

# HALIFAX

## **Case 20774**

### **1110 -1132 Wellington Street Municipal Planning Strategy Amendments**

Halifax Peninsula Planning Advisory Committee  
May 28, 2018

# Application

**Applicant:** Lydon Lynch Architects

**Request:** Municipal Planning Strategy and Land Use By-law amendments to allow an eight storey multiple unit dwelling at 1110-1132 Wellington Street, Halifax.

**Proposal:**



# Site Context



Gorsebrook Park  
Development

# Site Context



Subject site looking northwest from Wellington Street.

# Site Context



Subject site looking southeast from Wellington Street.

# Site Context



Subject site looking west from Wellington Street.

# Site Context



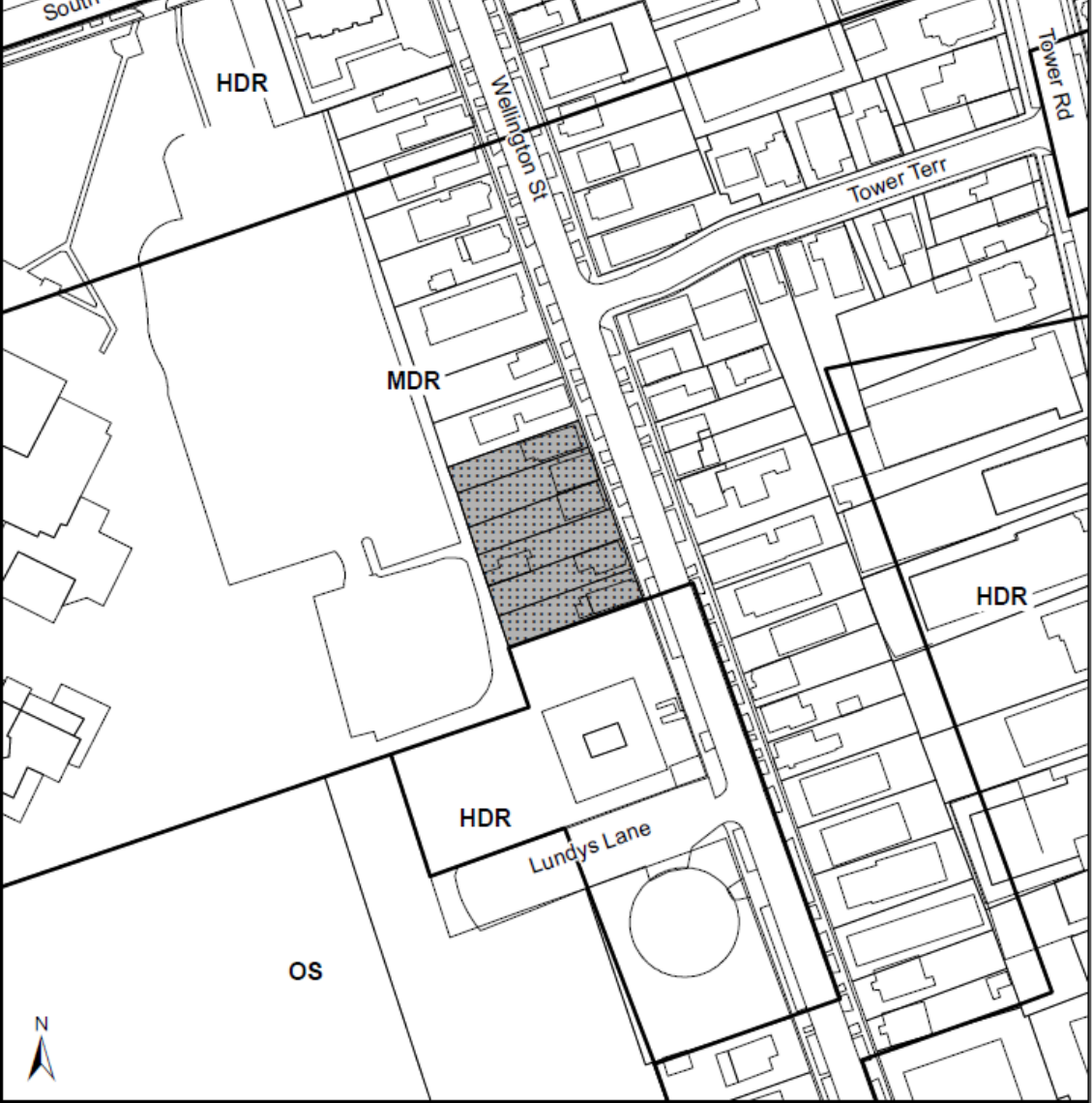
Subject site looking west from Wellington Street.

**HALIFAX**

# Halifax Municipal Planning Strategy

## South End Secondary Plan Area

MPS Designation:  
**Medium Density  
Residential (MDR)**

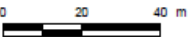


**Map 1 - Generalized Future Land Use**

Wellington Street  
Subject Properties

- Designation**
- MDR Medium Density Residential
  - HDR High Density Residential
  - INS Institutional
  - OS Open Space

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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.

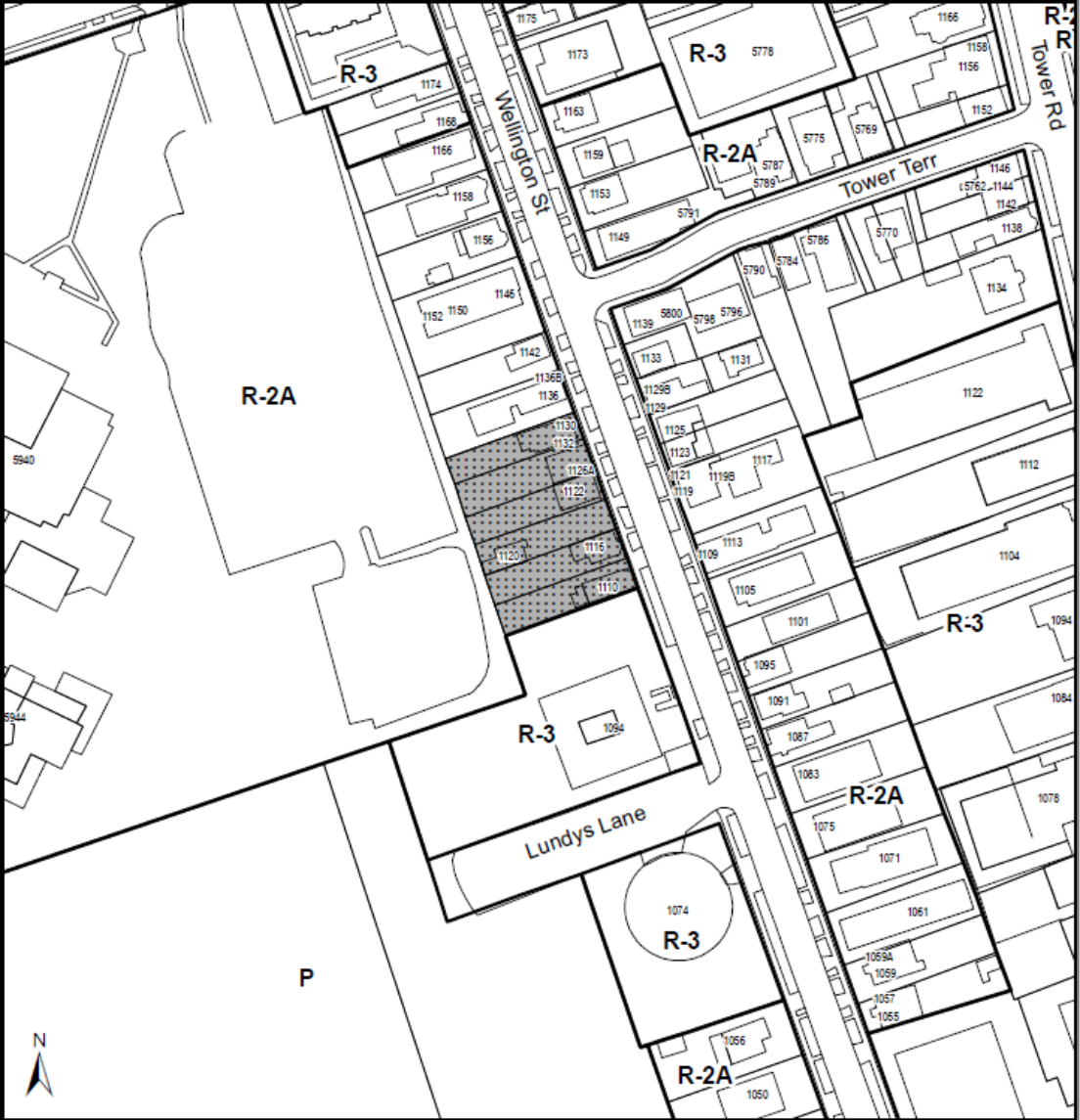
The accuracy of any representation on this plan is not guaranteed.

Halifax Plan Area  
South End Plan Area




# Halifax Peninsula Land Use By-law

Zoning:  
**R2-A (General Residential  
Conversion Zone)**



Map 2 - Zoning  
Wellington Street

 Subject Properties

**Zone**  
R-2A General Residential Conversion  
R-3 Multiple Dwelling  
P Park and Institutional

**HALIFAX**

0 20 40 m

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

The accuracy of any representation on this plan is not guaranteed.



# Regional Council Direction

- **August 2017:** No specific direction provided;
- **January 2018:** Continue with application process subject to specific consideration.

*Continue to process...subject to the proposal:*

*– generally aligning with the June 2017 Centre Plan document relative to:*

- *Urban Structure (Higher Order Residential Area)*
- *Height (Moderate 4-6 storeys); and*
- *Floor Area Ratio (3.5)*











# Regional Council Direction

	Application	Existing Land Use and Built Form Details	Proposed Land Use and Built Form	Summary of reason(s) for recommendation	Summary Centre Plan Components			Additional Public Participation
					Urban Structure	Height	FAR	
14.	<p>Application #20774 – Wellington Street, Halifax</p> <p>Applicant: Lydon Lynch Architects on behalf of Banc Investments Ltd.</p> <p>August 19, 2016</p>	<ul style="list-style-type: none"> <li>6 lots with 6 detached residential buildings</li> </ul>	<ul style="list-style-type: none"> <li>Residential</li> <li>Maximum 8-storey residential building</li> <li>3-storey walk-up townhouse-style units fronting Wellington Street with residential units above</li> <li><i>Adjustments from original design include reducing overall building height (11 storeys to 8 storeys)</i></li> </ul>	<p>The proposed development:</p> <ul style="list-style-type: none"> <li>Is located mid-block on a local residential street</li> <li>Is in Higher Order Residential under the Centre Plan, where buildings up to 6 storeys are envisioned</li> <li>Has been adjusted to better align with the desired future character of Higher Order Residential areas</li> </ul>	✓	✓	x	Public Meeting

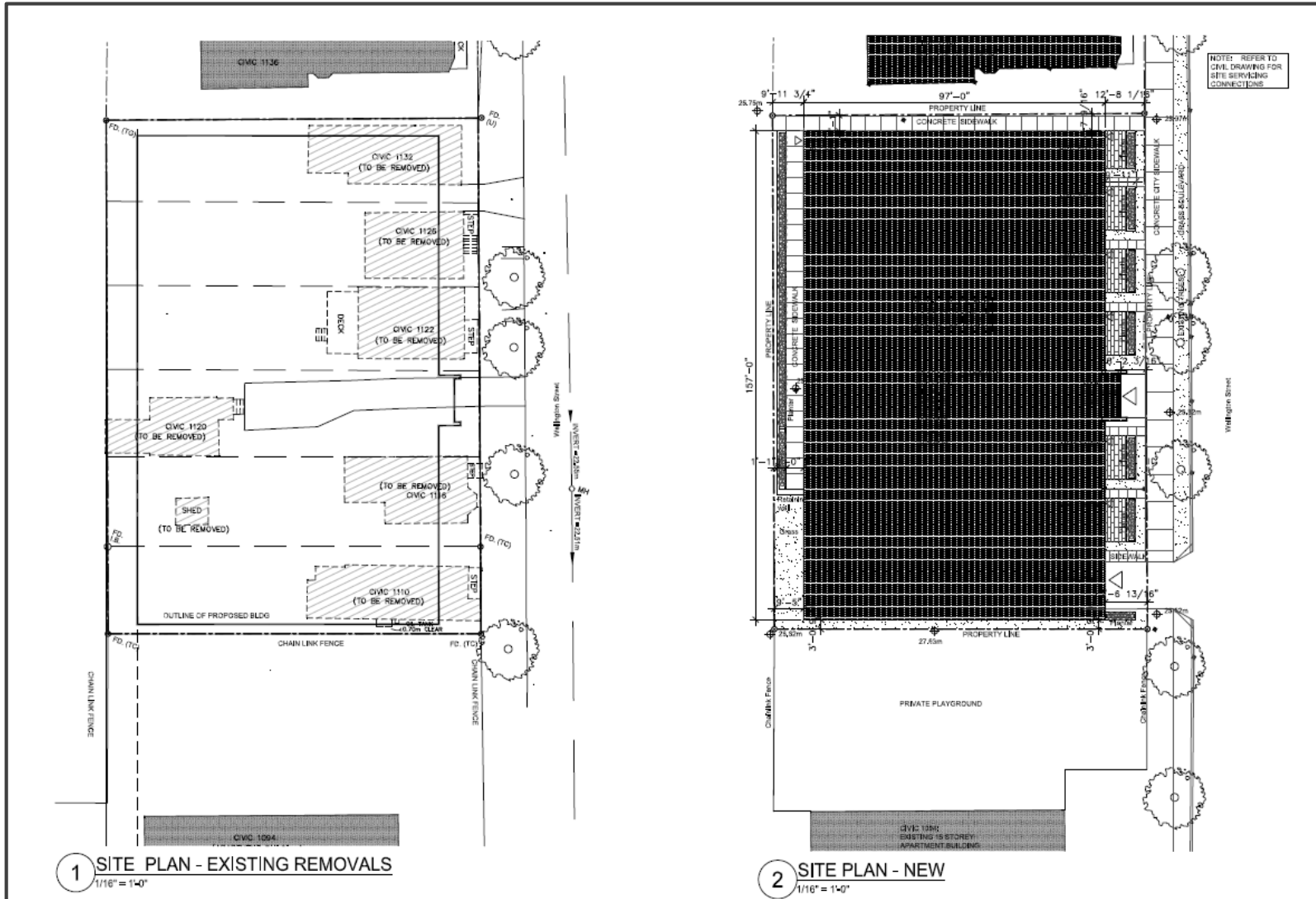
# Centre Plan Urban Structure



## LEGEND

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

# Proposal – Site Plan



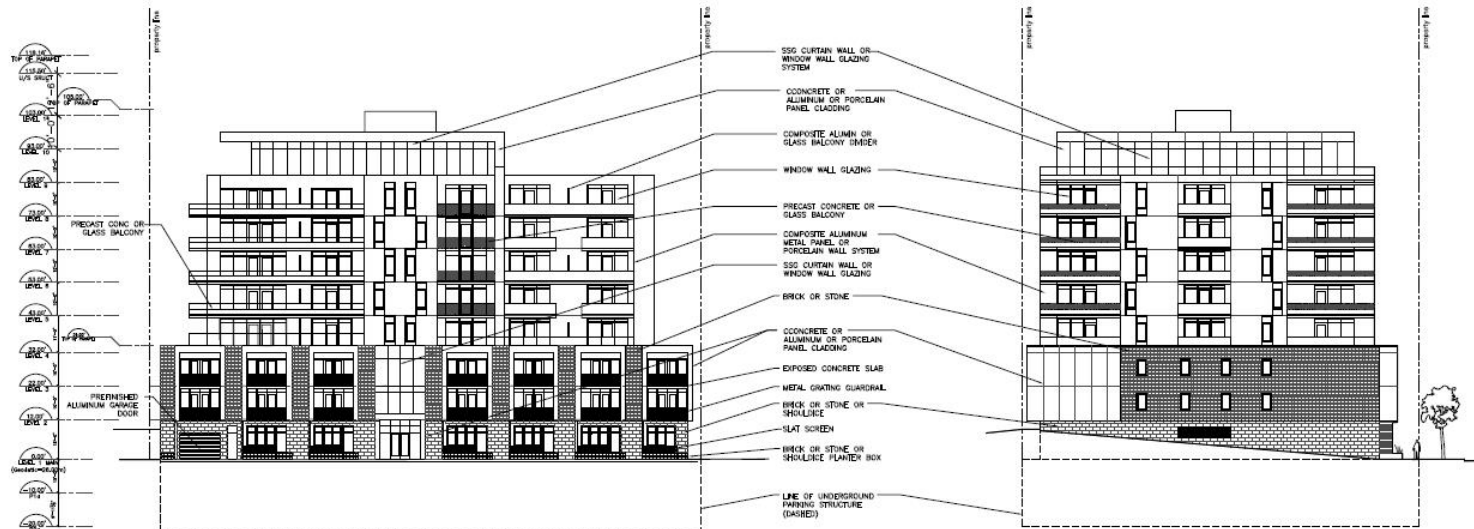
# Proposal – East and South Elevations



1 MODEL VIEW - EAST ELEVATION  
NTS



2 MODEL VIEW - SOUTH ELEVATION  
NTS



3 WELLINGTON STREET (EAST) ELEVATION  
1/16" = 1'-0"

4 SOUTH ELEVATION  
1/16" = 1'-0"

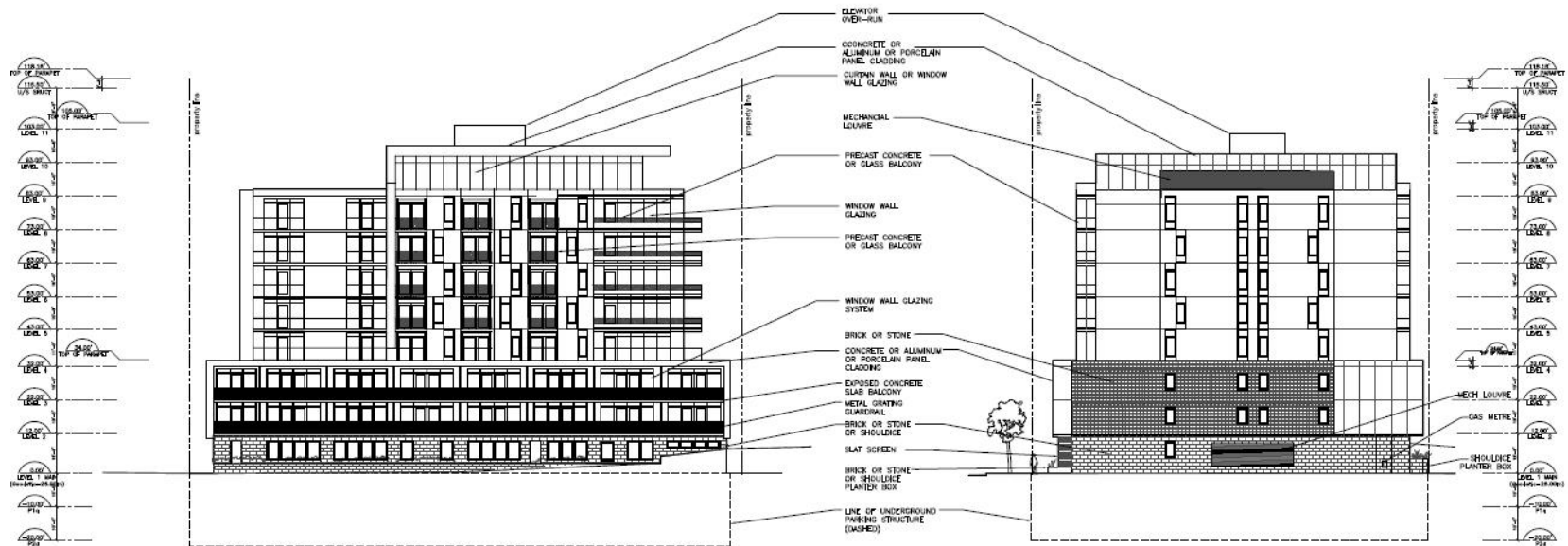
# Proposal – West and North Elevations



1 MODEL VIEW - WEST (PARK) ELEVATION  
NTS



2 MODEL VIEW - NORTH ELEVATION  
NTS



3 WEST (PARK) ELEVATION  
1/16" = 1'-0"

4 NORTH ELEVATION  
1/16" = 1'-0"

# Proposal – Perspective View





# Proposal – Perspective View



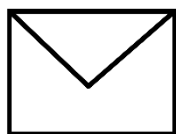
# Public Engagement

- Public Open House: December 7, 2016  
*42 comments*
  - **Form:** Many participants identified that the proposed development is too tall, too dense, and out of scale with the surrounding neighbourhood. A handful commented that they did not like the design and found it “non-descript” and “boxy”. These respondents would prefer to have more eyes on the street. On the other hand, some participants felt that density makes sense here nearby to the hospitals and universities. A handful of comments stated that the height and/or scale seemed reasonable, and that they liked the design.
  - **Character:** Several participants noted that the proposed development does not fit with the character of the surrounding neighbourhood. Some respondents identified their preference to preserve the existing older homes.
  - **Streetscape:** Some participants noted the need for improvements to the streetscape including larger setbacks and more green space.
  - **Process:** Comments urge that Council wait for the Centre Plan and stick to the height rules. Several respondents expressed concern that this proposal repeats the previous process with another development on Wellington Street, which they felt was inappropriate.

# Public Engagement

- Level of engagement completed was consultation achieved through a mail out notification and a public meeting held on April 19<sup>th</sup>, 2018.

**Notifications  
Mailed**



445

**Meeting  
Attendees**



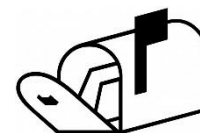
~85

**Meeting  
Attendee  
Speakers**



~44

**Letters/Emails  
Comment  
Forms  
Received**



~10

# Public Engagement

April 19, 2018 Public Meeting

**Form:** too tall; too dense; some residents questioned whether the proposed mechanical room was a ninth floor; building setbacks could be increased to improve transition to north and west.

**Character:** proposed development does not fit with existing character of the area; increased setbacks needed.

**Streetscape:** development could benefit from increased landscaping; increase in on-street parking along Wellington Street; existing detached residential buildings are not well kept; increased bicycle parking would be beneficial.

**Impact on Neighbours** – shadow and wind impacts; increase in on-street parking; provision of additional on-site/underground parking may reduce need of on-street parking; commercial parking was welcomed by some and discouraged by others.

**Process** – some residents stated that the proposed development does not align with the draft Centre Plan; some residents expressed that the proposed F.A.R value was higher than indicated.

# Planning Principles

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