

HALIFAX

Case 21812

MPS Amendments

Planning Districts 1&3

St. Margaret's Square, Upper Tantallon

North West Planning Advisory Committee

October 3, 2018

Applicant Proposal

Applicant:

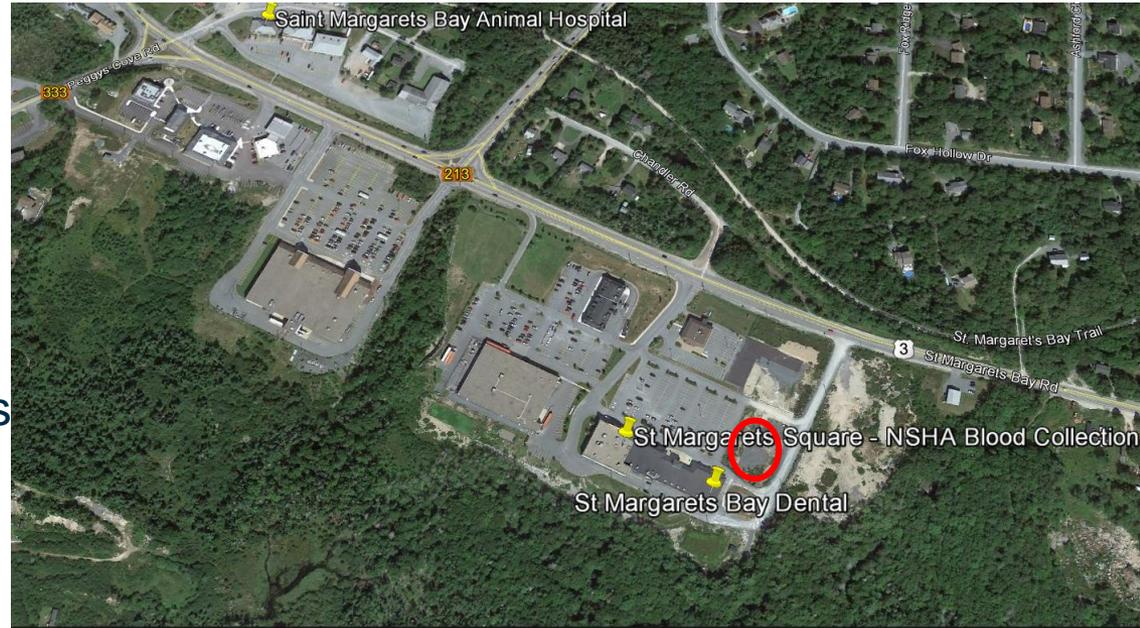
WSP Canada Inc. on behalf of
PRO Real Estate Investment
Trust (PRO REIT)

Location:

Upper Tantallon
Near Intersection of St. Margarets
Rd. and Hammonds Plain Rd.
St. Margarets Square,
Phase C

Proposal:

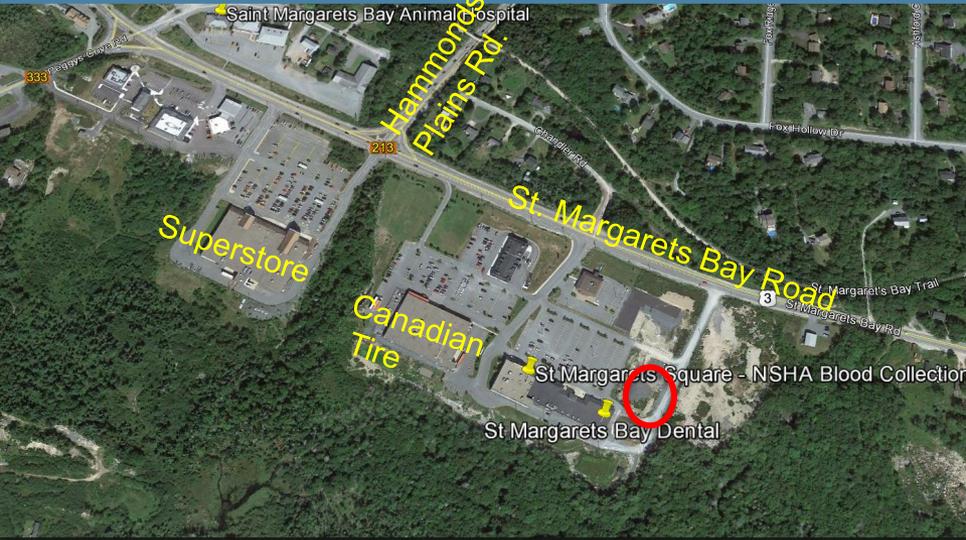
MPS amendment to enable non-
substantive amendments in accordance
with the policies in effect at the time the
DA was approved (Dec.2012)



General Site location

Site Context

St. Margarets Square



General Site location
Existing uses: 3 multi-tenant commercial buildings
Phase C & D vacant lots

Site Boundaries for Phase C in Red



Site Context



Phase D site seen from



Site Context



HALIFAX REGIONAL MUNICIPALITY
MUNICIPAL PLAN AMENDMENT FOR
PLANNING DISTRICTS 1 AND 2
(St. Margarets Bay)

Case 21812 - Application by WSP Canada Inc. on behalf of
Plus Hest Estate Investment for an amendment to the Municipal
Planning Strategy for Planning Districts 1 & 2 (St. Margarets Bay)
to allow non-adaptive amendments to the existing strategy
Square, Upper Terrace.

Further Information - Call Planning and Development at
902.495.8622 or visit the WRM website at
www.halifax.ca/business/development/applications

Subject site seen from St. Margarets Bay Road (Highway 3) and signage of request

Planning Policy (2012)

Planning districts 1 & 3 (St. Margarets Bay)

Designation:

Mixed Use B

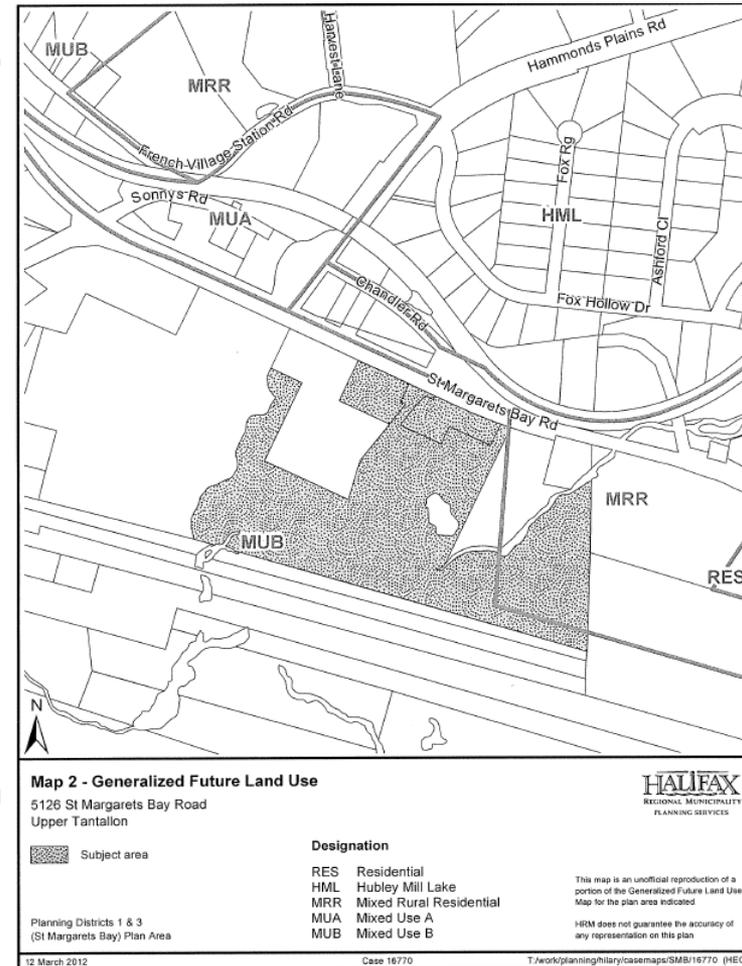
Zone: MU-2

Intent of MU B (2012):

- Future large format commercial development is planned in a **comprehensive manner**, and remain **in the growth centre** rather than spreading out along the Bay.
- Balance this growth with the **traditional character** of the built form in St. Margarets Bay.

Enabling Policy:

MU-16(A) (2012) –Commercial buildings >7,500 sqft. through DA consideration



Planning Policy (2014)

Planning districts 1 & 3 (St. Margarets Bay)

Designation: Tantallon Crossroads Coastal Village & sub-designation Village Centre

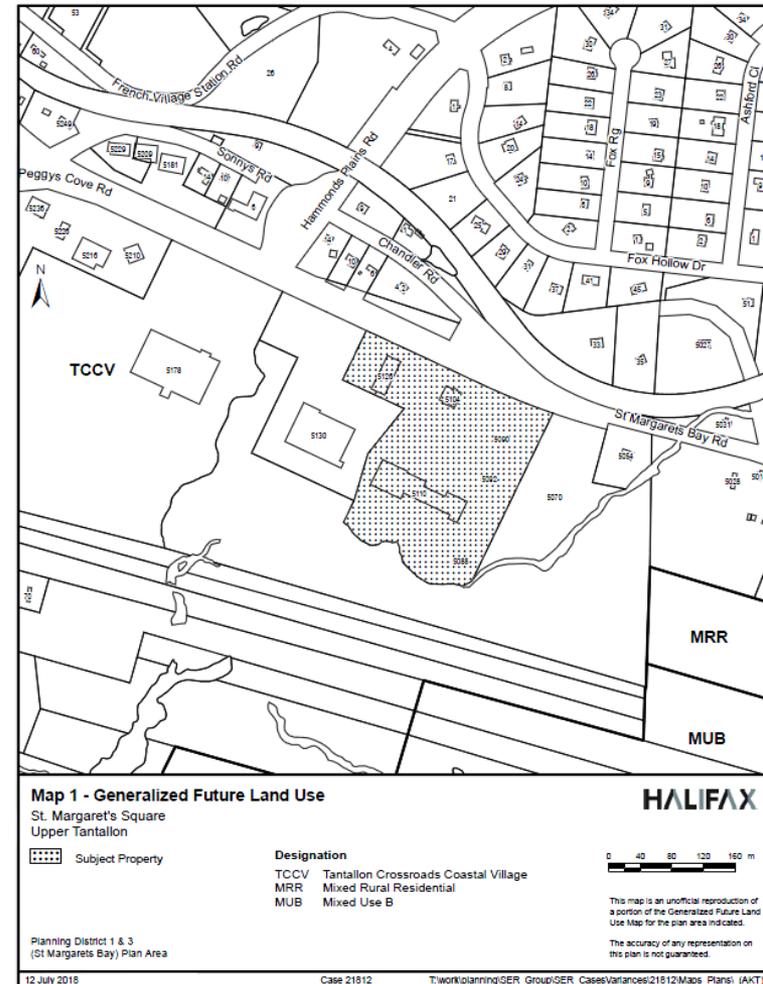
Zone: Village Centre

Intent

- encourage a human-scale, commercially focussed centre in a form that respects traditional building styles while answering to modern local and tourist needs;
- encourage a range of housing types close to shops and services; and
- support small-scale building footprints.

Enabling Policy:

CV-7 (2018)-Enables Council to consider DA or **amendments to existing DA** or new commercial if key considerations are met.



Planning Policy (2014)

Planning districts 1 & 3 (St. Margarets Bay)

CV-7 Within Schedule N as shown on Map 2, Council shall only consider development agreements, or **amendments to existing development agreements**, provided that:

(a) For new buildings:

(i) front yard setbacks, **building footprints** and building heights do not exceed the maximum for the **Village Centre Zone**;

(ii) facades are located **parallel to the public street** and include display windows, awnings and entry doors facing the public street;

(iii) walkways connect the façade entry doors to existing or approved walkways on the same property without the need for pedestrians to cross parking areas, vehicle lanes or drive-through lanes;

(iv) no surface parking, drive-through, circulation lane, fuel pump, recharging station or loading bay is located **between the public roadway and the building** façade; and

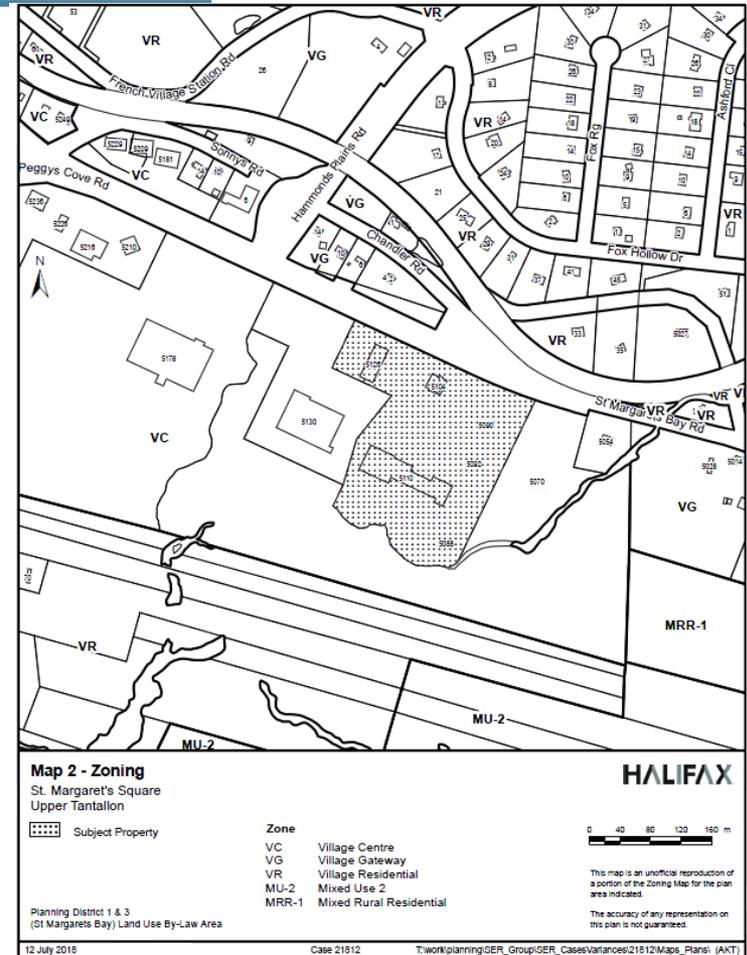
(v) the provisions of Policy CV-6;

Land Use By-law

Planning districts 1 & 3 (St. Margarets Bay)

VC (Village Centre) zone (2014)

- Commercial uses (C-1a, bakery, banks, medical and veterinarian clinics, etc.)
- limitations on building foot print (6000 sqft)
- building facade parallel to street
- no parking between building and street (only side or rear of building)
- reduce parking requirement by 20%
- parking lot with 10% landscaping
- lighting away from residential
- max 2 wall mounted signs and size 20 & 15ft
- connected walkways between entryways



Development Agreement (2012)

Planning districts 1 & 3 (St. Margarets Bay)

Approved by Community Council July 12, 2012

- A five-building commercial development;
(currently - three buildings constructed, -Phase C and D undeveloped)
- Phase C - a two storey building with a maximum gross floor area of 34,000 sq.ft.
- a maximum building footprint of 17,000 sq.ft.
- eight non-substantive amendments permitted

Development Agreement (2012)

Planning districts 1 & 3 (St. Margarets Bay)

- (a) Minor expansions to the proposed Phase C, D and E buildings not exceeding ten percent of the gross floor area of the buildings permitted by Section 3.4 of this agreement;
- (b) Minor expansions to the existing Phase A and B buildings, not exceeding ten percent of the gross floor area of the buildings;
- (c) Minor Changes to the exterior architectural appearance of the buildings, detailed under Section 3.5, including materials and architectural treatments;
- (d) Changes to the landscaping requirements as detailed in Section 3.8 of this Agreement;
- (e) Changes to the signage requirements detailed under Section 3.9 of this Agreement;
- (f) The granting of an extension to the date of commencement of development as identified in Section 7.3 of this Agreement;
- (g) The length of time for the completion of the development as identified in Section 7.4 of this Agreement; and
- (h) Subdivision of the lands not otherwise permitted by the Land Use By-law and Subdivision By-law for only RPK (Regional Park) and PA (Protected Area) zone uses.

Non-substantive amendments

Section 6.1 of the 2012 Development Agreement outlines eight items as non-substantive amendments. **4 of the 8 are** requested:

a) Minor expansions of gross floor area with max 10% of GFA:

*-Increase building footprint 17,000 to **18,700 sq.ft.**; and*

*-reduce GFA from 34,000 to **19,825 sq.ft.** Building C*

c) Minor changes to the exterior architecture of buildings:

*-Replace second storey with a mezzanine ie. 2 to **1.5 storeys.***

Non-substantive amendments in DA

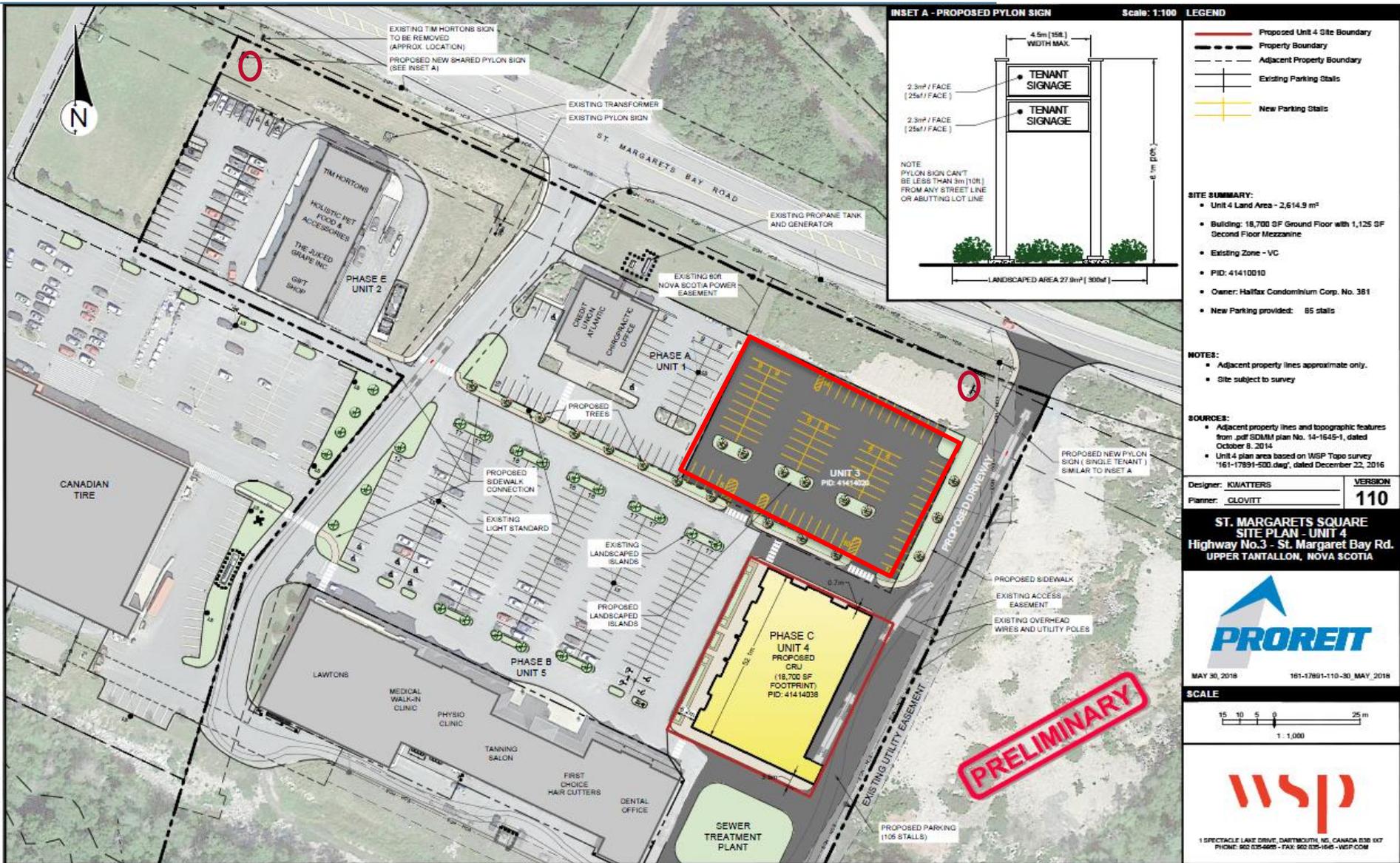
d) Changes to the landscaping requirements:

*-Additional **landscaping around signage and islands** in temporary parking spaces of vacant lot for Building D*

e) Changes to the signage requirements:

- A double-tenant **pylon sign** to replace the existing pylon sign*
- A second single-tenant **pylon sign** near the east driveway*
- Revised tenant **fascial** wall sign*

Site Plan



Details: elevation & architecture



Exterior Elevations – west (front)



Exterior Elevations – east (rear)

Proposal Elevations



North & South Elevation (Sides)

Public Engagement Feedback

- Level of consultation achieved through
 - Regional Council with initiation report on Sept. 11,2018
 - a mail out notification
 - signage on site
 - Webpage: <https://www.halifax.ca/business/planning-development/applications>
- To date there has been 1 e-mail asking about the scope of the MPS amendment

**Notifications
Mailed**



35

September 14

**Letters
Received**



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Scope of Review

- Is it reasonable to enable the **non-substantive amendments** of the existing Development Agreement to be considered under previous policy?
- Should all 8 **non-substantive amendments** listed in Agreement be considered in any future development of the Agreement?

Questions / Comments

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Thank You

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