

HALIFAX

Public Hearing for Case 21606

LUB Amendment for Civic 5450
Cornwallis Street, Halifax

Halifax & West Community Council

February 5, 2019

Applicant Proposal

Applicant: Shelley Dickey Land Use Planning

Location: 5450 Cornwallis Street, Halifax (Delmore Buddy Daye Learning Institute)

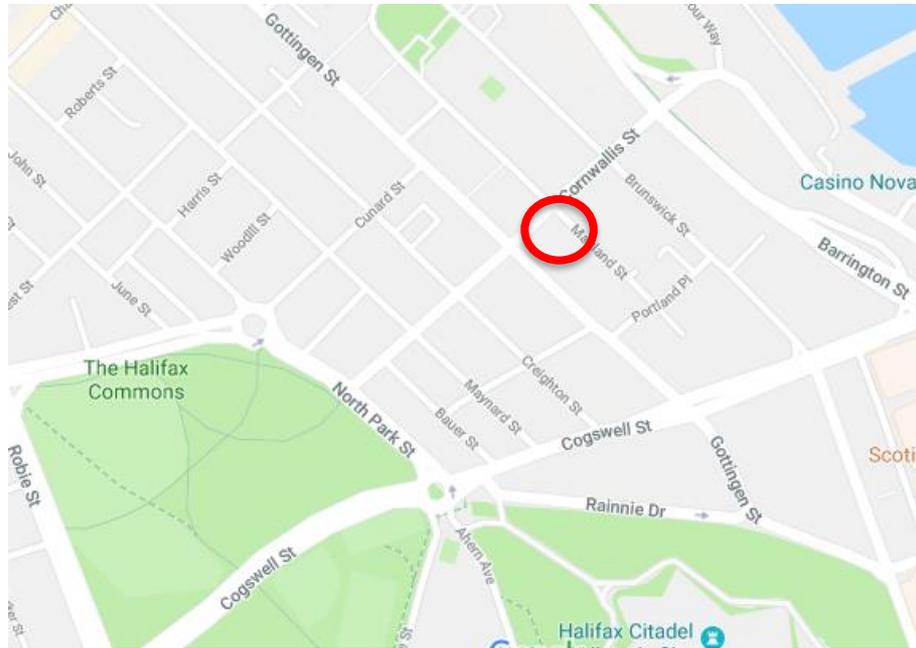
Proposal: Amend height precinct in LUB to increase from 40 feet to 70 feet.



Proposed D. Buddy Daye Learning Institute

Site Context

5450 Cornwallis Street, Halifax



General Site location



Site Boundaries in Red

Site Context



Subject site, from
Maitland Street

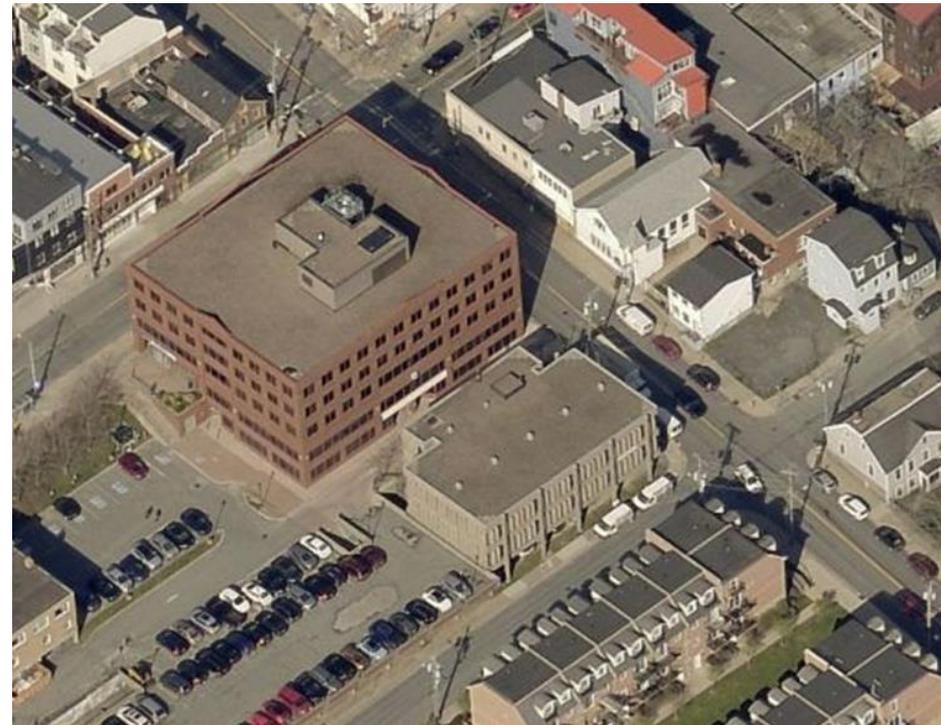
Subject site, from
Cornwallis Street



Site Context



Arial view from north.



Arial view from south.

*Mixed-use surroundings

Planning Policy

Halifax Municipal Planning Strategy

- Peninsula North SPS:
 - High Density Residential designation:
 - Medium-rise residential housing;
 - Existing commercial use permitted on this site;
- City-Wide Policies:
 - General policies call for neighbourhood compatibility.



Land Use By-law

Halifax Peninsula LUB

- C-2 Zone (General Business)
Peninsula North area:
 - “Major” Commercial uses;
- Height Precinct – 40 feet



Proposal



Subject Site/ Building

Height Increase:

- From 40 ft. to 70 ft.;
(LUB amendment)

Two-Storey addition:

- As-of-right permit
process, C-2 zone;

Proposal

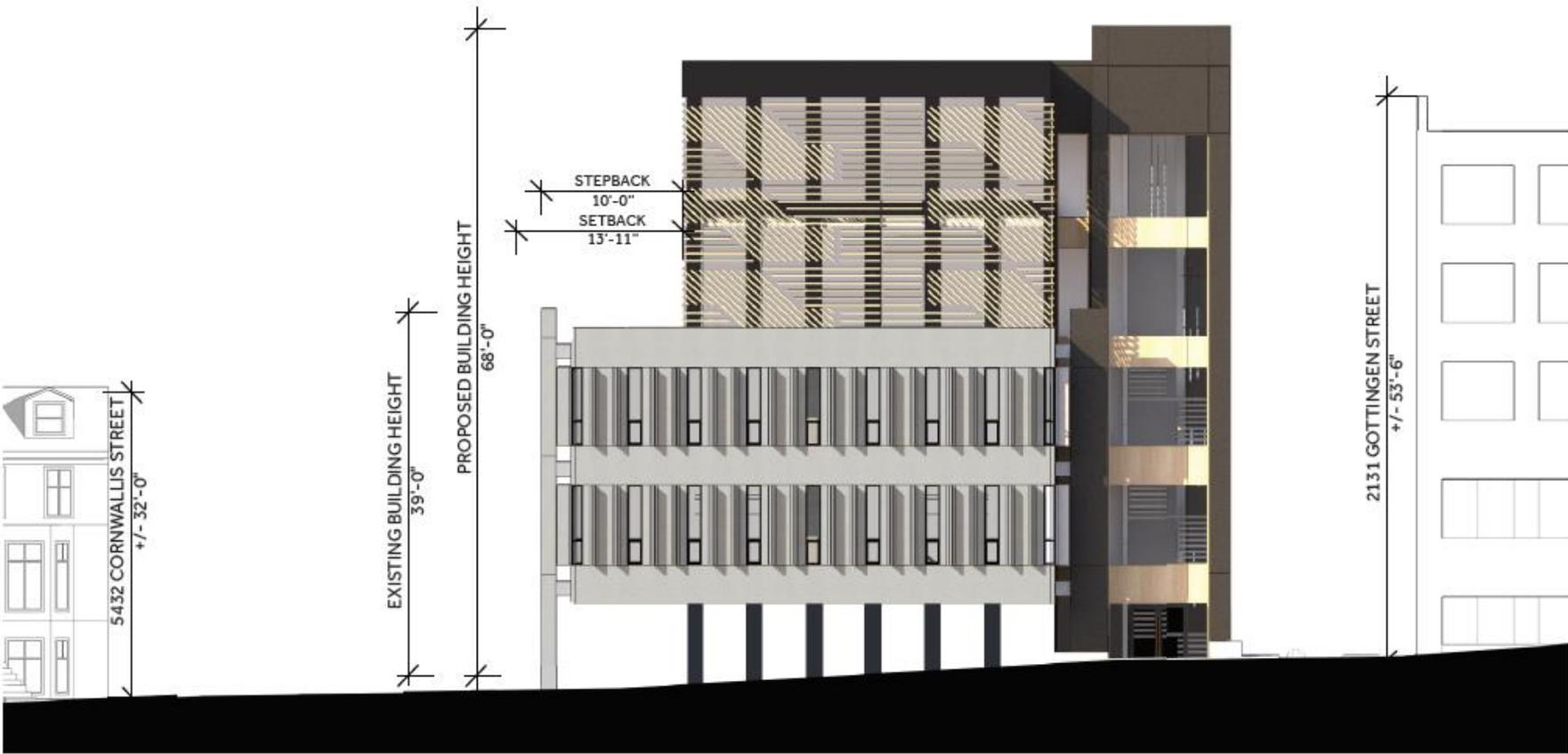


Existing



Proposed

Proposal



Proposed Cornwallis St. Elevation – upper storey setback



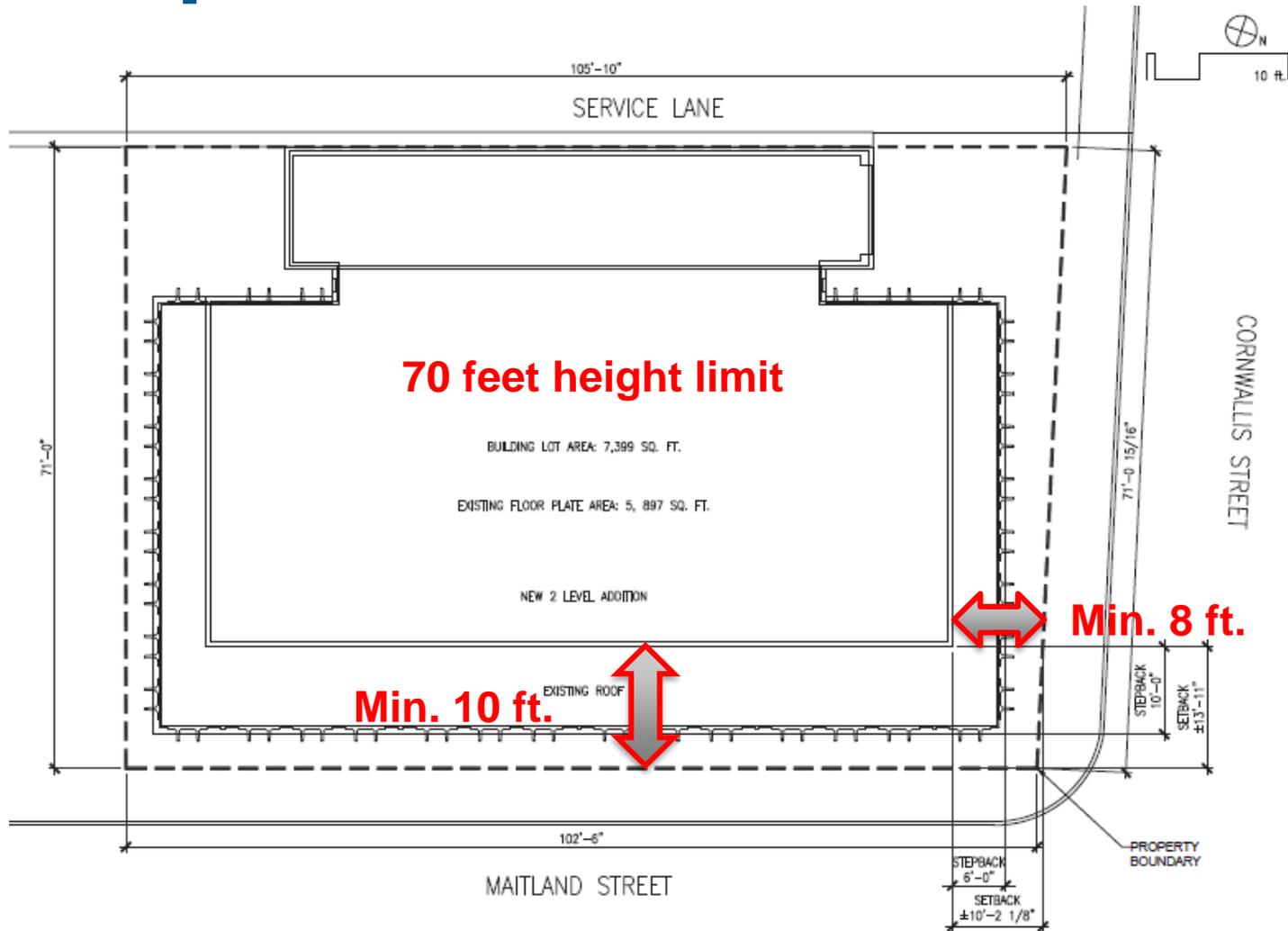
Proposal



Proposed Maitland St. Elevation – upper storey setback



Proposal



Proposed Site Plan/ Stepbacks

Proposed LUB Amendments

- Amend height precinct map (ZM-17) to increase height limit from 40 feet to 70 feet; and
- Add text amendment to require minimum setbacks for new addition above the existing structure (10 feet from Maitland St. line, 8 feet from Cornwallis St. line);

Policy Considerations

Halifax Municipal Planning Strategy

- MPS calls for medium-rise residential and commercial development in this area of Peninsula North;
- MPS calls for neighbourhood compatibility (general “City-Wide” policies).

Public Engagement Feedback

- Level of engagement completed was consultation, achieved through a mail out notification (230 households) requesting feedback, on-site sign and information on HRM website.
- Feedback from the community (2 emails) generally included the following:
 - Concern with the building height and loss of sunlight as a result of the proposal;
 - Concern with additional traffic.

PAC Recommendation

The Halifax Peninsula PAC:

- Values the additional density in this area of the Peninsula;
- Recommends that the height precinct be extended only within the area 10ft back from the existing building footprint along Maitland and Cornwallis Streets;
- Recommends streetscape treatment, especially along parking area, to improve pedestrian environment; and
- Appreciates the way the preliminary design blends existing architecture with new architecture

PAC Recommendation (cont')

- Due to building structural and financial issues, staff recommend setbacks of 10 feet from Maitland St. line and 8 feet from Cornwallis St. line (Attachment A).

Staff Recommendation

- Staff recommend that Halifax and West Community Council approve the proposed Land Use By-law amendments, as set out in Attachment A.

HALIFAX

Thank You

Land Use By-law

Halifax Peninsula LUB

- Existing Height Precincts
- (Note: * Development agreement approved for additional height, between 6 – 11 storeys)

