

HALIFAX

Public Meeting Case 20218

Municipal Planning Strategy Amendment
to permit a 30 and 16-storey mixed-use
development at Spring Garden Road,
Robie Street and Carlton Street, Halifax

June 11, 2018

Agenda for Tonight's Meeting

- | | |
|--|-----------------------|
| 1. Viewing of Display Boards | 6:30 p.m. - 7:00 p.m. |
| 2. Welcome and Introductions | 7:00 p.m. - 7:05 p.m. |
| 3. HRM Staff Presentation | 7:05 p.m. - 7:20 p.m. |
| 4. Applicant Presentation | 7:20 p.m. - 7:35 p.m. |
| 5. Public Feedback (Questions and Comment) | 7:35 p.m. - 9:00 p.m. |
| 6. Wrap-Up, Next Steps, Feedback Form | 8:55 p.m. - 9:00 p.m. |

Introductions

Sarah MacDonald – Chair, Halifax Peninsula PAC

Members of Halifax Peninsula PAC

Tyson Simms – Planner

Aaron Murnaghan – Principal Planner, Heritage

Waye Mason – Deputy Mayor, District 7

Sharon Chase – Legislative Assistant

Alden Thurston – Planning Technician

Louie Lawen – Applicant (Dexel Developments Ltd.)

HRM Staff Presentation

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Role of the HRM Planner

- Manage the planning application process.
- Serve as the main contact for the general public and the applicant.
- Draft reports and make recommendations to Council.

Purpose of this Meeting

- Explain the planning process - Site specific Municipal Planning Strategy (MPS) amendment;
- Provide information regarding the proposed development; and
- Receive feedback and answer questions regarding the planning process and proposed development

Feedback provided tonight will inform the process

No decisions will be made tonight

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Proposal

Applicant: Dixel
Developments Ltd.

Location: Spring Garden
Road, Robie and Carlton
Streets, Halifax.

Proposal: 30 and 16–storey
mixed-use development

- Total Site Area: 1.22 acres (53,401 ft²)
- ~250 Residential Units
- ~60,000 ft² of office space
- ~21,000 ft² of commercial space
- Underground parking for ~380 vehicles
- Proposed primary vehicle access from Carleton Street (subject to separate process)

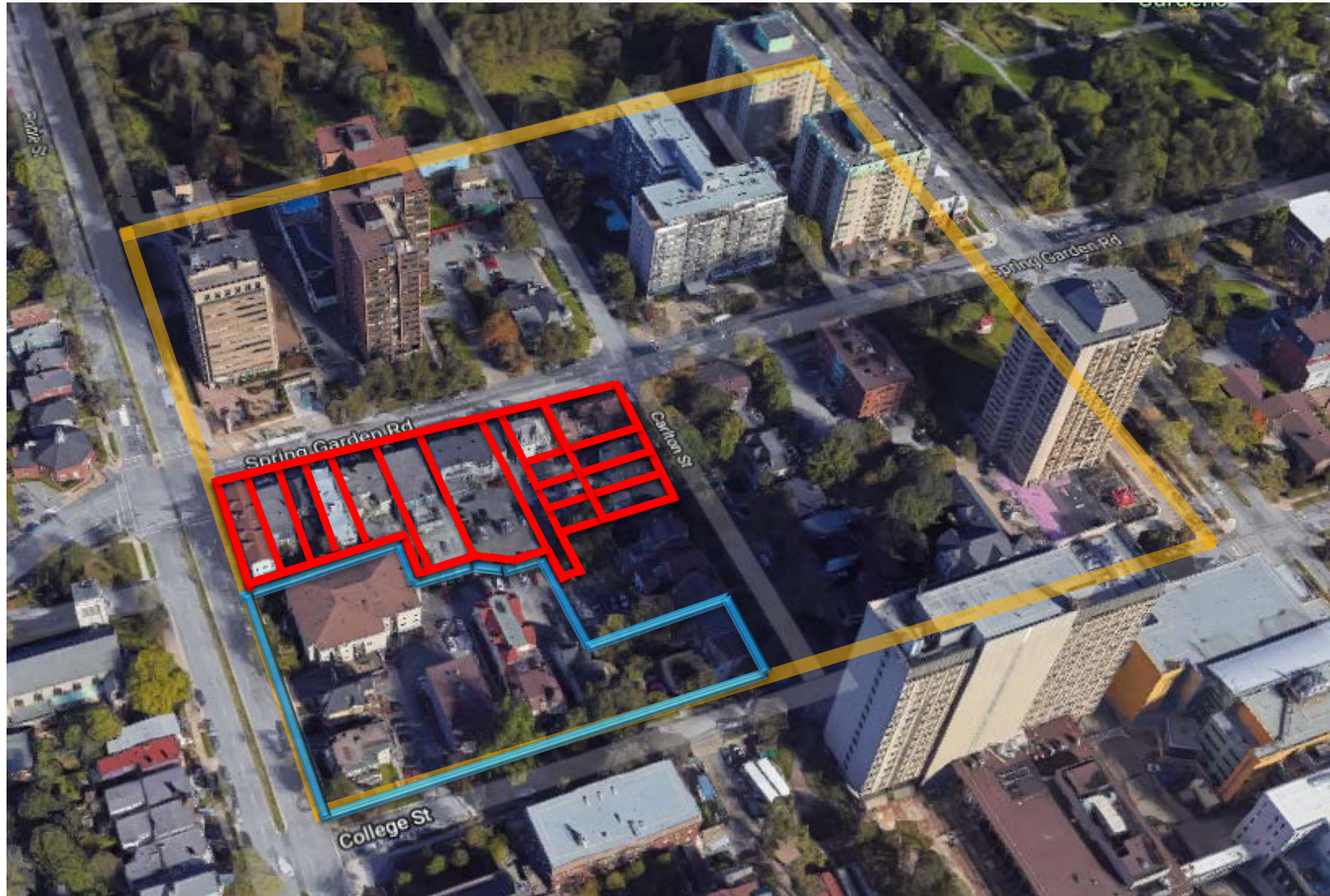


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Site Context



Site Context



Peninsula Centre Plan Area – Spring Garden Sub Area

Case 20761

Applicant: Kassner
Goodspeed Architects Ltd.

Location: Robie, College
and Carlton Streets, Halifax.

Proposal: 26 and 20–storey
mixed-use development



* Public Meeting held Monday, June 4th,
2018, at St. Andrew's United Church,
6036 Coburg Road, Halifax.

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Site Context



Subject site looking southeast from Robie Street.

Site Context



Subject site looking east from Spring Garden Road

Site Context



Subject site looking east from Spring Garden Road

Site Context



Subject site looking southwest from Spring Garden Road

Site Context

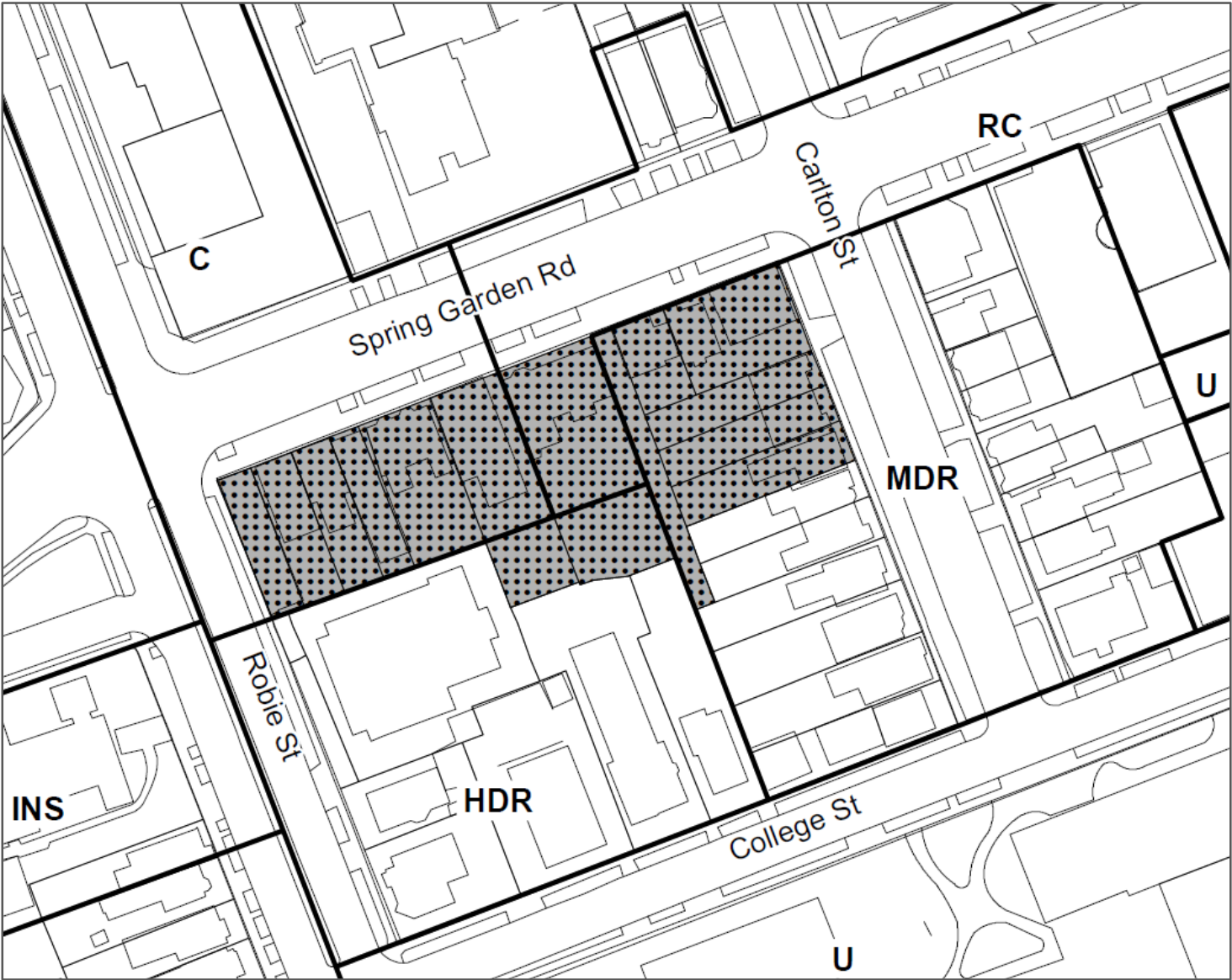


Subject site looking southwest from Carlton Street

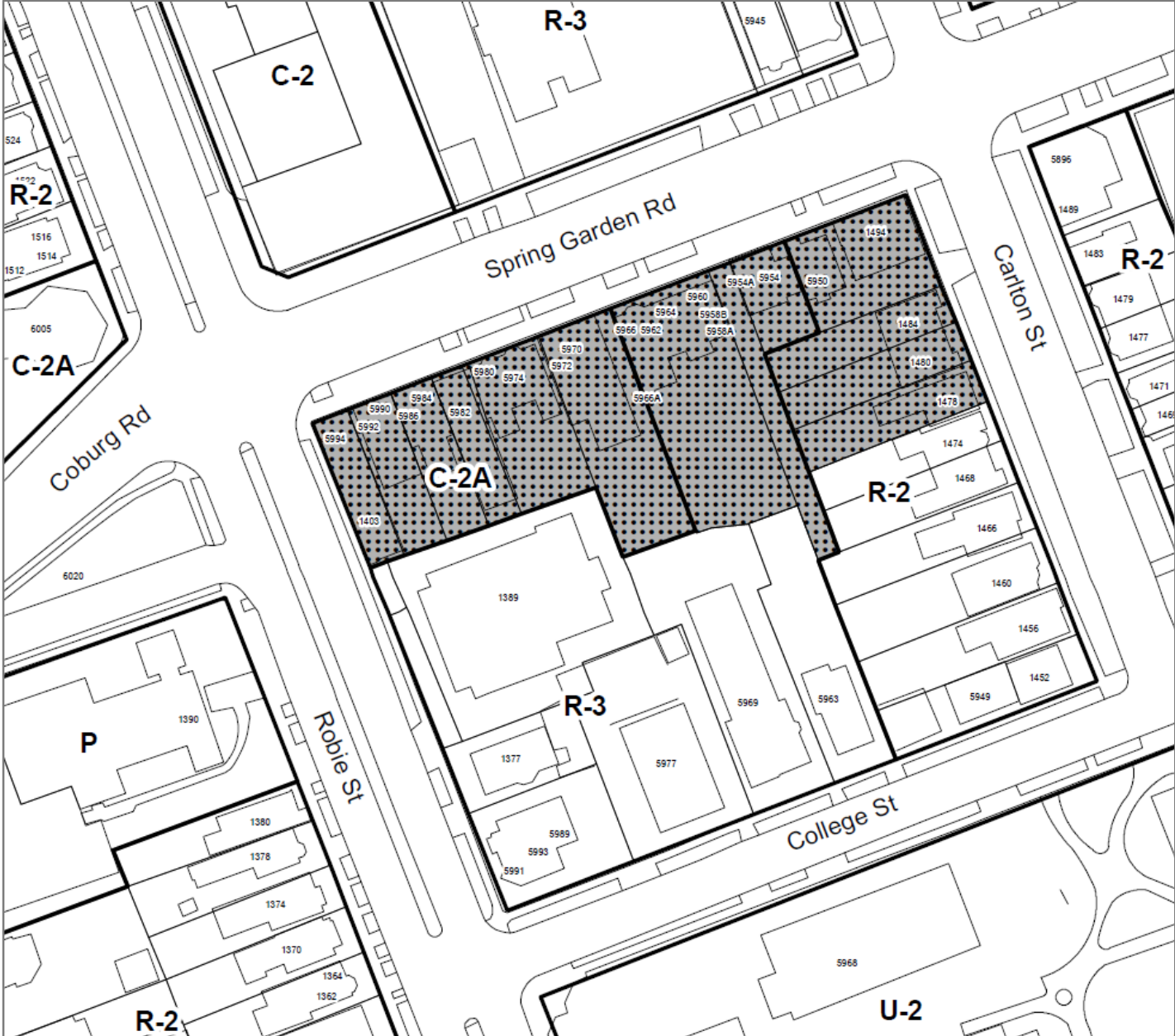
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Existing Halifax Municipal Planning Strategy (MPS)

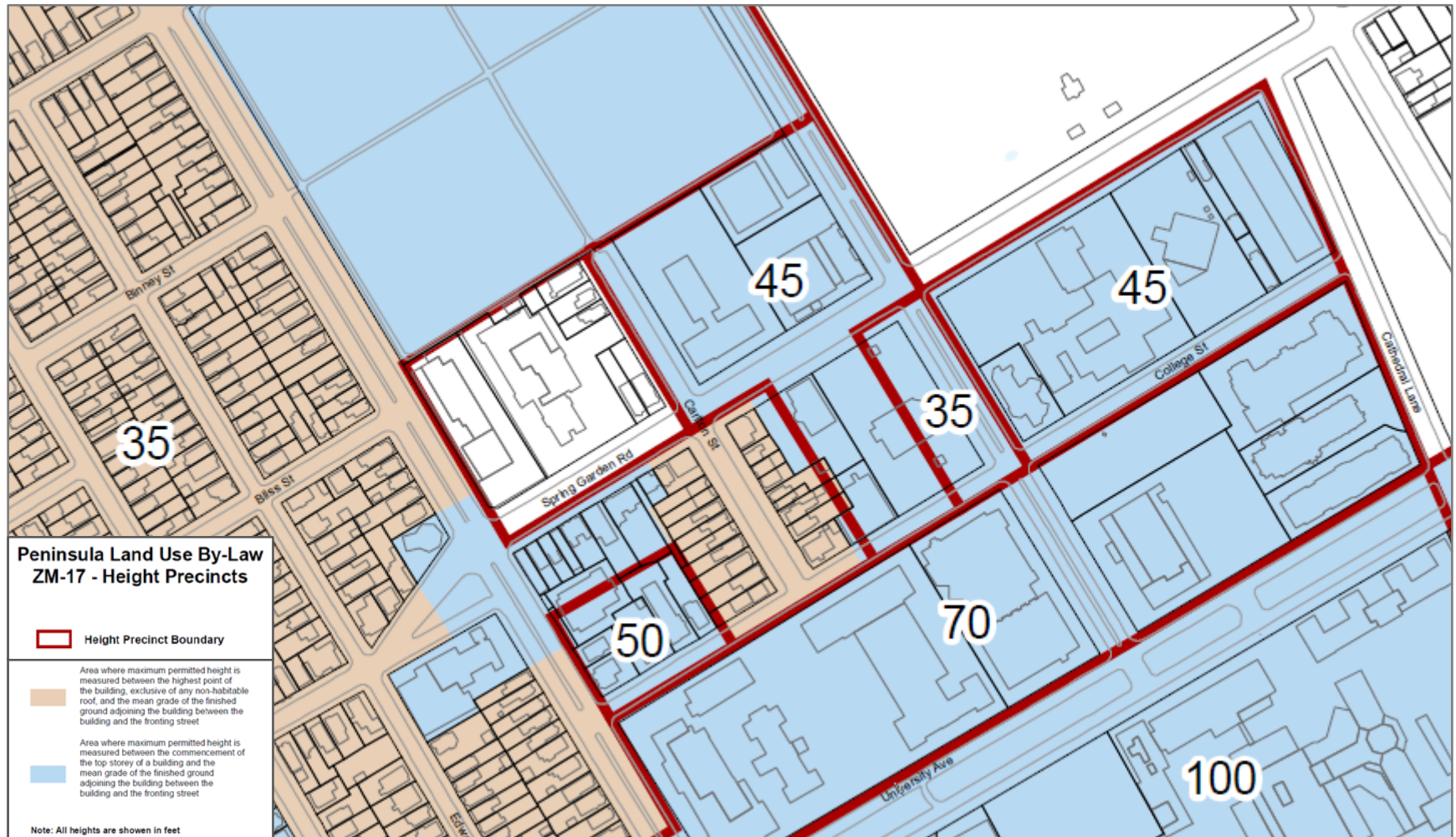
Designations – Peninsula Centre Secondary Plan Area



Existing Halifax Land Use By-law (LUB)



Height Map – Halifax Peninsula LUB



Site Specific MPS Amendment Requests

- Proposal is a site specific MPS amendment.
- Staff have received 22 site specific MPS amendment requests within the Centre Plan area.
- Fall 2016: Open House to introduce proposals.
- August 1, 2017: Staff report on 22 requests was sent to Regional Council for direction.
- Council direction with respect to Case 20218:
 - August 1, 2017: Continue with application process subject to specific consideration.

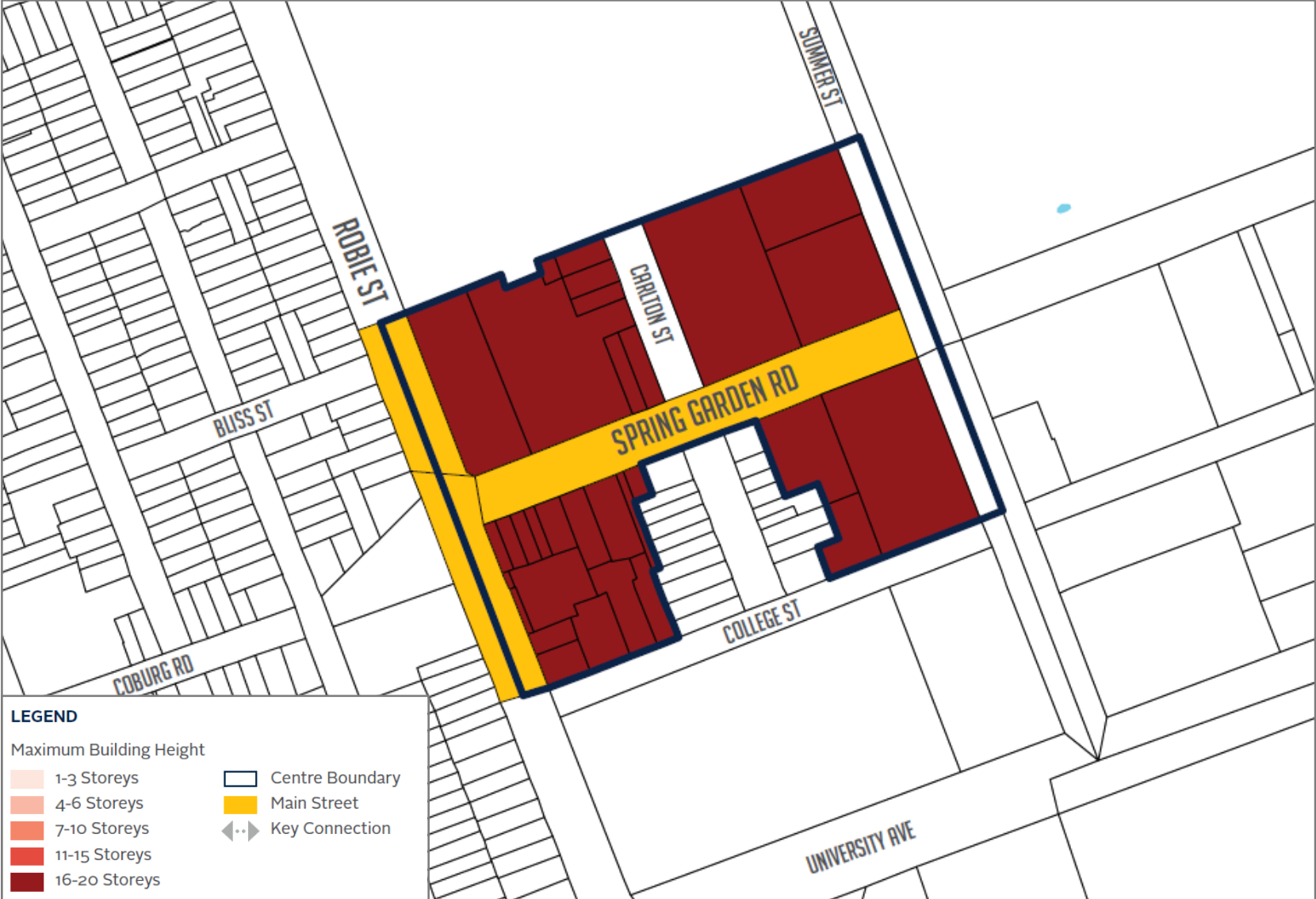
Direction by Regional Council

August 1, 2017: Continue to process this site-specific MPS amendment, subject to the proposal:

a) generally aligning with the June 2017 Centre Plan document relative to:

- **Urban Structure** (Centre Designation)
- **Height** (High 16-20 storeys); and
- **Floor Area Ratio** (not specified)

2017 Centre Plan – Urban Structure/Height Map



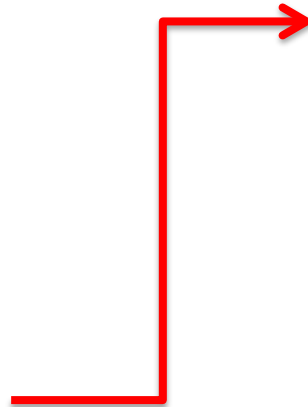
Direction by Regional Council

b) addressing the planning principles of:

- **Transition;**
- **Pedestrian-orientation;**
- **Human-scale;**
- **Building design; and**
- **Context-sensitive.**

Planning Application Process

We Are Here



Applicant Presentation

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Public Input Session

- One speaker at a time
- Speakers are asked to please use the microphone
- Speaker to provide name and community name for the record
- Feedback is recorded and provided in a summary format
- Please respect all points of view and opinions

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Thank You For Your Participation

We are looking to improve the way we
communicate with community members

Please complete a survey before leaving

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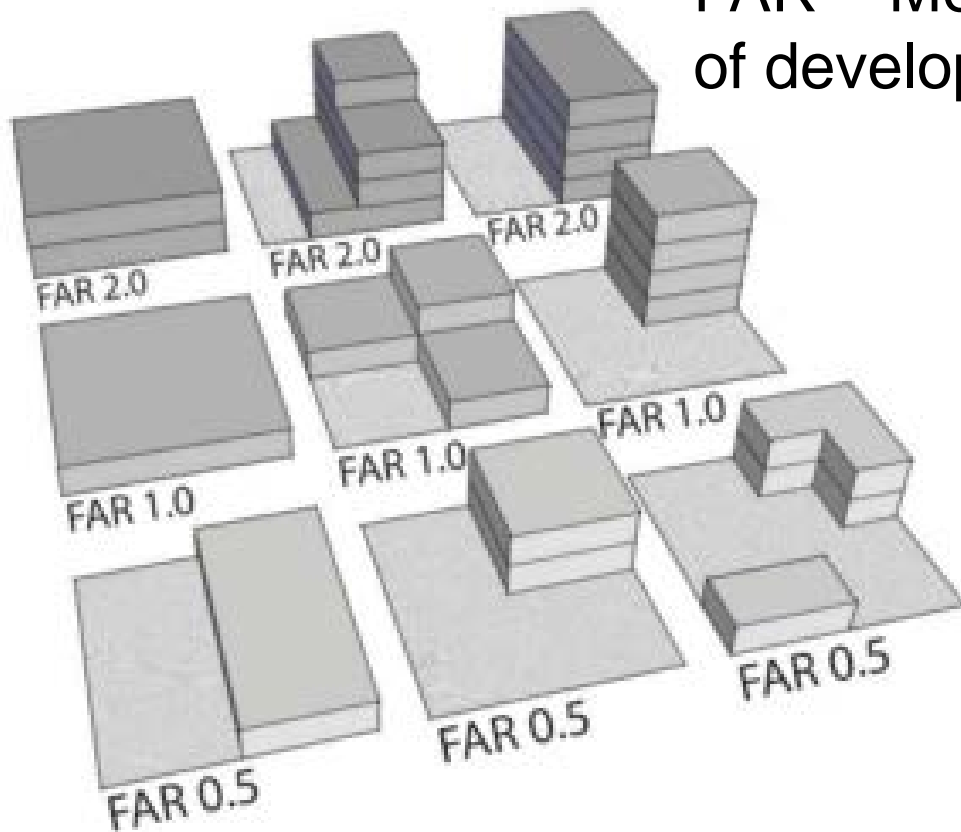
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July-27-18

Floor Area Ratio

FAR – Measurement of the intensity of development



$$FAR = \frac{\text{Floor Area}}{\text{Land Area}}$$

2018 Draft Centre Plan (Package A)



Floor Area Ratio Snapshot

$$\text{FAR} = \frac{\text{Gross Floor Area (m}^2\text{)}}{\text{Total Lot Area (m}^2\text{)}}$$



5552 Kaye Street



2651 Windsor Street



Maritime Centre

2018 Draft Centre Plan (Package A)

