

HALIFAX

Public Hearing for Case 20658

MPS & LUB Amendments and DA
Bayers Road & Young Street, Halifax

Regional Council
Wednesday, July 10, 2019

Applicant Proposal

Applicant: WM Fares Architects

Location: Lands fronting onto Bayers Road and Young Street, Halifax
(6438, 6442, 6450, 6454, and 6460 Bayers Road and 6419, 6421, 6425, 6431,
6439, 6443, 6449, 6453, 6457, 6459, 6461, 6461A, 6465, and 6467 Young
Street)

Proposal: Amendments and a DA to permit a mixed-use building that is a maximum of six-storeys (plus penthouse) along Bayers Road and three-storeys (plus penthouse) along Young Street

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Site Context

Bayers Road & Young Street, Halifax



General Location

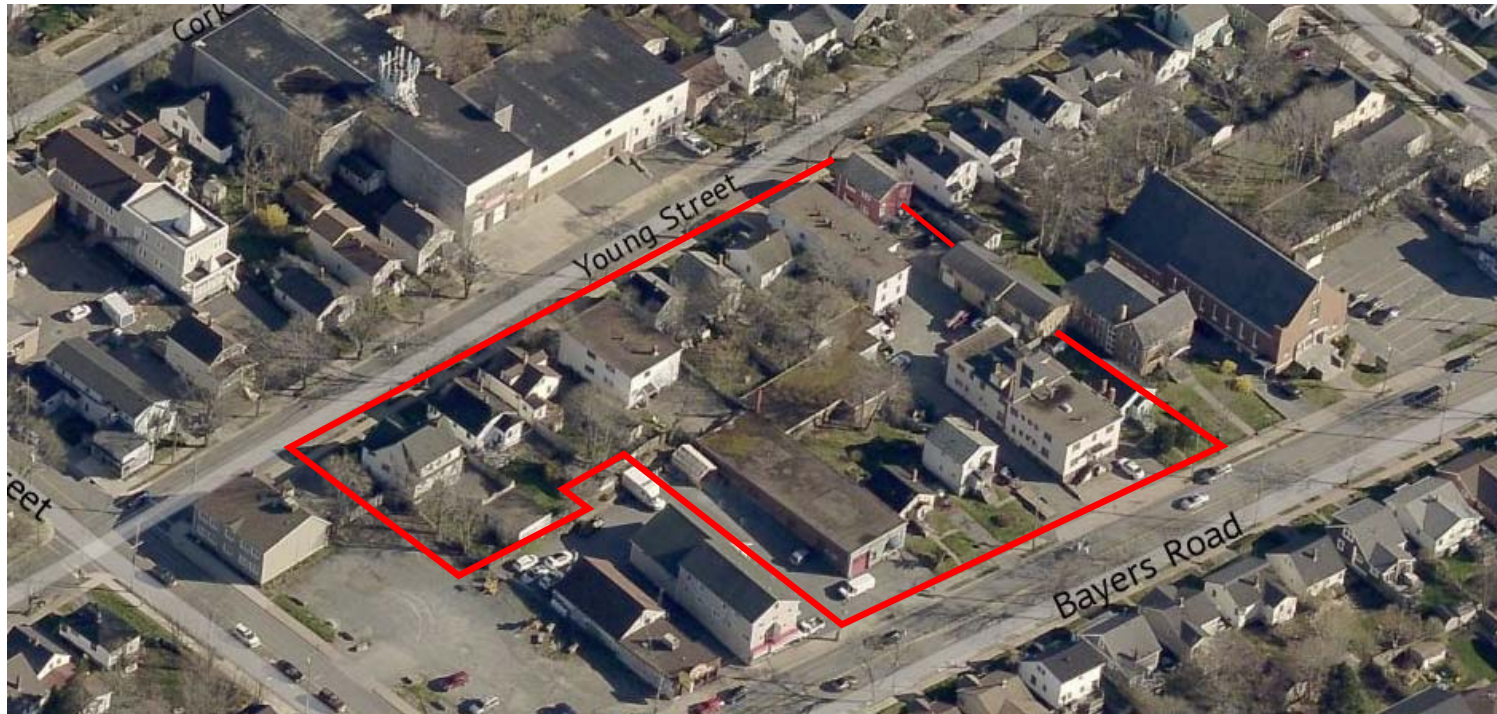


Site Boundaries in Red

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Site Context

Bayers Road, Halifax



Aerial View of Site (From the North)

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Site Context

Bayers Road, Halifax



Subject Site (Near Northern Boundary)

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Site Context

Bayers Road, Halifax

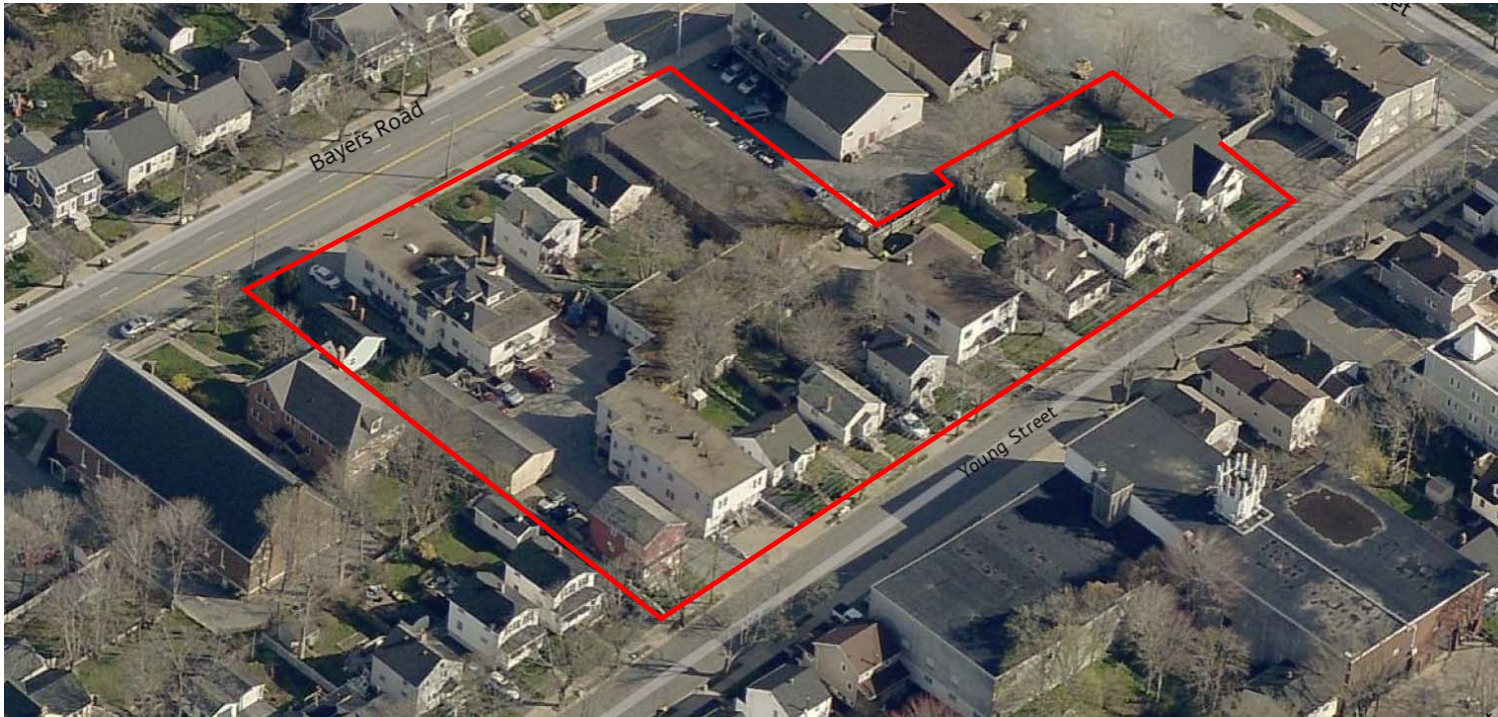


Subject Site (Near Southern Boundary)

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Site Context

Young Street, Halifax



Aerial View of Site (From the South)

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Site Context

Young Street, Halifax



Subject Site (Near Southern Boundary)

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Site Context

Young Street, Halifax



Subject Site Seen (Near Northern Boundary - Oxford)

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Planning Policy

Halifax Municipal Planning Strategy



- Commercial Designation
 - Provide appropriately located commercial uses
 - Encourage a variety of uses to serve the public
- Residential Environments Designation
 - Supply diverse and high quality housing
 - Retain and rehabilitate existing dwellings
 - Permit compatible infill
- No Enabling Policy within RES Designation

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Land Use By-law

Halifax Peninsula LUB



- C-2A (Minor Commercial) Zone
 - Residential uses, including townhouse and multi-unit dwellings
 - Variety of commercial uses
 - Max height of 10.7 metres (35 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

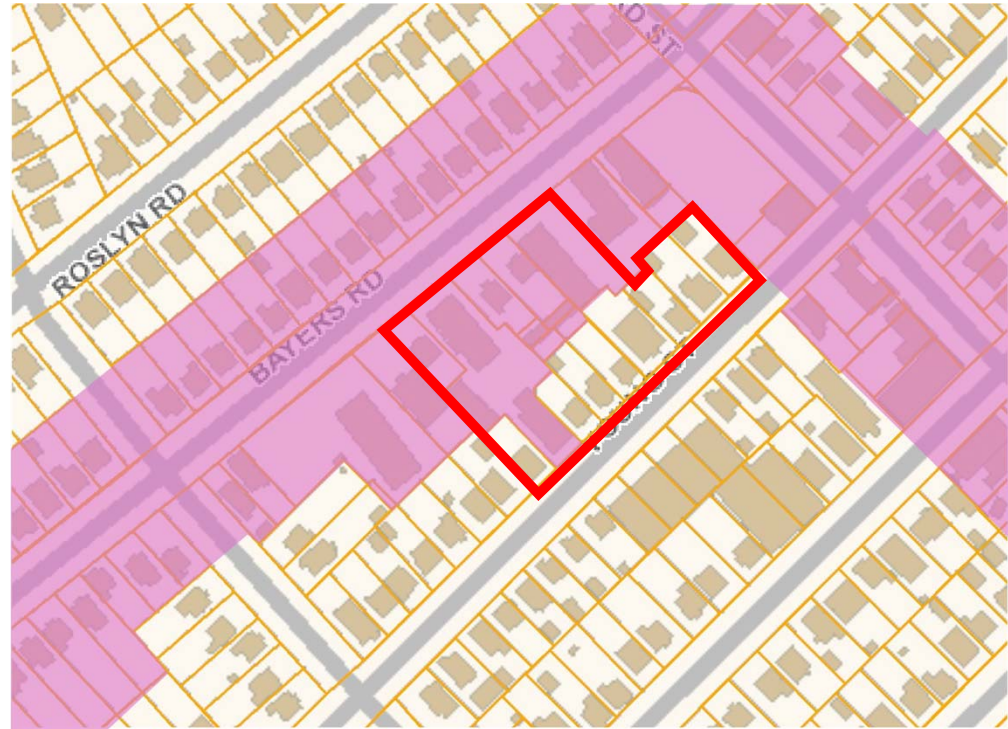
On August 1, 2017, Regional Council directed staff to process this request, subject to the proposal:

- 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

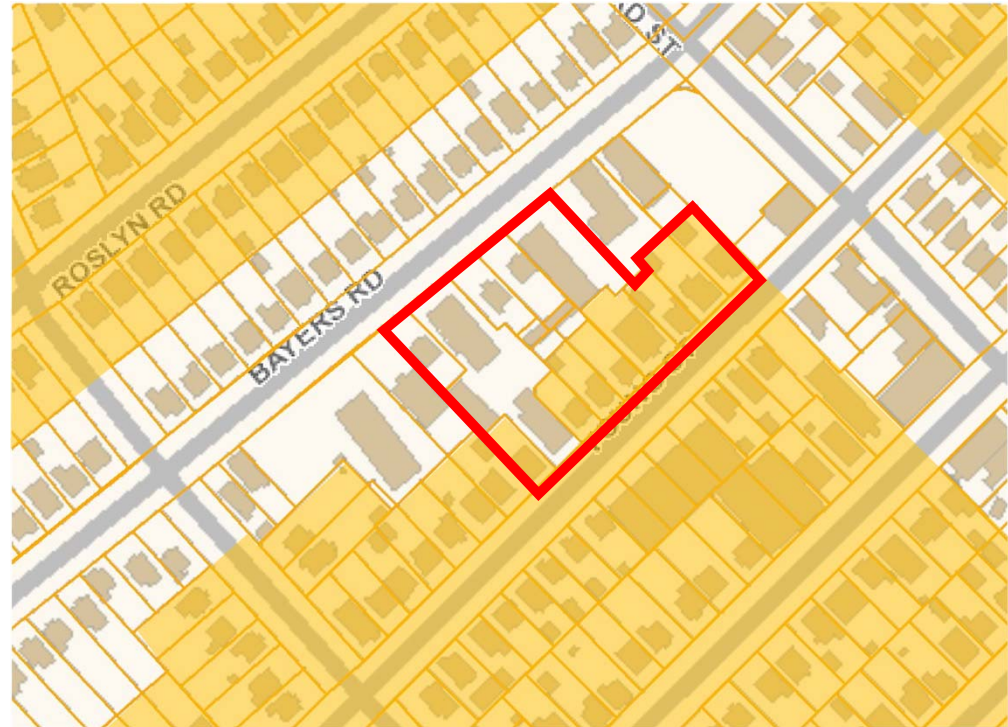
- Urban Structure
 - Re-development and mixed-use buildings are encouraged
- Height
 - 4-to-6 storeys
- FAR
 - Consider a FAR of 3.5 in the development of regulations



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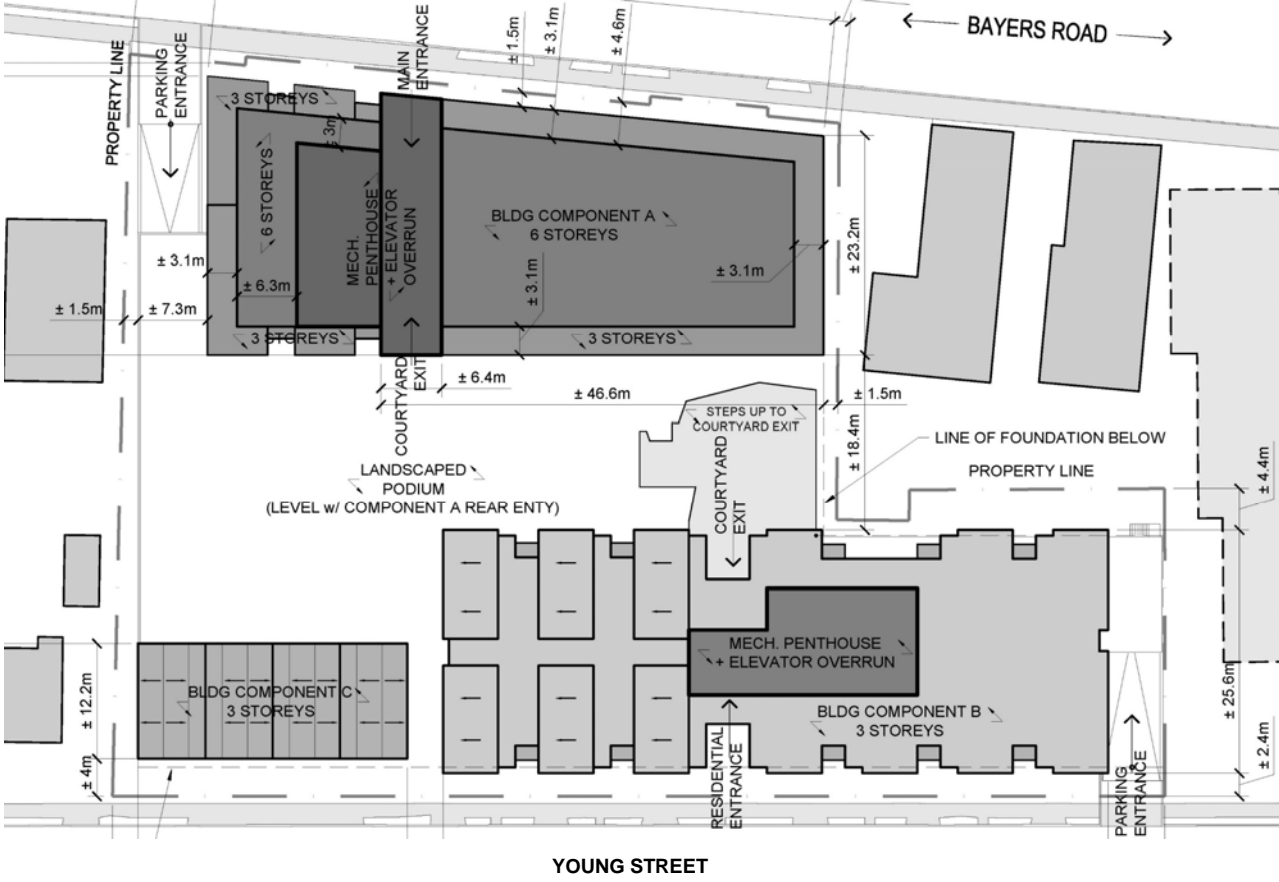
Centre Plan (2017) – Established Residential

- 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

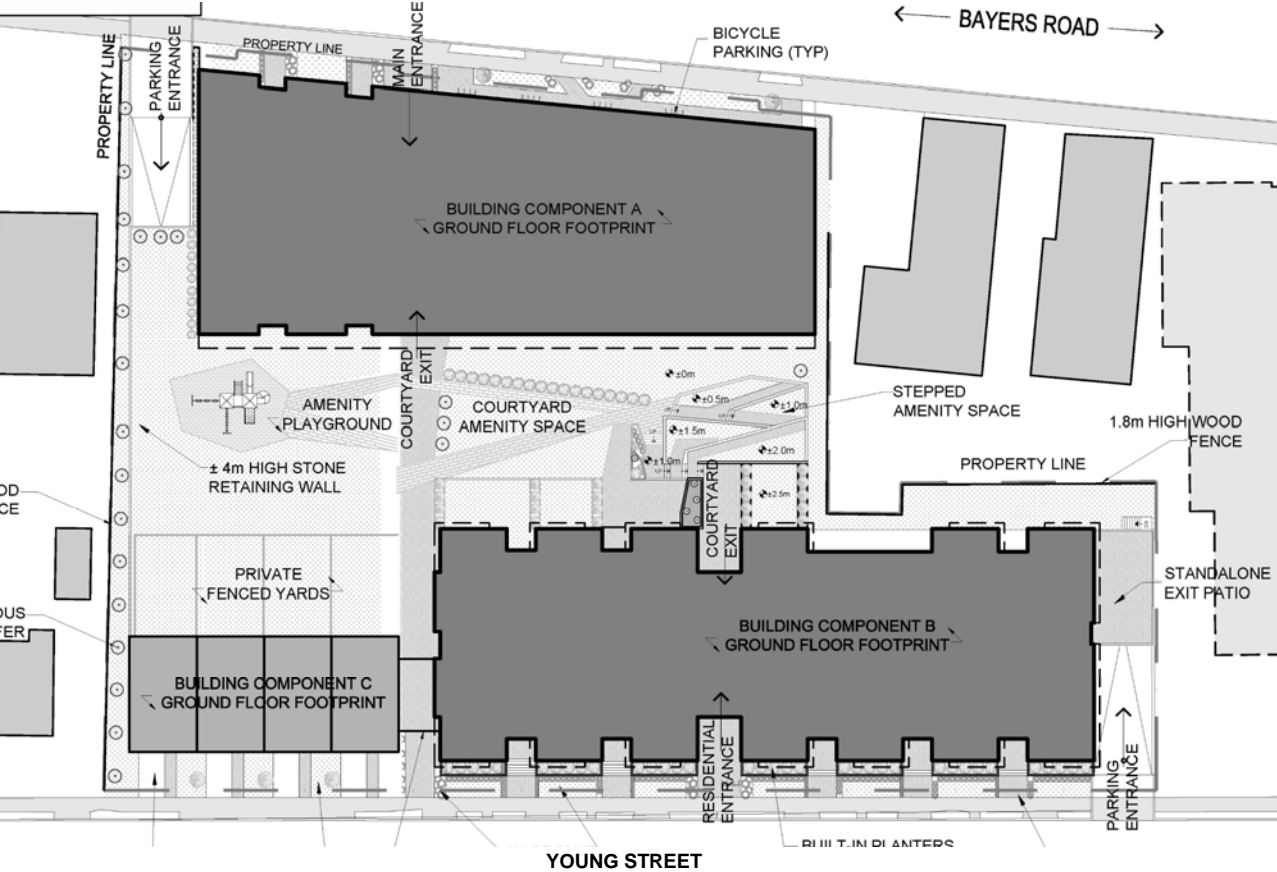


Proposed Site Plan & Height Framework



Proposal

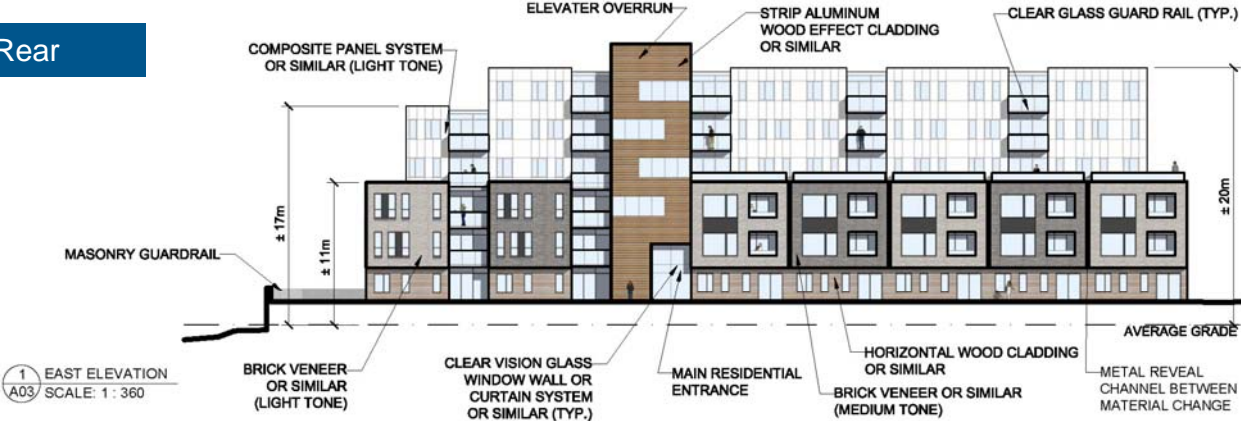
Landscape Plan



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Proposal

Rear



Building Component A

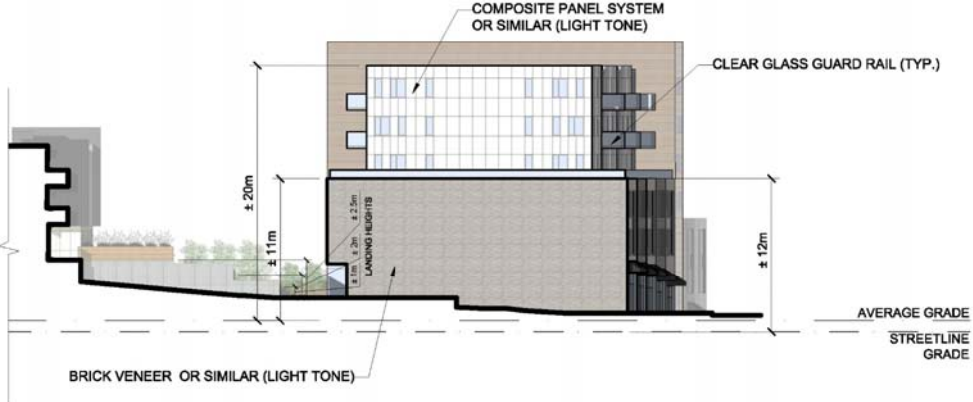
Front (Bayers)



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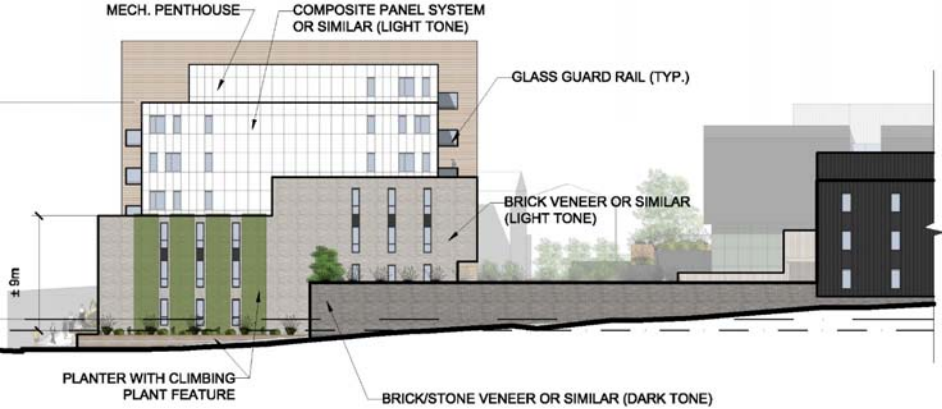
Proposal

North



Building Component A

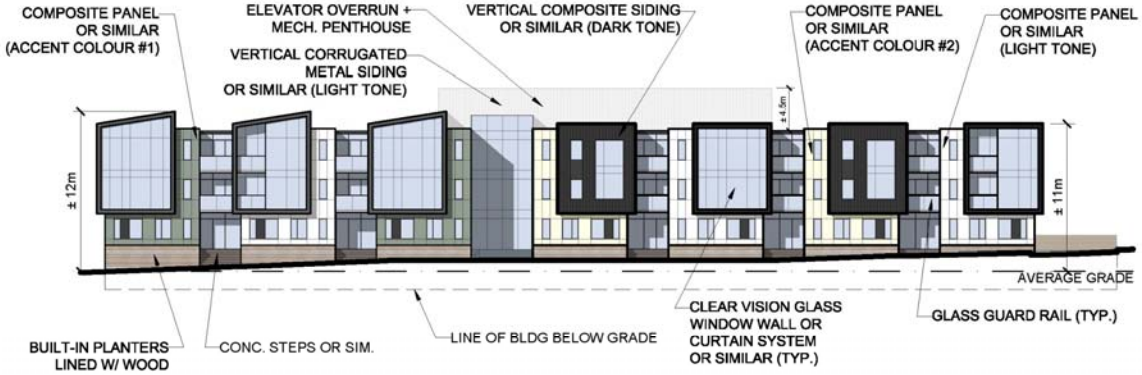
South



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Proposal

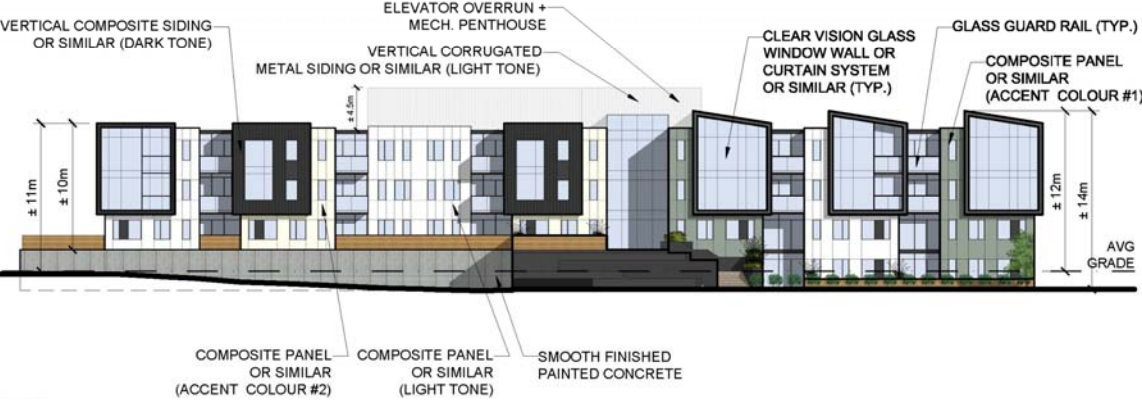
Front (Young)



Building Component B

1 EAST ELEVATION
A05 SCALE: 1 : 360

Rear



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Proposal

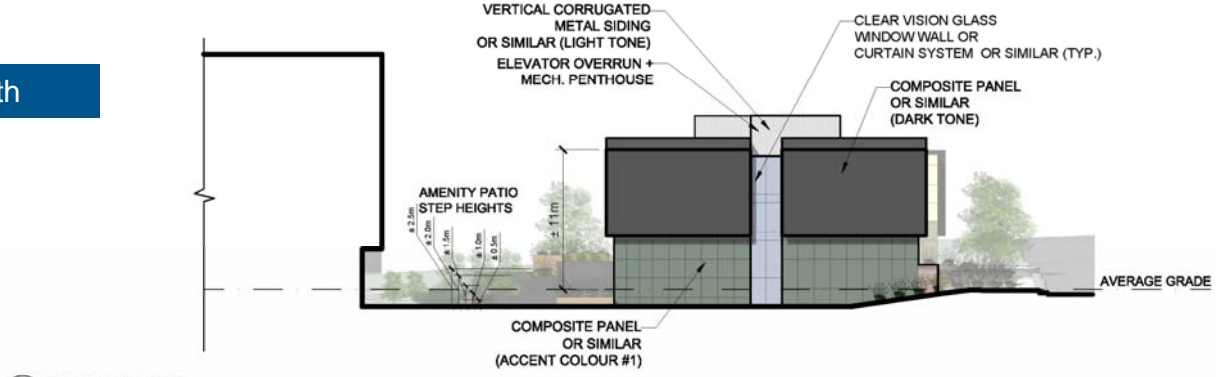
Building Component B

North



1 NORTH ELEVATION
A06 SCALE: 1 : 360

South



2 SOUTH ELEVATION
A06 SCALE: 1 : 360

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Proposal

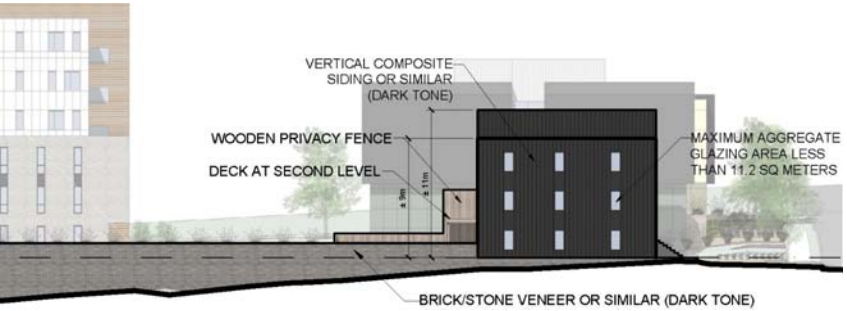
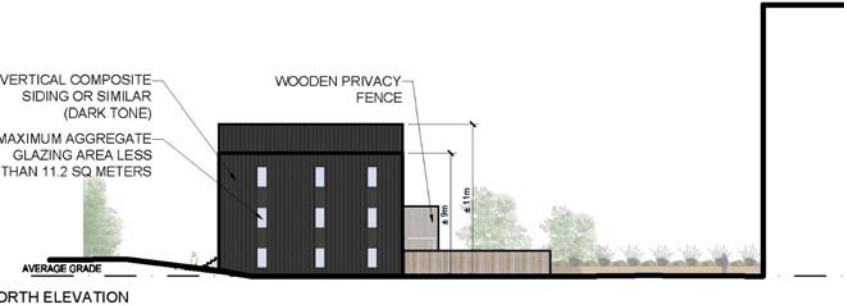
Front (Young)



Rear

North

Building Component C



South



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; liked the design
 - Several others, however, disliked the building's design
 - Could intensify local traffic and parking shortage
 - Does not complement the neighbourhood's character

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Halifax & West - PAC Recommendation

September 25, 2017

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

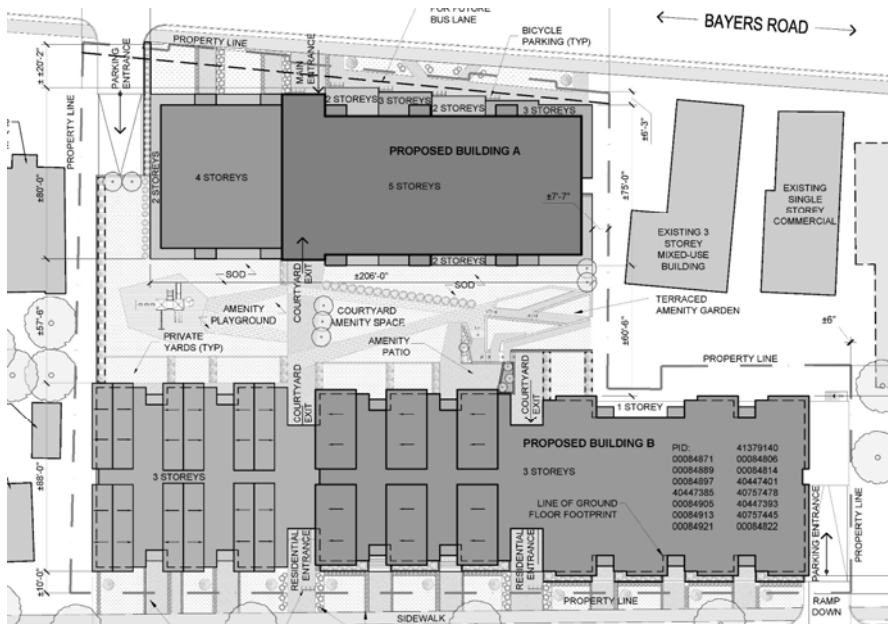
The PAC provided the following concerns:

- Overall building mass and height along Young Street
- Young Street should more closely resemble a townhouse
- Building materials inconsistent with neighbourhood

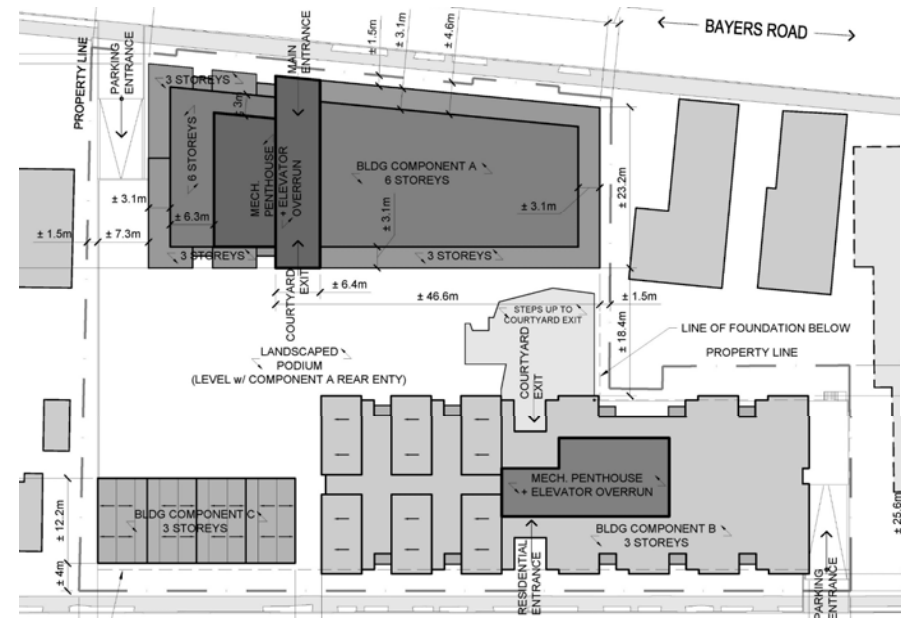
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Amendments Responding to Consultation



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 May 15, 2019, building that is a maximum of six storeys [plus penthouse(s)] along Bayers Road and three storeys [plus penthouse(s)] along Young Street 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, from a deep navy 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