

HALIFAX

Public Hearing for Case 20360

Development Agreement & Land Use
By-law Amendment for Young and
Demone Streets, Halifax

Halifax and West Community Council
September 12, 2018

Applicant Proposal

Applicant: WM Fares, on behalf of MGBE Real Estate Enterprises Ltd

Location: Young and Demone Streets, Halifax

Request: Add lands to Schedule Q of the Halifax Peninsula LUB and enter into a development agreement

Proposal:

- 114 units with ground floor commercial;
- 146 interior parking spaces and 3 surface parking spots;
- Approximately 49,256 sq. m of gross floor area; and
- Approximately 910 sq. m of commercial floor area.



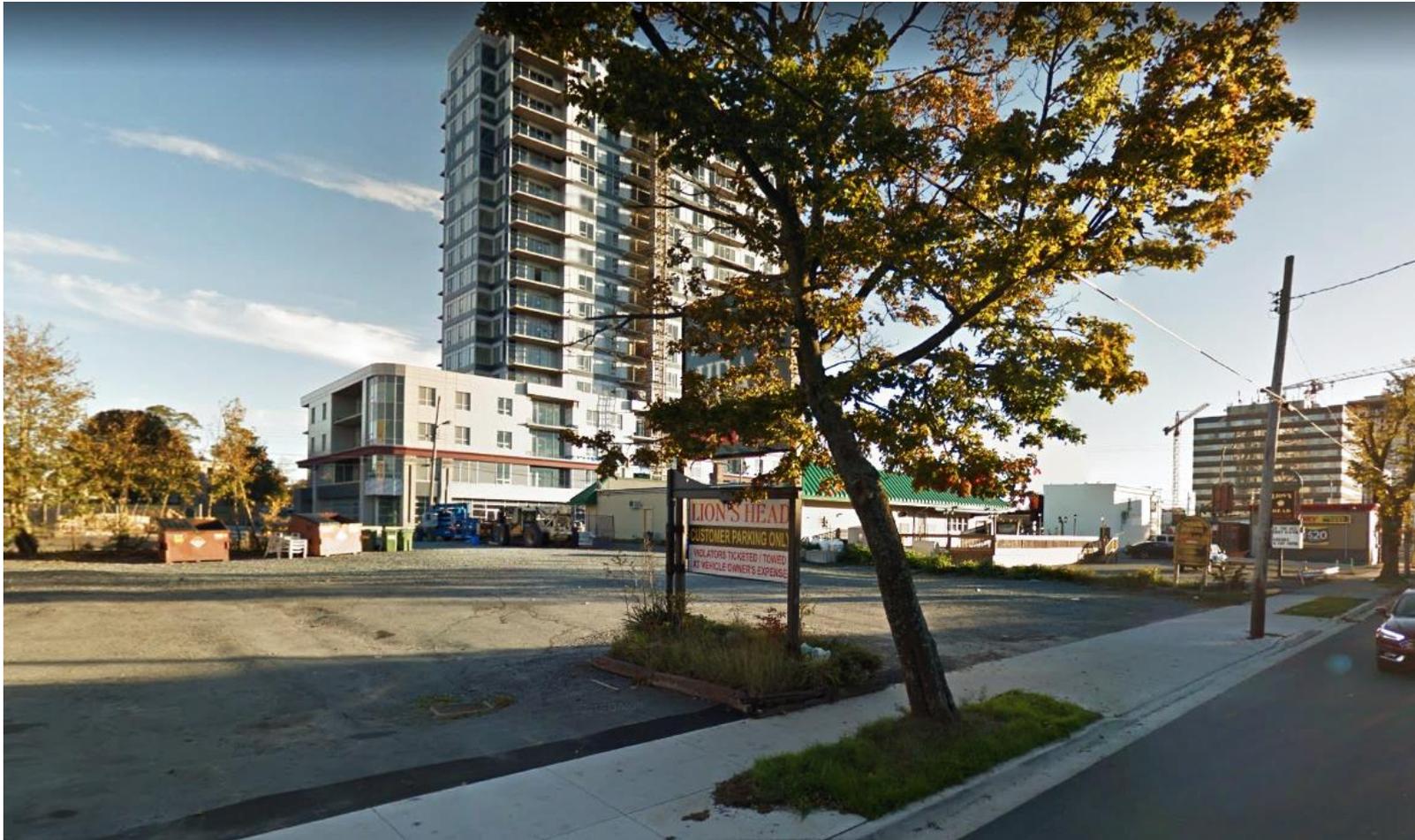
Young St rendering

Site Context



Subject site

Site Context



Subject site seen from the southwest on Young St

Site Context

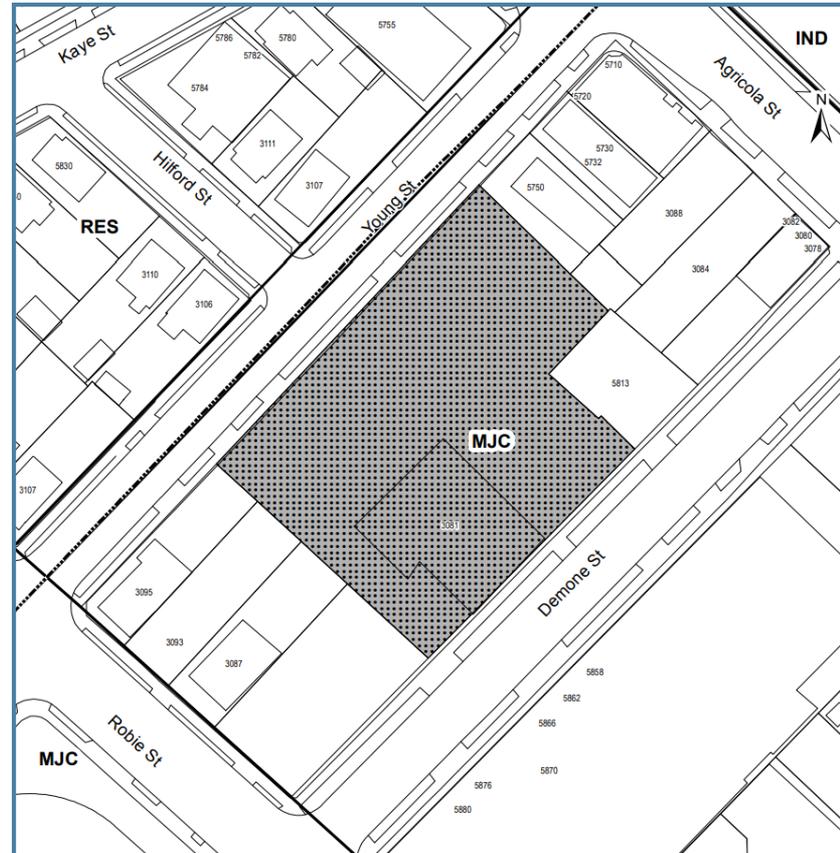


Subject site seen from the northeast
on Demone St

Planning Policy

Halifax Municipal Planning Strategy

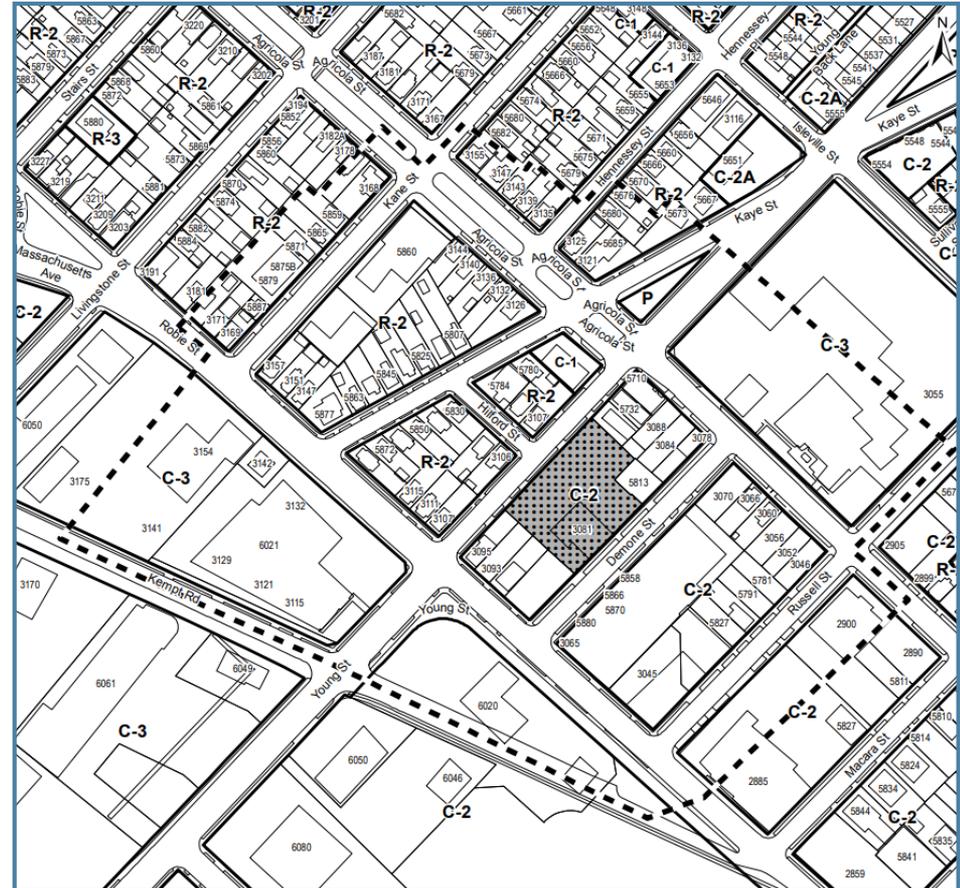
- Major Commercial Designation
- Peninsula North
- Area 5
- Policy 2.3.1, 2.3.2 and 2.3.3
- Allows consideration of residential use by development agreement
 - Impacts on adjacent properties
 - Open space and amenity areas
 - High quality materials
 - High quality design at street level



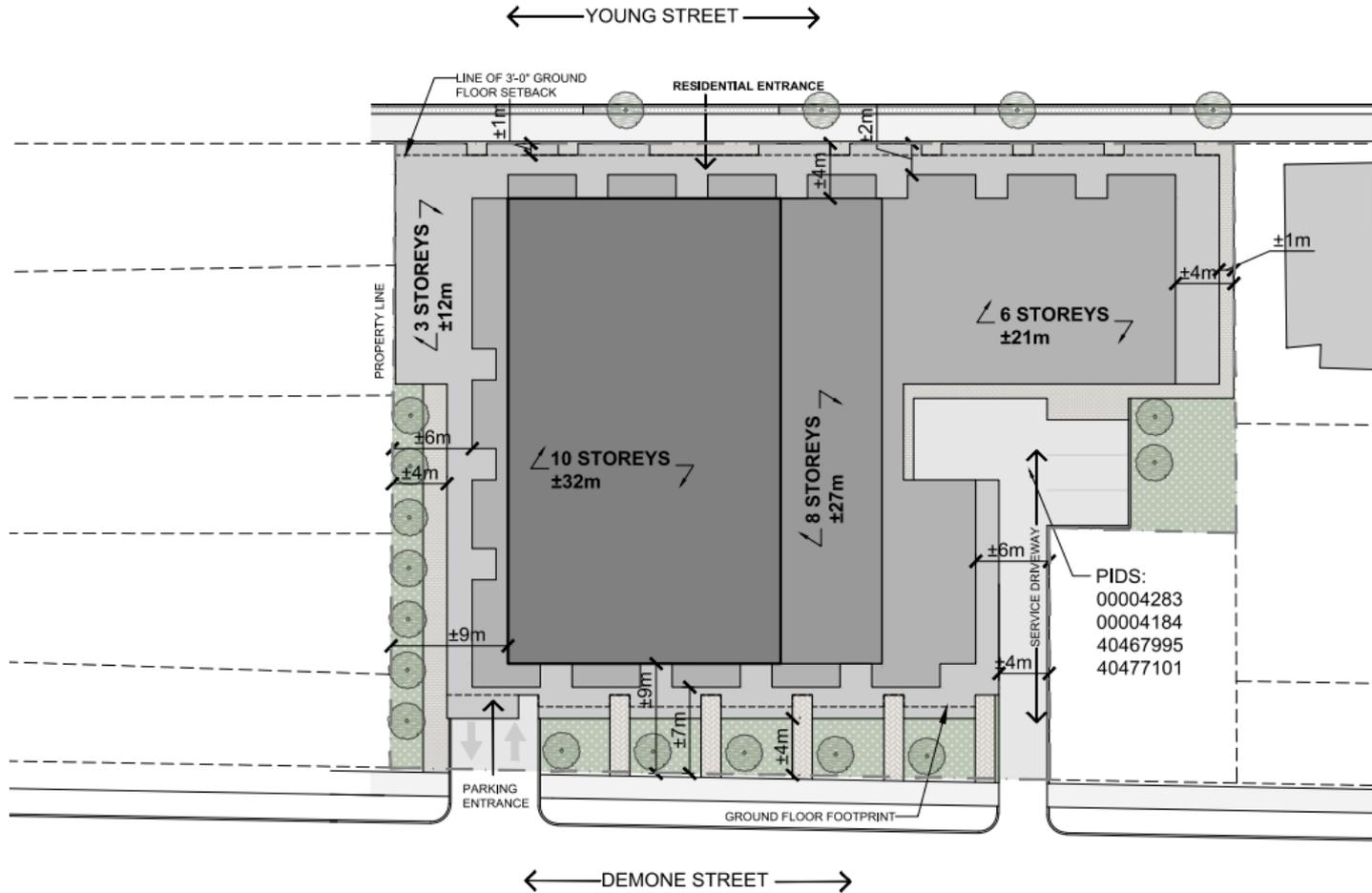
Land Use By-law

Halifax Peninsula LUB

- C-2 (General Business) Zone
 - Allows for wide range of commercial and residential uses
- Schedule Q allows consideration of multi-unit residential by DA



Proposal



Proposed Site Plan

Proposal



Young St Elevation

Proposal



Demone St Elevation

Proposal



Southwest Elevation

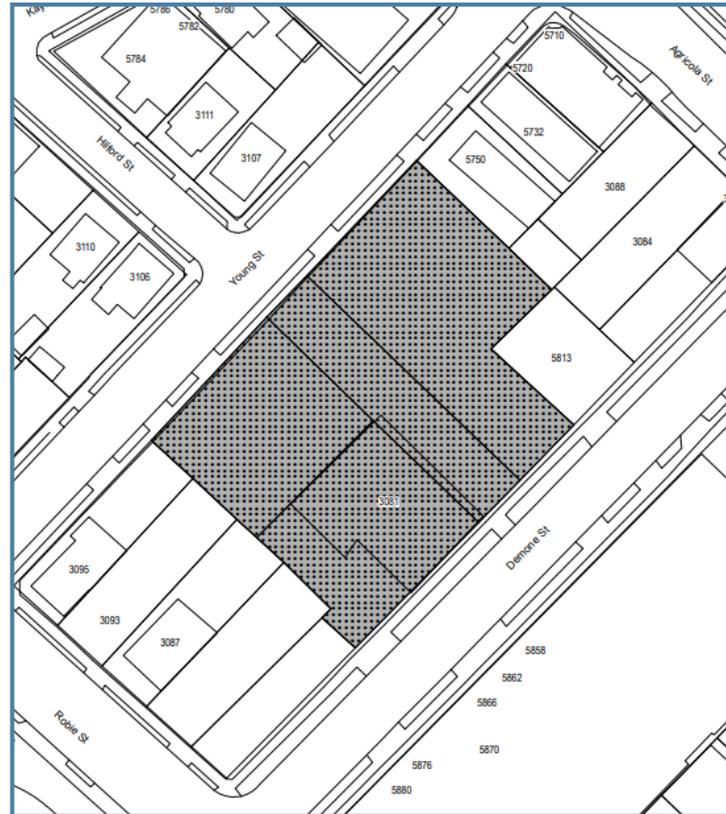
Proposal



Northeast Elevation

Proposed By-law Amendments

Add the lands to
Schedule Q of the
Halifax Peninsula
Land Use By-law



Policy Consideration

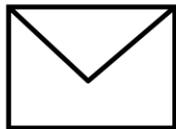
Enabling Policies 2.3.1, 2.3.2 and 2.3.3:

- Schedule Q policy to consider residential use by development agreement, requires Council consider the following:
 - Impacts on adjacent properties
 - Open space and amenity areas
 - High quality materials
 - High quality design at street level

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification, newspaper ad and a public open house on October 4, 2017
- Feedback from the community generally included the following:
 - Liked the design of the building
 - Worried about safety walking, cycling and driving
 - Concerns about parking in area

**Notifications
Mailed**



72

**Meeting
Attendees**



14

**Letters
Received**



2

**Total Public
Interactions**



88

Halifax Peninsula PAC

Recommendation

October 23, 2017

The PAC provided the following feedback:

- finds that the building transition is appropriate to the surrounding context;
- appreciates the height of 10 storeys;
- is particularly concerned about the increase in traffic on Young Street;
- would appreciate a sufficient wind study;
- values outdoor patio space and would like to see it reintroduced if possible;
- appreciates the bike parking and storage;
- appreciates the number of multiple bedroom units;
- is concerned about the transition to the northeast;
- appreciates the outdoor amenity space;
- is concerned about the safety aspects of the pedestrian walkways;
- would appreciate incorporating additional green space around the development;
- appreciates the increase of residential density on the peninsula;
- finds that the building provides an appropriate response at the street level;
- appreciates the interface on Demone Street and toward Robie Street;
- has concerns about the parking from commercial units of the development on Young Street and surrounding residential areas. The committee does not wish to see an increase in parking spaces in the building; and
- is concerned about the effect the development will have on traffic on Oxford Street and Bayers Road.

Summary: Key Aspects of Proposed Development Agreement

- 10 storey multi-unit residential building with ground floor commercial uses;
- 146 interior parking spaces;
- A minimum of 50% of the units must be two or more bedrooms;
- Require a minimum of 110 square metres of indoor amenity space, which shall include space above ground with access to outdoor amenity space;
- Require a minimum of 340 square metres of outdoor amenity space;
- Controls on building siting, massing, exterior design and materials; and
- Require a landscaping plan which will include landscaping along the Demone St frontage, southwestern and north-eastern property boundaries.

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:

- Non-substantive amendments include the granting of an extension to the date of commencement;
- Length of time for completion of the development; and
- Changes to the unit mix.

Staff Recommendation

Staff recommend that Halifax and West Community Council:

1. Approve the proposed amendments to the Halifax Peninsula LUB as set out in Attachments A of the staff report dated June 21, 2018; and

At a future meeting of HWCC:

1. Approve the proposed development agreement as set out in Attachment B of the staff report dated June 21, 2018.

HALIFAX

Thank You