

HALIFAX

Case 20159

Victoria Rd. and South Park St. Municipal Planning Strategy Amendments

Halifax Peninsula Planning Advisory Committee
May 28, 2018

Application

Applicant: Kassner Goodspeed Architects

Request: Municipal Planning Strategy and Land Use By-law amendments to allow:

- A one storey addition to an existing eight storey multi unit residential dwelling (5713 Victoria Rd.)
- Removal of two residential detached dwellings (1102 and 1106 South Park St.) and development of a 9 storey building addition; and
- Development of ground floor commercial uses.

Proposal:



Site Context



1102 and 1106 South Park St.



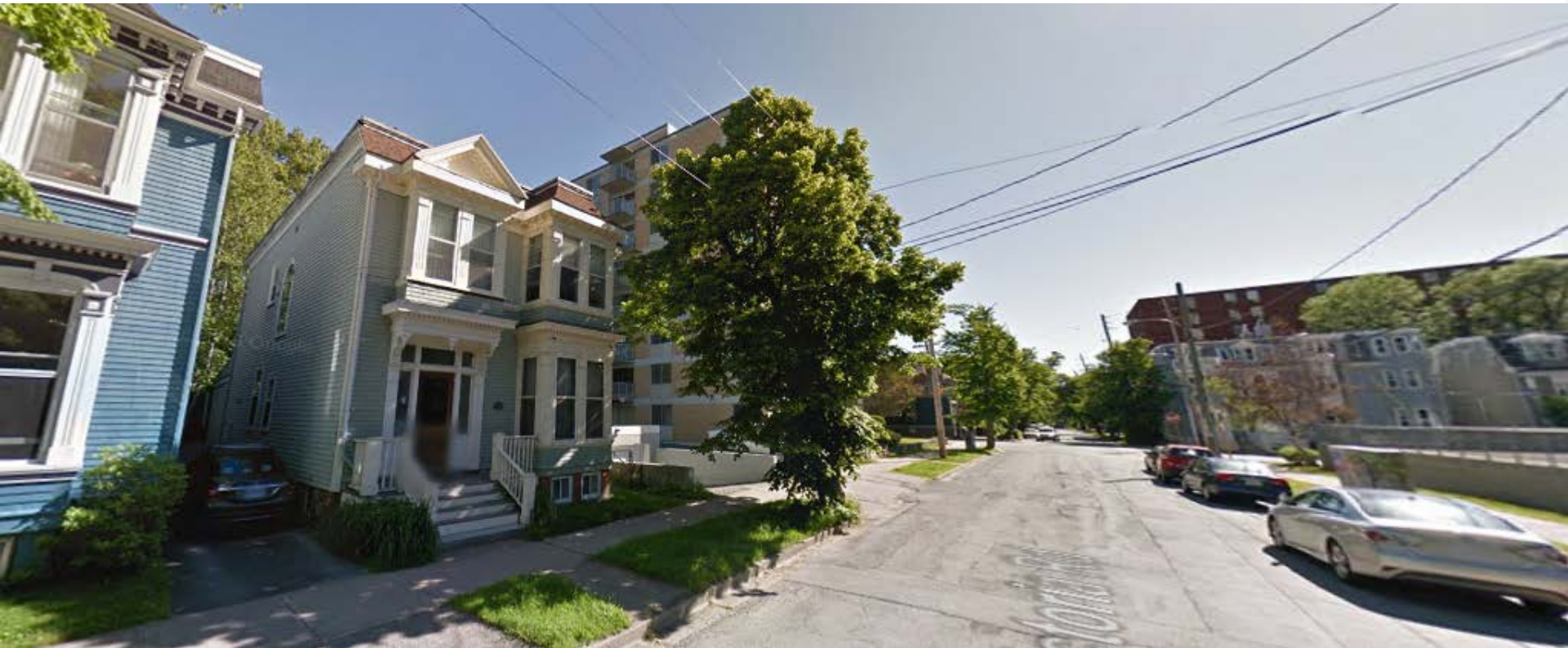
Subject site looking southwest from South Park Street.

5713 Victoria Rd.



Subject site looking northwest from South Park Street and Victoria Road Intersection.

Site Context – Victoria Rd.



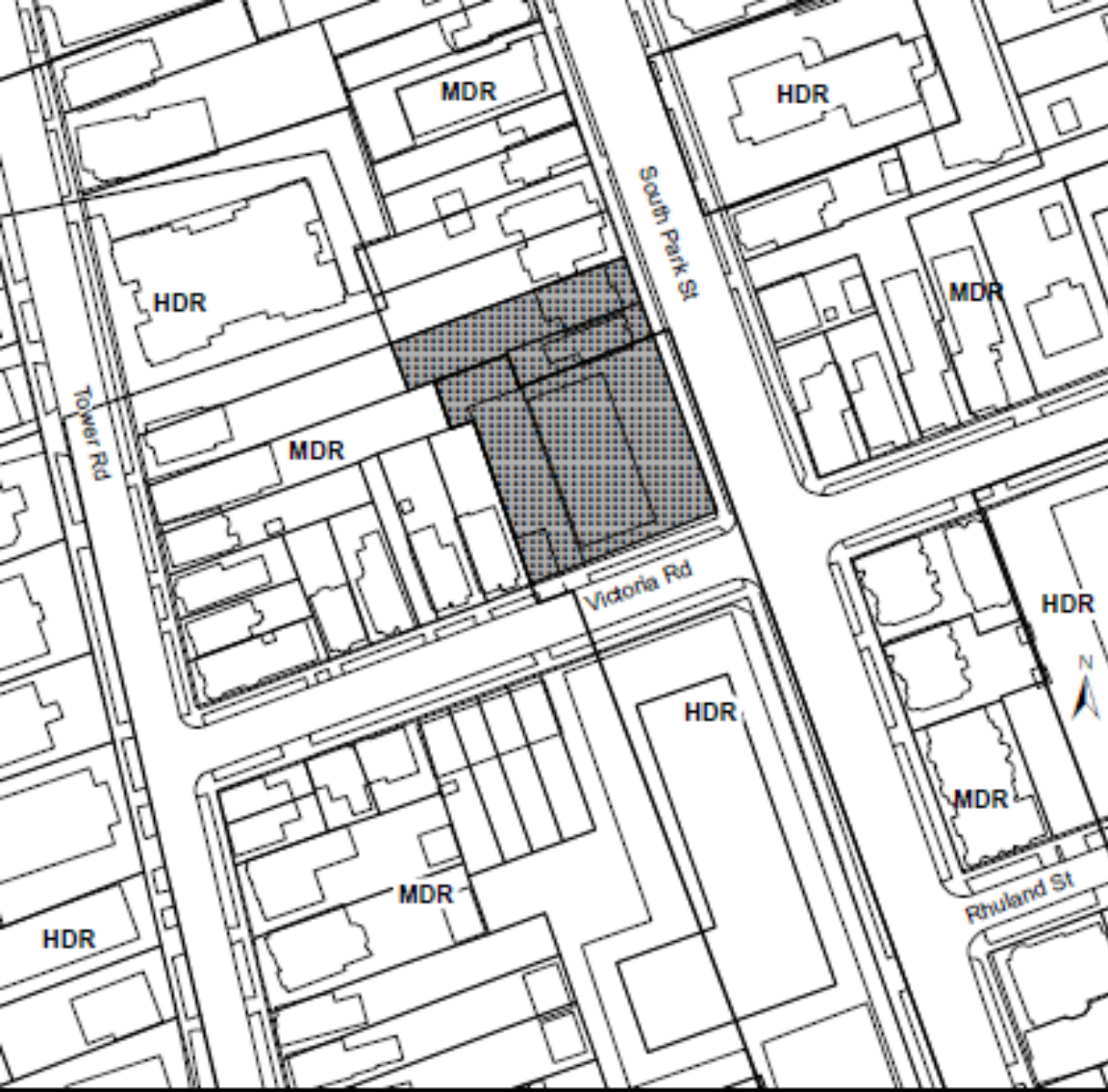
Subject site looking northeast from Victoria Road.

Halifax Municipal Planning Strategy


South End Secondary Plan Area

MPS Designation:

- Most of the site: **High Density Residential (HDR)**
- A portion: **Medium Density Residential (MDR)**



Map 1 - Generalized Future Land Use
Victoria Road and South Park Street.
Halifax

 Subject Properties

Halifax Plan Area
South End Area Plan Area

Designation
MDR Medium Density Residential
HDR High Density Residential

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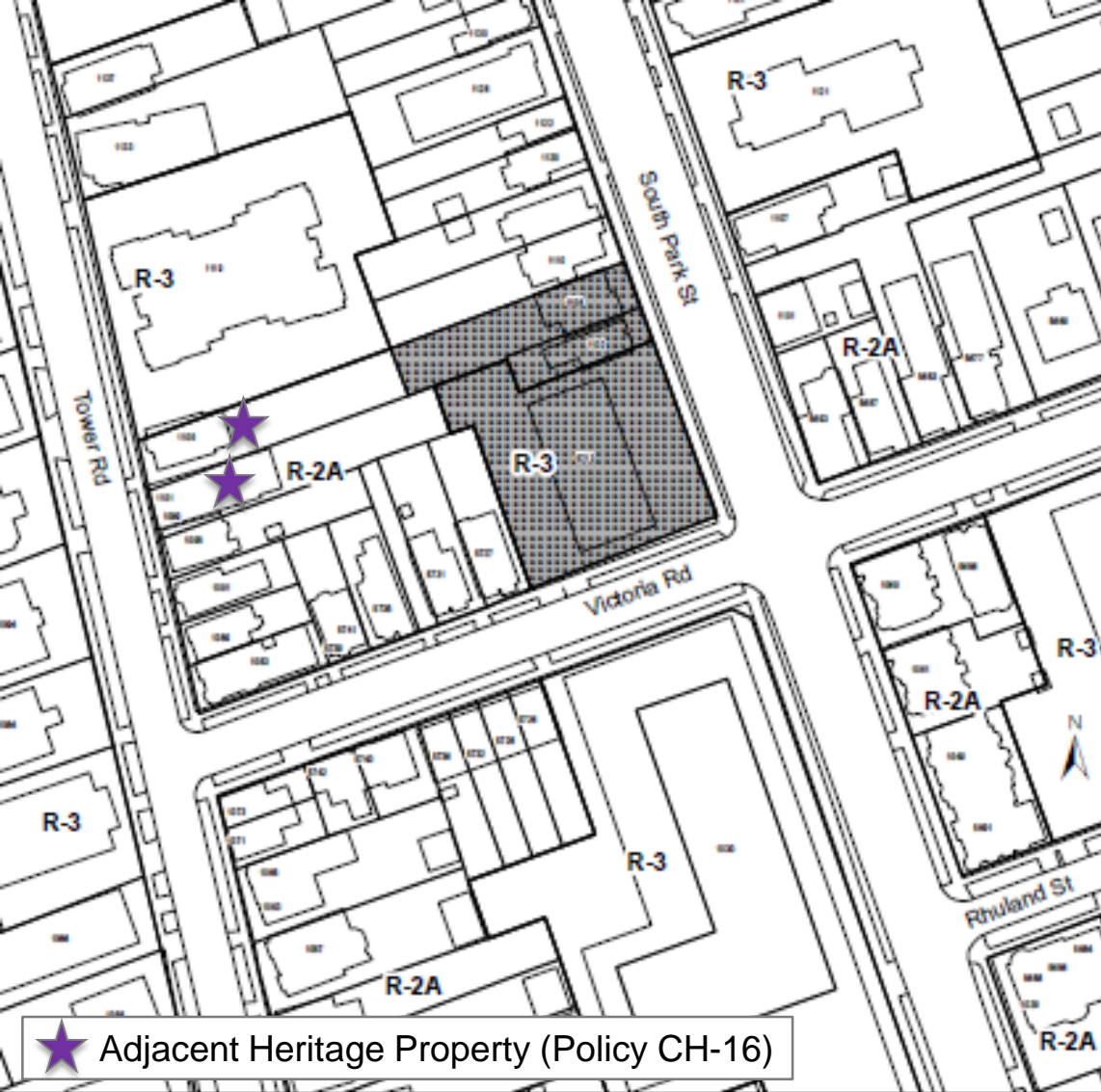


This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated. The accuracy of any representation on this plan is not guaranteed.

Halifax Peninsula Land Use By-law

Zoning:

- Most of the site: **R-3**
(Multiple Dwelling Zone)
- A portion: **R-2-A**
(General Residential Conversion Zone)



★ Adjacent Heritage Property (Policy CH-16)

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Regional Council direction

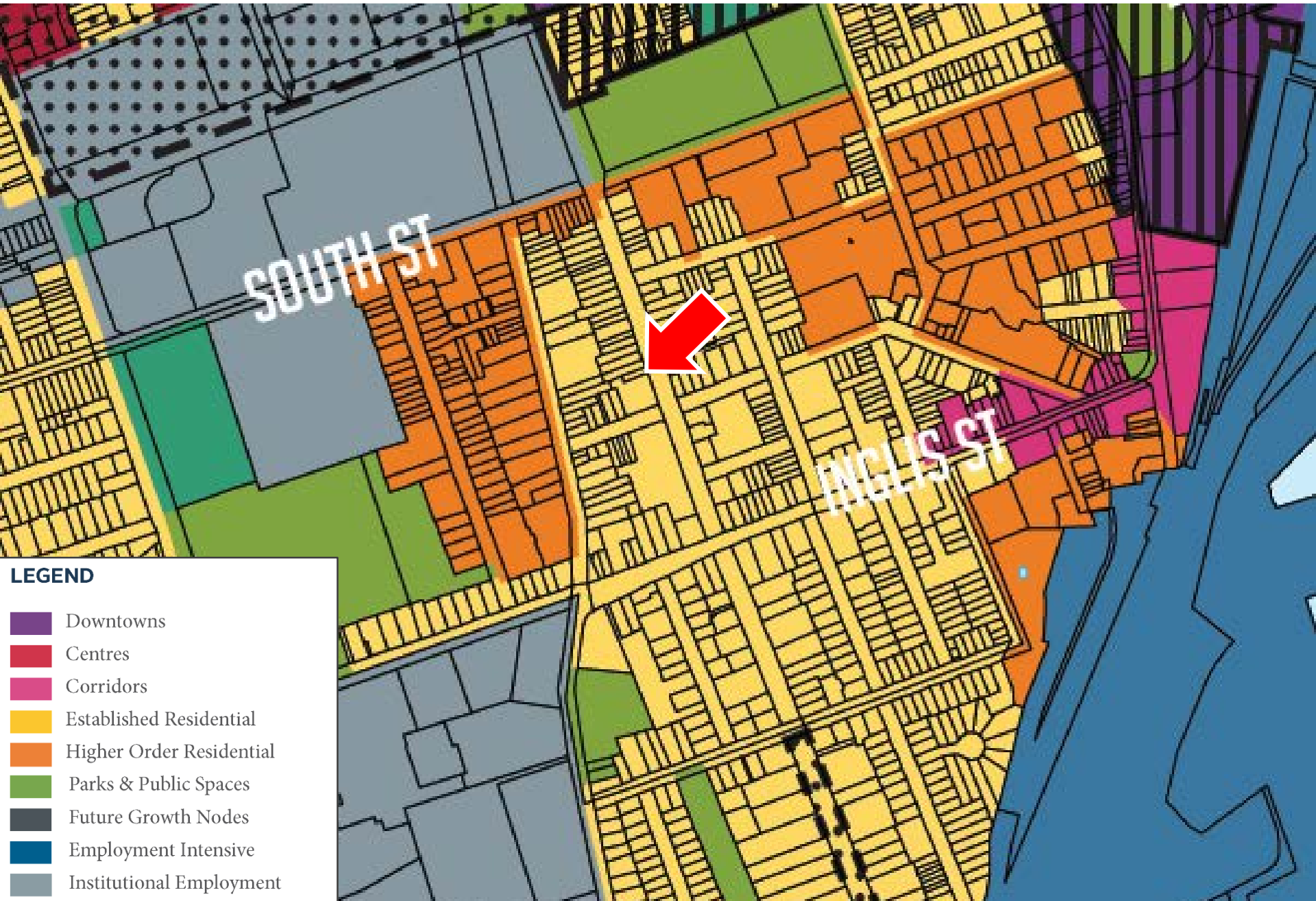
August 1, 2017 Motion directed staff to:

1. Consider the application as a site-specific amendment to the current municipal planning strategy policy, subject to the proposal:
 - a) **generally aligning with the June 2017 Centre Plan document relative to Urban Structure, Height and Floor Area Ratio, and**
 - b) **addressing the planning principles of transition, pedestrian-orientation, human-scale, building design, and context-sensitive** as outlined in the staff report.
2. Public engagement (Public Meeting held April 9, 2018)

Centre Plan Considerations

Existing MPS Policy Considerations	<p>The existing 8-storey apartment building was built to meet the standards of the R-3 Zone enabled by the High-Density Residential designation; however, due to the subsequent adoption of a 35 Foot Height Precinct in the area, the building is a non-conforming structure subject to the provisions of the <i>HRM Charter</i>.</p> <p>The portion of the subject site designated Medium-Density Residential and zoned R-2A, currently developed with detached dwellings, is contemplated for additional residential density through infill housing, by converting existing dwellings to a maximum of 14 units.</p> <p>The subject site is not contemplated for commercial uses; however, the R-3 Zone permits some limited commercial uses in apartment buildings of 100 units or more.</p>
Centre Plan Considerations	<p>The Centre Plan identifies the entire subject site within an Established Residential Area. Policy direction 2.1.2 states: <i>“Allow the redevelopment of non-conforming sites through development agreement. Any increase in unit count could be negotiated in the agreement and must involve public engagement with the surrounding community.”</i></p>

Centre Plan Urban Structure



LEGEND

- Downtowns
- Centres
- Corridors
- Established Residential
- Higher Order Residential
- Parks & Public Spaces
- Future Growth Nodes
- Employment Intensive
- Institutional Employment

Regional Council Direction

2.1.2 URBAN DESIGN

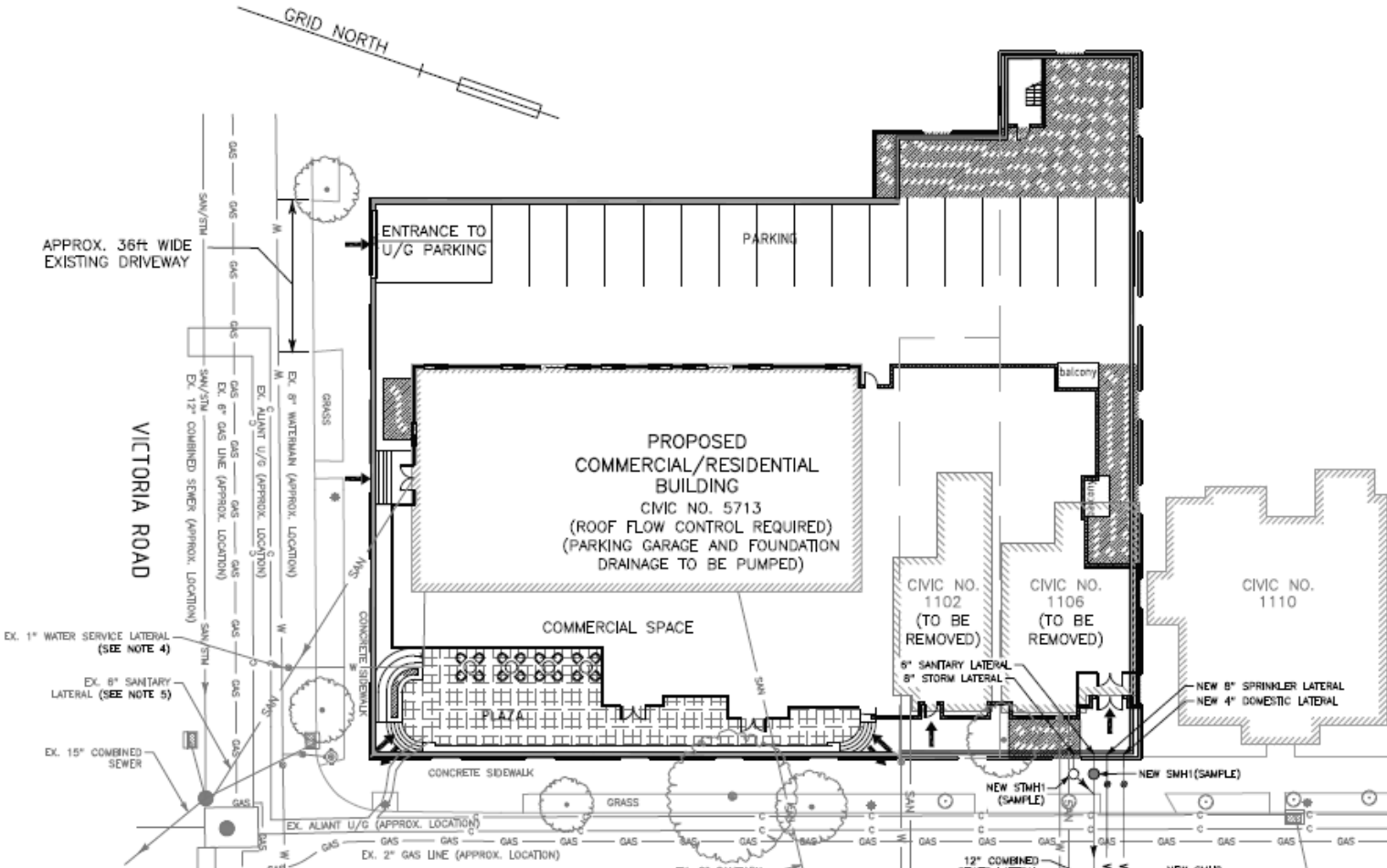
- LU** b) Allow the redevelopment of non-conforming sites through development agreement. Any increase in unit count could be negotiated in the agreement and must involve public engagement with the surrounding community.

4.1.4 DISCRETIONARY TOOLS

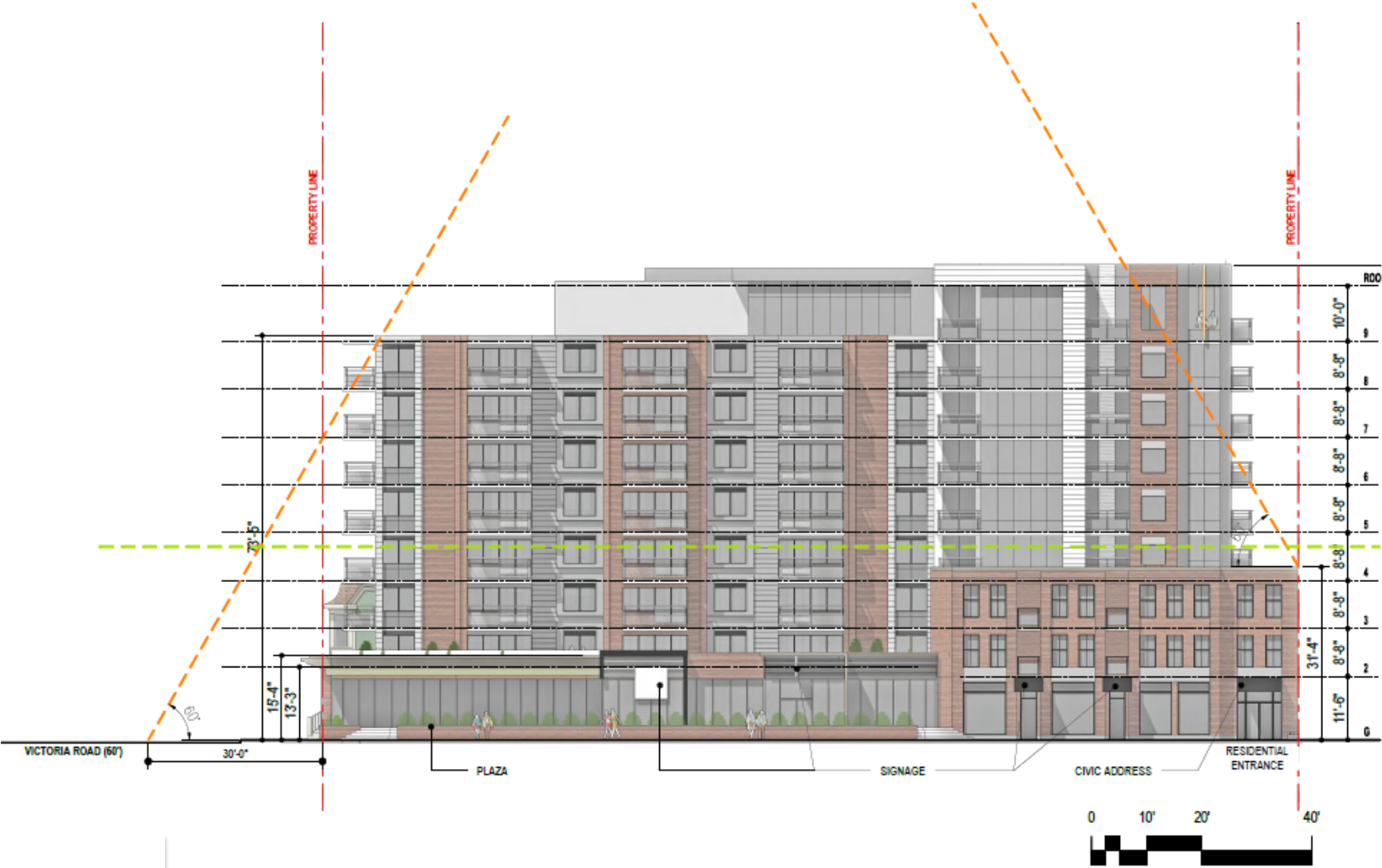
Development Agreement

- c) There are special circumstances that require a customized development agreement to address the complexity of a particular site and proposal. A development agreement is the preferred tool to define use and design regulations for:
- i. Development of large sites (greater than 1 hectare);
 - ii. Redevelopment of existing multi-unit non-conforming buildings ;
 - iii. Changes in use or expansion of non-conforming commercial sites;
 - iv. Redevelopment of places of worship; and,
 - v. Non-industrial uses on the working harbourfront .

Proposal – Site Plan



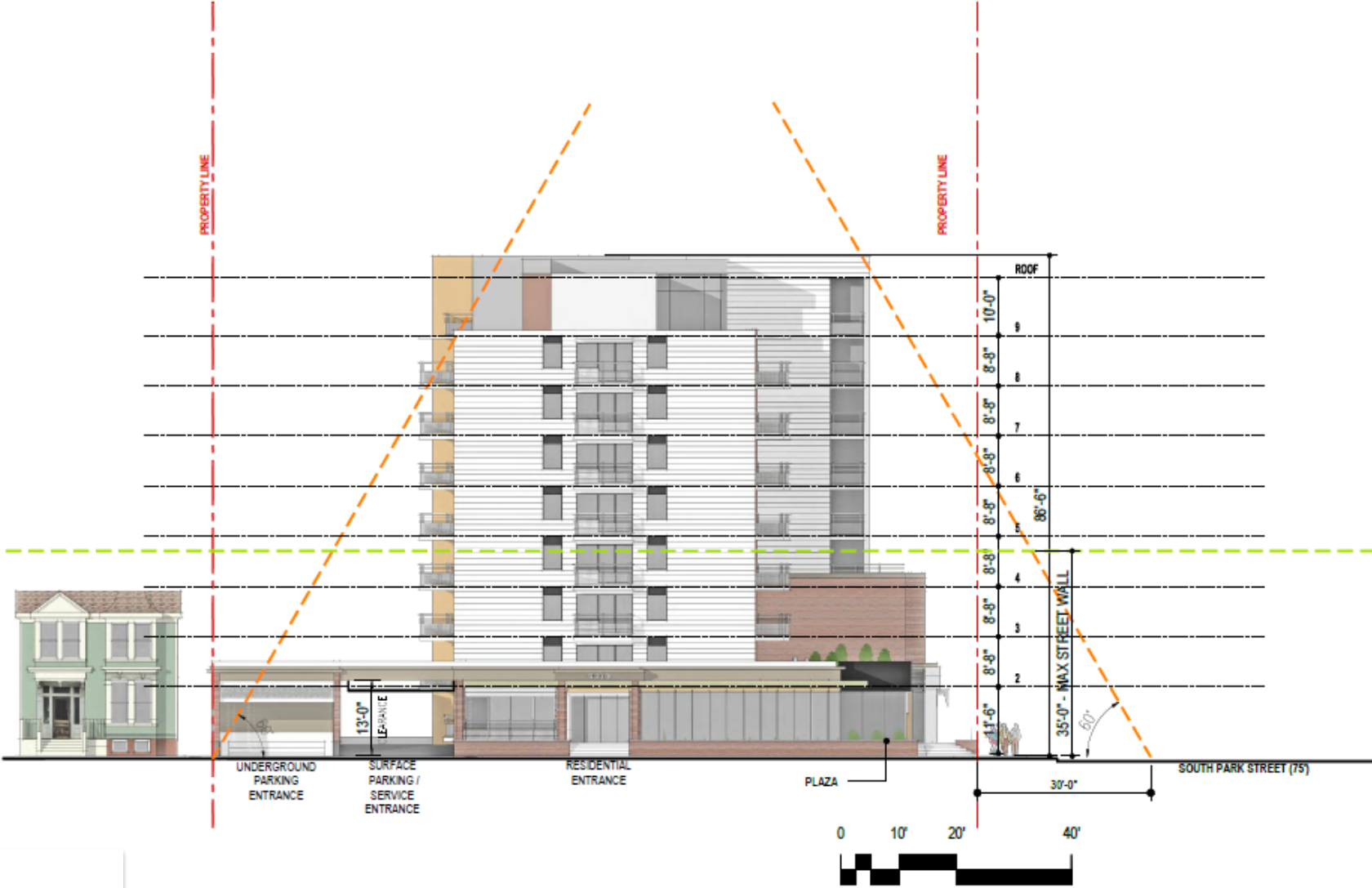
Proposal – East Elevation



Proposal – East Perspective



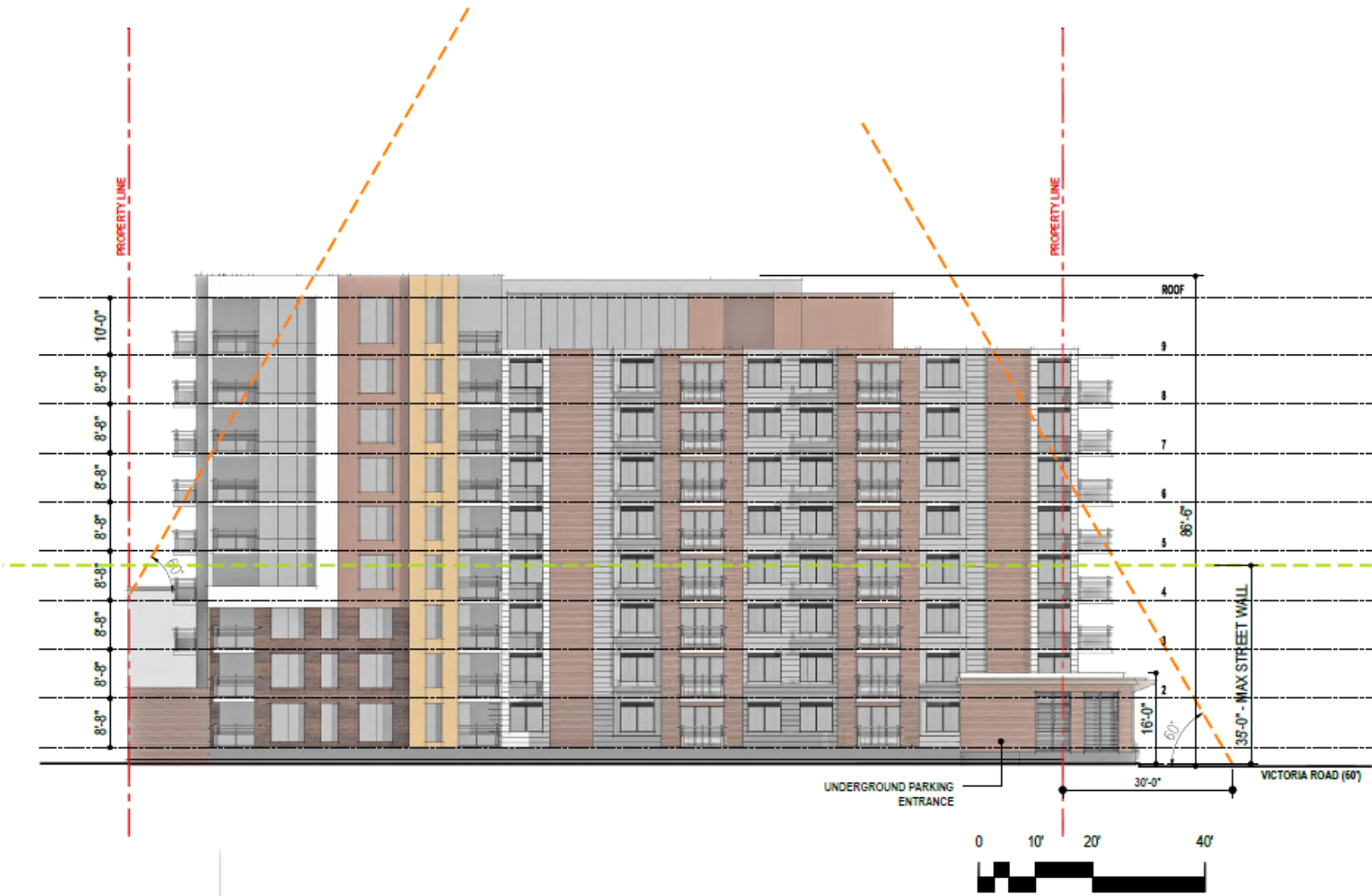
Proposal – South Elevation



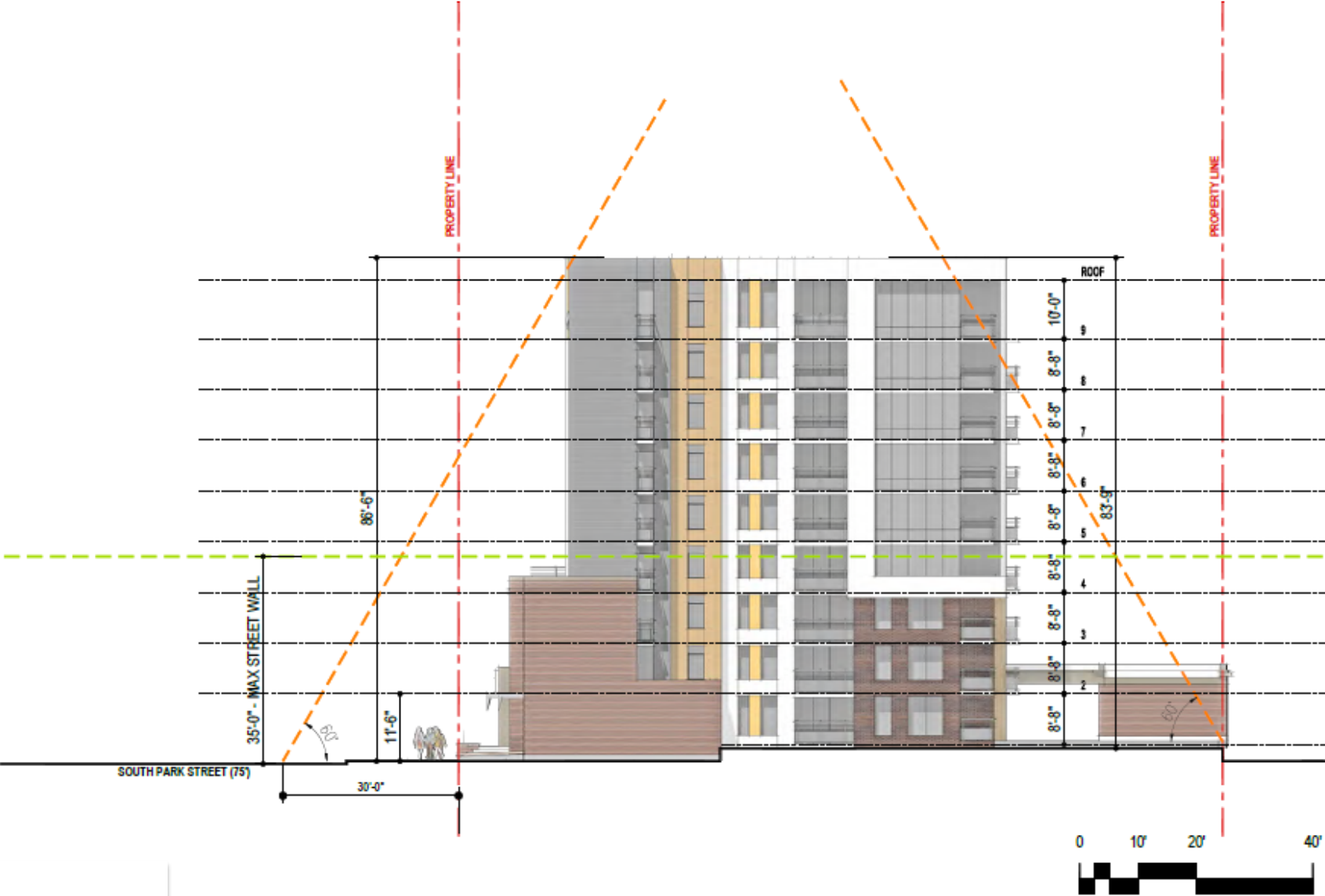
Proposal – South Perspective



Proposal - West Elevation



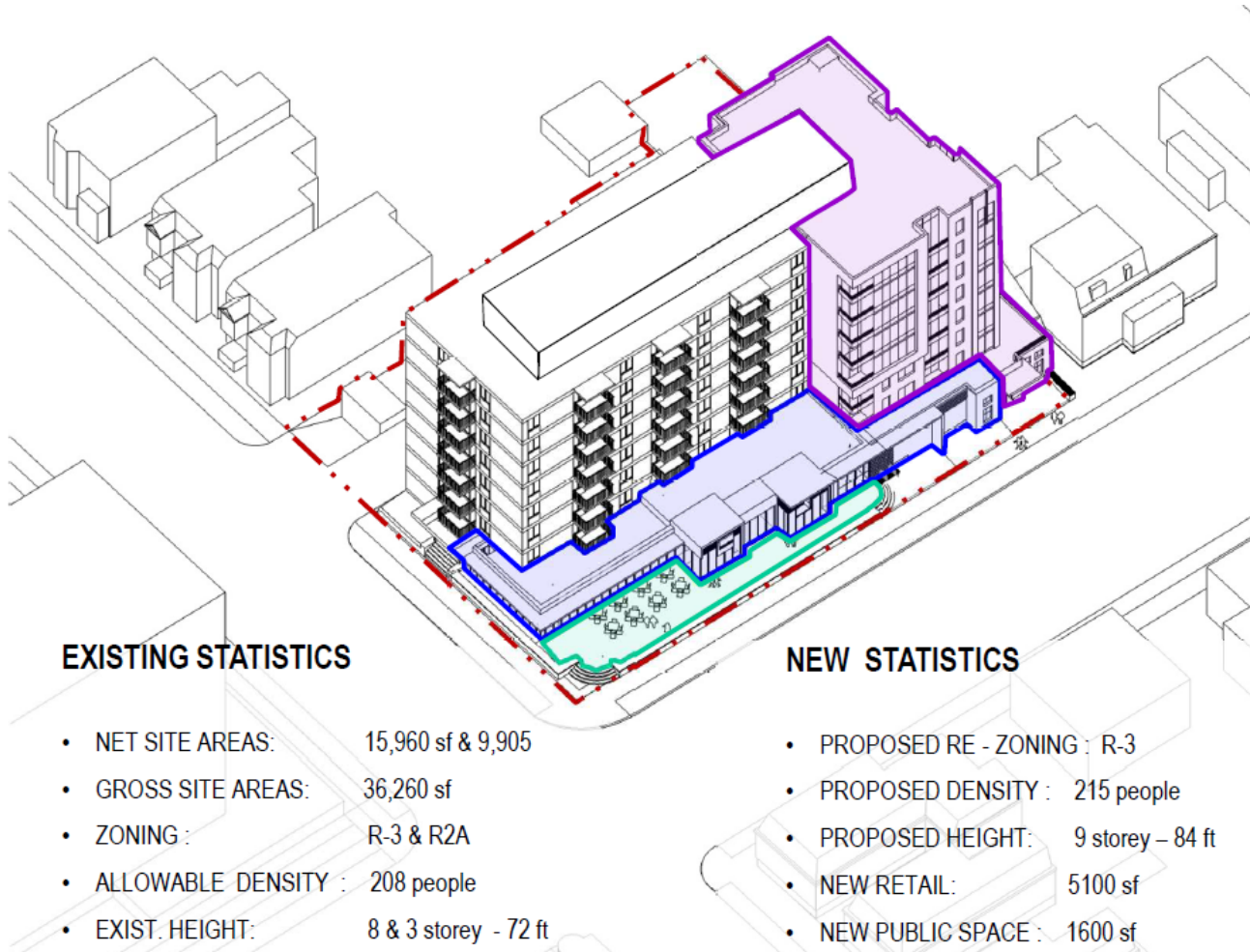
Proposal – North Elevation



Proposal – West/North Perspective



Proposal



PROPOSED CHANGES

- SITE BOUNDARY
- RETAIL SPACE - 1 STORY
- PLAZA - NEW PUBLIC SPACE
- RESIDENTIAL TOWER - 9 STORY

EXISTING STATISTICS

- NET SITE AREAS: 15,960 sf & 9,905
- GROSS SITE AREAS: 36,260 sf
- ZONING: R-3 & R2A
- ALLOWABLE DENSITY: 208 people
- EXIST. HEIGHT: 8 & 3 storey - 72 ft

NEW STATISTICS

- PROPOSED RE - ZONING: R-3
- PROPOSED DENSITY: 215 people
- PROPOSED HEIGHT: 9 storey - 84 ft
- NEW RETAIL: 5100 sf
- NEW PUBLIC SPACE: 1600 sf

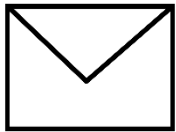
Public Engagement

- Public Open House: December 7, 2016
41 comments
 - **Form:** Some participants identified that this development is out of scale with the adjacent homes, and that the design could be improved. In their opinion, the exterior panelling does not appear to be high quality building material and reduces the appeal of the building. Other respondents stated that the height and/or scale seems reasonable for the area given the existing building and similar developments (Somerset Place) nearby.
 - **Character:** The predominant message conveyed through these comments is to preserve older homes which it was felt have heritage value. Other respondents noted that the proposed development does not fit with the neighbourhood and lacks historic features/recognition.
 - **Process:** Comments urge that Council wait for the Centre Plan and stick to the height rules.

Public Engagement

- Level of engagement completed was consultation achieved through a mail out notification and a public meeting held on April 9th, 2018.

**Notifications
Mailed**



89

**Meeting
Attendees**



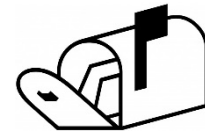
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**Meeting
Attendee
Speakers**



~7

**Letters/Emails
Comment
Forms
Received**



~1

Public Engagement

April 9, 2018 Public Meeting

Form: too tall; too dense; building step-backs could be increased to improve transition; improved design variation and building articulation may reduce wind impact.

Character: not in keeping with the Victorian character of the existing neighbourhood.

Streetscape: some residents questioned the proposed removal of dwellings on South Park Street; shadow and wind impacts on walkability; removal of existing mature vegetation; need for increased landscaping.

Impact on Neighbours – safety of pedestrians when vehicles are exiting parkade (Victoria Road); construction of development; shadow and wind impact; increased on-street parking.

Process – some residents commented regarding information session held by applicant.

Planning Principles

- Transition
- Pedestrian-oriented
- Human-scale
- Building Design
- Context-sensitive

Planning Principles

Planning Principles	Description
Transition	The proposed building design recognizes surrounding development, especially adjacent low-scale residential buildings, through built form and landscape transitions. This can include setting proposed buildings back from property lines and stepping down the height of proposed buildings as they approach low-rise buildings. Landscaping can be used as a buffer between properties and to soften building elements.
Pedestrian-oriented	Pedestrian-oriented means that the proposed building and site design prioritizes the needs and comfort of pedestrians. The intent is to create safe, comfortable, and more enjoyable environments for people of all ages and abilities. Pedestrian-oriented design elements include buildings that are oriented to the street, with safe and inviting pedestrian connections through larger sites. Streetwalls should respond to the rhythm and variety of walking speed. Buildings should provide frequent and prominent entrances, transparent windows, weather protection using awnings and recesses, and be designed to mitigate the impact of required parking accesses and utility features.

Planning Principles

Planning Principles	Description
Human-Scale	Human-scale means the impression of a building when seen in relation to its surroundings, or the size and proportion of parts of a building or its details in relation to its surroundings, that relates in a positive way to the visual and physical experience of a pedestrian. Moderately sized buildings, as well as taller buildings with lower scale podiums and architectural detailing, work together with narrow streets, plazas and small pocket parks to create an intimate environment and comfortable experience. Human scale design makes urban environments more interesting, encourages exploration and draws more people to local shops and services.
Building Design	Design means the overall architectural composition of a building and its orientation on the site. Proposed buildings should provide visual interest from all vantage points, and especially from the street. The building's façade should be articulated vertically and horizontally using a combination of windows, changes to materials and material treatments and other architectural façade elements. Coordinated building elements (like lighting and signage) and site elements (like landscaping) contribute to the overall quality of the design.
Context-sensitive	The proposed building's design respects the character of the surrounding neighbourhood. The scale, form, and materials used respond to the architectural character of the neighbourhood. Next to heritage buildings or streetscapes, the proposed building complements and enhances the heritage features.

