

HALIFAX

Case 20159

South Park St. and Victoria Rd. MPS/LUB Amendments and Development Agreement

Heritage Advisory Committee
June 5, 2019

Application

Applicant: ZZap Consulting Inc., on behalf of Eldorado Properties Ltd.

Proposal:

- Re-develop and expand the existing multiple dwelling at 5713 Victoria Road;
- Remove 2 existing residential detached dwellings (1102 and 1106 South Park Street); and
- Develop ground floor commercial uses.

Request:

- Site specific amendments to the Halifax Municipal Planning Strategy (MPS) and Halifax Peninsula Land Use By-law (LUB); and
- Development agreement.

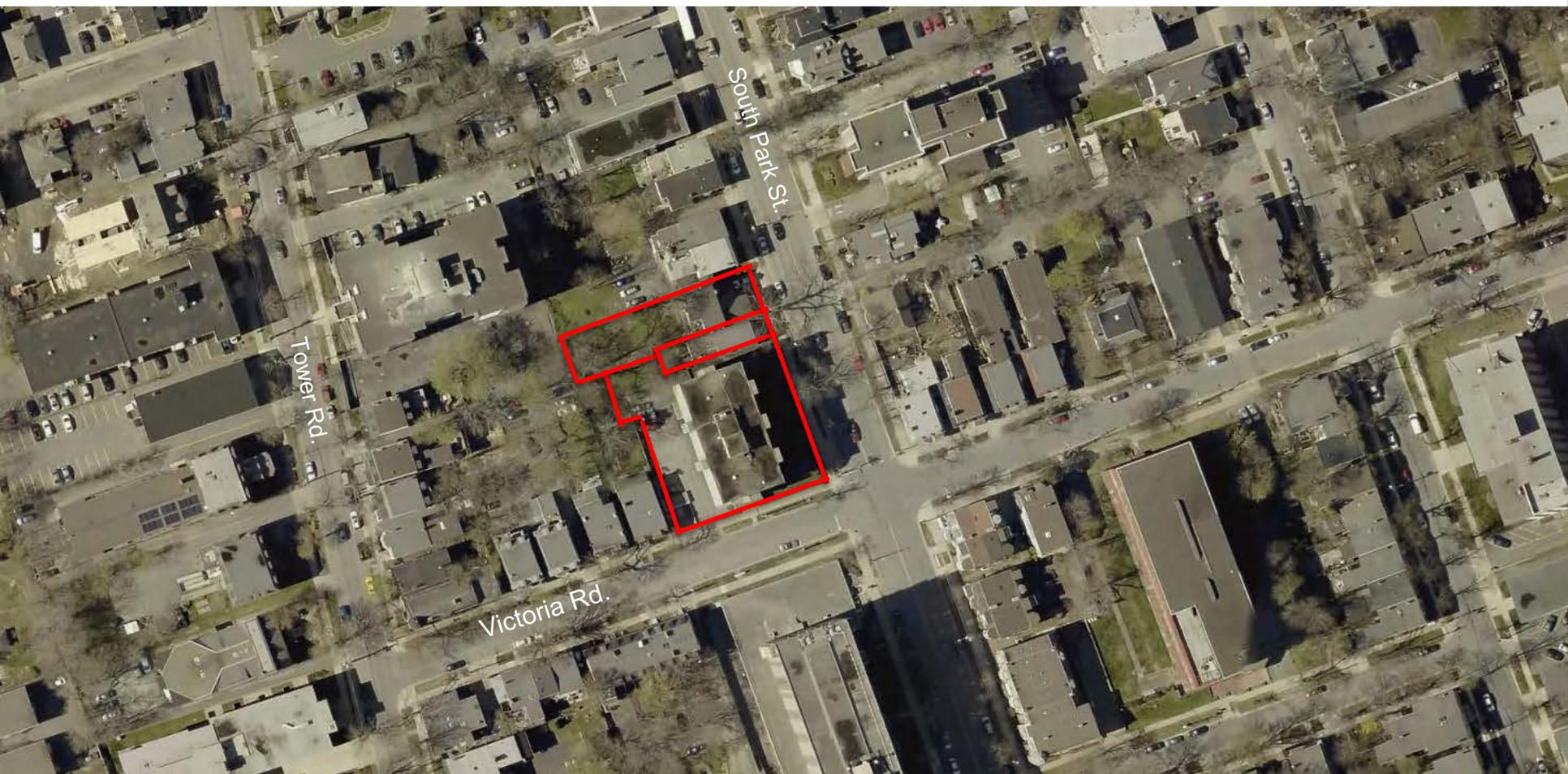
Regional Council direction

August 1, 2017 Motion directed staff to:

1. Consider the application as a site-specific amendment to the current municipal planning strategy policy, subject to the proposal:
 - a) **generally aligning with the June 2017 Centre Plan document** relative to **Urban Structure, Height and Floor Area Ratio**, and
 - b) addressing the planning principles of **transition, pedestrian-orientation, human-scale, building design, and context-sensitive** as outlined in the staff report.

LU b) Allow the redevelopment of non-conforming sites through development agreement. Any increase in unit count could be negotiated in the agreement and must involve public engagement with the surrounding community.

Site Context



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Context - 5713 Victoria Rd.



Subject site looking northwest from South Park Street and Victoria Road Intersection.

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Context - 1102 and 1106 South Park St.



Subject site looking southwest from South Park Street.

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Context – Perspective View



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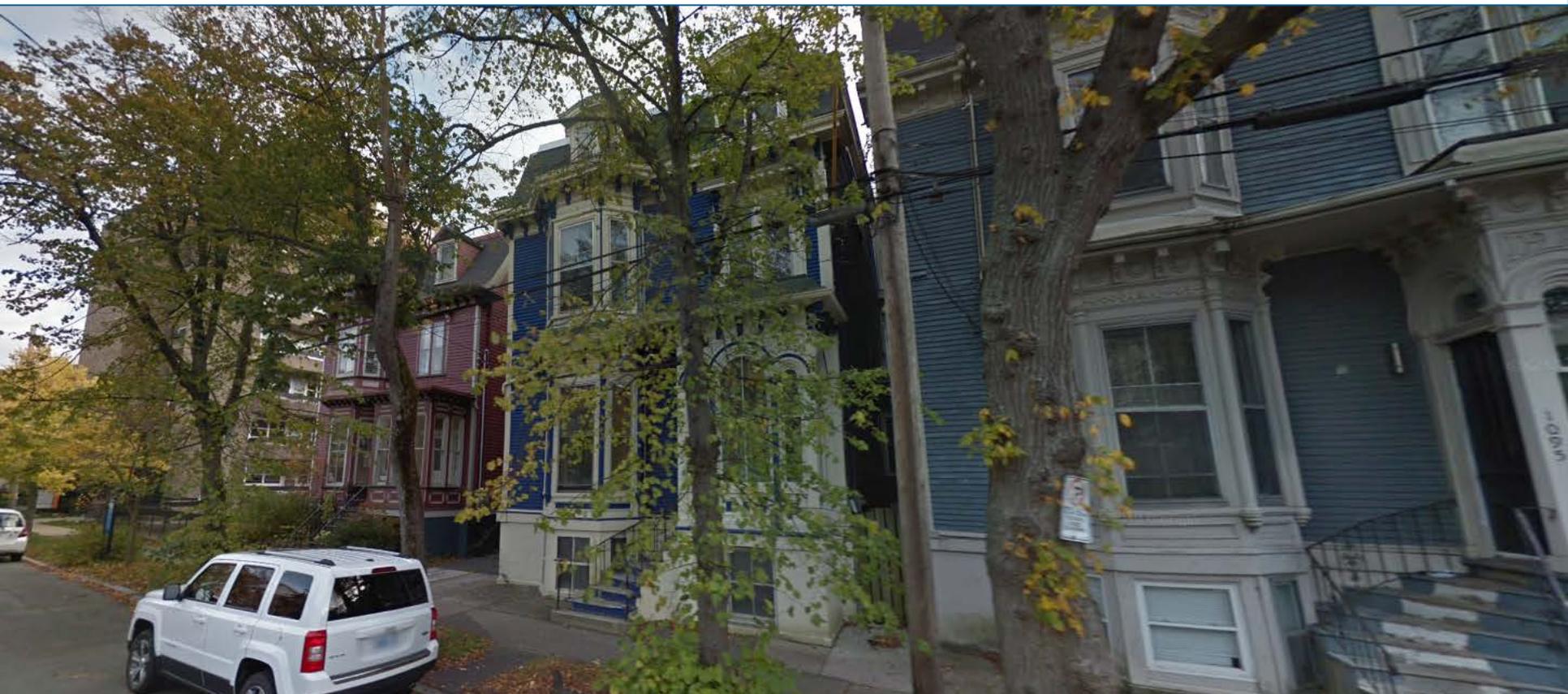
Context – Perspective View



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Heritage Properties



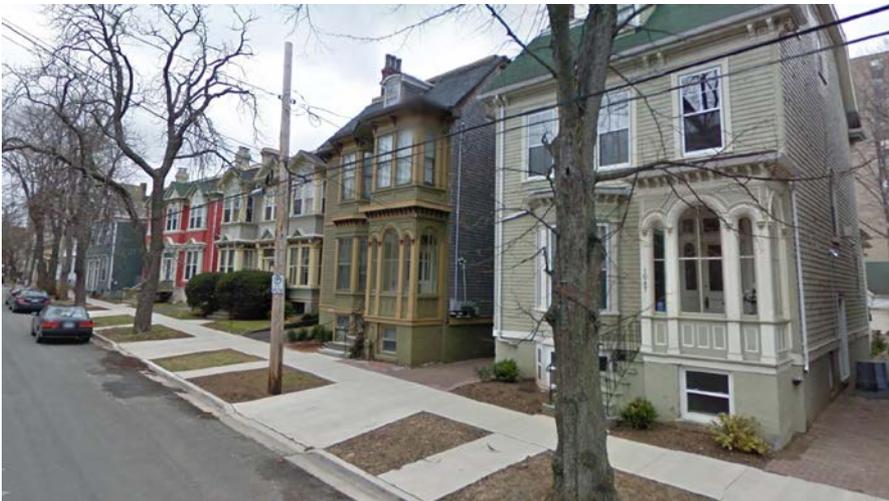
Perspective view looking northeast from Tower Road

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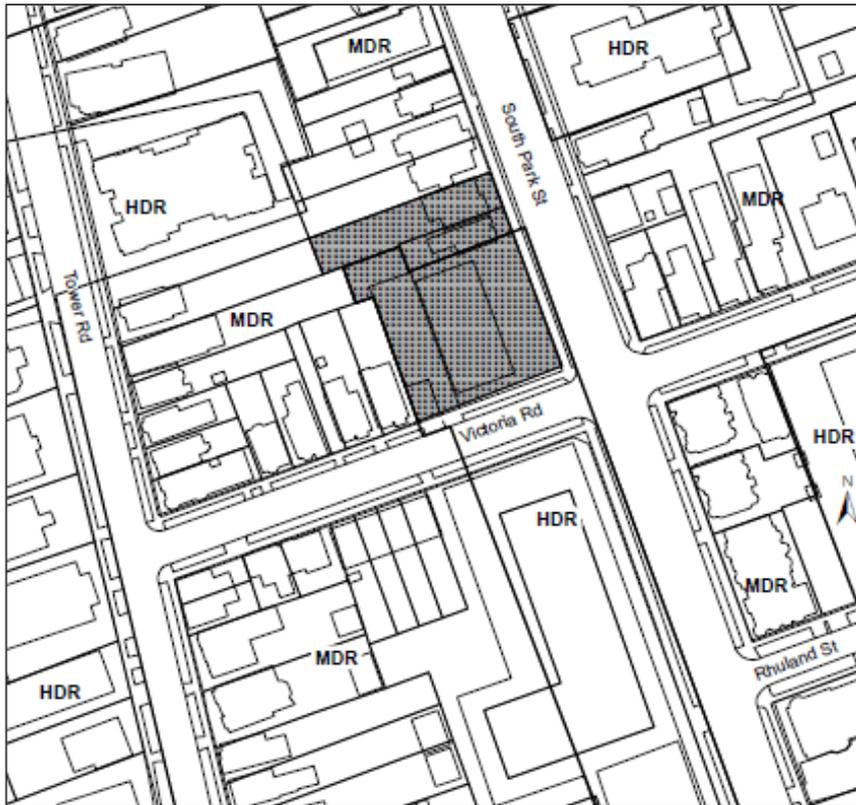
Heritage Properties



- 1099/1101 and 1105 Tower Rd. are registered heritage properties
- Form part of the Tower Rd. Heritage Streetscape
- The Tower Rd. Streetscape is valued for its fourteen Late Victorian Eclectic style houses. The Late Victorian Eclectic style is complex and incorporates many styles into one house.



Designation and Zoning



- **Designation:**

- 5713 Victoria Road: HDR (High Density Residential)
- 1102 and 1106 South Park Street: MDR (Medium Density Residential)

- **Zoning:**

- 5713 Victoria Road: R-3 (Multiple Dwelling Zone)
- 1102 and 1106 South Park Street: R2-A (General Residential Conversion Zone)

Map 1 - Generalized Future Land Use

Victoria Road and South Park Street,
Halifax

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 Subject Properties

Designation

MDR Medium Density Residential
HDR High Density Residential

Halifax Plan Area
South End Area Plan Area

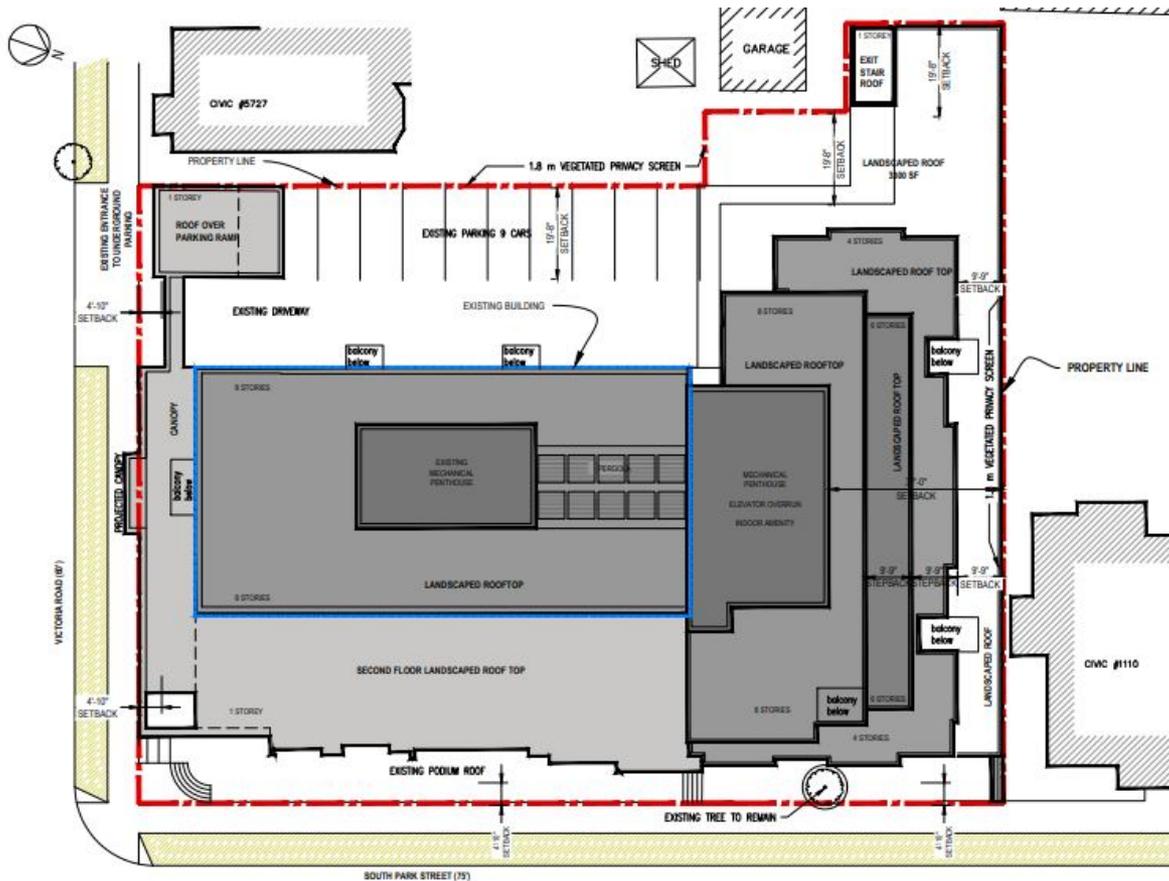
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This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

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Proposal

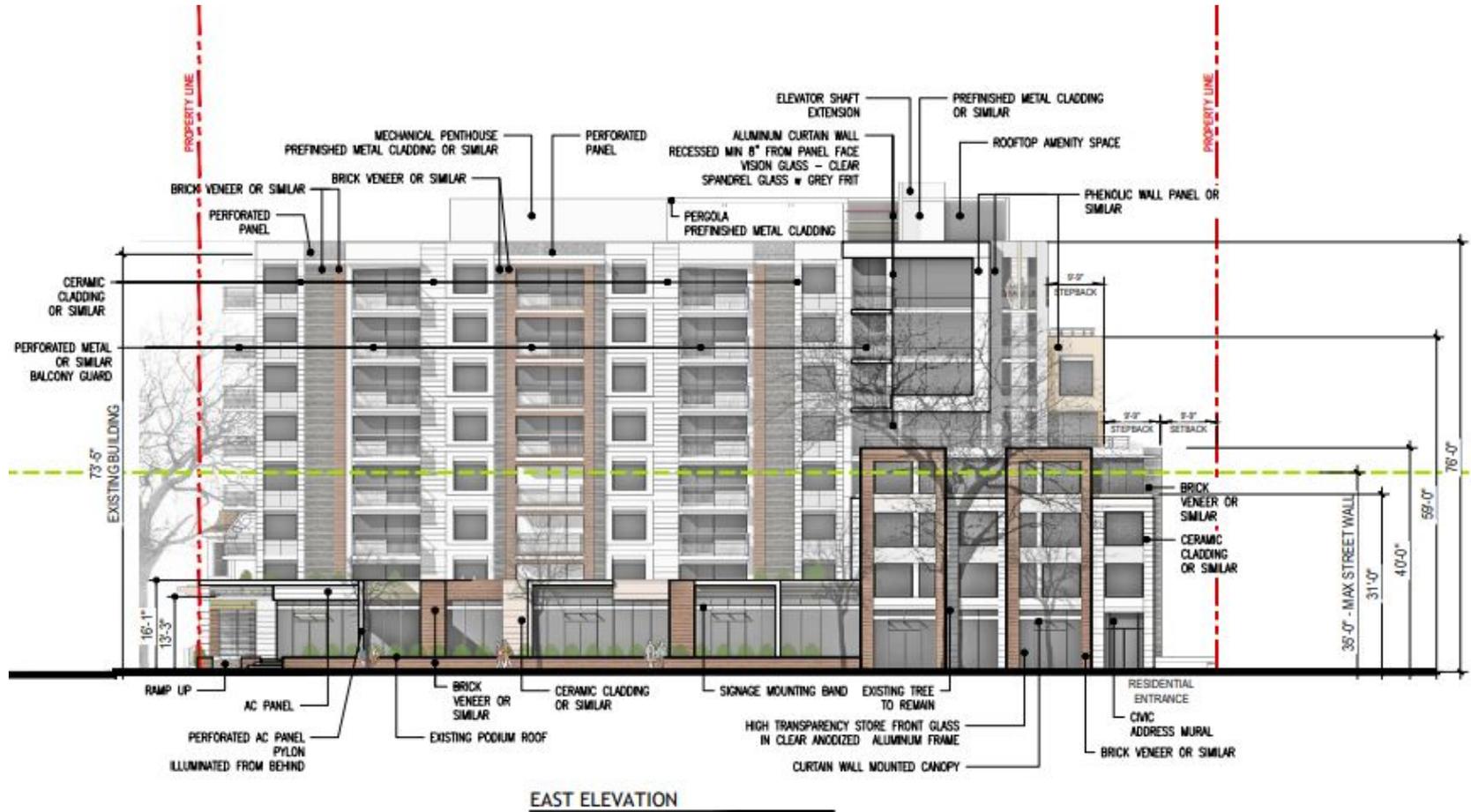


Proposal:

- Re-develop and expand existing multiple unit dwelling
- Introduce ground floor commercial uses
- 88 residential units (52 existing/36 new)
- Maintain existing 8-storey height
- 1 to 4 storey streetwalls

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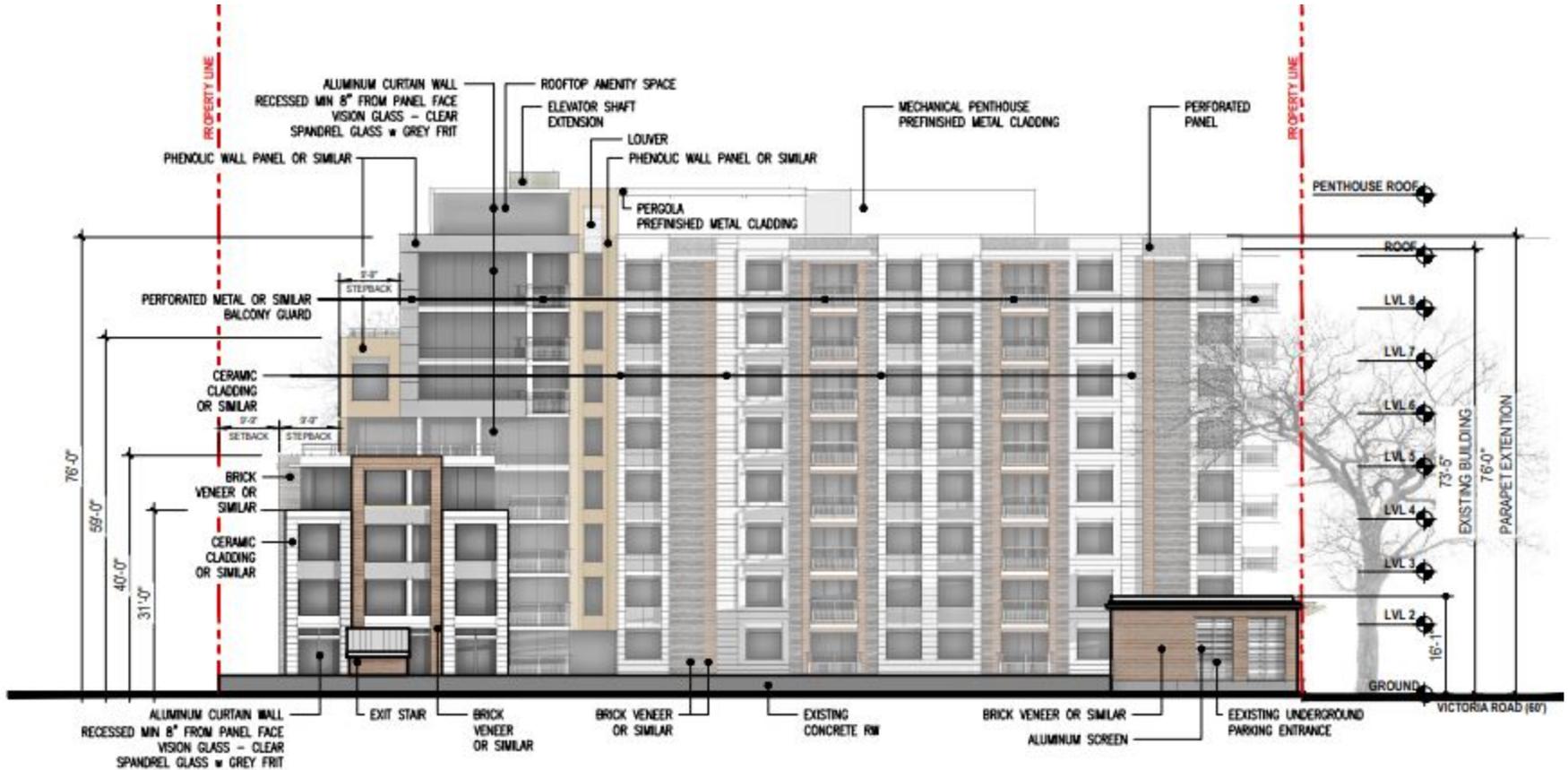
Proposal



Proposal



Proposal



WEST ELEVATION

Regional Plan Policy CH-16

Development Abutting Registered Heritage Properties

- Requires HRM to consider the potential impact of the proposed development agreement on the abutting Heritage resource
- Policy criteria addresses the impact of building form and design of new development on abutting heritage resources

Regional Plan Policy CH-16

Development Abutting Registered Heritage Properties

Staff Analysis (Attachment D of Staff Report)

- Limited impact expected on abutting development and streetscape;
- DA requires:
 - adequate separation between the proposed development and heritage resources;
 - appropriate buffering; and
 - appropriate design elements.

Recommendation

It is recommended that Heritage Advisory Committee recommend that Halifax & West Community Council recommend that Regional Council:

1. Give First Reading to consider the proposed amendments to the MPS for Halifax and LUB for Halifax Peninsula and schedule a public hearing;
2. Adopt the proposed amendments to the Halifax MPS and LUB for Halifax Peninsula;

Recommendation

Contingent upon the amendments to the MPS and LUB amendments being approved by Regional Council...it is further recommended that HAC recommend that HWCC:

3. Give Notice of Motion to consider the proposed development agreement; and
4. Approve the proposed development agreement