

HALIFAX

**Case 21618
5511 Bloomfield
Street, Halifax**

Halifax Peninsula Planning Advisory Committee

March 26, 2018

Applicant Proposal

Applicant: WSP Canada Inc.

Location: 5511 Bloomfield Street, Halifax

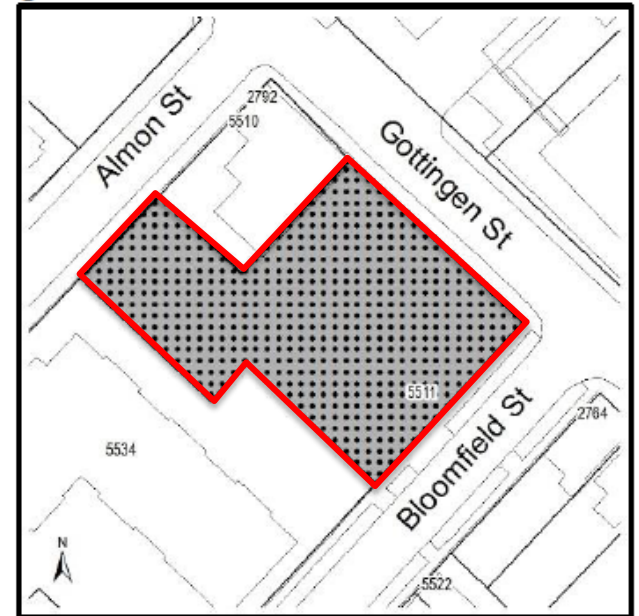
Proposal: Substantive amendments to an existing Development Agreement, that enables an eight storey mixed-use development at the site, to allow additional residential units, changes to the parking, landscaping and design of the approved building.

Site Context

5511 Bloomfield Street, Halifax



General Site location



Site Boundaries in Red

Background

- September 23, 2013 – HWCC approved a development agreement (DA) for 8 storey mixed use development (Case 18254)
- March 28, 2017 – Permit was issued to construct a 70 unit mixed use building with commercial uses on the main level
- January 23, 2018 – HWCC refused an application for substantive amendments to the DA (Case 20894)
 - 2.3.3(i) relating to the relationship of new development to adjacent properties and uses
- Current Proposal (Case 21618)

Site Context

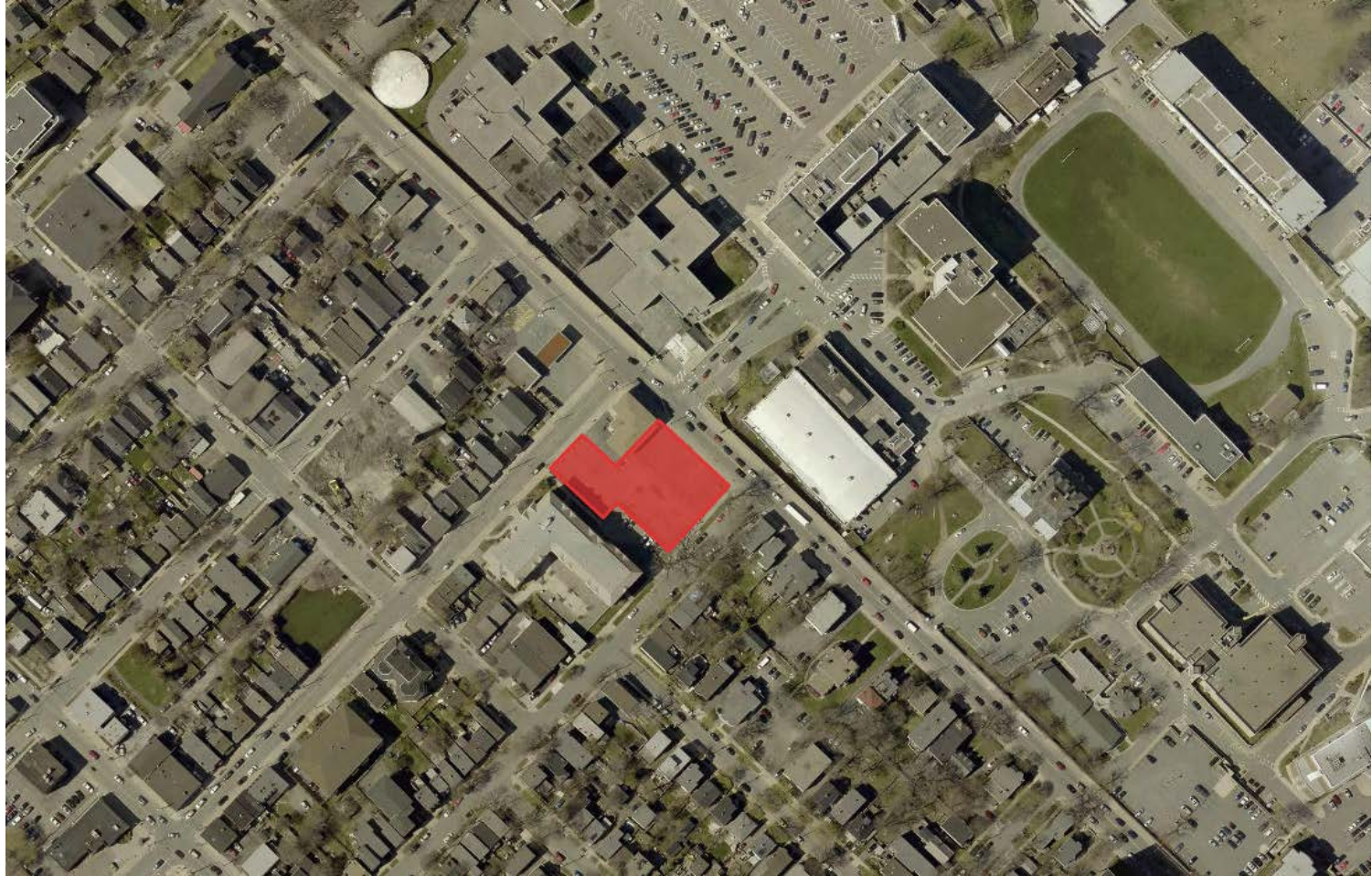
5511 Bloomfield Street, Halifax



Site Visit:
January 18, 2018

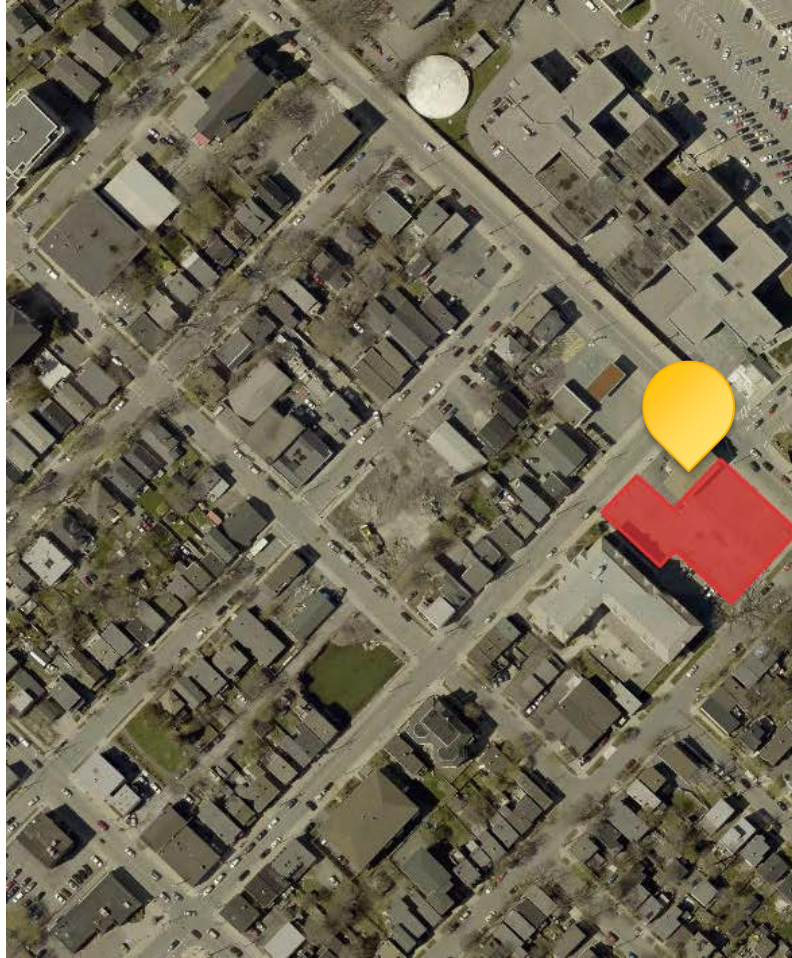
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Site Context

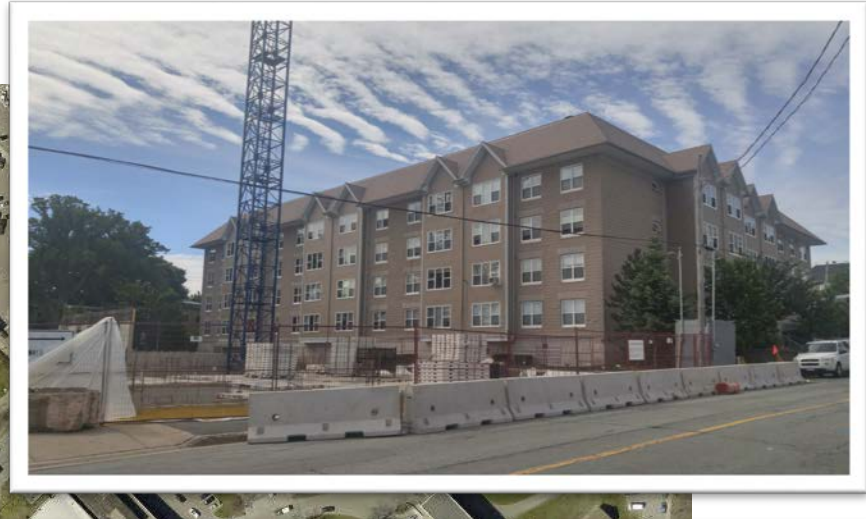


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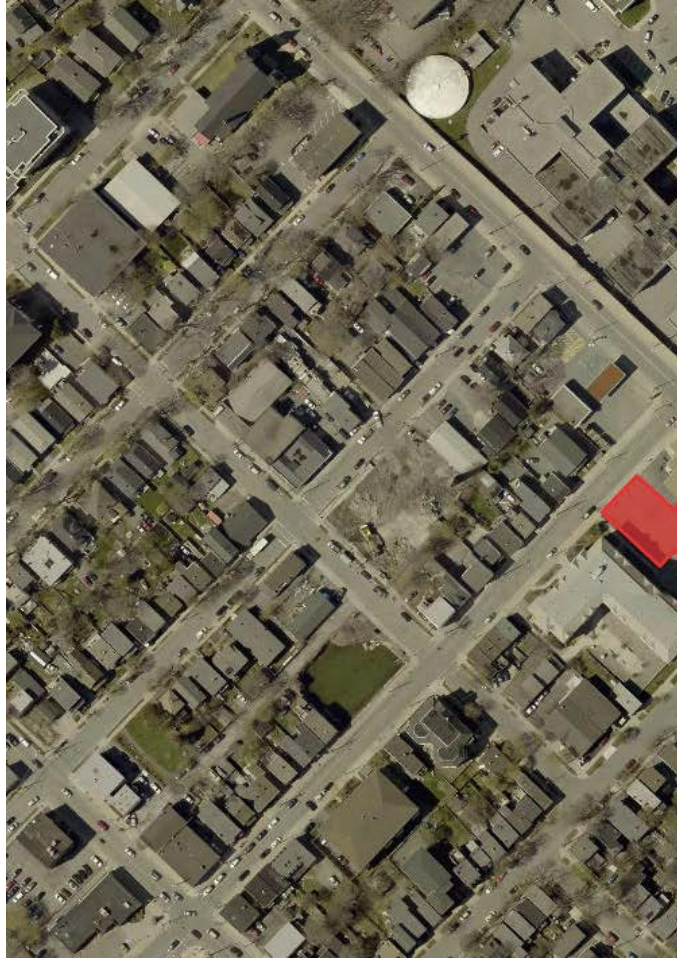
Site Context



Site Context



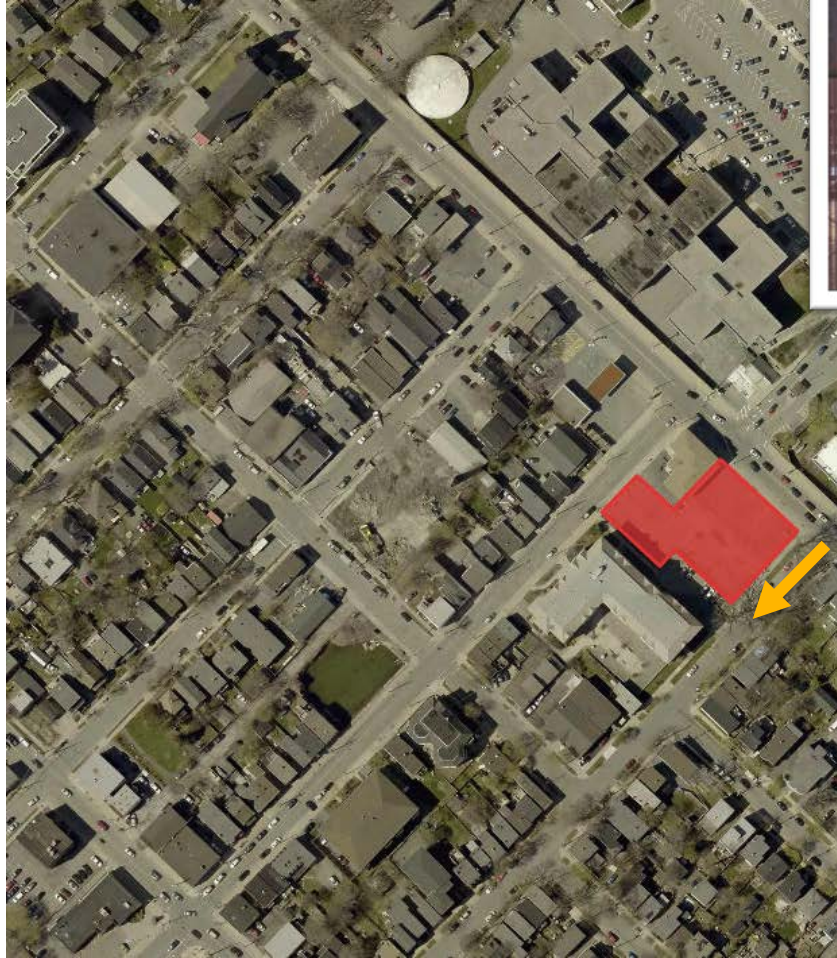
Site Context



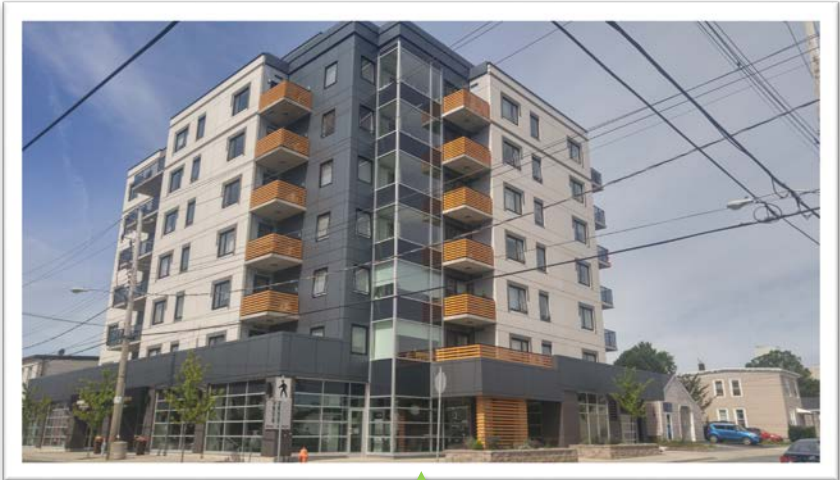
Site Context



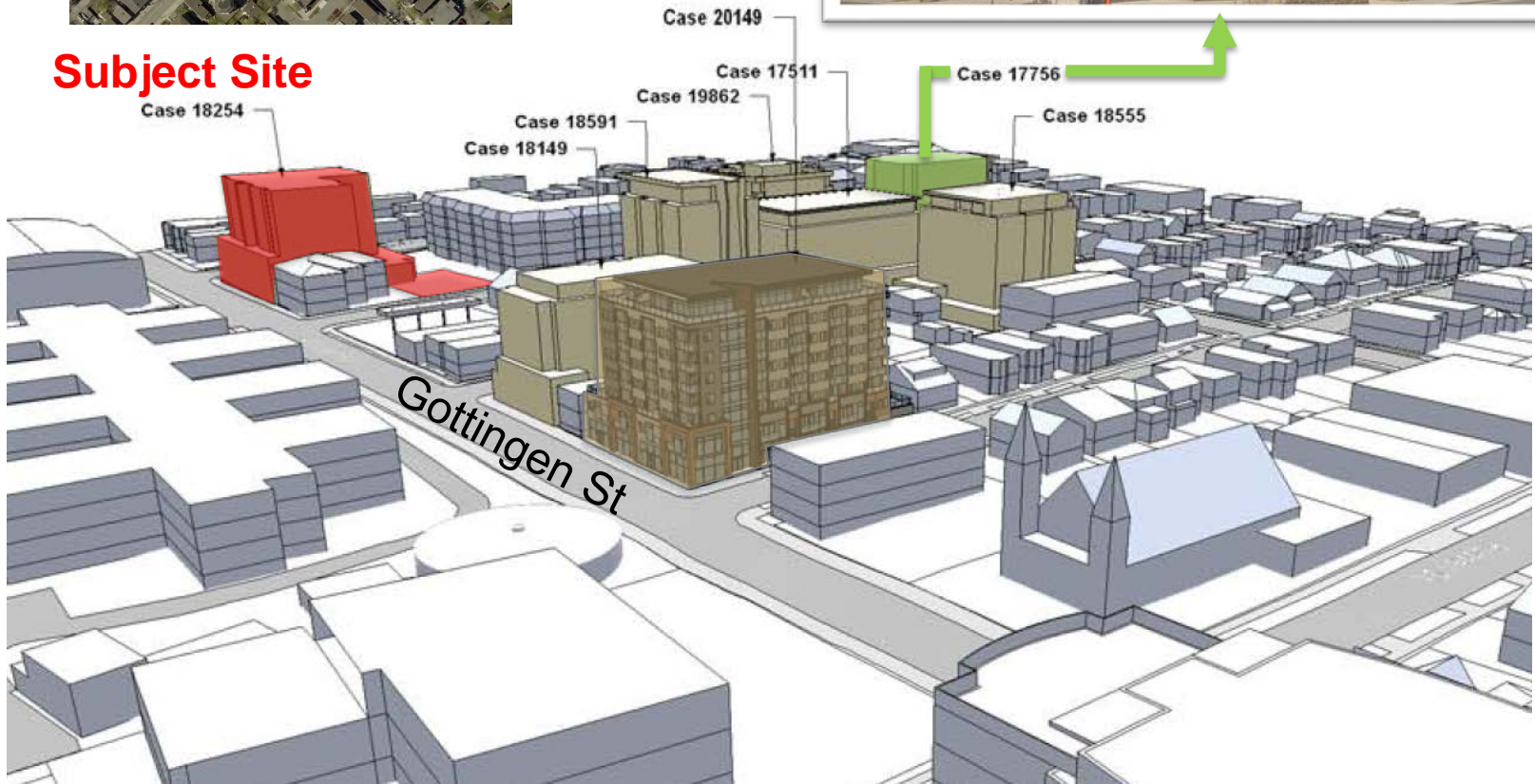
Site Context



Site Context



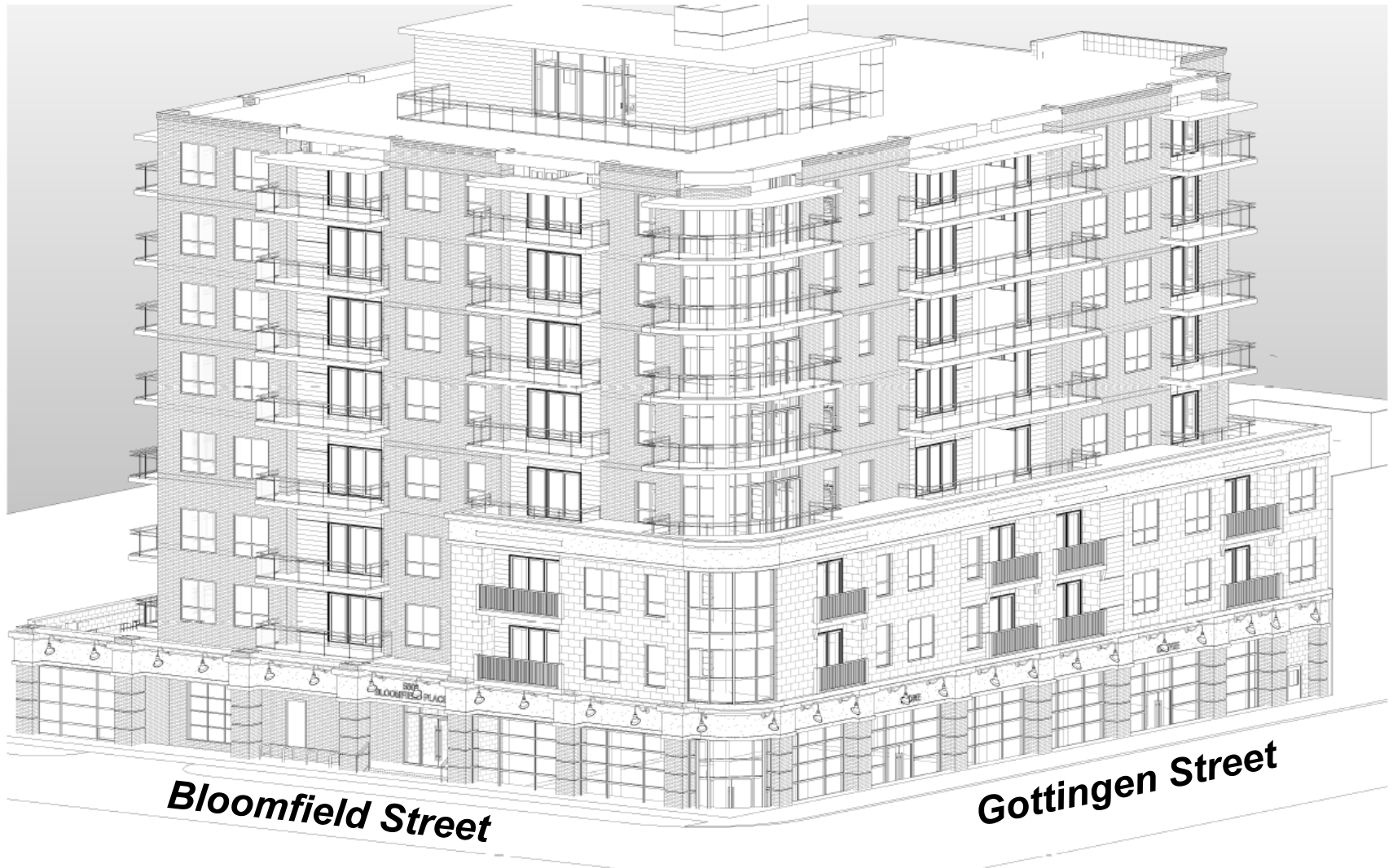
Subject Site



Proposal - Summary

		Approved (Case 18254)	Refused (Case 20894)	Current Proposal (Case 21618)
Total No. of Units		70	95	90
No. of 2+ Bedroom Units		22	40	39
Penthouse Level		Roof Deck	3 units	0 units
Landscaped Open Space		3,043 sq. ft. (rooftop and 2 nd level)	3,370 sq. ft. (5 th level only)	3,370 sq. ft. (5 th level) 1,600 sq. ft. (penthouse)
Additional Indoor Amenity Space		none		2,175 sq. ft. (penthouse)
Vehicle Parking		70 (outdoor and underground)	72 (underground only)	
Bicycle Parking		As per the LUB		
Streetwall	Gottingen	3 storeys		
	Bloomfield	1 & 3 storeys	3 storeys	1, 2 & 3 storeys
	Almon	Outdoor Parking Lot	4 storeys	

Approved Permit



Approved Permit Con't...



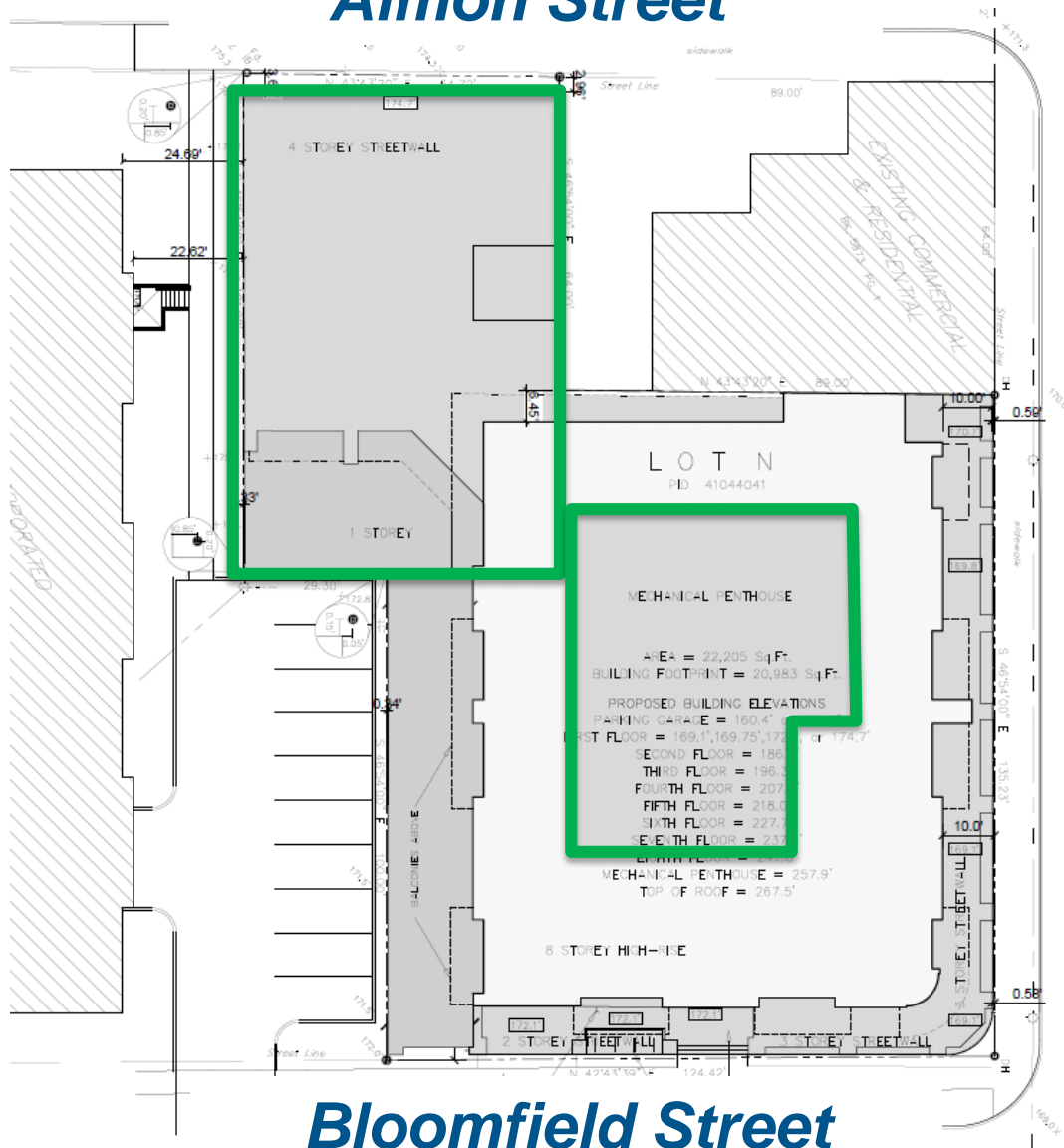
Bloomfield Street

Approved Permit Con't...



Proposal – Site Plan

Almon Street

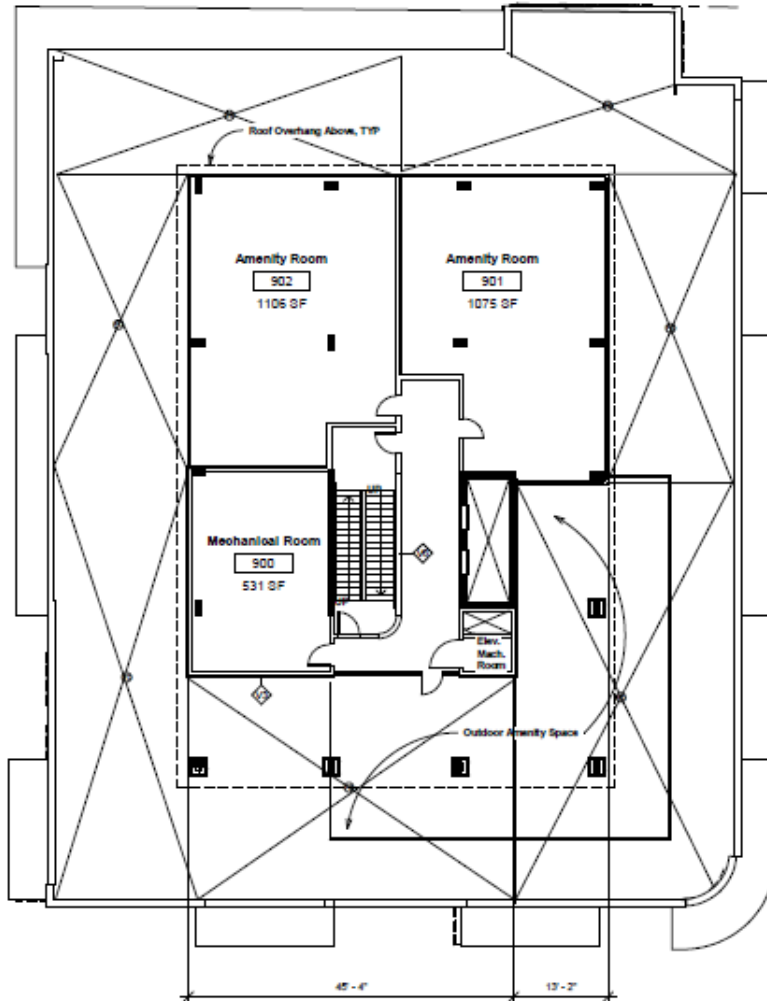


Gottingen Street
(55' WIDE)

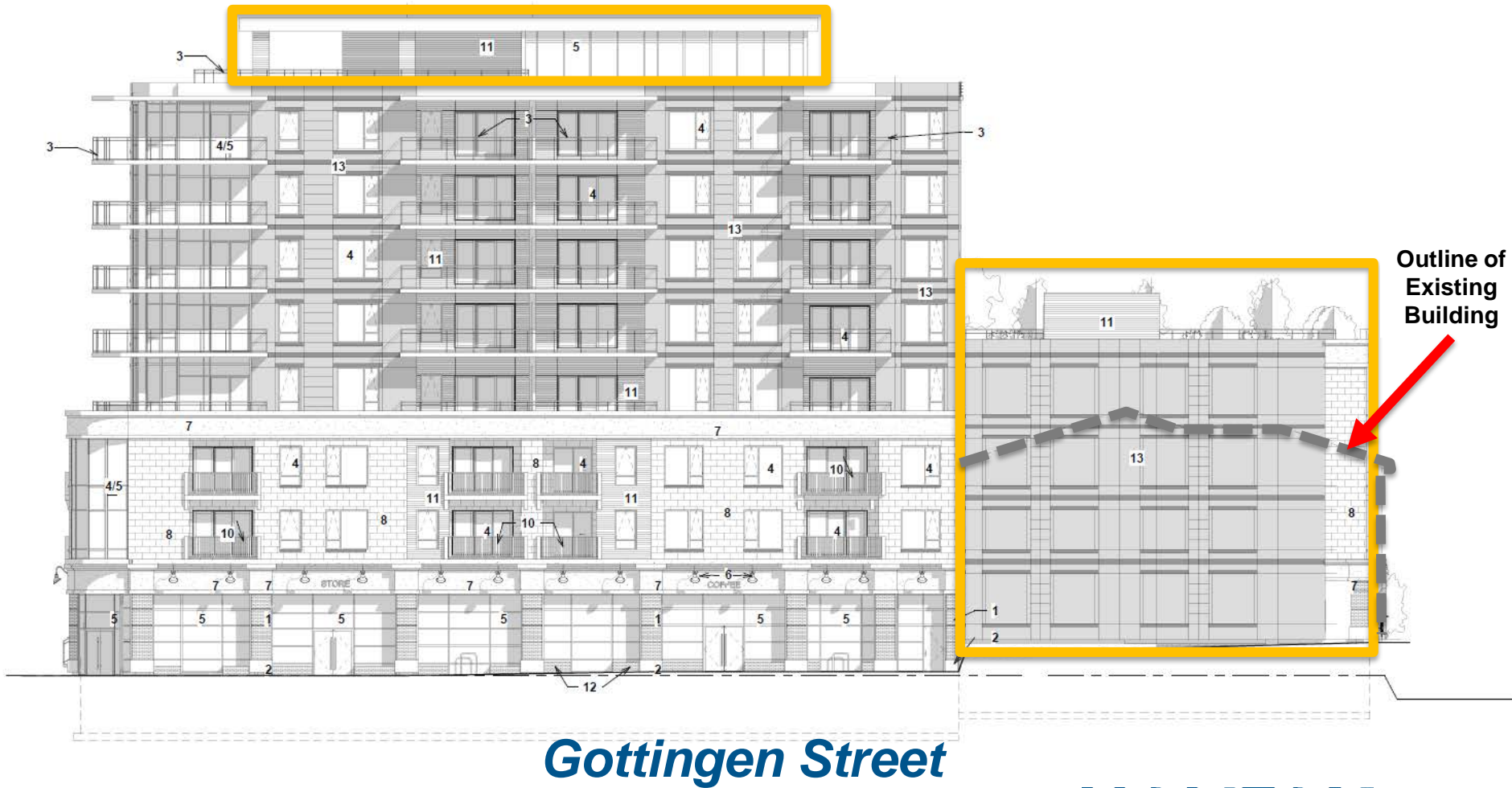
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Proposal – Penthouse Plan

Total Roof Squarefootage: 11,382 sf
Penthouse: 3,620 sf (Including Circulation Space)



Proposal – East Elevation



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Proposal – South Elevation



Bloomfield Street

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Proposal



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Proposal – West Elevation



Proposal

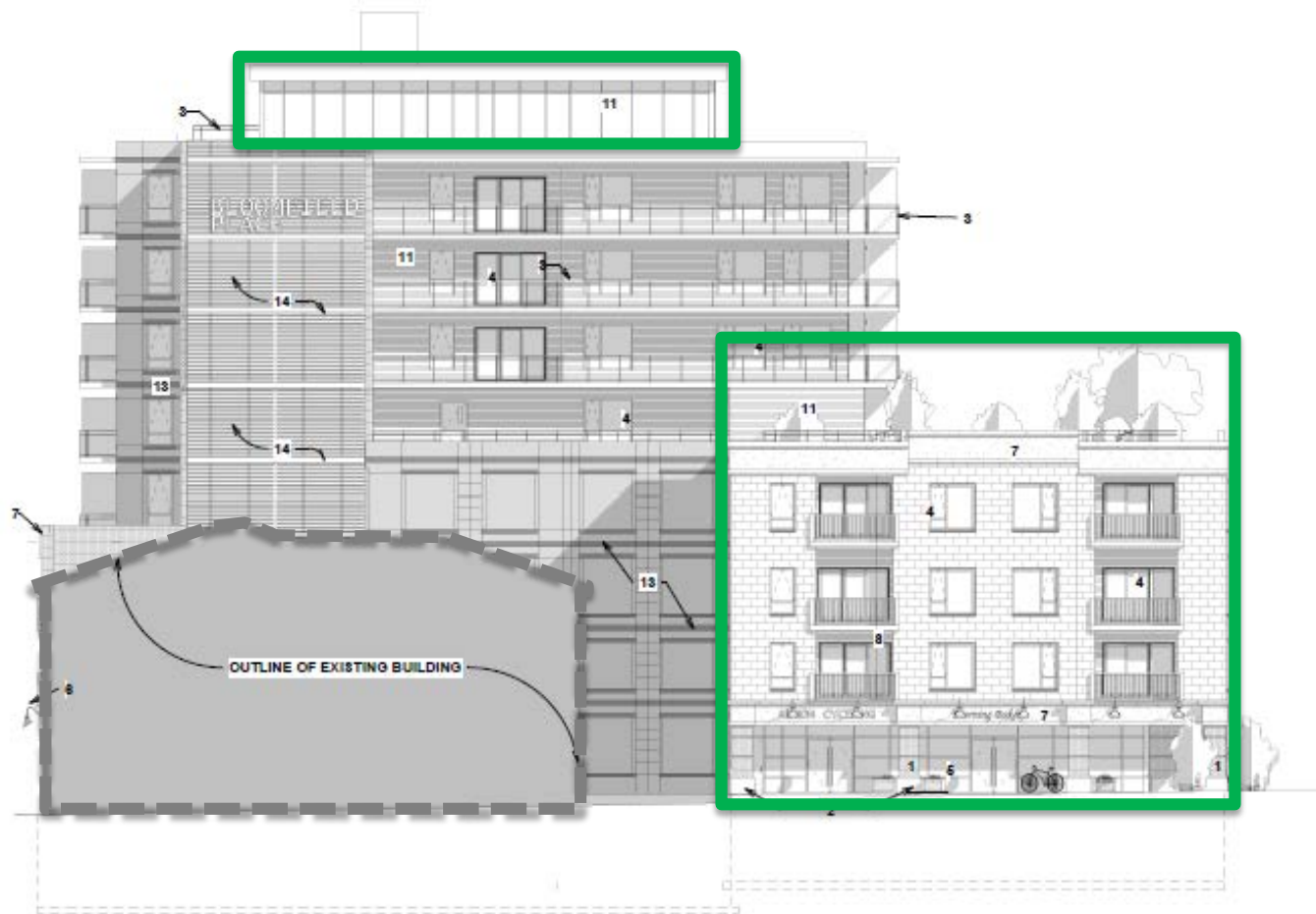


Proposal



Bloomfield Street
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Proposal – North Elevation



Almon Street

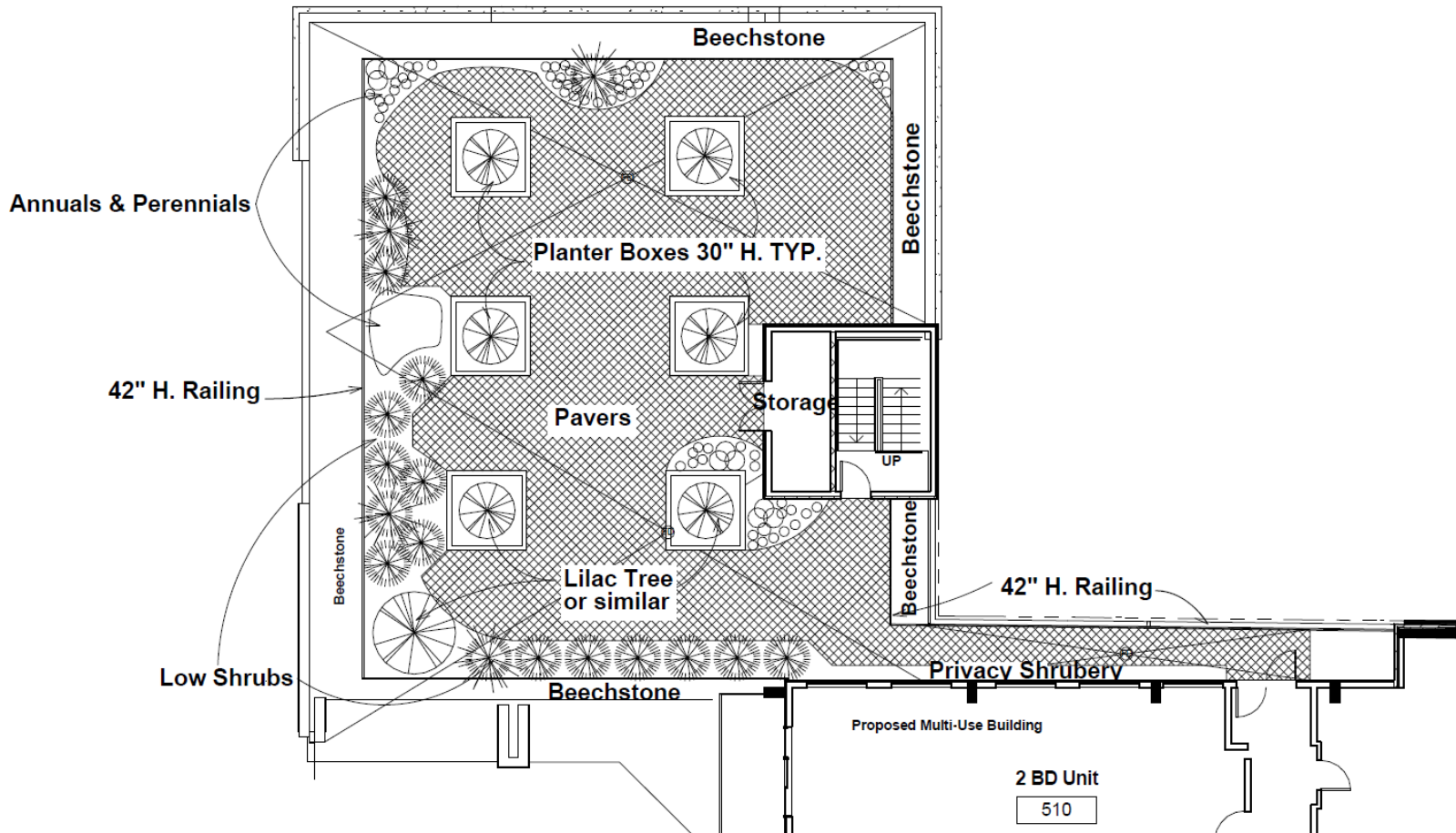
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Proposal



Proposal – Landscaping 5th Floor

Almon Street



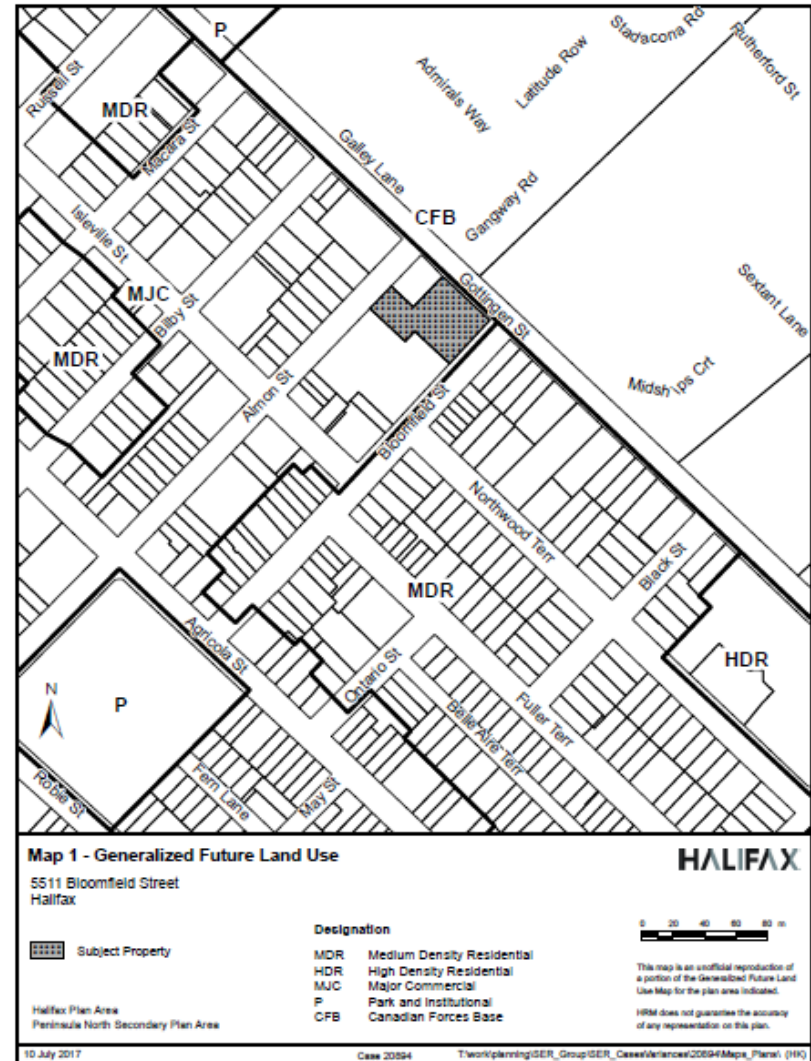
Planning Policy

Halifax Municipal Planning Strategy

Major Commercial Designation - Schedule Q

Enabling Policy: 2.3.1, 2.3.2, & 2.3.3

- Identify areas that provide an opportunities for comprehensive site planning
- Consider mixed residential-commercial development over 4 units by development agreement



Policy Consideration

Enabling Policy 2.3.3: In considering development agreements pursuant to Policy 2.3.2, Council shall consider the following:

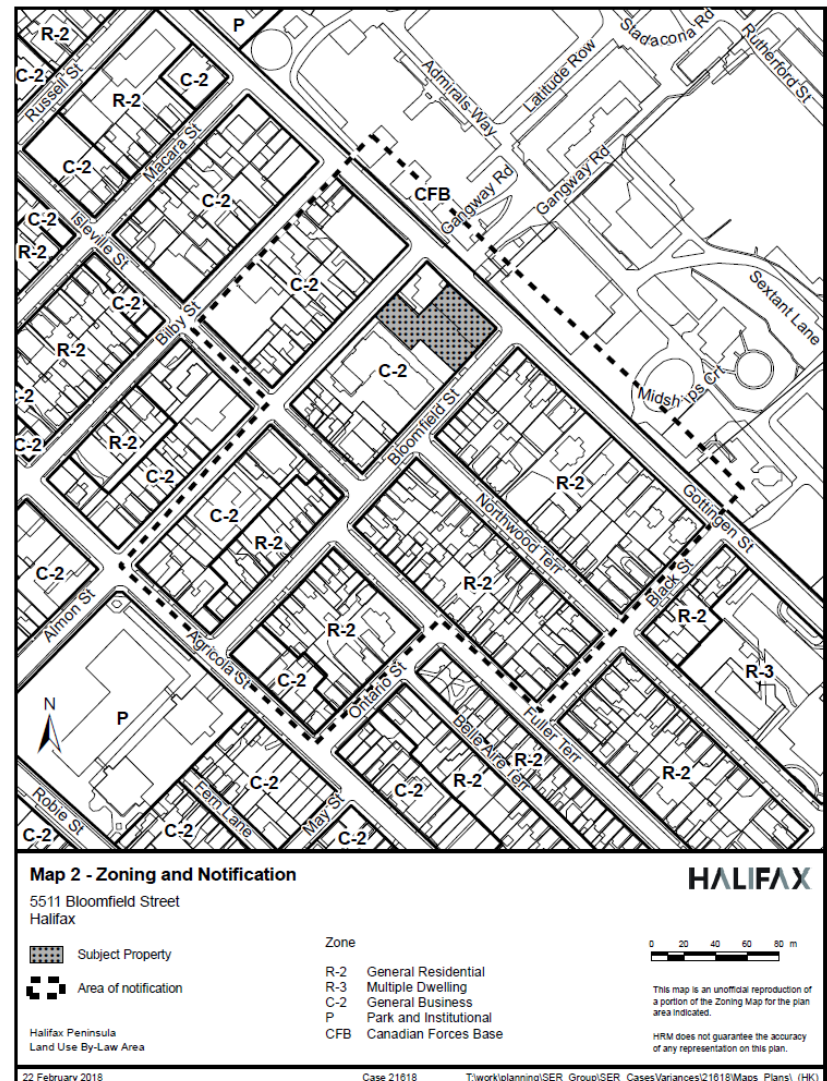
- Relationship of new development to adjacent properties through effective urban design and landscape treatment;
- Design and layout to encourage traffic to use principal streets and discourage traffic through existing neighbourhoods;
- High quality design at the street level – landscaping, signs, entrances;
- High quality open space for residents; and
- High quality construction materials such as masonry.

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

- Consultation was achieved through providing information and seeking comments through the HRM website, signage posted on the site, newspaper ad and a public information meeting held on March 5, 2019.
- Feedback from the community generally included questions and concerns about the following topics:
 - Planning and permitting process
 - Proposed changes to the design
 - Parking & traffic
 - Landscaping
 - Height of proposed addition

**Notifications
Mailed**



377

**Phone Calls
Received**



5

**Letters
Received**



5

**Meeting
Attendees**



~36

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?

Questions / Comments

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Thank You

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