

HALIFAX

Case 20871

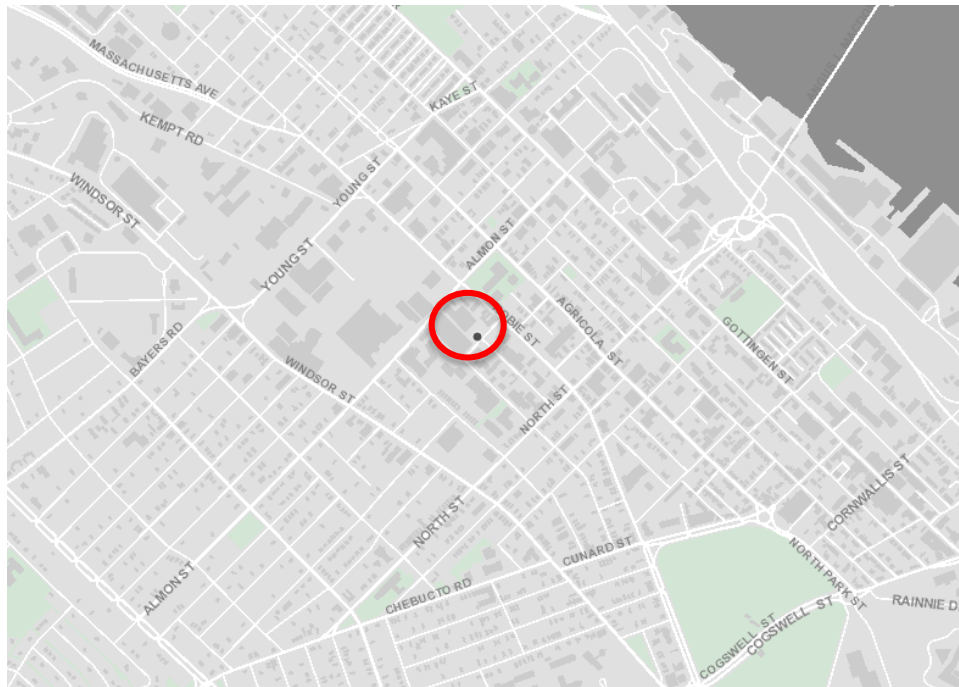
Development Agreement for properties
on Almon St and St Albans St, Halifax

**Halifax Peninsula
Planning Advisory Committee**

February 25, 2019

Site Context

Almon St and St Albans St, Halifax



General Site location



Site Boundaries in Red

Site Context



Subject site seen from the north
on Robie St



Site Context



Subject site seen from the south on St Albans St

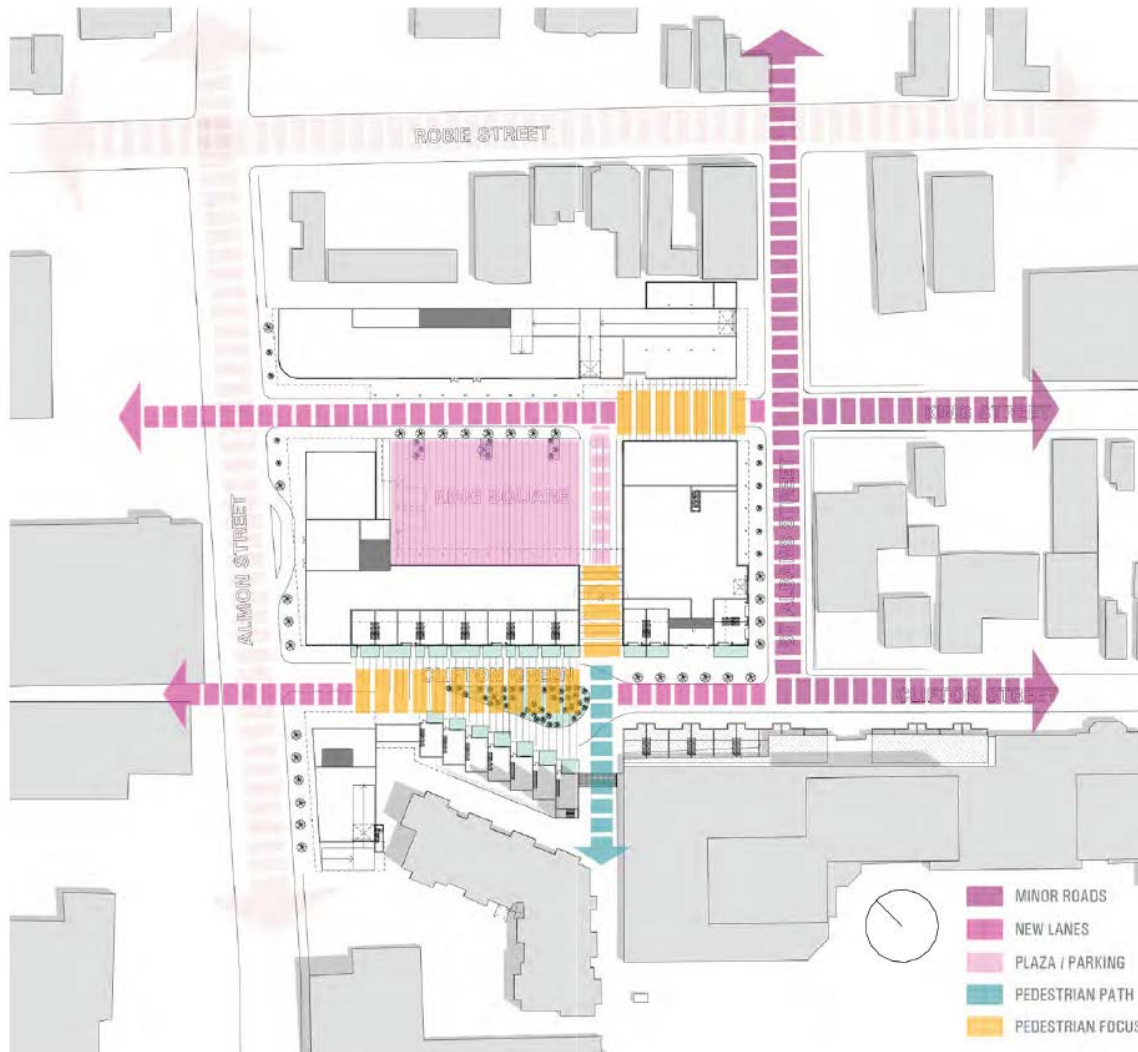


Proposal- Site Plan



Proposed Site Plan

Proposal- Pedestrian Connections

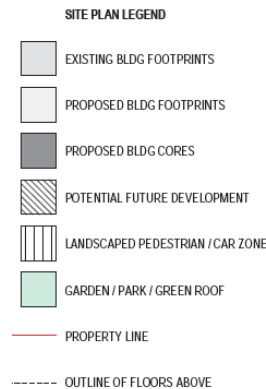
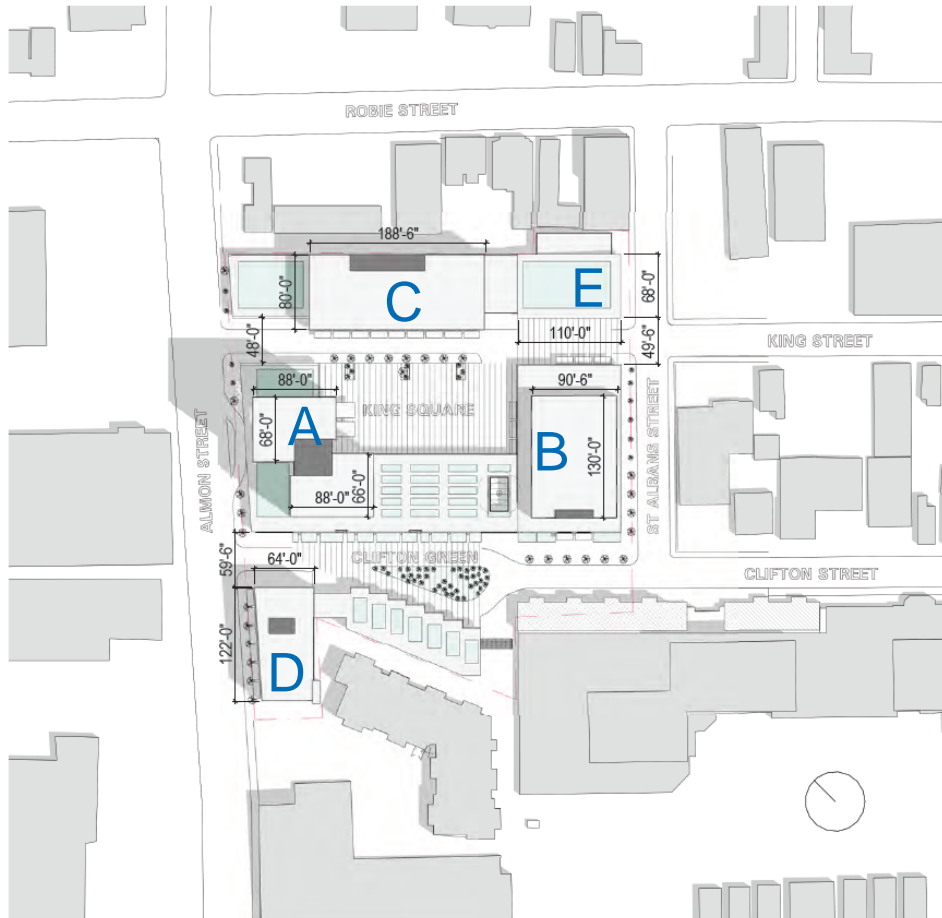


Proposal



Proposed Plan

Proposal



BUILDING A	
APARTMENT COUNT	206
LIVE-WORK STUDIOS	10
GROSS FLOOR AREA (SF)	322,525

BUILDING B	
APARTMENT COUNT	55
LIVE-WORK STUDIOS	4
GROSS FLOOR AREA (SF)	97,238

BUILDING C	
GROSS FLOOR AREA (SF)	159,699

BUILDING D	
APARTMENT COUNT	69
TOWNHOUSES	8
GROSS FLOOR AREA (SF)	108,542

BUILDING E	
GROSS FLOOR AREA (SF)	22,349

TOTAL FLOOR AREA (SF)	710,353
TOTAL UNITS	352

PARKING	
P1 UPPER PARKING	184,312
P2 LOWER PARKING	184,312
GROSS PARKING AREA	368,624

Proposed Plan

SITE PLAN | DATA

Proposal

LEGEND - FACADE MATERIALS

- 1. non-combustible cladding
- 2. curtain wall / window wall
- 3. masonry



BUILDING 'C'

BUILDING 'A'

BUILDING 'D'

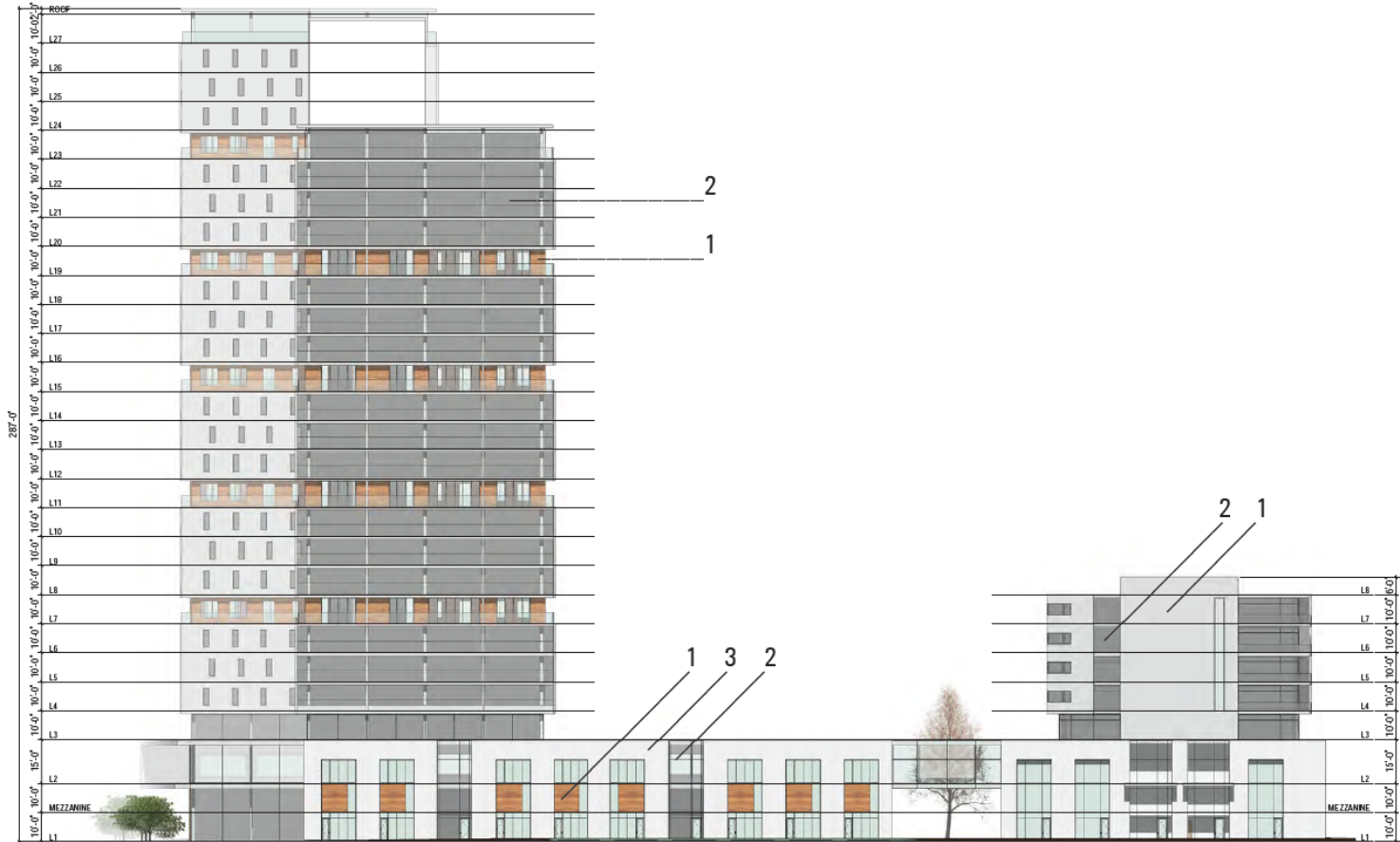
Almon St Elevations

HALIFAX

Proposal

LEGEND - FACADE MATERIALS

1. non-combustible cladding
2. curtain wall / window wall
3. masonry



BUILDING 'A'

BUILDING 'B'

Clifton St Extension Elevations

HALIFAX

Proposal

LEGEND - FACADE MATERIALS

1. non-combustible cladding
2. curtain wall / window wall
3. masonry

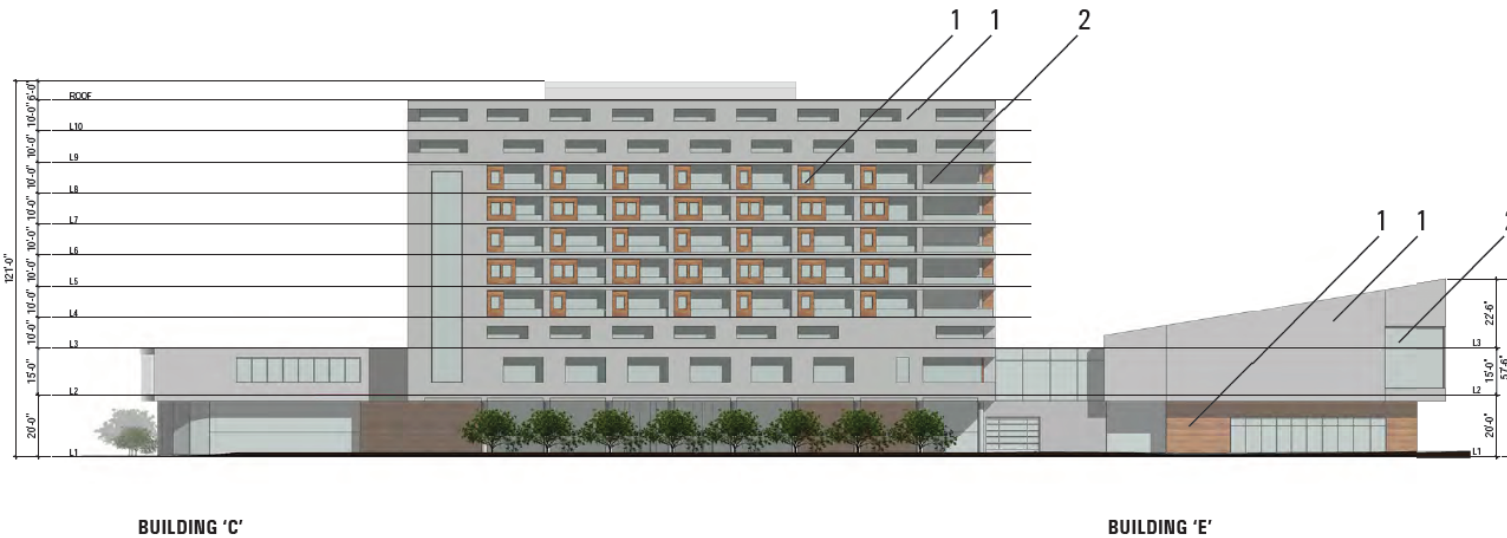


St Albans St Elevations

Proposal

LEGEND - FACADE MATERIALS

- 1. non-combustible cladding
- 2. curtain wall / window wall
- 3. masonry



BUILDING 'C'

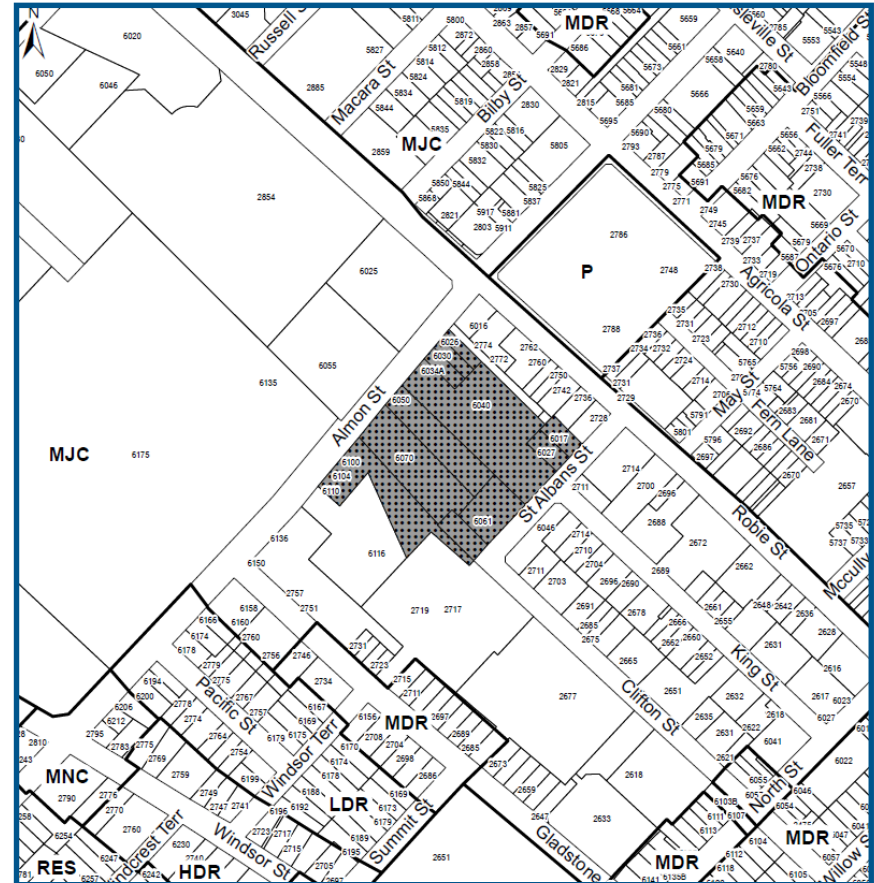
BUILDING 'E'

King St Extension Elevations

Policy & By-law Overview

Halifax Municipal Planning Strategy – Halifax Peninsula LUB

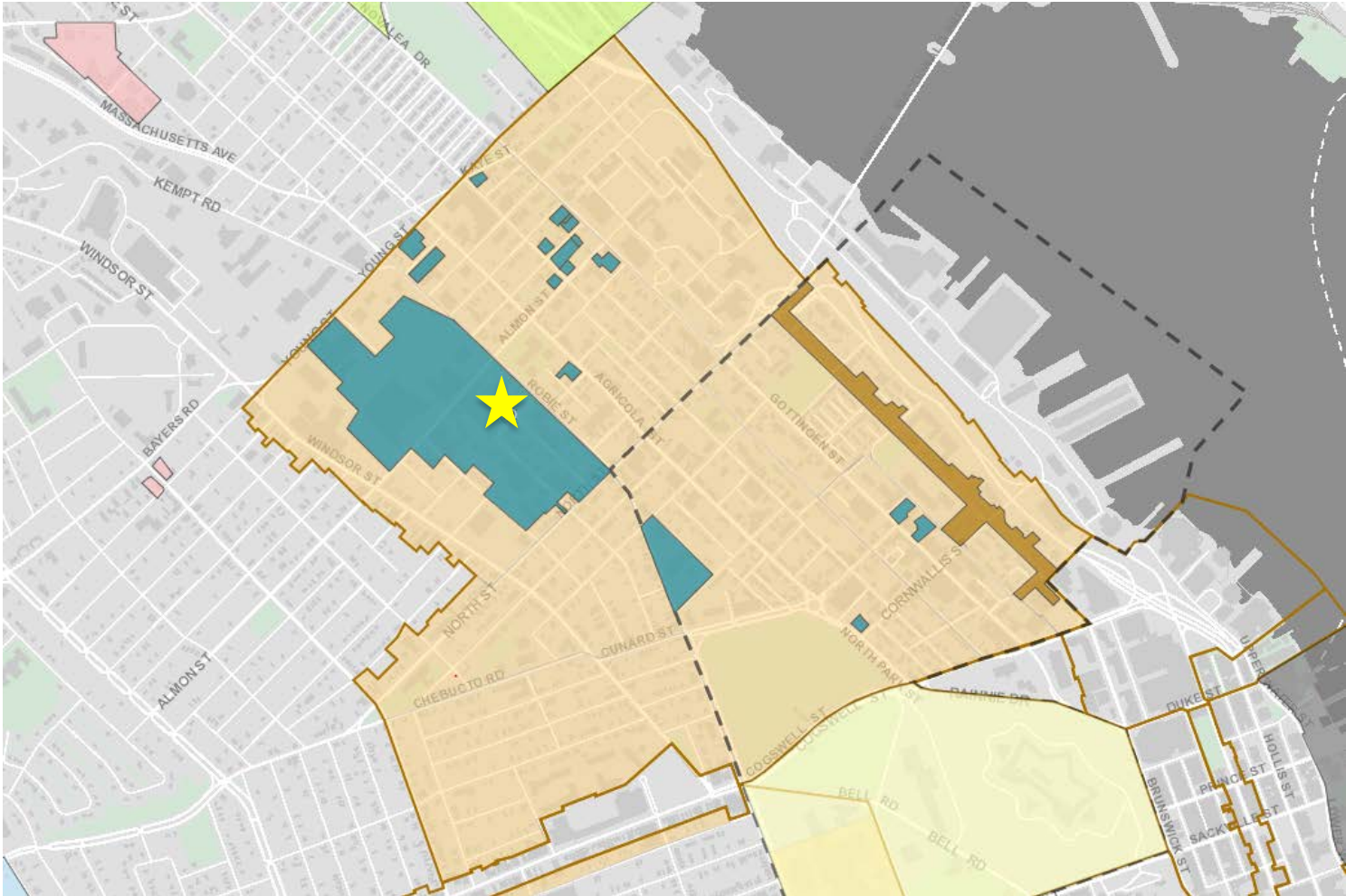
- **Zone**
 - C-2 (General Business) Zone
 - Located on Schedule Q
- **Designation**
 - Major Commercial
 - Peninsula North Sub Area 2
- **Existing Use**
 - Mixed Industrial/ Commercial uses
- **Enabling Policy**
 - 2.3.2 and 2.3.3 Residential and mixed use by development agreement



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Policy & By-law Overview

Schedule Q



Enabling Policy

2.3.2 and 2.3.3, requires Council to consider:

- (i) the relationship of new development to adjacent properties and uses; and, the mitigation of through effective urban design and landscaping;
- (ii) integration into the traditional grid street system;
- (iii) encourage vehicular traffic to use Principal Streets and discourage traffic from infiltrating through existing neighbourhoods;
- (iv) high quality design detail at street level through attention to such matters as landscaping, signs, building entrances, and vehicle layby areas;
- (v) the provision of high quality open space and leisure areas;
- (vi) residential and commercial densities consistent with municipal services; and
- (vii) encouraging high quality exterior construction materials such as masonry.

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification, newspaper ad and a public information meeting with table discussions on January 22, 2019
- Feedback from the community generally included the following:
 - Liked the neighbourhood concept, the mobility through the site and the design of the buildings
 - Concerns around traffic, parking and the height of the towers

**Notifications
Mailed**



1149

**Meeting
Attendees**



91

**Correspondence
Received**



4

Questions / Comments

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Thank You

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- Add all available plans following last slide for reference in questions as needed
- Include additional site photos in this section as well