


Joint Public Hearing:
Halifax Regional Council &
Harbour East-Marine Drive Community Council
Case 18599

Application to amend the Eastern Passage/Cow Bay SPS to enable larger Multiple Unit Dwellings in the Commercial Designation and a development Agreement for Multiple Unit Dwelling (120 Units) at 1490 Main Road

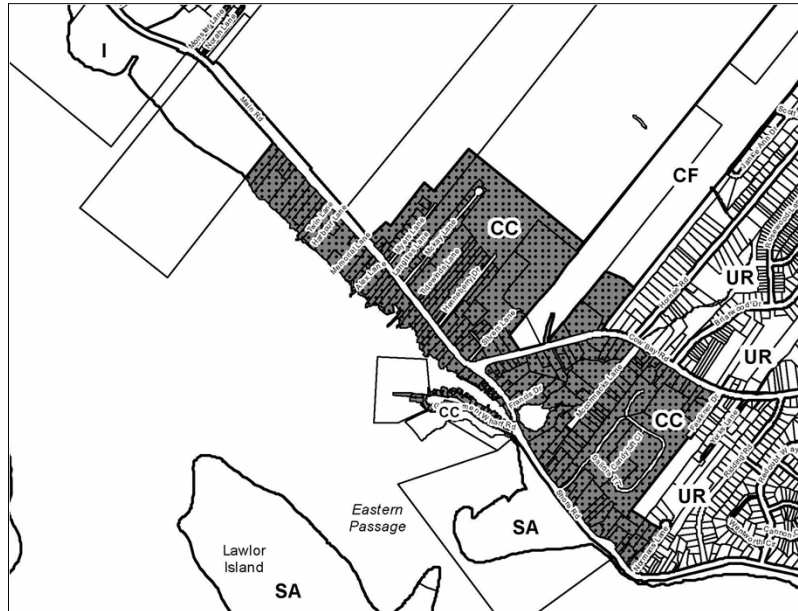
August 9, 2016

Application by GarMar Investments

- To enable Multiple Unit Dwellings of more than 12 units through the development agreement process in the Community Commercial Designation of the Eastern Passage/Cow Bay MPS;
- To establish appropriate criteria and design standards for multiple unit buildings;
- To permit two 5-storey multiple unit buildings (120 total units) by development agreement at 1490 Main Road.



Community Commercial Designation & C-2 Zone



Subject Site – 1490 Main Road



Existing MPS Policy/LUB Provisions

- MPS establishes Community Commercial Designation, & provides for mixed use development;
- C-2 (General Business) Zone allows multiple unit dwellings to a maximum of 12 units;
- No limit on the number of buildings per lot;
- No ability under MPS for development agreement process for larger buildings.

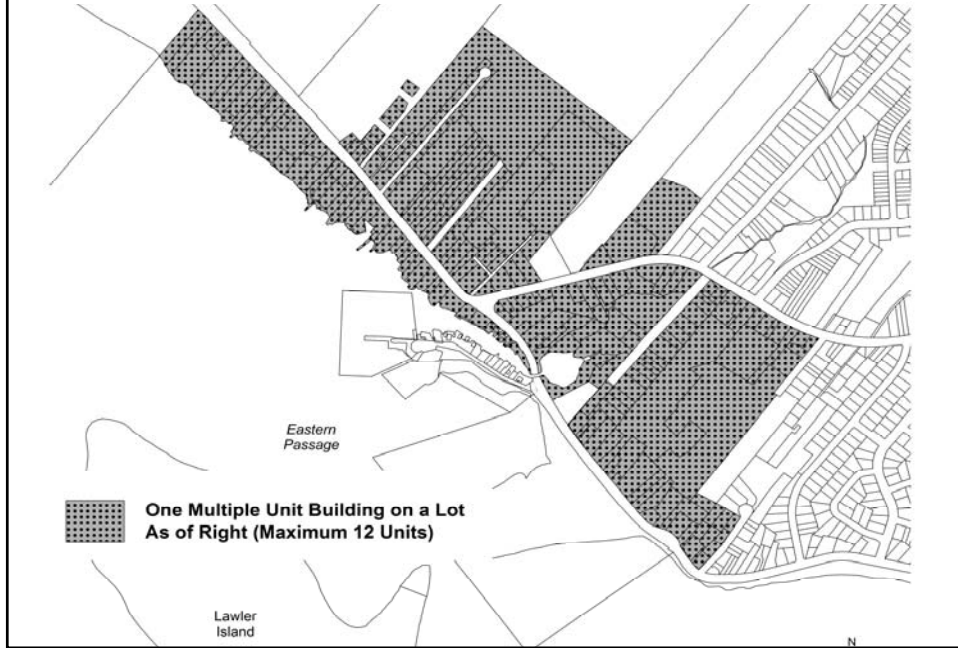
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Evaluation of Proposed MPS Amendment:

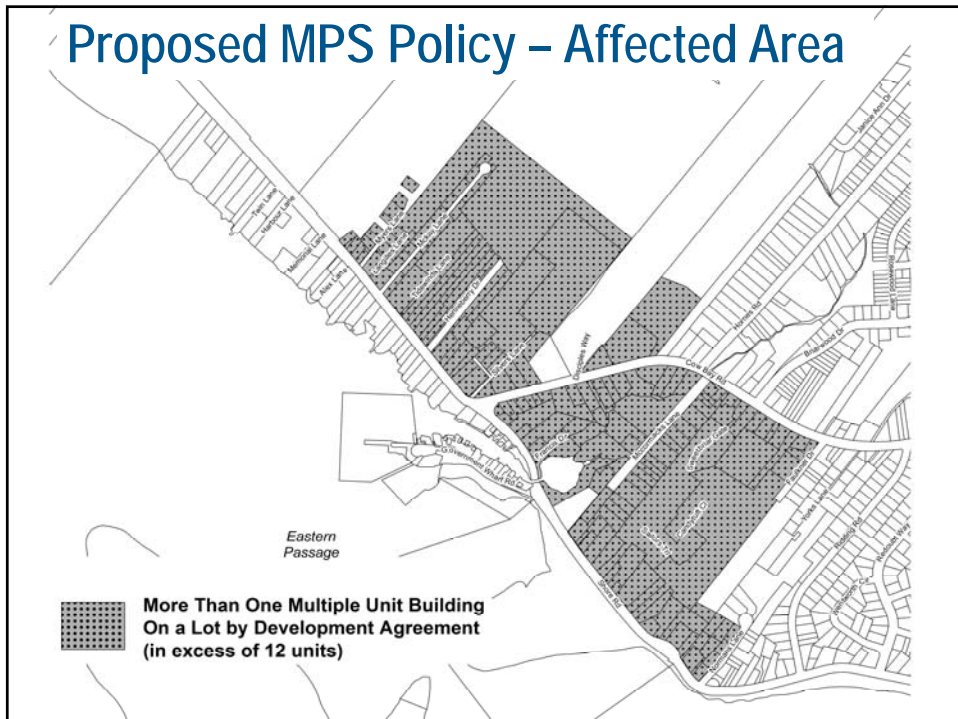
- Appropriate to allow buildings of more than 12 units by development agreement in certain areas;
- Waterfront area not appropriate for larger scale buildings due to impact on community character;
- Allows consolidation of permitted density into a single building rather than having multiple buildings on a lot;
- Will ensure appropriate design and site quality;
- 12-unit buildings can still be built as of right, but only one per lot.
- Landowners can either subdivide to achieve more than 1 building, or request a DA if criteria are met.

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Proposed MPS Policy - Affected Area



Proposed MPS Policy - Affected Area



Proposed MPS Policy - Site and Design Criteria

- Minimum lot area of 1858 sq. m. (20,000 sq.ft.);
- Max height - 4 storeys containing dwelling units
- Fifth storey may be comprised of mech. equipment or amenity space (max of 30% of rooftop area);
- Building massing and design to respond to adjacent residential uses;
- A mix of dwelling unit types and sizes required.

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Proposed MPS Policy - Site and Design Criteria

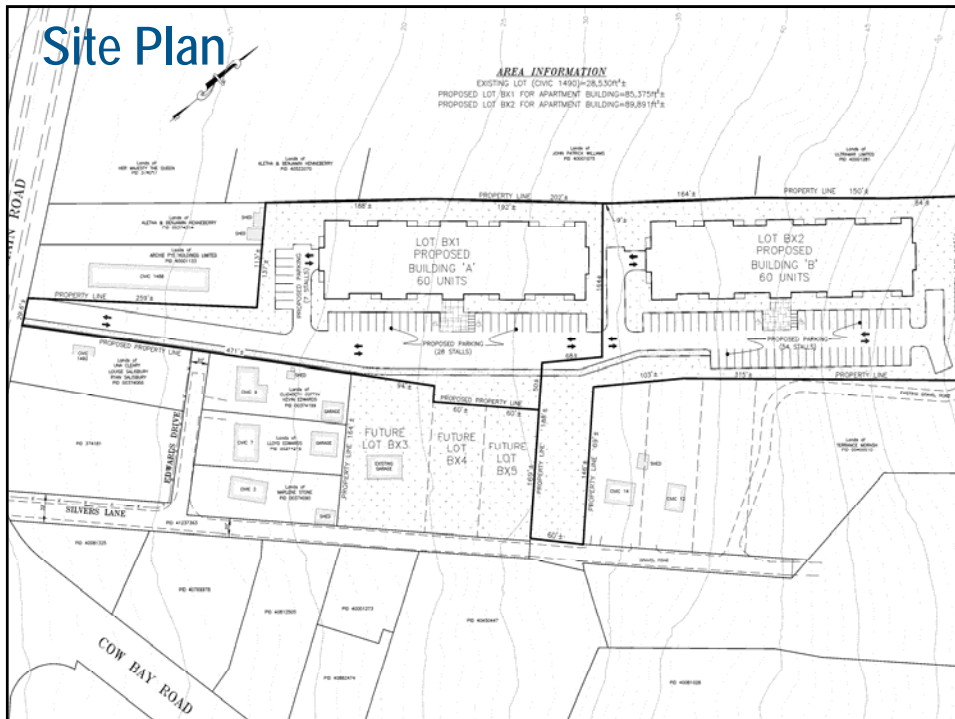
- Maximum density of 36 units per acre;
- Majority of parking to be below grade;
- Ground floor commercial uses required for properties (with sufficient frontage) close to the intersection of Main Road, Shore Road, and Cow Bay Road.

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Subject Site



Site Plan





1490 Main Road - Site Attributes

Subject Site and Location - Comprised of 2 properties:
at 1490 Main Road and on Silvers Lane (private road)

Size of Site - 1.94 ha (4.8 Acres)

Current Use of Subject Property - Single detached
dwelling and detached garage at 1490 Main

Surrounding Uses - Comprised mainly of residential
and small scale commercial uses.

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Proposal for 1490 Main Rd

- Two 5-storey buildings - 120 dwelling units total
- Four storeys of living space
- Fifth storey contains mechanical equipment and amenity area (max 30% gross floor area)
- Amenity space – ample landscaped area
- Parking - 102 surface and subsurface spaces
- Future subdivision – 3 lots to be retained for other development

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Proposed Development Agreement

The proposed development agreement addresses the following matters:

- architectural design, signage, height, parking and access;
- limit of 120 units total in two buildings;
- building services, maintenance and waste facilities; and
- options for non-substantive amendments by resolution of Harbour East-Marine Drive Community Council.

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Staff Recommendation

It is recommended that Regional Council approve the proposed amendments to the Eastern Passage/Cow Bay MPS and LUB as set out in Attachments A and B of the staff report.

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