

# HALIFAX

## **Public Meeting for Case 20159**

Municipal Planning Strategy and Land  
Use By-law Amendment for Victoria  
Road and South Park Street, Halifax

April 9, 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

**Waye Mason** – Deputy Mayor, District 7

**Sharon Chase** – Legislative Assistant

**Iain Grant** – Planning Technician

**Richard Kassner** – Applicant (Kassner Goodspeed Architects Ltd.)

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# HRM Staff Presentation

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# Role of the HRM Planner

- Manage the planning application process.
- Serve as the main contact for the applicant and general public regarding questions, comments or concerns.
- Draft reports, negotiate with the applicant and make recommendations to Council.

# Purpose of this Meeting

- Provide information to the public on the proposed development at the corner of Victoria Road and South Park Street, Halifax
- Explain the process involved for an application of this type
- 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: Kassner  
Goodspeed Architects, on  
behalf of Eldorado  
Properties Limited.

Location: 5713 Victoria  
Road, 1102 and 1106 South  
Park Street.

Proposal: 9–storey mixed  
use development:

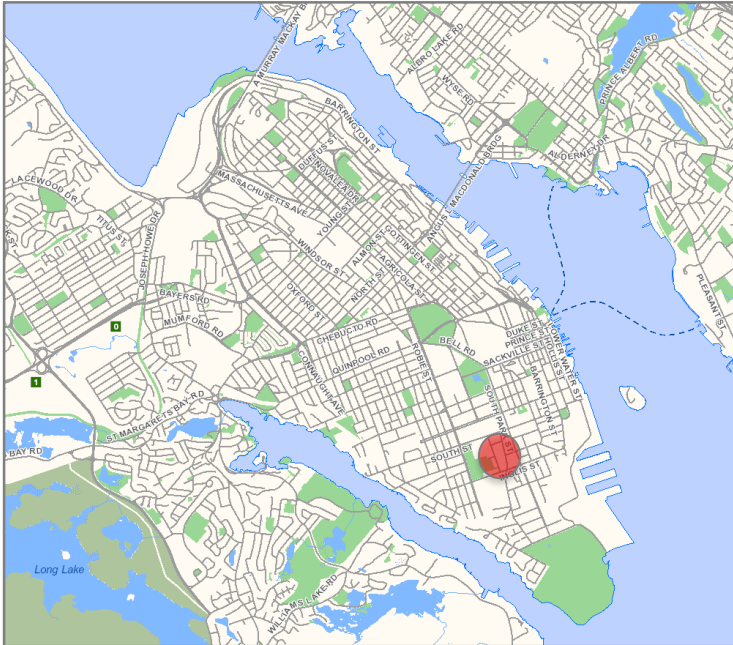
- Consolidate 5713 Victoria Road, 1102 and 1106 South Park Street; and
- Redevelop existing 8-storey residential building.



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# Site Context

Victoria Road and South Park Street, Halifax



General Site location



Site Boundaries in Red

**Site size:** 26,000 sq. ft. (0.6 acres)  
**Site frontage:** South Park Street ~56m (183 ft.)  
Victoria Road 40.5 m (133 ft.)

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# Site Context – South Park St.



Subject site looking southwest from South Park Street.

# Site Context – South Park St.



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

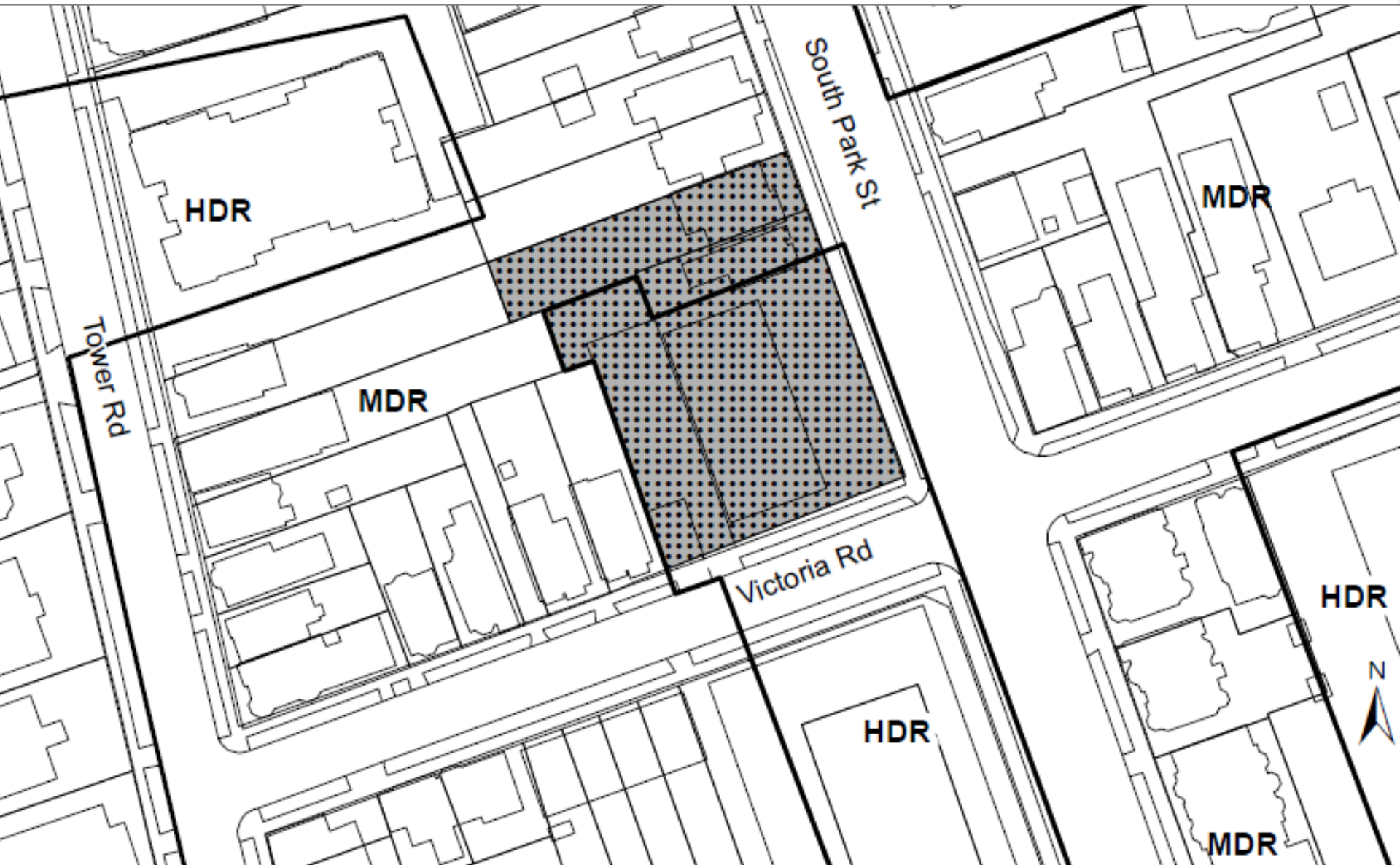
# Site Context – Cunard Street



Subject site looking northeast from Victoria Road.

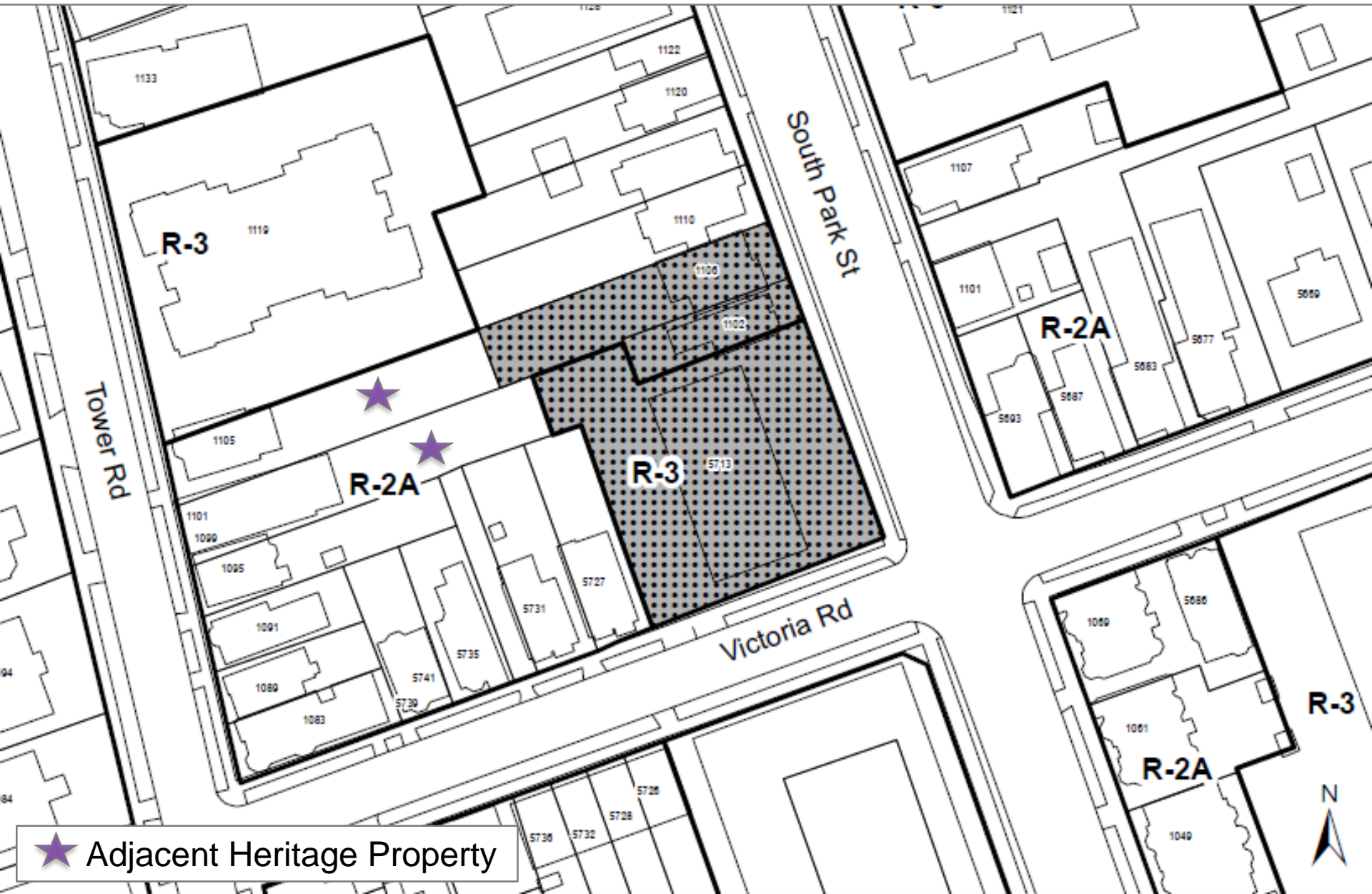
# Existing Halifax Municipal Planning Strategy (MPS)

Designations - South End Secondary Plan Area



# Existing Halifax Land Use By-law (LUB)

## Zoning – South End Secondary Plan Area



# Modernizing Planning Documents

Regional Plan – August 2006



Regional Plan 5 Year Update - October 2014



Centre Plan: 2013 – Today



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# Amendments in Centre Plan Area

- Proposal is a site specific amendment to the existing MPS.
- Staff received 23 requests to amend current planning rules within the area currently being reviewed under the Centre Plan.
- Fall 2016 Open House to introduce proposals.
- Staff did an initial analysis to determine general alignment with the draft Centre Plan.
- Staff report was completed and 22 requests were sent to Regional Council for direction in August (2017).
- Staff Recommendation with respect to Case 20159: Continue with application process subject to specific consideration.

# Direction by Regional Council

Continue to process site-specific secondary municipal planning strategy amendments subject to the proposal:

- a) generally aligning with the June 2017 Centre Plan document relative to:
- Urban Structure (Established Residential)
  - Height (Low); and
  - Floor Area Ratio

\*Section 2.1.2 allows the redevelopment of non-conforming sites through consideration of development agreement.

**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.



# Direction by Regional Council

b) addressing the planning principles of:

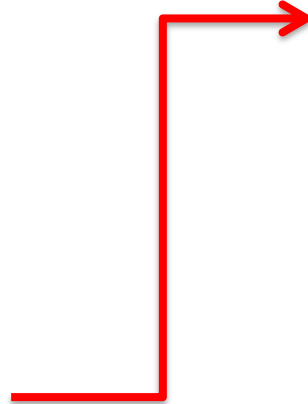
- **Transition;**
- **Pedestrian-orientation;**
- **Human-scale;**
- **Building design; and**
- **Context-sensitivity.**

Heritage Property: Review of Regional Plan Policy CH-16

*The intent is to support innovative design solutions, with emphasis on heritage integration, that incorporate architecture, place-making, and material selection of the highest quality that are appropriate in relation to their abutting neighbours.*

# Planning Application Process

We Are Here



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# Applicant Presentation

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# Public Input Session

- One speaker at a time
- Speakers are asked to please use the microphone
- No applauding or booing please
- Speaker to provide name and community name for the record
- Please respect all points of view and opinions
- Please respect the applicant, staff and your neighbours
- Comments are recorded and provided in a summary format

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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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