

# HALIFAX

Halifax and West  
Community Council

## Public Hearing

### Case 19987:

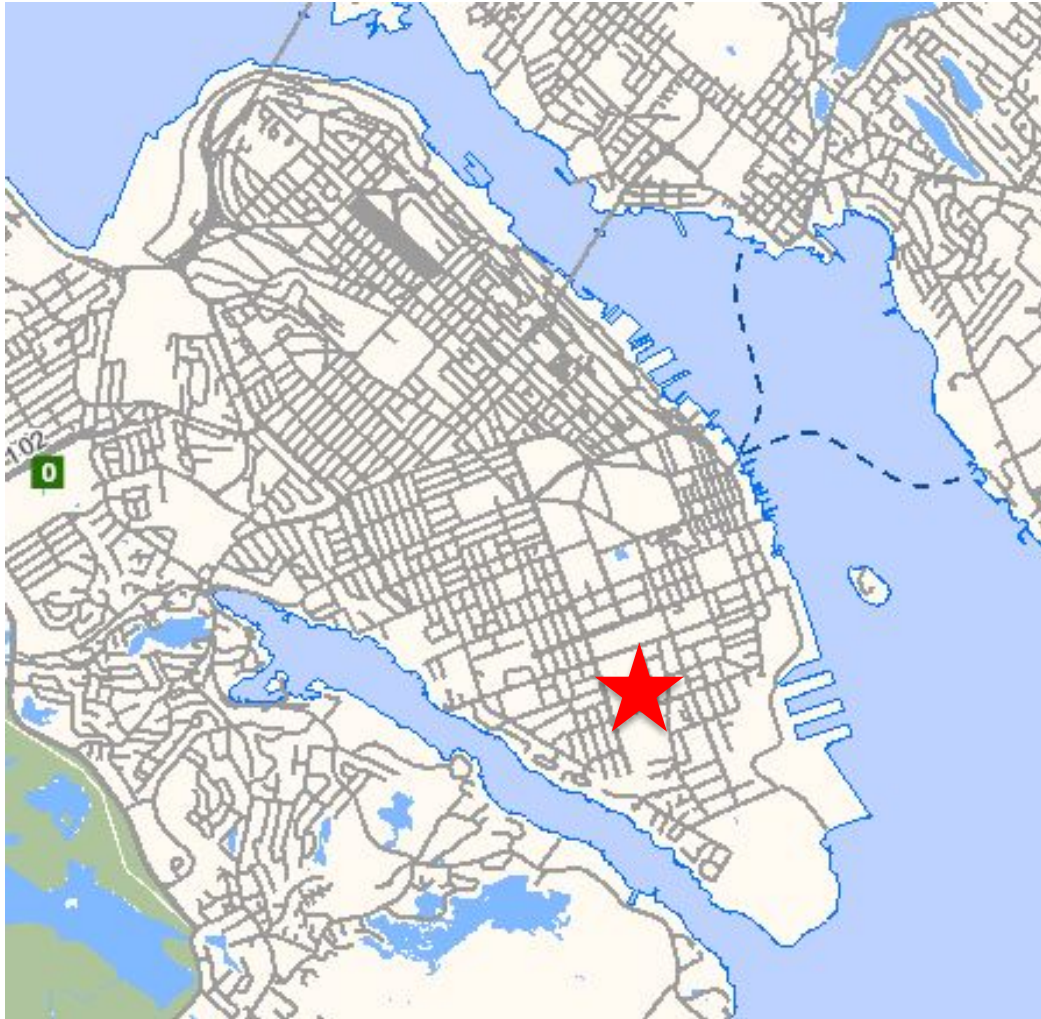
Proposal for a Development Agreement  
allowing a multi-unit residential development  
transitioning from 8 to 10 storeys at 1034-1056  
Wellington Street, Halifax.

September 13<sup>th</sup>, 2016

# Staff Presentation

- Site Context;
- History of the Site/Project;
- Planning Policy;
- Applicant Proposal;

# Site Context



- Within the South End Area of Halifax MPS
- Site surrounded by park, universities, hospitals and low, medium, and high density residential uses.
- 4 lots, each with a single unit dwelling.
- 26,959 sq. ft. total (0.62 acres).



# Site Context



Wellington Street – Subject Site

# Site Context



Looking East from Park

# History of the Project

- Site specific policy added to the Halifax Municipal Planning Strategy (Policy: 7.7B.1 and 7.7B.2) in January 13<sup>th</sup>, 2015.
- Public Information Meeting held on September 16<sup>th</sup>, 2015.
- Planning Advisory Committee meeting held on January 25<sup>th</sup> and April 29<sup>th</sup>, 2016.
- Urban Capital Inc. became involved in the proposal in Winter 2016.
- Final plans submitted Spring 2016.



# Policy 7.7B.1 and 7.7B.2 Requirements:

- Maximum height of 30.5 metres.
- Height transition from north to south of the lot.
- Maximum gross floor area of 141,000 sq. ft.
- Enclosed and architecturally integrated parking.
- Minimum 50% two+ bedrooms units.
- Safe vehicle access and egress patterns.
- Adequacy of servicing to the site.
- Use of durable and high quality materials and design.



# Project Rendering



# Project Summary

- **163** residential dwelling units (**55%** with 2 bedrooms).
- 10 Storeys (**30.5m**) on the north transitioning to 8 storeys (**25m**) on the south.
- **13** two storey townhouse units with individual ground access.
- Phased project with design and landscaping proposed for the potential interim south facing wall and unbuilt portion of the lot.
- **146** underground parking spaces.
- **967.5m<sup>2</sup>** of landscaped open space and **521m<sup>2</sup>** of common indoor and outdoor amenity space.



# Wellington Street Elevation



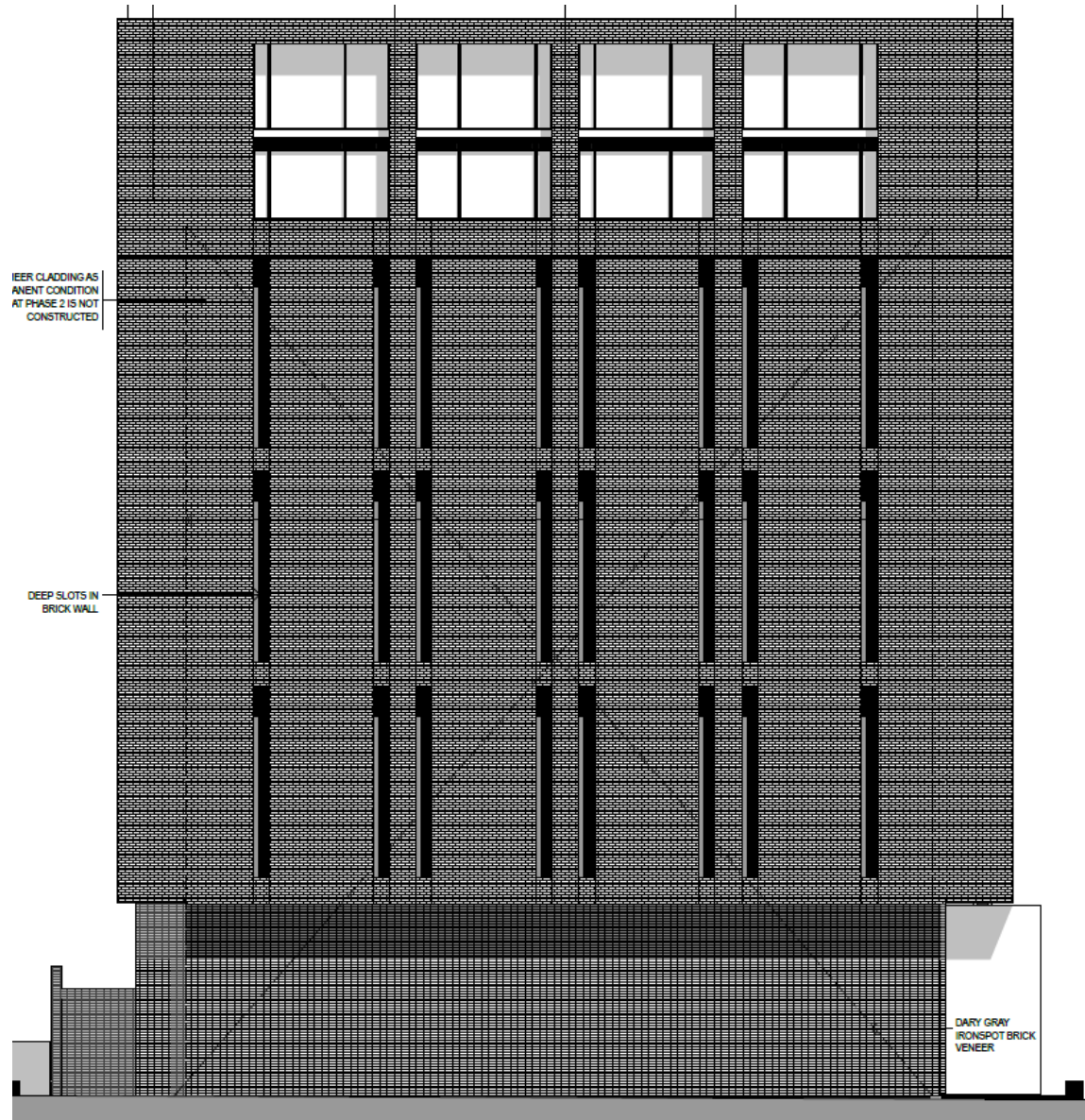
# Gorsebrook Park Elevation



# Interim Phase 1 Wellington St Elevation



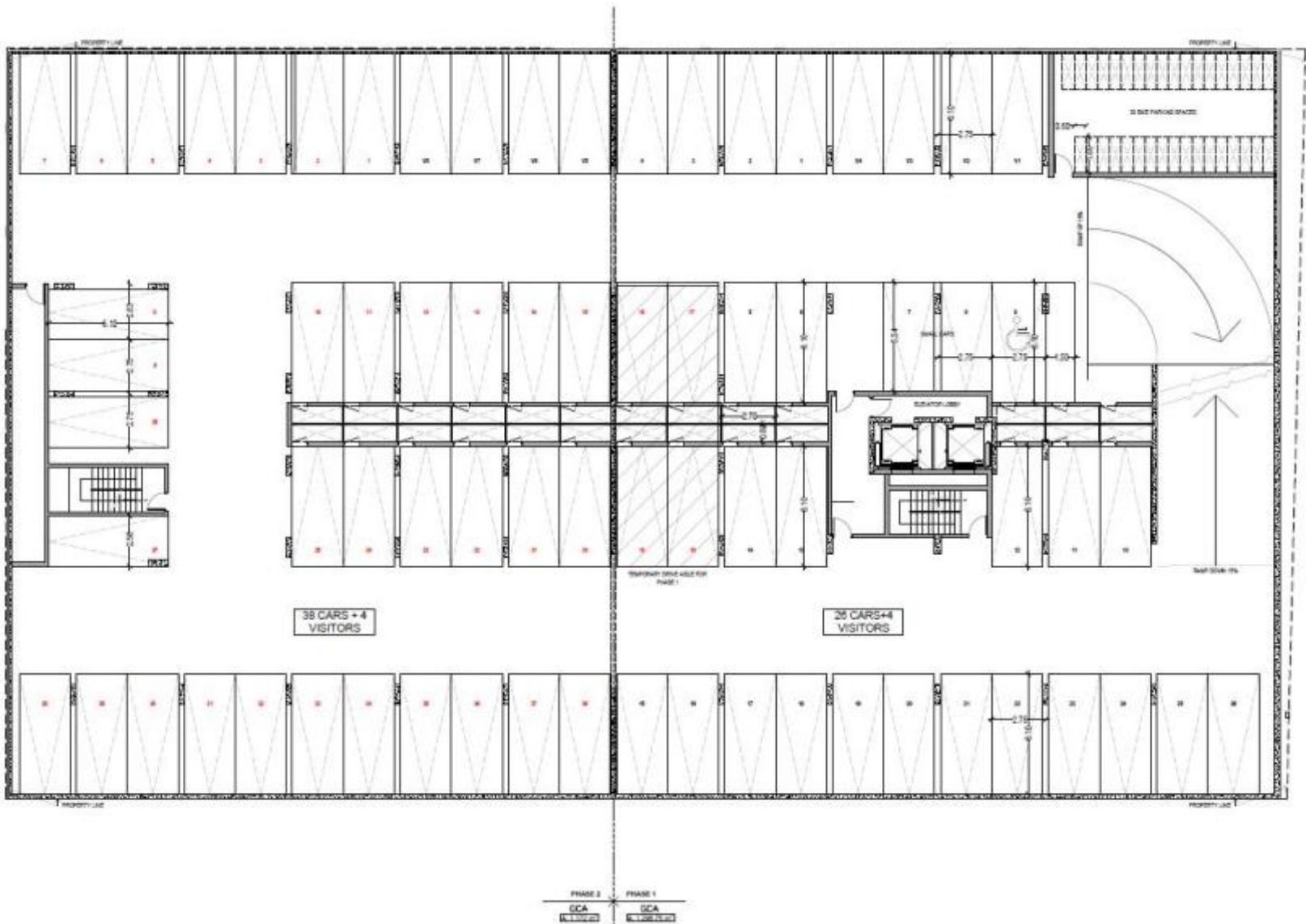
# Interim Phase 1 South Elevation







# Interim Phase 1 Parking



# PIM and PAC Feedback



# Public Comment from PIM

- Comments on transition between the proposed building and surrounding community and the park.
- Building material does not reflect the neighbourhood character.
- Questions regarding parking and traffic capacity.
- Asked for protection measures such as mature tree protection, stormwater and ground water management.
- Concerns about potential phasing of the project.

# PAC Recommendations

- Include townhouses on front face of the building.
- Increase tower separation on North side of the proposal.
- Do not permit encroachment onto Gorsebrook Park during construction.
- Retain existing tree canopy and incorporate a vegetative screen or soft-scaping along the property's podium.
- Reduce third parking level.
- Ensure diversity of unit mixture as prescribed in the current Municipal Planning Strategy.
- Ensure adequate setbacks on east and west of the proposal.
- PAC does not support phasing.

# Recommendation

- Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of this report;

# HALIFAX

## Thank You!

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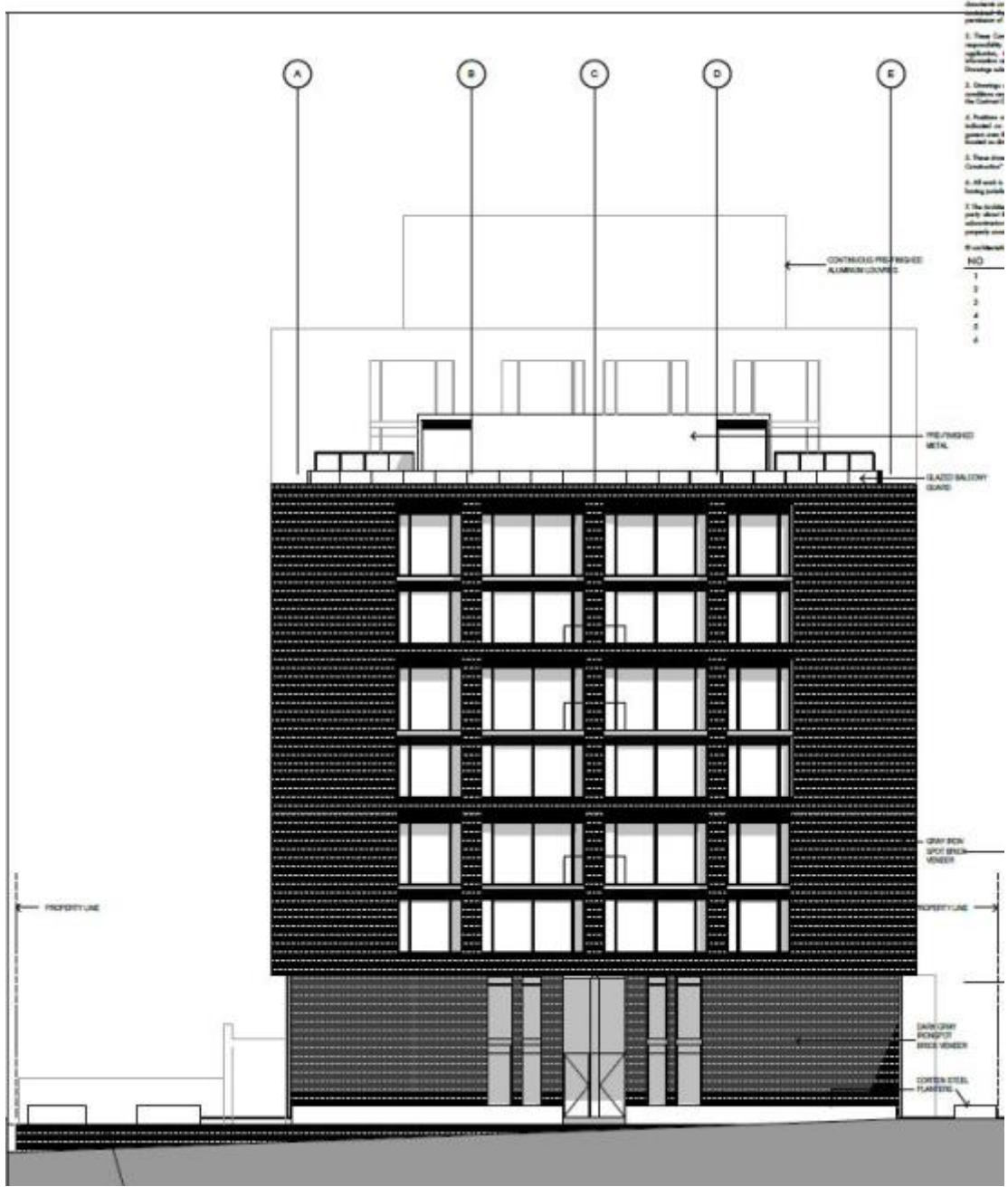
# Policy 7.7B.1 and 7.7B.2 Requirements:

- Maximum height of 30.5 metres and appropriate transitions.
- Maximum gross floor area of 141,000 sq. ft.
- Enclosed and architecturally integrated parking.
- Minimum 50% two+ bedrooms units.
- Safe vehicle access and egress patterns.
- Adequacy of servicing to the site.
- Use of durable and high quality materials and design.
- Height transition from north to south of the lot.

# Project Summary

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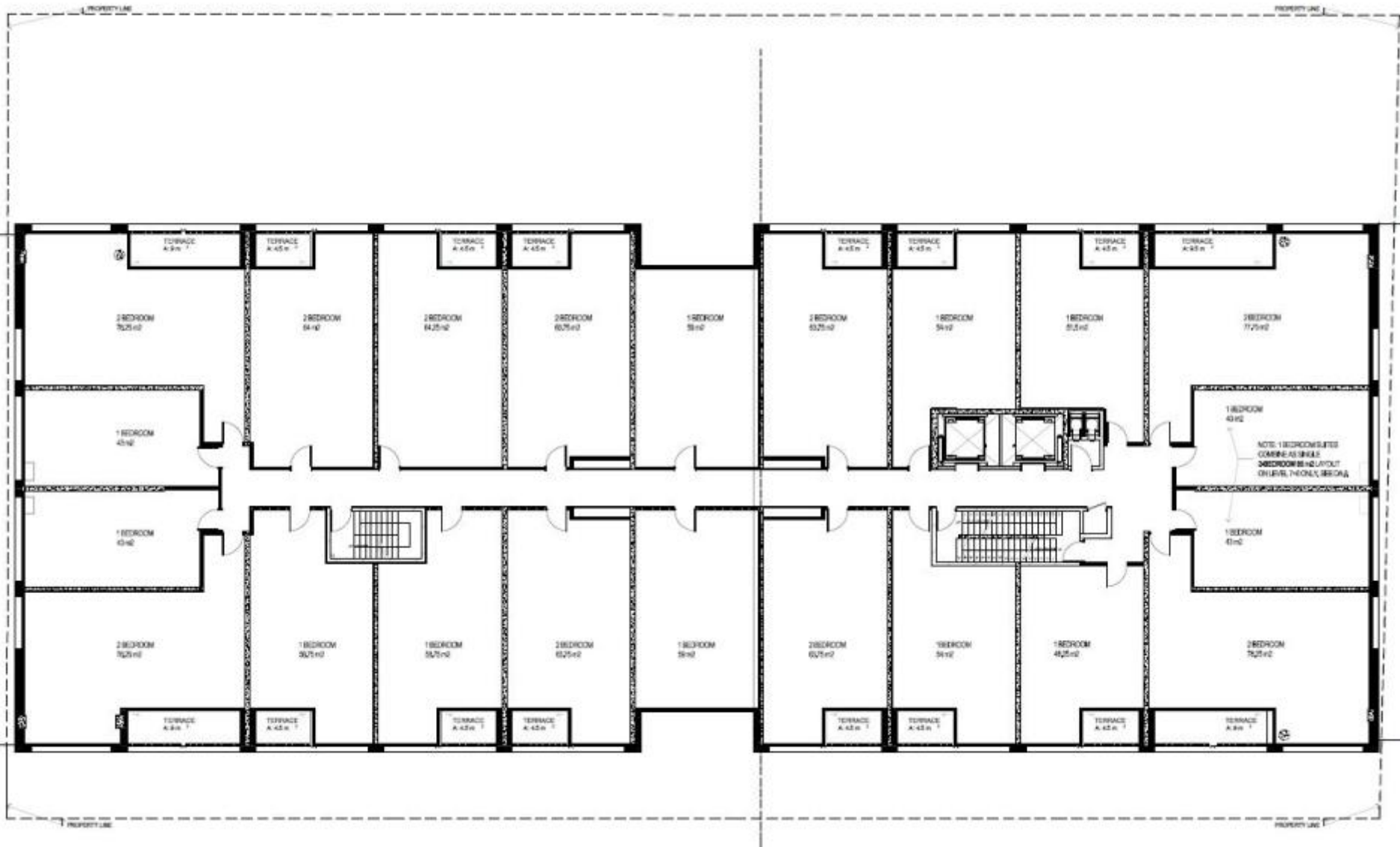
- Architectural section drawing of a building facade.
1. These are representative applications. A discussion is provided in the Drawing title.
  2. Details are available on the Contract.
  3. Features as indicated on plans are to be located on site.
  4. See the "Contractor's" Manual.
  5. All work is to be in accordance with the Contract.
  6. The details are to be in accordance with the Contract.
  7. The details are to be in accordance with the Contract.
  8. The details are to be in accordance with the Contract.

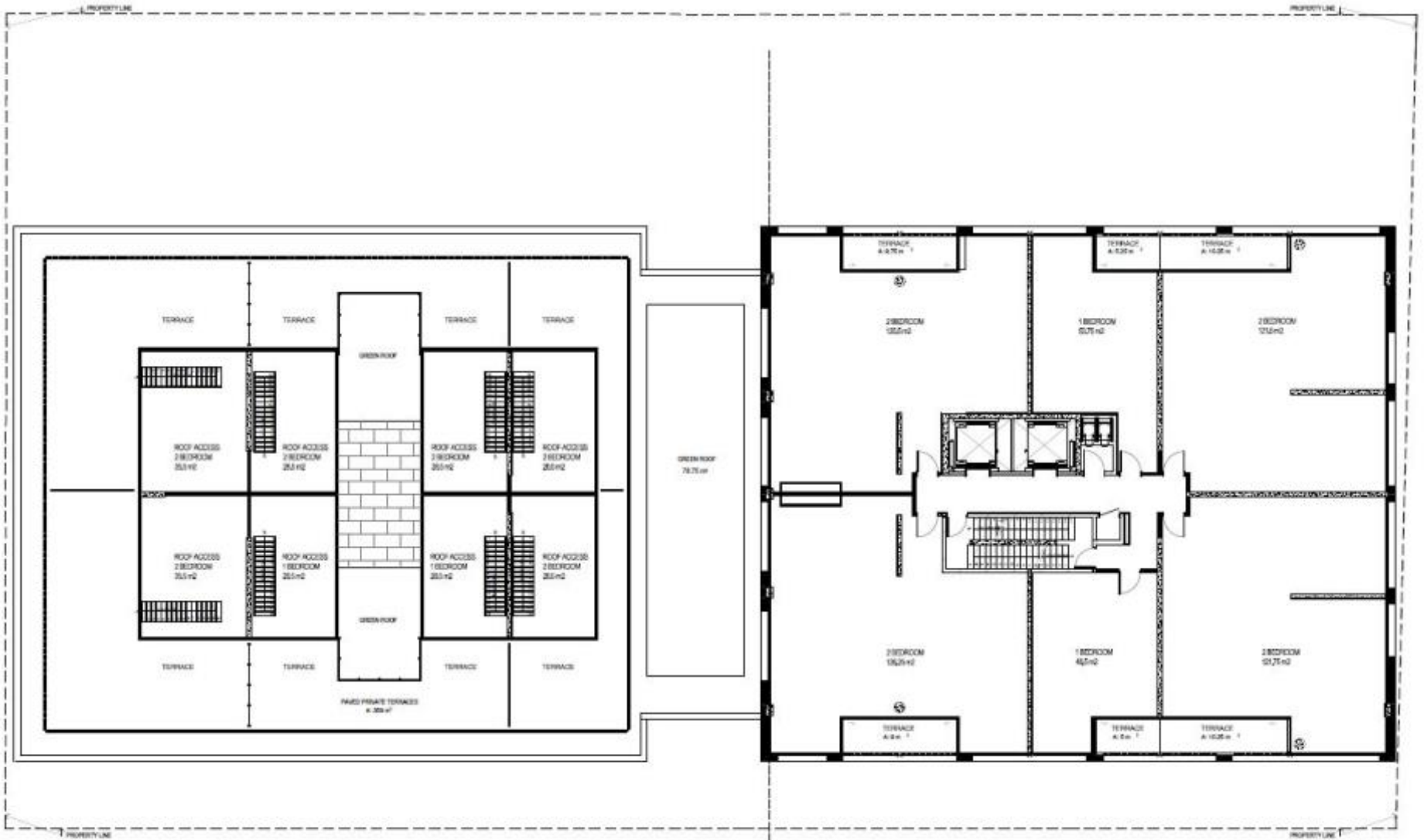
NO

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2
3
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GCA  
 A 2023.12.10

PHASE 2 PHASE 1  
 GCA GCA  
 A 2023.12.10 A 2023.12.10