

HALIFAX

Public Hearing for Case 20901

Development Agreement Amendments -
Boss Plaza, Dutch Village Road &
Supreme Court, Halifax

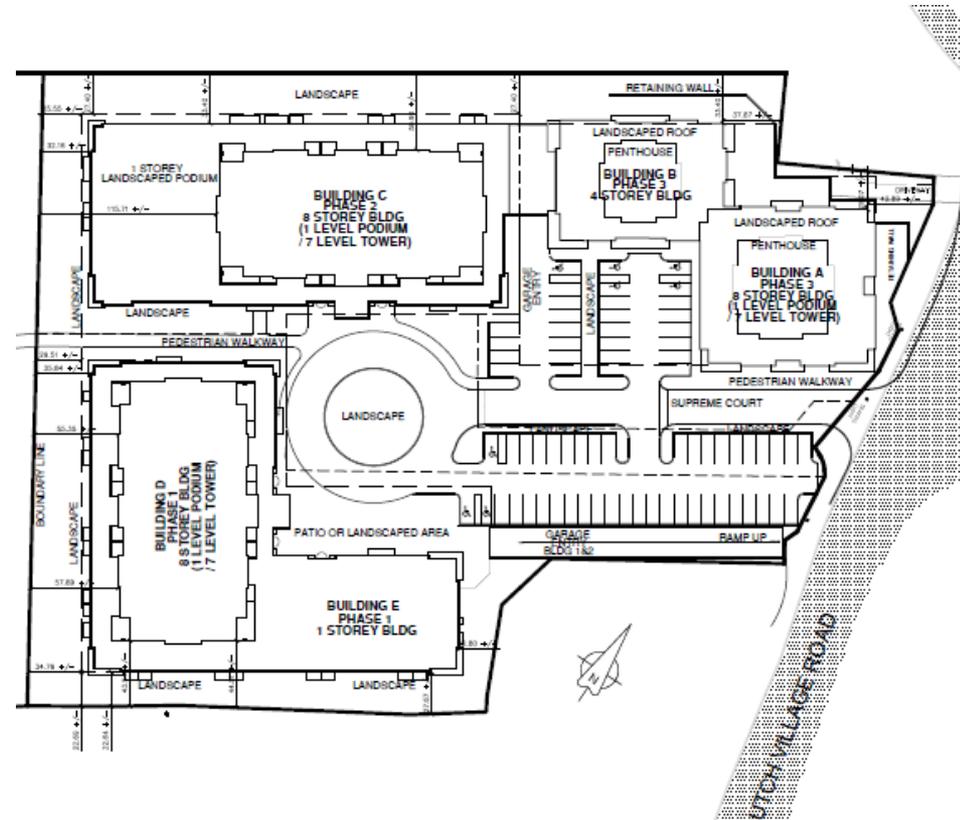
Halifax & West Community Council
August 7, 2018

Applicant Proposal

Applicant: Upland Planning & Design

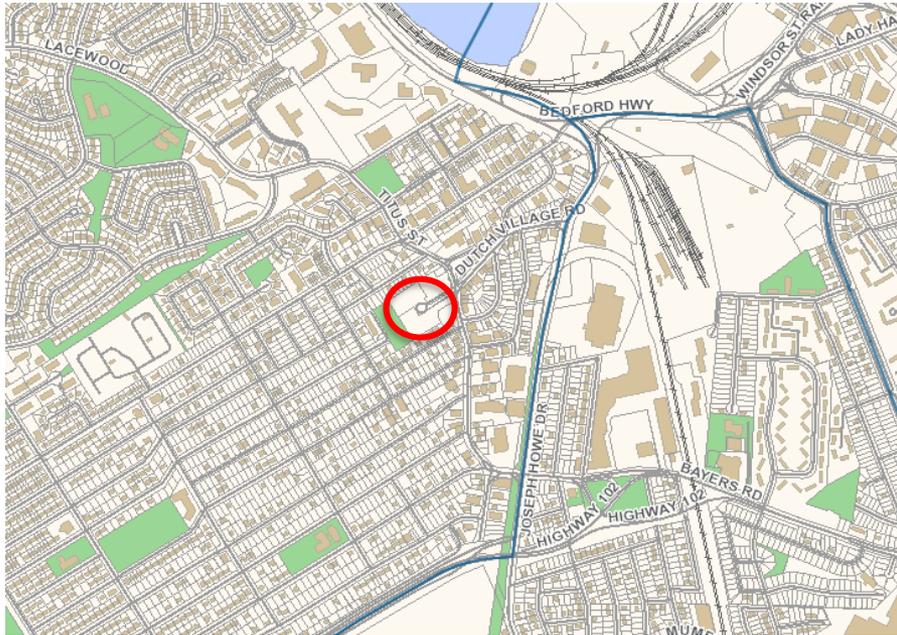
Location: Dutch Village Rd & Alma Crescent, Halifax

Proposal: Amendments to the development agreement for the Boss Plaza on Supreme Court

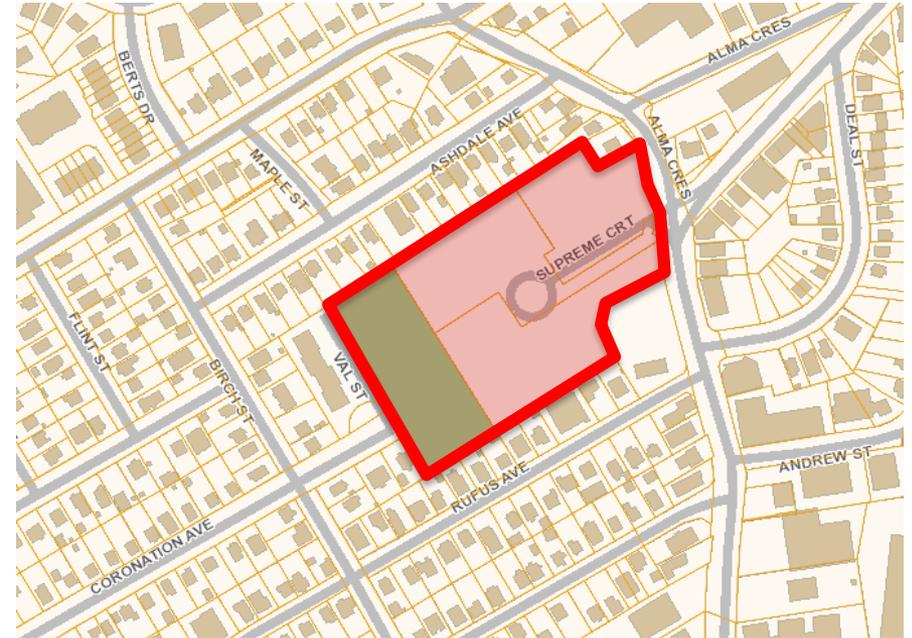


Site Context

Dutch Village Rd & Alma Crescent, Halifax

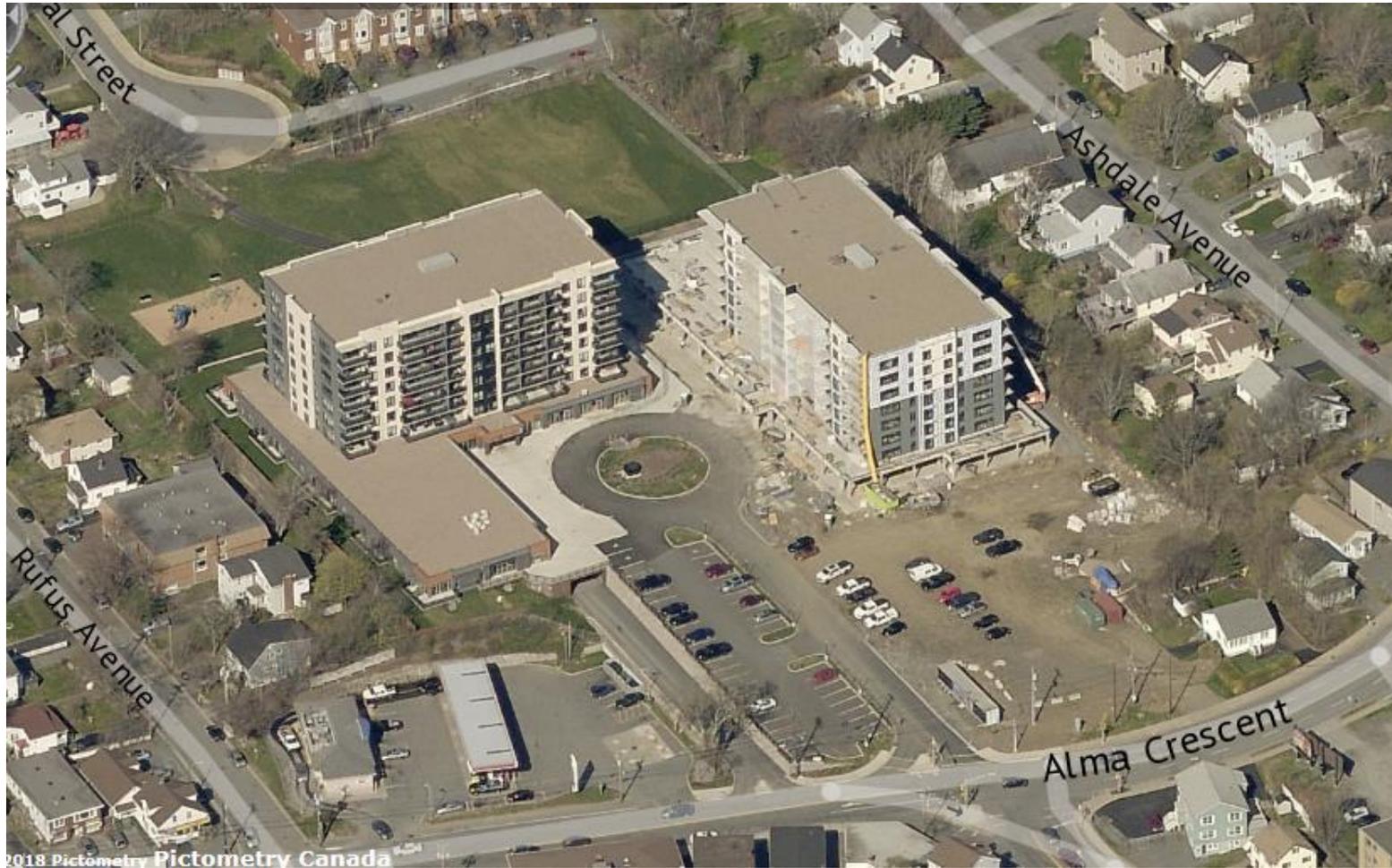


General Site location



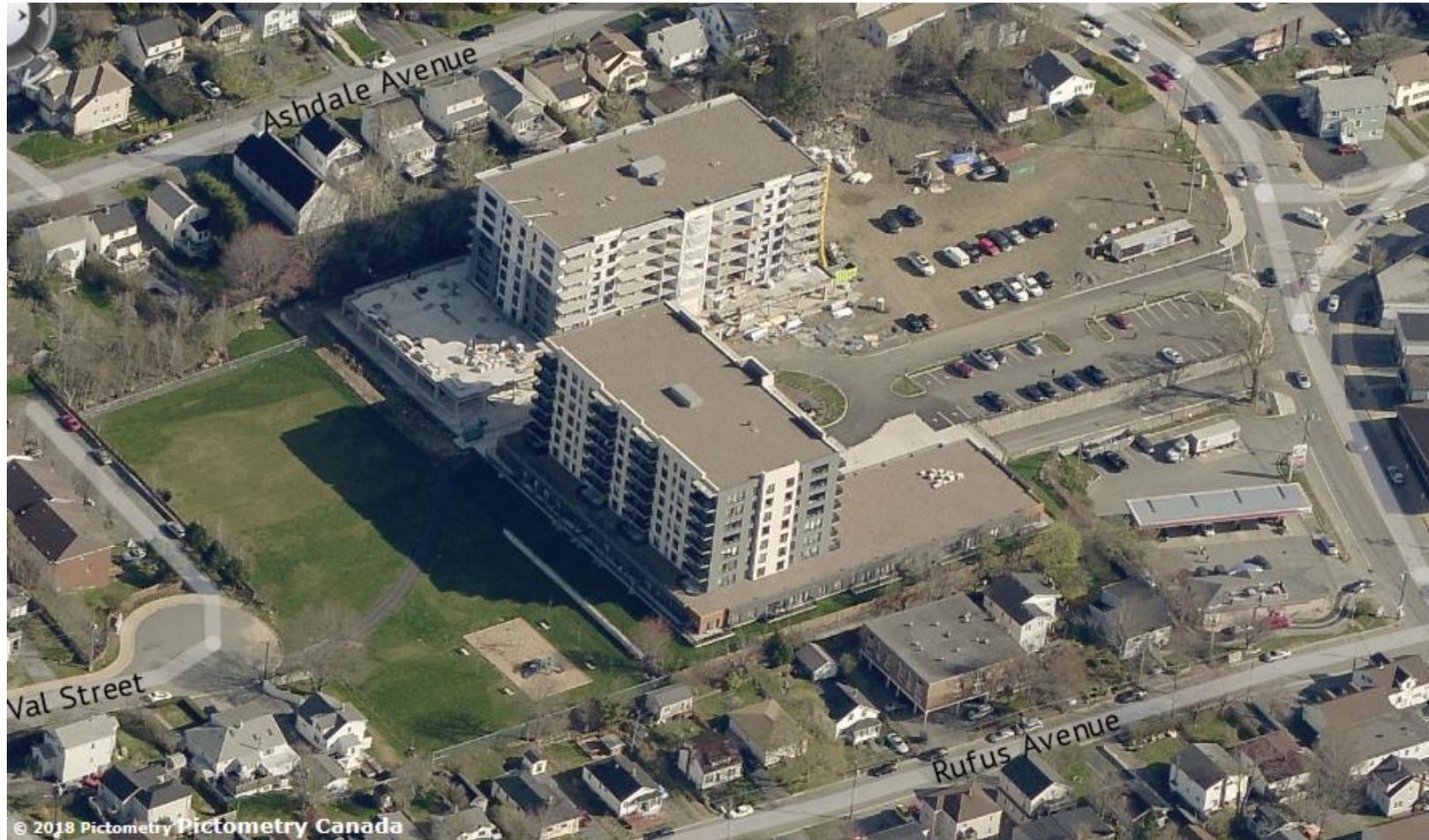
Site Boundaries in Red

Site Context



Aerial view of site from the east

Site Context



Aerial view of subject site from the southwest

Site Context



Buildings D and E



Building C

Site Context



Community/ Neighbourhood Park off Coronation Ave.

Planning Policy

Halifax Municipal Planning Strategy

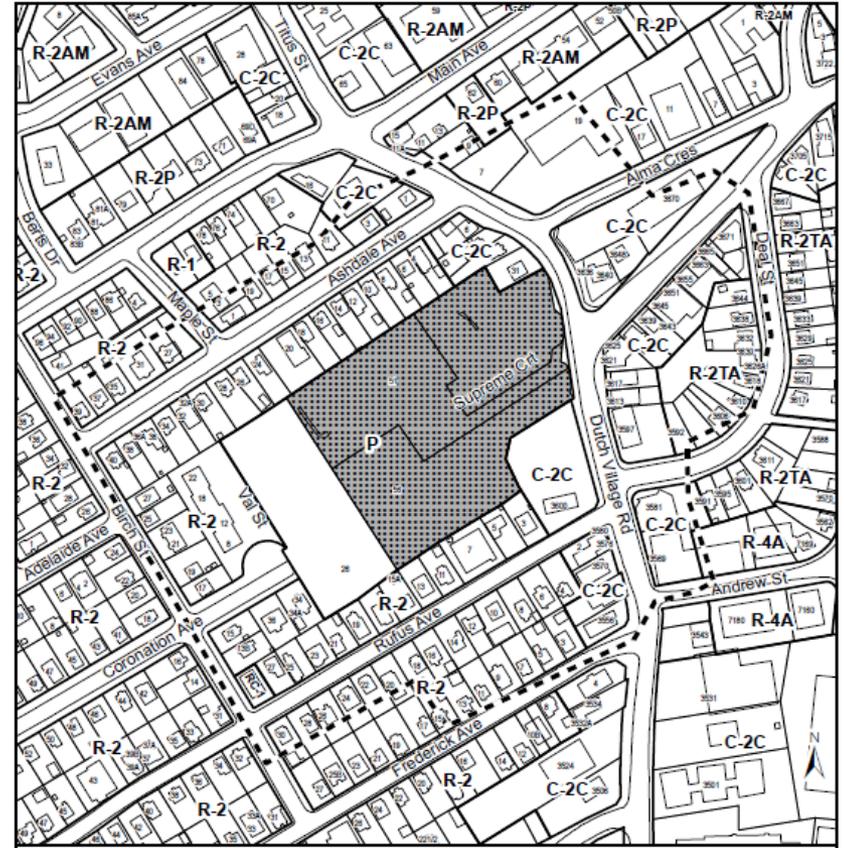
- Community Facilities designation (Fairview Secondary Plan)
- Enables variety of facilities as well as parks, open space, etc.
- Mixed-use development of the site is enabled through development agreement process (Policies 1.9 and 1.9.1)



Land Use By-law

Halifax Mainland LUB

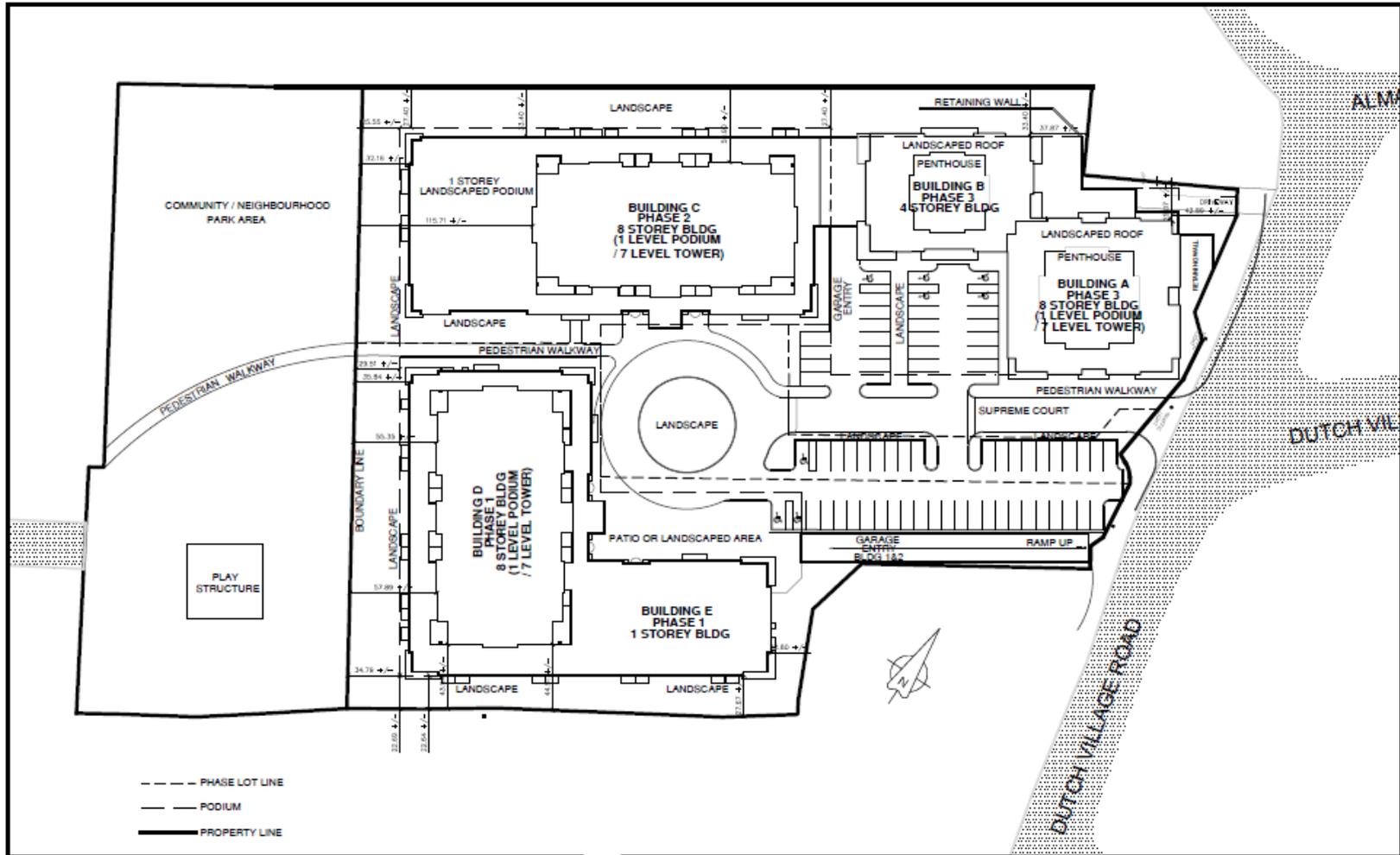
- Park and Institutional (P) zone (Mainland LUB);
- Park/institutional uses as-of-right;
- Existing development agreement in place for mixed-use development.



Proposal: Key Aspects

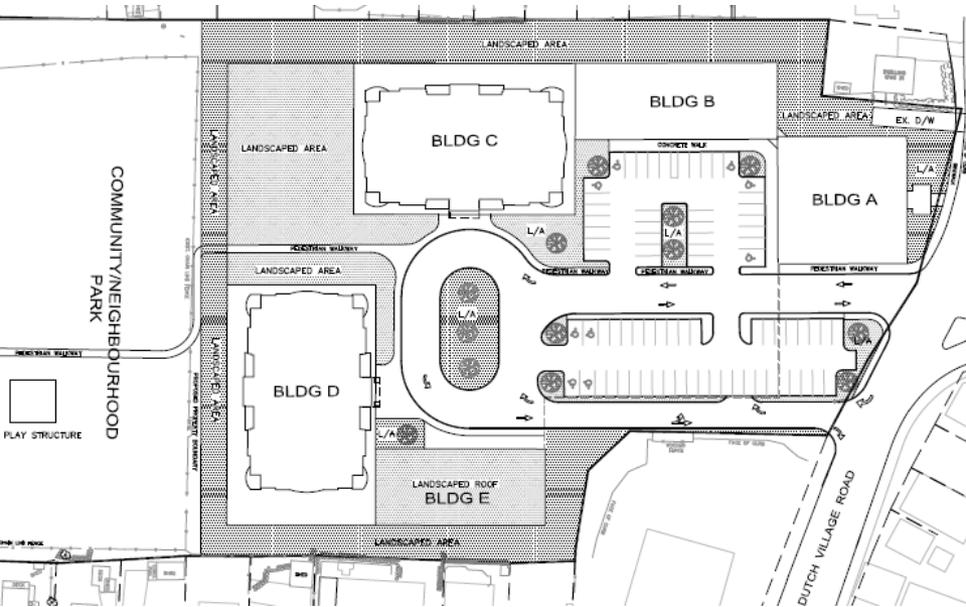
- Changes to architectural design/ appearance of buildings (materials, window patterns, balconies, treatments);
- Change of use (Buildings A & B) from commercial to residential/ ground-floor commercial & minor height increase;
- Building C - additional commercial on ground-floor, changes to residential internal floor area (no expansion of floor plate);
- Changes to underground parking levels without reducing the overall amount of parking required;
- Changes to the locations of rooftop landscaping (no reduction in landscaped areas overall);
- One additional pylon (ground-affixed) sign for a total of two signs

Proposal

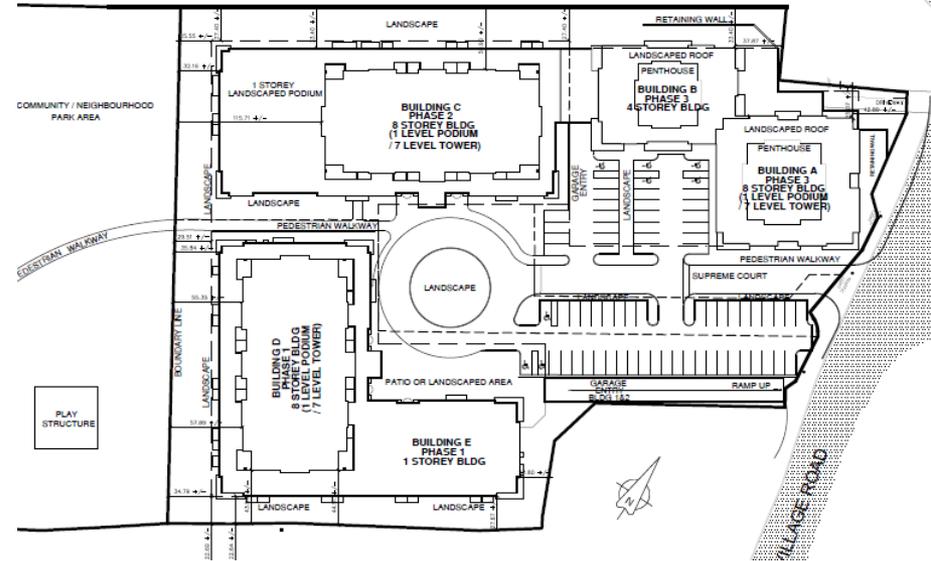


Proposed Site Plan

Proposal



Existing Site Plan



Proposed Site Plan

Proposal

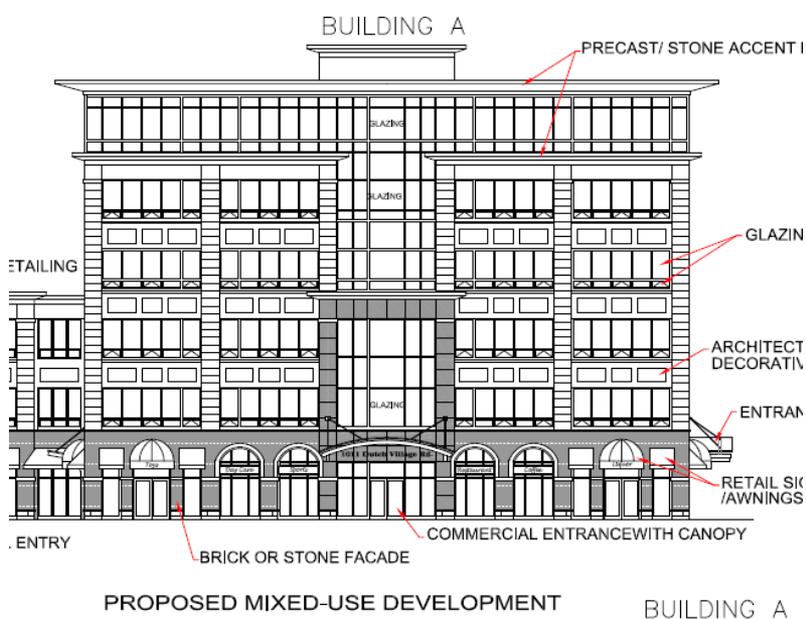


Existing – Elevation (Bldg. D)



Proposed - Elevation (Bldg. D)

Proposal



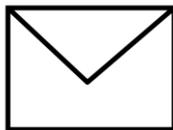
Existing – Elevation (Bldg. A)

Proposed - Elevation (Bldg. A)

Public Engagement Feedback

- Level of engagement completed was **consultation** achieved through **a mail out notification**, website info and on-site signs.
- Feedback from the community generally included the following:
 - Concern with additional building height & unauthorized design changes;
 - Loss of perimeter fencing;
 - Impact of changes on traffic, parking, infrastructure;
 - Completion of work on park site.

**Notifications
Mailed**



112

**Meeting
Attendees**



N/A

**Letters/Emails
Received**



4

Changes in Response to Consultation

- Height of Building B was reduced by one floor, or approx. 9 feet; and
- Request to remove perimeter fencing was withdrawn.

Policy Consideration

Enabling Policies 1.9 & 1.9.1 re: mixed-use development requires Council consider the following matters (in rendering their decision on a Development Agreement):

- Community Park retention and site/ infrastructure improvements;
- Building massing, height and location;
- Architectural design and materials, signage & lighting;
- Landscaping and open space;
- Access and parking (for cars, bikes, pedestrians);
- Servicing capacity

Review of MPS Policies

- Proposed changes to building design and land uses (residential/ commercial) are compatible with area;
- Relocation of rooftop landscaped areas will not reduce the amount of landscaped areas overall;
- Proposed changes to parking will not impact overall access and circulation for the development;
- No issues related to servicing capacity

Amendment Process

- Proposal includes ‘substantive’ and ‘non-substantive’ amendments to the existing agreement;
- Substantive amendments require a formal Public Hearing, while ‘non-substantive’ amendments only require a resolution of Community Council;
- The only Substantive Amendment proposed is the change to the number of floors permitted on Buildings A & B;
- All other changes are non-substantive in nature;
- Since a Public Hearing is required, Council may receive public input on full package of amendments (Attachment A)

Staff Recommendation

- Staff recommend that Halifax and West Community Council approve the proposed amending development agreement as set out in Attachment A

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Thank You