

HALIFAX

Case 20218

MPS & LUB Amendments

Spring Garden Road, Robie Street
and Carlton Street, Halifax

Regional Council
Public Hearing
July 15, 2019

Applicant Proposal

Applicant:

Dexel Developments Limited.

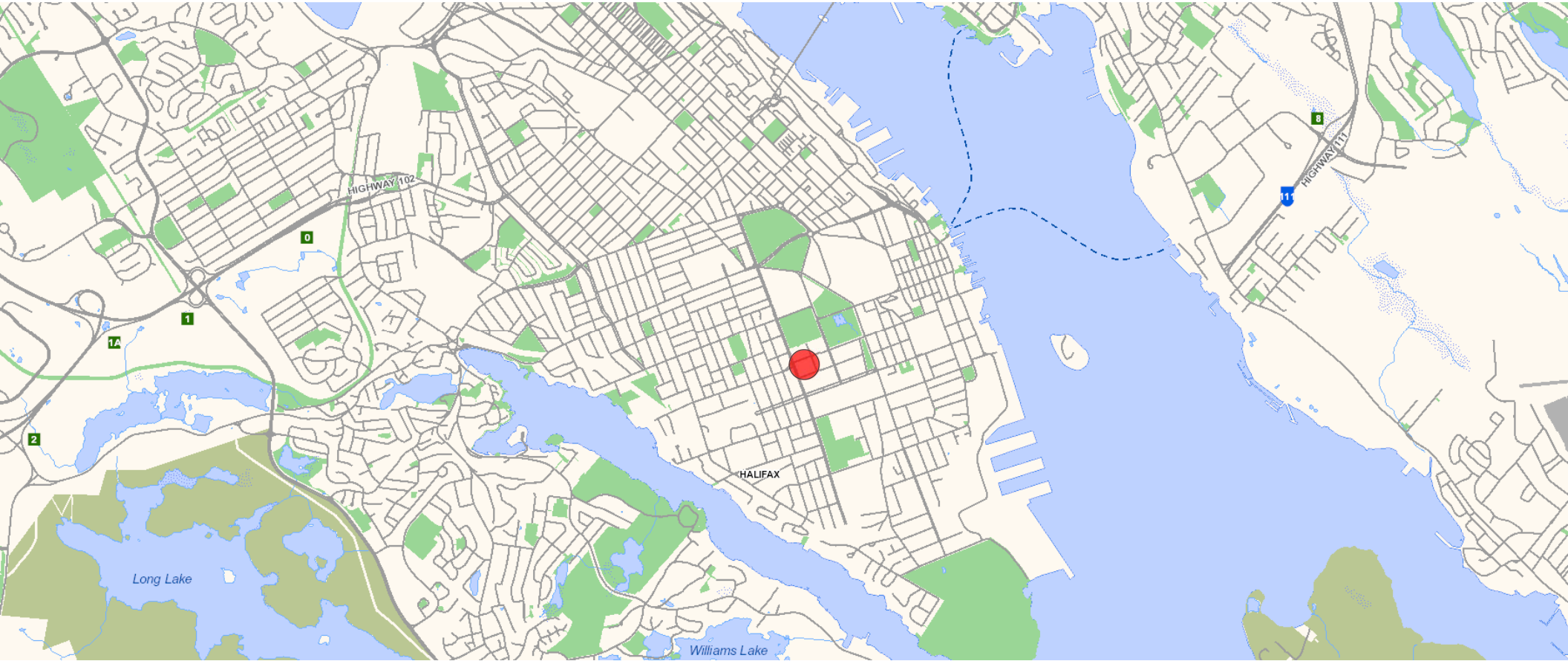
Location:

Lands fronting on Spring Garden Road, Robie Street and Carlton Street.

Proposal:

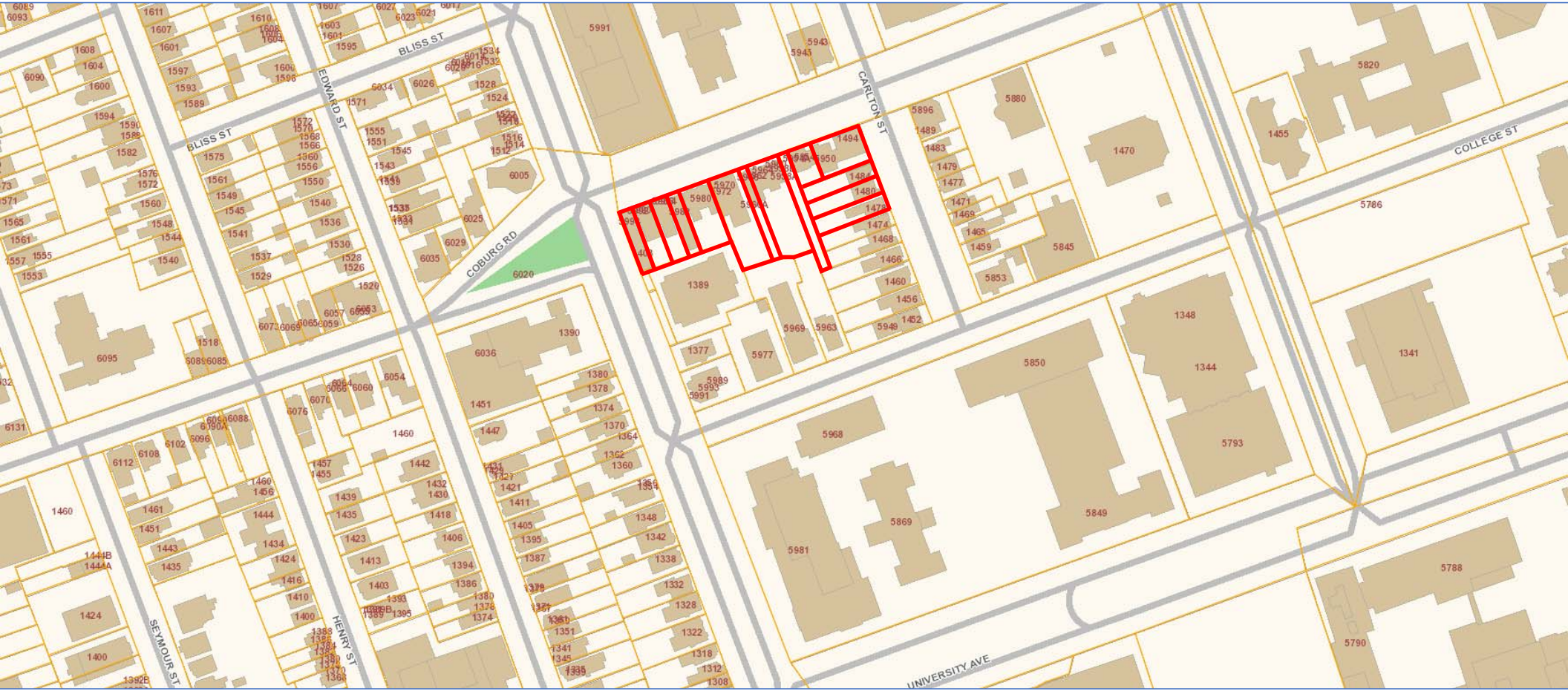
MPS and LUB Amendments to allow for consideration of high density mixed-use development. If approved, the proposed amendments would allow future consideration of development through a development agreement process.

Site Context



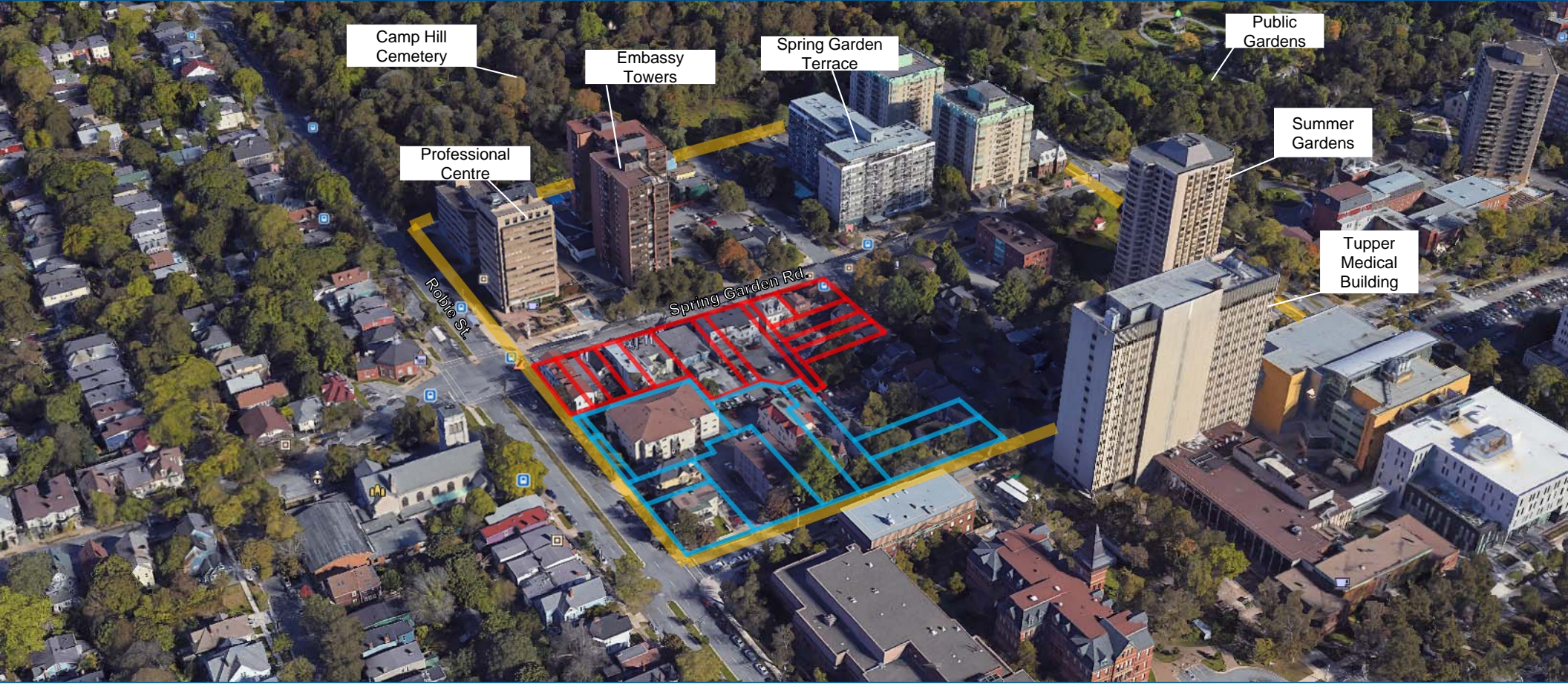
Site Context

Spring Garden Road, Robie Street and Carlton Street, Halifax



Site Context

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Spring Garden Road, Robie Street and Carlton Street, Halifax



Subject site looking southeast from Robie Street

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Site Context

Spring Garden Road, Robie Street and Carlton Street, Halifax



Subject site looking east from Spring Garden Road

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Site Context

Spring Garden Road, Robie Street and Carlton Street, Halifax



Subject site looking east from Spring Garden Road

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Site Context

Spring Garden Road, Robie Street and Carlton Street, Halifax



Subject site looking southwest from Spring Garden Road

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Site Context

Spring Garden Road, Robie Street and Carlton Street, Halifax



Subject site looking southwest from Carlton Street

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Site Context

Spring Garden Road, Robie Street and Carlton Street, Halifax

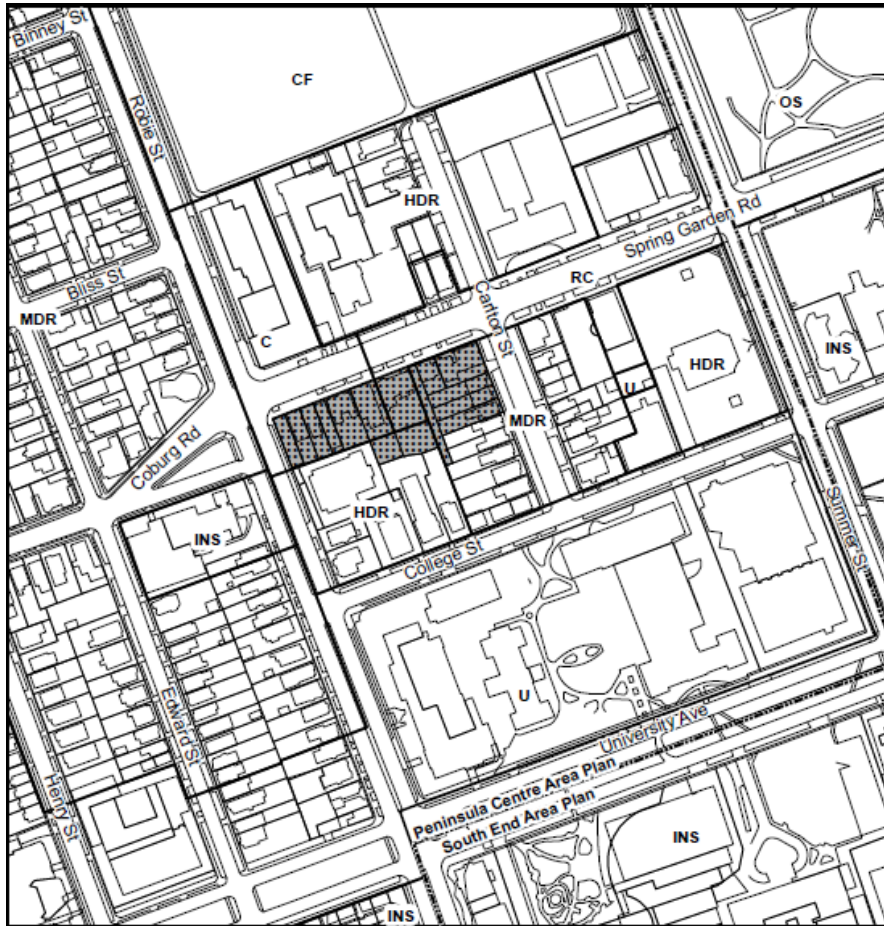


Subject site looking northwest from Carlton Street

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Planning Policy

Halifax Municipal Planning Strategy and Land Use By-law



○ Plan Area:

- Halifax
- Peninsula Centre 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)
- Maximum Height: 35 feet and 50 feet

Regional Council Direction

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

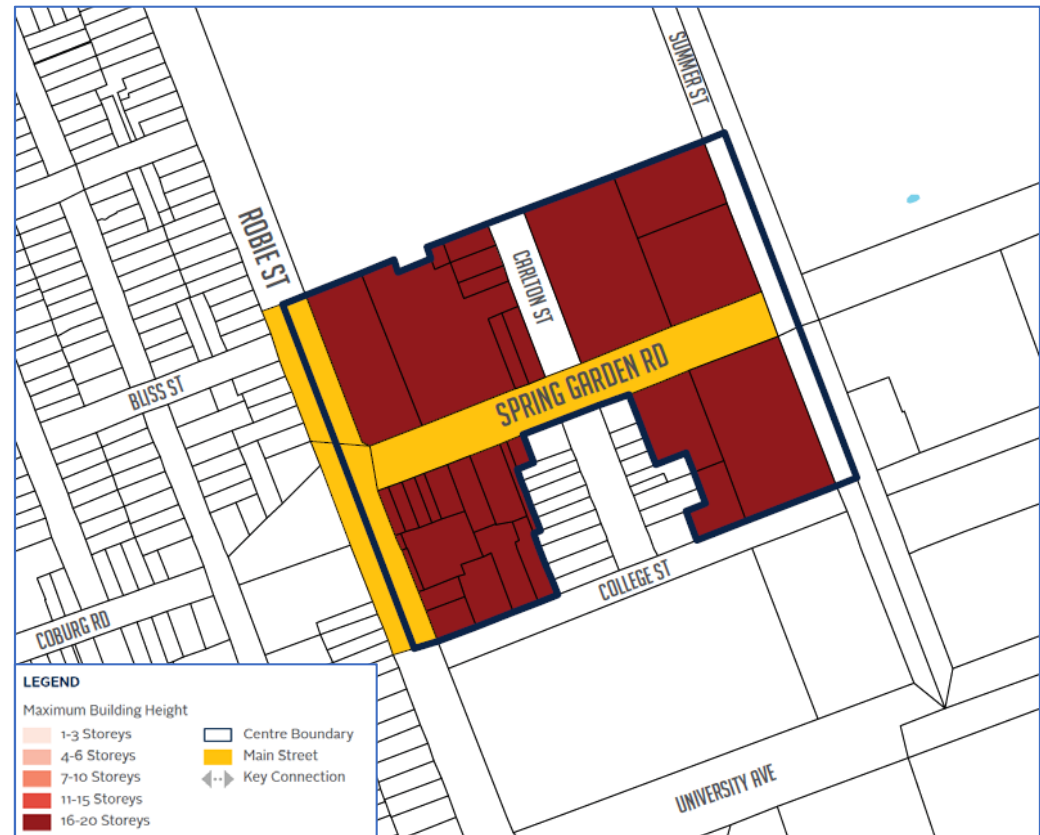
- Generally aligning with the June 2017 Centre Plan document relative to Urban Structure, Height and Floor Area Ratio; and
- Addressing the planning principles of:
 - Transition;
 - Pedestrian-orientation;
 - Human-scale;
 - Building design; and
 - Context-sensitive.

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Centre Plan

June 2017 Centre Plan:

- **Urban Structure:**
Centre
- **Height:**
16-20 storeys (*50m-62m)
- **Floor Area Ratio (FAR):**
No FAR value specified



Public Engagement

Public engagement completed:

- Public open house (December 7, 2016);
- Webpage;
- Signage; and
- Public meeting (June 11, 2018).

Feedback from the community:

- Building is too large / dense for the subject site;
- Does not complement or respect the surrounding heritage buildings on Carlton St;
- Concerns regarding shadowing, wind and traffic;
- Both Case 20218 and 20761 should be considered in tandem; and
- Some support for the proposed development.



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Halifax & West PAC

The Halifax & West Planning Advisory Committee (HWPAC) recommended that Halifax & West Community Council (HWCC) proceed with the approval of this proposal.

The PAC provided the following comments:

- Appreciates angled design elements and design forms on Spring Garden Road;
- Values increased density development in this area;
- Concerns about shadow impacts of an 8 storey podium and recommends a reduction in height;
- Concern about the 30 storey tower height, and recommends the tower heights conform to current and emerging Centre Plan guidelines;
- Values additional residential density and proposed addition of pedestrian and street-facing features; and
- Recommends a qualitative wind study and joint shadow study be completed for impacts of both proposals combined.

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Heritage Advisory Committee

Review of Substantial Alteration Requests

Substantial Alterations:

Restoration and subdivision of heritage properties (1478, 1480, 1484 and 1494 Carlton Street);

- December 12, 2018 - HAC review
- January 29, 2019 - Regional Council approval of substantial alterations
- Proposed MPS policy requires completion of substantial alterations



Heritage Advisory Committee

Review of Proposed MPS and LUB Amendments

June 5, 2019 - Heritage Advisory Committee

Recommended that Halifax and West Community Council recommend that Regional Council 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 24, 2019.

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Proposed MPS Policy

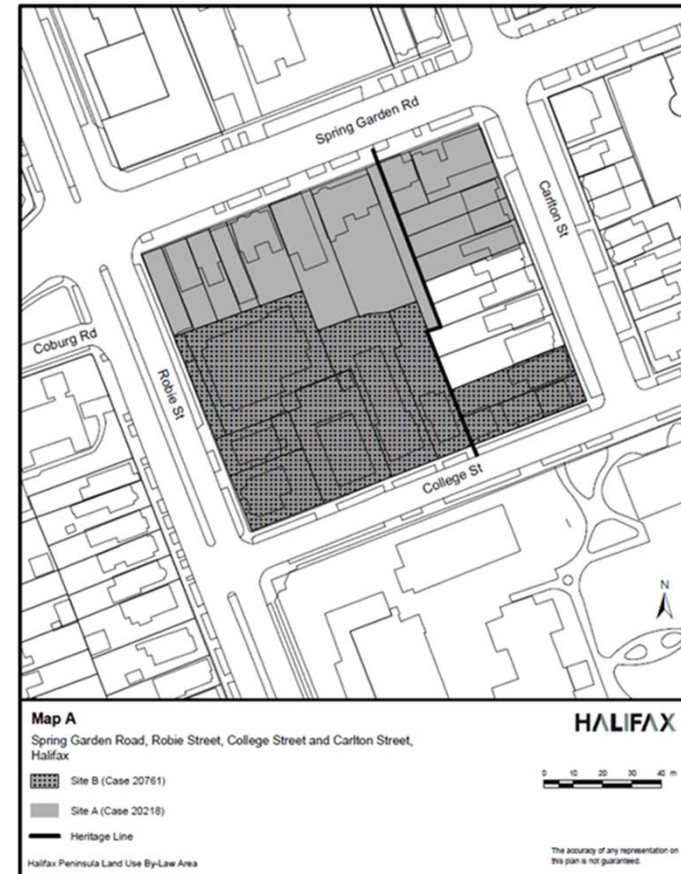
If approved, the proposed site-specific amendments would allow for future consideration of a development agreement for mixed-use development, consisting of:

- Towers up to 90 metres (*26 to 28 storeys) in height and 750 square metres in size;
- Streetwalls and building podiums measuring between 13 metres and 16 metres in height;
- A total floor area ratio (FAR) of 8.0; and
- Prescribed setback distances from registered heritage properties located along Carlton Street.

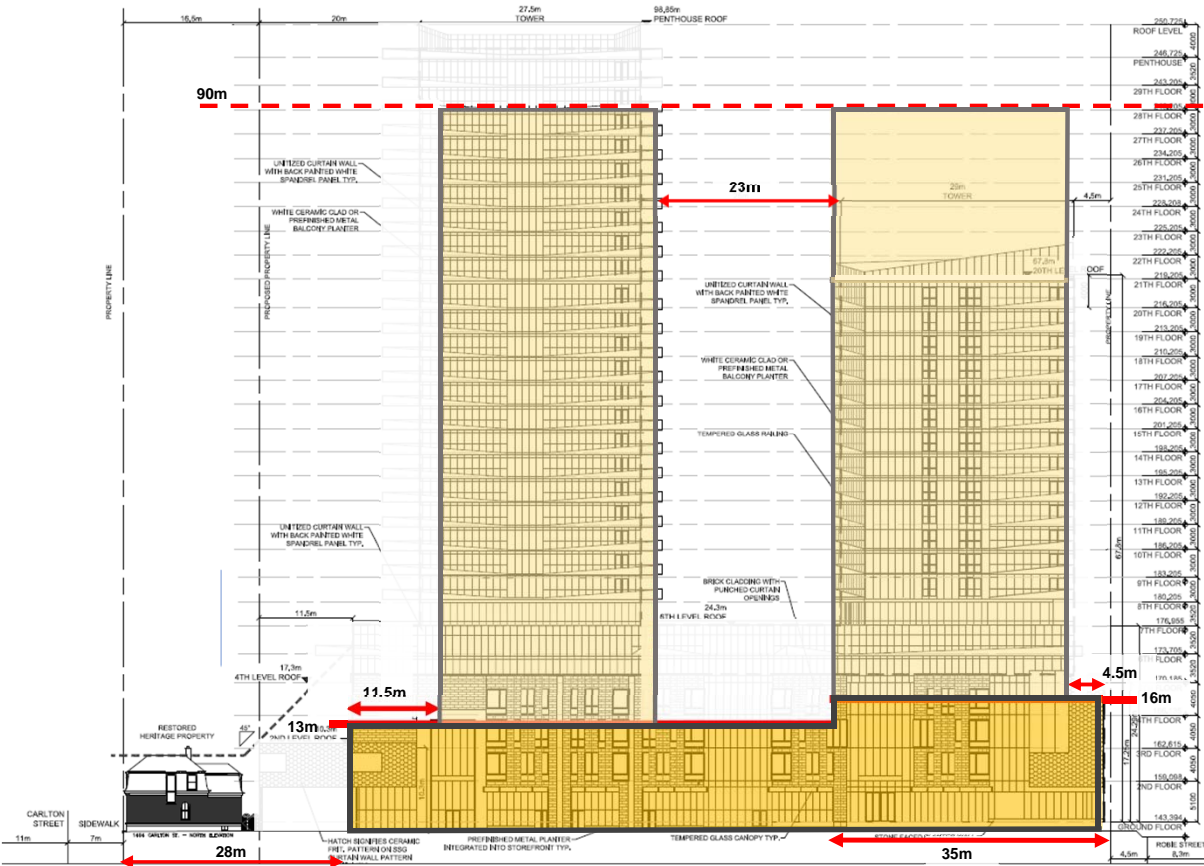
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Proposed MPS Policy

- Regulate streetwall massing and external building design;
- Consider environmental factors, including sun/shadow and wind;
- Impact of traffic generation, access/egress from the site and parking; and
- Consideration that development be sensitive and complementary to abutting heritage properties (Policy CH-16).



Proposed Working Drawings vs. Proposed Policy



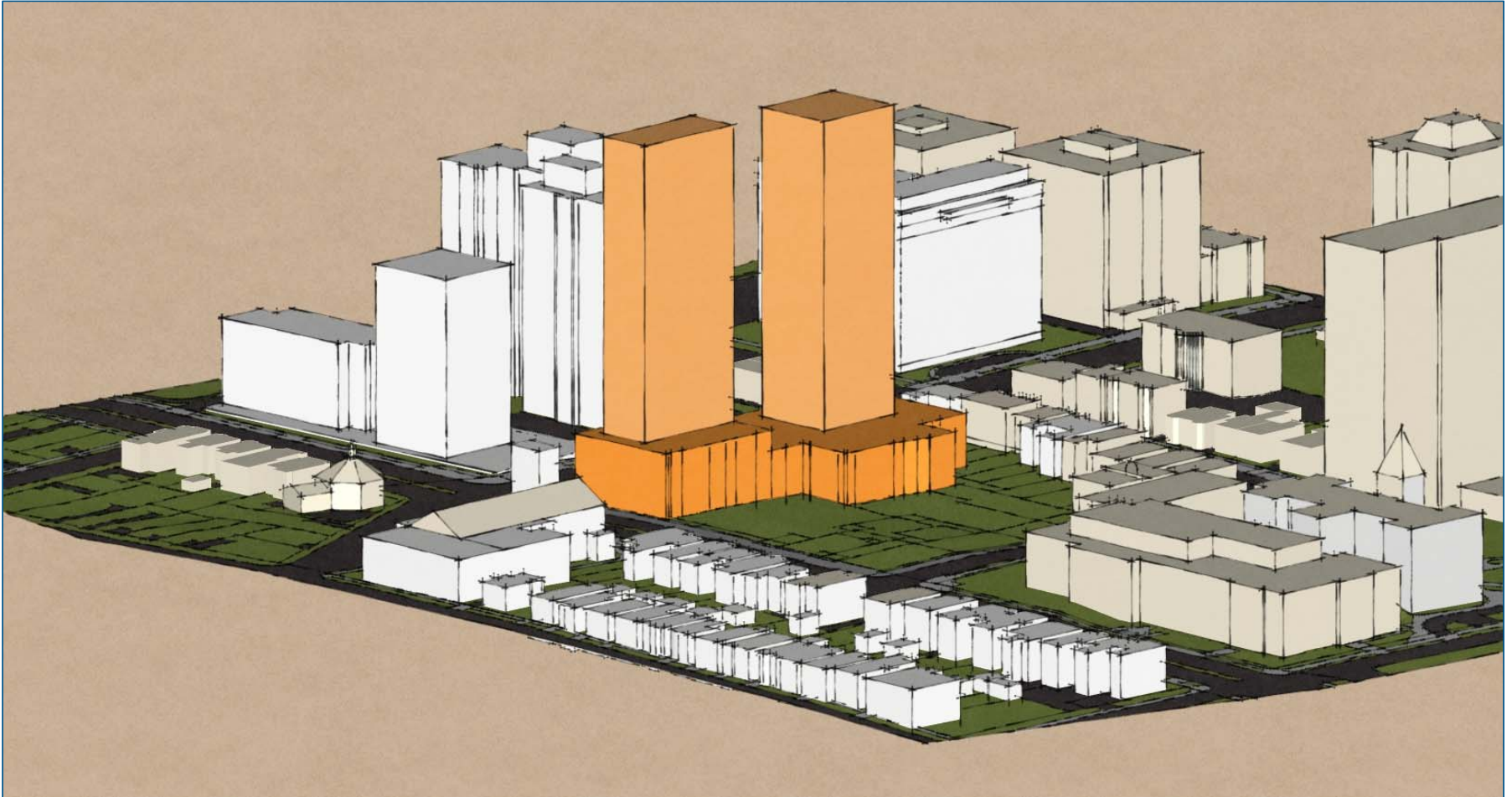
- Consideration of appropriate changes in building size and massing, to create appropriate transitions with abutting heritage properties and development
- Wind and shadow conditions
- Consideration of the 5 planning principles

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Proposed Policy



Proposed Policy



Proposed Policy



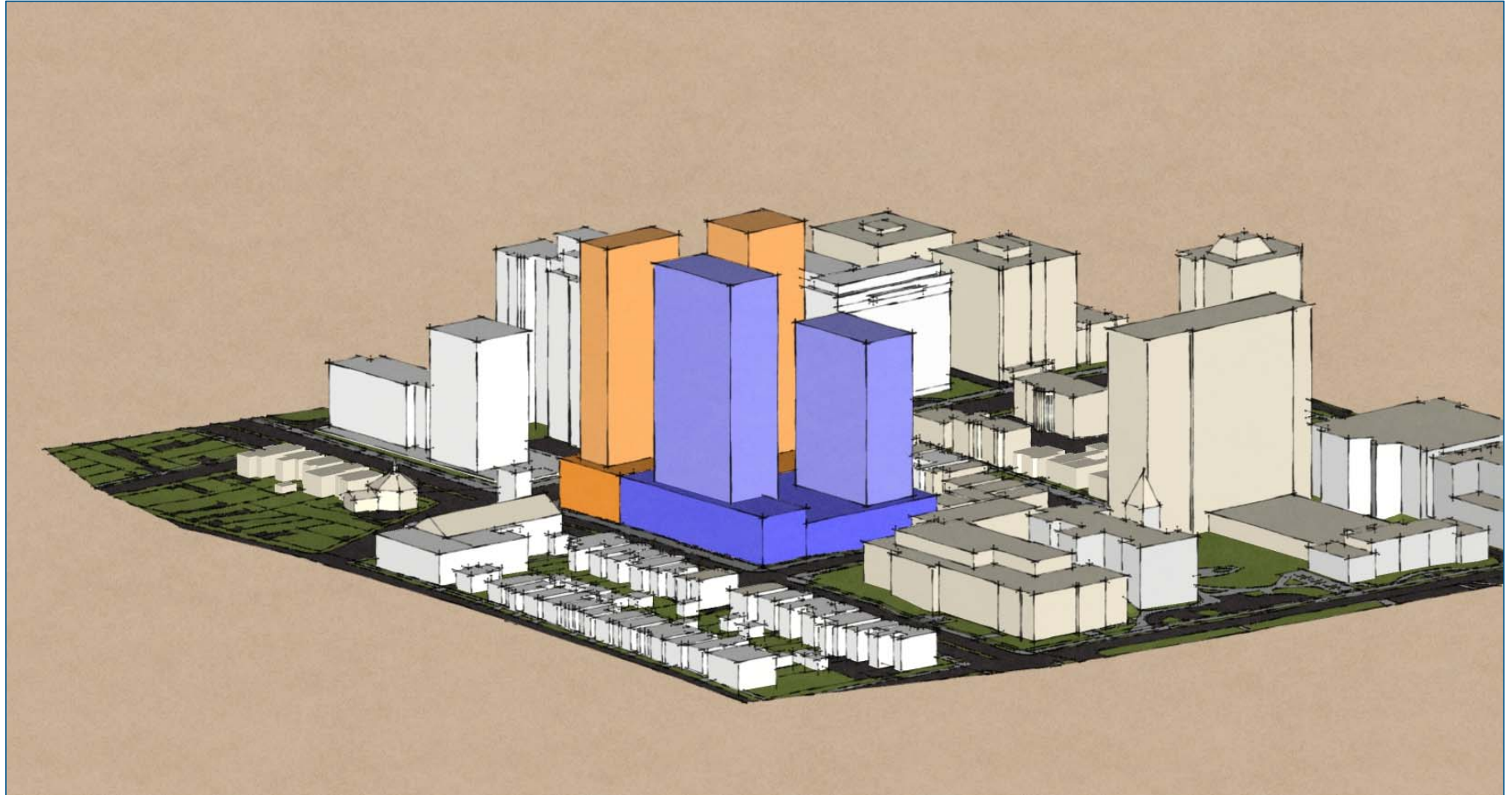
Proposed Policy



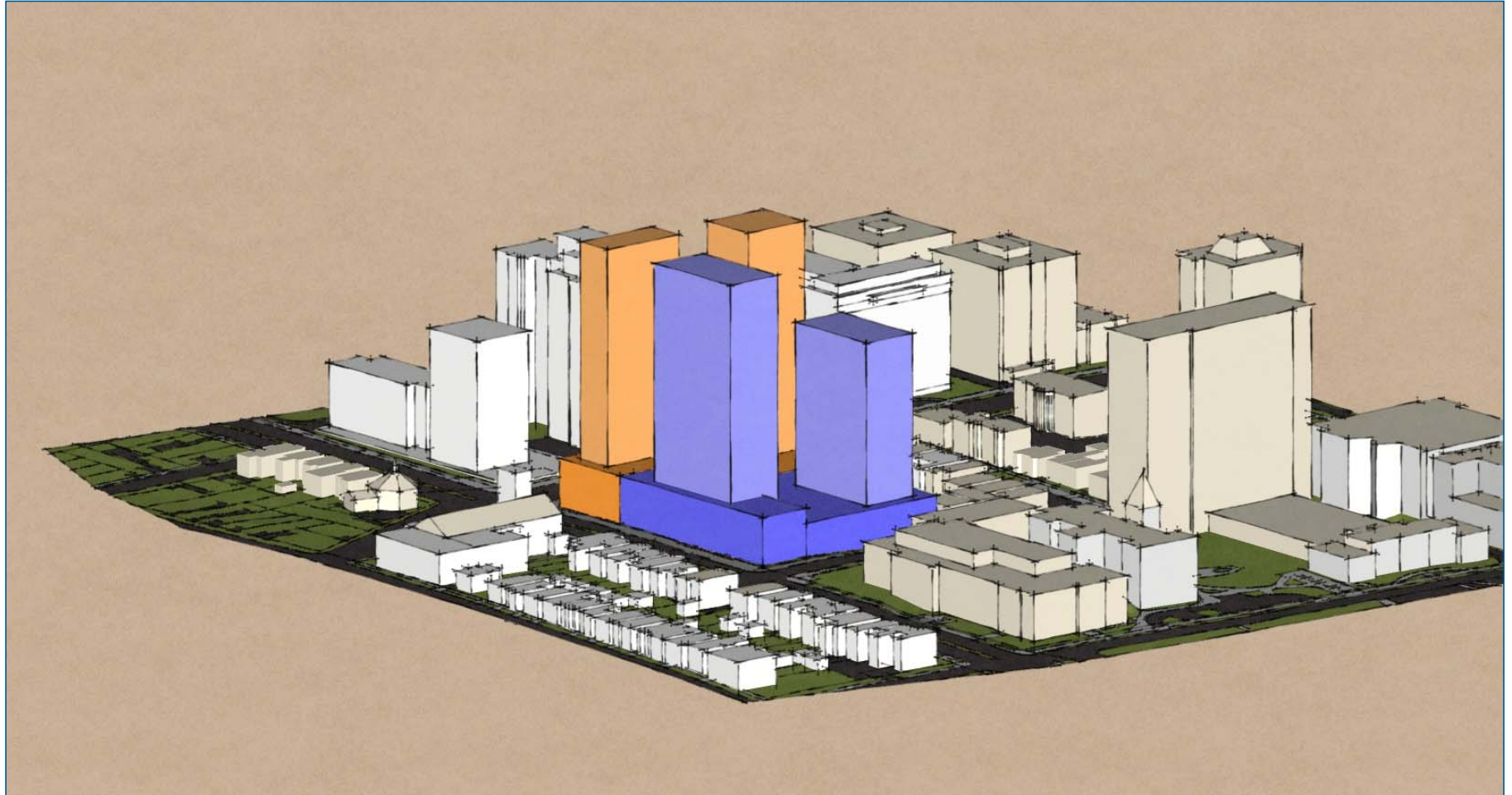
Proposed Policy – Case 20218 and 20761



Proposed Policy – Case 20218 and 20761



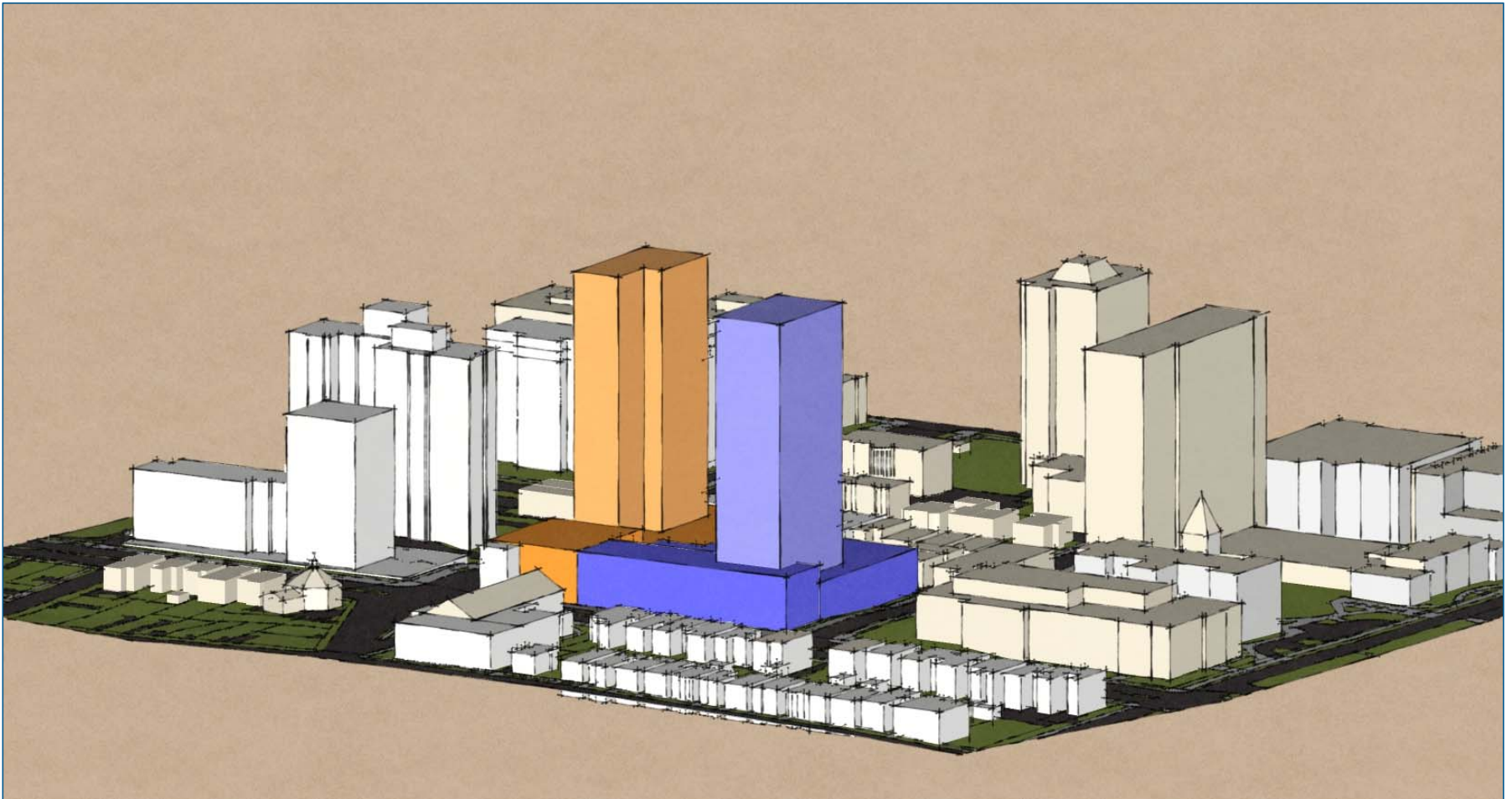
Proposed Policy – Case 20218 and 20761



Proposed Policy – Case 20218 and 20761



Proposed Policy – Case 20218 and 20761



Halifax and West Community Council

June 11, 2019 - Halifax and West Community Council

Recommended that Regional Council adopt the proposed amendments to the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law.

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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 24, 2019.

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