

HALIFAX

Public Hearing for Case 19110

Development Agreement for
592 Bedford Highway, Halifax

February 11, 2019

Applicant Proposal

Applicant: Lydon Lynch.

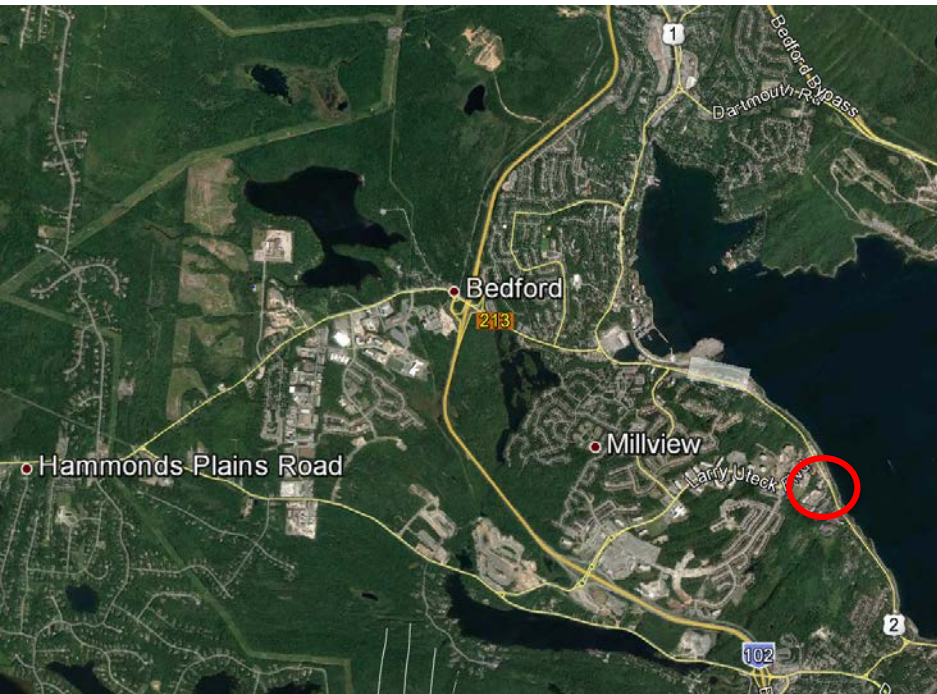
Location: 592 Bedford Highway,
Halifax

Proposal: 35 unit, 7 storey,
multiple unit dwelling



Site Context

592 Bedford Highway, Halifax



General Site location in Red



Site Boundaries in Red

Site Context

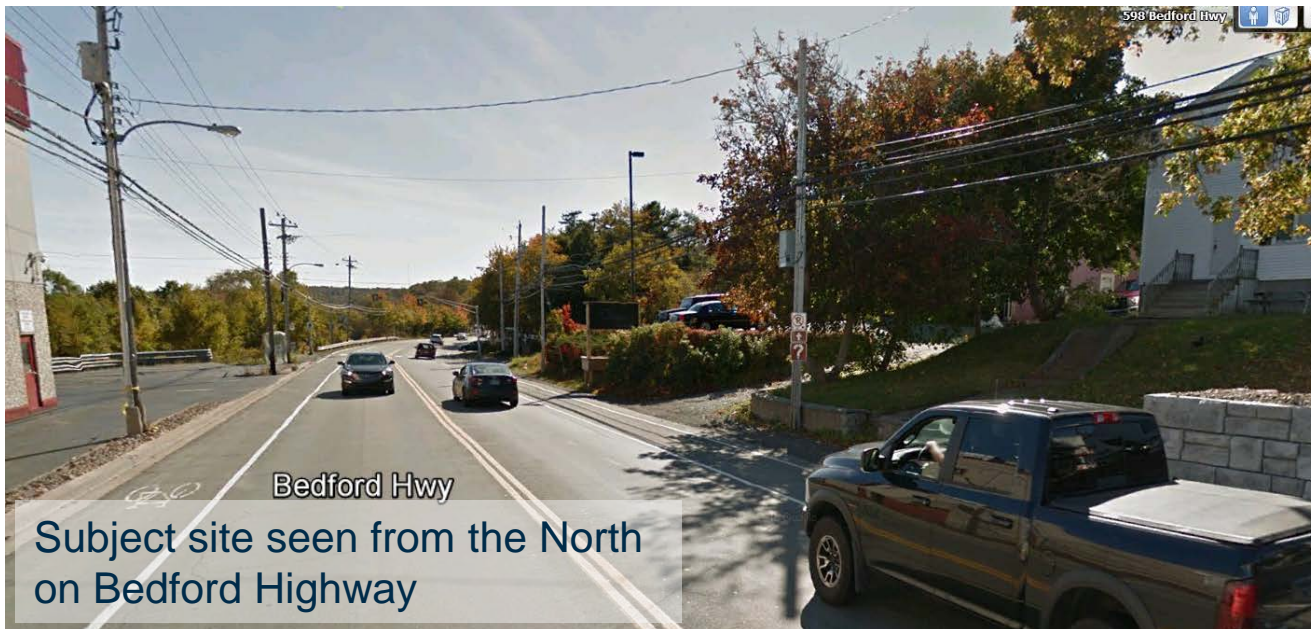


Aerial view of subject site looking west.

Site Context



Subject site seen from the South on Bedford Highway



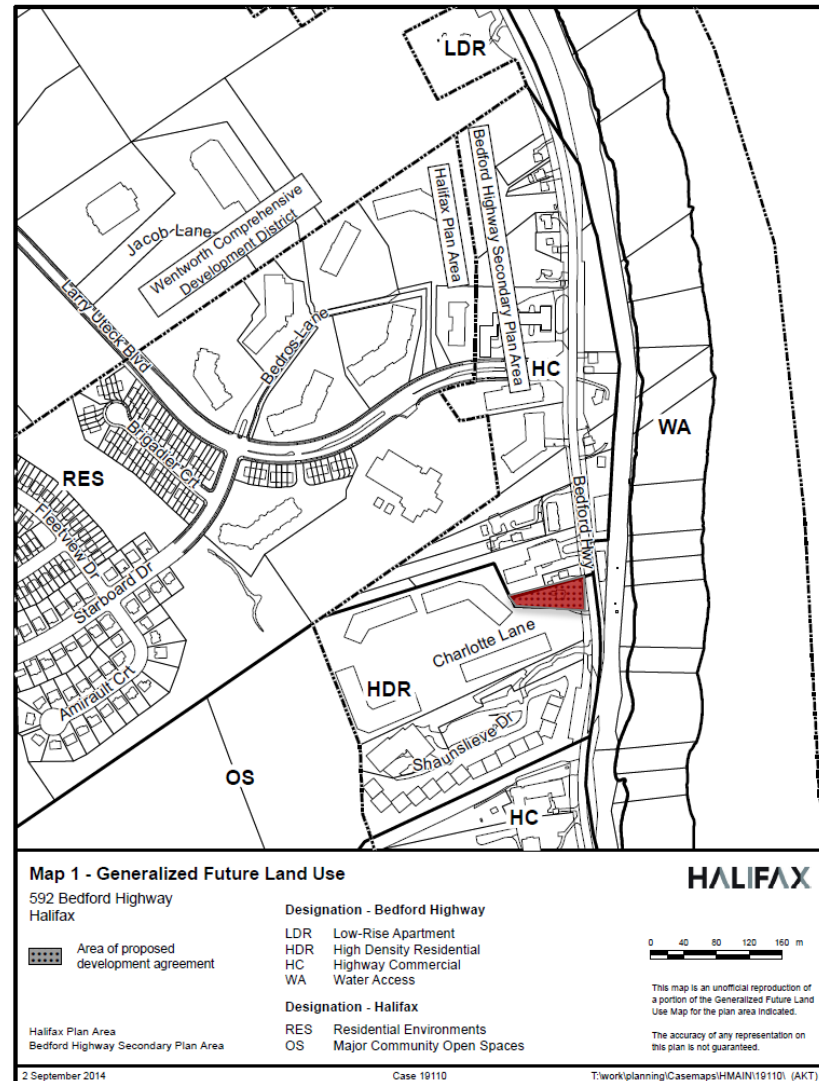
Subject site seen from the North on Bedford Highway

Planning Policy

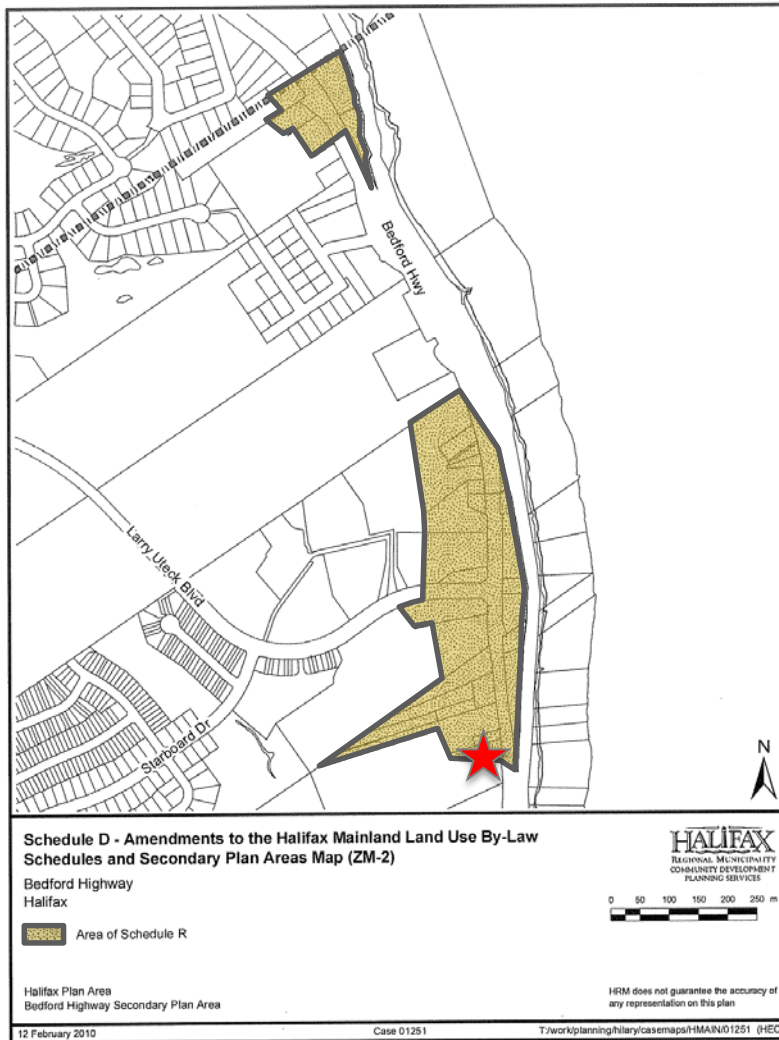
Halifax Municipal Planning Strategy

Development agreement for a mixed use building:

- Bedford Highway Secondary Planning Strategy
- HDR High Density Residential Designation
- Schedule R
 - Promotes residential and mixed residential / commercial development over 35 feet in height by development agreement



Schedule R

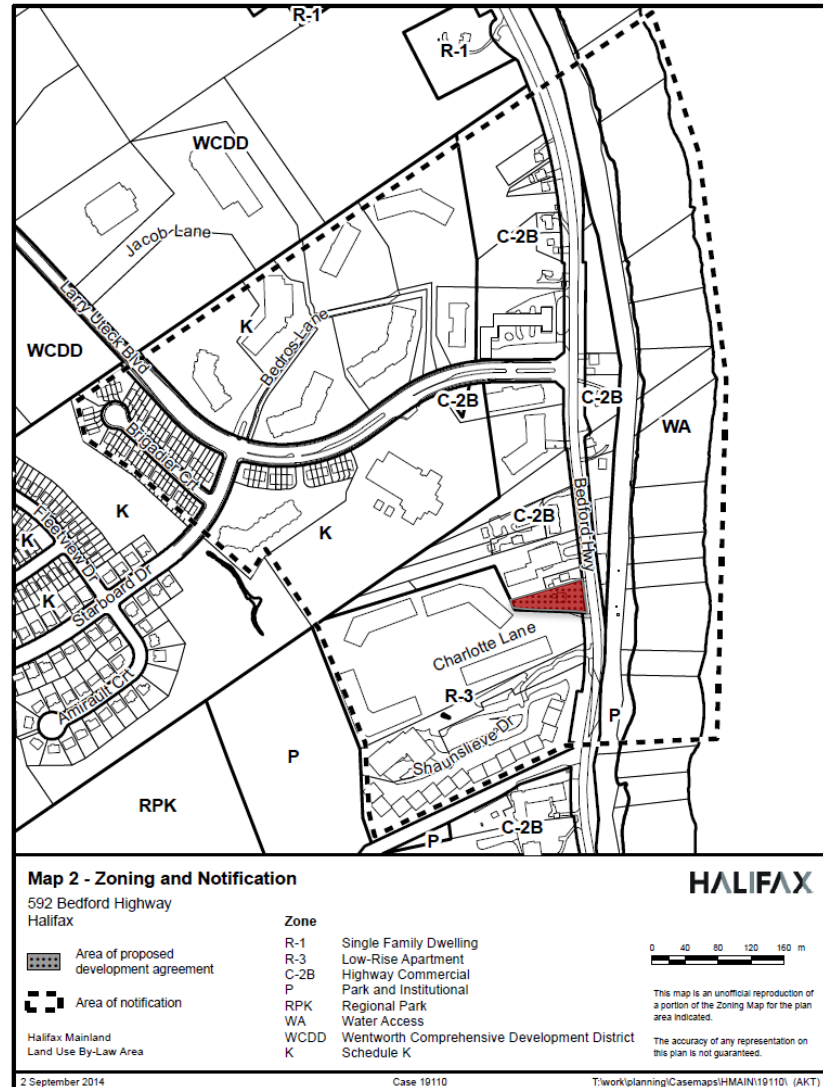


Sites within Schedule R are permitted to request heights greater than 35 feet by development agreement for residential or mixed use buildings.

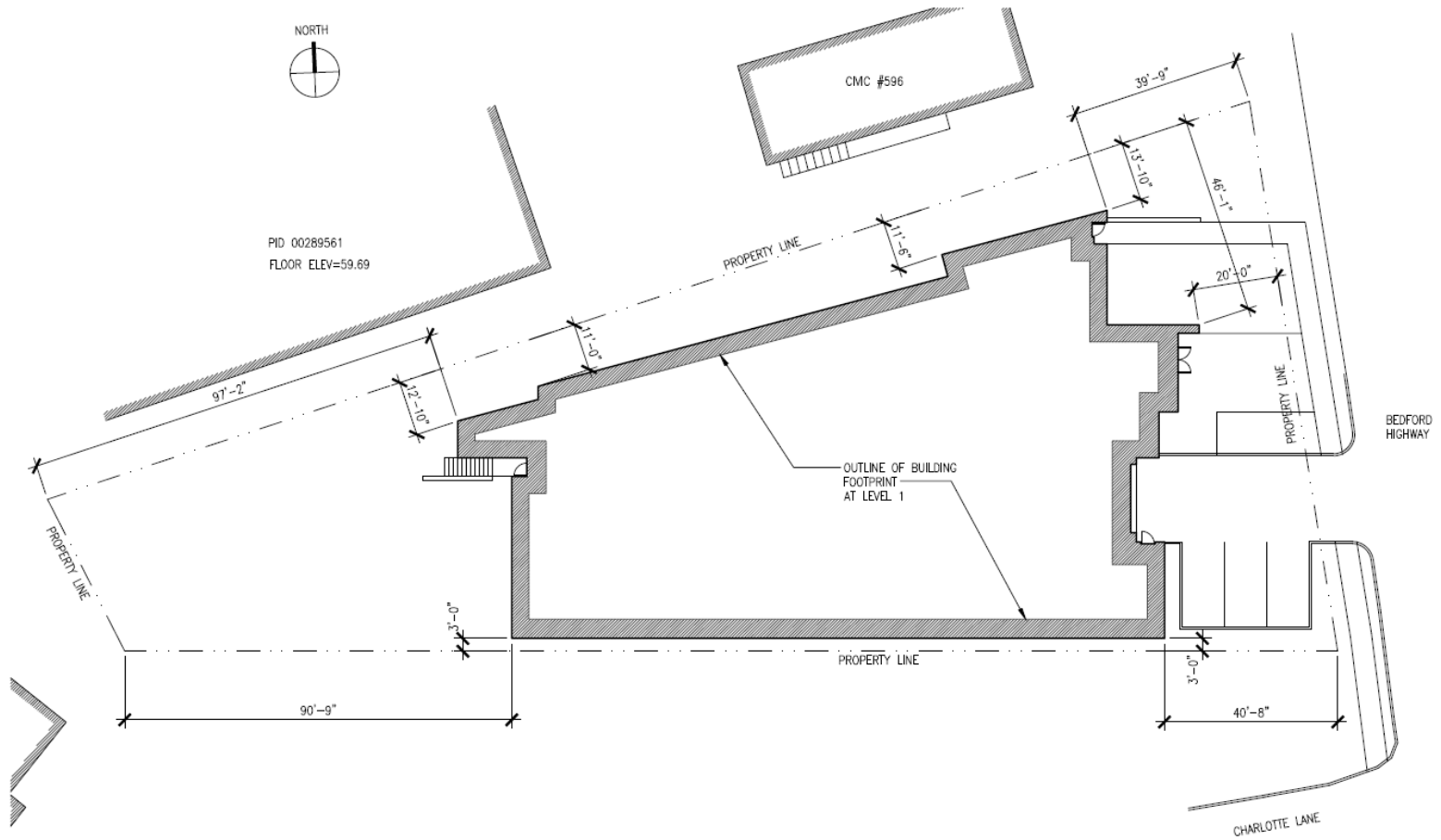
Land Use By-law

Halifax Mainland LUB

- C-2B (Highway Commercial) zone
- Various commercial and multiple unit dwellings to a maximum height of 35 feet.



Proposal



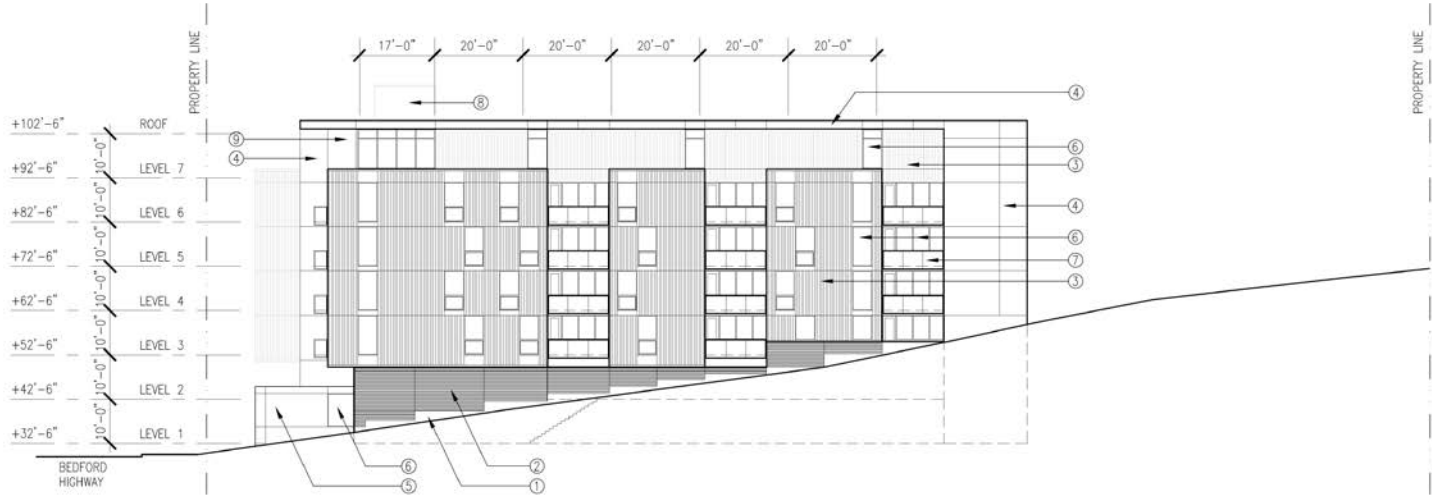
Proposed Site Plan

Proposal

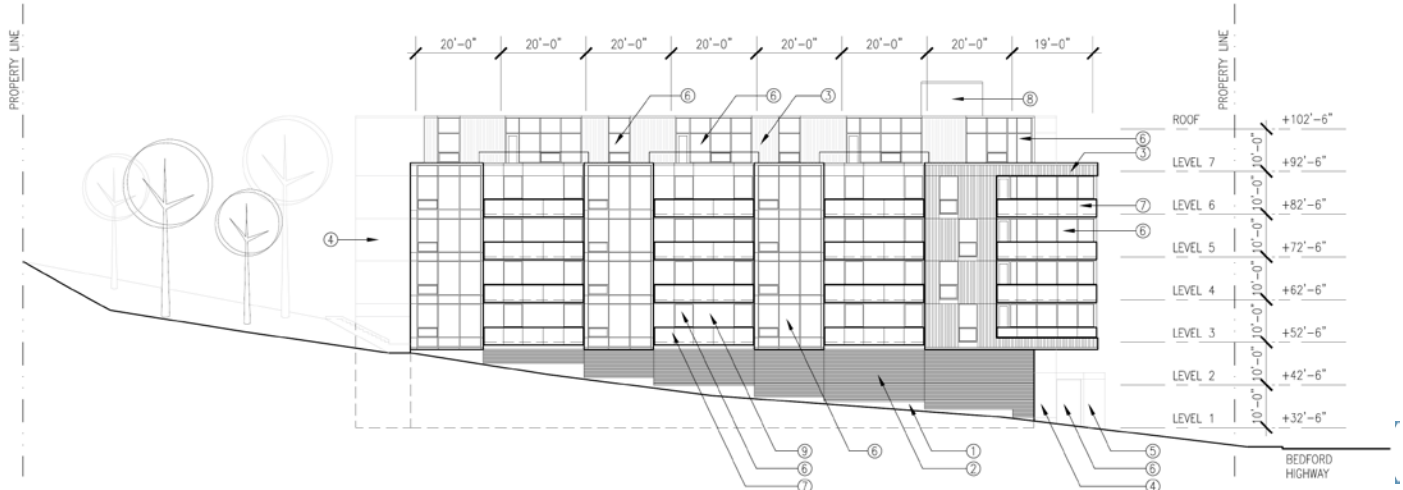


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Proposal

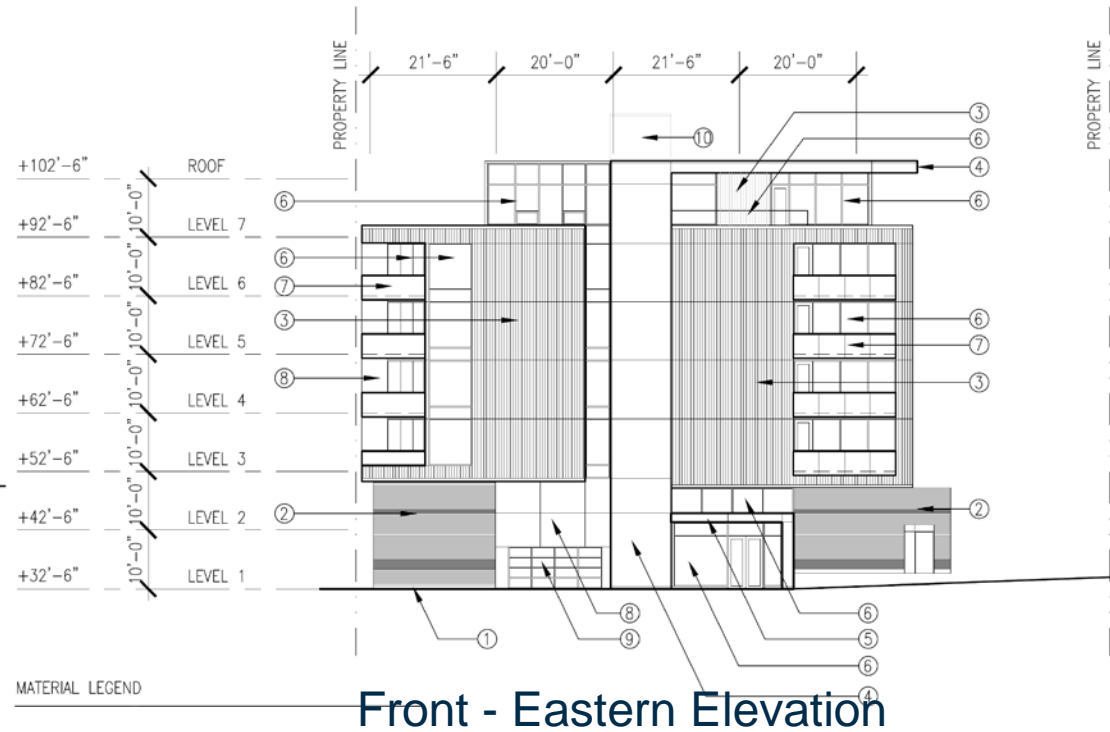
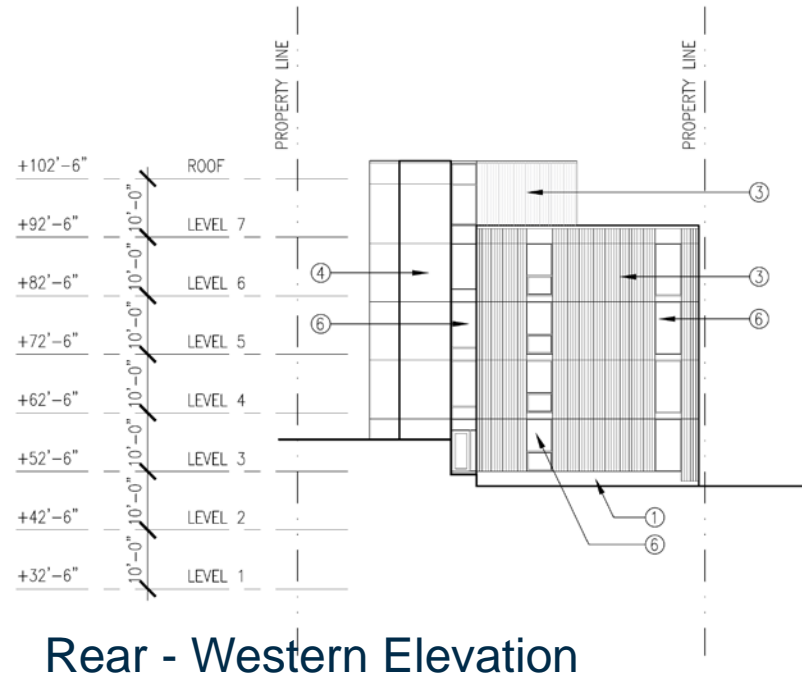


Northern Elevation



Southern Elevation

Proposal



MATERIAL LEGEND

Policy & By-law Overview

Halifax Municipal Planning Strategy – Halifax Mainland LUB

- **Zone**

- C-2B (Highway Commercial) Zone – Schedule R

- **Designation**

- High Density Residential

- **Existing Use**

- Commercial building

- **Enabling Policy**

- BHSPS – Policy 1.8 – Multi Unit Dwelling over 35 feet by development agreement

Policy Consideration

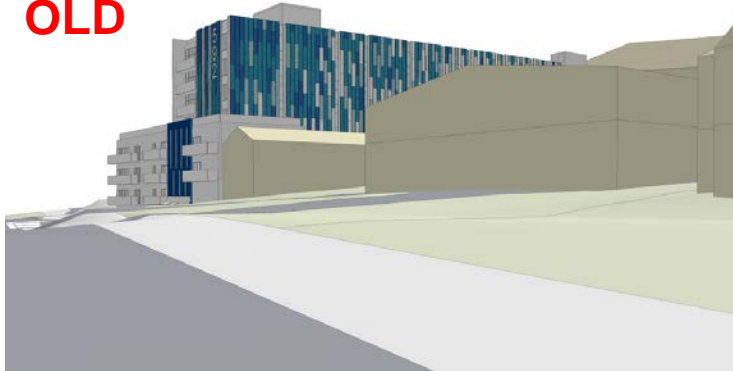
Enabling Policy 1.8: Mixed Use or Residential uses > 35 feet, requires Council consideration the following (relevant matters):

- the relationship to adjacent properties
- the mitigation of impacts on adjacent properties;
- access to and street frontage on Bedford Highway;
- the architectural design
- scale having regard of views of Bedford Basin from public spaces;
- safe vehicular and pedestrian access;
- vehicle and bicycle parking facilities;
- interior and exterior amenity areas and open space;
- servicing capacity;
- appropriate buffering and landscape treatment;
- impact of shadowing
- Crime Prevention Through Environmental Design (CPTED) principles

Policy Review - Building Design

- New Design which introduce smaller building massing, additional shifts in building massing, and greater relief.

OLD



OLD



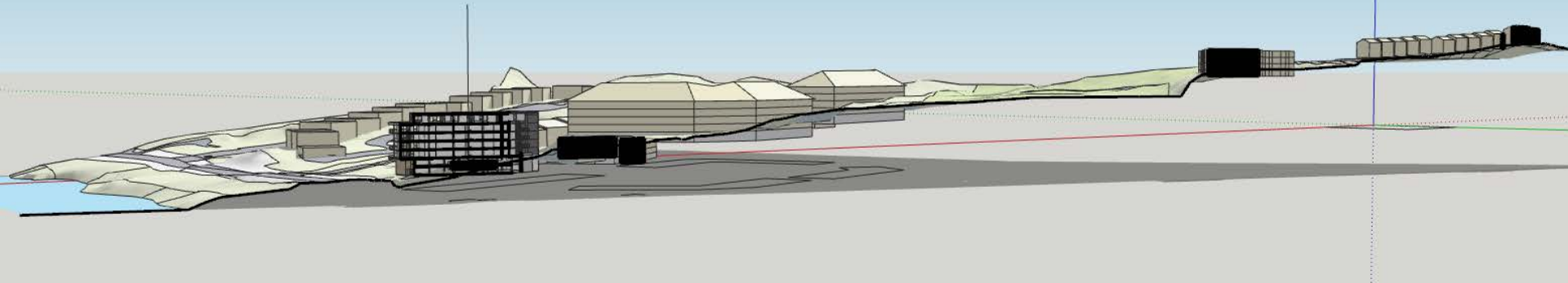
NEW



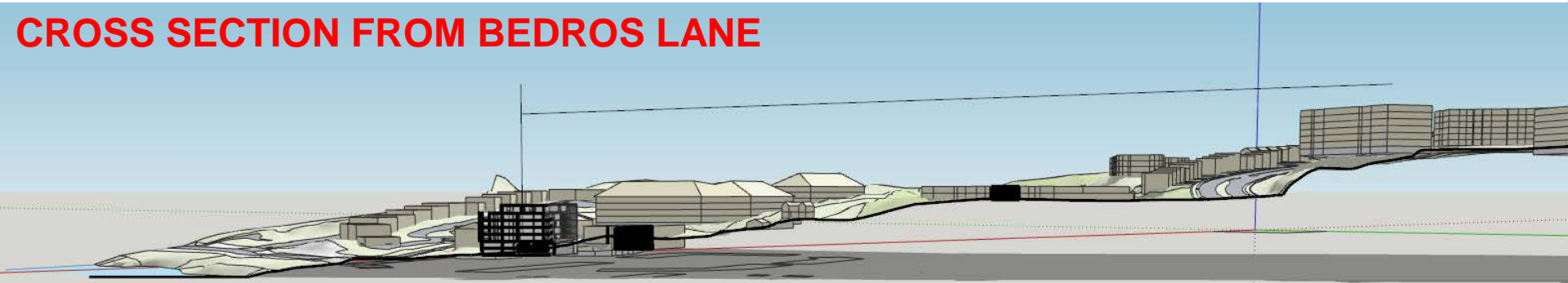
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Policy Review - Relationships

CROSS SECTION FROM ROYALTON



CROSS SECTION FROM BEDROS LANE



Policy Review - Relationships

- Northern property line (right) – 0-3m to 3.4m+. Winter shadowing impacts.



- Western property line (top) – increased setback 10 to 30 m.

Policy Review - Views

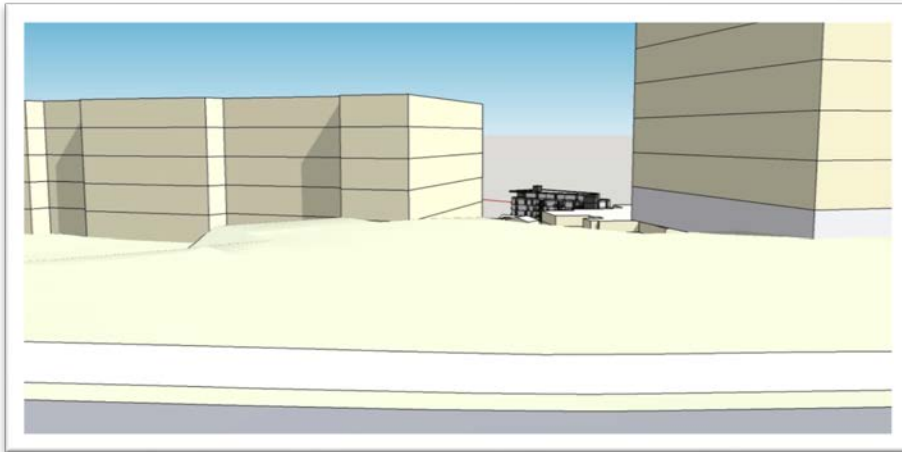
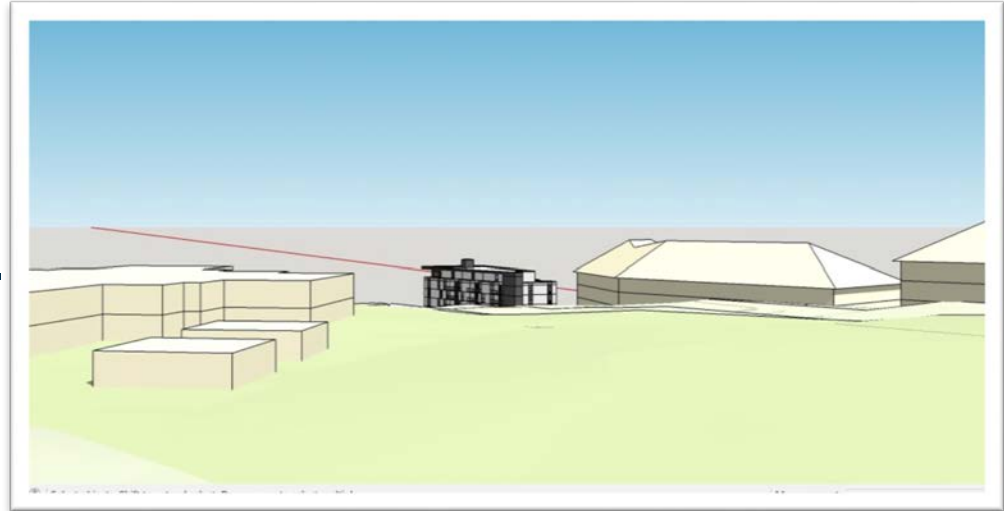
- Views – only public views are considered. Minor impacts on public views. Private views not protected.



- Previous version of view. Yellow area will no longer be visible.

Policy Review - Views

- Views – only public views are considered. Minor impacts on public views. Private views not protected.



Policy Review - Views

- Views – only public views are considered. Minor impacts on public views. Private views not protected.



CURRENT PROPOSAL



Policy Review - Other

- Lot Coverage – decreased from ~64% to 50 % and is typical suburban development (35-50%).
- Density – decreased from 91 u.p.a to 64 u.p.a with adjacent development and recently approved (11-45 u.p.a.) via Schedule R
- Transportation – traffic impact analysis reviewed, capacity available.
- Parking – minimum 38 spaces required
- Landscaping – Preservation of existing landscape at rear

Policy Summary

- Proposed building is a larger building on a smaller lot.
- Within the scope of what can be considered by policy.
- Staff is of the opinion that the proposed changes to the building is make the building a more appropriate scale for the site.

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and a public open house (April 16, 2014)
- Feedback from the community generally included the following:
 - 4-6 storeys more appropriate.
 - Adjacent land owner may no longer be satisfied with final proposal.

**Notifications
Mailed**



1626

**Meeting
Attendees**



56

**Letters
Received**



3

**Total Public
Interactions**

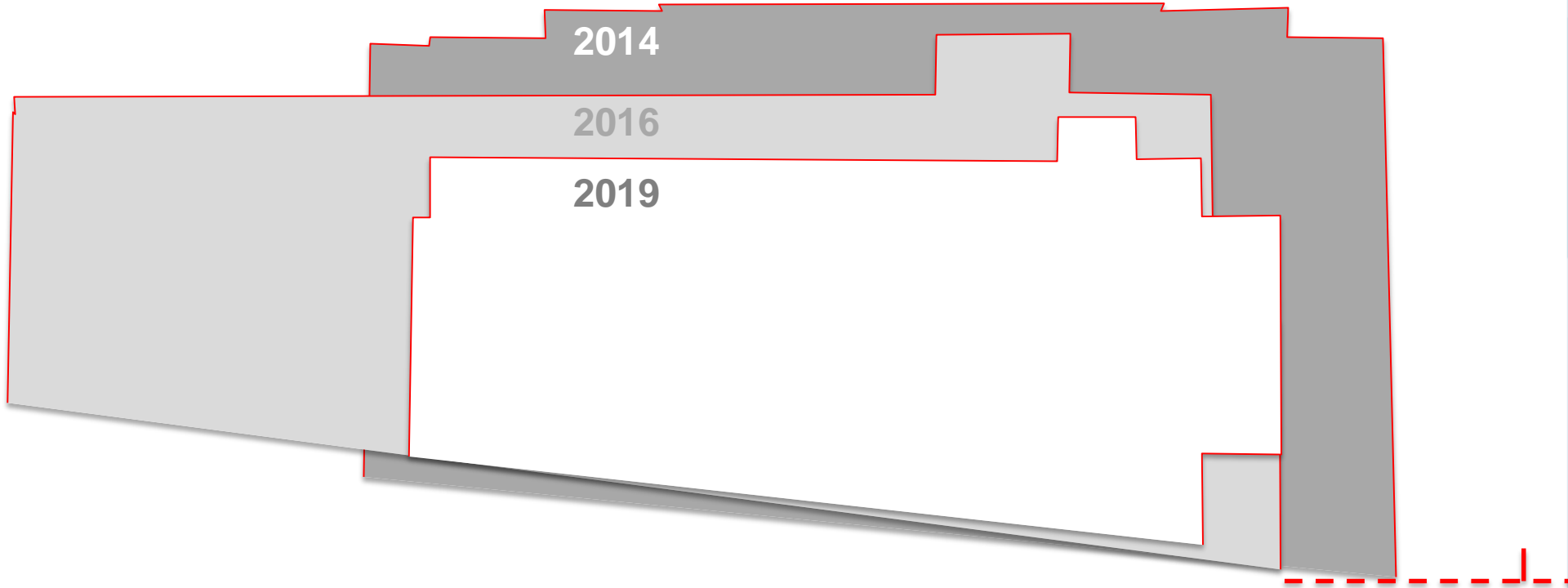


1685

Amendments made responding to consultation (from original)

- Height was reduced by 3 storeys (10 to 7)
- Reduced number of units (58 to 35)
- Reduced massing
- Increased setbacks
- Increased landscaping (at rear)
- Increase architectural detailing
- Addition of visitor parking
- Removed groundfloor commercial

Evolution



Southern Elevation

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Key Aspects of Proposed Development Agreement

- Height
 - Building limited to 7 storeys (~70 feet)
 - Rooftop mechanical (~85 feet)
- Number of Dwelling Units
 - 35
- Materials
 - Brick, metal cladding, prefinished cement panel, glass, wood grain composite panels
- Landscaping
 - Maintenance of existing vegetation at rear of site

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:

- Architectural design changes;
- Extension to the date of commencement; and
- Extension to the date of completion.

Staff Recommendation

Staff recommend that Regional Council:

1. Approve the proposed development agreement as set out in Attachment A of the staff report dated October 24, 2019

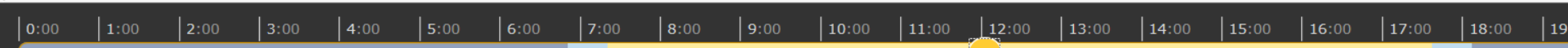
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Thank You

Staff Recommendation

Staff recommend that Regional Council:

1. Approve the proposed development agreement as set out in Attachment A of the staff report dated October 24, 2019



Computation path of the sun for:

B3M 2L8 Halifax, Canada
11.Feb.2019 12:02 UTC-4

Solar data for the selected location

| | |
|-------------------------|-------------|
| Dawn: | 06:50:51 |
| Sunrise: | 07:20:47 |
| Culmination: | 12:28:51 |
| Sunset: | 17:37:31 |
| Dusk: | 18:07:28 |
| Daylight duration: | 10h16m44s |
| Distance [km]: | 147.650.133 |
| Altitude: | 31.04° |
| Azimuth: | 172.39° |
| Shadow length [m]: | 17.61 |
| at an object level [m]: | 10.6 |

Geodata for the selected location

Height: 0m
Lat: N 44°41'48.78" 44.69689°
Lng: W 63°39'40.24" -63.66118°
UTM: 20T 447615 4949492
TZ: America/Halifax AST

More solar data

Print

Contact

Help & API

The same for the Moon

Legal Disclosure / Privacy Policy

