

HALIFAX

Case 20159

MPS/LUB Amendments and DA
South Park Street and Victoria Road,
Halifax

Regional Council &
Halifax and West Community Council
Joint Public Hearing
July 10, 2019

Applicant Proposal

Applicant:

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

Location:

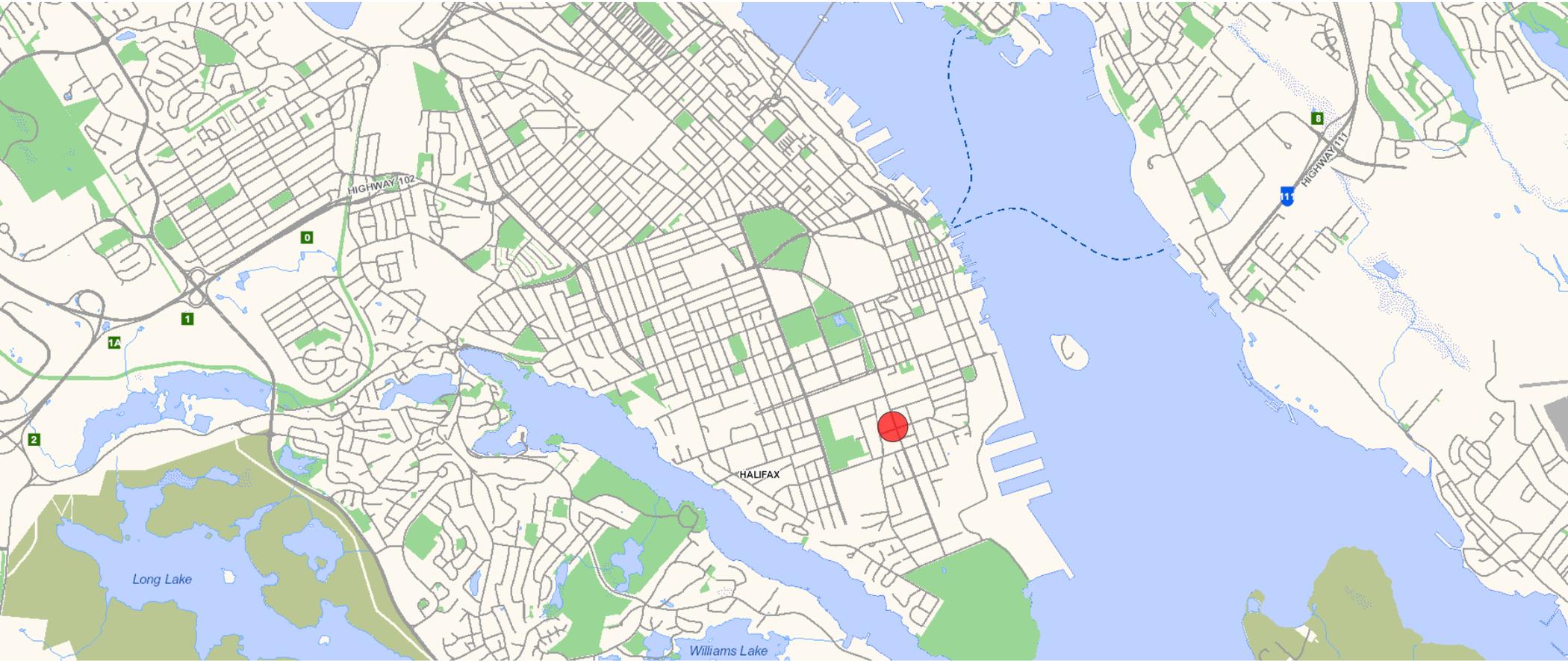
Lands fronting on South Park Street and Victoria Road (1102 and 1106 South Park Street and 5713 Victoria Road.

Proposal:

- Amendments and a Development Agreement to permit an expansion of an existing 8 storey (plus penthouse) multiple unit dwelling at 5713 Victoria Road;
- Removal of 2 existing detached dwellings (1102 and 1106 South Park Street); and
- Development of ground floor commercial uses.

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Site Context



Site Context

Victoria Road and South Park Street, Halifax



Site Context



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Victoria Road and South Park Street, Halifax



Subject site looking northwest from South Park Street

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Site Context

Victoria Road and South Park Street, Halifax

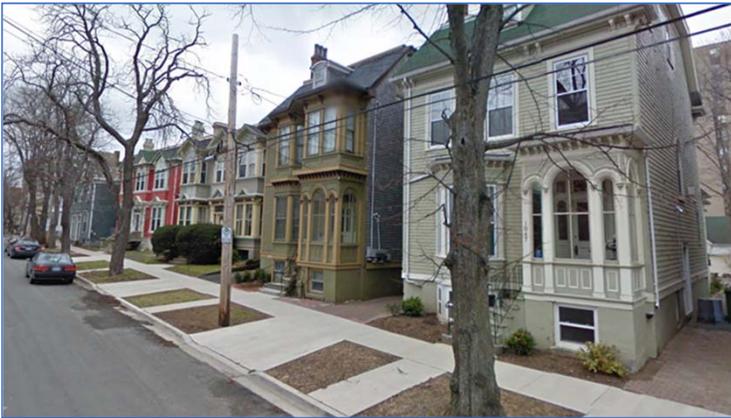
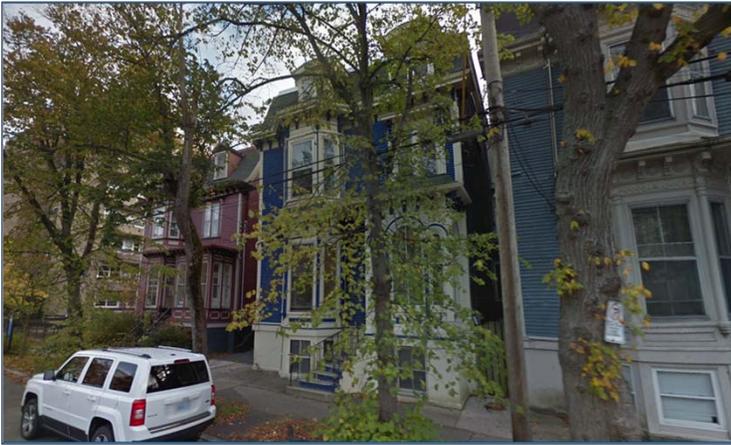


Subject site looking southwest from South Park Street

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Registered Heritage Properties

1099/1101 and 1105 Tower Road, Halifax

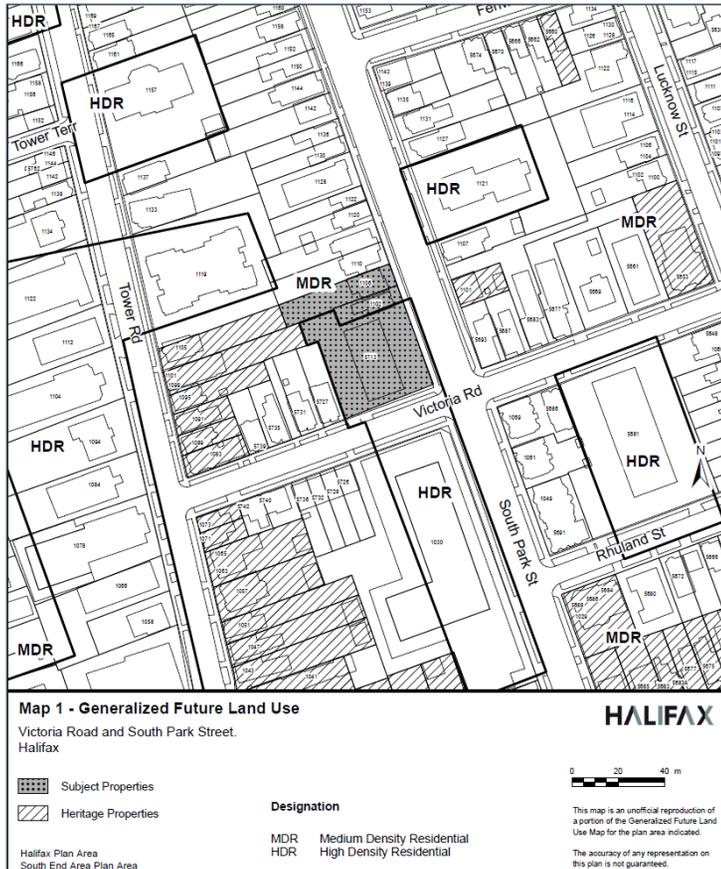


- 1099/1101 and 1105 Tower Road
- Form part of the Tower Rd. Heritage Streetscape
- Streetscape is valued for its fourteen Late Victorian Eclectic style houses.

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Planning Policy

Halifax Municipal Planning Strategy

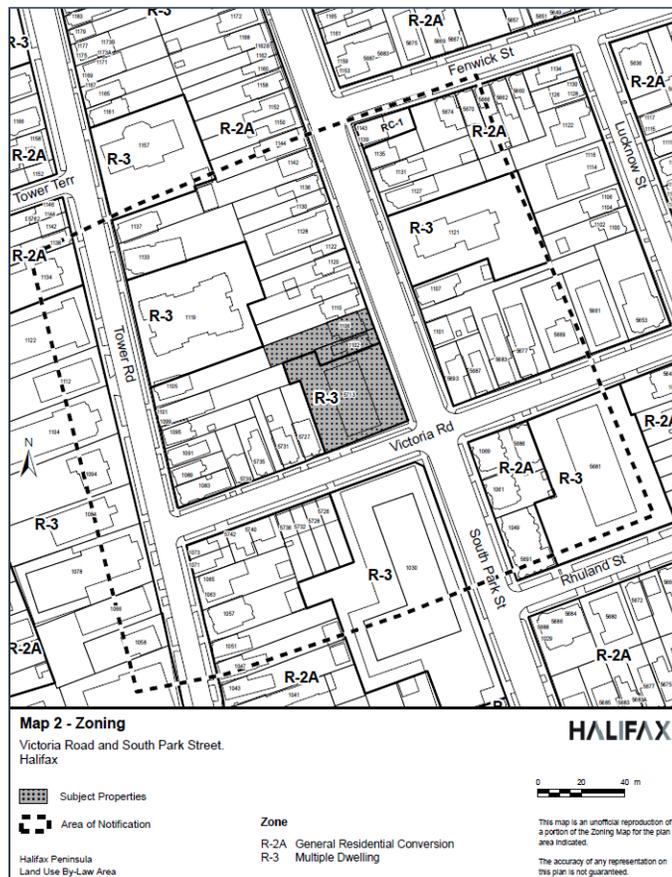


- **Plan Area:**
 - Halifax
 - South End Secondary Plan Area
- **Designation:**
 - 5713 Victoria Road: HDR (High Density Residential)
 - 1102 and 1106 South Park Street: MDR (Medium Density Residential)
- **No Enabling Policy**

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Land Use By-law

Halifax Peninsula LUB



○ Zoning:

- 5713 Victoria Road: R-3 (Multiple Dwelling Zone)
- 1102 and 1106 South Park Street: R-2A (General Residential Conversion Zone)
- Maximum height: 35 feet

○ Surrounding Zoning:

- R-2A (General Residential Conversion Zone)
- R-3 (Multiple Dwelling Zone)

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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

- **June 2017 Centre Plan:**
 - **Urban Structure:** Established Residential
 - **Height:** Not specified
 - **Floor Area Ratio (FAR):** Not specified

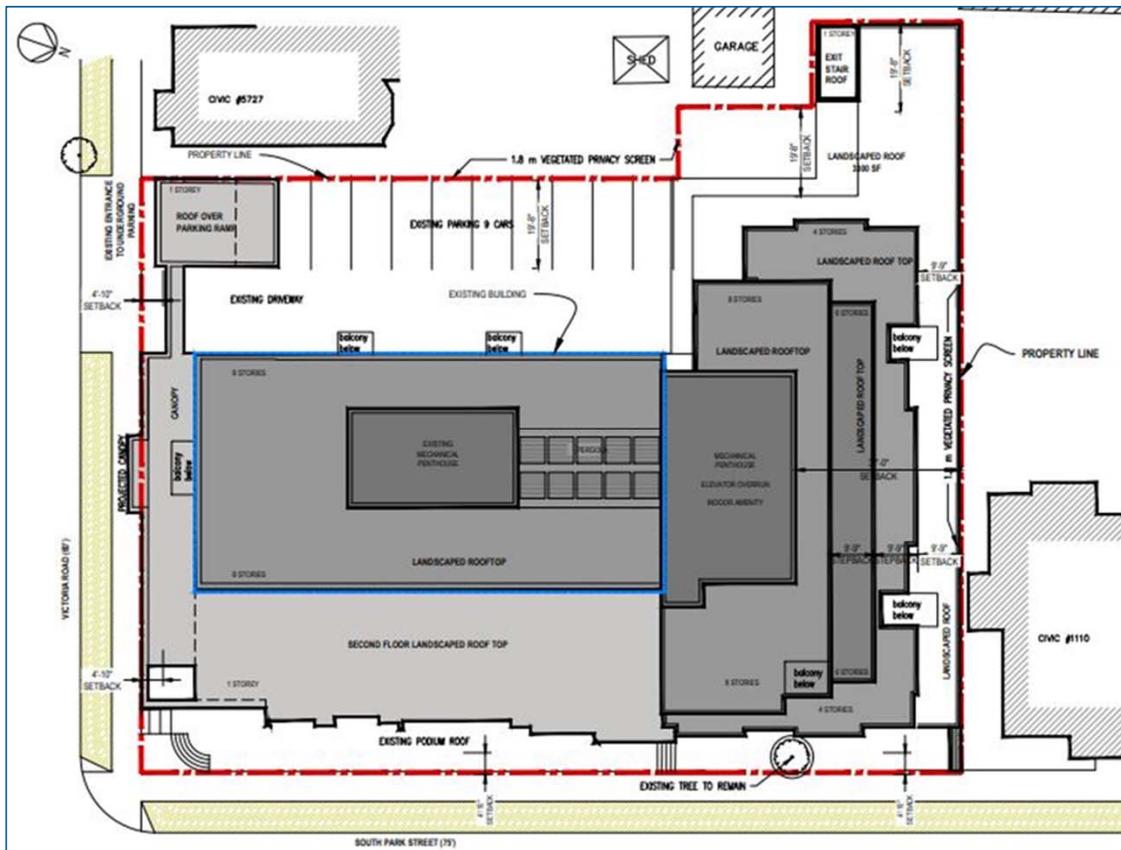
IMPLEMENTATION

Development Agreement

- c) There are special circumstances that require a customized development agreement to address the complexity of a particular site and proposal. A development agreement is the preferred tool to define use and design regulations for:
 - ii. Redevelopment of existing multi-unit non-conforming buildings ;

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Proposal

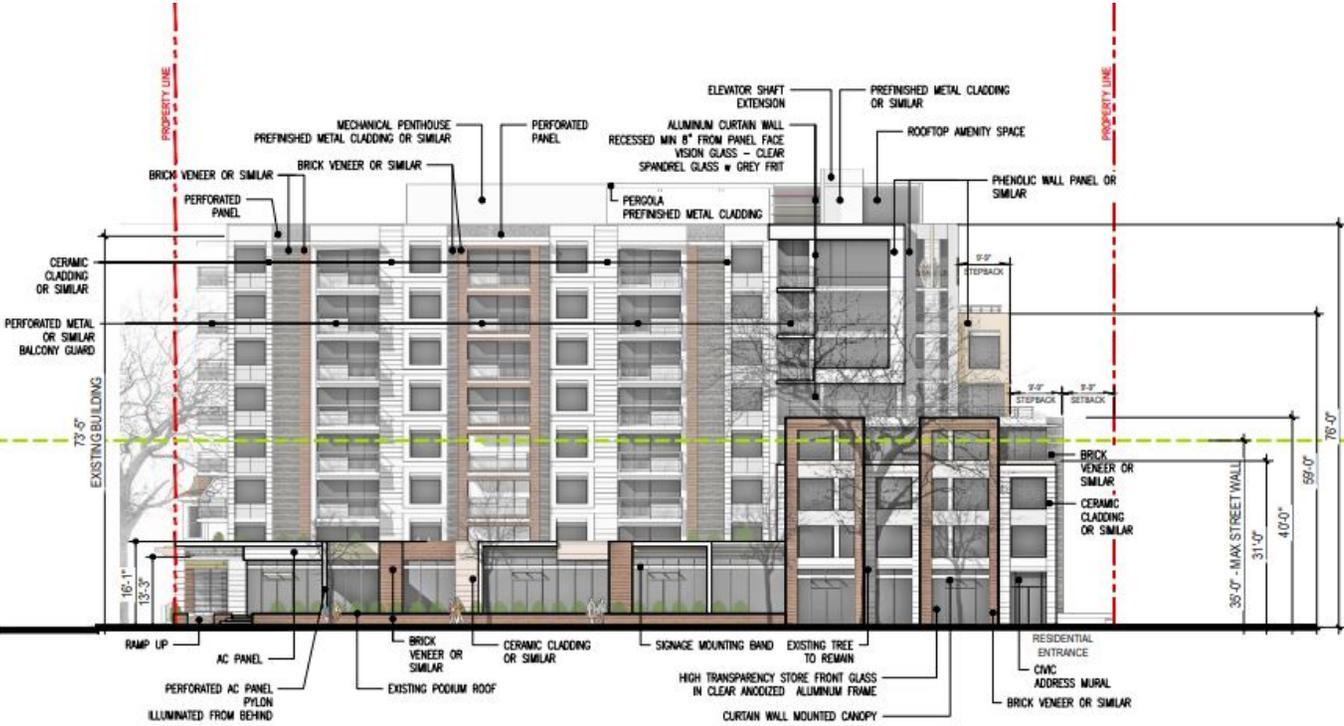


Proposal:

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

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Proposal



EAST ELEVATION

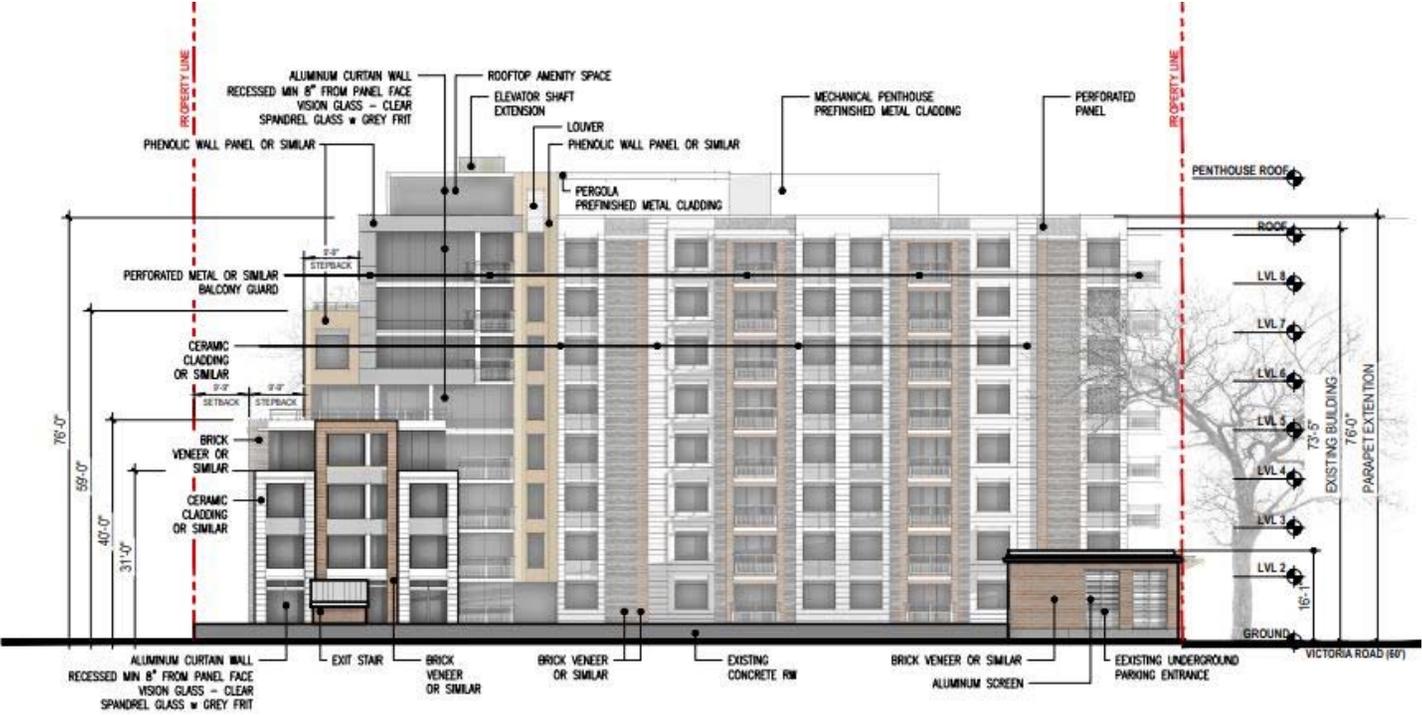


Proposal



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Proposal



WEST ELEVATION

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Proposal



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Public Engagement

- **Public engagement completed:**
 - Public open house (December 7, 2016);
 - Webpage;
 - Signage; and
 - Public meeting (April 9, 2018).
- **Feedback from the community generally included the following:**
 - Building is too large / dense for the subject site;
 - Insufficient transition to abutting dwellings;
 - Concern regarding the removal of 1102 and 1106 South Park Street; and
 - Building is not consistent with the Victorian character of the neighbourhood

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Halifax & West PAC

The Halifax & West Planning Advisory Committee (HWPAC) recommended that Halifax & West Community Council (HWCC) not proceed with the approval of this proposal:

The PAC provided the following comments:

- Does not sufficiently present special circumstances to warrant exceptions to planning documents;
- Does not adhere to the principles of transition and context sensitive;
- Concern regarding loss of mature vegetation;
- Values additional residential density and proposed addition of pedestrian and street-facing features; and
- Lack of building setbacks and amenities.

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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 May 9, 2019.

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Thank You