

Case 19531: Windsor Street and Young Street

Mixed Use Buildings
Development Agreement

July 30, 2018

Applicant Proposal

Applicant: WM Fares on behalf of Young Development Limited

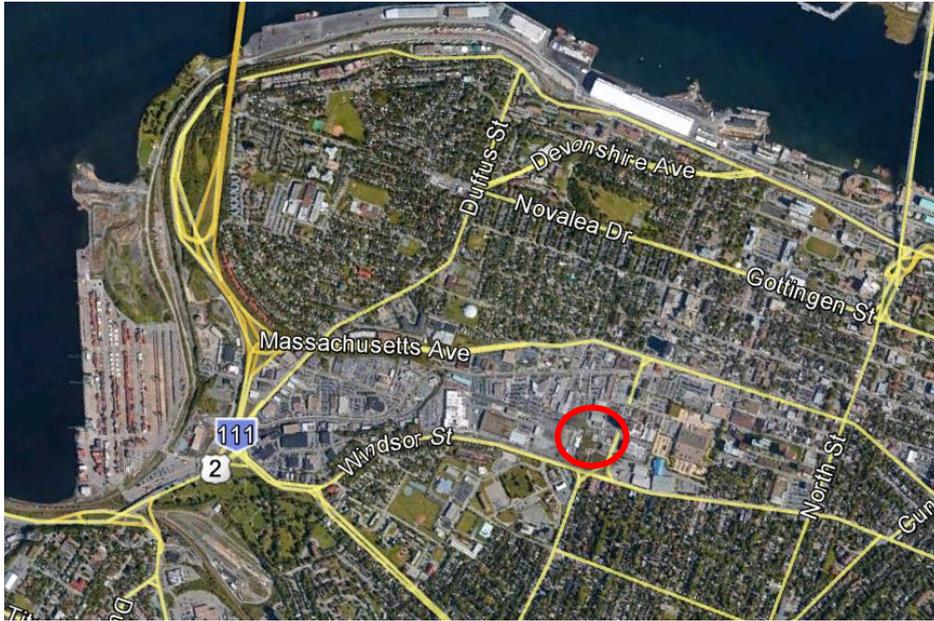
Location: northern corner of Windsor Street and Young Street, Halifax

Proposal: Mixed use commercial/residential campus, including a 5 storey commercial building and an 18 and 25 storey residential building with lower floor commercial.

- 341 residential units.
- Approximately 77,000 sq. ft. of commercial space.

Site Context

Windsor and Young, Halifax



General Site location



Site Boundaries in Red

Site Context



- Former DND Engineering Grounds
- Declared surplus (2003)
- 1.01 ha
- Current Use - Vacant

Subject site seen from the air from the south

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Site Context



Subject site seen from the southwest
on Bayers Road

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Site Context



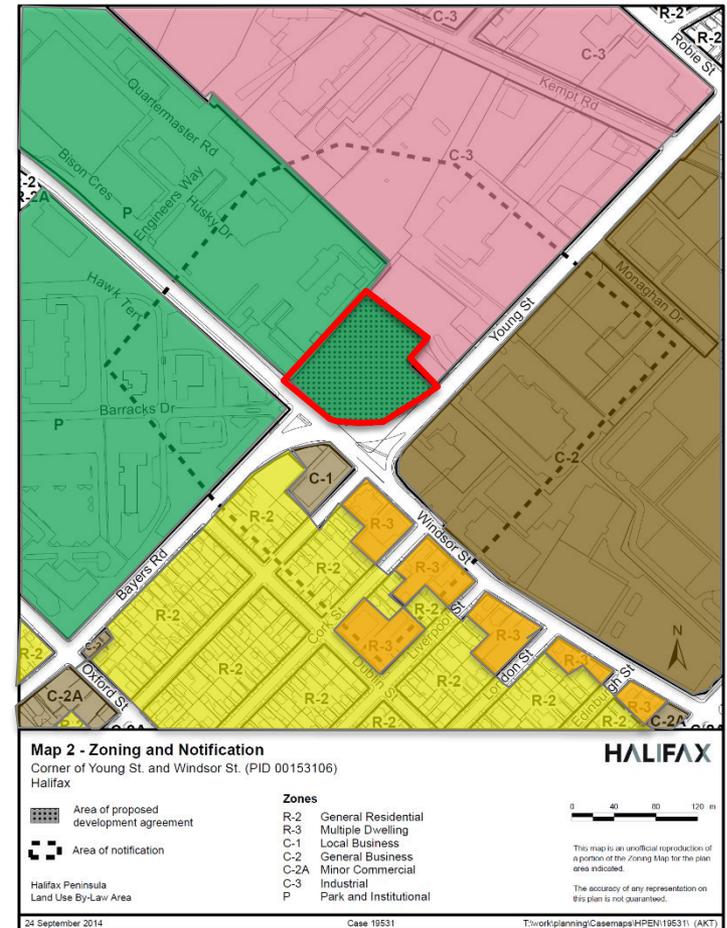
Subject site seen from the east
on Young Street

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Planning Policy

Halifax MPS and Halifax Peninsula LUB

- Designation: Institutional
- Government uses
- Zone: Park and Institutional
- MPS and LUB enables site specific development agreement for mixed use (Policy 5.4 and 5.5 / Clause 100(3))

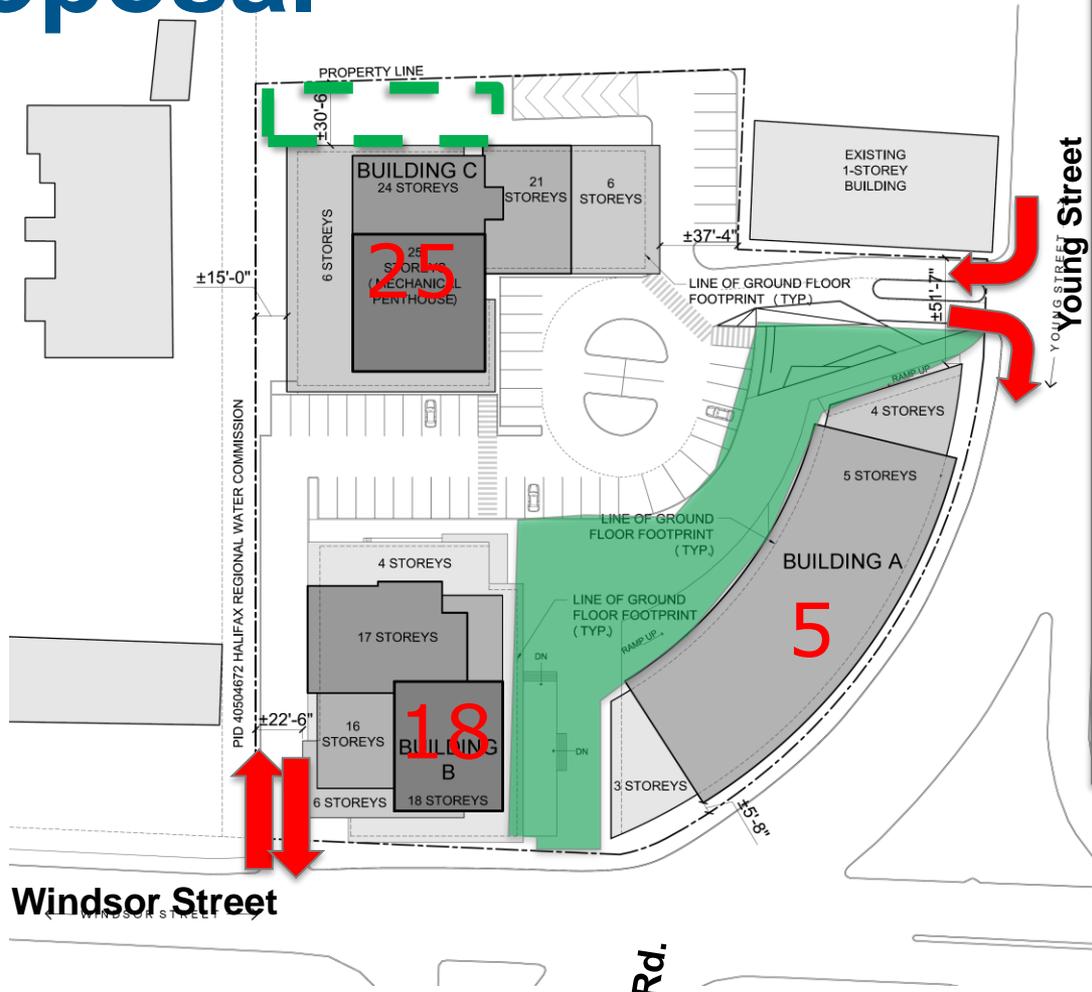


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Request

- Enter in to a development agreement for a grouping of mixed use buildings
 - 3 buildings
 - 5 storey - commercial
 - 18 storey – residential with lower floor commercial
 - 25 storeys– residential with lower floor commercial
 - ~341 dwelling units
 - ~77,000 sq. ft. of commercial space

Proposal



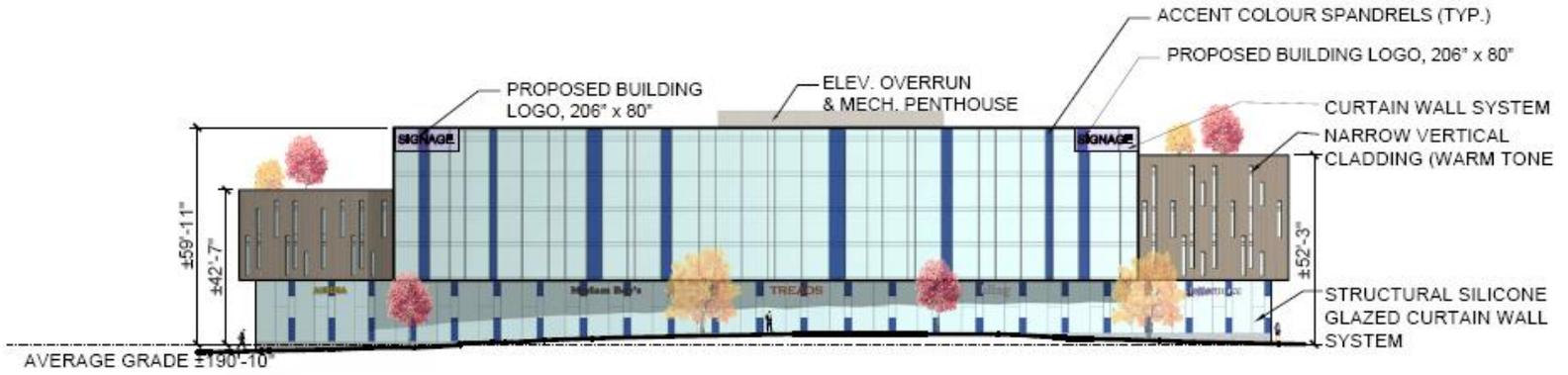
- 5 Storey Commercial
- 18 Storey Mixed Use
- 25 Storey Mixed Use
- Centre Courtyard and Parkette
- Private Amenity Space
- Full Access at Windsor Street
- Right in/Right out on Young St.

Proposed Site Plan

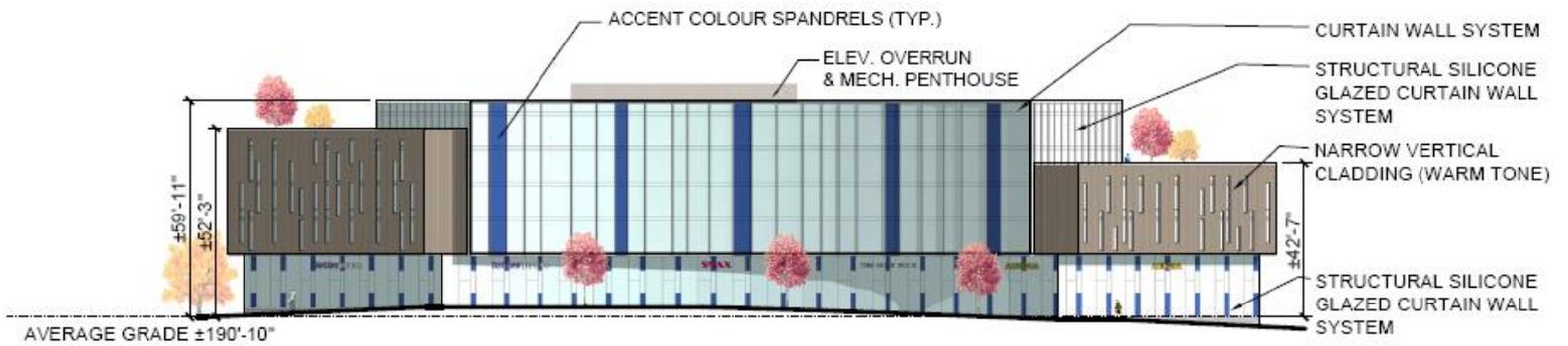
Bayers Rd.

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Proposal (Building A)

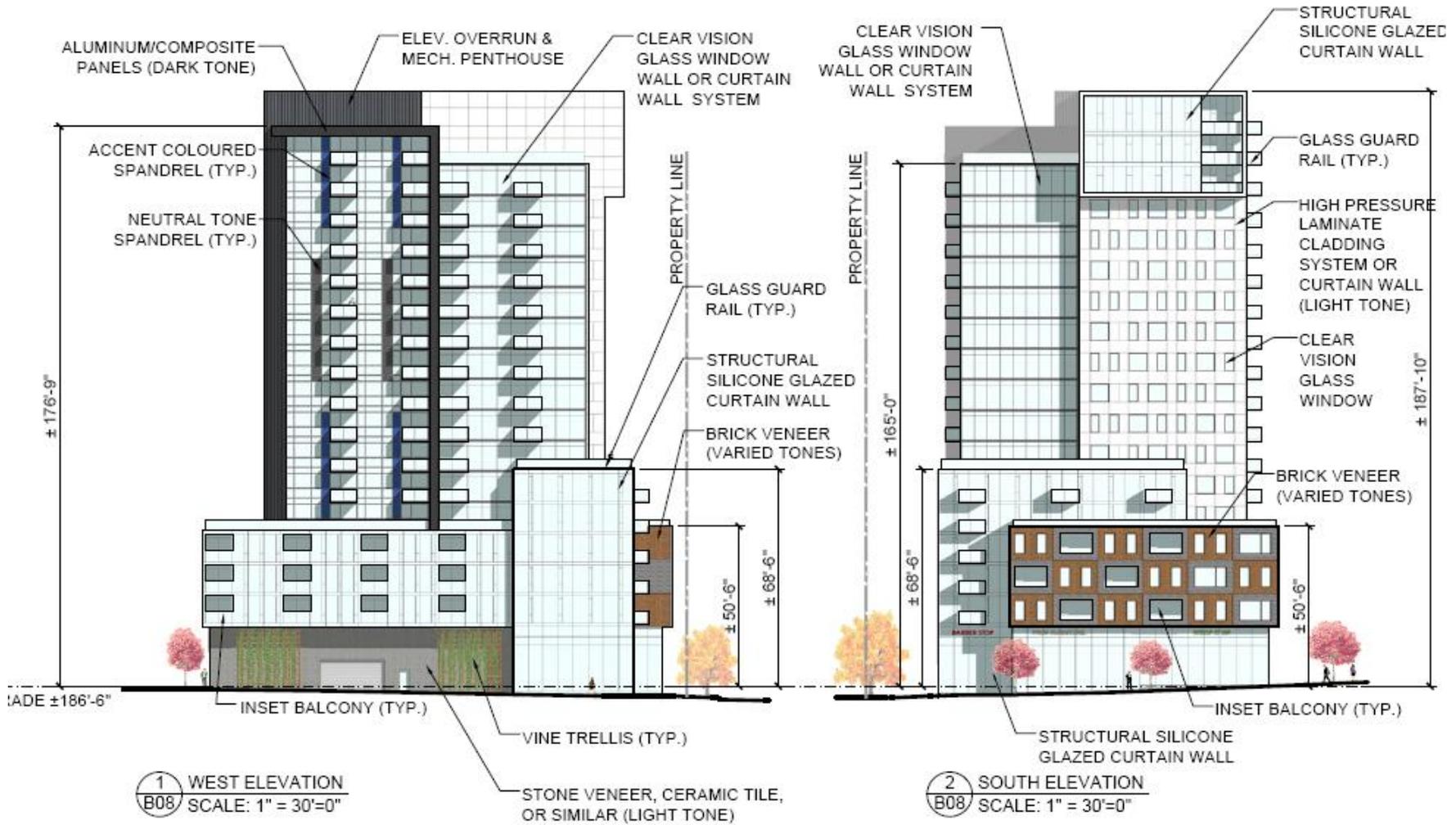


1 EAST ELEVATION
A05 SCALE: 1" = 30'-0"



2 WEST ELEVATION
A05 SCALE: 1" = 30'-0"

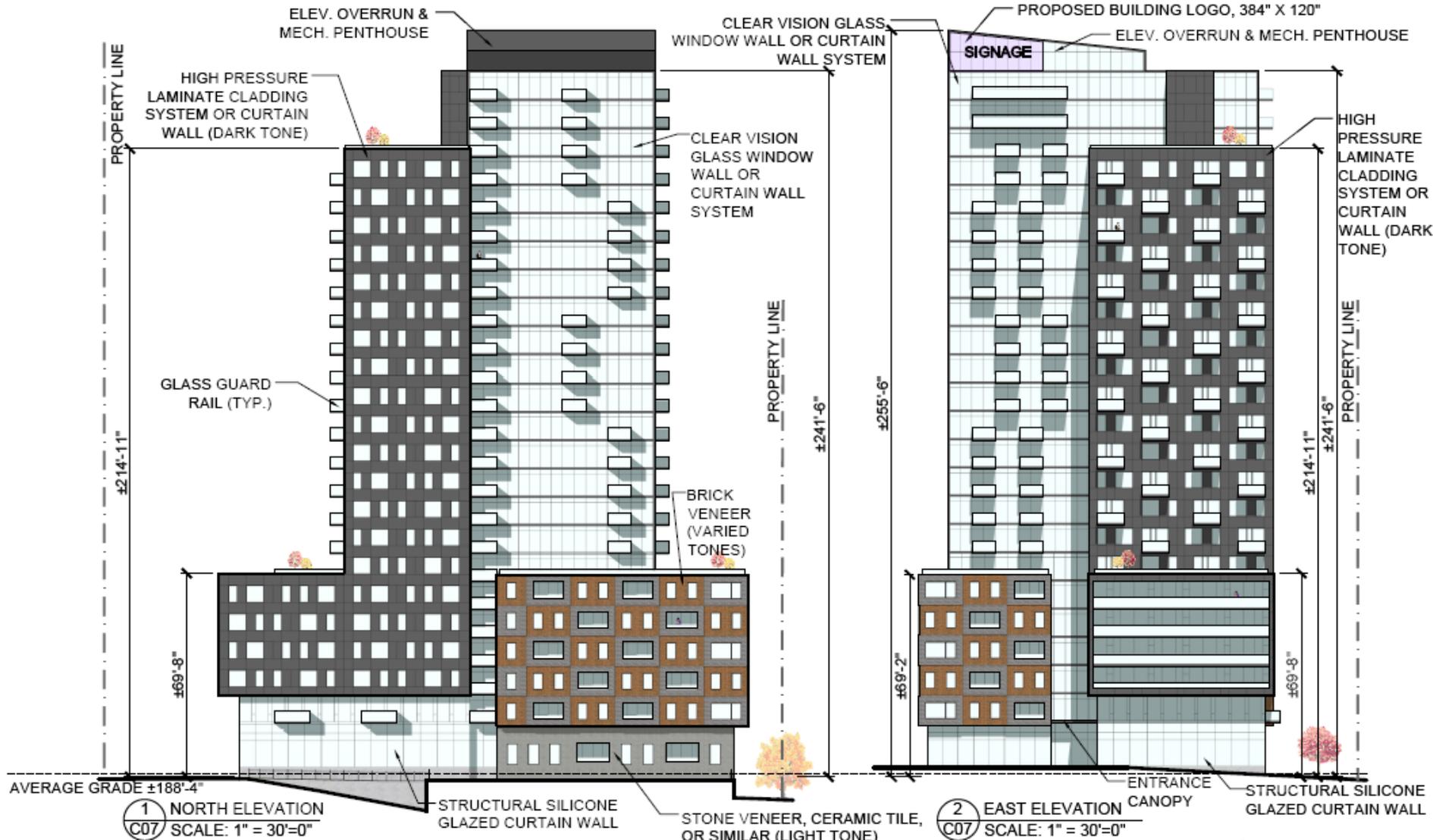
Proposal (Building B)



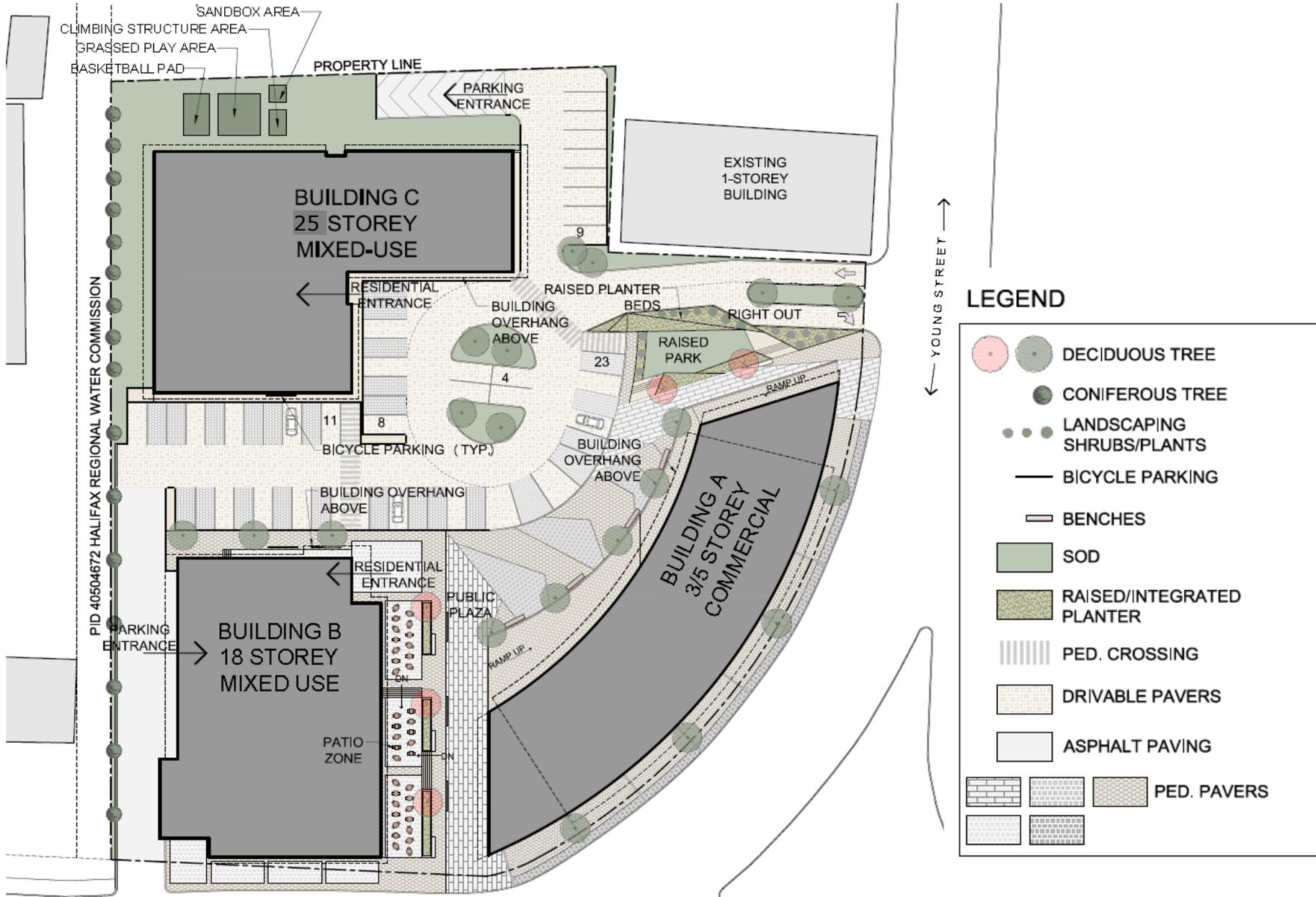
Facing DND

Facing Windsor St.

Proposal (Building C)



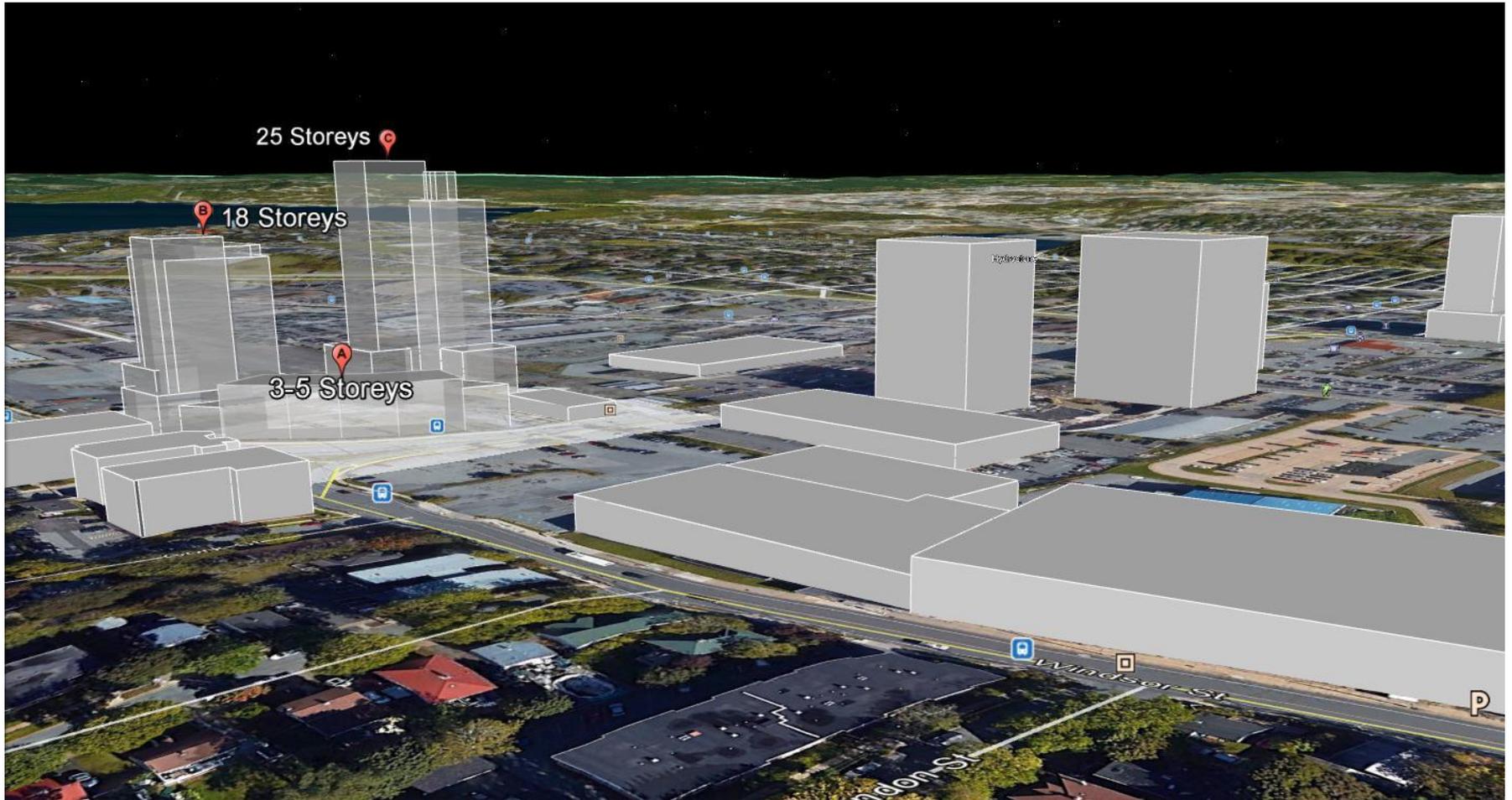
Courtyard / Landscaping



LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- LANDSCAPING SHRUBS/PLANTS
- BICYCLE PARKING
- BENCHES
- SOD
- RAISED/INTEGRATED PLANTER
- PED. CROSSING
- DRIVABLE PAVERS
- ASPHALT PAVING
- PED. PAVERS

3D Building Massing



Note: This model is not architecturally accurate but is of sufficient accuracy to demonstrate relationships and massing. Source: HRM Staff

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Summary of Policy Considerations

Enabling Policy 5.4 and 5.5 of the Halifax MPS enables Council to consider mixed uses on the site and requires Council consider the following in rendering their decision on a Development Agreement:

- Mixed use (residential /commercial) –flexibility with internal uses;
- 3 buildings transitioning in height from low to high (5-25 storeys);
- Floor area ratio (FAR) of 4.38;
- Max floorplate width of 32m above the seventh floor;
- Minimum tower spacing of 22.86m;
- Ground floor commercial;
- Shadow and wind study required;
- On-site amenity space;
- Underground parking;
- Grade management of underground parking; and
- 2 bedroom units (50%)
- Other matters as per policy

Centre Plan

Centre Plan discussion is not particularly relevant because site is being developed under existing policies.

Site within the proposed Young Street Centre

Characteristics of a Centre

- Focus on underutilized land on major streets
- Encourage high quality building standards;
- Supports residential and supportive commercial uses.
- Supports safe and comfortable public realm.
- Land use and form that supports transit

Policy Direction

Mixed use, ground floor commercial with heights targeted between 16 and 20 storeys by development agreement (large sites only).

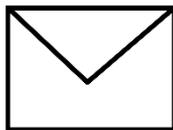
Housing Considerations

- Housing mix (50 % two bedroom or greater units) is consistent with providing better housing options;
- The addition of the proposed number of units (~335) will be a significant addition to the housing supply on the peninsula.

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and a public meeting and public hearing for the creation of site specific policy.
- Feedback from the community generally included the following:
 - Would like more bike lanes.
 - More above ground parking for seniors.
 - Would like to see lands used as a park.
 - Traffic – left turns into site.

**Notifications
Mailed**



440

**Meeting
Attendees**



~10

**Letters/Emails
Received**



4

Community Engagement

- Initiation: February 24, 2015
- Public Information Meeting: October 21, 2015
 - Support for redevelopment;
 - Existing sidewalk issues;
 - Transit consideration; and
 - Family Sized Dwelling Units
- Planning Advisory Committee: October 23, 2015
 - Summarized in staff report.
- Policy Approval Public Hearing – January 10, 2017

District 7 and 8 PAC Recommendation

October 23, 2015

PAC recommended approval of the application as contained in the staff memorandum package dated November 17, 2015 with consideration of many planning matters. A full analysis of these issues is found in the March 14, 2017 (2018) report.

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Highlights

- 3 buildings transitioning in height from low to high (5, 19 and 25 storeys);
- ✓ Skinnier towers, more variation
- Designed to minimize wind impacts / wind tunnel study required
- ✓ Minimal solar impacts on existing neighbourhood
- ✓ On-site amenity space;
 - External common courtyard
 - internal and external private amenity space including
 - Basketball ley, play area, climbing structure and covered sandbox.
- Significant hardscape and landscape
- Underground (482) / above ground parking (55)
- Grade management of underground parking; and
- ✓ 2 bedroom units (50%)
- ✓ Right location for density.
- ✓ Minimal impact on surrounding area.

Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution.

As proposed, Non-Substantive Amendments within this agreement include the following:

- Changes to the landscaping requirements;
- Changes to the sign requirements;
- Changes to the land use requirements;
- Changes to the architectural requirements;
- Changes to building architecture as a result of the wind impact assessment;
- The granting of an extension to the date of commencement of construction
- The length of time for the completion of the development;

Staff Recommendation

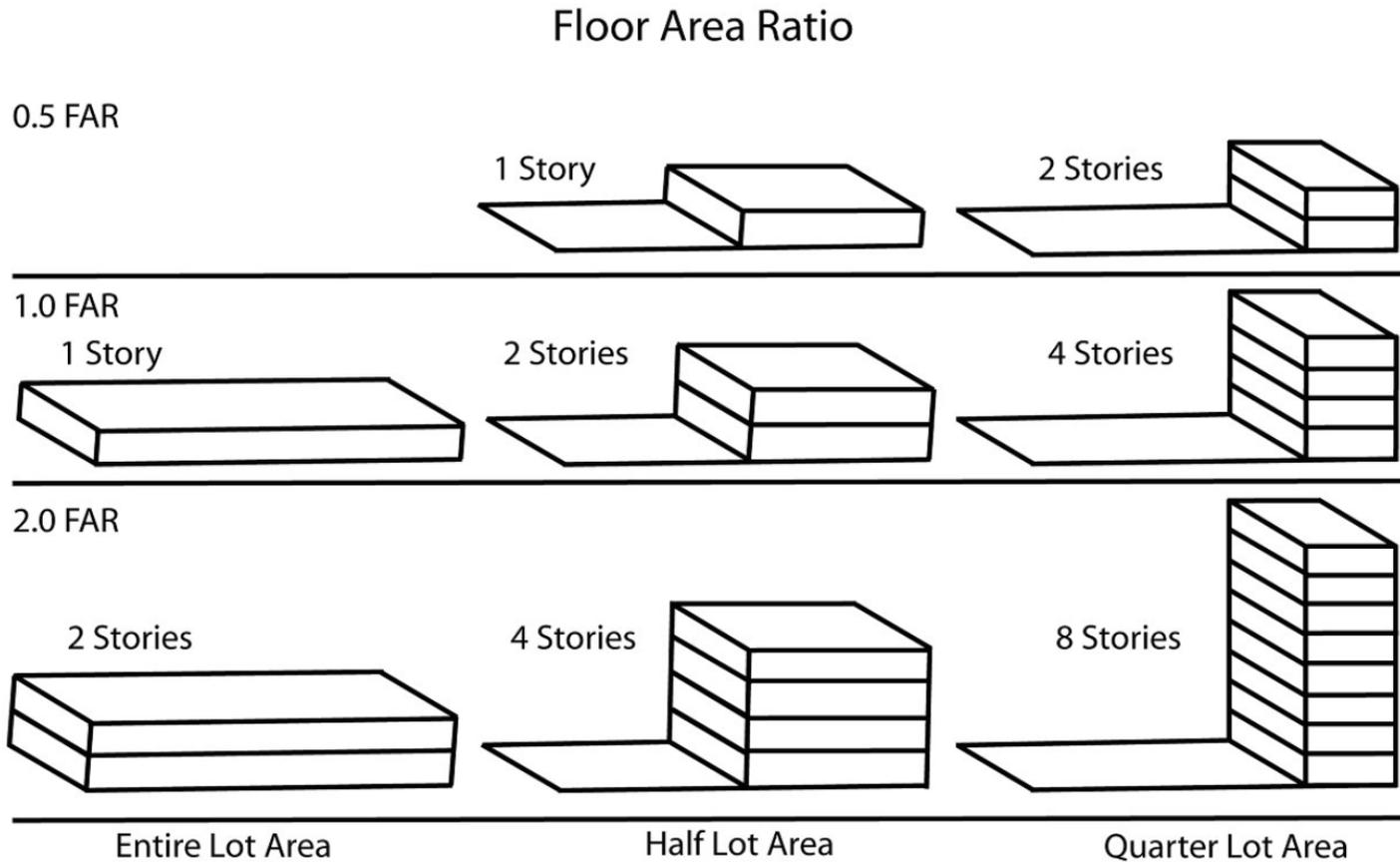
Staff recommend that Regional Council:

1. Approve the proposed development agreement as set out in Attachment A of the staff report dated June 11, 2018.

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Thank You

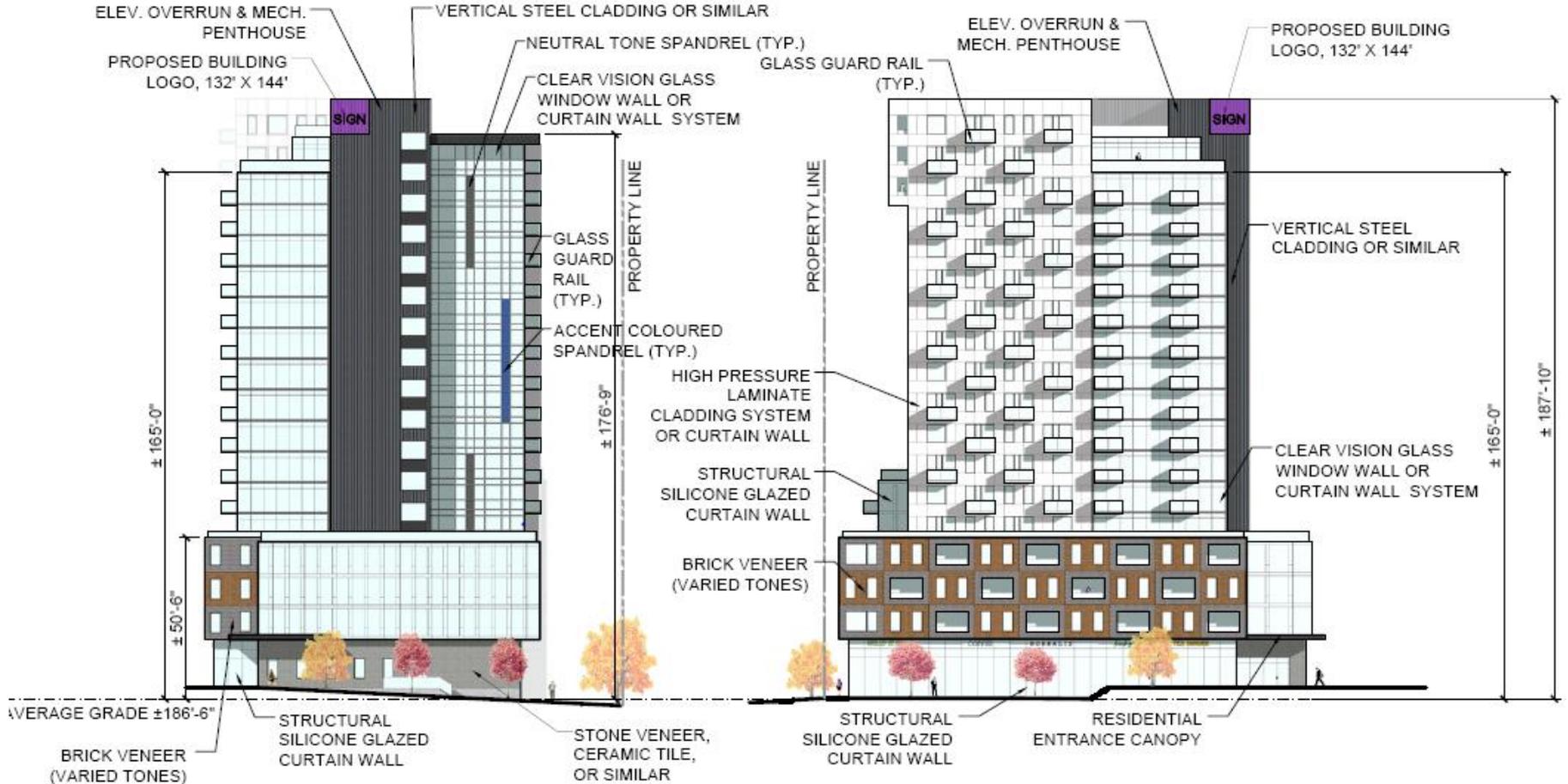
Floor Area Ratio



Policy Recommendation Rationale

- Identified as a Centre under draft Centre Plan documents;
- Strategic and prominent location;
- Major Intersection;
- Underutilized site;
- Capable of being serviced with existing services;
- Isolated from existing neighbourhoods;
- Limited impact on adjacent neighbourhood;
- Surplus declaration (Canada and HRM) favours consideration of new policy.

Proposal (Building B)



1 NORTH ELEVATION
B09 SCALE: 1" = 30'-0"

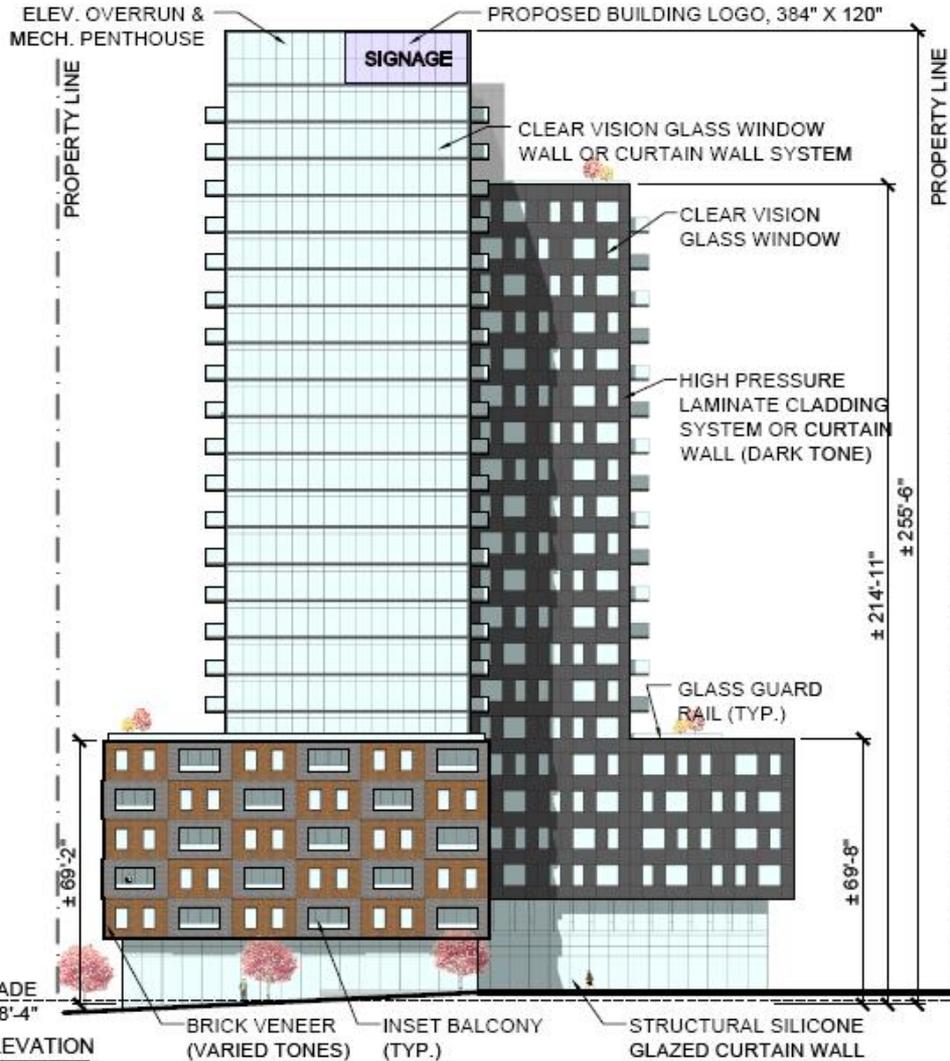
2 EAST ELEVATION
B09 SCALE: 1" = 30'-0"

Facing Building C

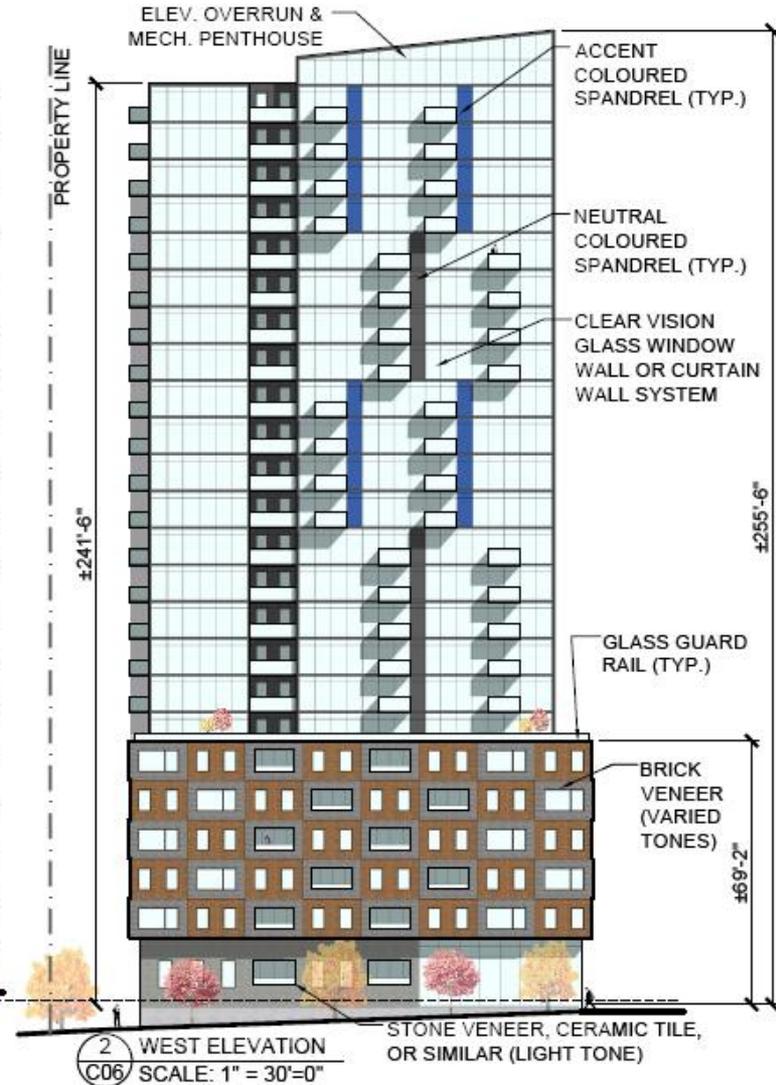
Facing Courtyard

Proposal (Building C)

Schedule H - Building C Elevations

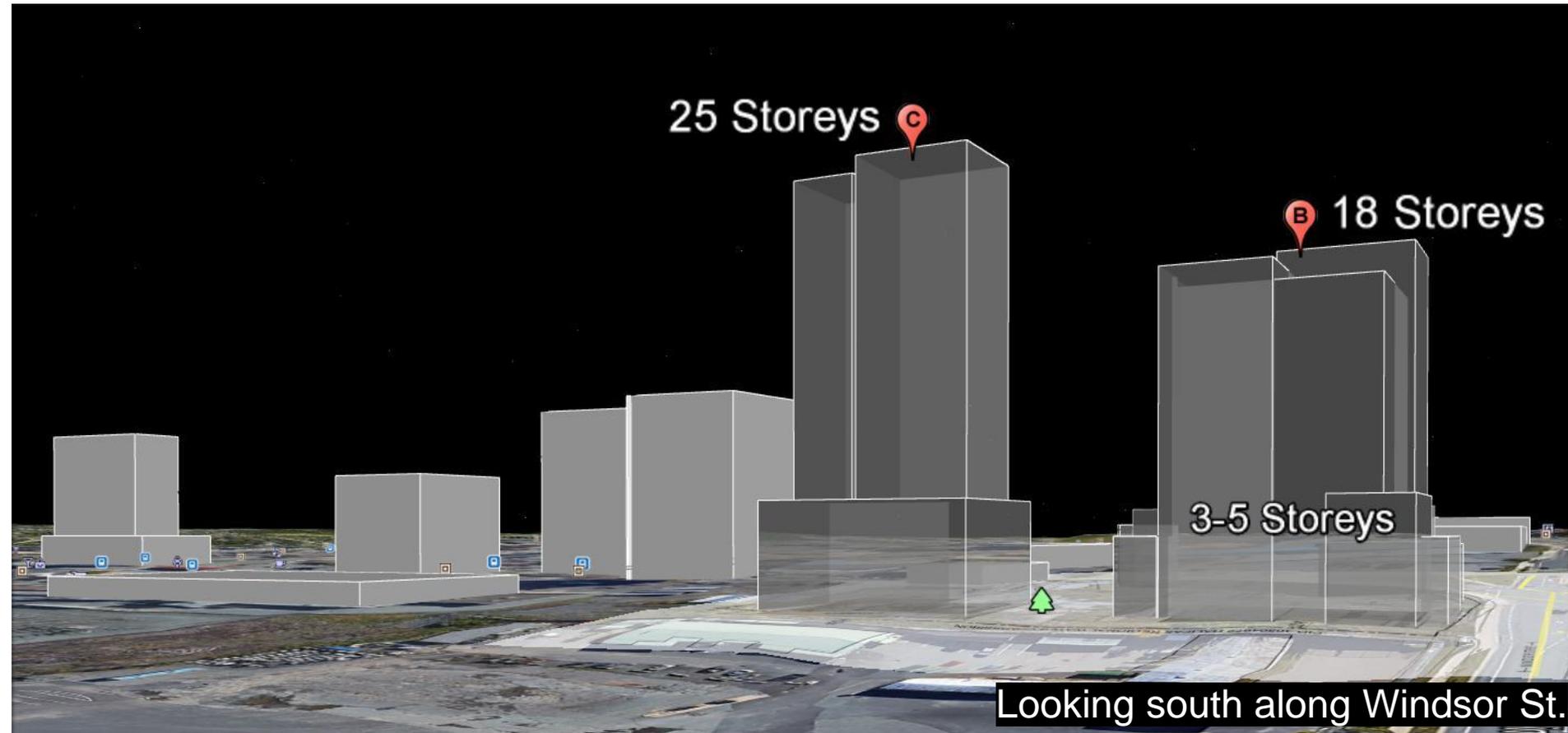


Facing Building B



Facing DND

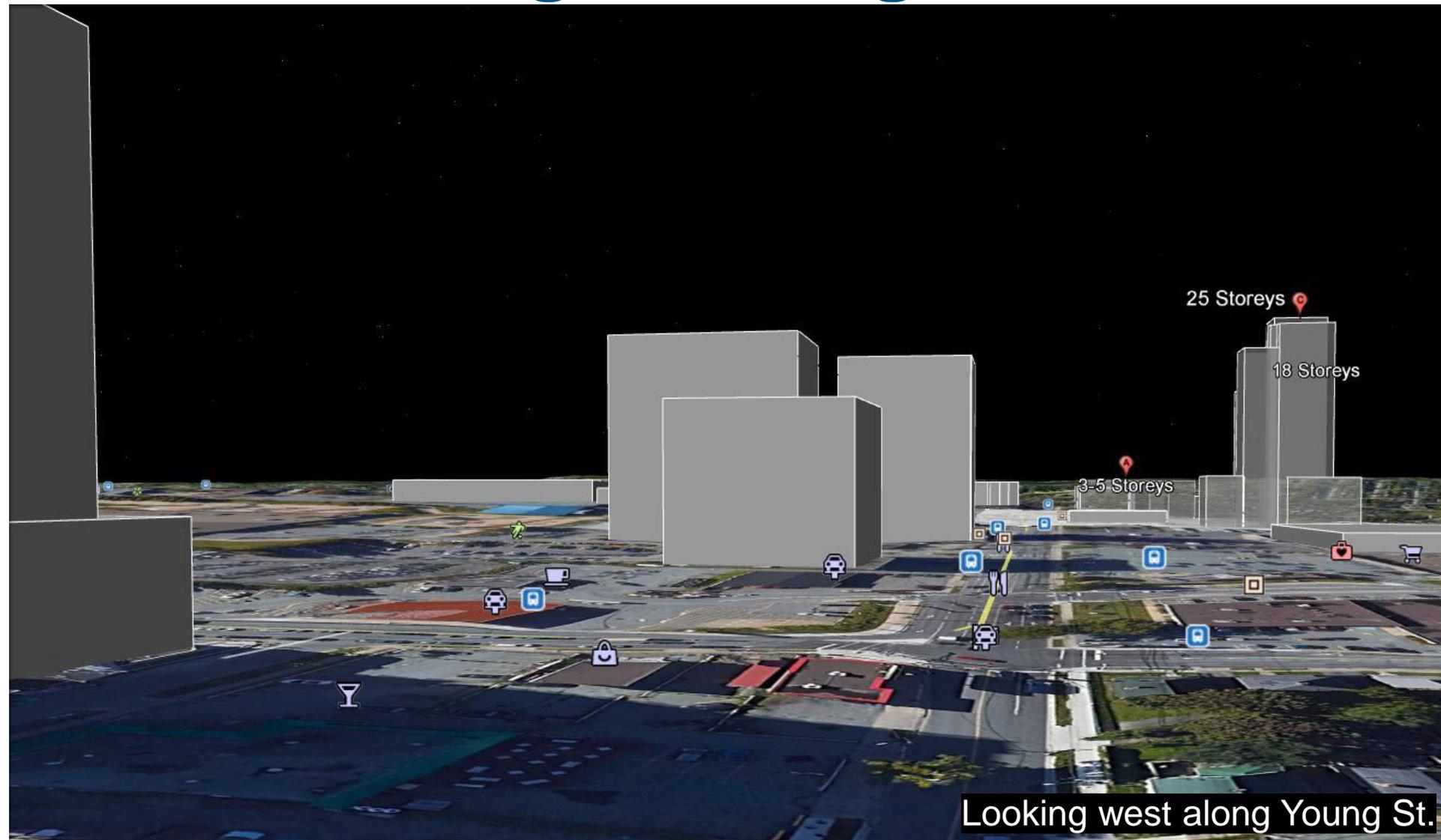
3D Building Massing



Looking south along Windsor St.

Note: This model is not architecturally accurate but is of sufficient accuracy to demonstrate relationships and massing. Source: HRM Staff

3D Building Massing



Looking west along Young St.

Note: This model is not architecturally accurate but is of sufficient accuracy to demonstrate relationships and massing. Source: HRM Staff

3D Building Massing

