

The graphic features a white background on the left and a blue background on the right. The blue background is divided into two shades: a darker blue at the top and a lighter blue at the bottom. The Halifax logo is in white on the dark blue background. The case information is in blue text on the white background.

**HALIFAX**

**Case 18322**  
**6124 Coburg Rd and**  
**1460-1474 Seymour St**  
**Halifax**

MPS Amendment and Development Agreement

Joint Public Hearing  
April 5, 2016

The graphic has a white background with a blue footer bar at the bottom. The Halifax logo is in blue on the footer bar.

**Proposal**

**Applicant**

- WSP Canada Inc. and Geoff Keddy Architect & Associates

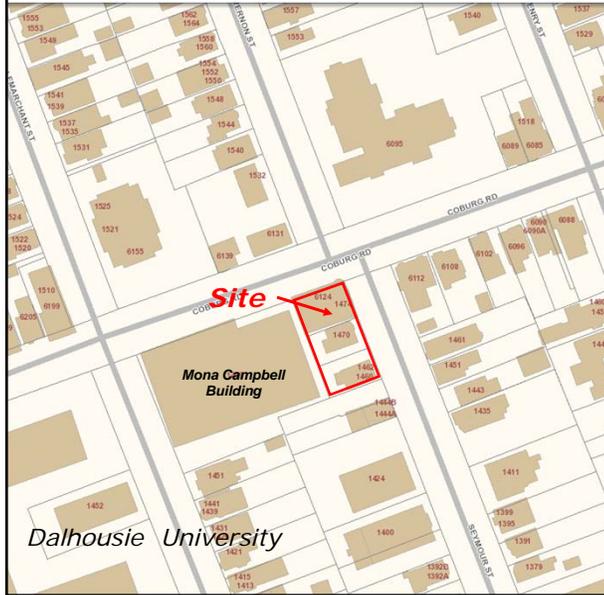
**Proposal**

- Develop a 6 storey mixed residential and commercial building at the corner of Seymour Street and Coburg Road

**Regional Council Approved the Initiation on**  
**December 10, 2013**

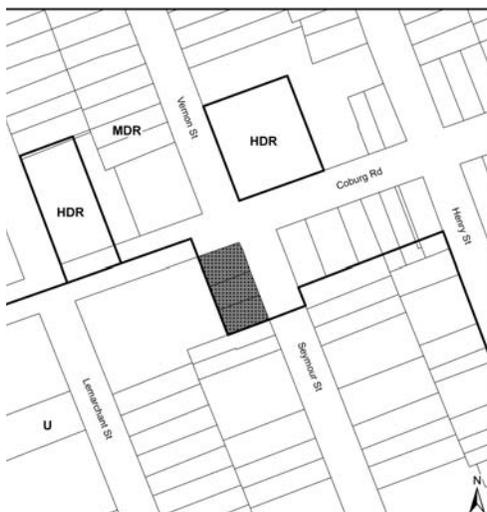
**HALIFAX**

## Site Context



- 3 lots,
  - Mixed Use Bldg
  - Two Unit Dwelling
  - Single Unit Dwelling
- 8,504 sq ft total
- Frontage on Coburg Road and Seymour Street

## Planning Context



The Site is:

- designated Medium Density Residential (Peninsula Centre Secondary Plan);

## Planning Context



The Site is:

- designated Medium Density Residential (Peninsula Centre Secondary Plan);
- zoned RC-1 and R-2

## Planning Context

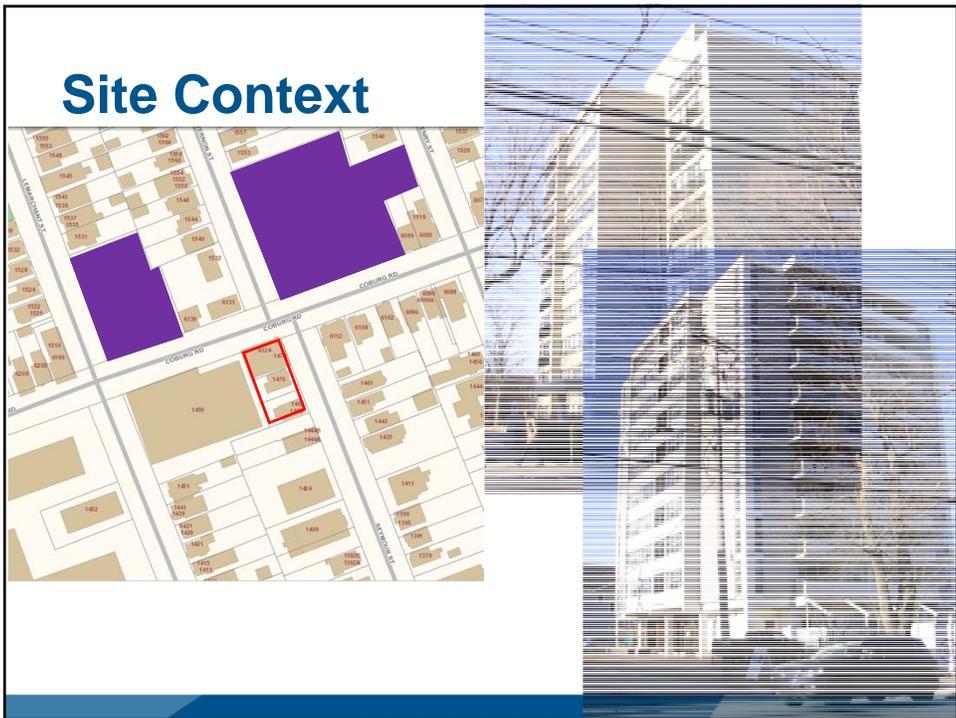


The Site is:

- designated Medium Density Residential (Peninsula Centre Secondary Plan)
- zoned RC-1 and R-2
- within a 35 foot height precinct







## Site Context



## Site Context





## Proposed Amendment to the MPS

Amendment to the Municipal Planning Strategy should be considered:

- Mix of land uses
- Mainly bordered by University Designation
- Development agreement provides ability for site specific building design.

## Proposed Amendment to the MPS

Allows for consideration of a mixed residential and commercial development through a development agreement subject to....

- Design
- Residential Units
- Commercial Uses
- Parking

## Proposed Amendment to the MPS

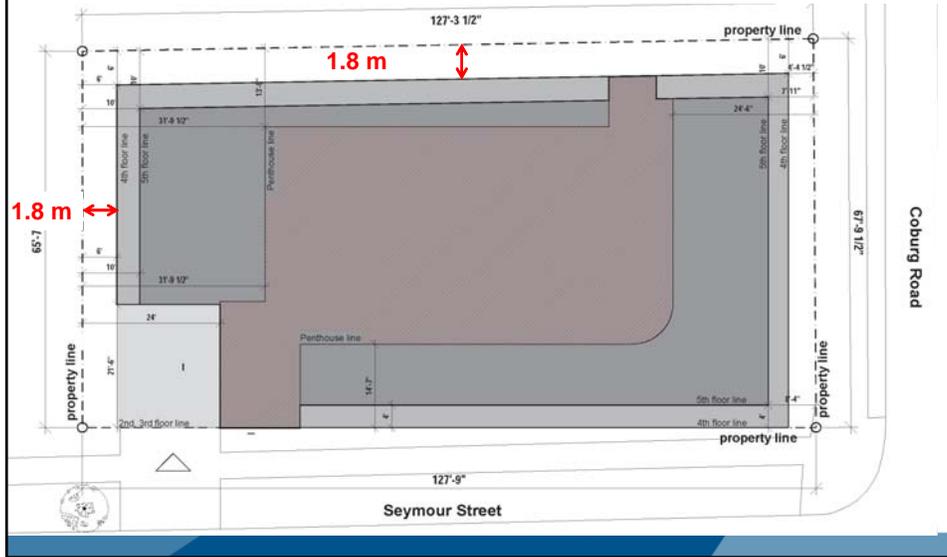
- appropriate scale, massing and setbacks from neighbouring properties and uses



Coburg Road elevation

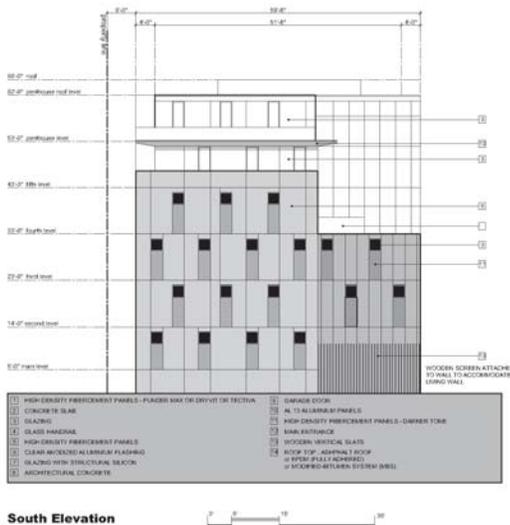
# Proposed Amendment to the MPS

- consideration of reduced setbacks up to 1.8 m



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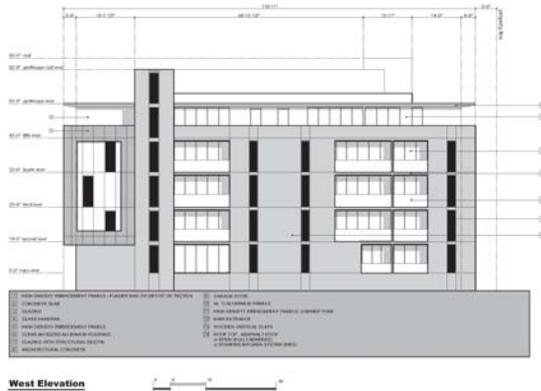


## Development Agreement Requires

- reduced window openings
- no balconies on main wall
- variety of building material and colour
- inclusion of vegetation along wall

# Proposed Amendment to the MPS

- consideration of reduced setbacks up to 1.8 m

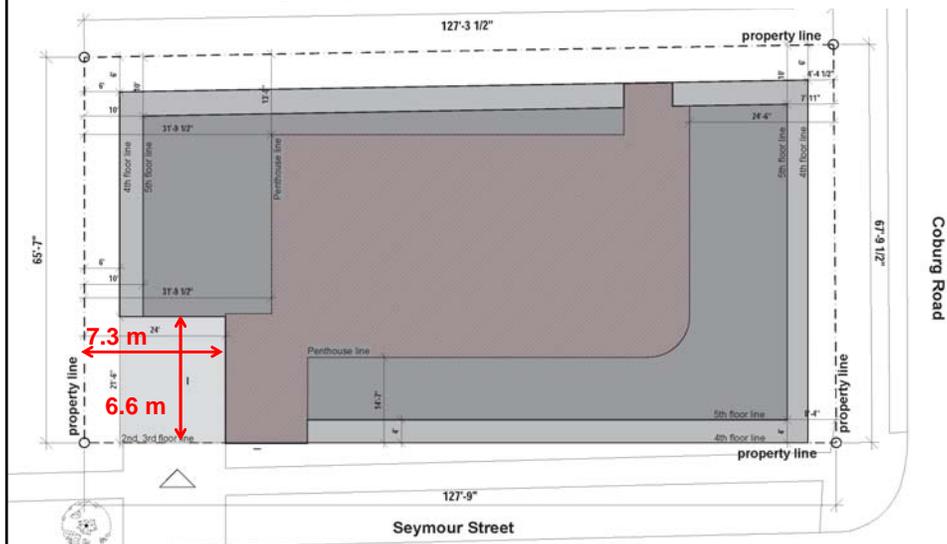


## Development Agreement Requires

- recessed balconies
- limited window openings

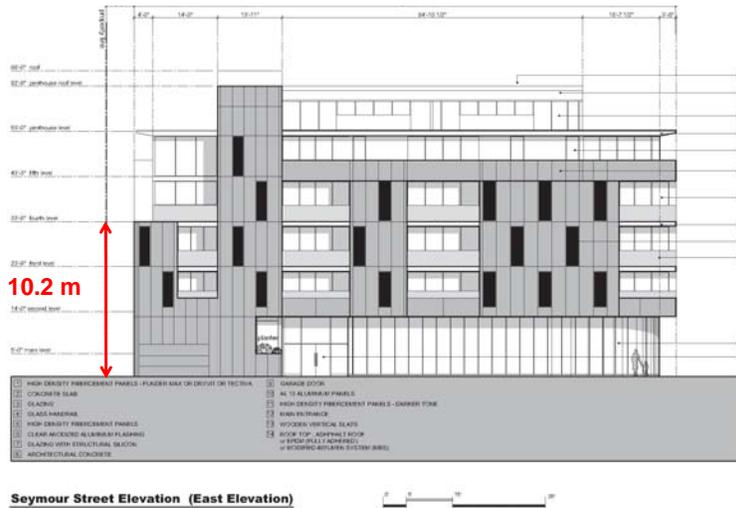
# Proposed Amendment to the MPS

- transition along Seymour Street;



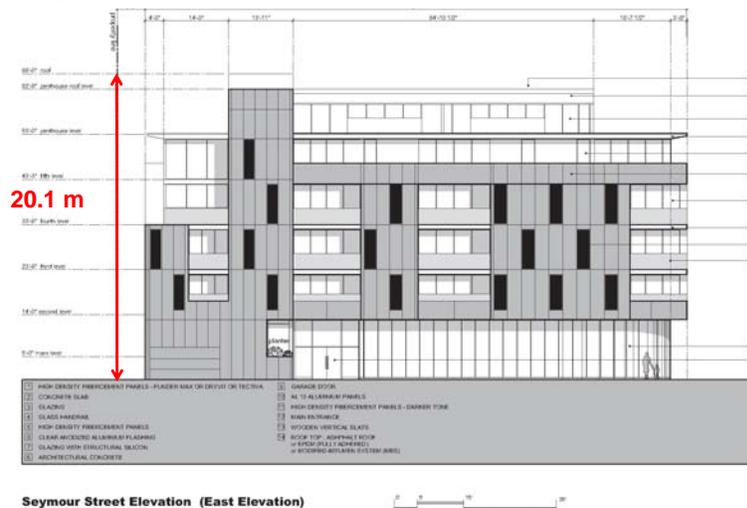
# Proposed Amendment to the MPS

- transition along Seymour Street;



# Proposed Amendment to the MPS

- Height limited to 20.1 metres;



## Proposed Amendment to the MPS

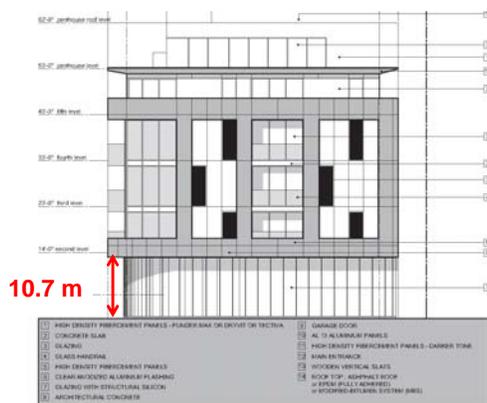
- Requires 1/3 of all Residential Units to be 800 square feet or larger

### Development Agreement

- Permits a maximum of 35 residential units
- Therefore 12 units must have a floor area 74.3 square metres or larger

## Proposed Amendment to the MPS

- Ground Floor Commercial Uses to promote pedestrian activity



Coburg Street Elevation (North Elevation)

### Development Agreement Requires

- Minimum ground floor height
- Individual access for each commercial occupancy
- Overhang of Upper Floors to provide weather protection

## **Proposed Amendment to the MPS**

Commercial Uses to serve local neighbourhood

- grocery store
- drug store
- personal service uses

### **Development Agreement**

- No limit on size of Commercial use
- Commercial Uses to be located on the Ground Floor

## **Proposed Amendment to the MPS**

- Vehicle Parking must be Located Underground
- Access to Parking Cannot be Located on Coburg Road
- Parking must be made available to at least 1/3 of the residential units
- Additional Parking can be used Monthly and Yearly Commercial Parking

### **Development Agreement**

- requires 15 parking spaces are made available to the residential units
- limits signage for commercial parking to one fascia sign no larger than 21 square metres

## Recommendation

It is recommended that Regional Council approve the proposed amendment to the Municipal Planning Strategy to allow for the consideration of a mixed use commercial and residential building at Seymour Street and Coburg Road.

### Joint Public Hearing

- Municipal Planning Strategy and Land Use By-law Amendment Decision of Regional Council
- Development Agreement Decision of Halifax and West Community Council