

HALIFAX

Public Hearing for Case 20632

MPS & LUB Amendments and DA
Agricola Street, Halifax

Regional Council
Tuesday, June 18, 2019

Applicant Proposal

Applicant: WM Fares Architects

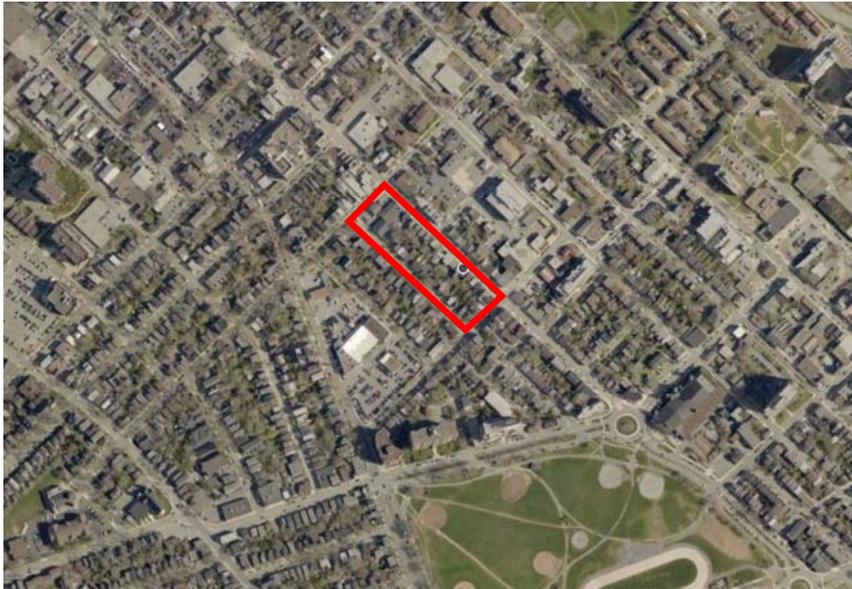
Location: Lands fronting onto the Agricola Street (2440, 2442, 2444, 2446, 2448, 2450, 2452 and 2454 Agricola Street, Halifax)

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

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Site Context

Agricola Street, Halifax



General Location



Site Boundaries in Red

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Site Context

Agricola Street, Halifax



Aerial View of Site (northeast)

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Site Context

Agricola Street, Halifax



Subject Site

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Site Context

Agricola Street, Halifax



Site seen from the North

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Site Context

Agricola Street, Halifax



Site seen from the South

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Site Context

Agricola Street, Halifax



Agricola / West

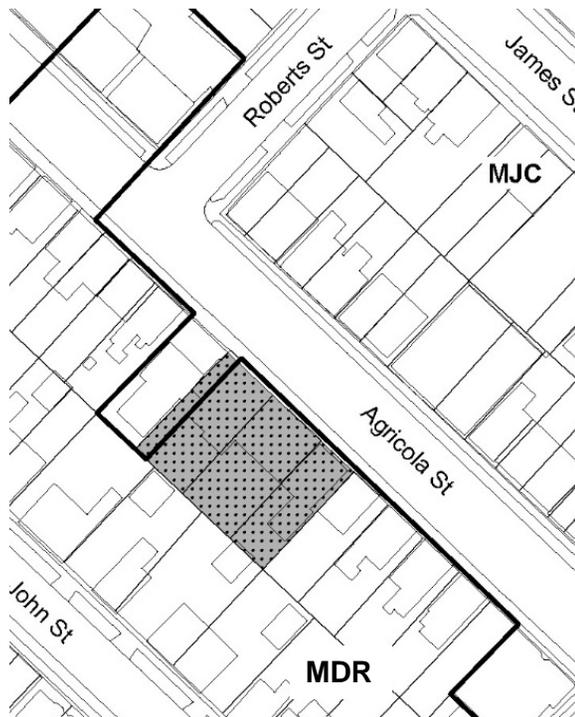


Agricola / Charles

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Planning Policy

Halifax Municipal Planning Strategy *(Peninsula North Secondary Planning Strategy)*

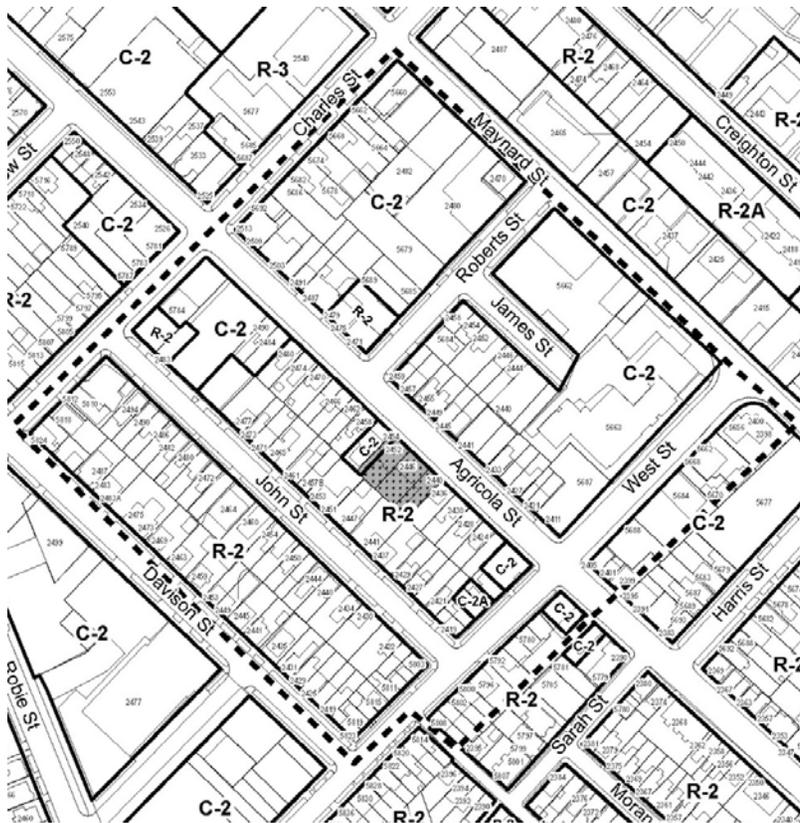


- Major Commercial Designation
 - Promote commercial / residential redevelopment
 - Prevent conflicts between new and existing uses
- Medium-Density Residential Designation
 - Stable residential communities
 - Variety of housing types to meet unique needs of residents
 - Retain existing and integrate new structures
- No Enabling Policy

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Land Use By-law

Halifax Peninsula LUB



- C-2 (General Business) Zone
 - Variety of commercial and residential uses
 - Max height of 15.2 metres (50 feet)
- 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

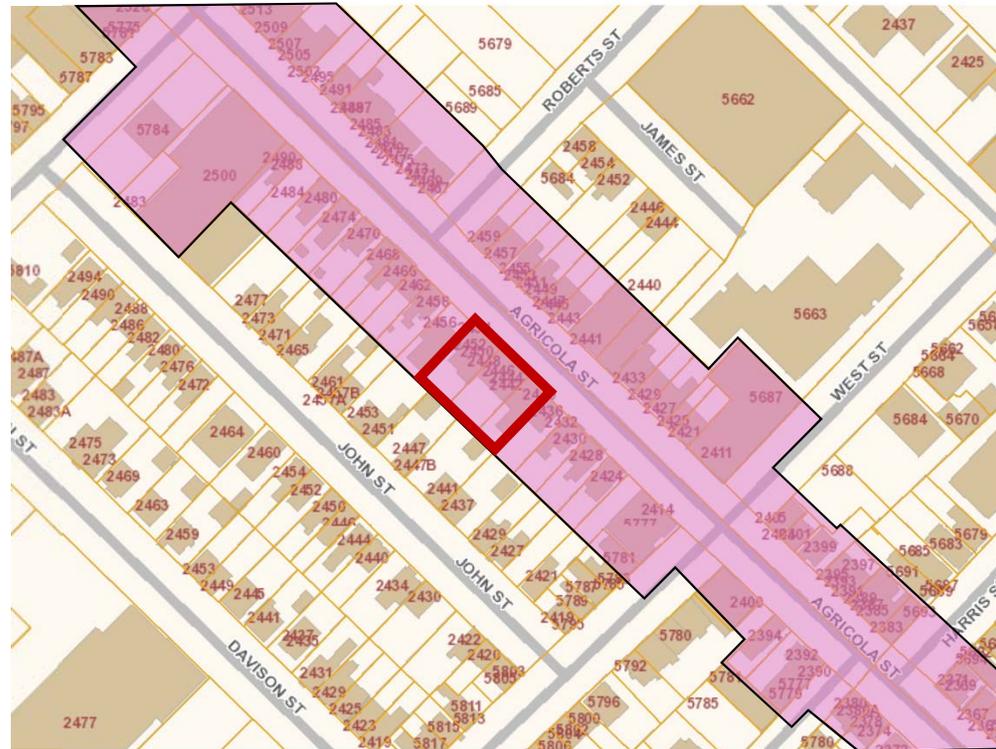
On August 1, 2017, Regional Council directed staff to process this request, subject to the proposal:

- 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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Centre Plan (2017) – Corridor Designation

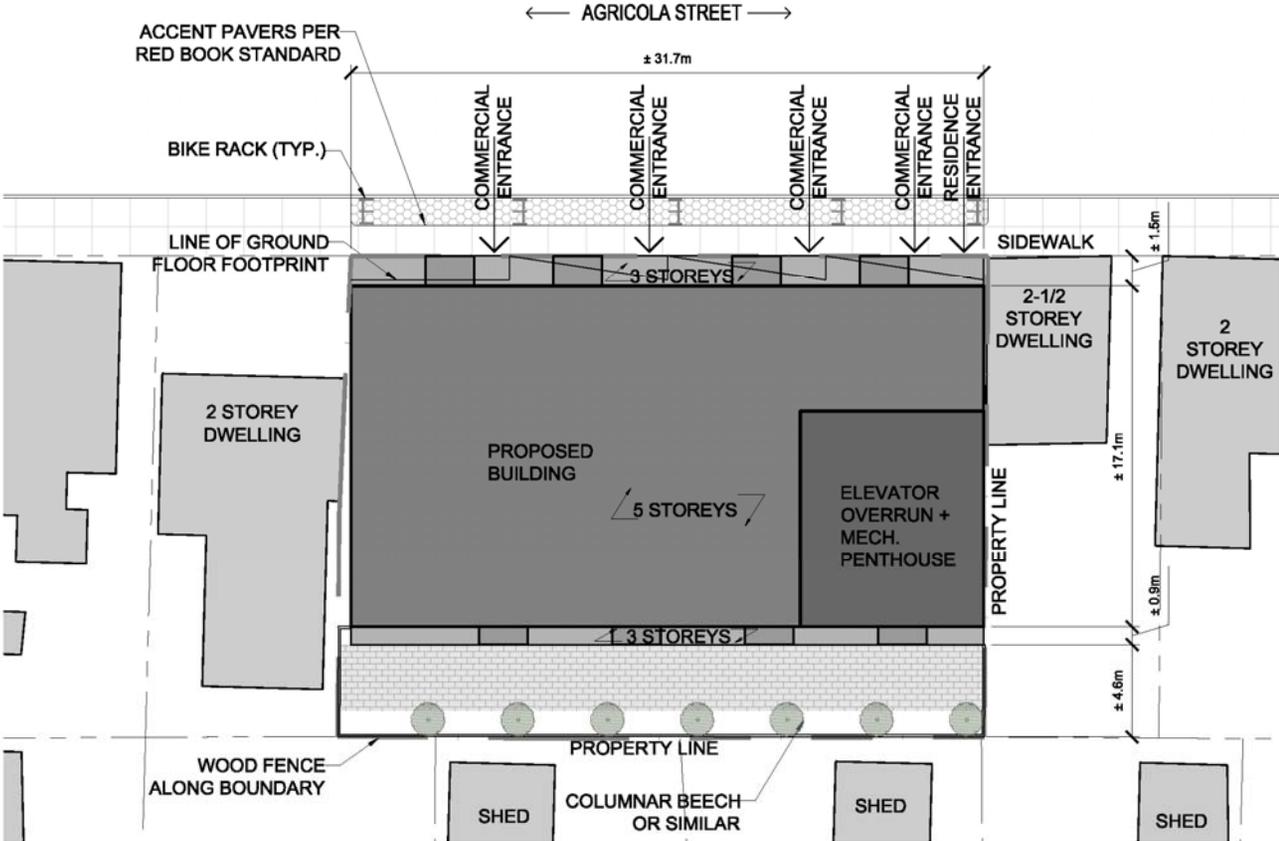
- Urban Structure
 - Re-development and mixed-use buildings are encouraged
- Height
 - 4-to-6 storeys
- FAR
 - Consider a FAR of 3.5 in the development of regulations



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Proposal

Proposed Site Plan & Height Framework



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Proposal

East (Agricola)

Elevation Plans

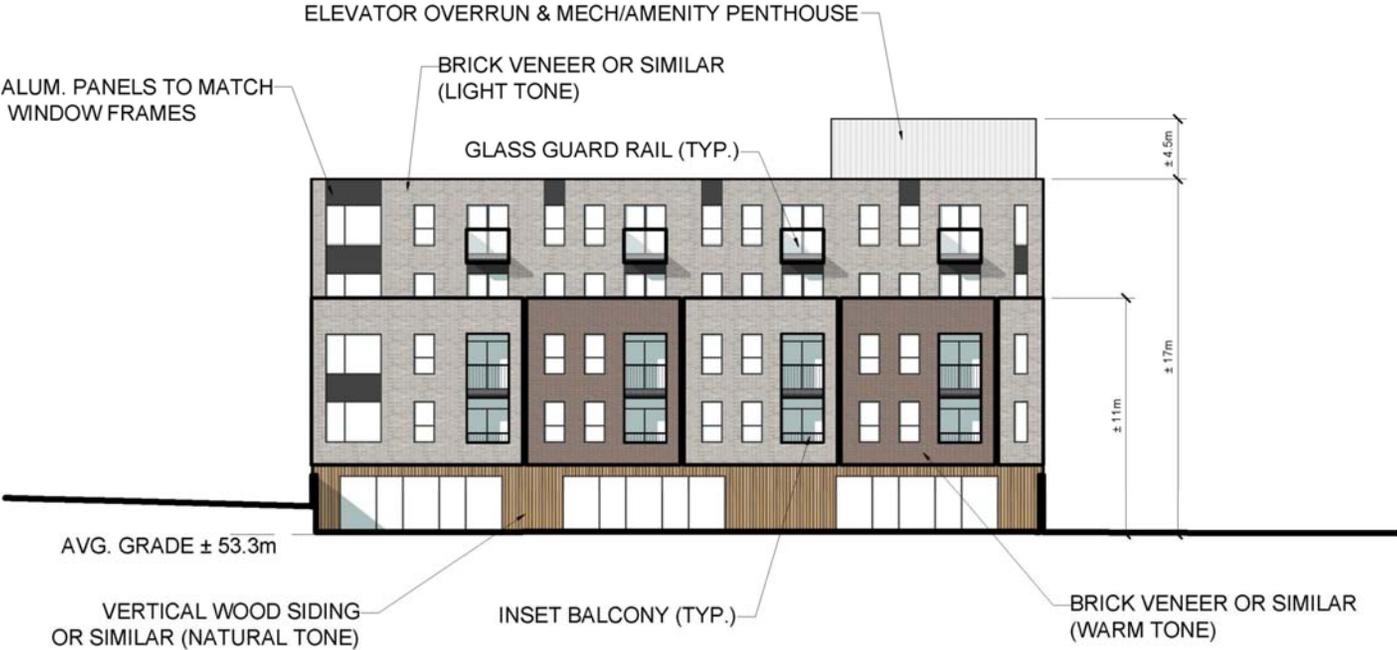


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Proposal

West (Rear)

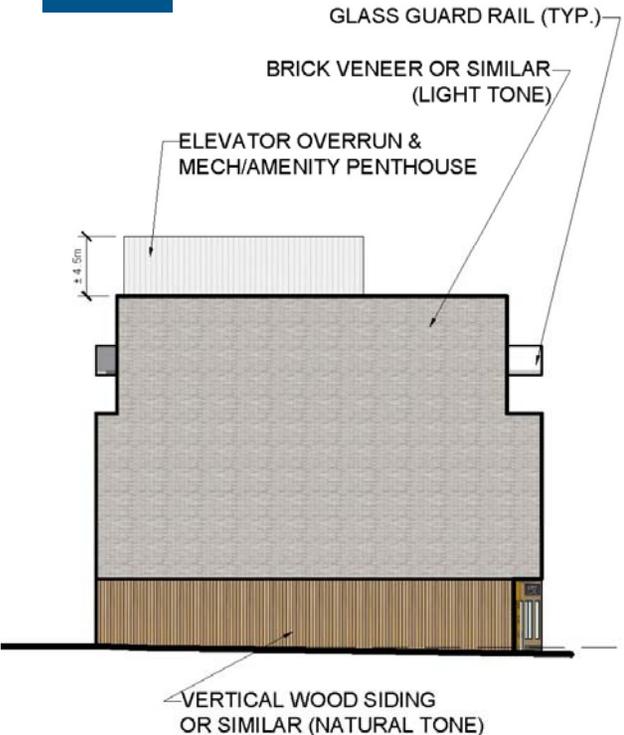
Elevation Plans



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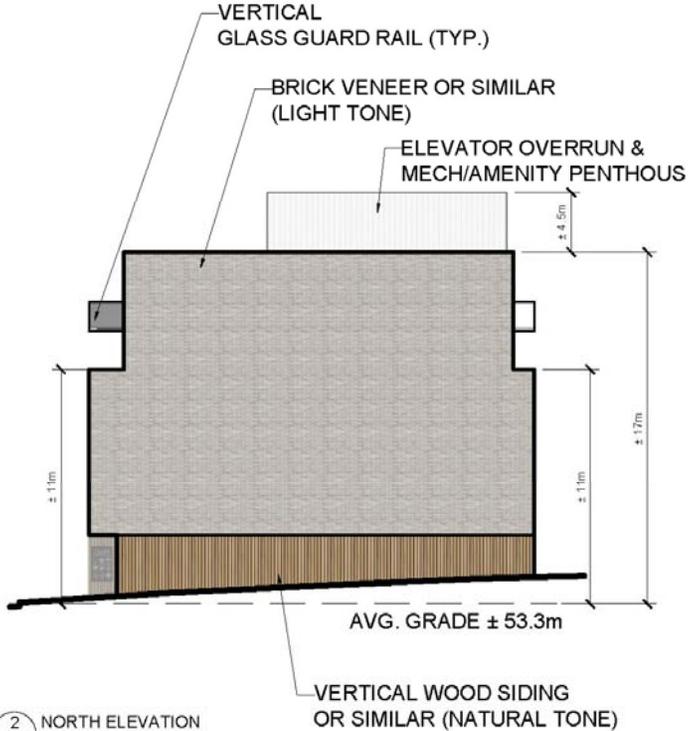
Proposal

South



1 SOUTH ELEVATION
A04 SCALE: 1 : 240

North



2 NORTH ELEVATION
A04 SCALE: 1 : 240

Elevation Plans



Public Engagement Feedback

- Level of engagement completed was consultation achieved through a webpage, signage, public open house (December 7, 2016), and a neighbourhood questionnaire
- Feedback from the community generally included the following:
 - Some support for the proposed development; improves subject site
 - Building is too large / dense for the subject site
 - Insufficient transition to abutting dwellings
 - Does not satisfy the context-sensitive principle

Halifax & West PAC Recommendation

October 23, 2017

The PAC recommended that Halifax & West Community Council **not proceed with the approval** of this proposal unless substantial amendments are made

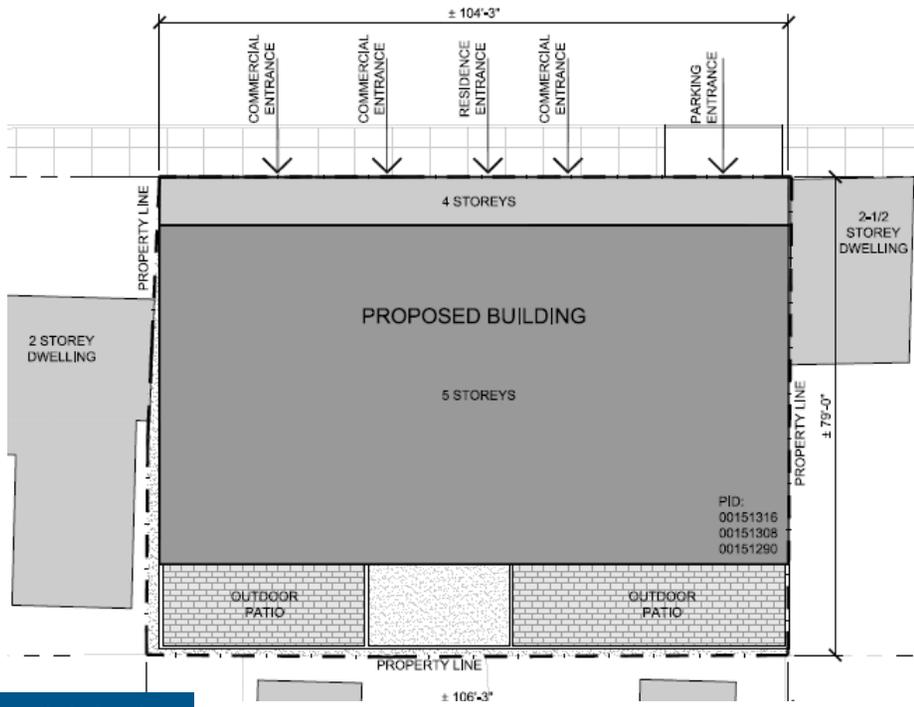
The PAC provided the following concerns:

- Not sufficiently pedestrian-oriented
- Three-storey streetwall would be more appropriate
- Overall height should be four storeys unless transition is enhanced
- Rear yard commercial patios are concerning

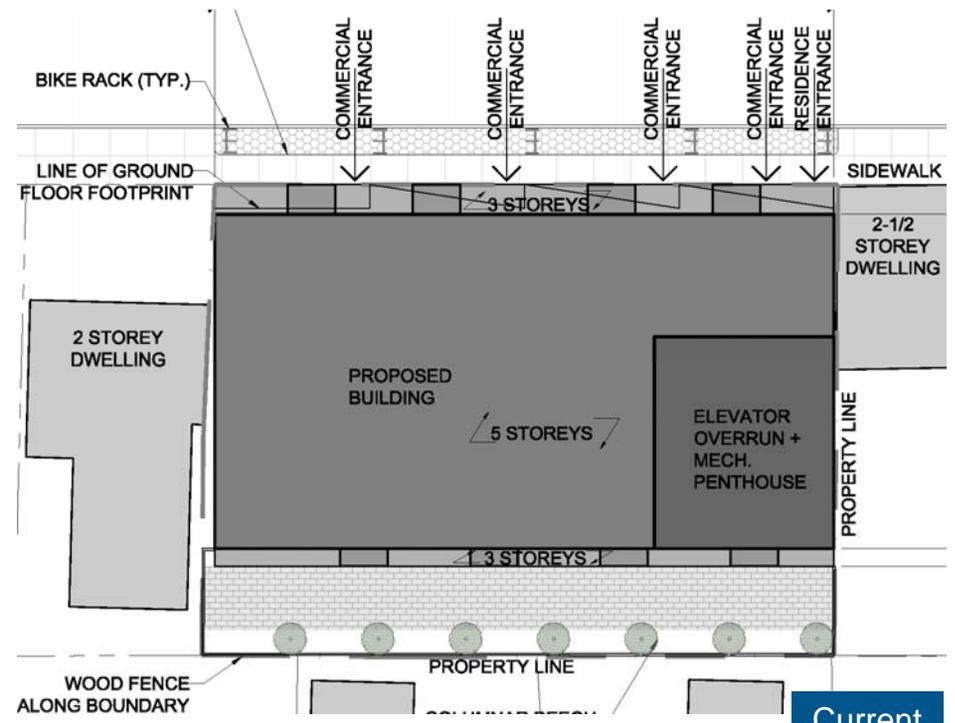
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Amendments Responding to Consultation



Original



Current

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 27, 2019, to allow for an five-storey (plus penthouse) building by development agreement at the subject site

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

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Thank You