

**HALIFAX**

# **Public Hearing for Case 20719**

Development Agreement, DA Discharge  
& Land Use By-law Amendment for  
5516, 5530 and 5532 Bilby St, Halifax

Halifax and West  
Community Council  
May 22, 2018

# Applicant Proposal

Applicant:  
WM Fares

Location:  
5516, 5530 and  
5532 Bilby Street,  
Halifax

Proposal:  
8 Storey residential  
building with 64  
units



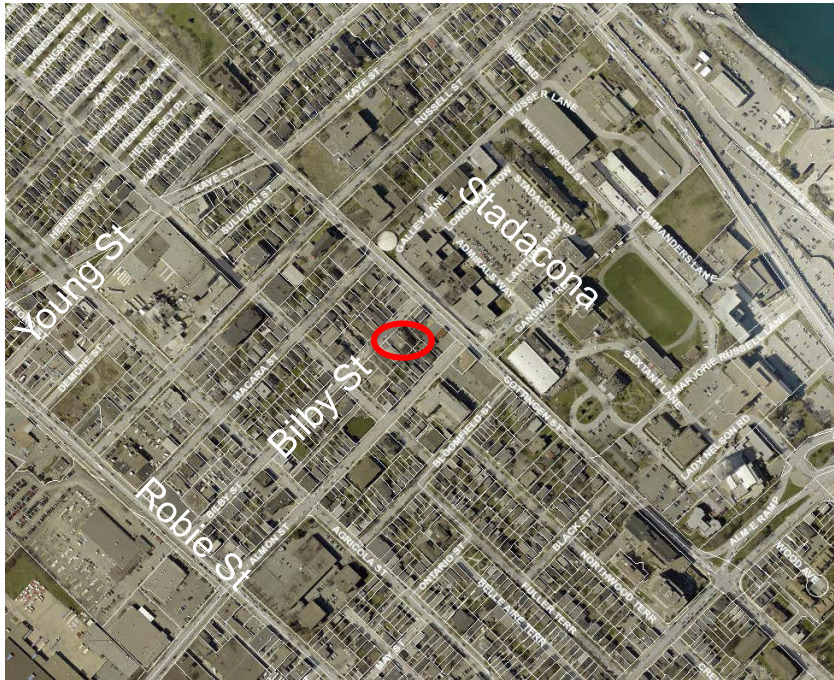
# Request

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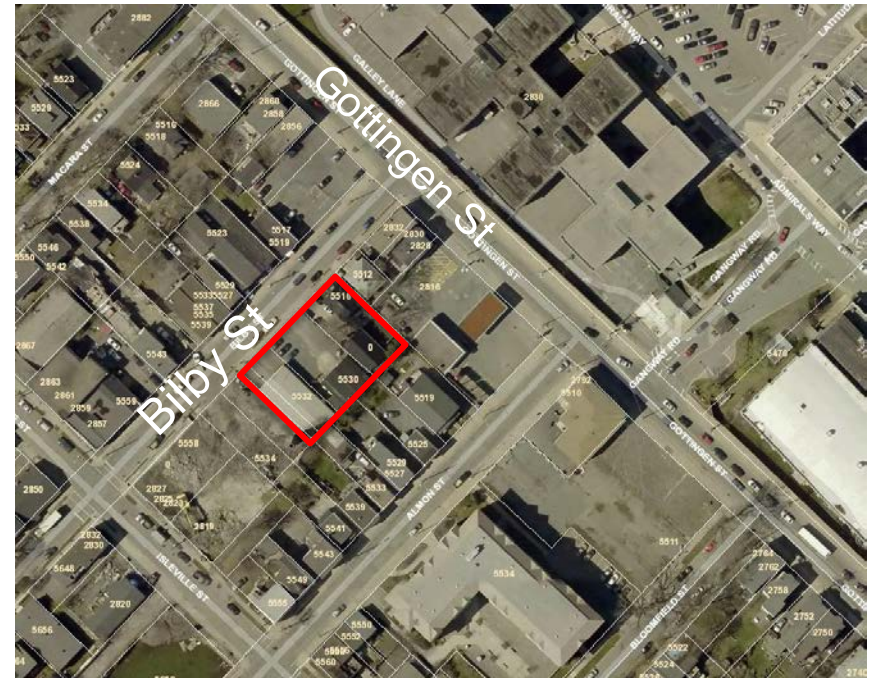
- Discharge existing development agreement;
  - Permits 8 storey, 35 unit building
  - Located 5530 and 5532 Bilby St
- Add 5516 Bilby to Schedule Q Of Halifax Peninsula LUB;
- Enter into a new development agreement on 5516, 5530 and 5532 Bilby St

# Site Context

5516, 5530 and 5532 Bilby St



General Site location



Site Boundaries in Red

# Site Context



Subject site seen from the southwest on Bilby Street

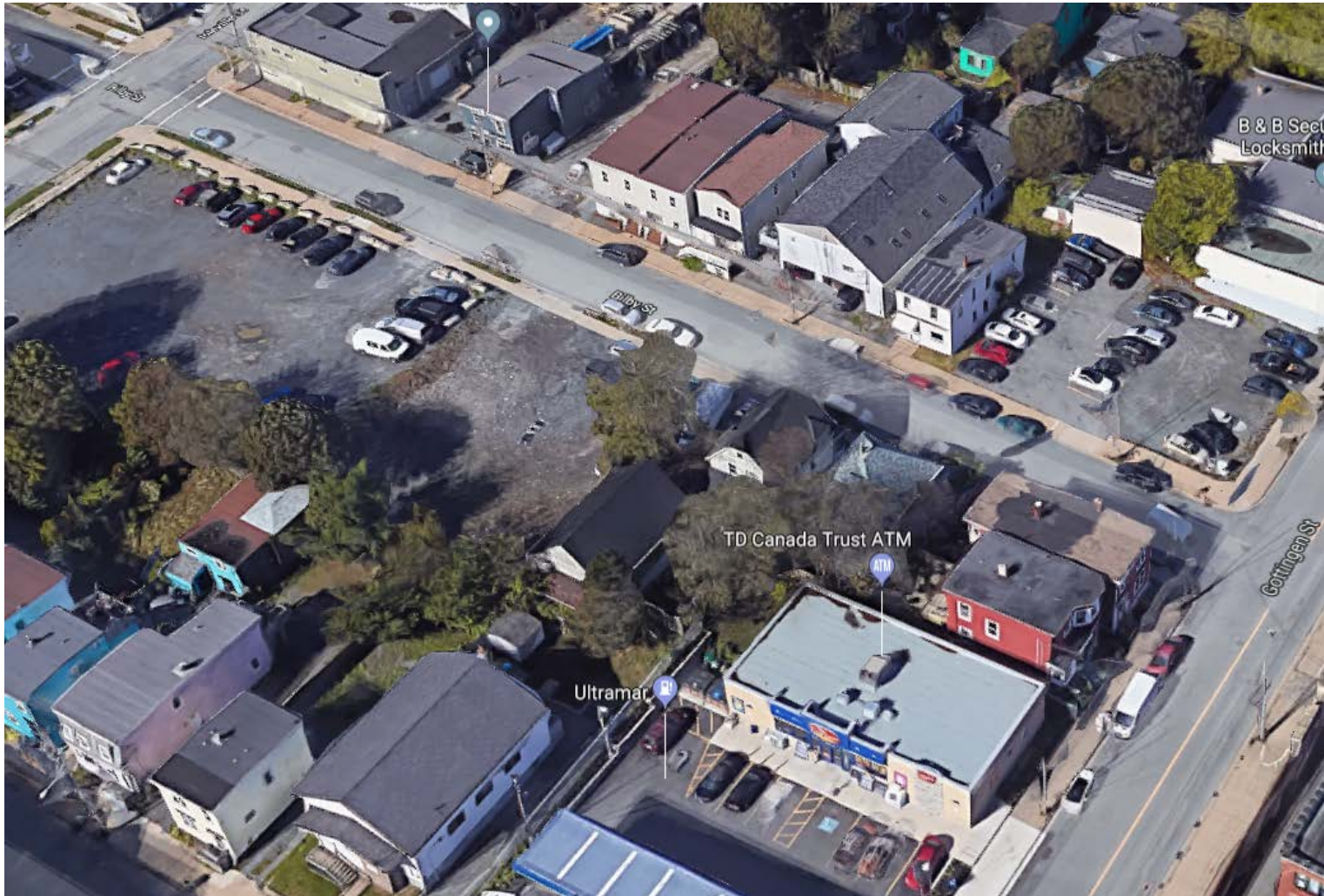
# Site Context



Subject site seen from the northeast on Bilby St

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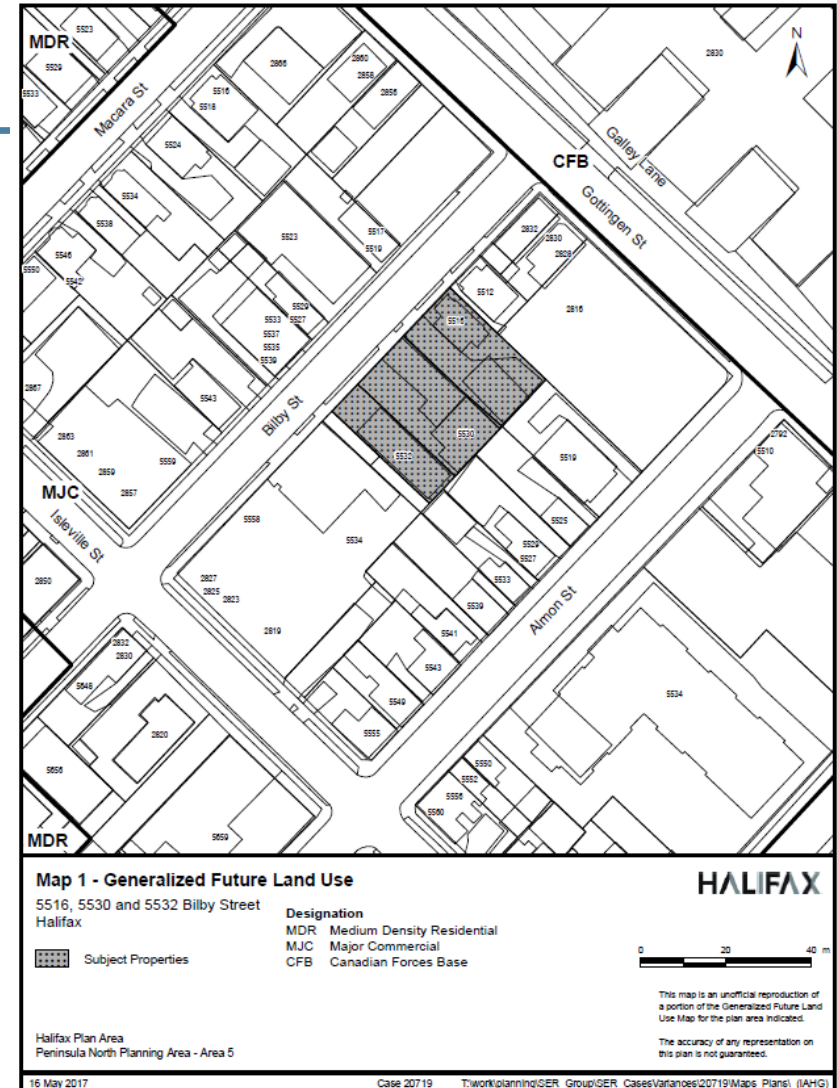
# Site Context



# Planning Policy

## Halifax Municipal Planning Strategy

- Major Commercial Designation
- Peninsula North
- Area 5
- Policy 2.3.1, 2.3.2 and 2.3.3
- Allows consideration of residential use by development agreement
  - Impacts on adjacent properties
  - Open space and amenity areas
  - High quality materials
  - High quality design at street level

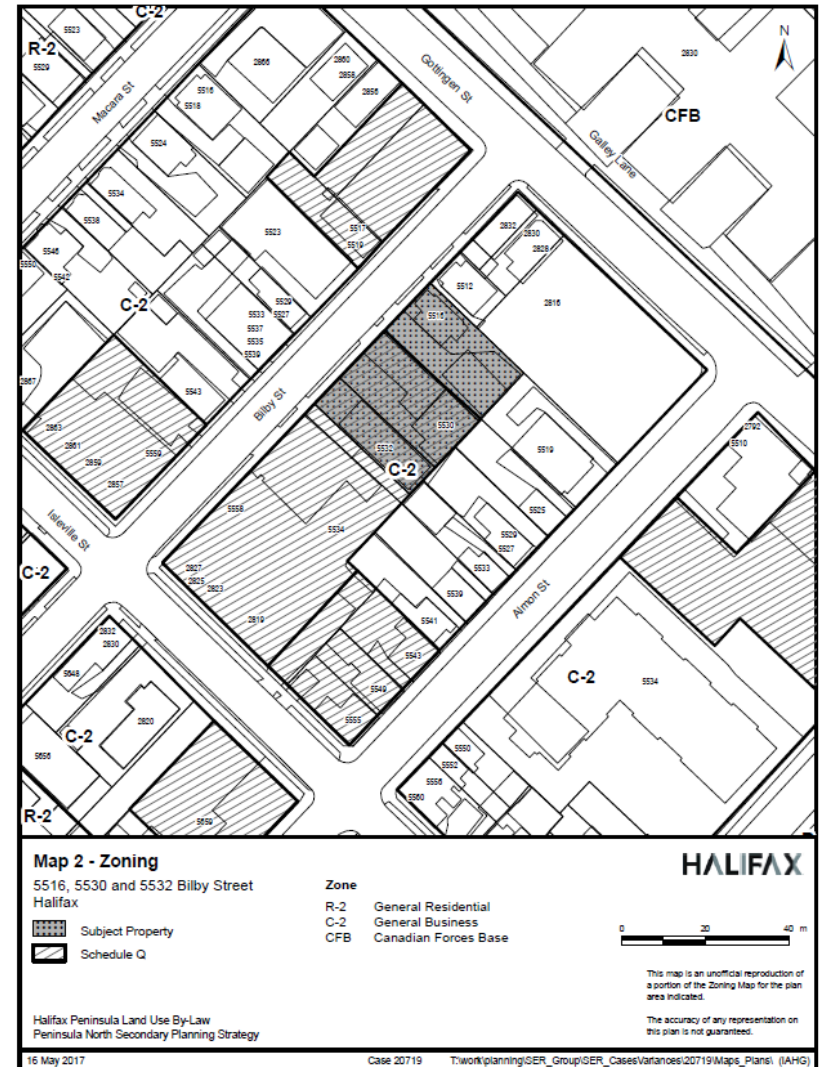




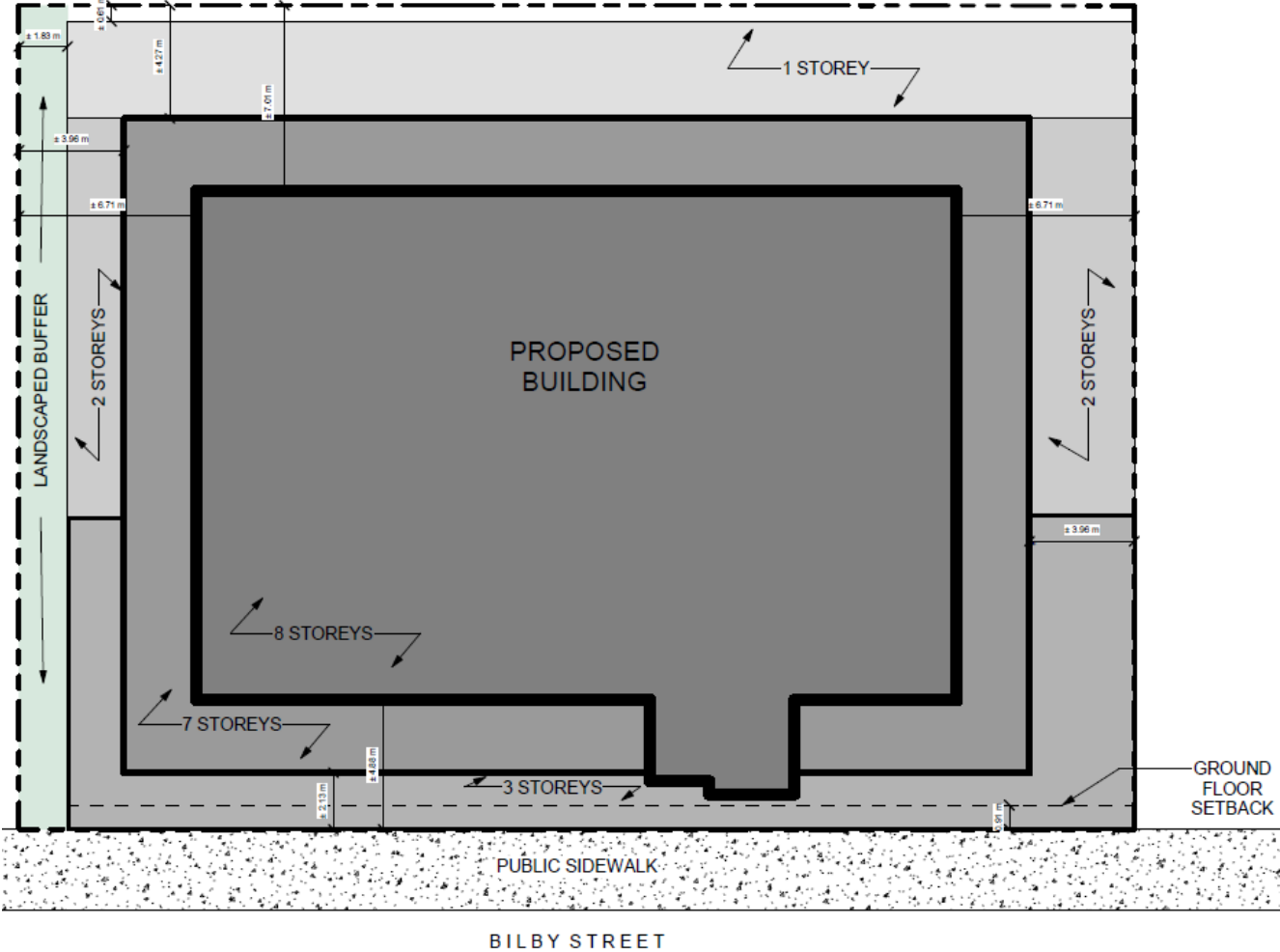
# Land Use By-law

## Halifax Peninsula LUB

- C-2 (General Business) Zone
  - Allows for wide range of commercial and residential uses
- Schedule Q allows consideration of multi-unit residential by DA



# Proposal



Proposed Site Plan

# Proposal



Bilby St Elevation

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# Proposal



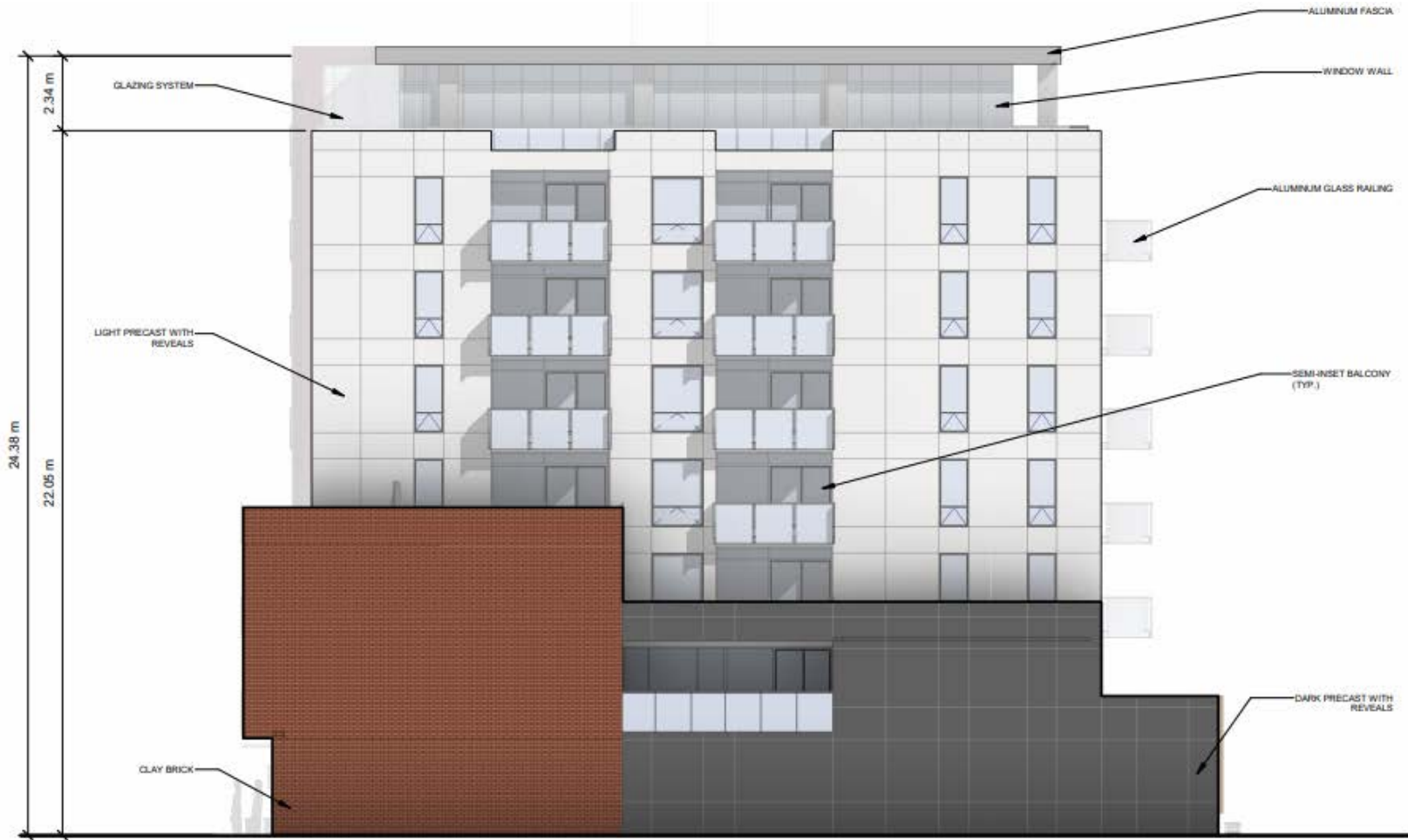
West Elevation

# Proposal





South Elevation

# Proposal



East Elevation

# Proposed By-law Amendments

-  Area to be included in Schedule Q
-  Existing Schedule Q



# Policy Consideration

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Enabling Policies 2.3.1, 2.3.2 and 2.3.3:

- Schedule Q policy to consider residential use by development agreement, requires Council consider the following:
  - Impacts on adjacent properties
  - Open space and amenity areas
  - High quality materials
  - High quality design at street level



# Public Engagement Feedback

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- Level of engagement completed was consultation achieved through a mail out notification, newspaper ad and a public open house on June 7, 2017
- Feedback from the community generally included the following:
  - Liked the new design of the building
  - Worried about transition to adjacent low density residential
  - Concerns about parking in area

**Notifications  
Mailed**



**59**

**Meeting  
Attendees**



**7**

**Letters  
Received**



**2**

**Total Public  
Interactions**



**68**

# Halifax Peninsula PAC Recommendation

June 26, 2017

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The PAC provided the following feedback:

- Values the requirement for 50% multi-bedroom units,
- Concerned the east side of the proposed development, including the lack of a setback and the large blank wall;
- Would value the addition of more natural outdoor features on all of the ground floor, the terraces, and the roof;
- Recommends a streetwall of two storeys rather than three;
- Value appropriate wind and shade analyses prior to finalizing the development agreement;
- Value environmentally-responsible choices in building materials and systems design;
- Considers the height to be acceptable, but any increase in this should be by substantive amendment; and
- Values the increase in residential density.

# Amendments Made Responding to Consultation

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- Height
  - Setback is increased on the eastern side and vegetated buffer is proposed
  - Landscaping required in amenity areas
  - Ground floor building setback 3m from front property line

# Summary: Key Aspects of Proposed Development Agreement

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- A maximum building height of 26 m;
- 3 storey streetwall facing Bilby Street;
- Podium transitions to 2 storeys on sides and 1 storey in the rear;
- 110 sq m of interior amenity space with direct access to outdoor amenity space;
- 50% of the units must be 2 or more bedrooms;
- 45 internal parking spaces; and
- Controls on materials and exterior design.

# Non-Substantive Amendments

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A Non-Substantive Amendment is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution.

As proposed, Non-Substantive Amendments within this agreement include the following:

- The granting of an extension to the date of commencement of construction;
- Changes to the unit mix; and
- Changes to the permitted uses and schedules to allow ground floor commercial use.

# Staff Recommendation

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Staff recommend that Halifax and West Community Council:

1. Approve the proposed amendments to the Halifax Peninsula LUB as set out in Attachments A of the staff report dated April 24, 2018; and

At a future meeting of HWCC:

1. Approve the proposed development agreement and discharge agreement as set out in Attachment B and Attachment C of the staff report dated April 24, 2018.

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**Thank You**