

HALIFAX

Public Hearing for Case 20577

MPS & LUB Amendments and DA
Robie Street, Cunard Street & Compton Avenue, Halifax

Regional Council
Tuesday, May 21, 2019

Applicant Proposal

Applicant: WM Fares Architects

Location: Lands fronting onto the Robie Street / Cunard Street and Robie Street / Compton Avenue intersection, Halifax

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

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Site Context

Robie Street, Cunard Street & Compton Avenue, Halifax



General Site location



Site Boundaries in Red

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Site Context

Robie Street, Cunard Street & Compton Avenue, Halifax



Subject site seen from Halifax Common (east)

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Site Context

Robie Street, Cunard Street & Compton Avenue, Halifax



Subject site seen from the Halifax Common

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Site Context

Robie Street, Cunard Street & Compton Avenue, Halifax



Subject site seen from Cunard Street

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Site Context

Robie Street, Cunard Street & Compton Avenue, Halifax

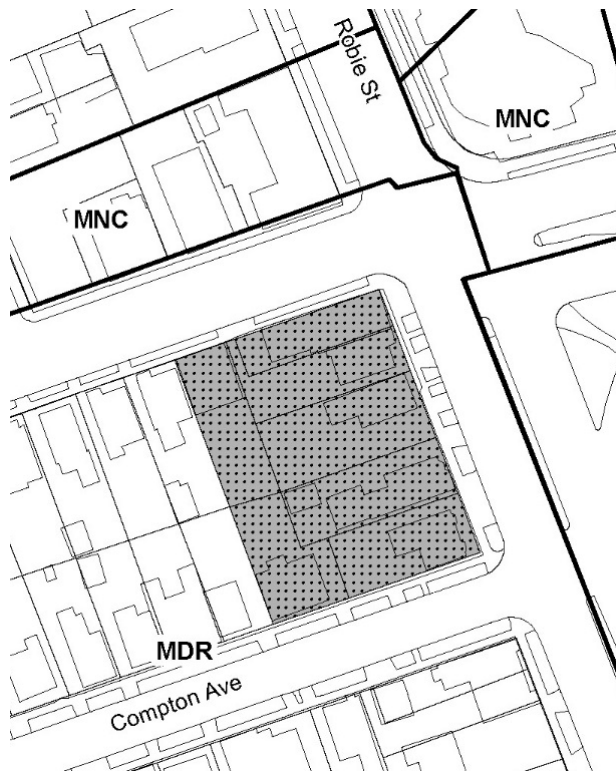


Subject site seen from Compton Avenue

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Planning Policy

Halifax Municipal Planning Strategy



- Medium-Density Residential Designation
 - Peninsula North Secondary Planning Strategy
 - Stable residential communities
 - Variety of housing types to meet unique needs of residents
 - Retain existing and integrate new structures
- No Enabling Policy

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Land Use By-law

Halifax Peninsula LUB



- R-2 (General Residential) Zone
 - Single-detached dwellings
 - Semi-detached dwellings
 - Residential buildings with a maximum of four units
- Max height of 10.7 metres (35 feet)

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Regional Council Direction

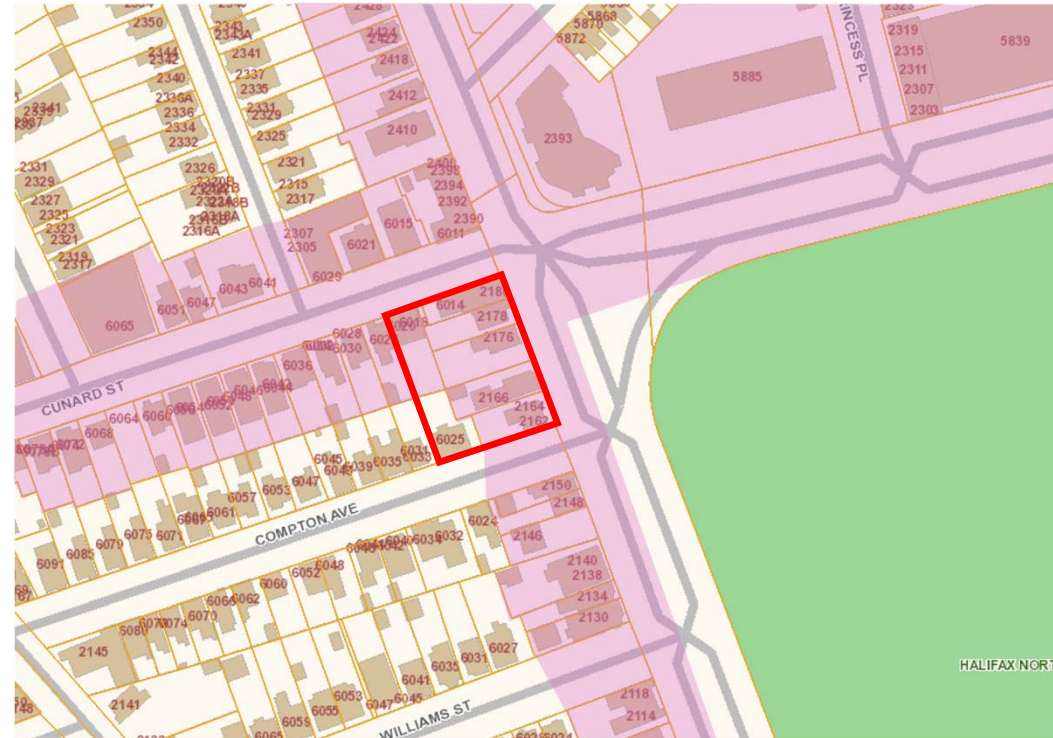
On August 1, 2017, Regional Council directed staff to process this request, subject to the proposal:

- 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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Centre Plan (2017) – Corridor Designation

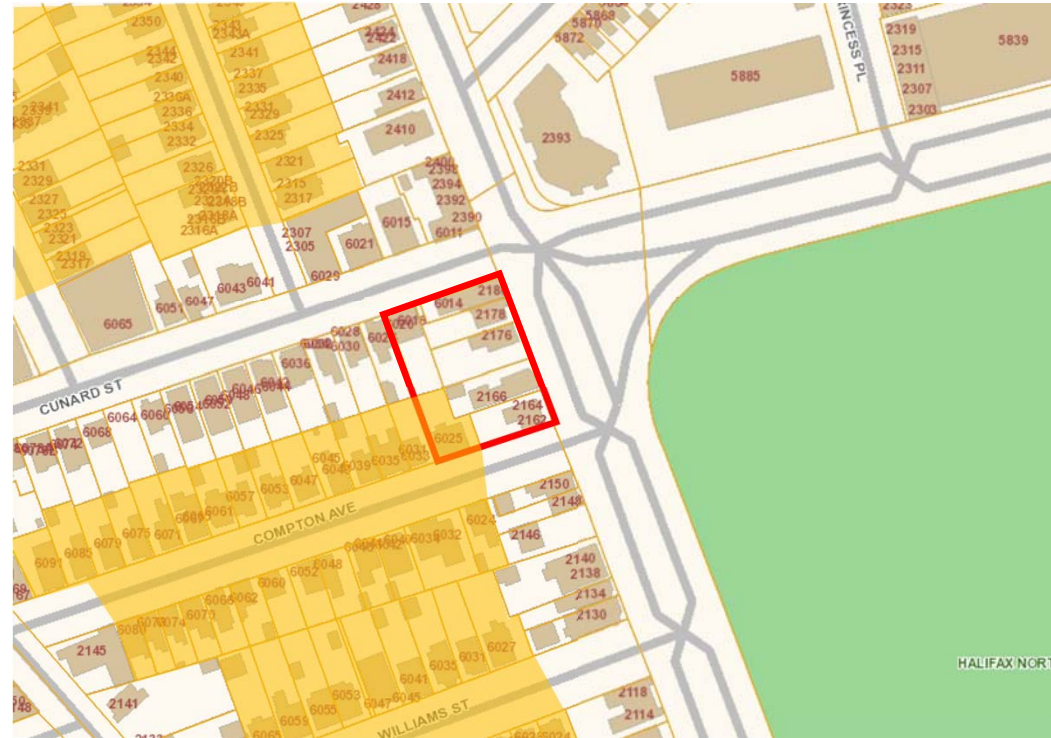
- Urban Structure
 - Re-development and mixed-use buildings are encouraged
- Height
 - 4-to-6 storeys
 - Taller buildings may be permitted on corner lots
- FAR
 - Consider a FAR of 3.5 in the development of regulations



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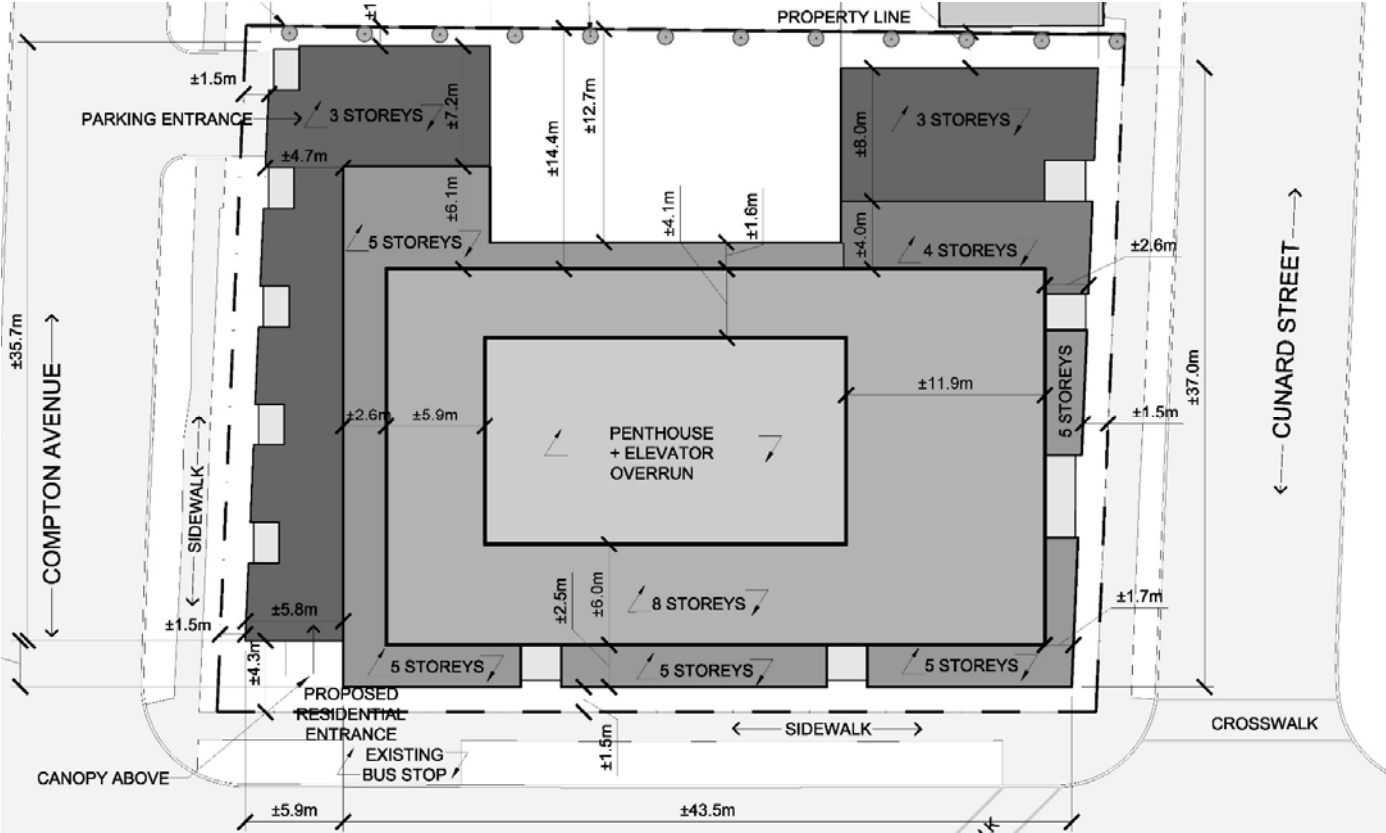
Centre Plan (2017) – Established Residential

- Urban Structure
 - Supports low-to-medium density residential uses (e.g., detached dwellings, duplexes, townhouses, small multi-unit dwellings, etc.)
- Height
 - 3 storeys



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Proposal

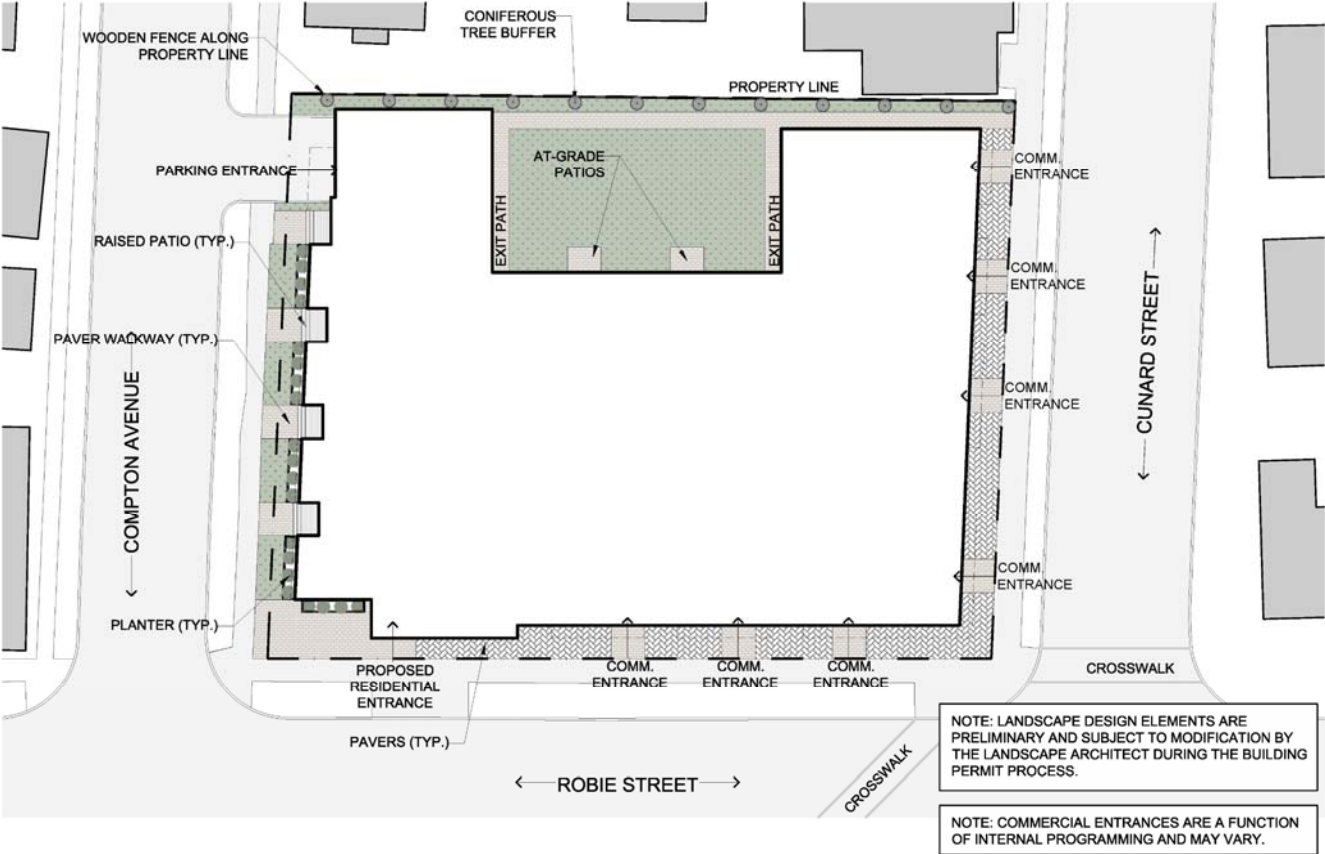


Proposed Site Plan & Height Framework



Proposal

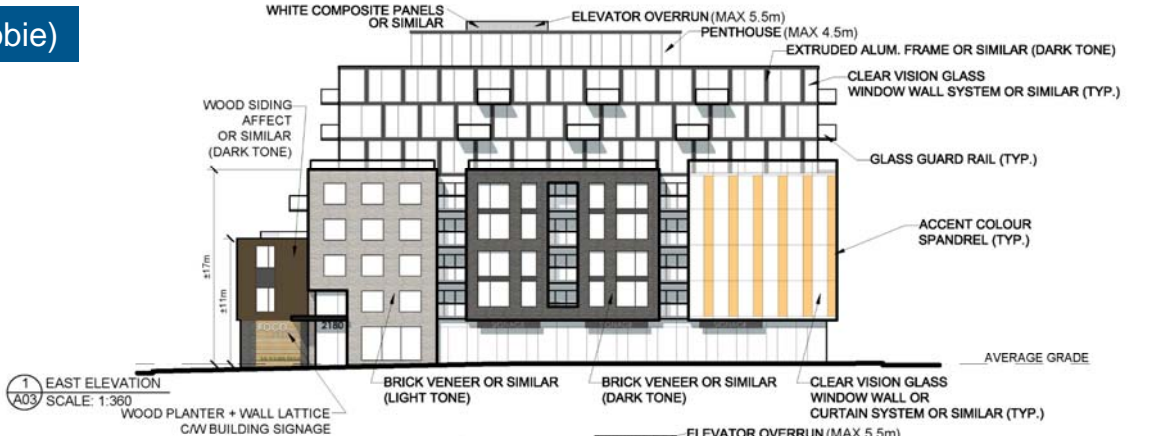
Landscaping Plan



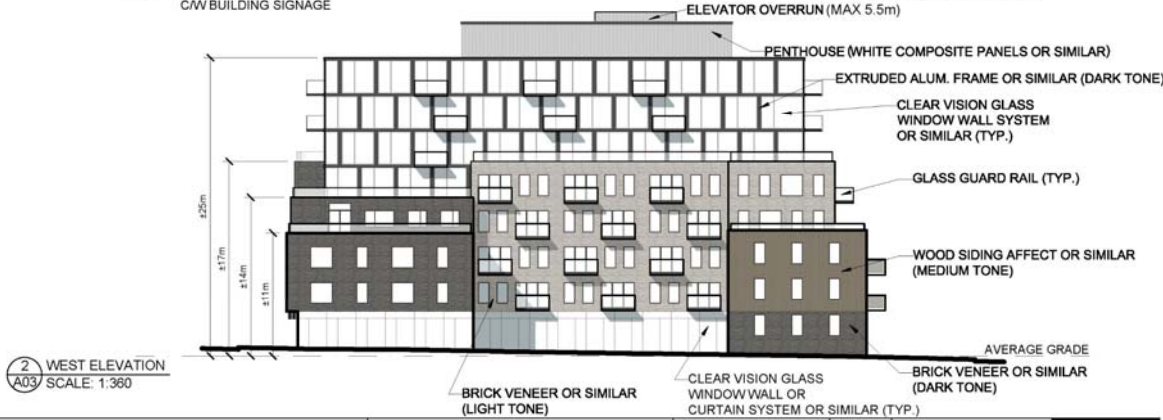
Proposal

East (Robie)

Elevation Plans



West

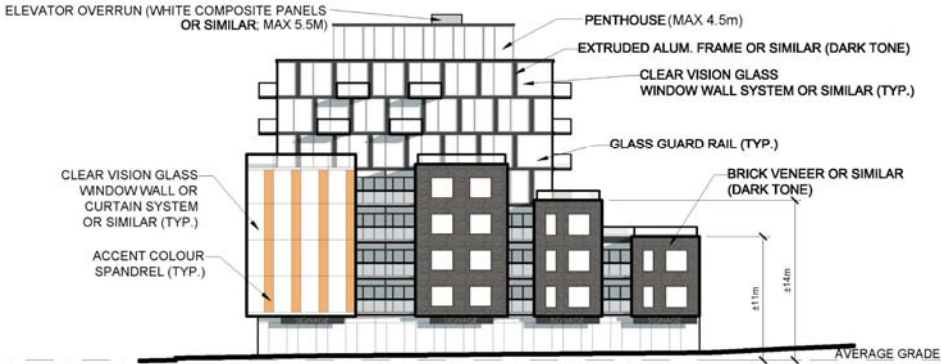


ROBIE+CUNARD+COMPTON DEVELOPMENT ROBIE STREET, HALIFAX, NS	SCHEDULE C ELEVATIONS & STREETWALL FRAMEWORK	Project No.: 2015.01 Scale: AS NOTED Date: 7 Nov 2018	WM FARES ARCHITECTS A02
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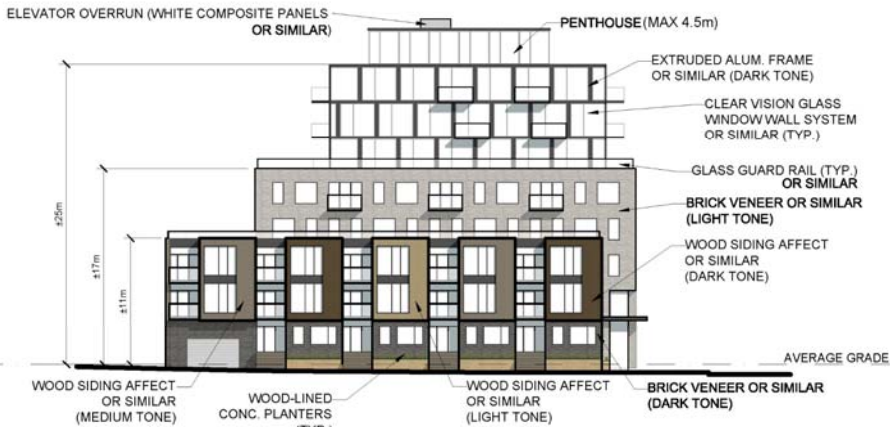
Proposal

North (Cunard)



1 NORTH ELEVATION
A04 SCALE: 1:360

South (Compton)



2 SOUTH ELEVATION
A04 SCALE: 1:360

ROBIE+CUNARD+COMPTON DEVELOPMENT ROBIE STREET, HALIFAX, NS	SCHEDULE C ELEVATIONS & STREETWALL FRAMEWORK	Project No.: 2015.14 Scale: AS NOTED Date: 7 Nov 2018	WM FARES ARCHITECTS A03
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Elevation Plans



Public Engagement Feedback

- Level of engagement completed was consultation achieved through a webpage, signage, public open house (December 7, 2016), and public information meeting (October 11, 2017)
- Feedback from the community generally included the following:
 - Some support for the proposed development, but more concerns
 - Building is too large for the subject site
 - Insufficient transition to abutting dwellings
 - Lacks context-sensitive design features

Halifax & West PAC Recommendation

October 11, 2017

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

The PAC provided the following concerns:

- Courtyard has a shortage of amenities
- Building mass near Robie / Cunard intersection
- Abrupt height changes along Cunard Street

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Staff Recommendation

Staff recommend that Regional Council:

1. adopt the proposed amendments to the Halifax Municipal Planning Strategy (MPS) and the Halifax Peninsula Land Use By-law (LUB), as set out in Attachments A and B of the staff report dated March 22, 2019, to allow for an eight-storey (plus penthouse) mixed-use building by development agreement at the subject site

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 positioned in the upper right quadrant of the image, within the dark blue area of the graphic.

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Thank You