

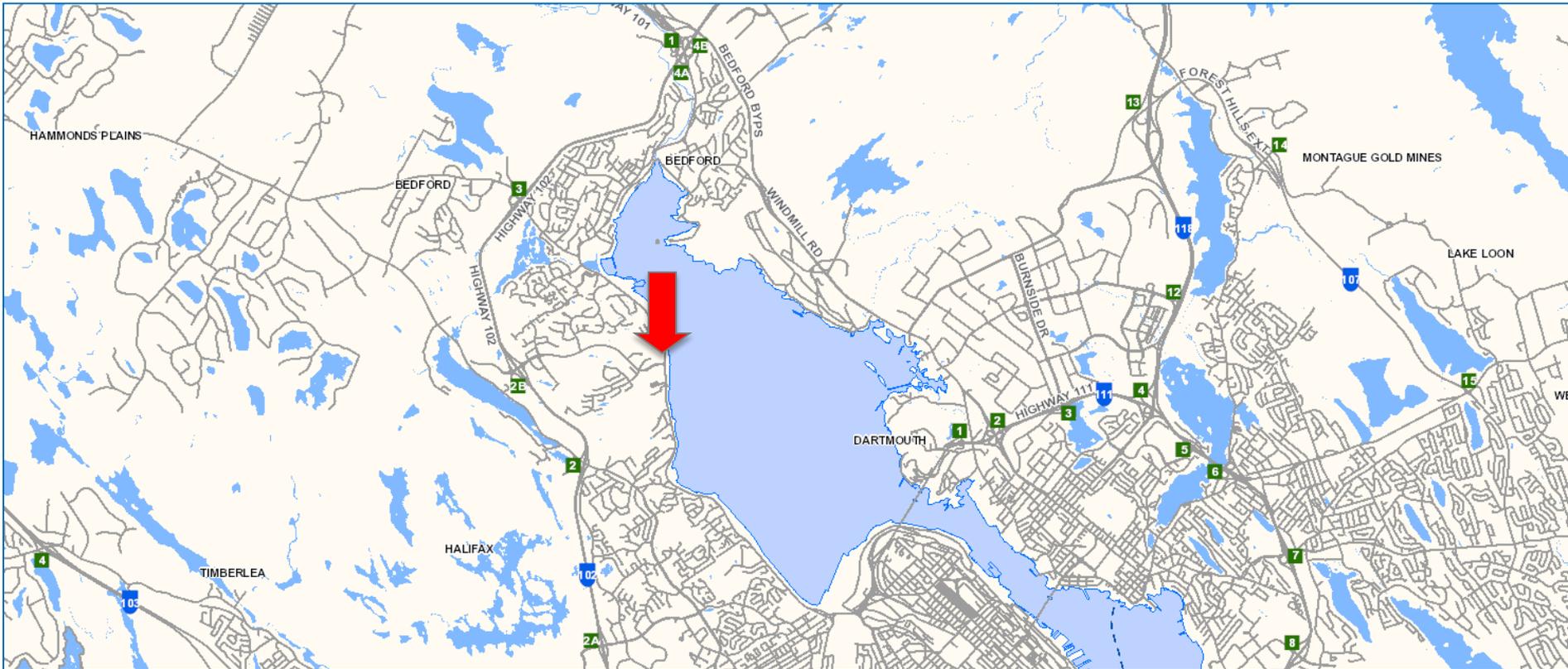
HALIFAX

Case 18993
Development Agreement
636 Bedford Highway, Halifax

North West Community Council

June 13, 2016

Context

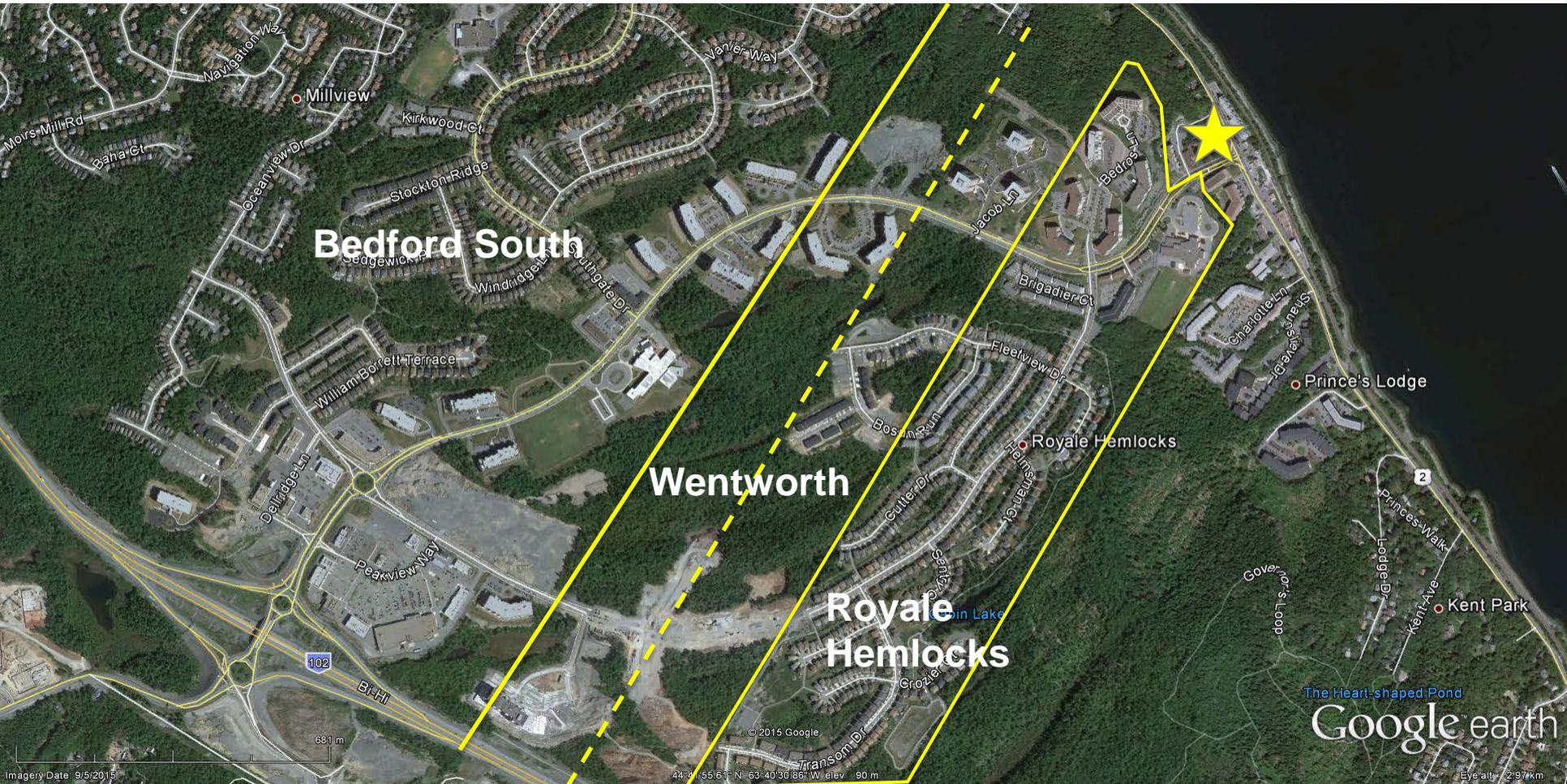


Case 18993

January 11, 2016

HALIFAX

Context

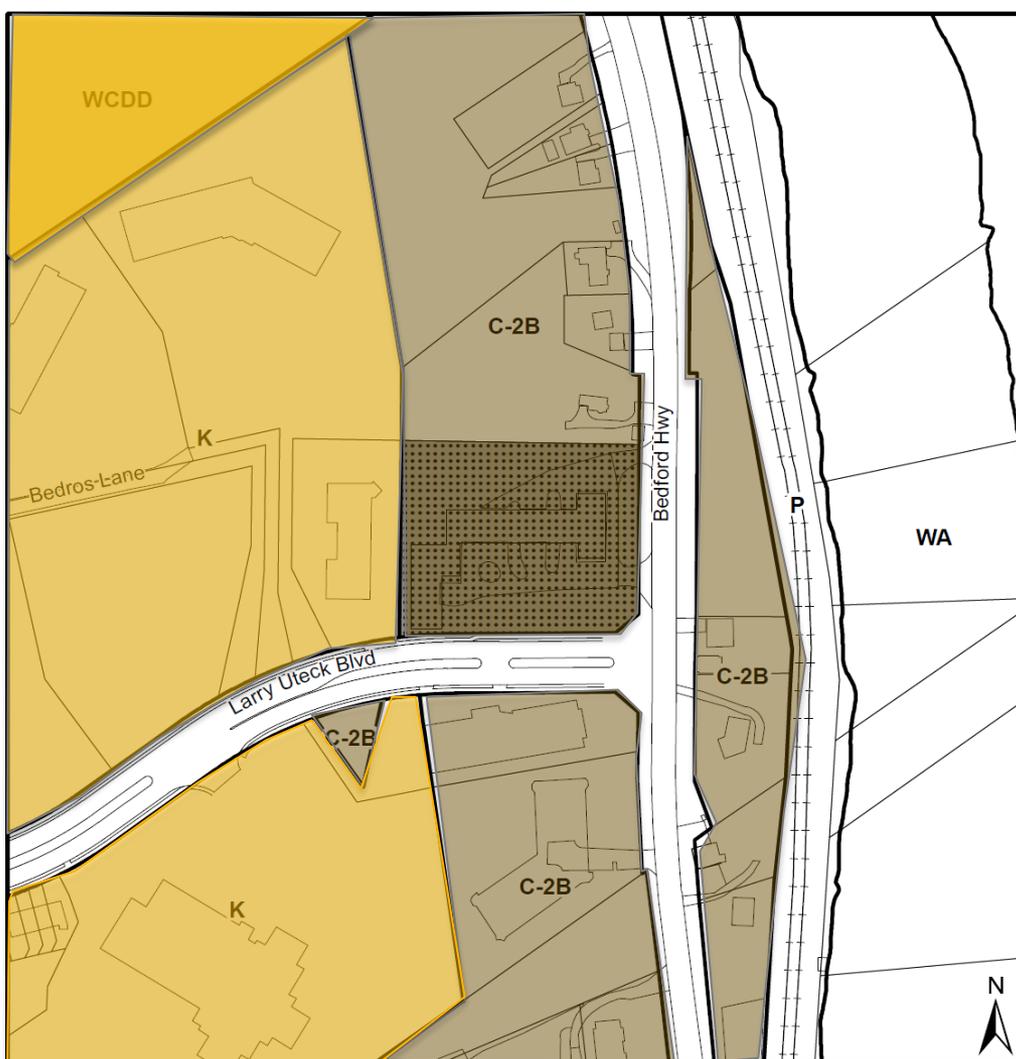


Context

Bluenose Inn and Suites Halifax Limited

Development agreement for
a mixed use building:

- HC Highway Commercial Designation
- C-2B Zone
- 99,241 sq. ft.
(9219 sq. m.)



Map 2 - Zoning

636 Bedford Highway
Halifax

 Area of proposed
development agreement

Zone

C-2B Highway Commercial
P Park and Institutional
WA Wentworth Comprehensive Dev. District
WCDD Water Access
K Schedule K

Halifax Mainland
Land Use By-Law Area

HALIFAX
REGIONAL MUNICIPALITY
DEVELOPMENT APPROVALS

0 20 40 60 80 m

This map is an unofficial reproduction of
a portion of the Zoning Map for the plan
area indicated.

HRM does not guarantee the accuracy
of any representation on this plan.

Request

Bluenose Inn and Suites Halifax Limited

Development agreement for a mixed use building:

- 102 dwelling units; and
- 7,000 sq feet of retail space.

- 9 stories including underground parking

Deferral – Questions

- a) Density;
- b) Views;
- c) Changes to the proposal;

a) Density

Address	Units	Property Size (sq ft)	Units/Acre	Population/Acre
Proposed – 636 Bedford Highway**	102	99,241	44.8	100.7*
647 Bedford Highway	38	45,359	35.5	82.1
644 Bedford Highway (WM Fares)**	52	62,761	36.1	81.2
664 Bedford Highway (Premax)**	98	173,576	24.6	55.3*
37 Larry Uteck Boulevard	24	45,074	23.2	52.2
20 Larry Uteck Boulevard	24	55,515	18.8	42.3
116 Larry Uteck Boulevard	60	117,969	22.2	49.8
22 Bedros Lane	72	167,918	18.7	42.0
40 Bedros Lane	77	107,640	31.1	70.0
53 Bedros Lane	76	124,862	26.5	59.7
64 Bedros Lane	32	125,939	11.1	24.9
79 Bedros Lane	63	107,293	33.7	75.8
94 Bedros Lane	83	190,523	19.0	42.7
26 Jacobs Lane	96	173,380	24.1	54.3
51 Jacobs Lane	96	166,842	25.1	56.4
56 Jacobs Lane	96	248,739	16.8	37.8

b) Density

- The measurement of density can be deceiving.
- Sometimes density can cause a problem?
 - Traffic
 - Parking
 - Sewer/Water
 - Site problems
 - Massing
 - Overshadowing

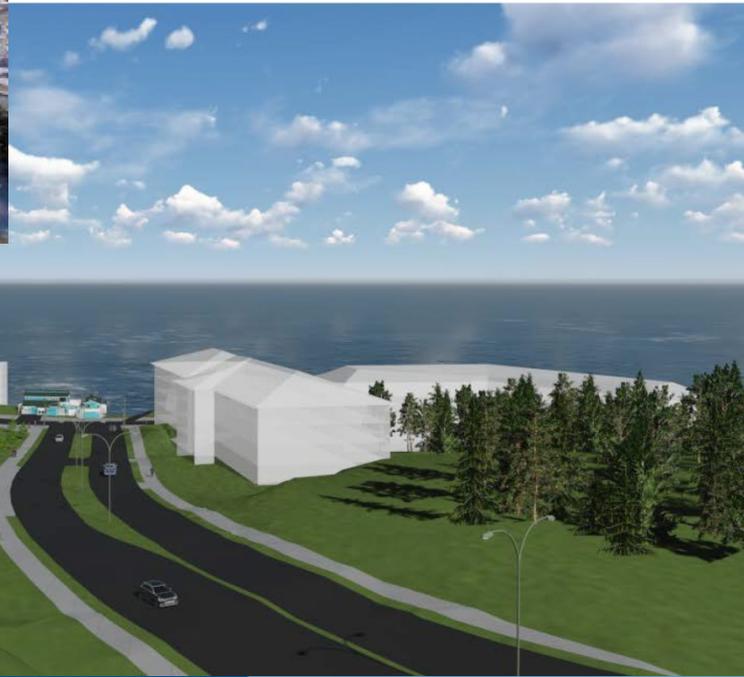
b) Views

- a) Acquired photographs of views from a variety of viewpoints. Thanks you to residents who assisted.
- b) HRM staff proofed model to ensure accuracy.
- c) Applicant produced views based on HRM model. Embellished with detail.
- d) Results.

79 Bedros Lane – Unit 109

Unit 109

Unit 109



79 Bedros Lane – Unit 305

Unit 305



Unit 305



79 Bedros Lane – Unit 406

Unit 406



Unit 406



52 Bedros Lane – Unit 107



July-13-16

HALIFAX

64 Bedros Lane – First Floor

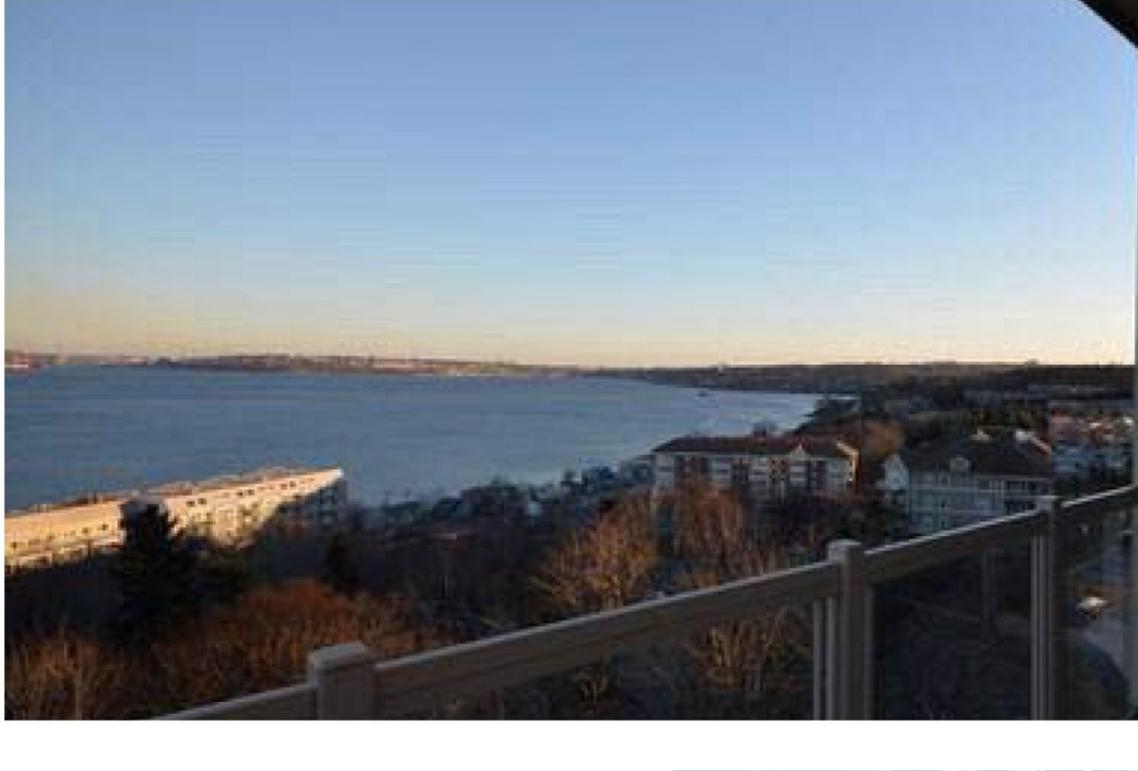


July-13-16

HALIFAX

64 Bedros Lane – 3rd Floor

Third Floor



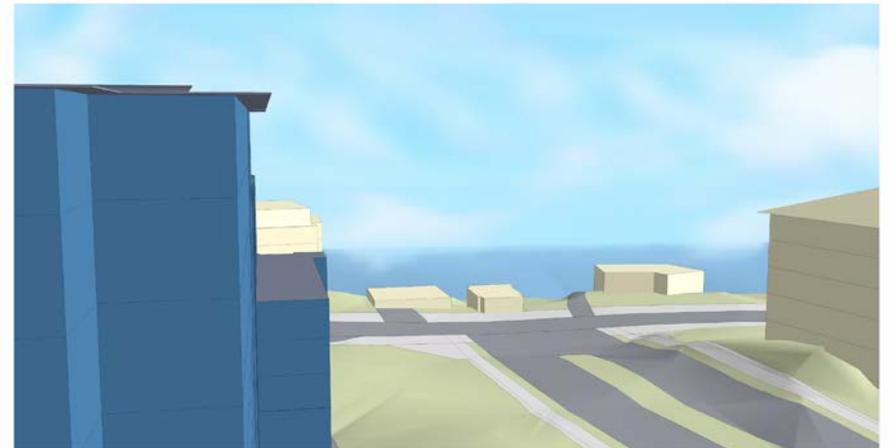
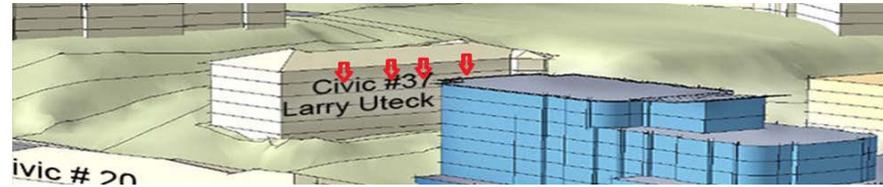
Third Floor

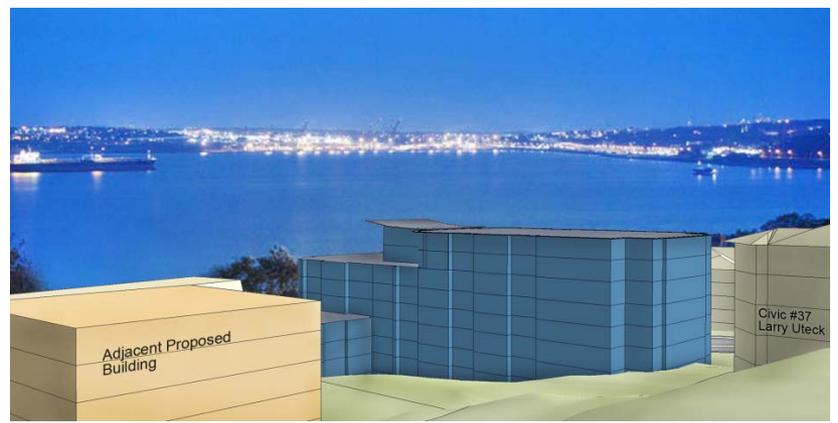


64 Bedros Lane – 4th Floor



37 Larry Uteck Blvd





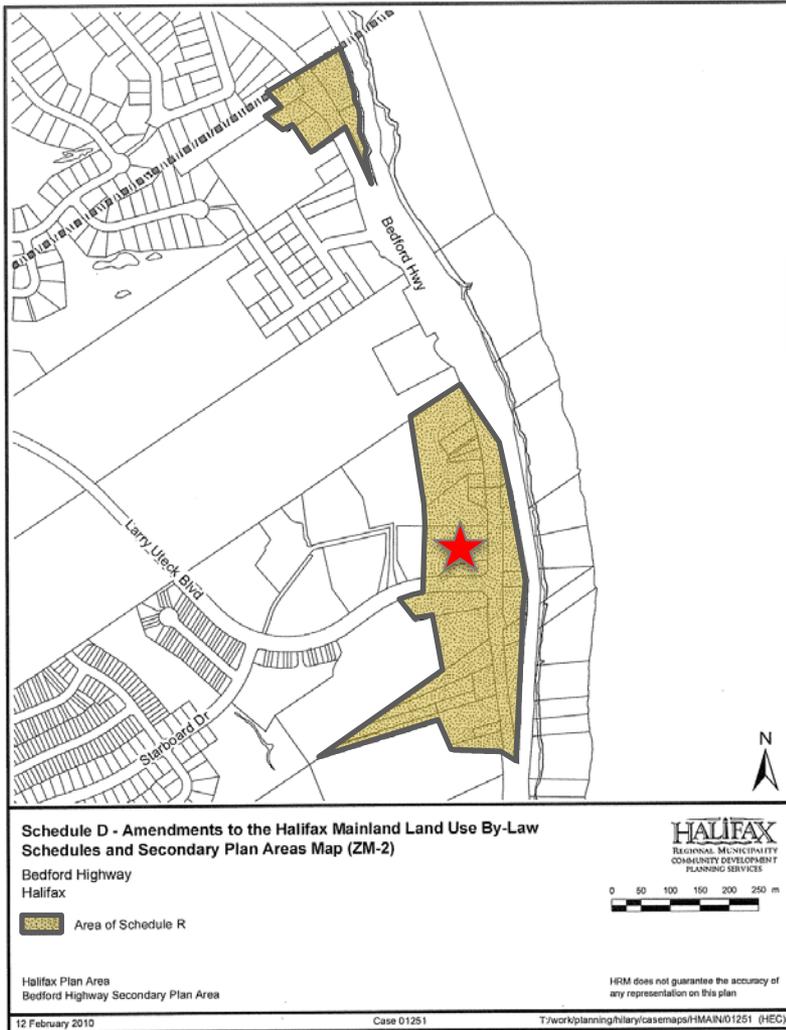
Summary

- Council's concern regarding views and density seem to be appropriately described as mass related issues.
- Proposal has a mass that is at a high end of what could be considered acceptable.

Conclusion

- Staff are satisfied the proposal reasonably meets the requirements of MPS and SPS policies; therefore staff are recommending the development agreement be approved as identified in the recommendation section of the supplementary report.

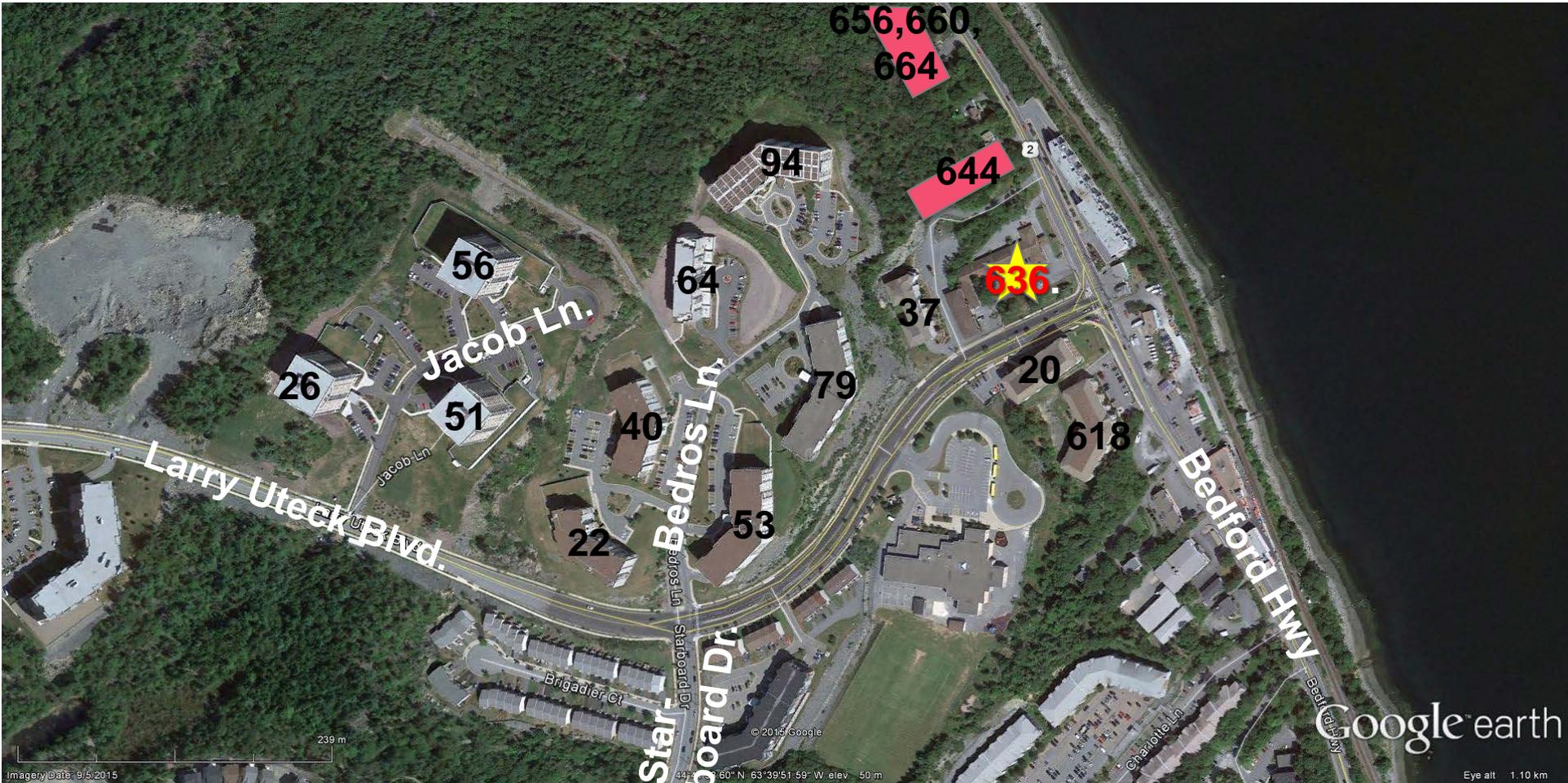
Schedule R



18993 Development Agreement July-13-16

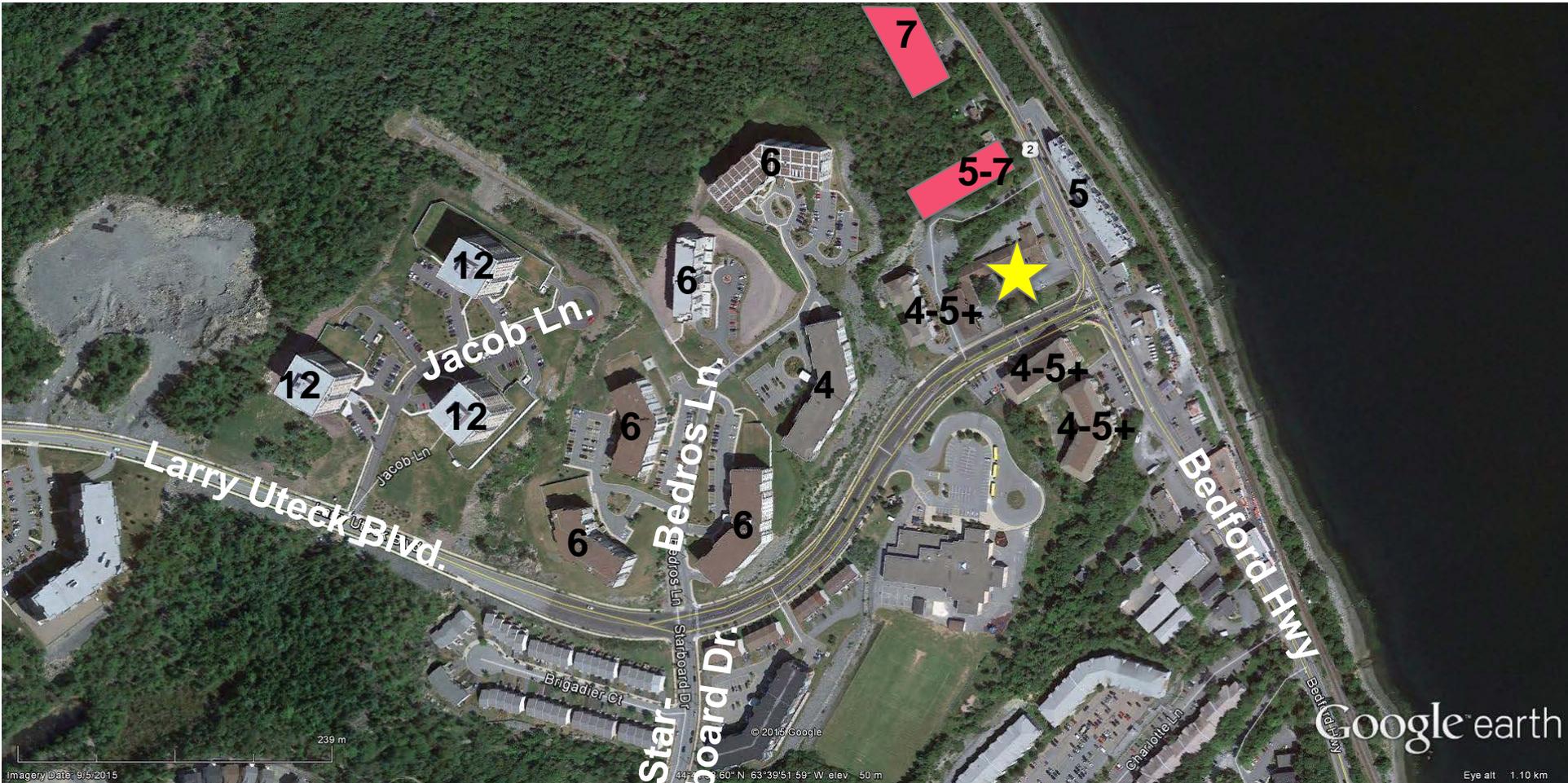
HALIFAX

Context – Civic Numbers

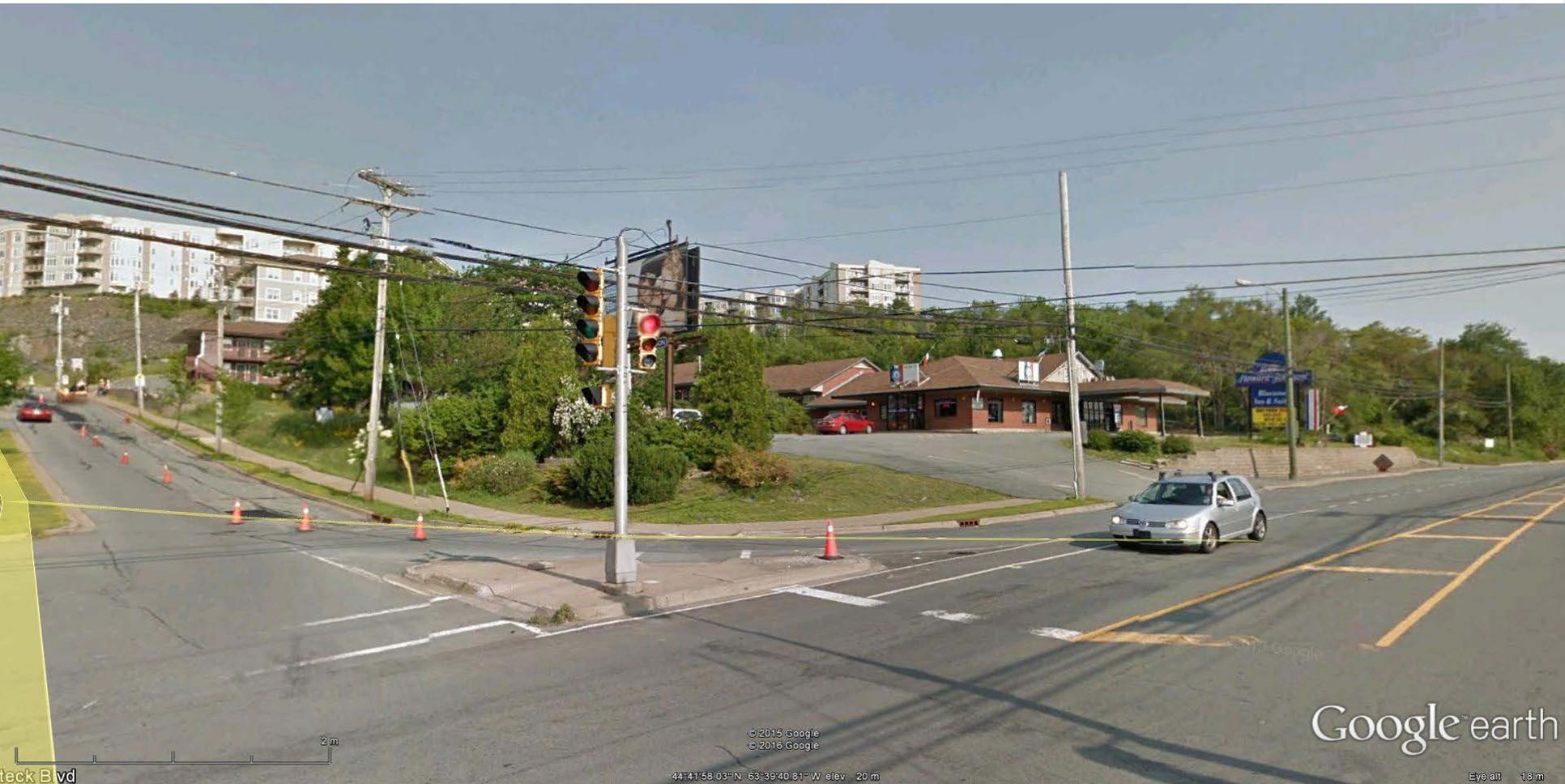


HALIFAX

Context – Building Heights



Context



HALIFAX

Policy

Policy 1.8 of the Bedford Highway Secondary Planning Strategy

- to promote mixed use redevelopment in two specific nodes;
- preventing conflict between new and existing uses;
- mixed residential/commercial developments or residential developments that exceed 35 feet in height shall be considered by development agreement..

Policy (summary)

- relationship to adjacent properties and uses; and, the mitigation of such impacts.
- access / frontage on Bedford Highway;
- architectural design of the building;
- the scale of the building(s) having regard for the retention of views of the Bedford Basin from public spaces including streets, and active transportation corridors;
- safe vehicular and pedestrian access and parking;

Policy (summary)

- majority of the vehicular parking below or to the side or rear of the building.
- interior and exterior amenity areas;
- sewer/water servicing capacity;
- appropriate buffering and landscaping;
- impact of shadowing;
- (CPTED) principles
- the provision of active transportation linkages, where needed.

Bedford Highway Elevation



Larry Uteck Blvd.-Elevation



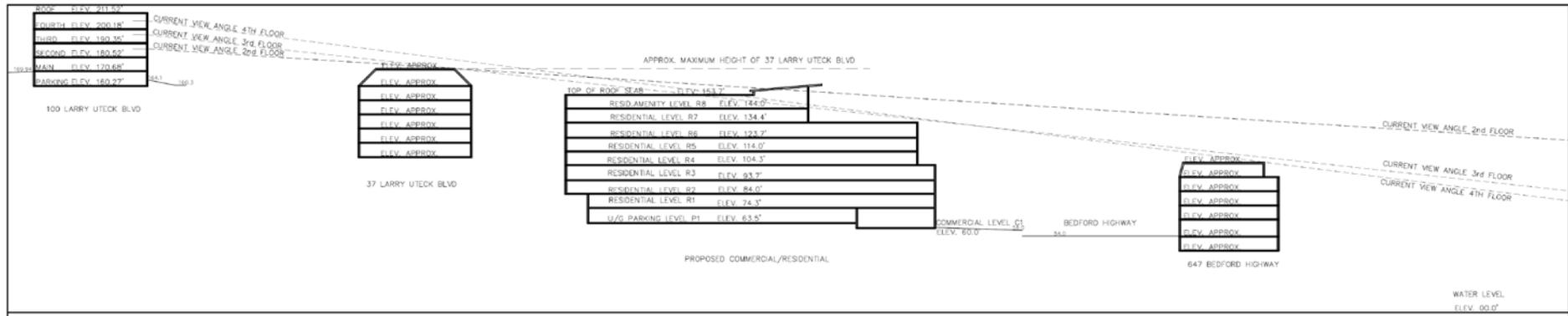
② South Elevation
1/16" = 1'-0"

Rendering

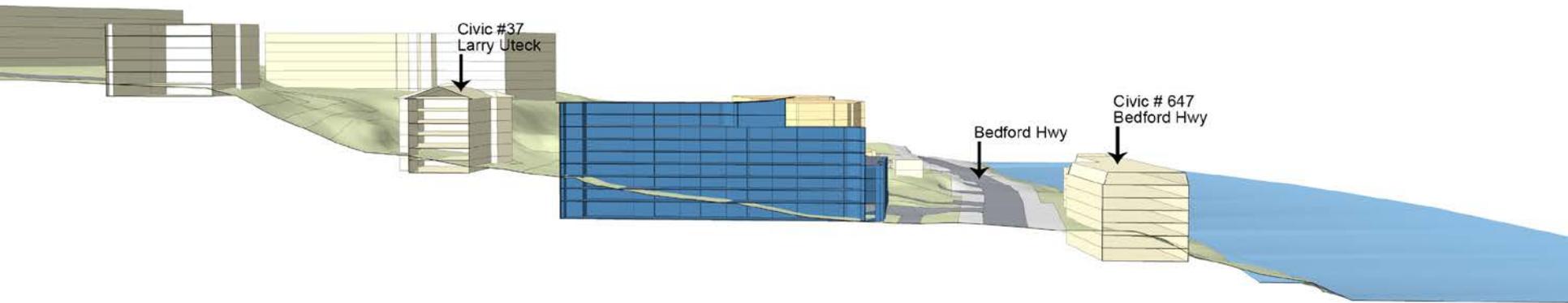


View from Bedford Highway

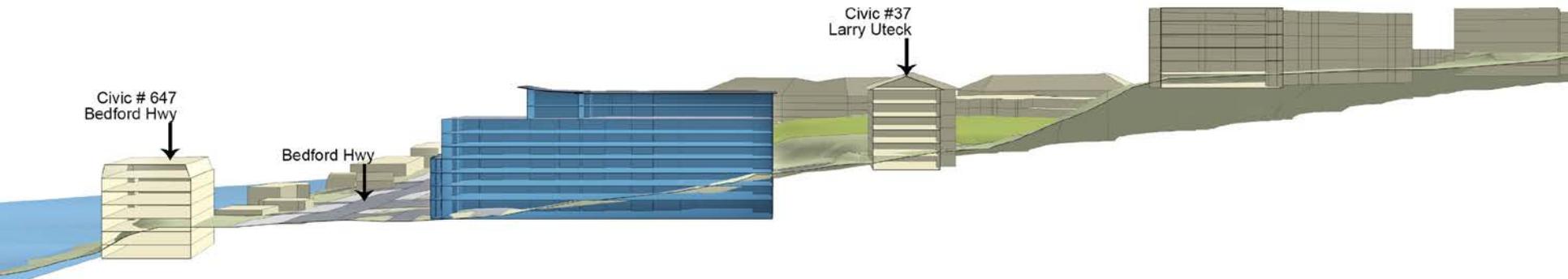
Site Cross Section



Views and Relationships with other buildings

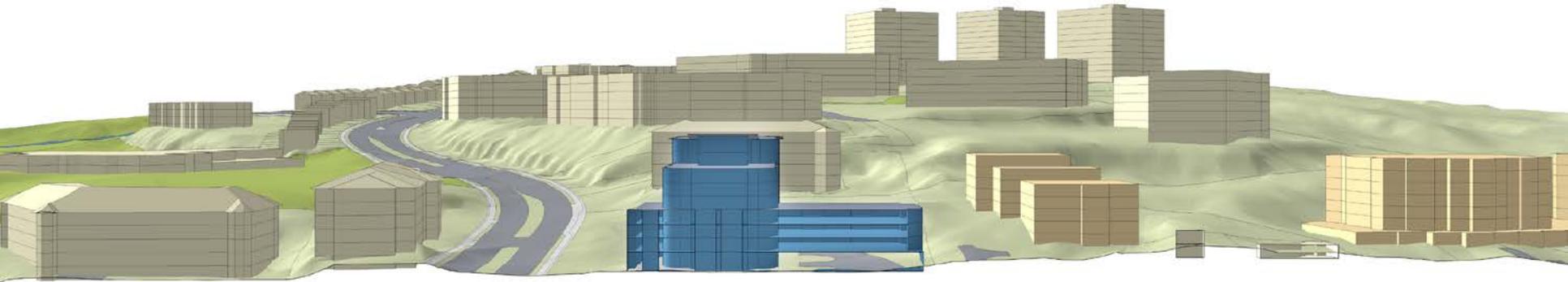


Views and Relationships with other buildings



HALIFAX

Views and Relationships with other buildings



HALIFAX

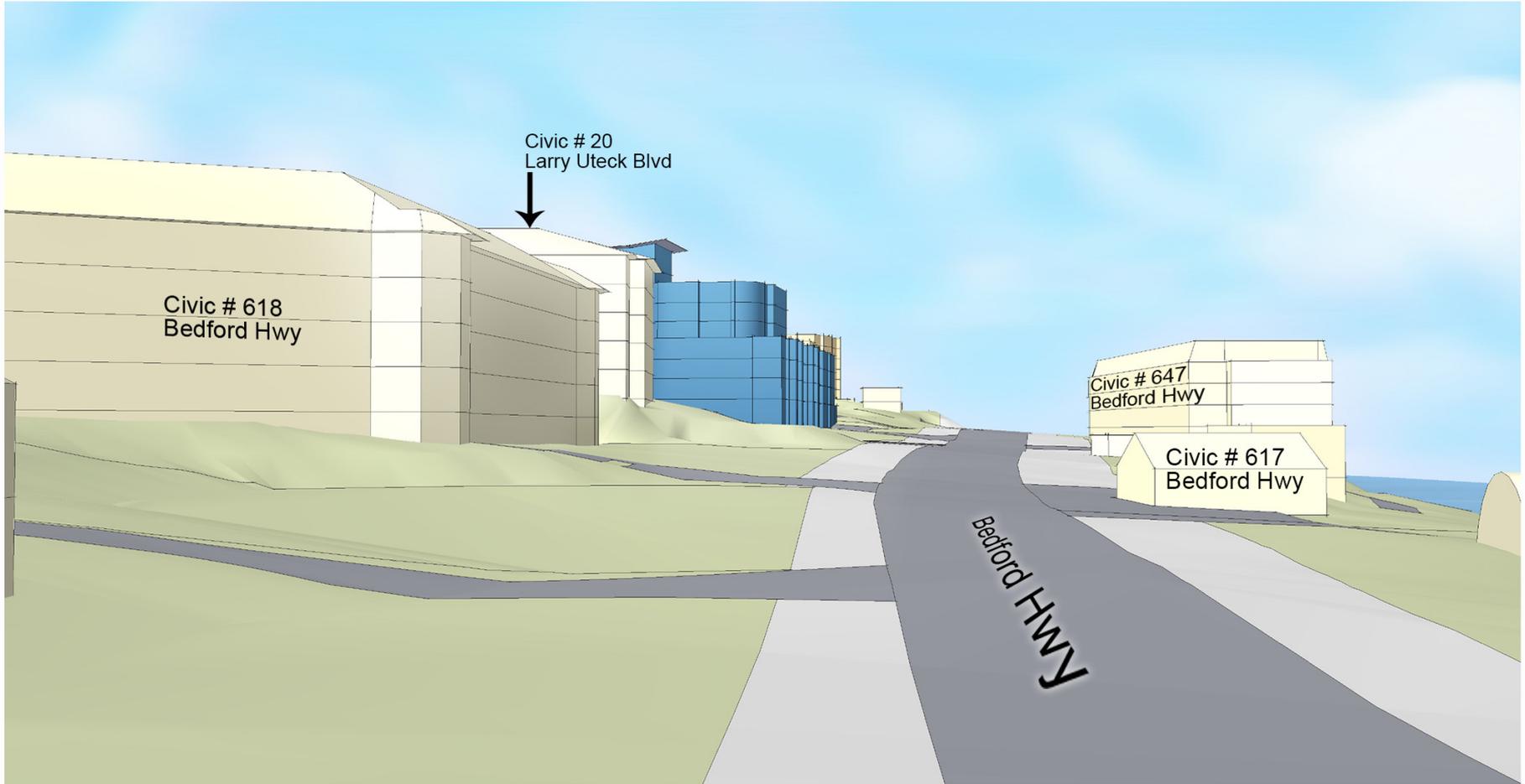
Views and Relationships with other buildings



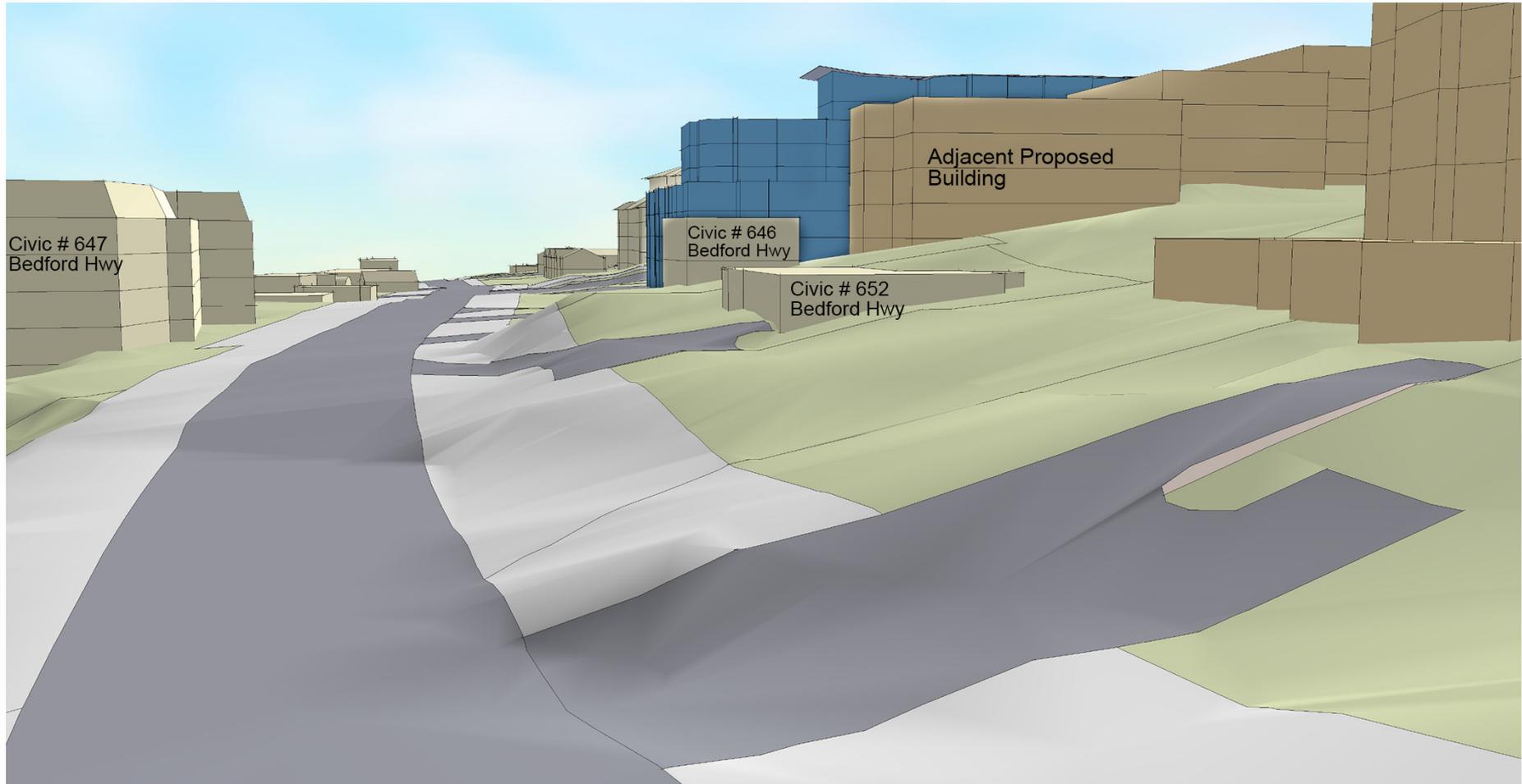
Views and Relationships with other buildings



Views and Relationships with other buildings



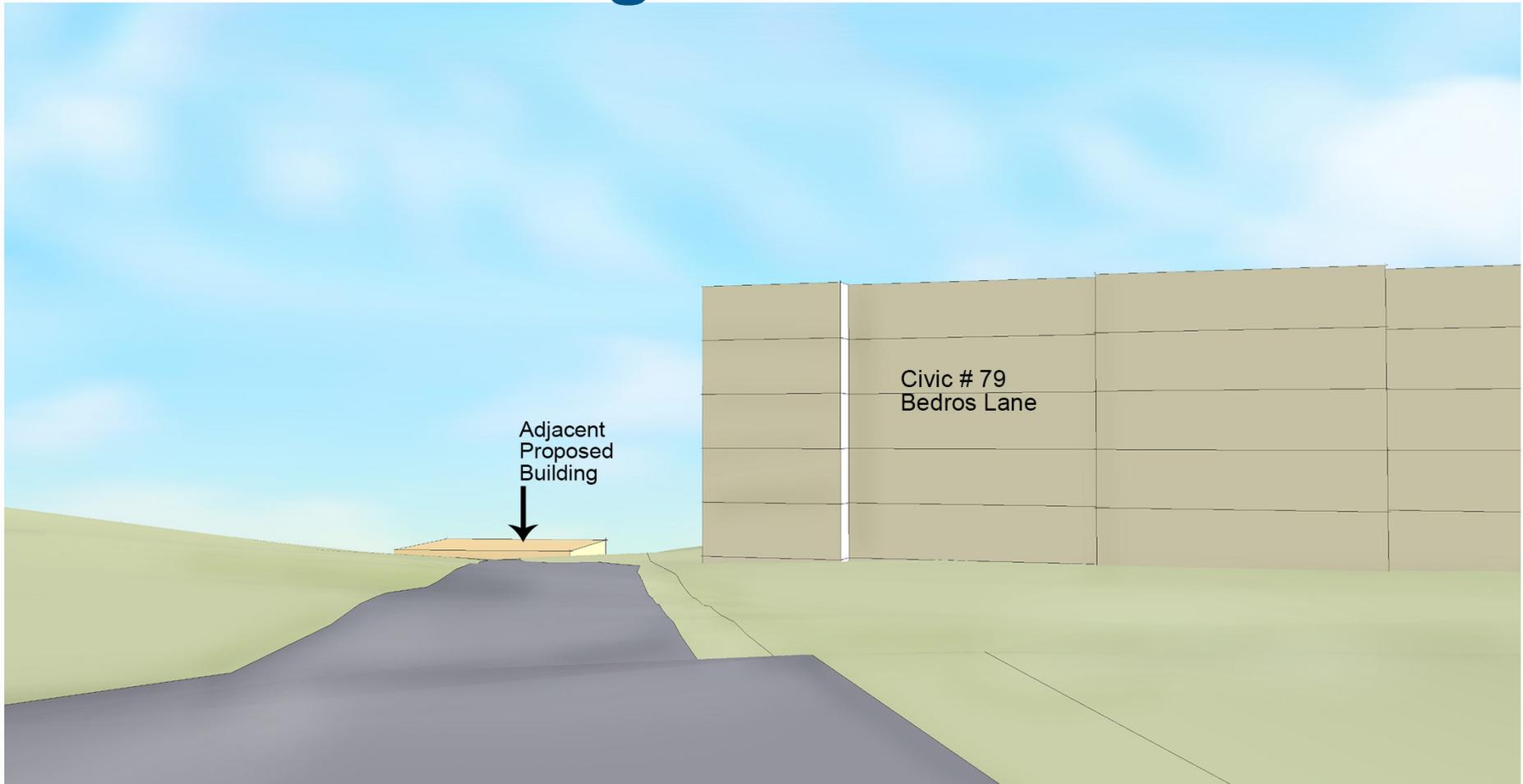
Views and Relationships with other buildings



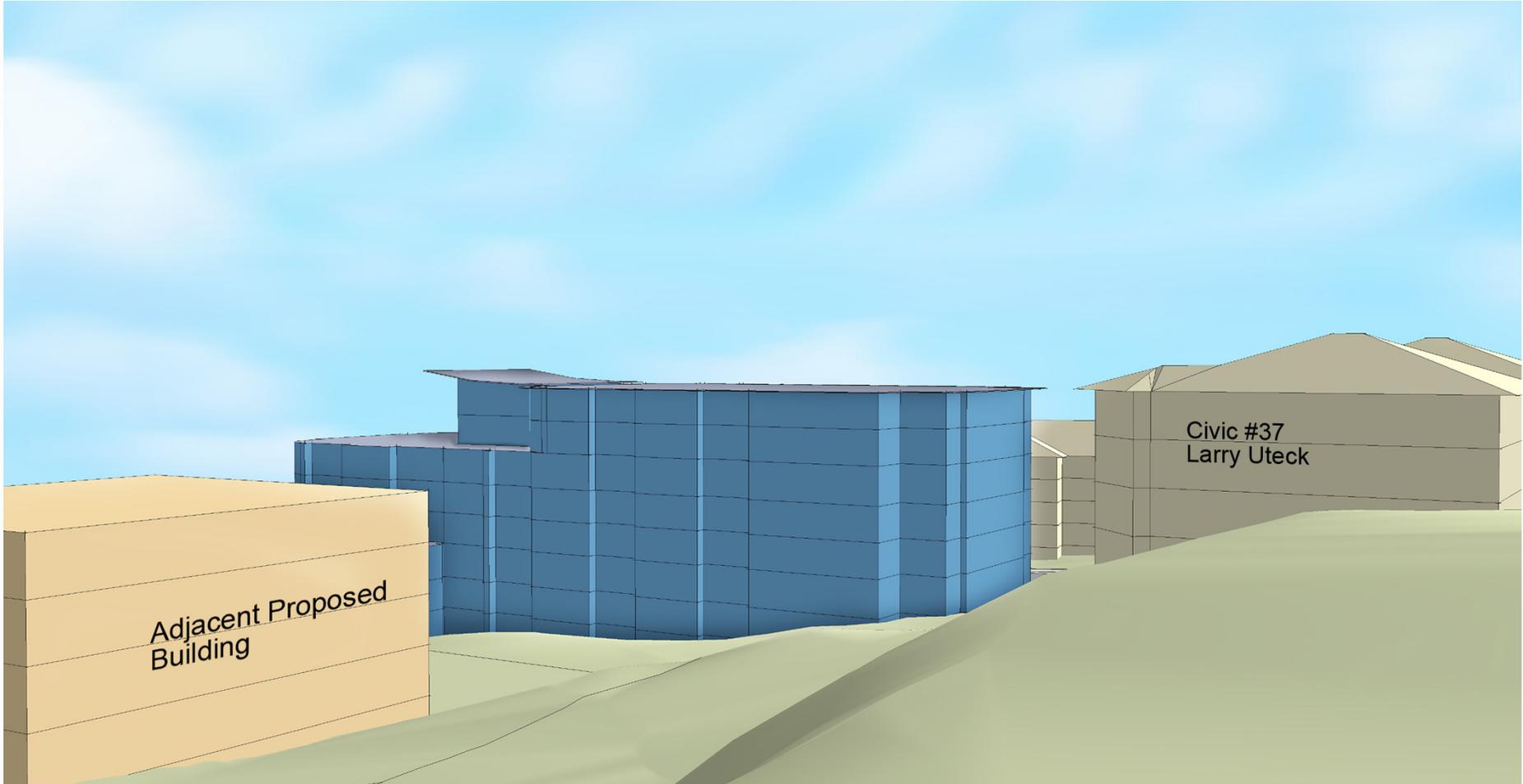
Views and Relationships with other buildings



Views and Relationships with other buildings



Views and Relationships with other buildings



Views and Relationships with other buildings

