

The word "HALIFAX" is written in a bold, white, sans-serif font against a dark blue background. The background of the entire slide features a large, abstract geometric shape composed of several overlapping triangles in various shades of blue, creating a dynamic, modern look.

Public Hearing for Case 21730

MPS & LUB Amendments
205 Bedford Highway, Halifax

Regional Council
January 14, 2019

Applicant Proposal

Applicant: Pathos Properties Inc.

Location: 205 Bedford Highway, at the corner of Flamingo Drive

Existing Use: A 2-storey, 13 unit apartment building

Proposal: MPS amendments to allow an 8 storey residential development with ground floor commercial and 18 units of affordable housing

If approved, the proposed MPS amendments would allow future consideration of a development agreement by Halifax and West Community Council

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Planning History

In October 2018, Regional Council directed staff to consider a mixed-use development of up to eight floors, at 205 Bedford Highway, subject to creating a policy that mandates affordable housing units.

In 2015, Halifax and West Community Council increased the permitted height in the C-2A Zone from 35 feet to 50 feet. This amendment was in response to a request by Pathos Properties Inc.

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Site Context

Bedford Highway and Flamingo Drive



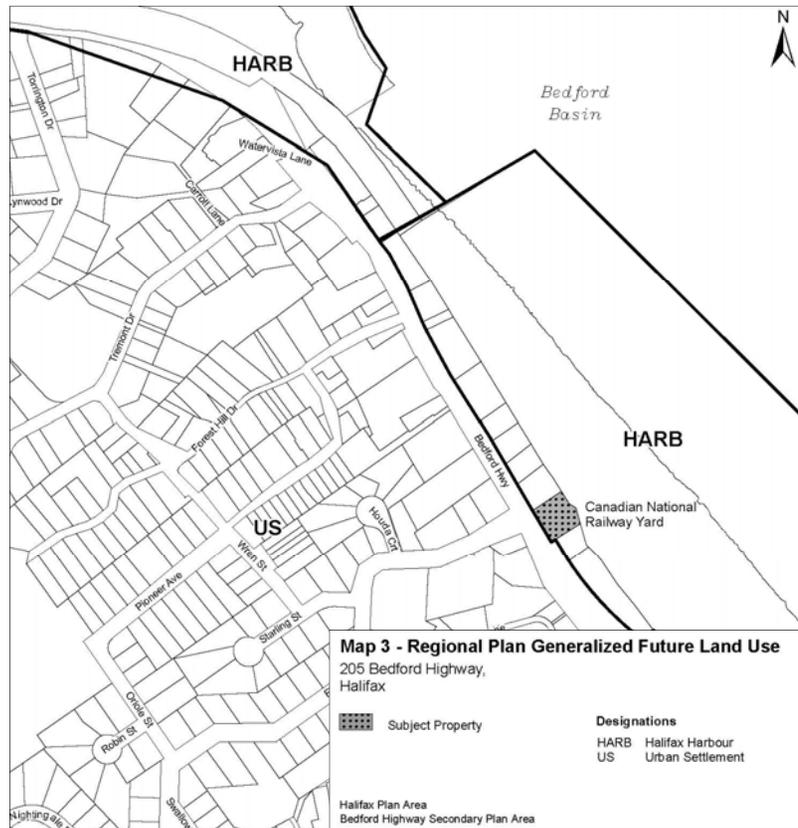
Site Context

205 Bedford Highway, Halifax



Planning Policy

HRM Regional Plan

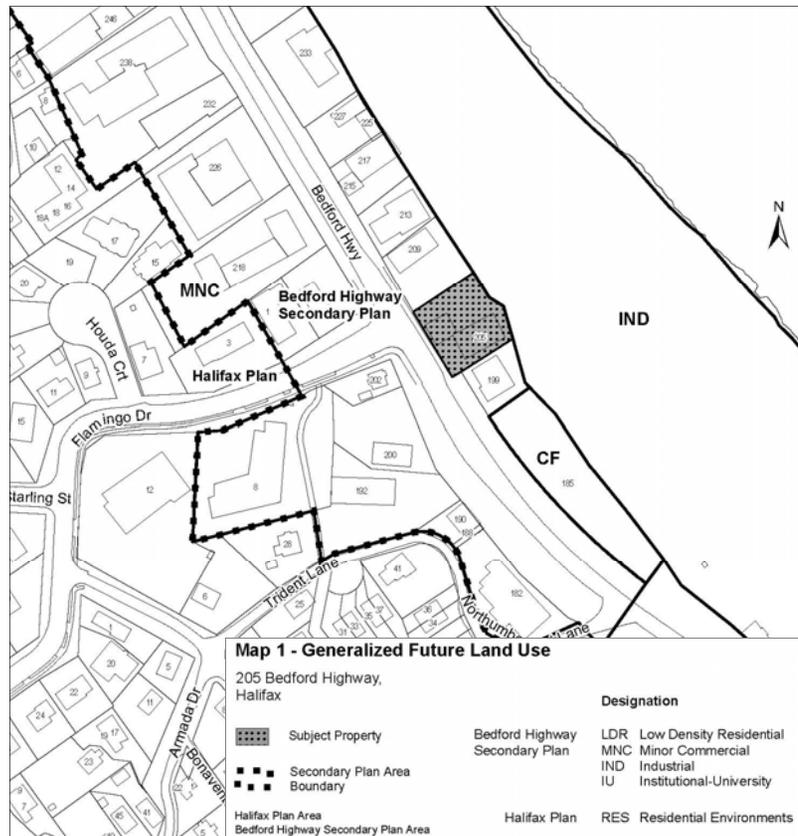


The Regional Plan designates the property as Halifax Harbour.

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Planning Policy

Halifax Municipal Planning Strategy

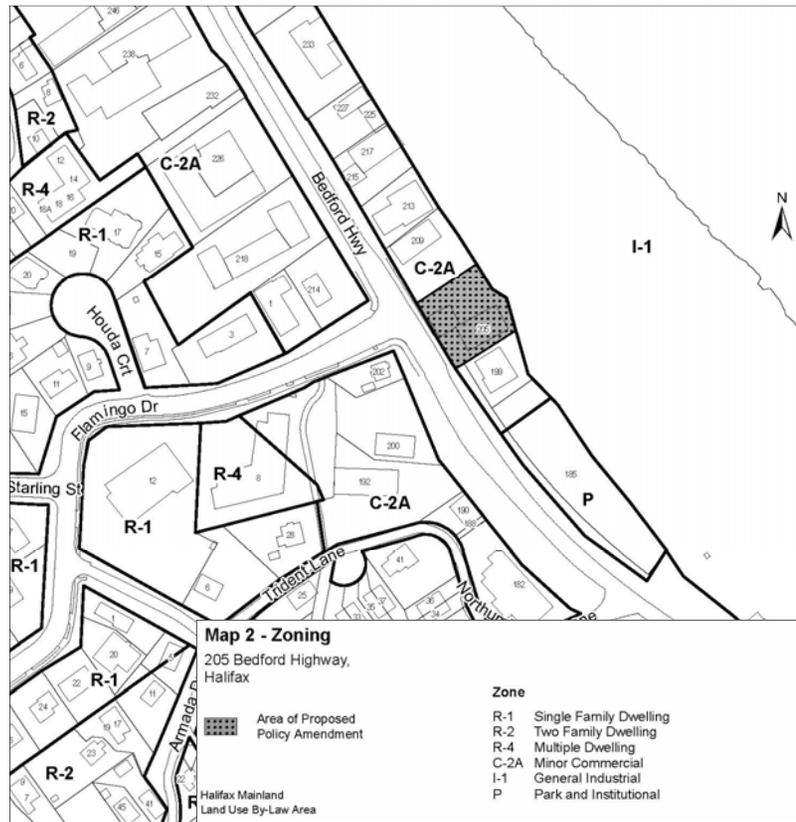


The Municipal Plan designates the property as Minor Commercial.

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Land Use Regulations

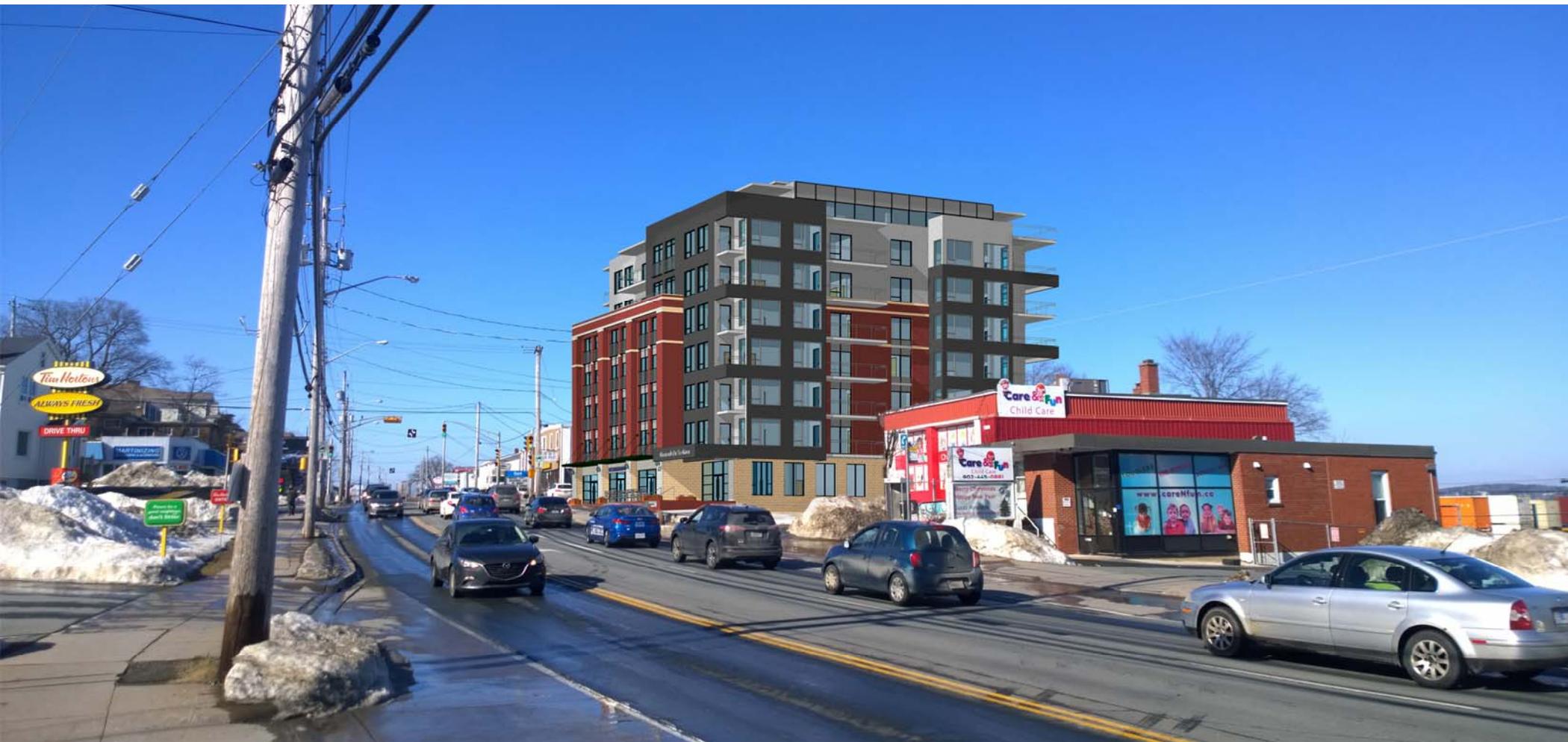
Halifax Mainland Land Use By-law



The Land Use By-law zones the property as C-2A Minor Commercial.

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Proposal





Public Engagement Feedback

- Level of engagement completed was consultation achieved through a webpage, signage and a public information meeting (February 4, 2019)
- Feedback from the public meeting included the following:
 - Support for affordable housing, especially if mandated;
 - Some support for building design, but some concern about size;
 - Concerns about current and future traffic volumes

Staff Recommendation

Staff recommend that Regional Council:

Not approve amendments to the Halifax Municipal Planning Strategy and the Halifax Mainland Land Use By-law to enable an eight-storey mixed-use building at 205 Bedford Highway, Halifax.

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Staff Recommendation

Staff is concerned that the proposal:

- Places additional residential density next to an industrial use, the rail yard
- Does not mitigate nuisance or safety issues
- Is proposing a driveway close to a busy intersection

Staff is concerned that the proposed policy amendment:

- Is a site specific approach to affordable housing and density bonusing
- Is not in response to any change in circumstances
- Provides minimal standards for building design and setbacks
- Is not in keeping with Regional Plan policy or good planning principles
- Is not in line with best practices for development near rail yards

Halifax and West Community Council

November 2019

Community Council recommended that:

Regional Council consider and approve a set of amendments at 205 Bedford Highway to permit an eight storey building, by development agreement, subject to a minimum of 18 units of affordable housing dwelling units being provided via incentive or bonus zoning.

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Regional Council

Regional Council gave first reading to an alternative set of amendments that would permit an eight storey building, by development agreement, subject to a minimum of 18 units of affordable housing dwelling units being provided via incentive or bonus zoning.

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Proposal: Policy Framework

Policy Features

Maximum Height	8 floors (26.5 metres or 87 feet)
Maximum Units	55 units
Permitted Uses	Residential, Commercial and Institutional
Affordable Housing	18 units, renting at a 30% discount to comparable units
Density Bonusing	Additional height in exchange for affordable housing units
Housing Agreement	Ensures affordable units are rented at the agreed price, to people of moderate or low incomes

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Policy Framework - Agreements

Agreement

Development Agreement	Regulates the design and construction of the building, as per the policy Council is considering. Halifax and West Community Council has jurisdiction.
Density Bonusing Agreement	Formalizes the exchange of additional height in exchange for affordable housing units
Housing Agreement	Ensures affordable units are rented at the agreed price, to people of moderate or low incomes

Affordable Housing

Unit Type	Units	Monthly Rent	Annual Income Limit
1-Bedroom	16	\$845	\$35,000
2-Bedroom	2	\$1085	\$44,500

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Thank You