

HALIFAX

Public Meeting Case 20761

Municipal Planning Strategy Amendment
to permit a 26 and 20-storey mixed-use
development at Robie, College and
Carlton Streets, Halifax

June 4, 2018

Agenda for Tonight's Meeting

- | | |
|--|-----------------------|
| 1. Viewing of Display Boards | 6:30 p.m. - 7:00 p.m. |
| 2. Welcome and Introductions | 7:00 p.m. - 7:05 p.m. |
| 3. HRM Staff Presentation | 7:05 p.m. - 7:20 p.m. |
| 4. Applicant Presentation | 7:20 p.m. - 7:35 p.m. |
| 5. Public Feedback (Questions and Comment) | 7:35 p.m. - 9:00 p.m. |
| 6. Wrap-Up, Next Steps, Feedback Form | 8:55 p.m. - 9:00 p.m. |

Introductions

Sarah MacDonald – Chair, Halifax Peninsula PAC

Members of Halifax Peninsula PAC

Tyson Simms – Planner

Seamus McGreal – Heritage Planner

Waye Mason – Deputy Mayor, District 7

Sharon Chase – Legislative Assistant

Alden Thurston – Planning Technician

Dan Goodspeed – Applicant (Kassner Goodspeed Architects Ltd.)

HALIFAX

HRM Staff Presentation

HALIFAX

Role of the HRM Planner

- Manage the planning application process.
- Serve as the main contact for the general public and the applicant.
- Draft reports and make recommendations to Council.

Purpose of this Meeting

- Explain the planning process - Site specific Municipal Planning Strategy (MPS) amendment;
- Provide information regarding the proposed development; and
- Receive feedback and answer questions regarding the planning process and proposed development

Feedback provided tonight will inform the process

No decisions will be made tonight

HALIFAX

Proposal

Applicant: Kassner
Goodspeed Architects Ltd.

Location: Robie, College
and Carlton Streets, Halifax.

Proposal: 26 and 20–storey
mixed-use development



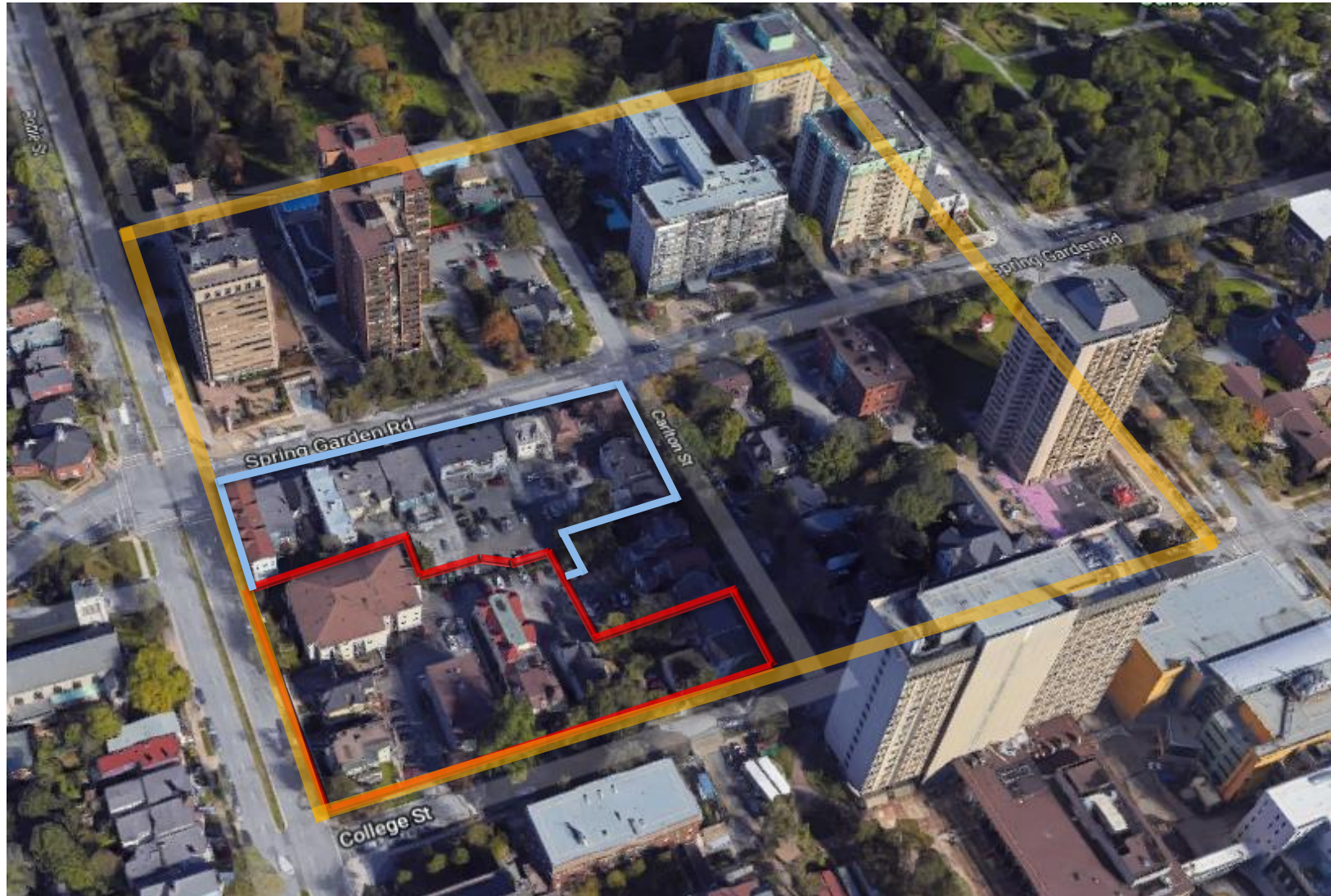
- Total Site Area: 63,520 ft²
- ~400 Residential Units
- ~32,000 ft² of commercial space
- Underground parking for ~384 vehicles
- Relocation of Registered Heritage Building at 5969 College Street (subject to separate process)

HALIFAX

Site Context



Site Context



Peninsula Centre Plan Area – Spring Garden Sub Area

Case 20218

Applicant: Dixel
Developments Ltd.

Location: Spring Garden
Road, Robie and Carlton
Streets, Halifax.

Proposal: 30 and 16–storey
mixed-use development

* Public Meeting scheduled for Monday,
June 11th, 2018 at 6:30 p.m. at St.
Andrew's United Church, 6036 Coburg
Road, Halifax.



HALIFAX

Site Context



Subject site looking southeast from Robie Street.

Site Context



Subject site looking northeast from Robie Street.

Site Context



Subject site looking northeast from College Street.

Site Context



Subject site looking northeast from College Street.

Site Context



Subject site looking west from College Street.

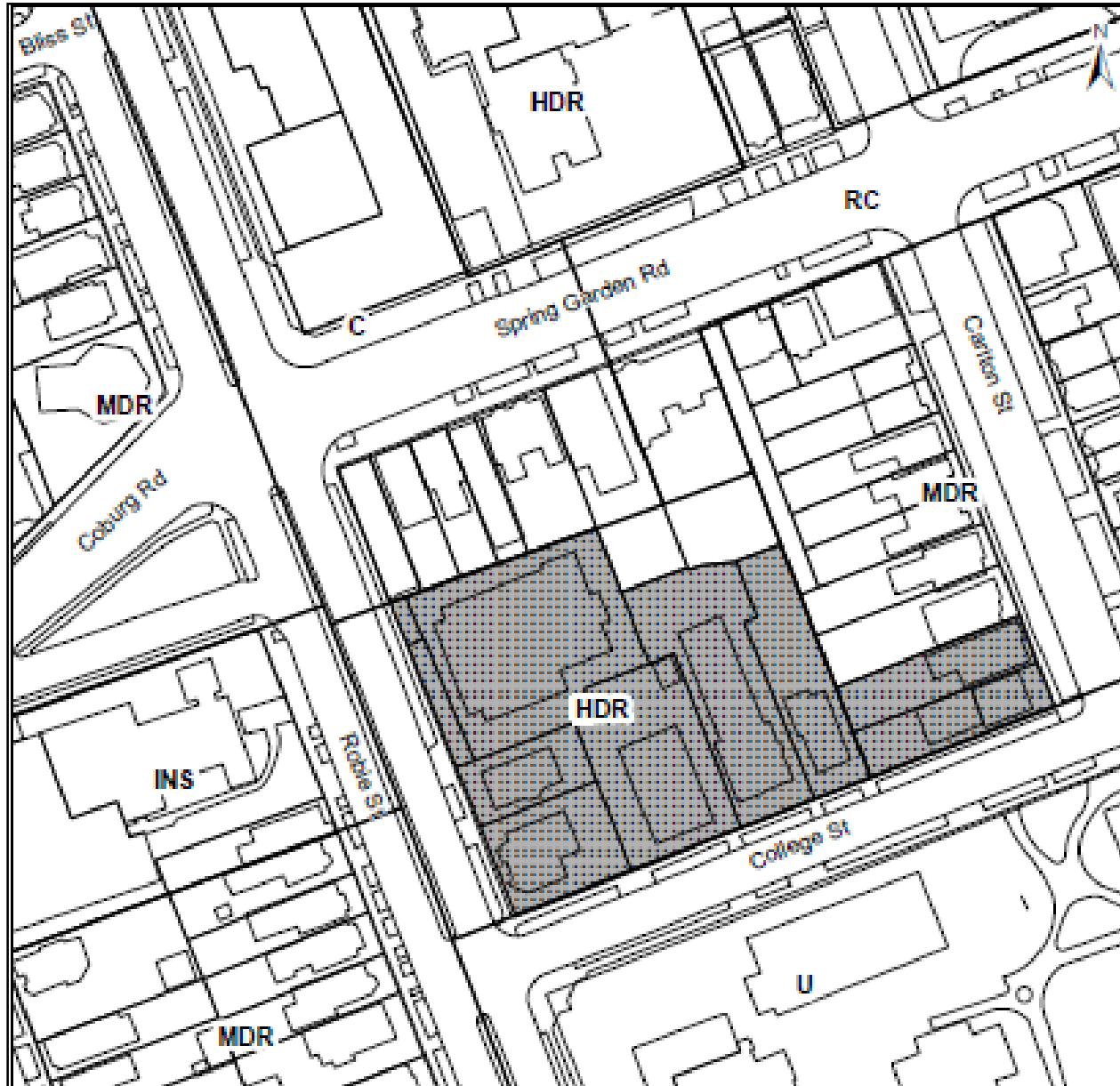
Site Context



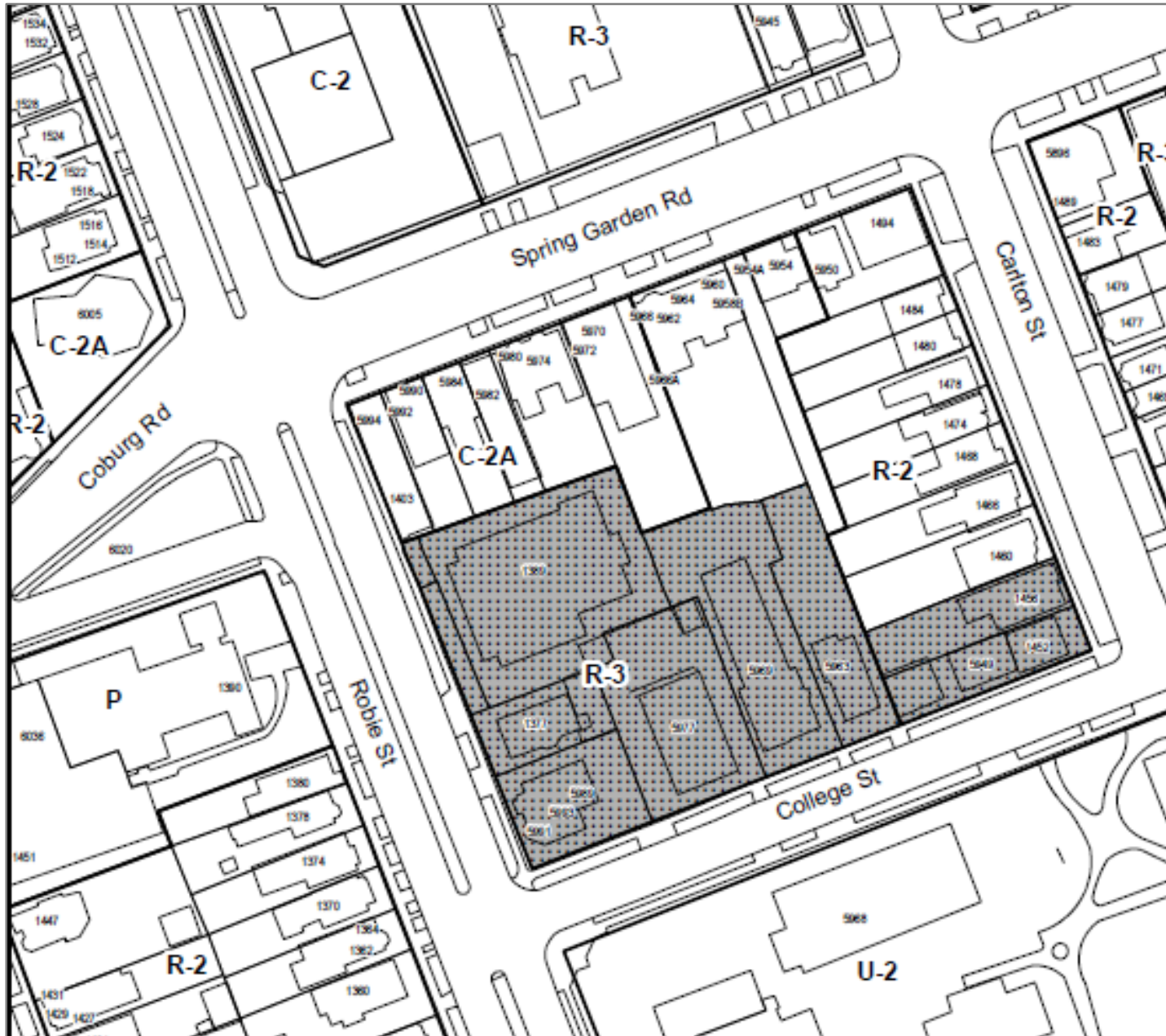
Subject site looking west from Carlton Street.

Existing Halifax Municipal Planning Strategy (MPS)

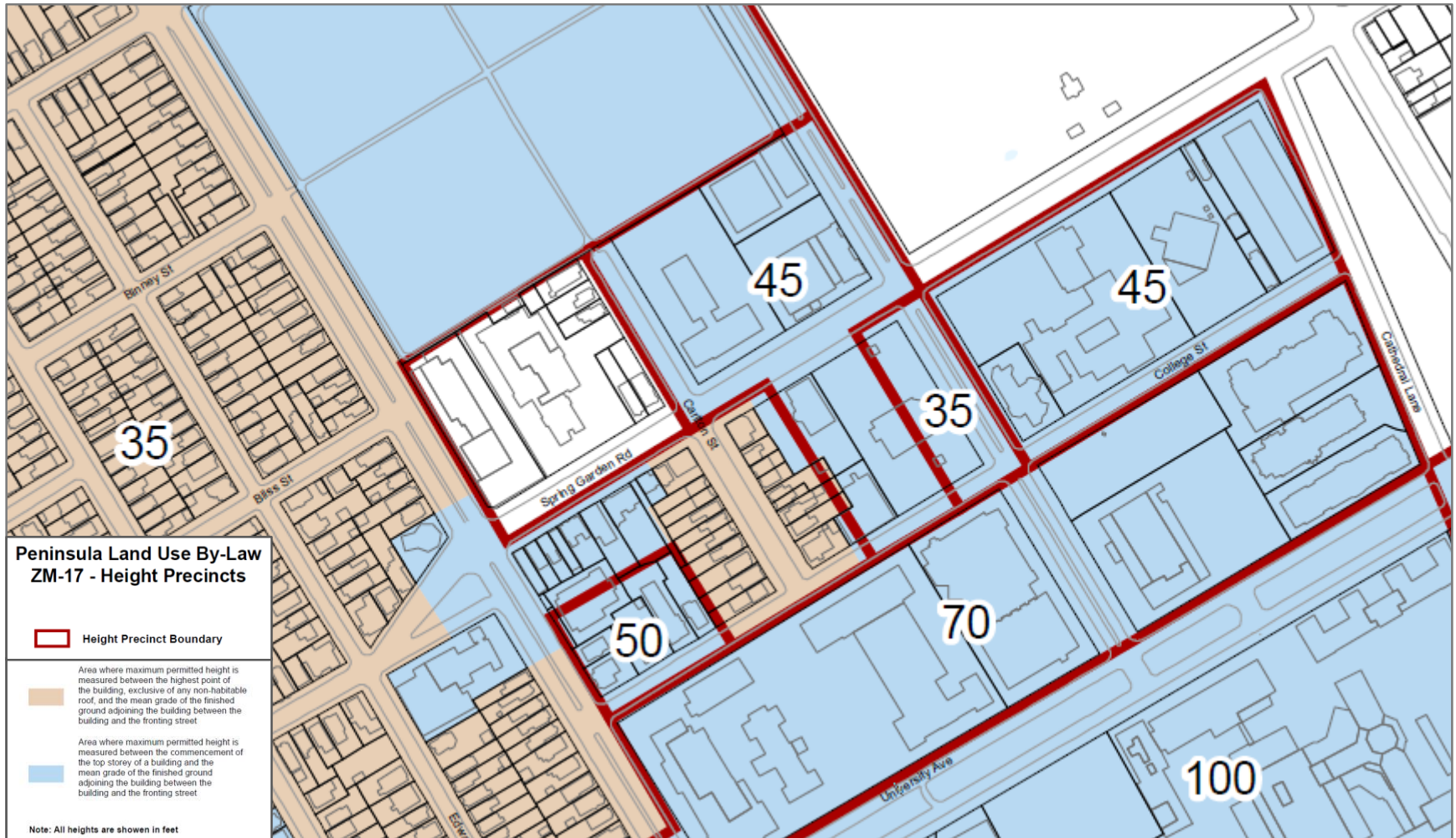
Designations – Peninsula Centre Secondary Plan Area



Existing Halifax Land Use By-law (LUB)



Height Map – Halifax Peninsula LUB



Site Specific MPS Amendment Requests

- Proposal is a site specific MPS amendment.
- Staff have received 22 site specific MPS amendment requests within the Centre Plan area.
- Fall 2016: Open House to introduce proposals.
- August 1, 2017: Staff report on 22 requests was sent to Regional Council for direction.
- Council direction with respect to Case 20761:
 - August 1, 2017: Continue with application process subject to specific consideration.

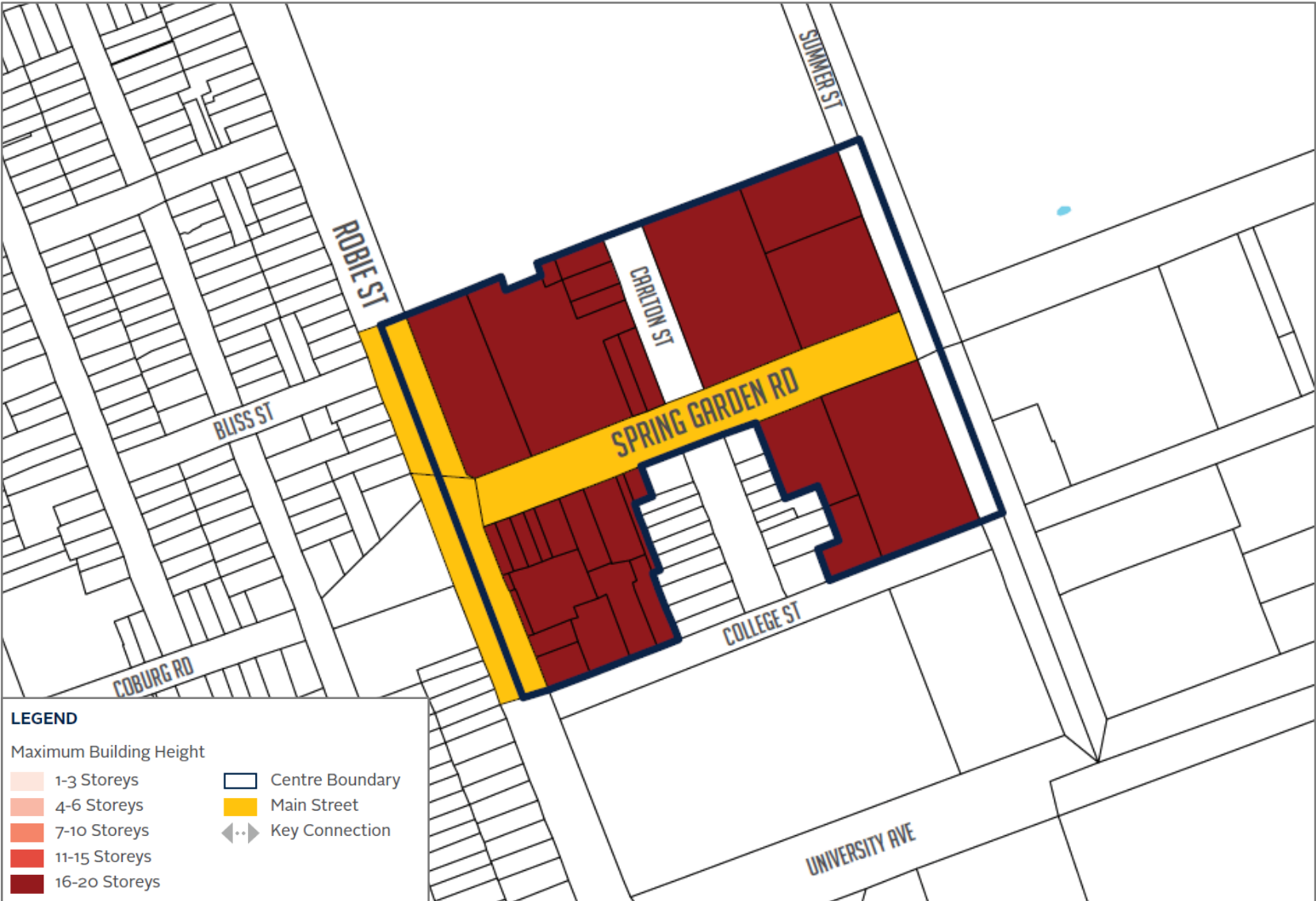
Direction by Regional Council

August 1, 2017: Continue to process this site-specific municipal MPS amendment, subject to the proposal:

a) generally aligning with the June 2017 Centre Plan document relative to:

- **Urban Structure** (Centre Designation)
- **Height** (High 16-20 storeys); and
- **Floor Area Ratio** (not specified)

2017 Centre Plan – Urban Structure/Height Map



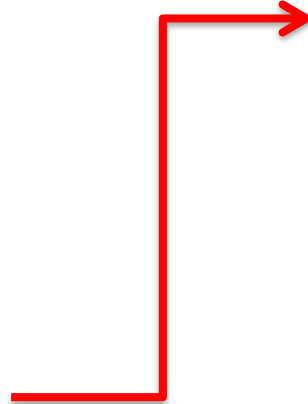
Direction by Regional Council

b) addressing the planning principles of:

- **Transition;**
- **Pedestrian-orientation;**
- **Human-scale;**
- **Building design; and**
- **Context-sensitivity.**

Planning Application Process

We Are Here



Applicant Presentation

HALIFAX

Public Input Session

- One speaker at a time
- Speakers are asked to please use the microphone
- Speaker to provide name and community name for the record
- Feedback is recorded and provided in a summary format
- Please respect all points of view and opinions

HALIFAX

Thank You For Your Participation

We are looking to improve the way we
communicate with community members

Please complete a survey before leaving

HALIFAX

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

Tyson Simms

Planner

simmst@halifax.ca

Tel: (902) 490-6983

www.halifax.ca