

HALIFAX

Case 20218

Municipal Planning Strategy and Land
Use By-law Amendment Request

Spring Garden Road, Robie Street,
and Carlton Street

Heritage Advisory Committee

June 5, 2019

Proposal

Applicant: Dixel Developments Ltd.

Location: Spring Garden Road,
Robie and Carlton Streets, Halifax.

Proposal: 30 and 20–storey mixed-
use development

- Total Site Area: 1.22 acres (53,401 ft²)
- ~250 Residential Units
- ~60,000 ft² of office space
- ~21,000 ft² of commercial space
- Underground parking for ~380 vehicles
- Proposed subdivision and alteration of heritage properties (subject to substantial alterations)



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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.

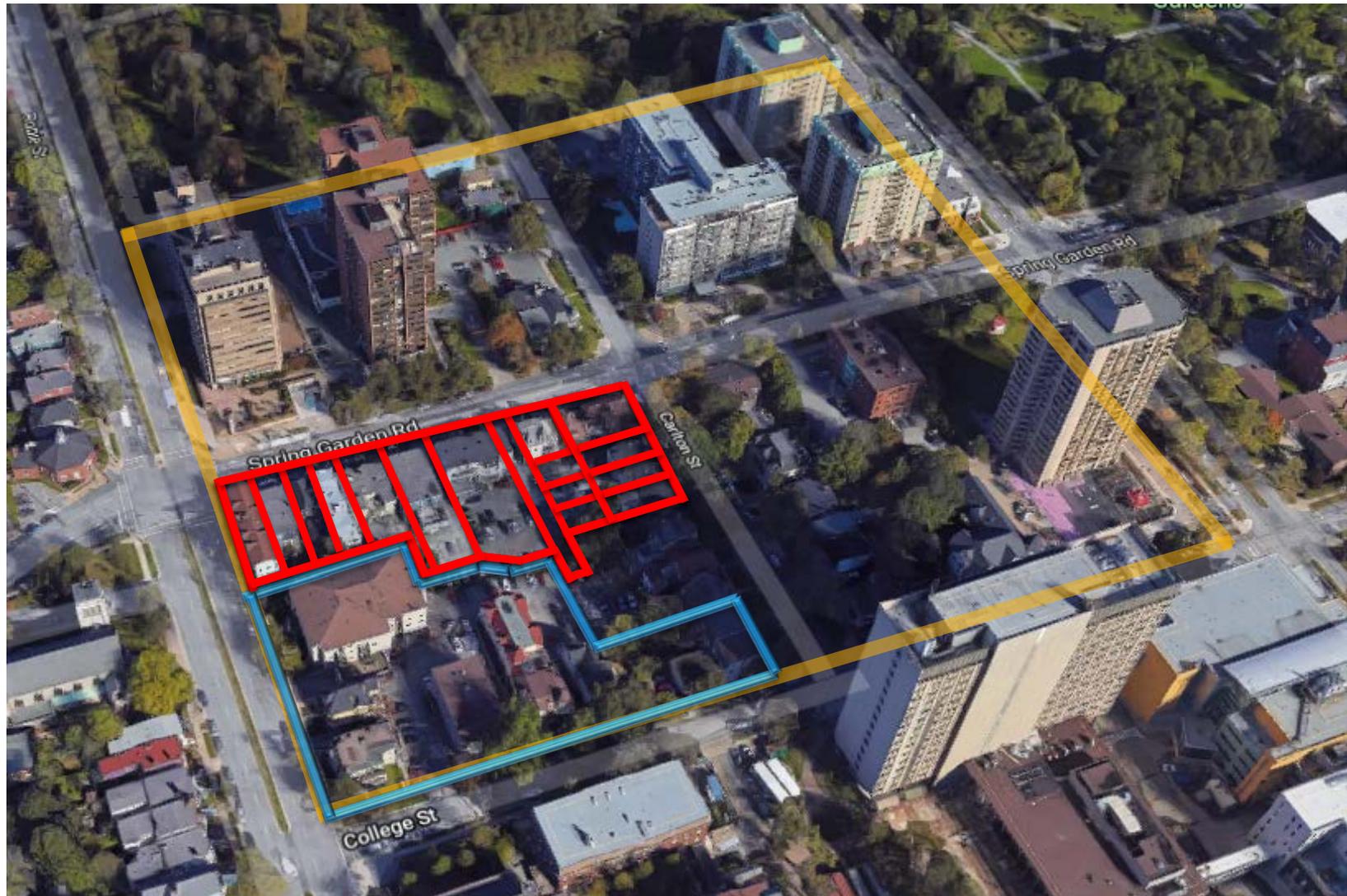
Role of HAC

- HAC must make a recommendation to Regional Council based on interpretation of the proposed Municipal Planning Strategy (MPS) policy and its merits when evaluated against the criteria of Regional Plan Policy CH-16.
- Provided the MPS policy is approved, a separate application for a development will come forward to HAC for review under Regional Plan Policy CH-16.

Site Context



Site Context



Peninsula Centre Plan Area – Spring Garden Sub Area

Site Context



Subject site looking southeast from Robie Street.

Site Context



Subject site looking east from Spring Garden Road

Site Context



Subject site looking east from Spring Garden Road

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Site Context



Subject site looking southwest from Spring Garden Road

Site Context



Subject site looking southwest from Carlton Street

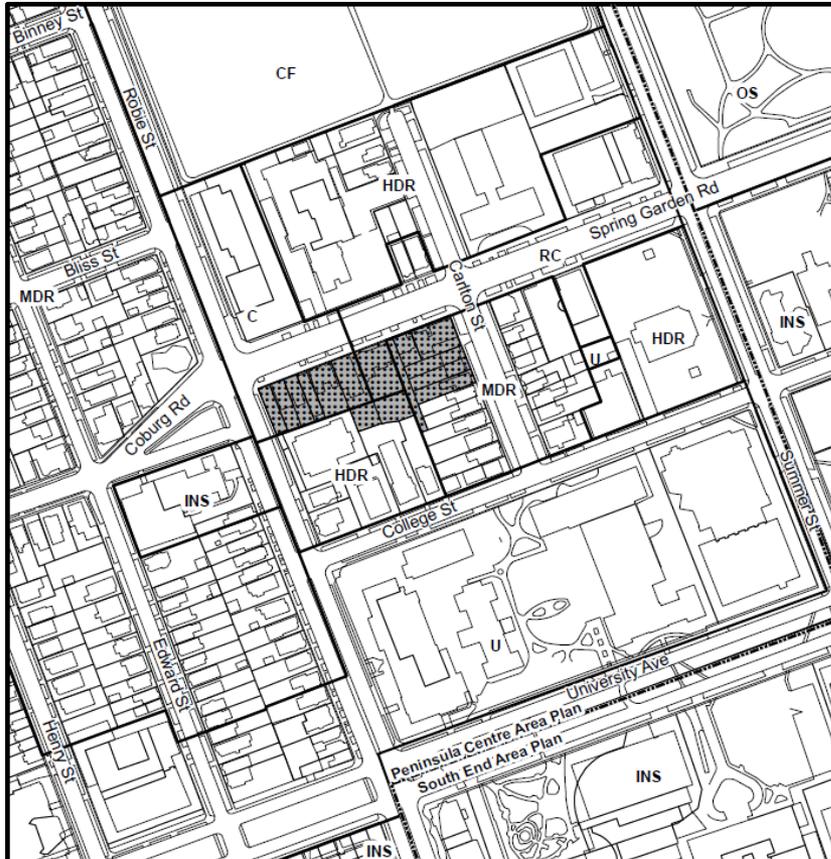
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Site Context



Subject site looking northwest from Carlton Street

Designation and Zoning



Map 1 - Generalized Future Land Use

Spring Garden Rd. and Robie Street,
Halifax

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Subject Properties

Peninsula Centre Designation

MDR Medium Density Residential
 HDR High Density Residential
 RC Residential Commercial Mix
 C Commercial
 CF Community Facility
 U University

South End Designation

INS Institutional
 OS Open Space

20 0 20 40 60 m

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.

Halifax Plan Area
 Peninsula Centre Area Plan Area

Designation:

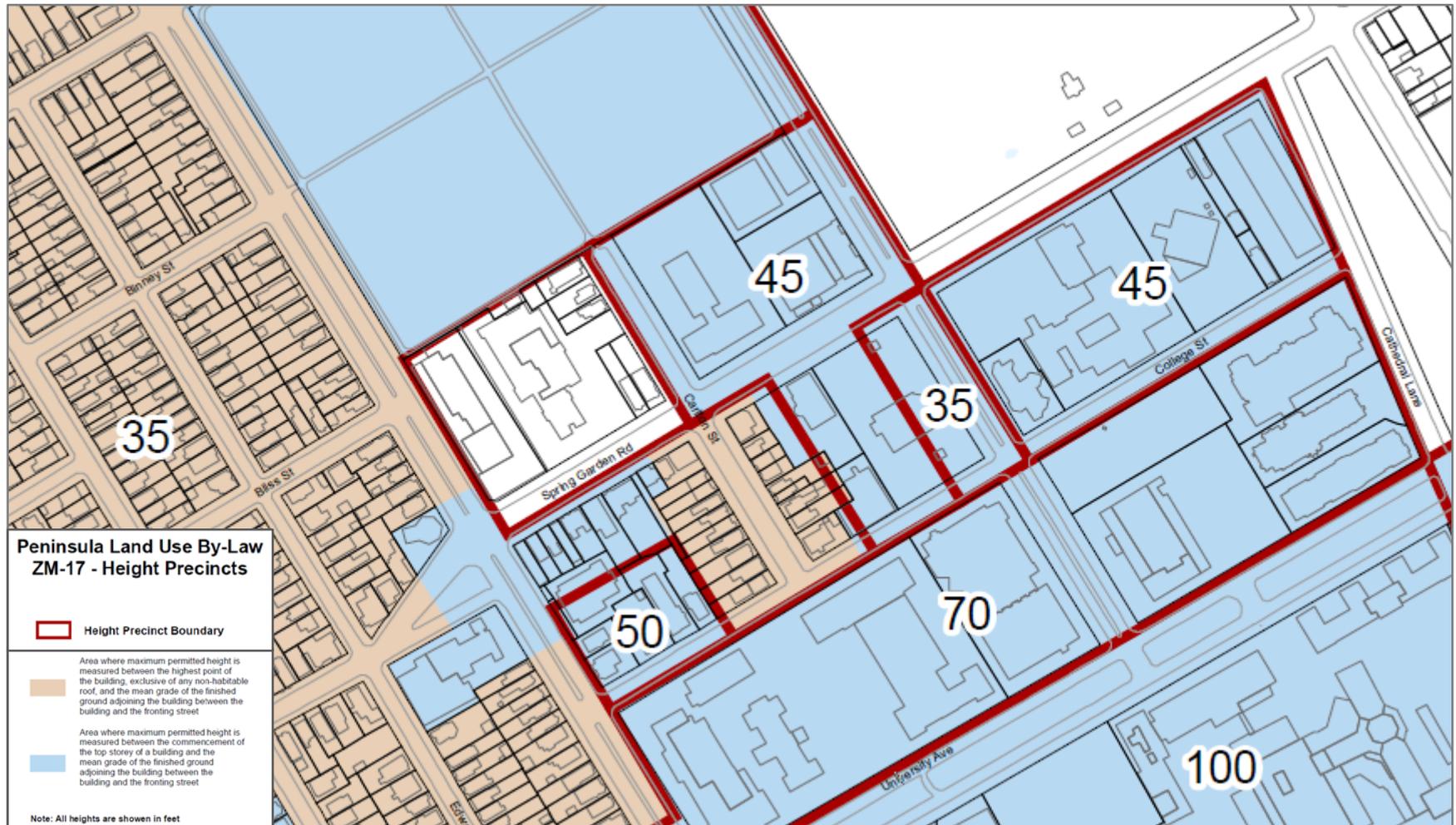
- HDR (High Density Residential), C (Commercial) and RC (Residential Commercial Mix)
- Carlton Street portion of site: MDR (Medium Density Residential)

Zoning:

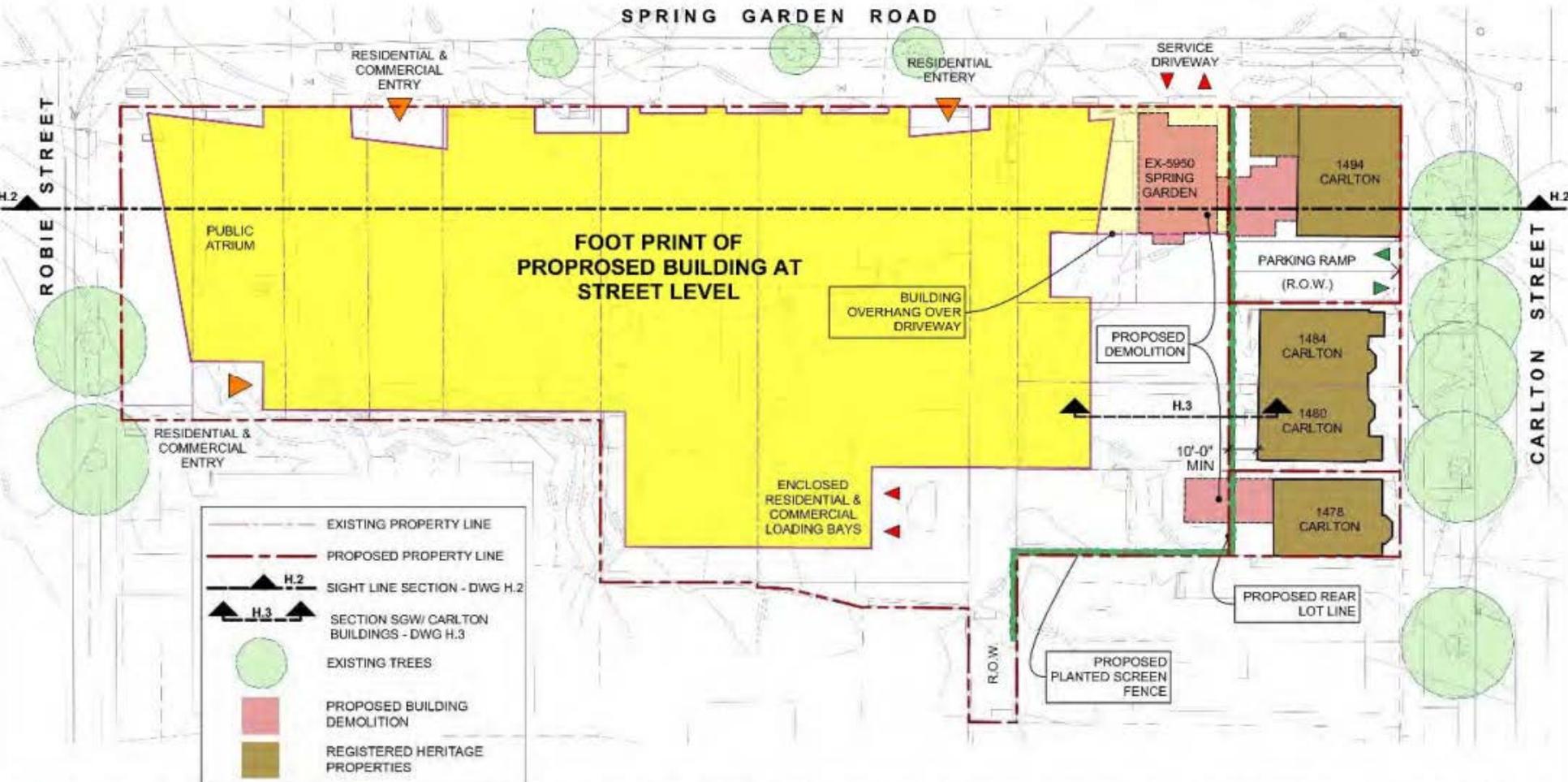
- C-2A (Minor Commercial)
- R-3 (Multiple Dwelling)
- Carlton Street portion of site: R-2 (General Residential)

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Height Map – Halifax Peninsula LUB



Proposal



Proposed MPS Policy

Highlights of MPS Policy (Attachment A):

1. Mechanism for implementation Development Agreement;
2. Permit a mixed-use building;
3. **Heritage properties shall be altered, relocated and registered** in accordance with substantial alterations granted by Regional Council;
4. **Restrict building height** to a maximum of 90 metres and conform to Citadel Rampart Requirements;
5. **Restrict streetwall and podium height** to 13 metres and 16 metres. Portion of streetwall along Spring Garden restricted to maximum height of 13 metres;
6. **Maximum Floor Area Ratio of 8.00** (Carlton heritage properties are not permitted to count towards total lot area);
7. **Require a landscaped buffer and fencing** along the east lot line or any property boundaries which abut a registered heritage property;

Proposed MPS Policy

Highlights of MPS Policy (Attachment A):

1. Building podium/streetwall setbacks:

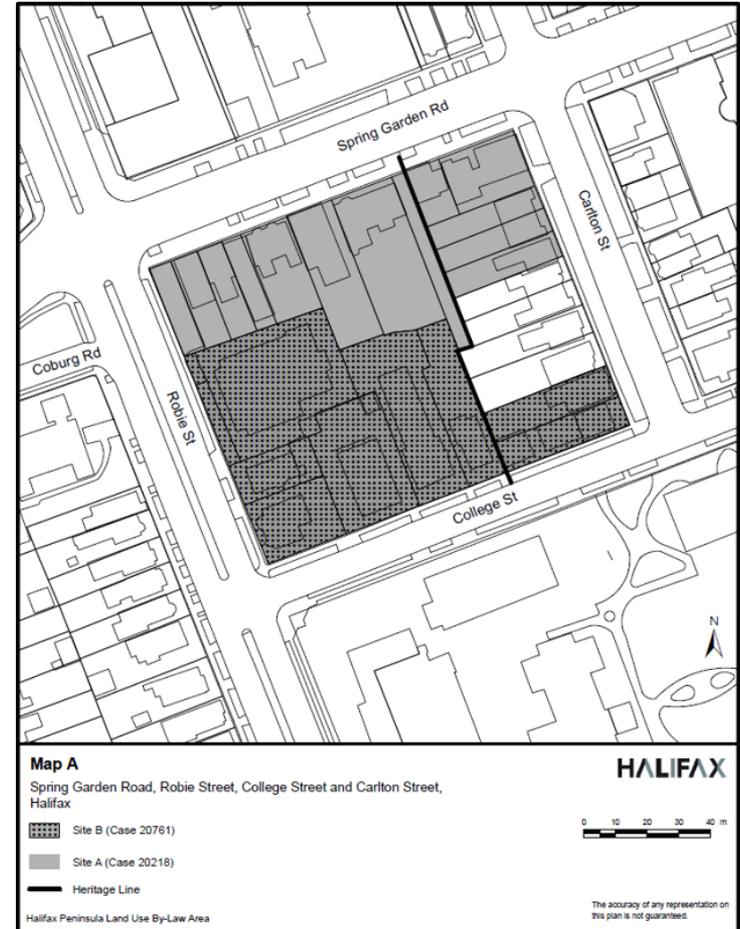
- i. Minimum of 6 metres from any property boundary associated with 1474 Carlton Street;
- ii. 28 metres from the Carlton Street streetline;
- iii. 1.5 metres from the Robie Street streetline; and
- iv. 0.5 metres from the Spring Garden Road streetline.

2. Building setbacks (any portion of development located above podium/streetwall):

- i. minimum of 11.5 metres from the edge of the building podium facing East (Carlton Street)
- ii. 11.5 metres from the south property line; and
- iii. 4.5 metres from the edge of any streetwall.

3. Minimum separation between towers of 23 metres

4. Tower maximum floor area of 750 square metres

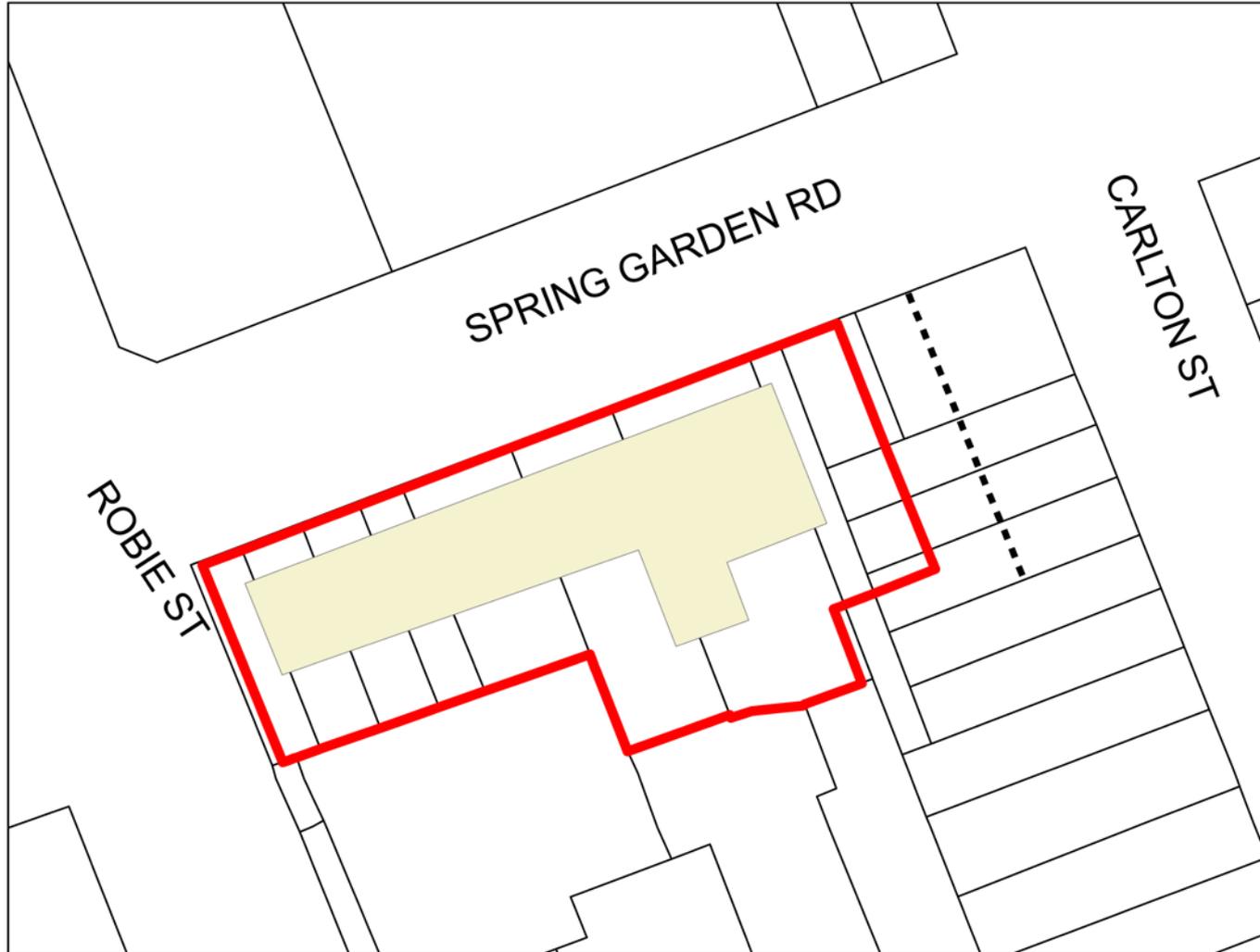


Proposed MPS Policy

Highlights of MPS Policy (Attachment A):

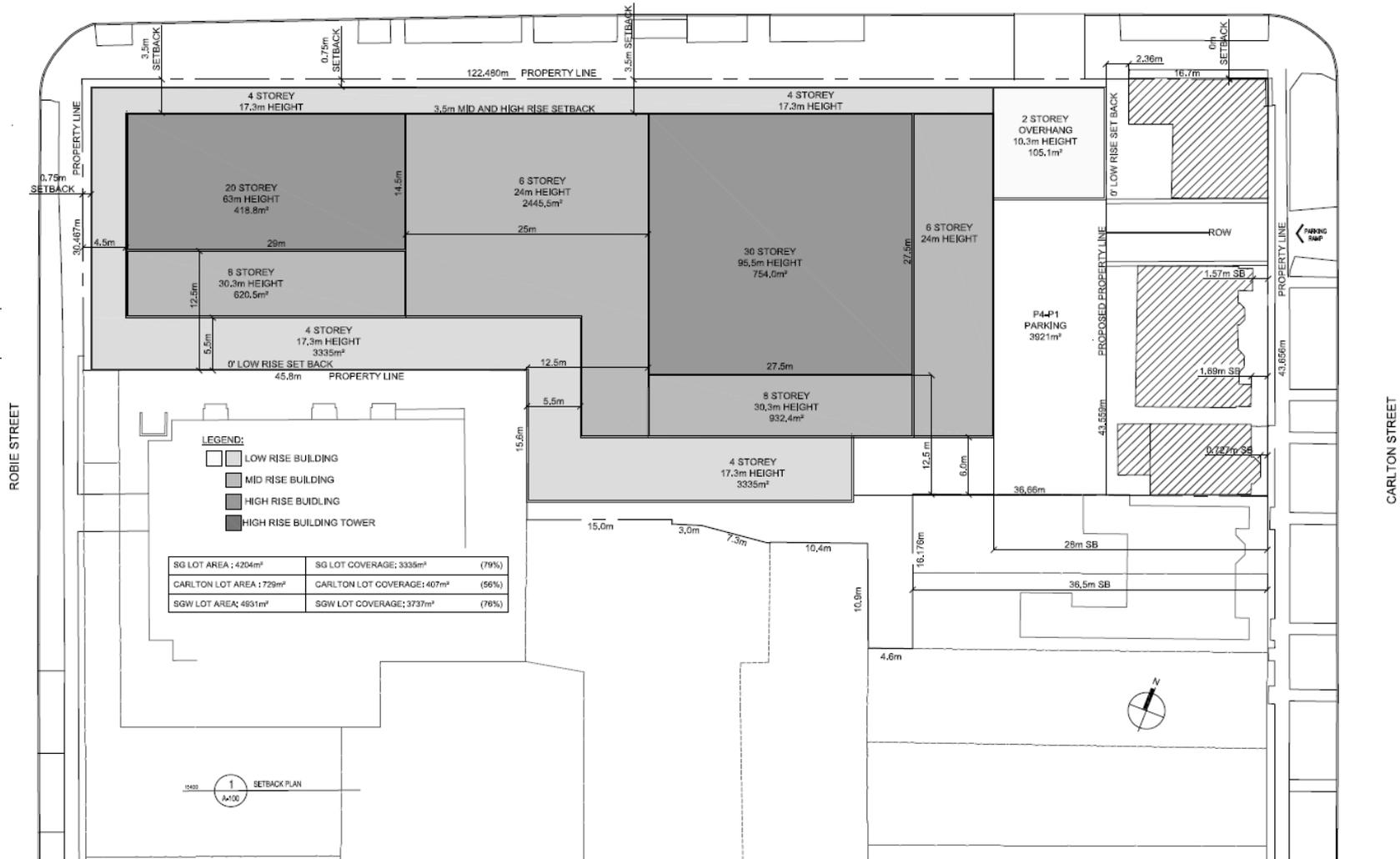
- 1. Regulate streetwall massing, external building design, cladding materials**, design of at-grade residential units, front yard landscaping, outdoor storage, signage and the planting of vegetation;
- 2. Consider environmental factors, including sun/shadow and wind conditions** are suitable for in the intended use of the site;
- 3. Consider the implementation of controls to reduce conflict** with any adjacent or nearby land use(s) by reason of **traffic generation, access to and egress from the site and parking**; and
- 4. Policy CH-16** of the Regional Municipal Planning Strategy, which provides **guidance for development abutting heritage properties**, and all applicable heritage policies as may be amended from time to time.

Proposed MPS Policy

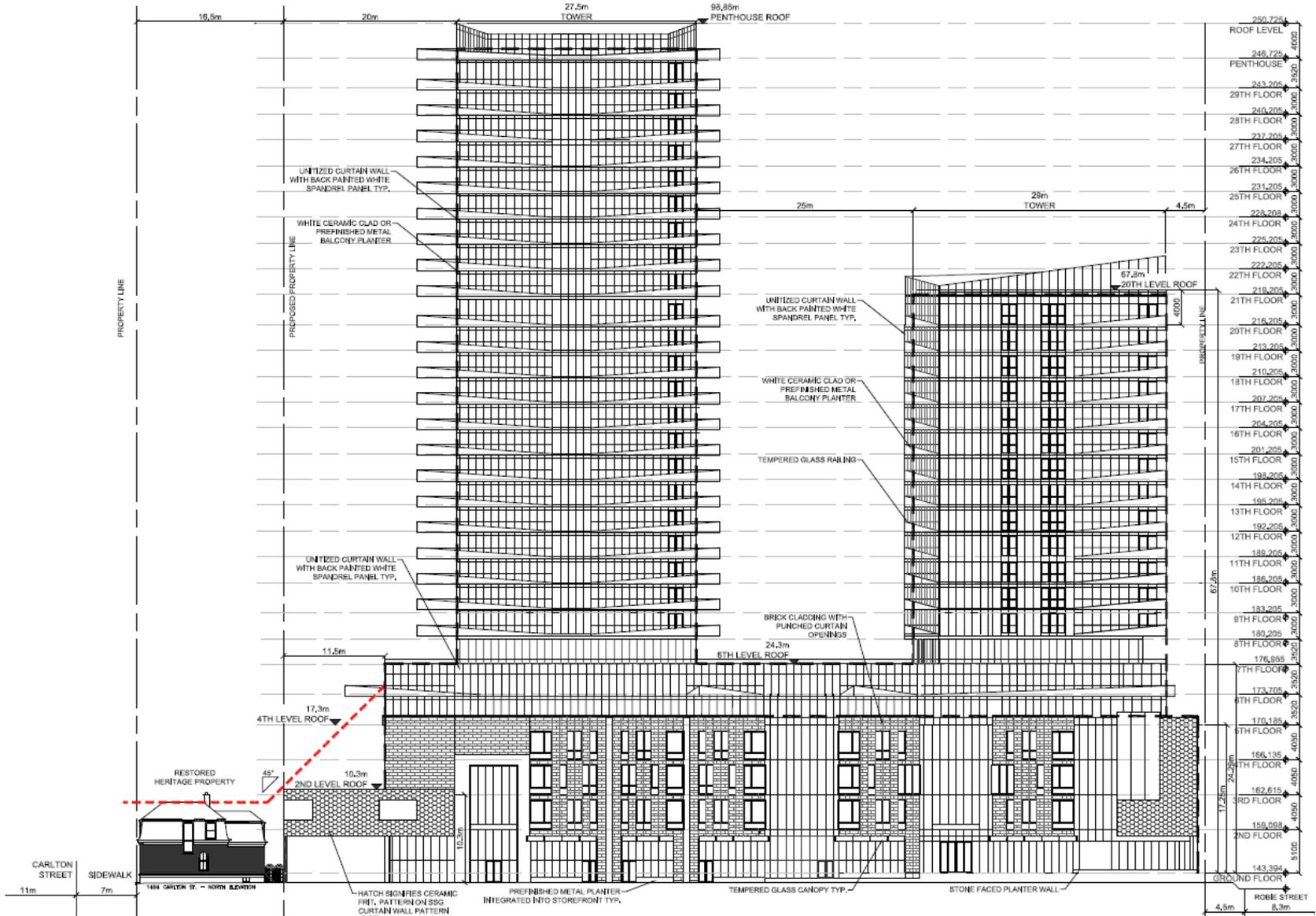


Proposed Working Drawings

SPRING GARDEN ROAD



Proposed Working Drawings



Regional Plan Policy CH-16

Development Abutting Registered Heritage Properties

Staff Analysis (Attachment D of Staff Report)

- No significant impact on the site's heritage character anticipated as a result of the proposed policy; and
- Limited impact expected on abutting development and streetscape

Recommendation

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

1. Give First Reading to consider the proposed amendments to the Halifax Municipal Planning Strategy and the Land Use By-law for Halifax Peninsula, as set out in Attachments A and B of the staff report dated May 24, 2019, to permit by development agreement, a mixed-use development on lands fronting Robie Street, College Street and Carlton Street, Halifax, and schedule a public hearing; and
2. Adopt the proposed amendments to the Halifax Municipal Planning Strategy and the Halifax Peninsula Land Use By-law, as set out in Attachments A and B of the staff report dated May 24, 2019.