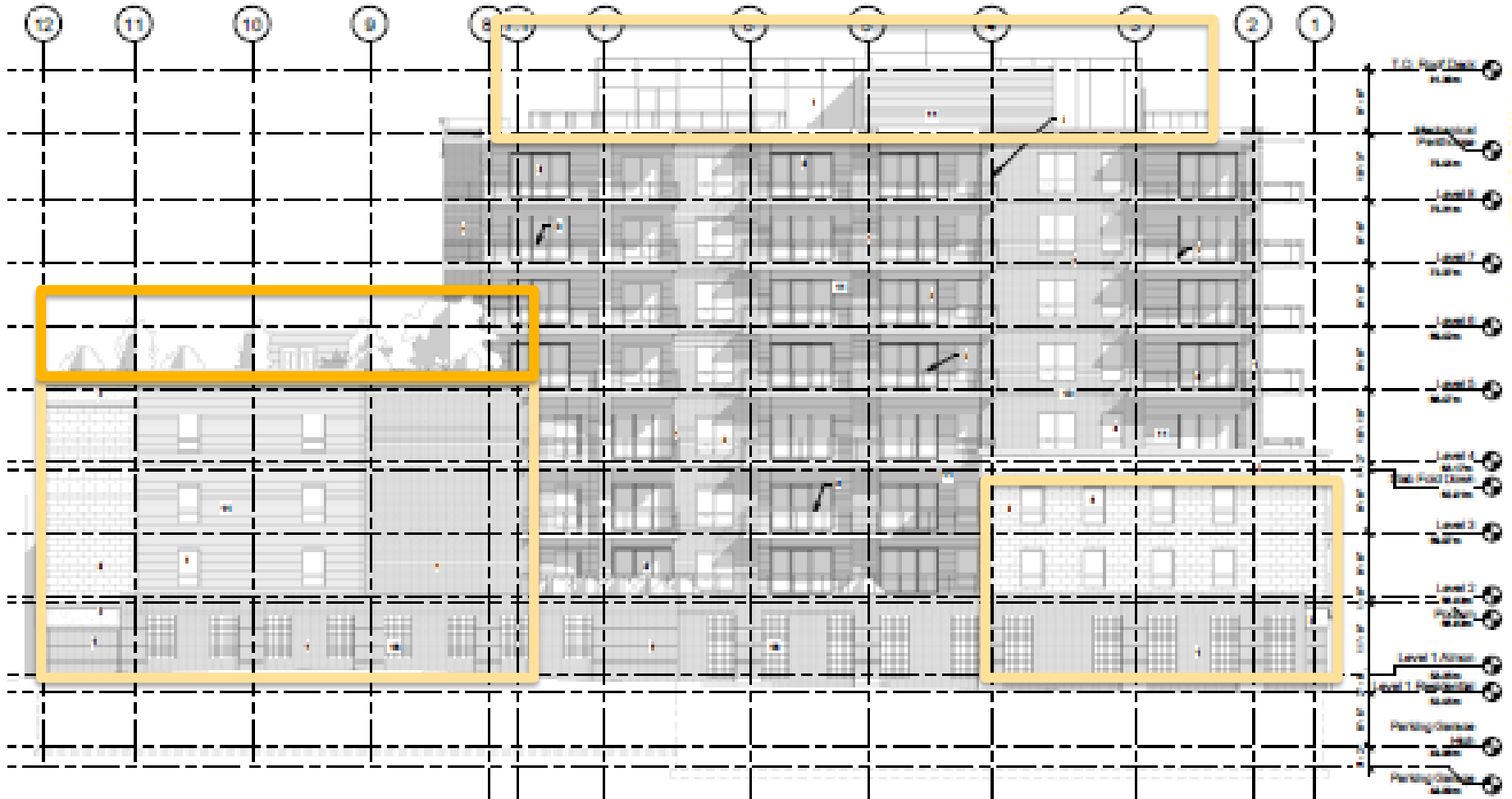
- 4 storey addition



West Elevation

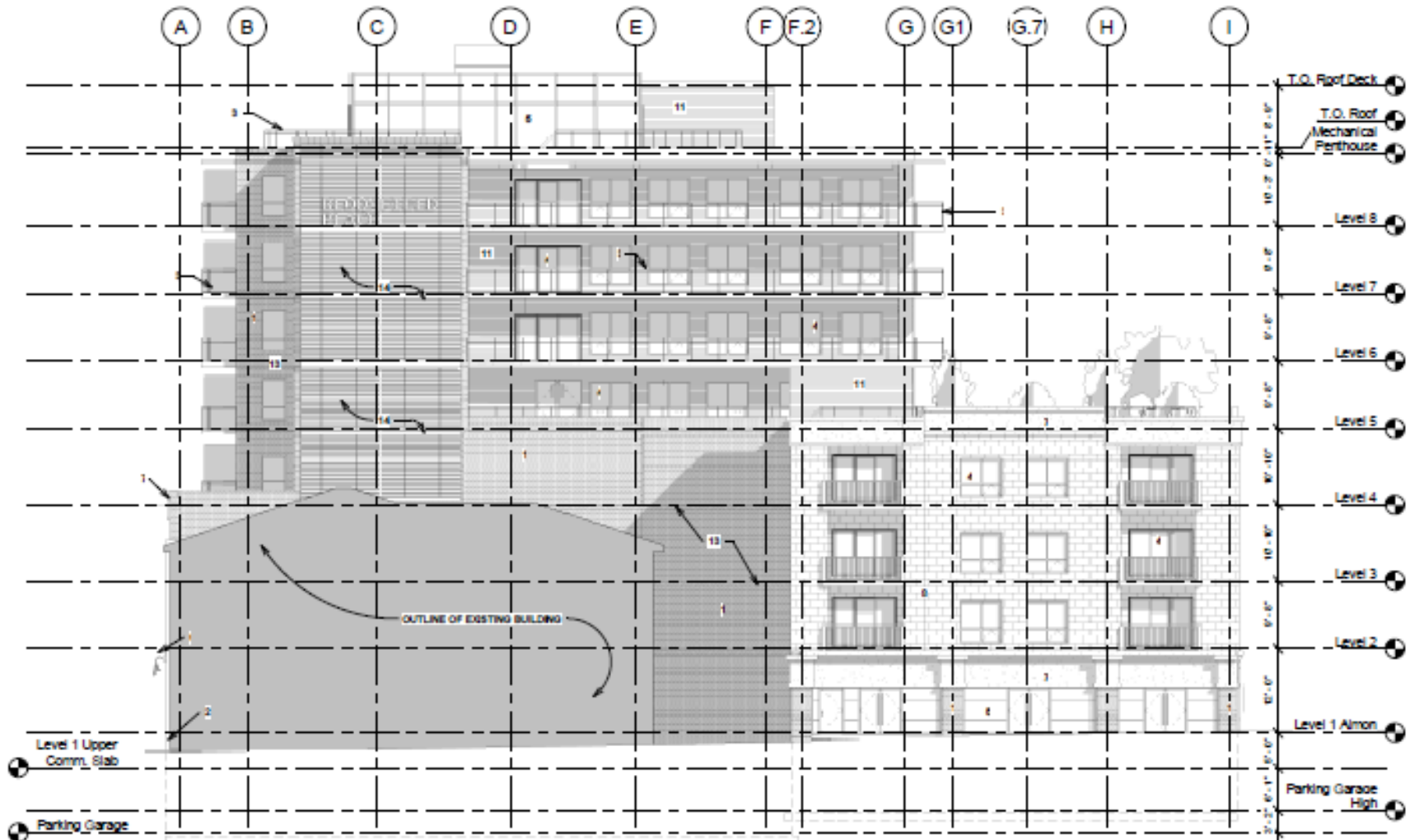
Proposal – Details

- 5th storey landscaped podium



West Elevation

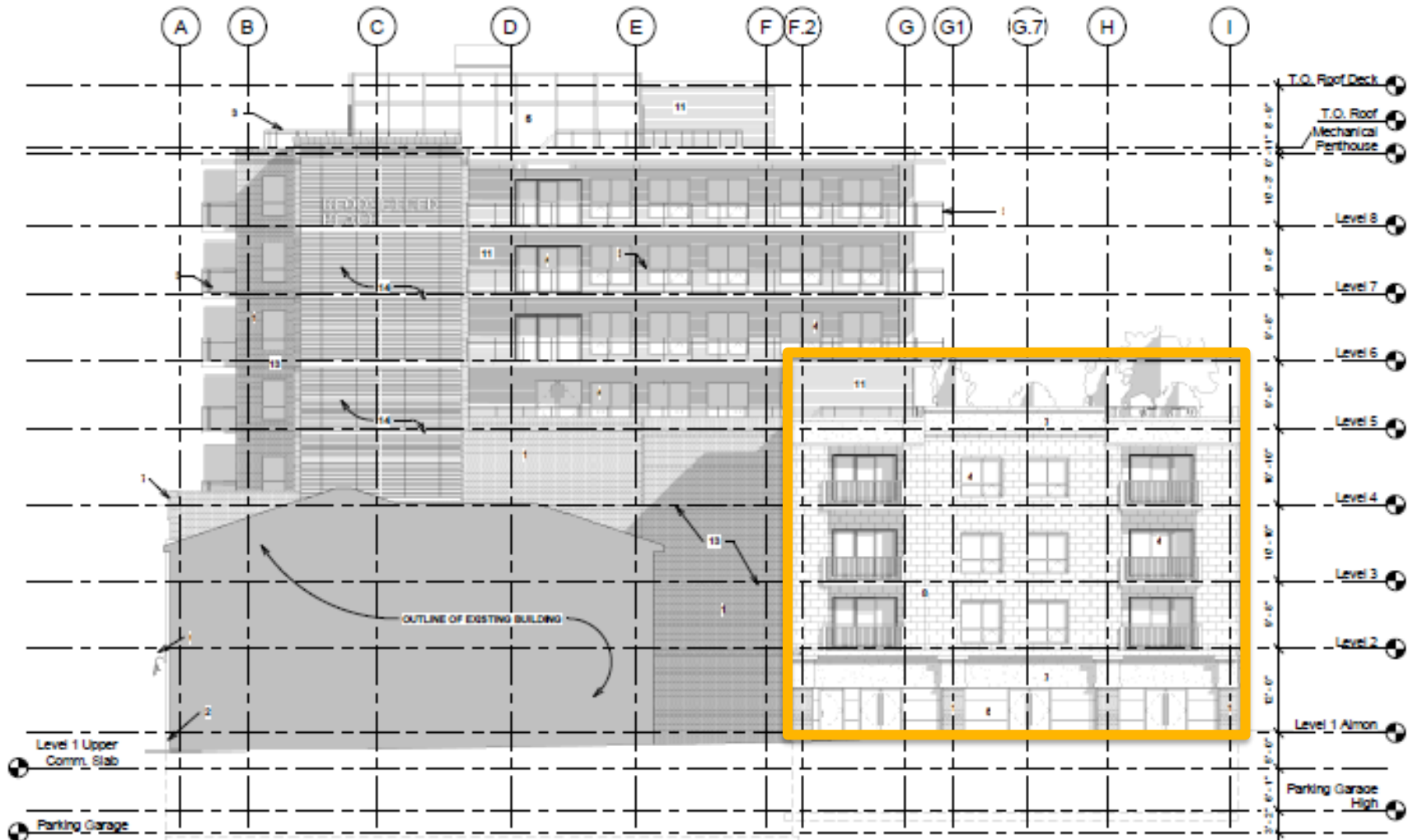
Proposal – Details



North Elevation – Almon Street

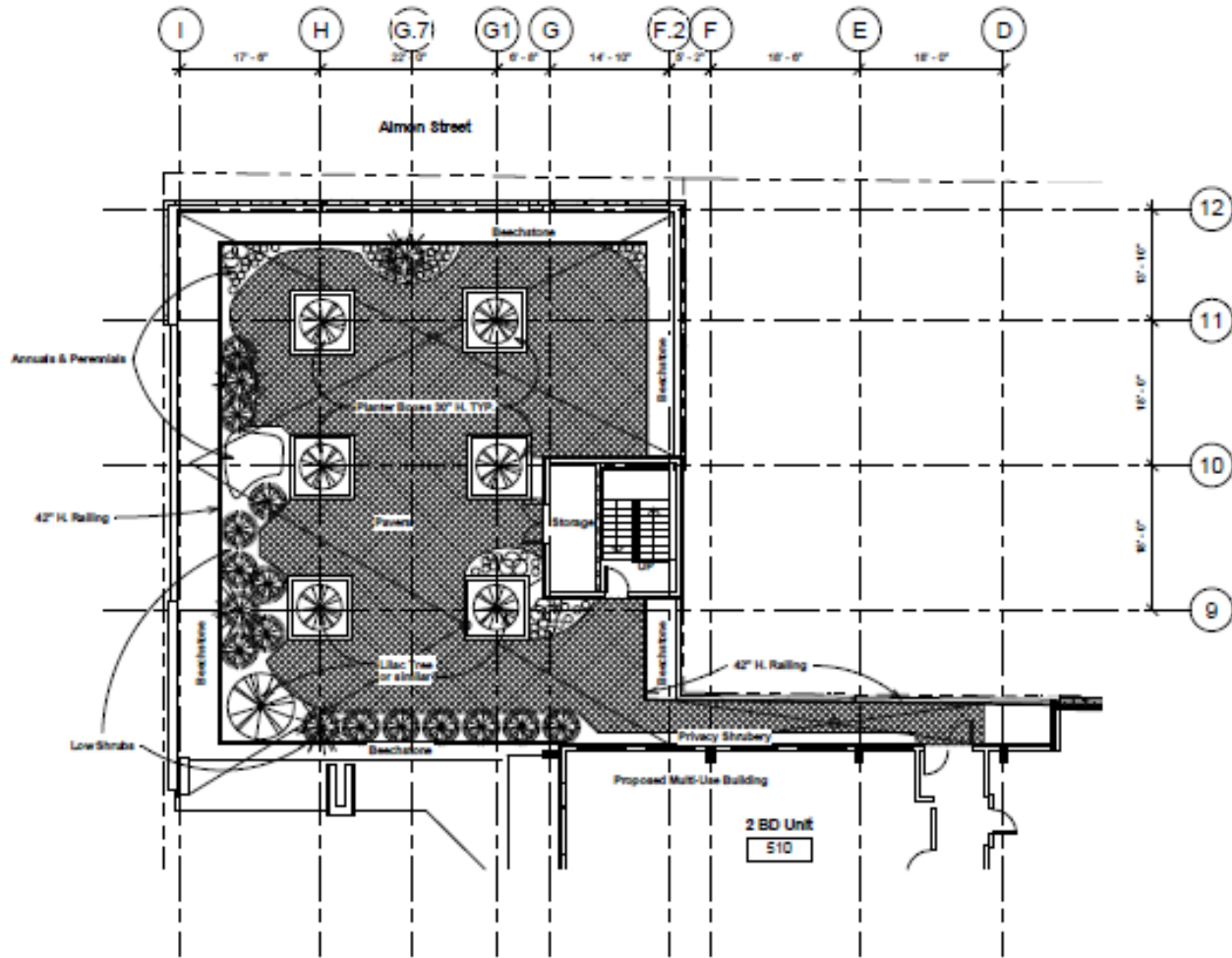
Proposal – Details

- 4 storey addition and 5th storey landscaped podium



North Elevation – Almon Street

Proposal – Details



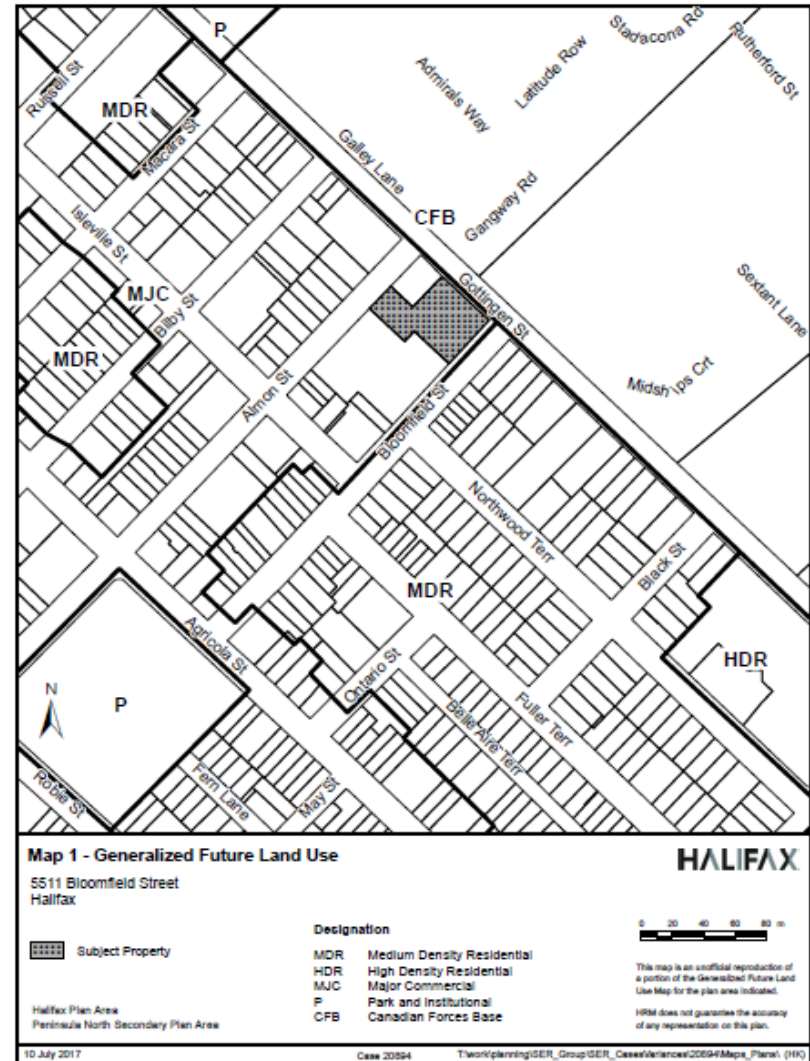
5th Level Landscaped Podium

Planning Policy

Halifax Municipal Planning Strategy

Major Commercial Designation - Schedule Q

- Mixed use buildings
- More than four residential units
- Comprehensive site planning
- Through development agreement



Enabling Policy

(Policy 2.3.1, 2.3.2 & 2.3.3)

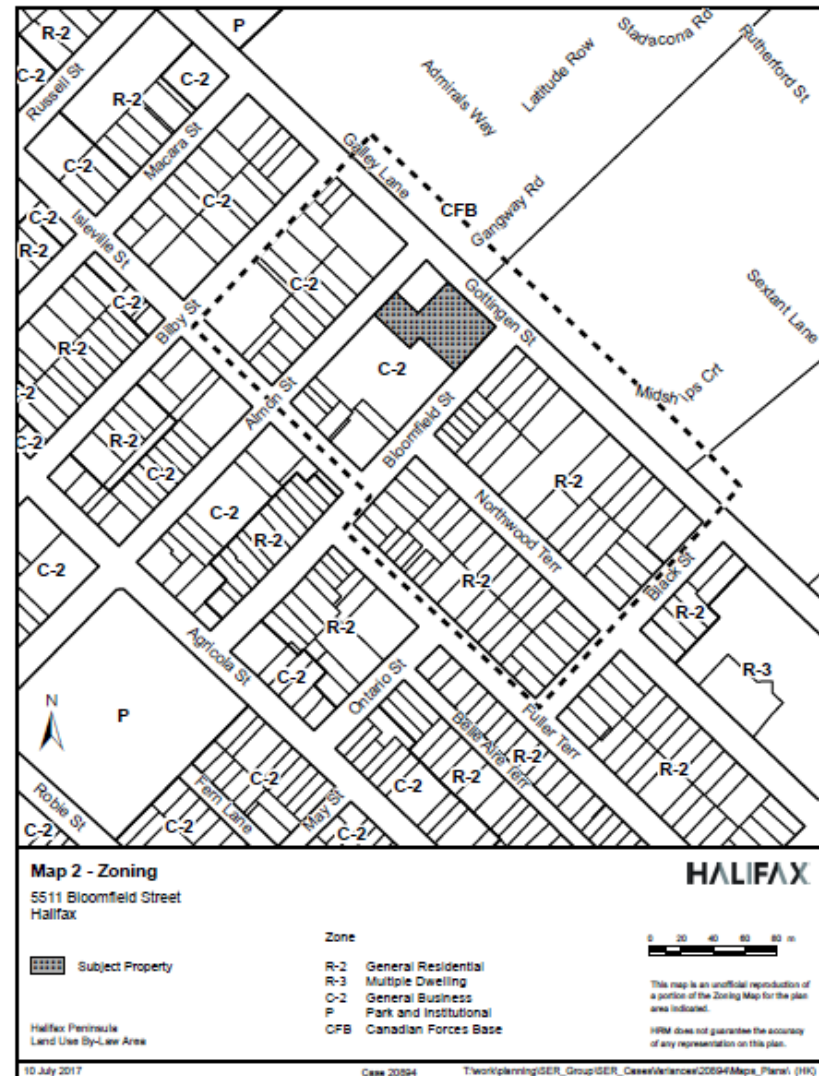
- 2.3.1 In order to promote investment in commercial and residential redevelopment and to prevent conflict between new and existing uses the city may, through the land use by-law, identify areas that provide an opportunity for and will benefit from comprehensive site planning.
- 2.3.2 In those areas identified in the land use by-law pursuant to Policy 2.3.1 all residential and mixed residential-commercial development over four units shall be by agreement.

Land Use By-law

Halifax Peninsula LUB

C-2 (General Business) Zone

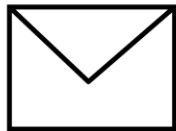
- Residential uses
- Commercial buildings up to 80 ft. in height



Public Engagement Feedback

- Level of engagement completed was consultation achieved through providing information and seeking comments through the HRM website, signage posted on the site, and postcard notifications.
- Feedback from the community generally included the following:
 - Request for clarification on the proposed changes to the design

**Notifications
Mailed**



88

**Phone Calls
Received**



1

**Letters
Received**



0

**Total Public
Interactions**



1

Scope of Review

- Density
 - Is the increase in residential density appropriate?
- Building Design
 - Do the proposed changes offer high quality design, particularly at the street level?
 - Does the proposed addition offer effective urban design in keeping with the context of Bloomfield Street and Almon Street, regarding building height and massing?
- Parking
 - Is there sufficient parking? The proposal includes reducing the number of vehicle parking spaces from 82 spaces to 72.

Questions / Comments

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Thank You

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Planning & Development
PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Stephanie Salloum

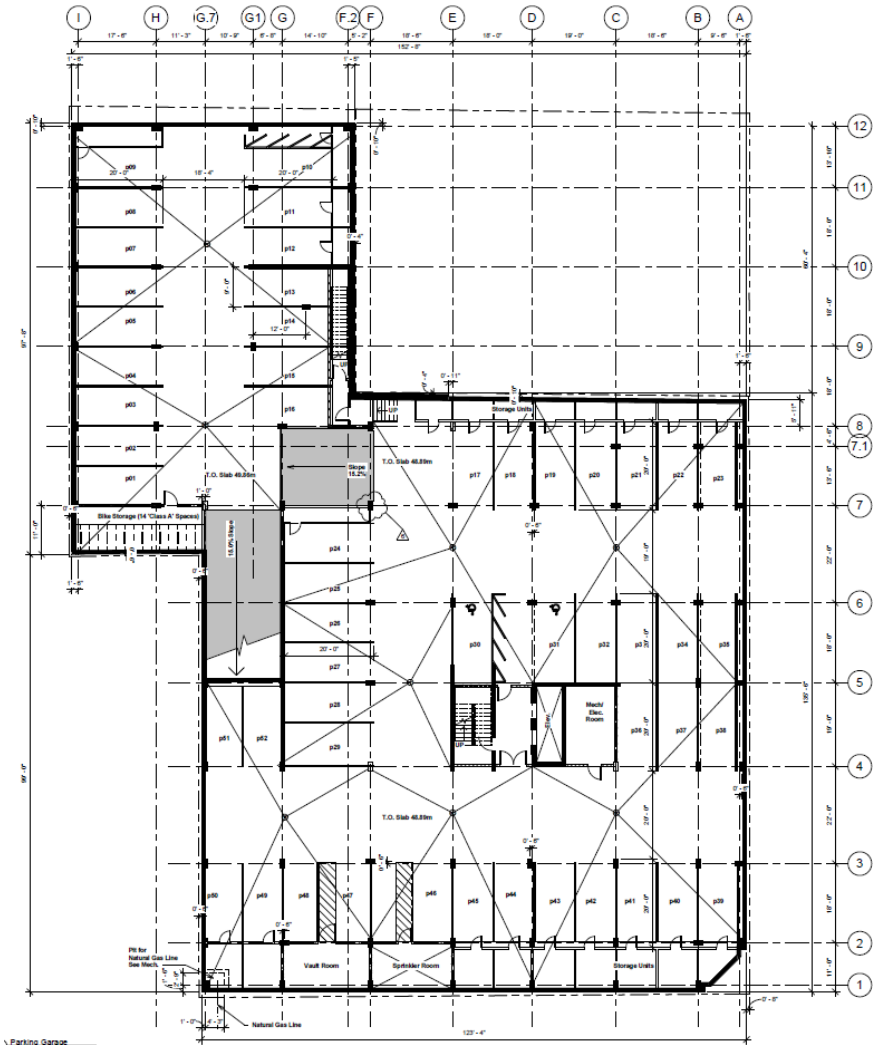
Planner II

sallous@halifax.ca

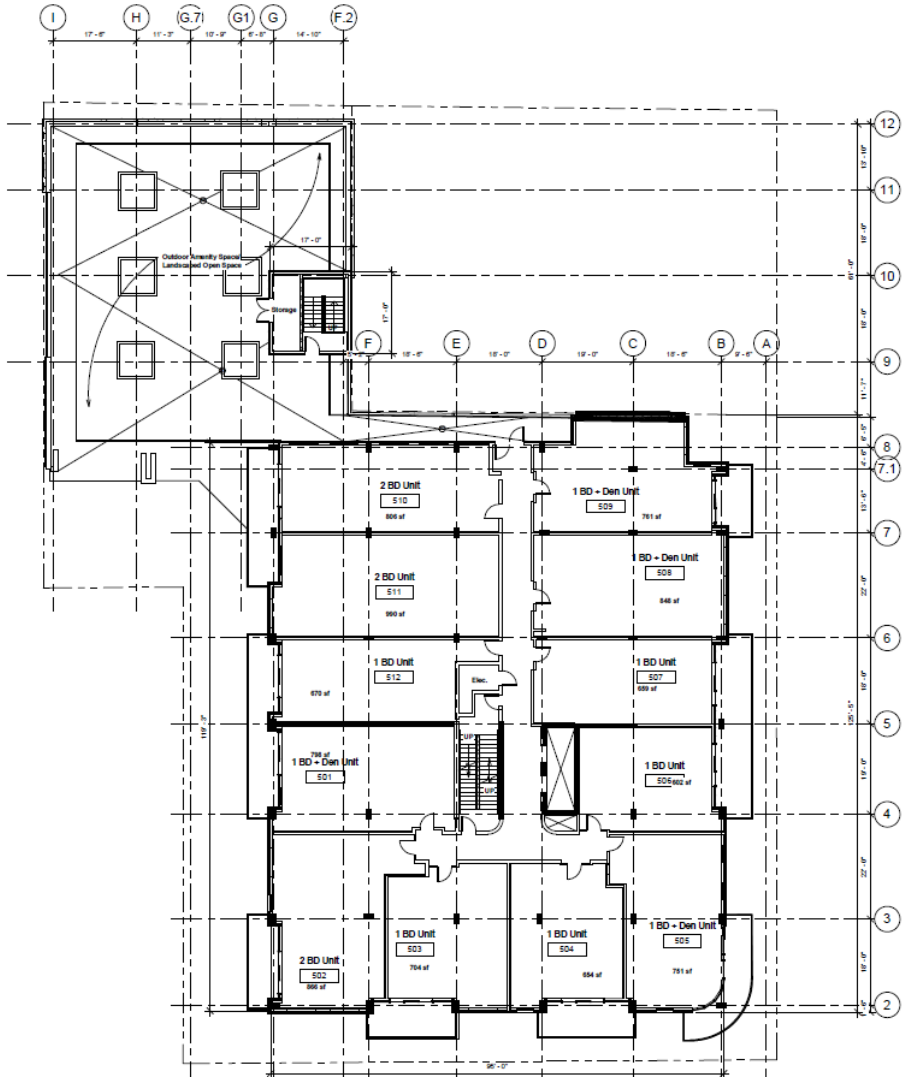
Tel: (902) 490-4223

www.halifax.ca

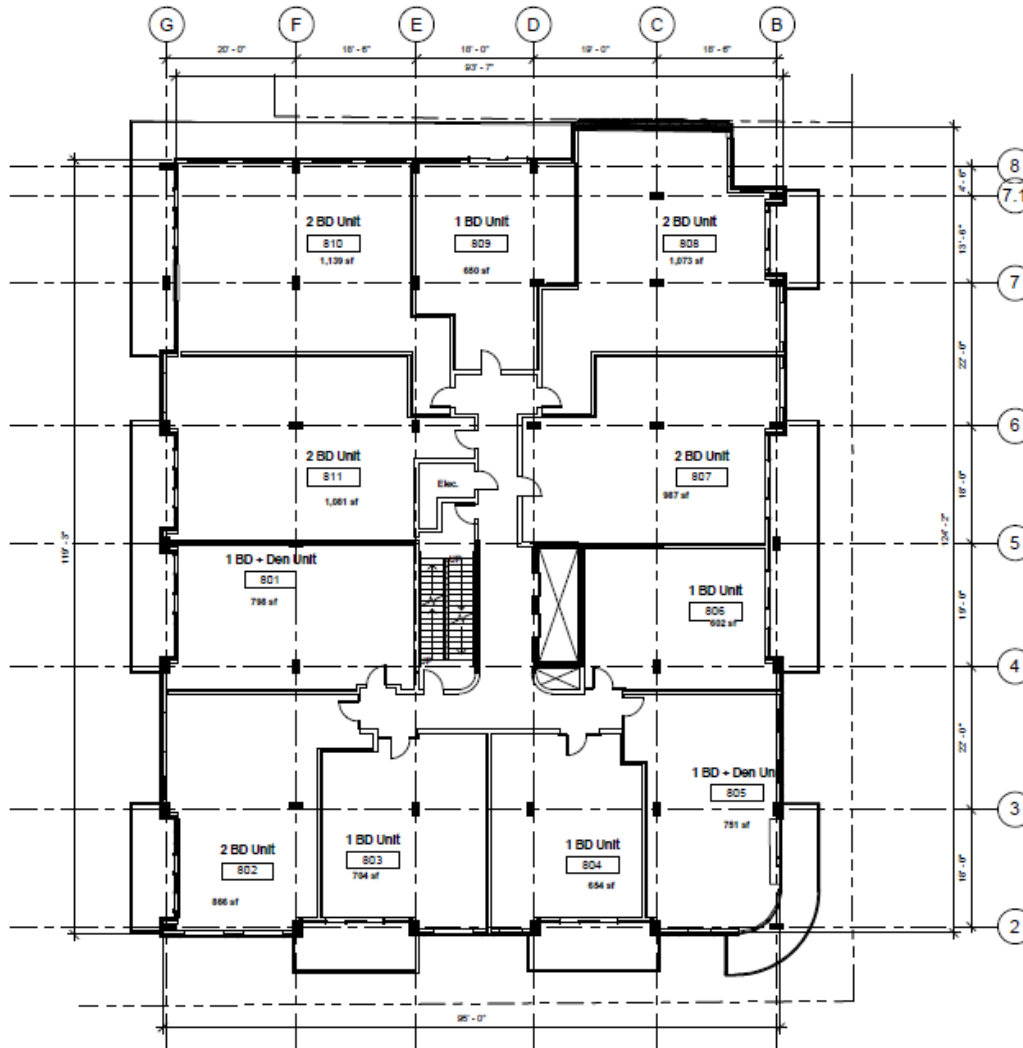
Parking Garage



Fifth Floor Plan



Typical Floor Plan – Floors 6-8



Penthouse Floor Plan

