

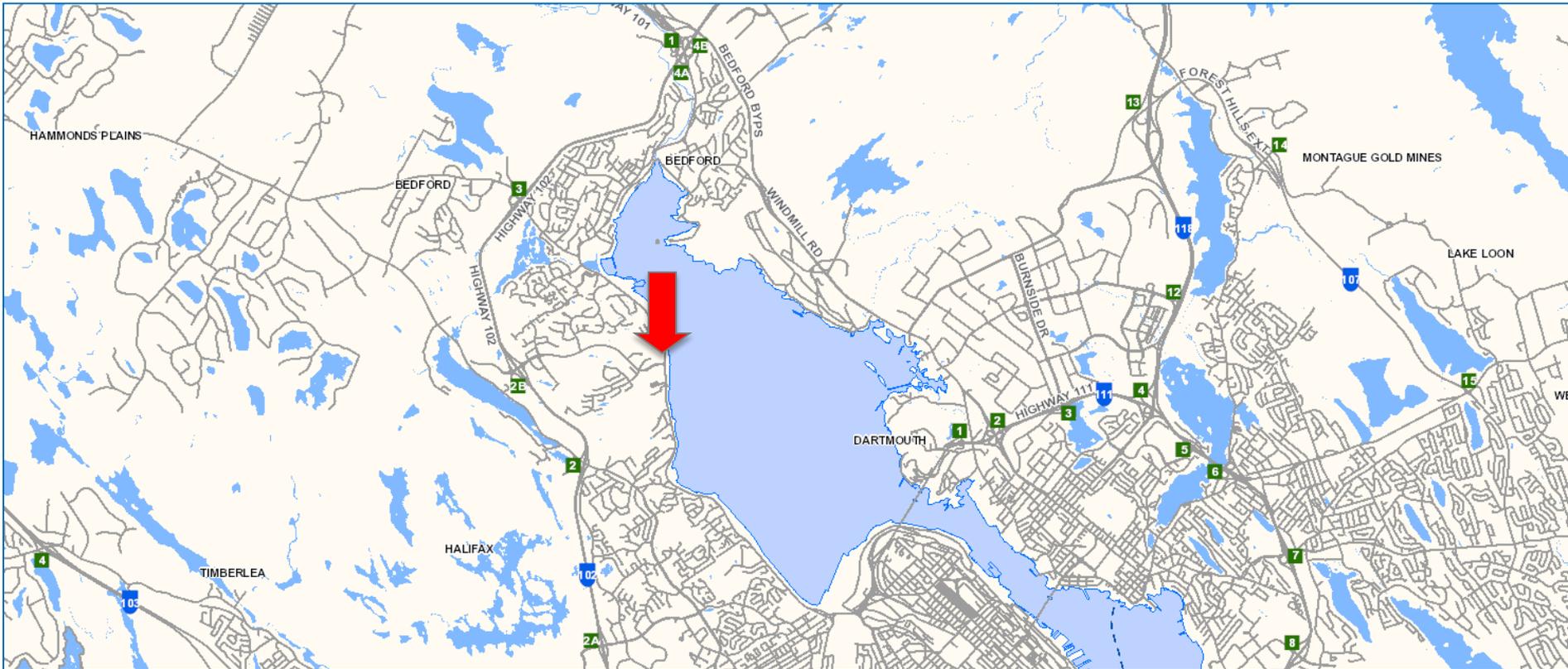
HALIFAX

Case 18993
Development Agreement
636 Bedford Highway, Halifax

North West Community Council

January 11, 2016

Context

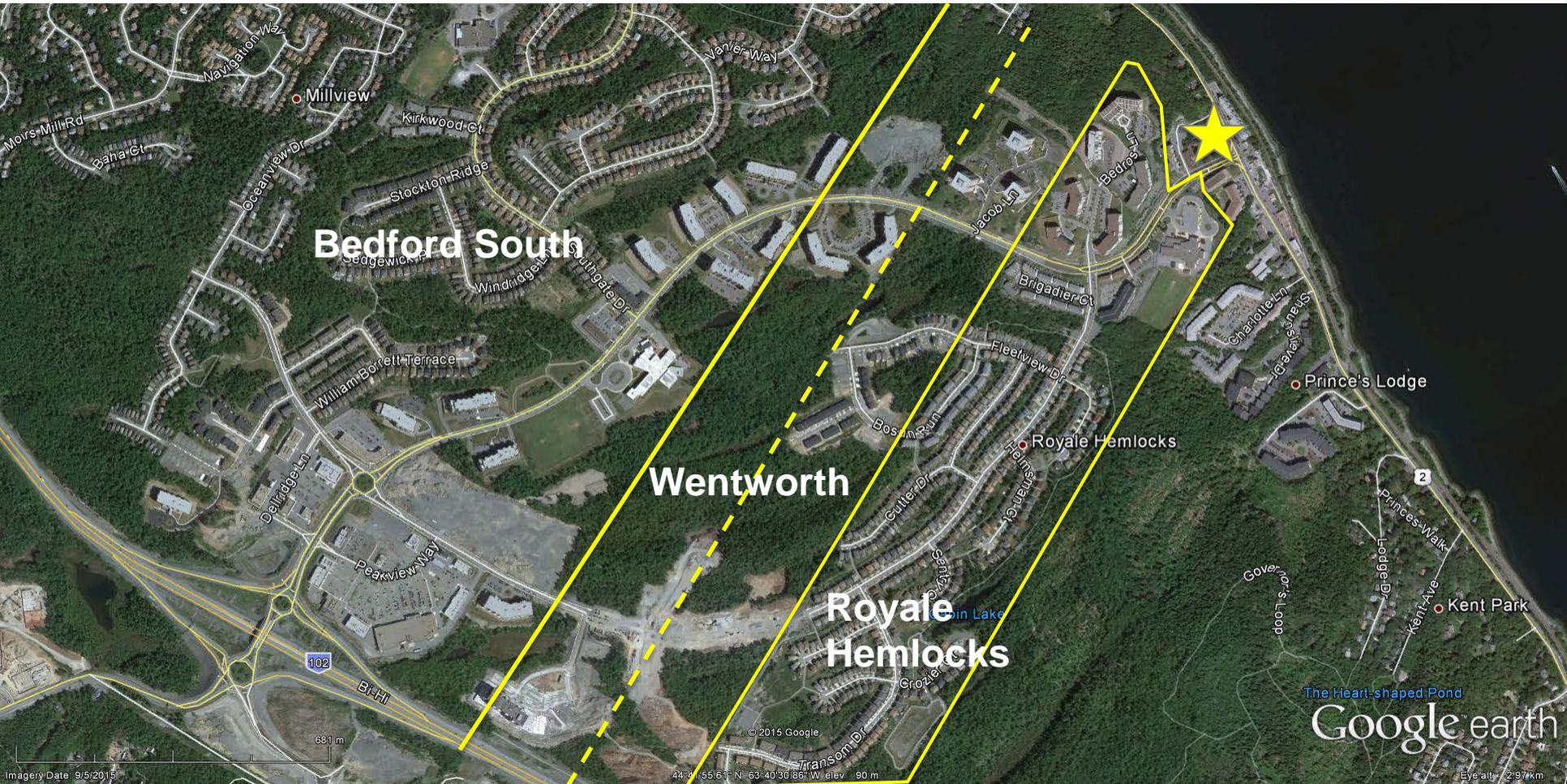


Case 18993

January 11, 2016

HALIFAX

Context

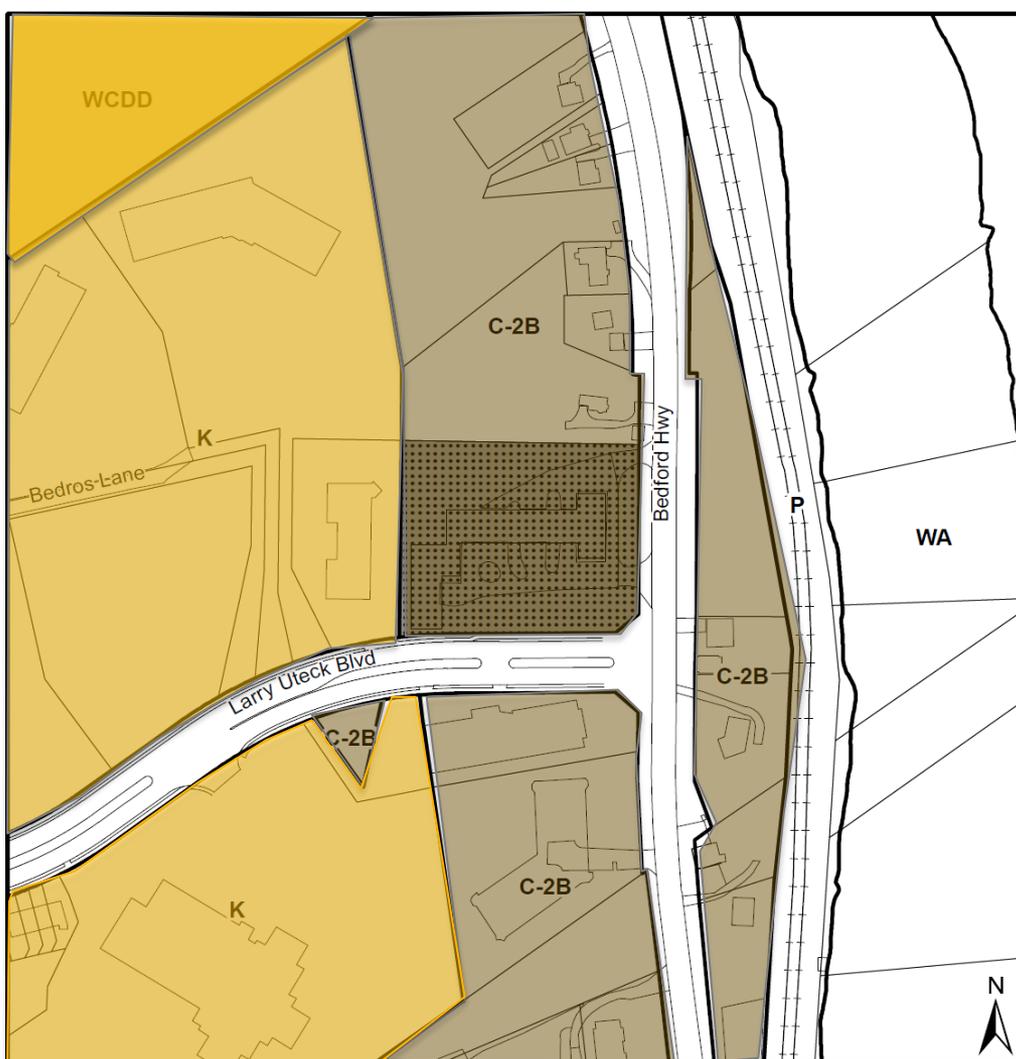


Context

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

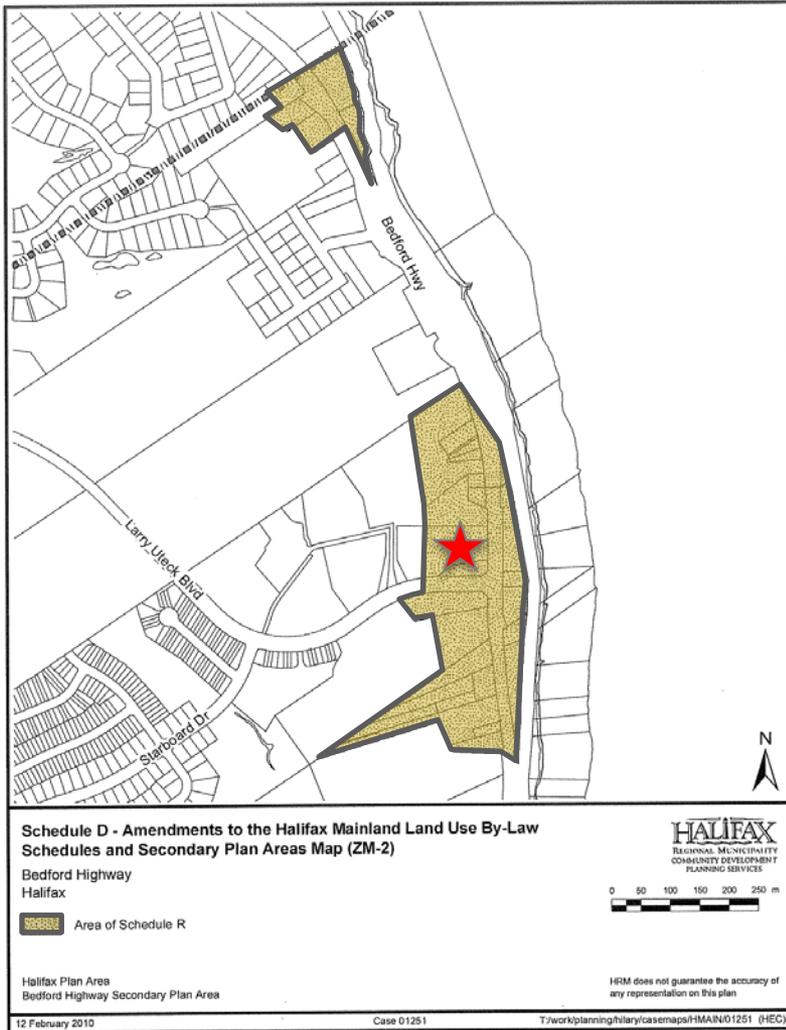
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REGIONAL MUNICIPALITY
DEVELOPMENT APPROVALS

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.

Schedule R

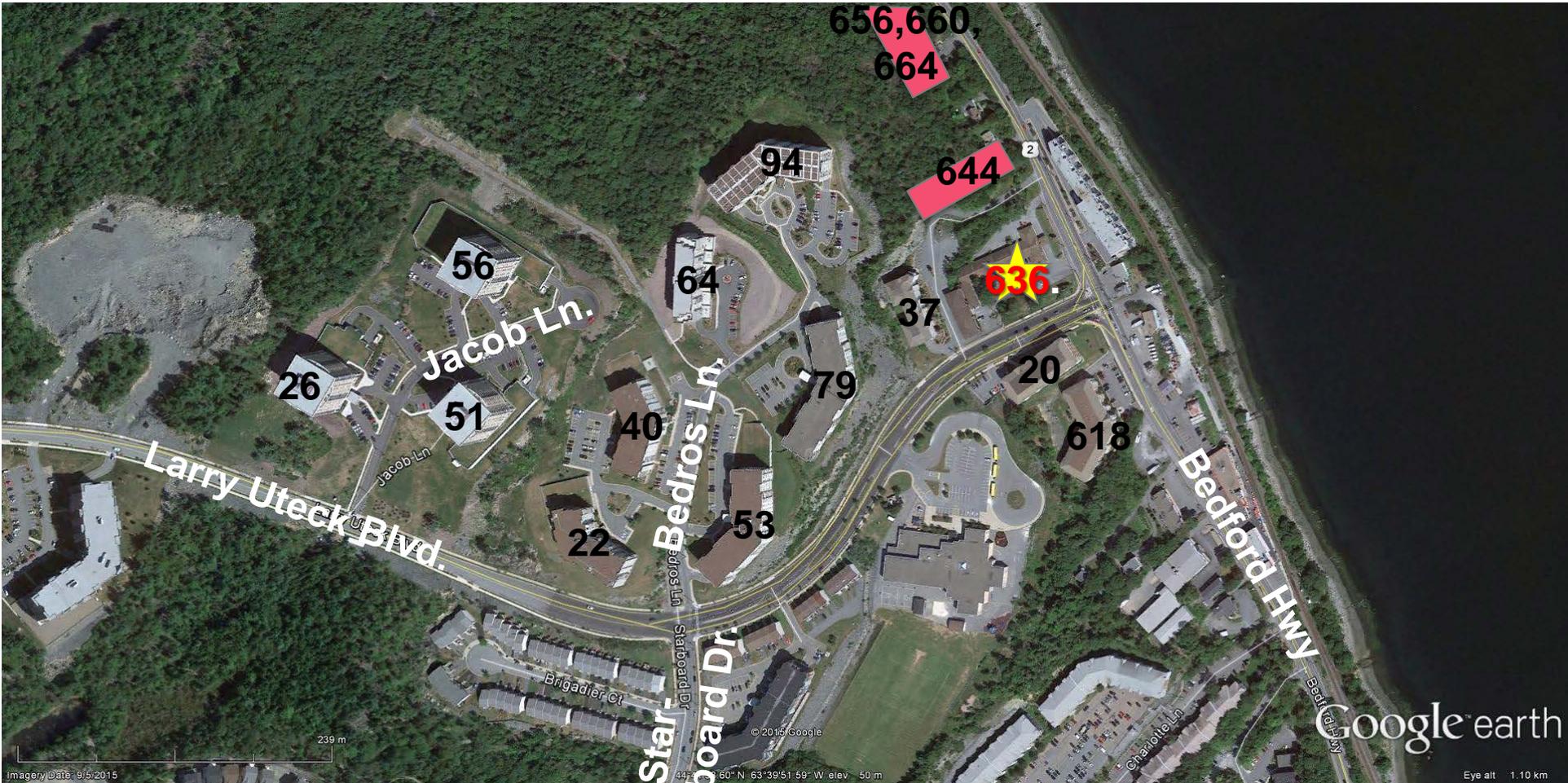


18993 Development Agreement

January-12-16

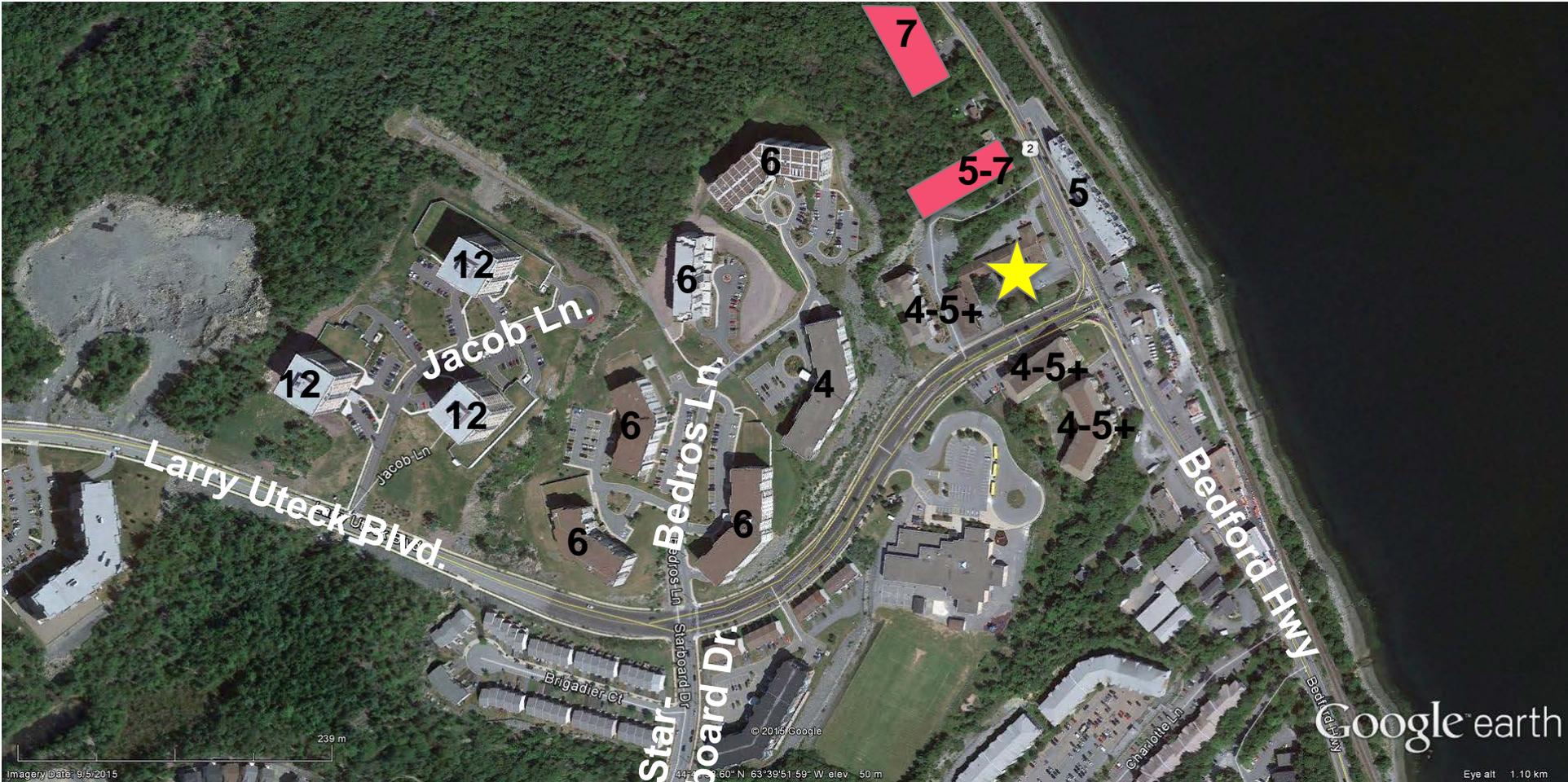
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Context – Civic Numbers

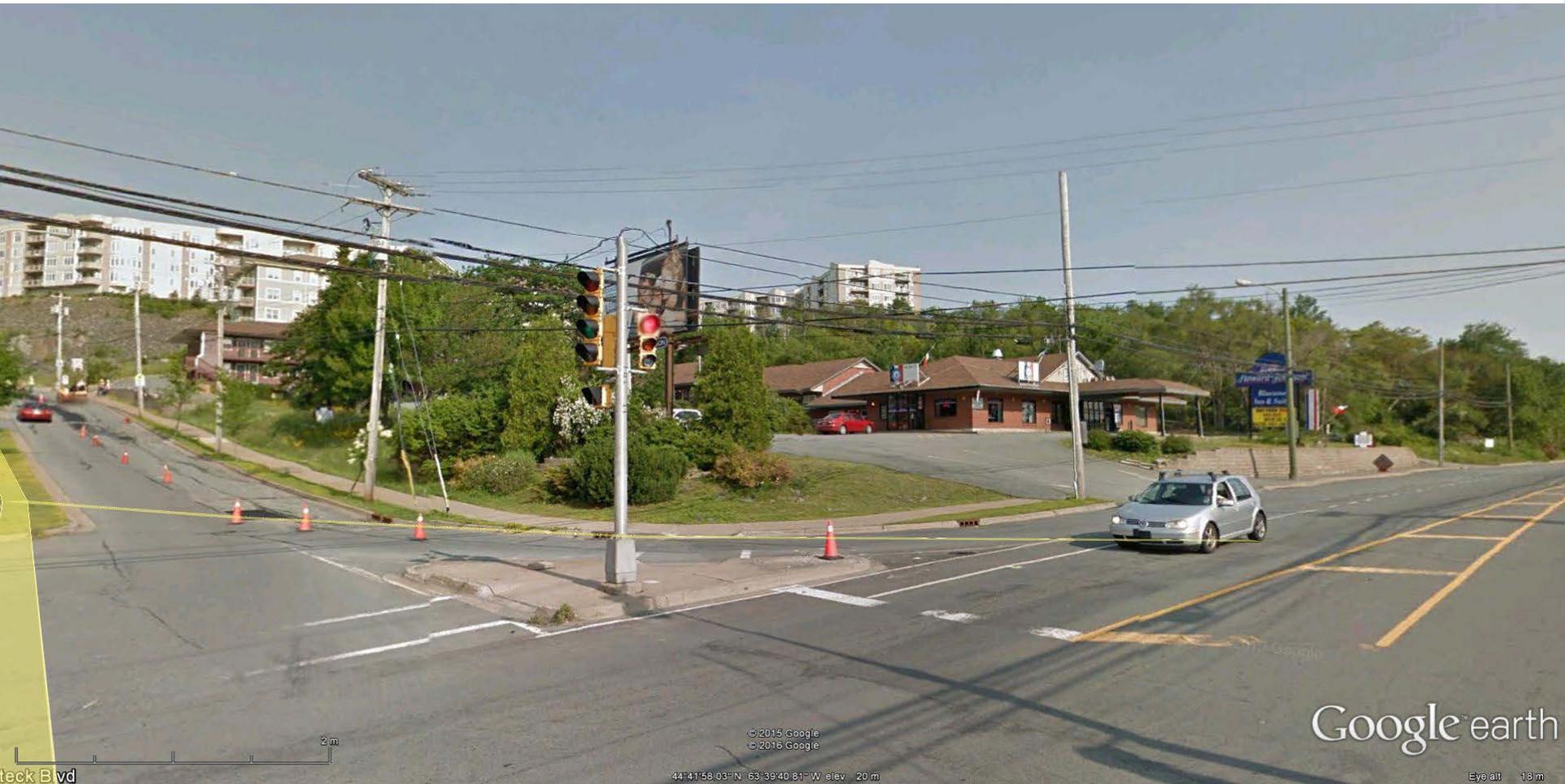


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Context – Building Heights



Context



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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

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.

Site Plan



Bedford Highway Elevation



Larry Uteck Blvd.-Elevation



2 South Elevation
1/16" = 1'-0"

Rendering

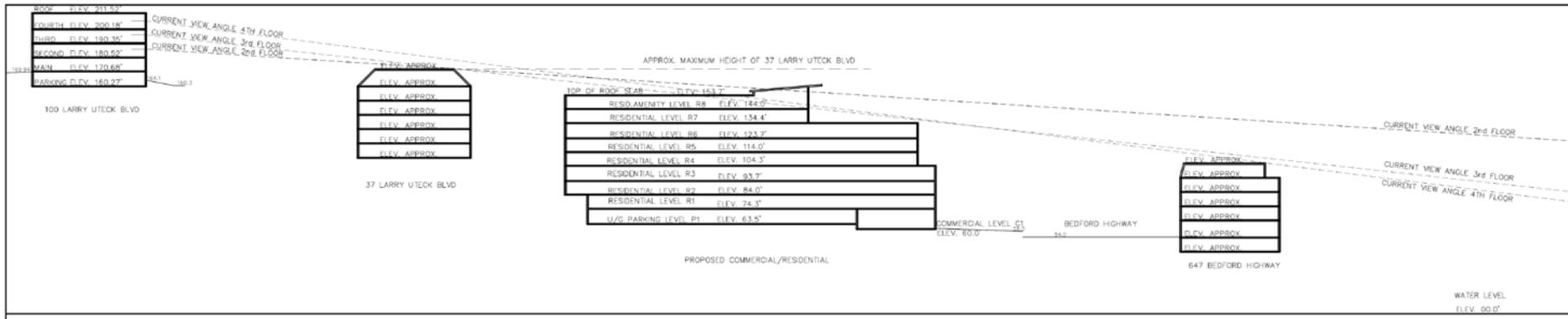


View from Bedford Highway

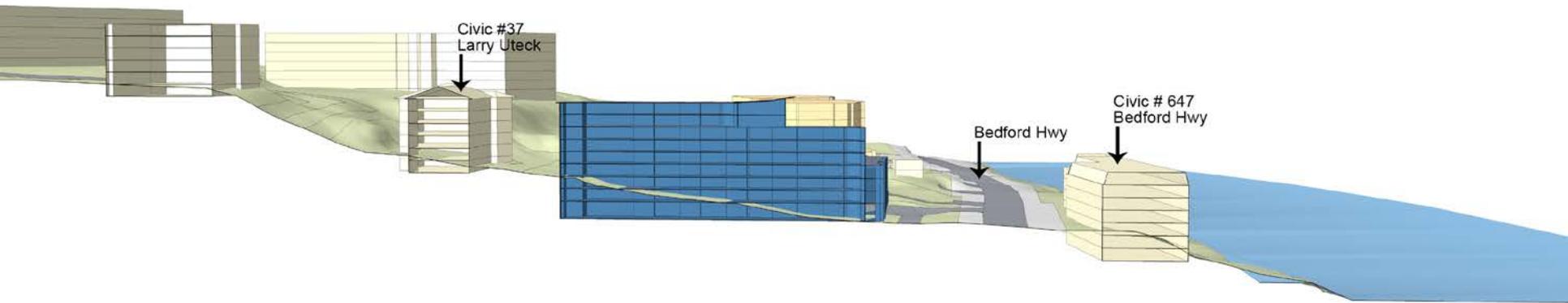
Issues

- Height – staff have negotiated a reduction from 10 storeys to 9 (total reduction of approx. 20 feet).
- Views
 - proposal is not anticipated to be viewed from existing trails (see slide);
 - private views are not protected however because of the reduction in height there should be limited impact except to 37 Larry Uteck.
- Building design
 - Greater height compared to other multiple unit dwellings, but staff are satisfied that the building fits in to the topography.
 - articulation and detail = finer grain design as required by policy.
 - design keeps a reasonable profile given the site.

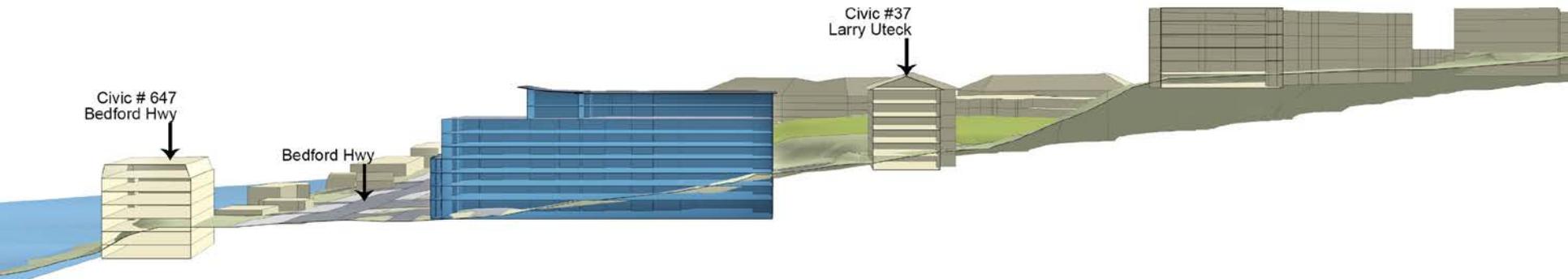
Site Cross Section



Views and Relationships with other buildings

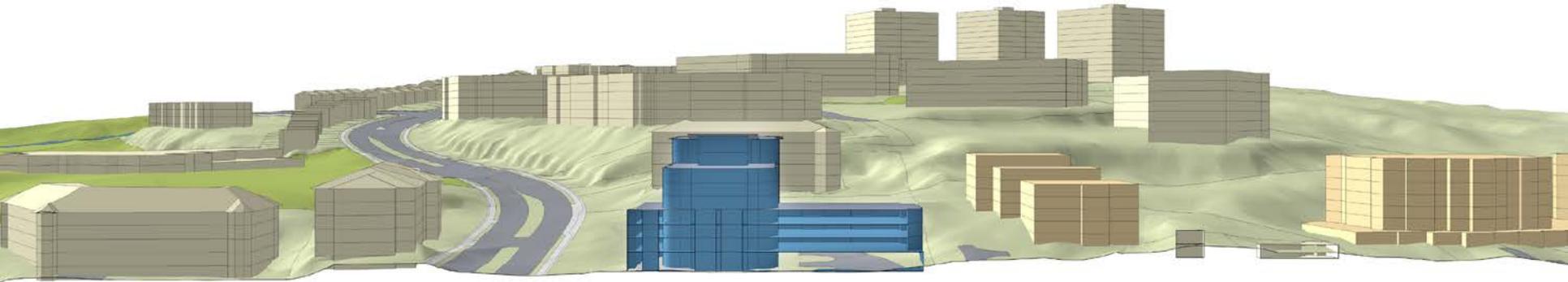


Views and Relationships with other buildings



HALIFAX

Views and Relationships with other buildings



HALIFAX

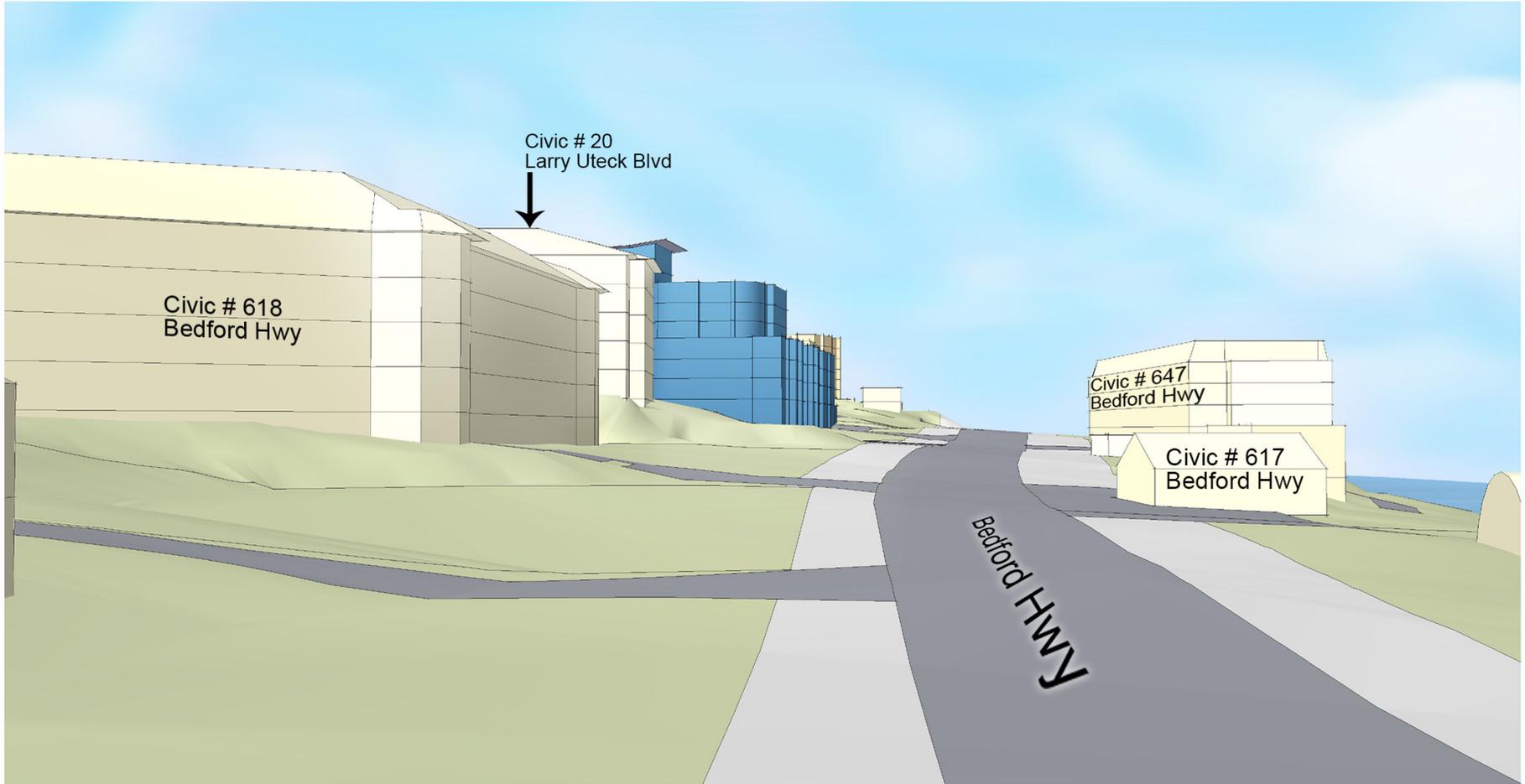
Views and Relationships with other buildings



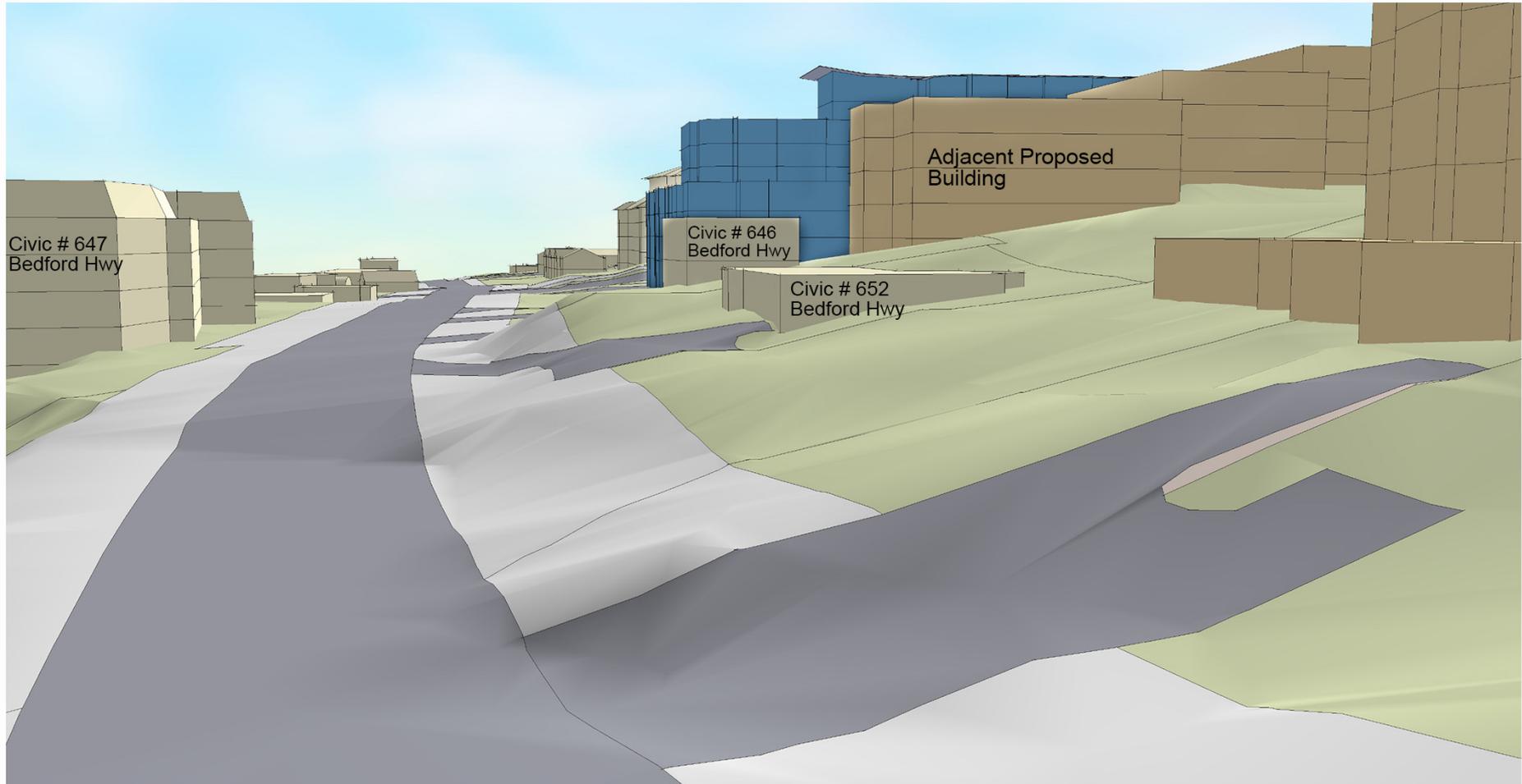
Views and Relationships with other buildings



Views and Relationships with other buildings



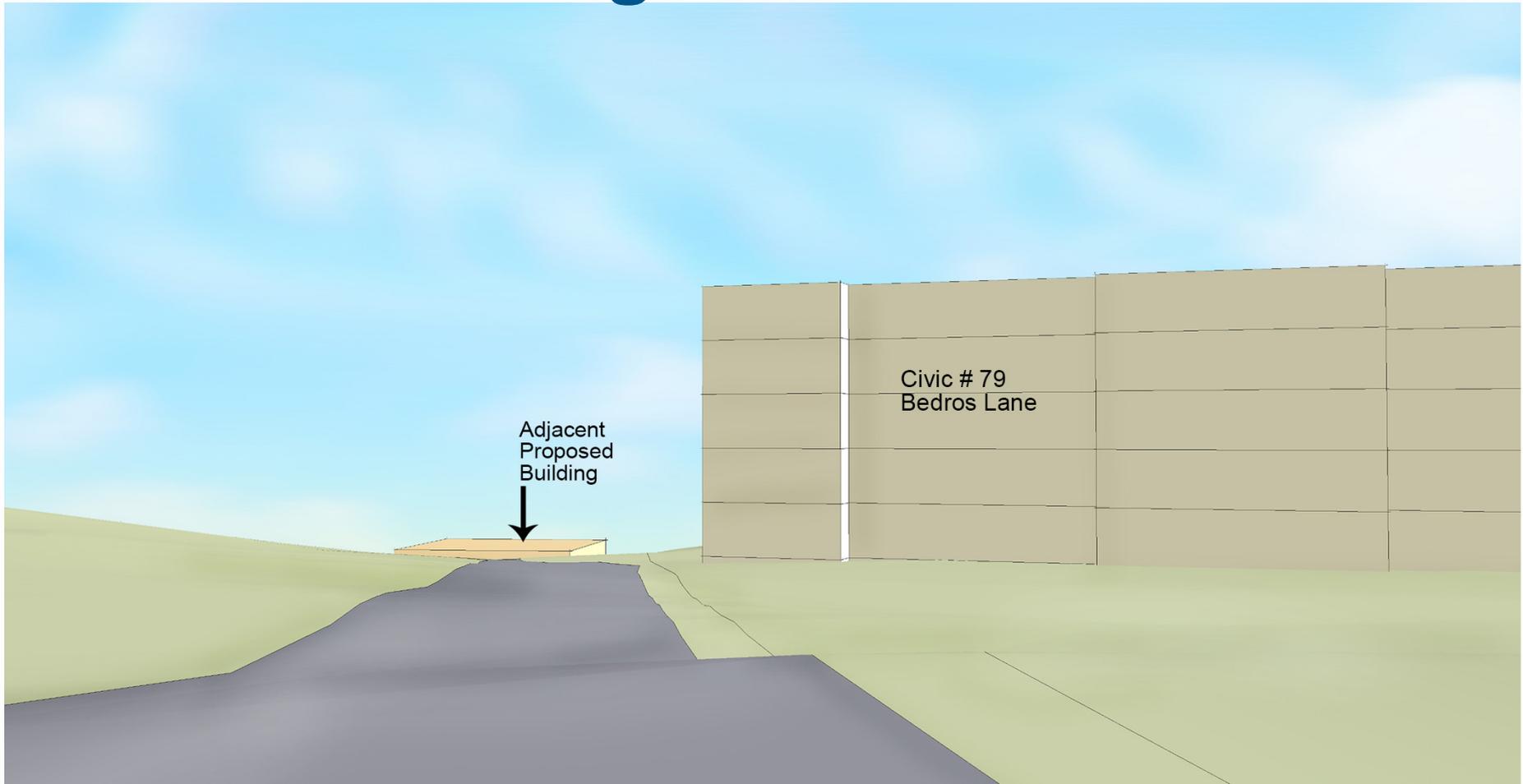
Views and Relationships with other buildings



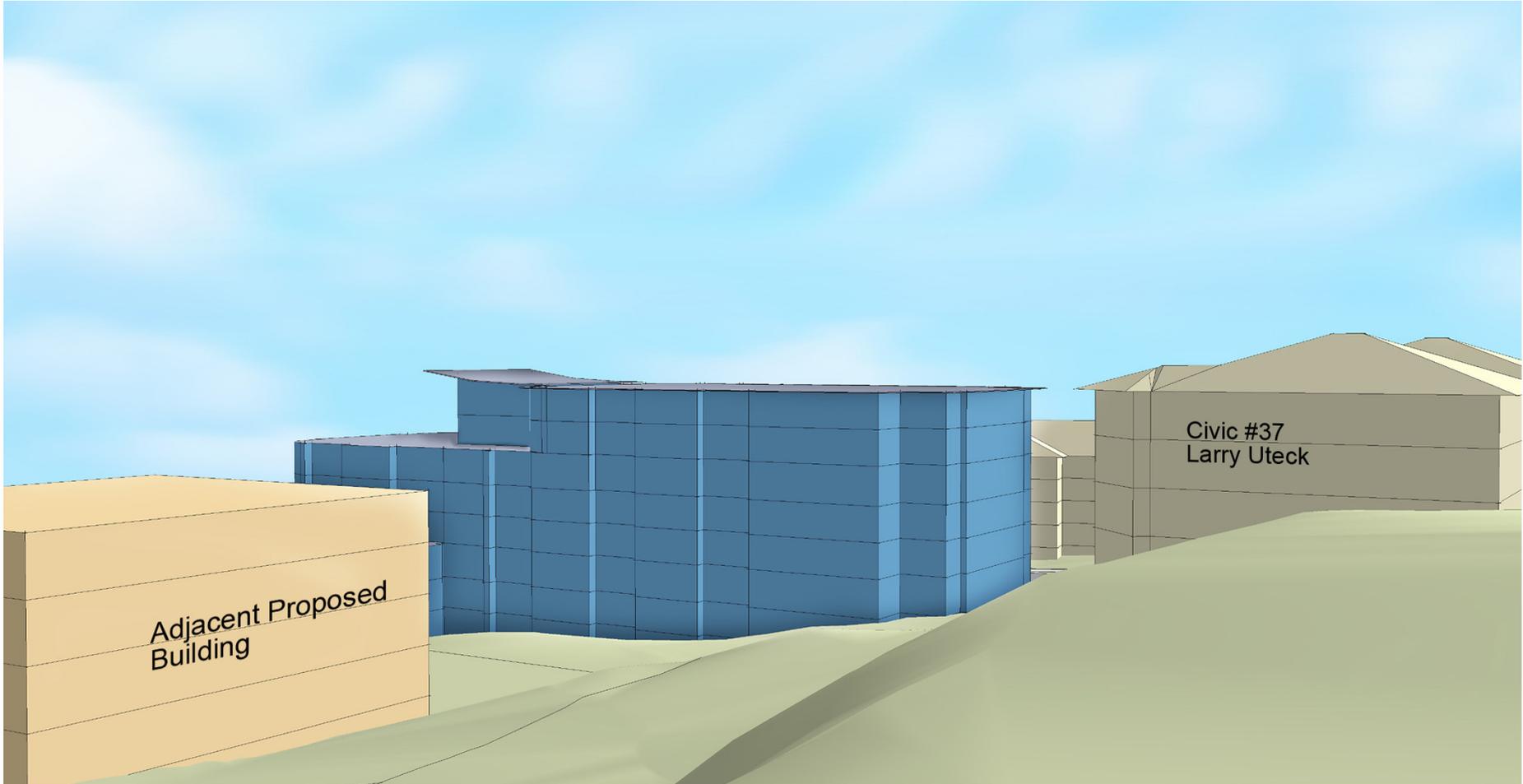
Views and Relationships with other buildings



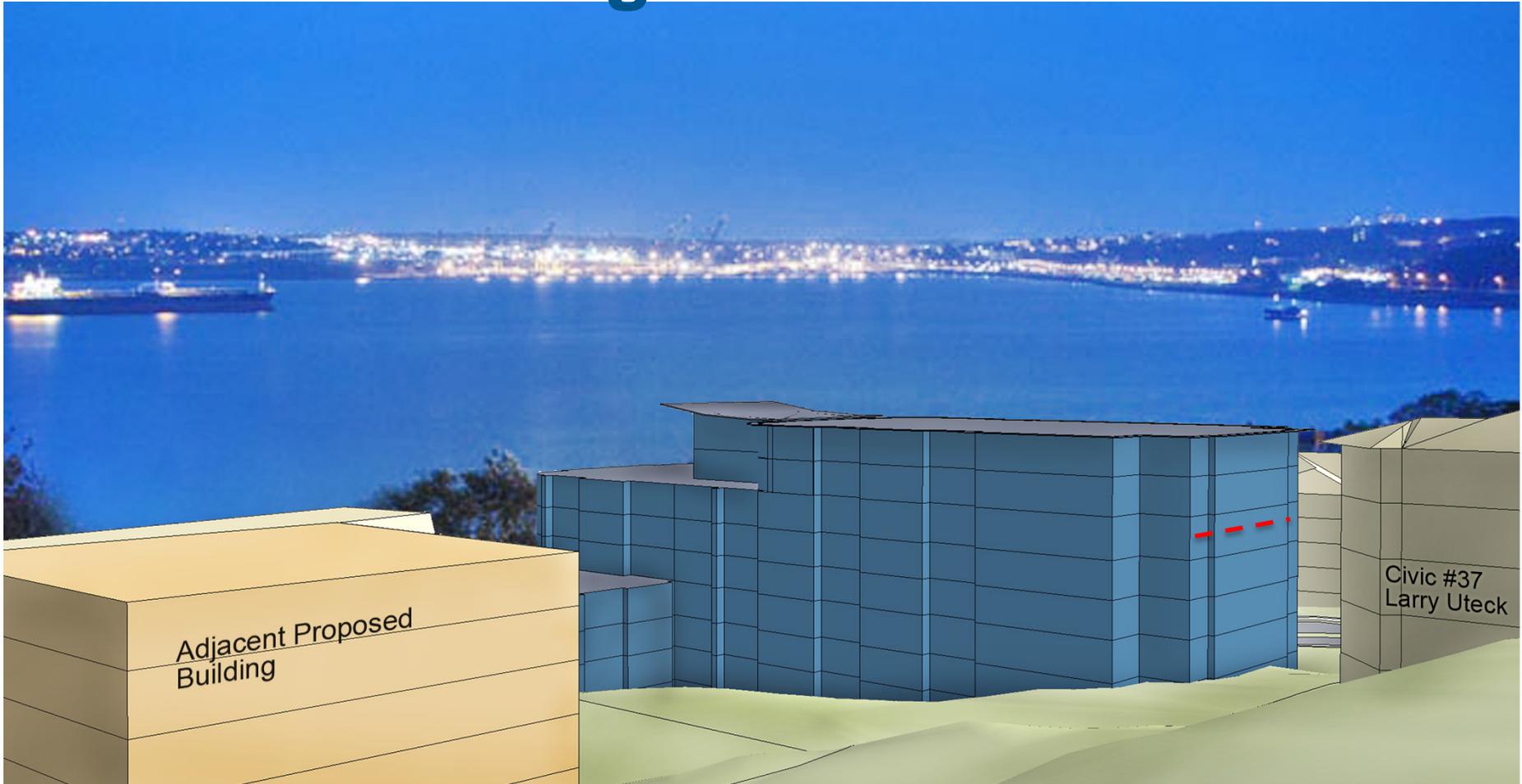
Views and Relationships with other buildings



Views and Relationships with other buildings



Views and Relationships with other buildings



Issues

- Transportation
 - Left hand turning lane
 - No turning lane required because of Larry Uteck Blvd left hand turn.
 - Bedford Hwy public sidewalk to be reconstructed by applicant.
 - Pedestrian connectivity to all entrances.
 - Traffic Study – results confirmed by Traffic Services who verified counts with their own data.
 - Access reviewed and considered safe.

Issues

- Transportation
 - Bedros Lane issues discussed with Traffic Services. They are monitoring this intersection and will update warrants for traffic control as required.
 - Starboard Drive connection will open in the spring.
- A full review of the issues can be found in the staff report.

Conclusion

- Staff are satisfied the proposal meets the requirements of the MPS.
- Staff are recommending North West Community Council approved the proposal as identified in the recommendation section of the report.