

HALIFAX

Public Hearing for Case 20267

MPS & LUB Amendments and DA
Chebucto Road, Beech Street, and Elm Street, Halifax

Regional Council
Tuesday, February 12, 2019

Applicant Proposal

Applicant: WM Fares Architects

Location: 6482 Chebucto Road, 2586 Beech Street and 2585 Elm Street, Halifax

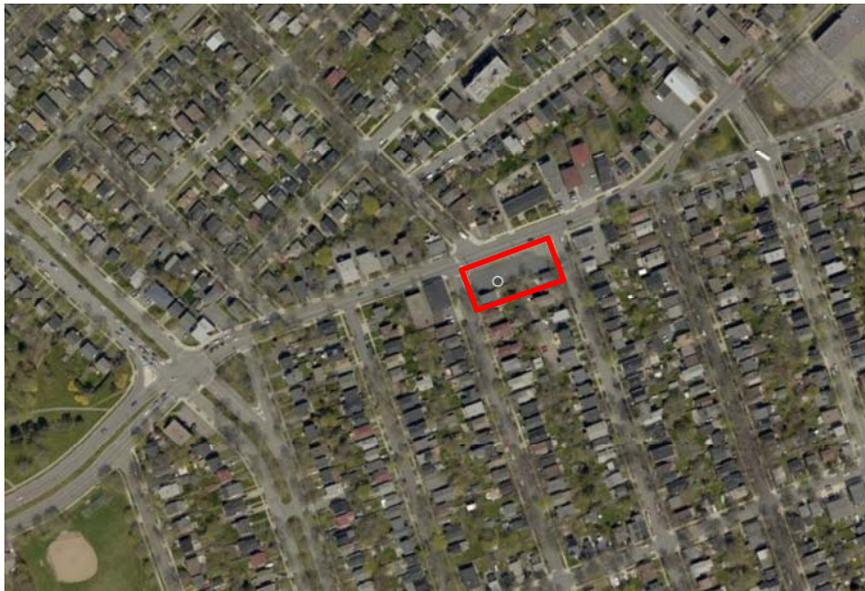
Proposal: Amendments and a DA to permit a five-storey (plus penthouse) mixed-use building on the subject properties



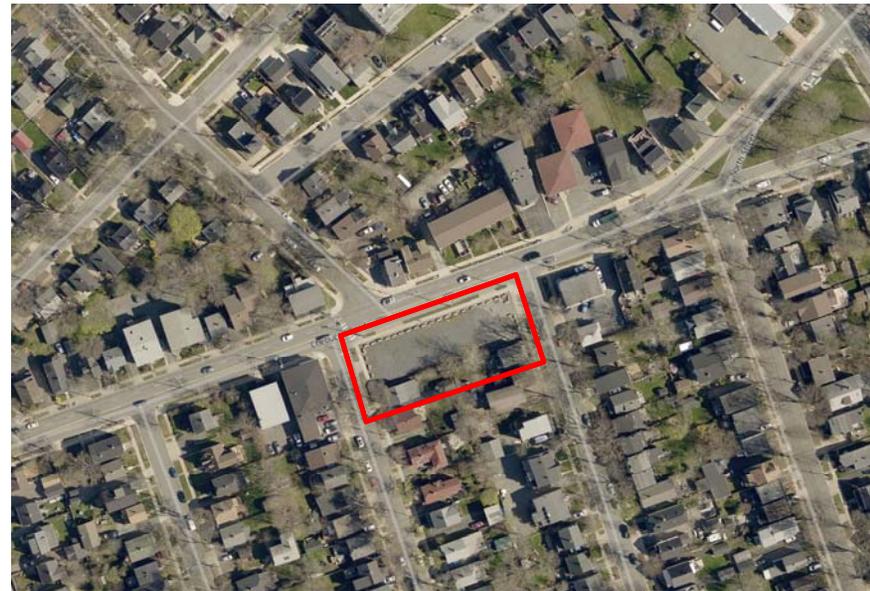
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Site Context

Chebucto Road, Beech Street, and Elm Street, Halifax



General Site location

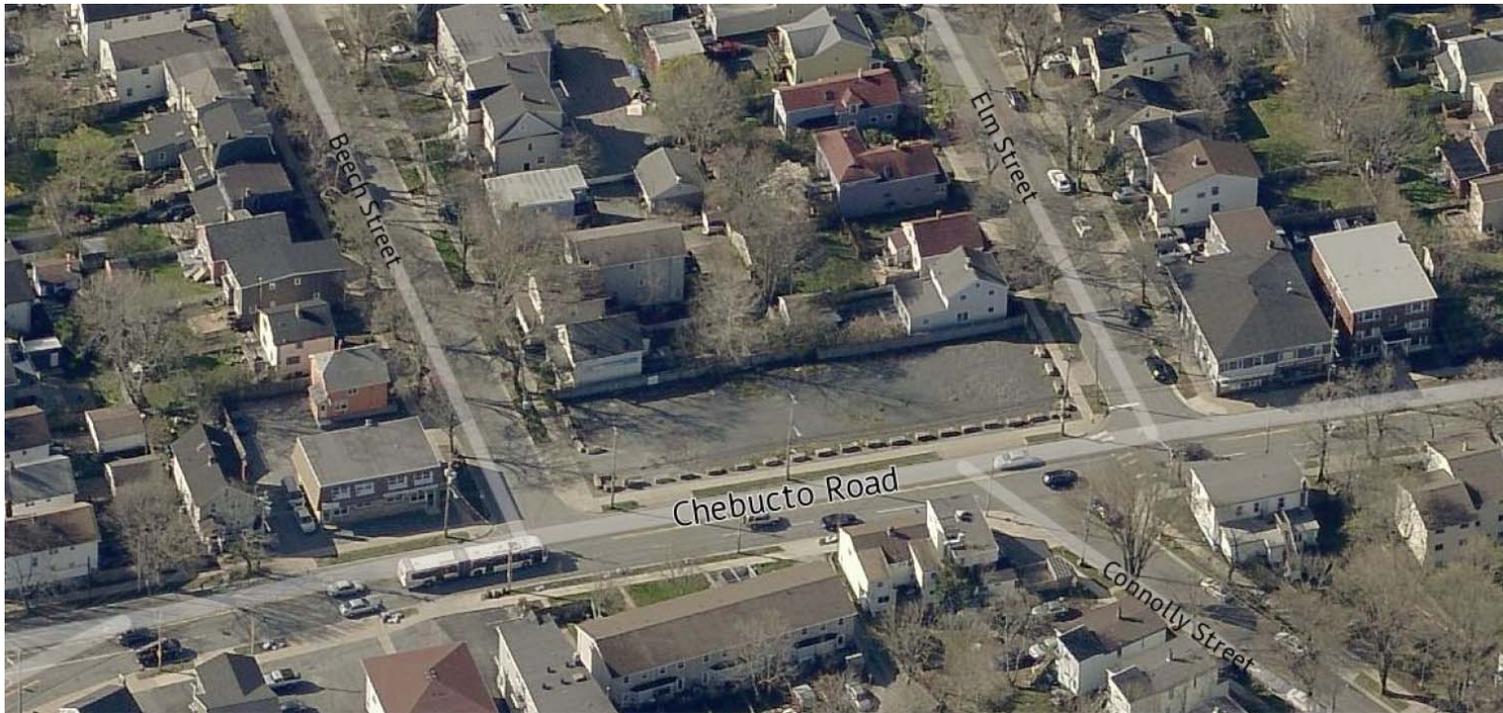


Site Boundaries in Red

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Site Context

Chebucto Road, Beech Street, and Elm Street, Halifax



Subject site seen from the north on Chebucto Road

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Site Context

Chebucto Road, Beech Street, and Elm Street, Halifax



Subject site seen from Beech Street

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Site Context

Chebucto Road, Beech Street, and Elm Street, Halifax

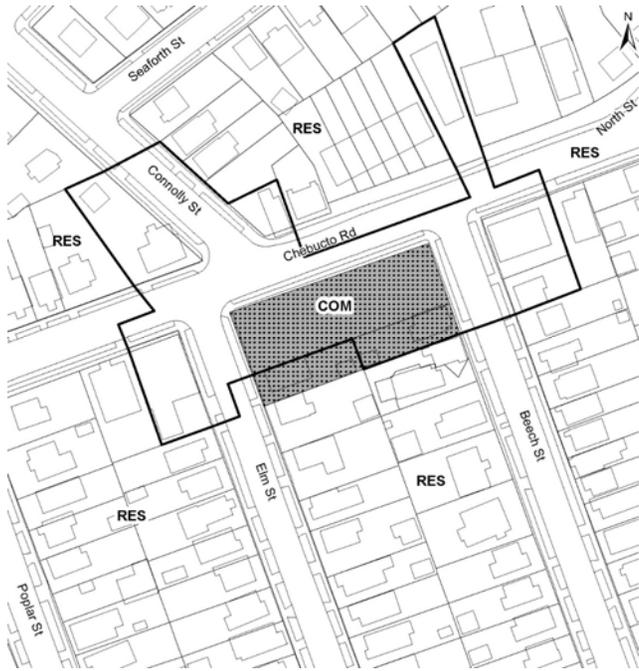


Subject site seen from Elm Street

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Planning Policy

Halifax Municipal Planning Strategy



- Commercial Designation
 - Provide appropriate commercial uses
 - Encourage a variety of uses to serve the public
- Residential Environments Designation
 - Supply diverse and high quality housing
 - Retain and rehabilitate existing dwellings
 - Permit compatible infill
- No Enabling Policy

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Land Use By-law

Halifax Peninsula LUB



- C-2A (Minor Commercial) Zone
 - One-to-four unit dwellings, including townhouses
 - Variety of commercial uses
- R-2 (General Residential) Zone
 - One-to-four unit dwellings, excluding townhouses
- Max height of 10.7 metres (35 feet)

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Regional Council Direction

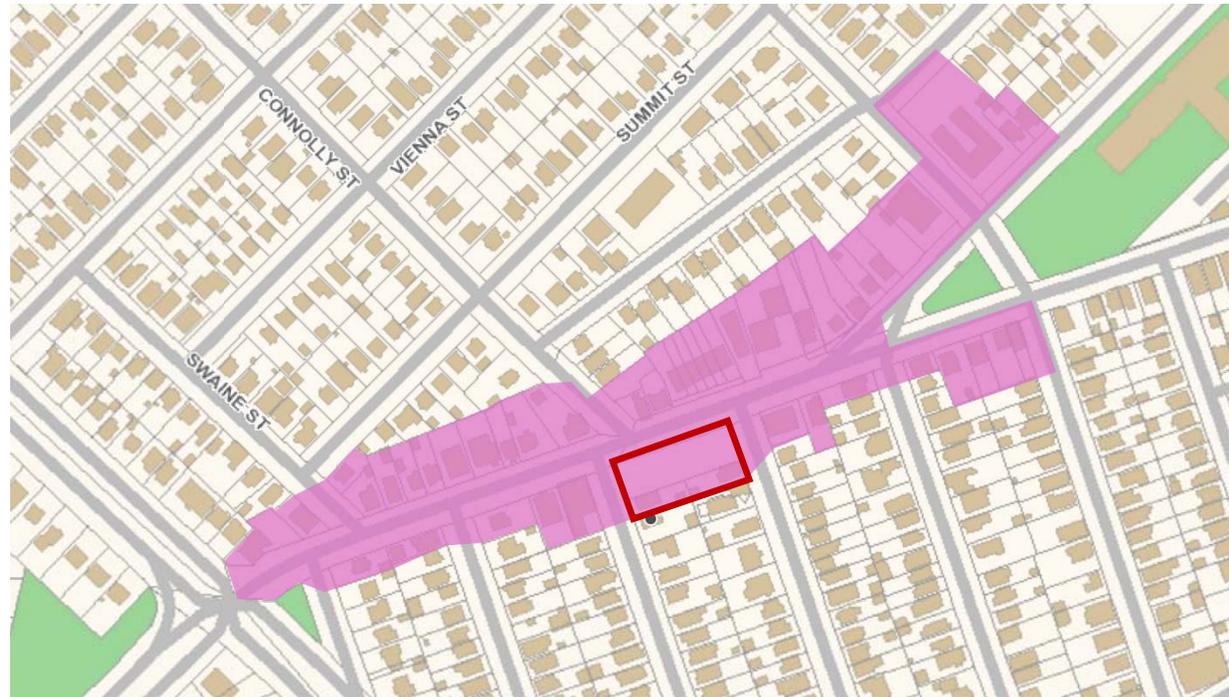
On August 1, 2017, Regional Council directed staff to process this request, subject to the proposal:

- Generally aligning with the **June 2017 Centre Plan document** relative to Urban Structure, Height and Floor Area Ratio; and
- Addressing the **planning principles** of:
 - Transition;
 - Pedestrian-orientation;
 - Human-scale;
 - Building design, and
 - Context-sensitive

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June 2017 Centre Plan – Corridor Designation

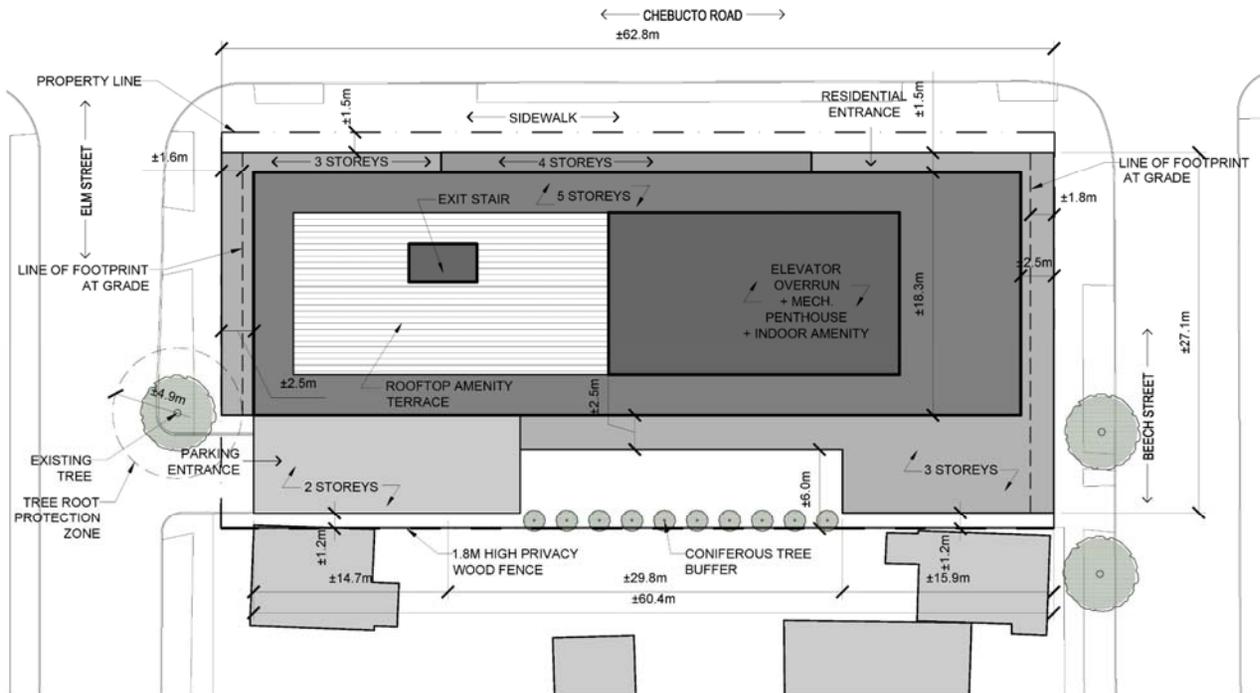
- Re-development & Mixed-use Buildings are encouraged
- Consider a FAR of 3.5 in the development of regulations
- 3-to-6 Storey Buildings



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Proposal

Proposed Site Plan & Height Framework



CHEBUCTO / BEECH / ELM DEVELOPMENT
8482 CHEBUCTO ROAD, HALIFAX, NS

SCHEDULE C
SITE PLAN & HEIGHT FRAMEWORK

Project No.: 2015.14
Scale: 1" = 30'-0"
Date: 24 Oct 2018



WM FARES
ARCHITECTS

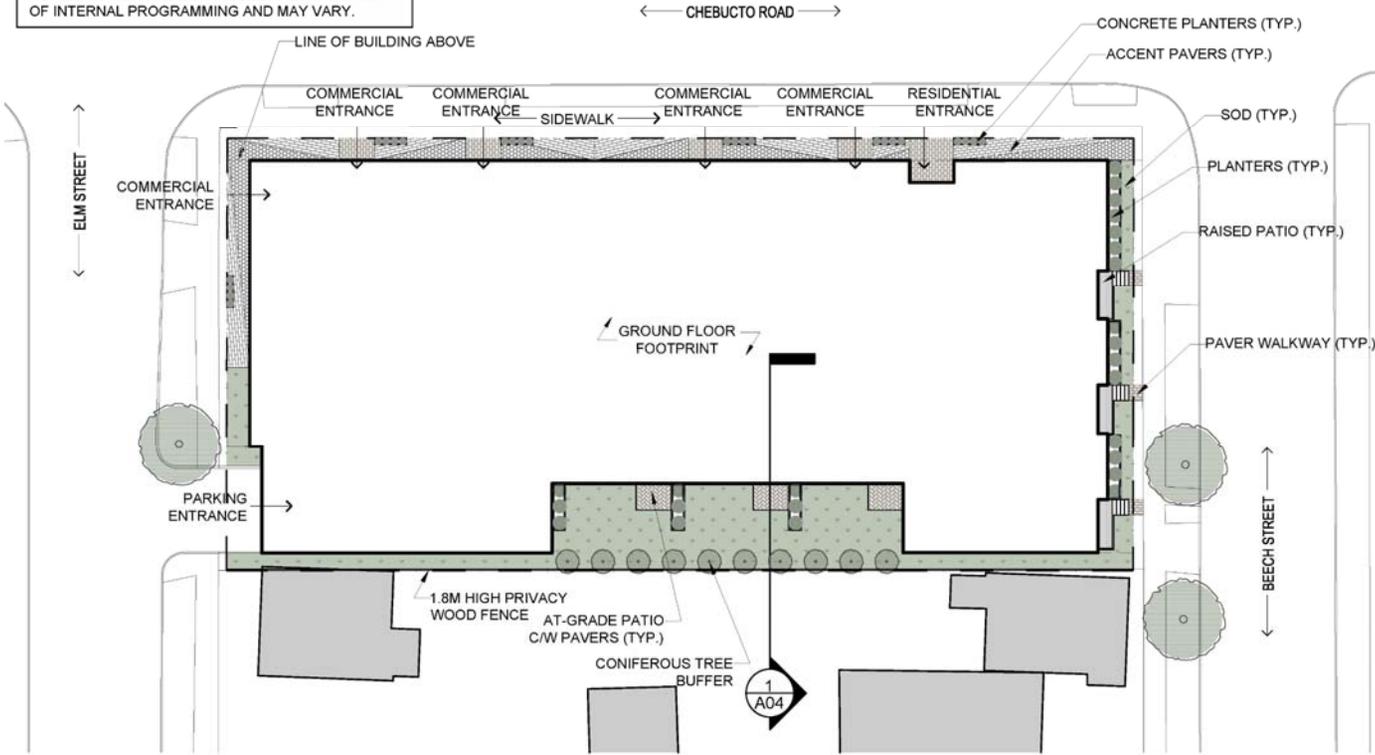
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Proposal

Landscaping Plan

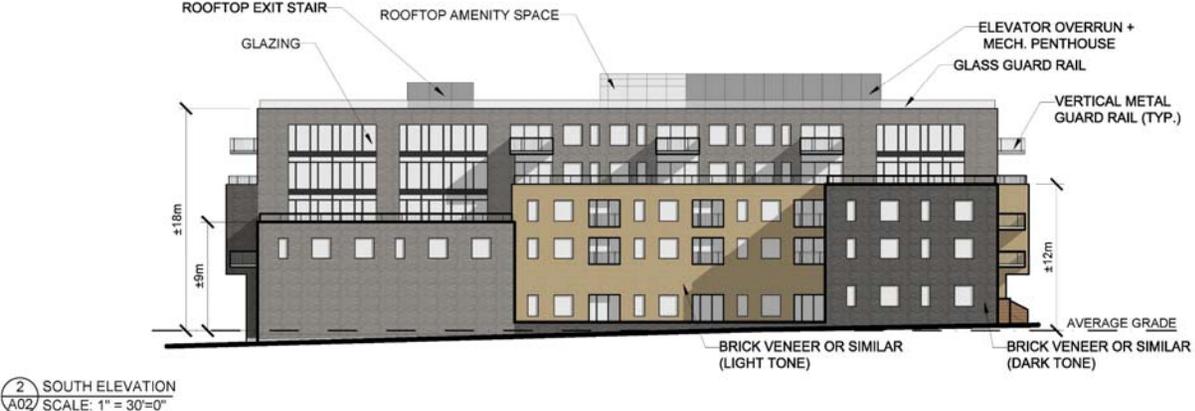
NOTE: COMMERCIAL ENTRANCES ARE A FUNCTION OF INTERNAL PROGRAMMING AND MAY VARY.



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Proposal

North & South Elevation Plans



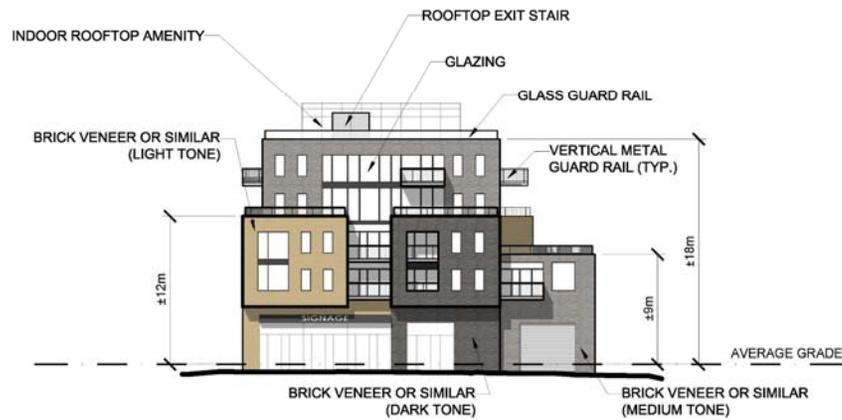
Proposal

East & West Elevation Plans

1 EAST ELEVATION
A03 SCALE: 1" = 30'-0"



2 WEST ELEVATION
A03 SCALE: 1" = 30'-0"



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Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification, public open house (December 7, 2016), and public information meeting (October 5, 2017)
- Feedback from the community generally included the following:
 - Building is too large for the property (prefer a 4-storey building)
 - Insufficient transition to abutting dwellings
 - Insufficient parking supply

Halifax & West PAC Recommendation

December 11, 2017

The PAC recommended that Halifax & West Community Council **proceed with the approval** of this proposal

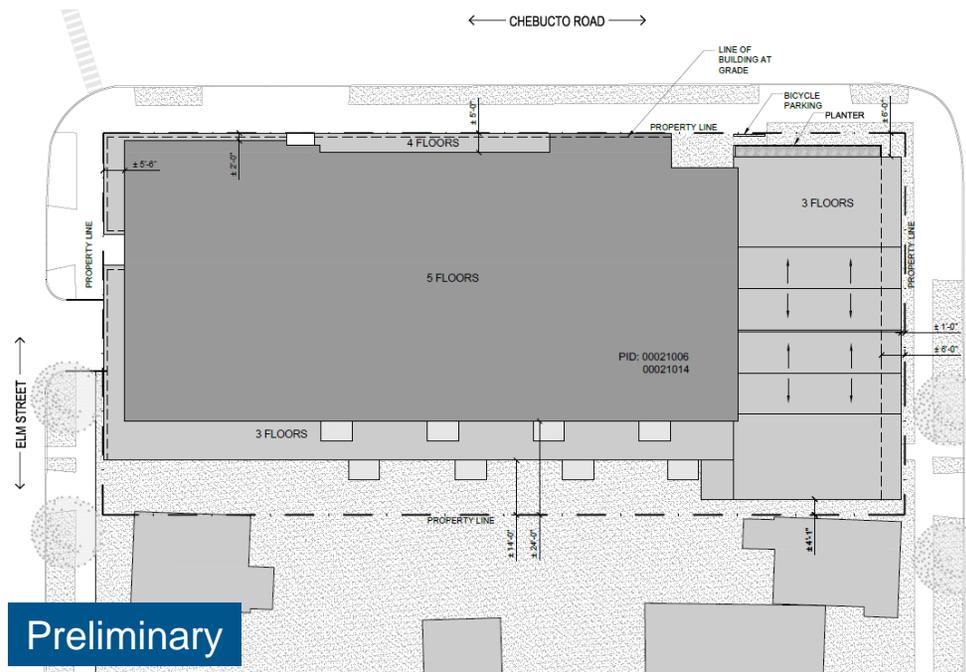
The PAC provided the following considerations:

- A 4-storey building would be more appropriate
- Would value a wider sidewalk
- Transition principle is not achieved

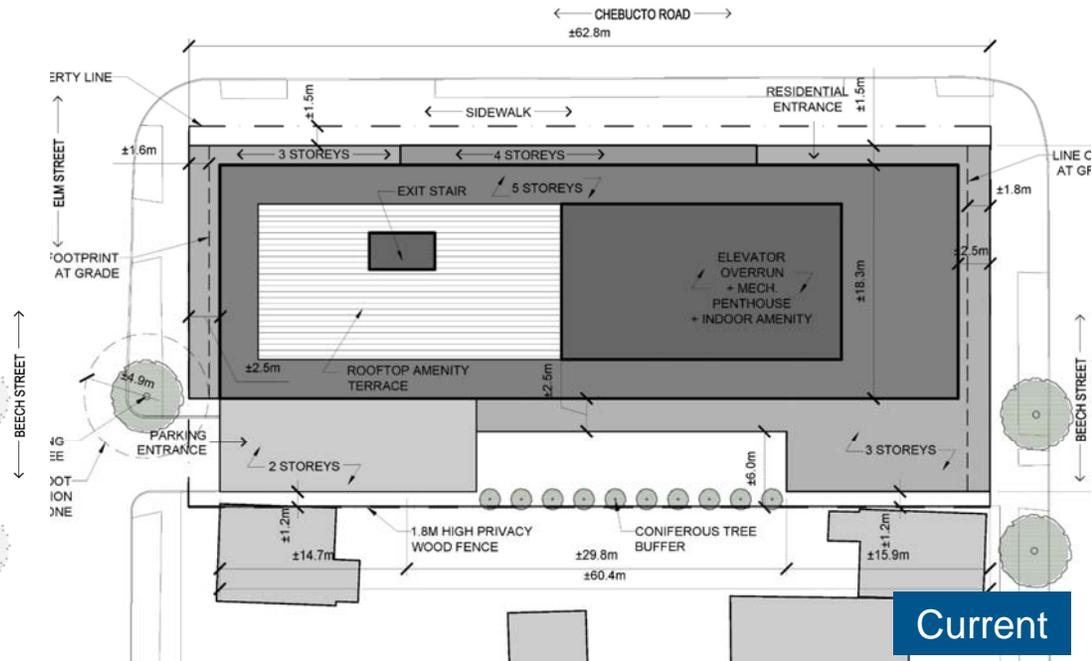
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Amendments Responding to Consultation



Preliminary



Current

Staff Recommendation

Staff recommend that Regional Council:

1. Adopt the proposed amendments to the Municipal Planning Strategy for Halifax and the Land Use By-law for Halifax Peninsula, as set out in Attachments A and B of the staff report dated November 28, 2018, to allow a five-storey plus penthouse mixed-use building by development agreement at 6482 Chebucto Road, 2586 Beech Street and 2585 Elm Street, Halifax

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The background features a large, stylized graphic of a chevron or arrow pointing to the right. The graphic is composed of several overlapping geometric shapes in various shades of blue, ranging from a deep navy blue to a light sky blue. The word "HALIFAX" is printed in white, bold, uppercase letters on the dark blue portion of the graphic.

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Thank You