

HALIFAX

Public Hearing for Case 22177

Development Agreement at 6160 Almon
Street and 2760 Gladstone Street,
Halifax

Halifax and West Community Council
February 18, 2020

Applicant Proposal

Applicant: WM Fares Architects

Location: corner of Almon Street and Gladstone Street, Halifax

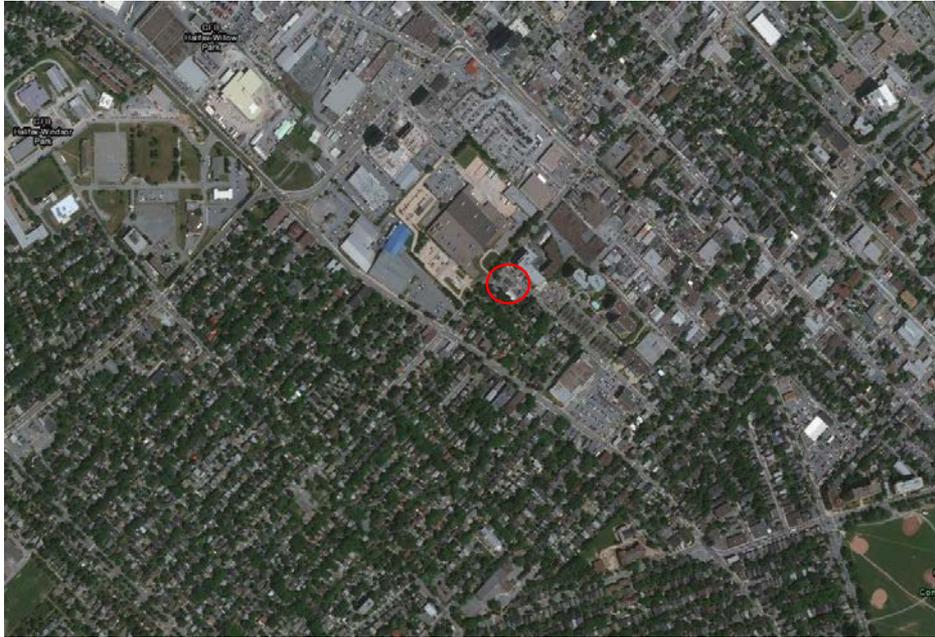
Proposal: Eight storey mixed use building with ground floor commercial; Maximum 86 dwelling units; materials are brick veneer, panel cladding system, glazed window wall system (upper levels), glass balcony enclosures; and 50 underground vehicle parking spaces and bicycle parking subject to Land Use By-law.



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Site Context

6160 Almon Street and 2760 Gladstone, Halifax



General Site location



Site Boundaries in Red

Site Context



Subject site seen from Gladstone Street

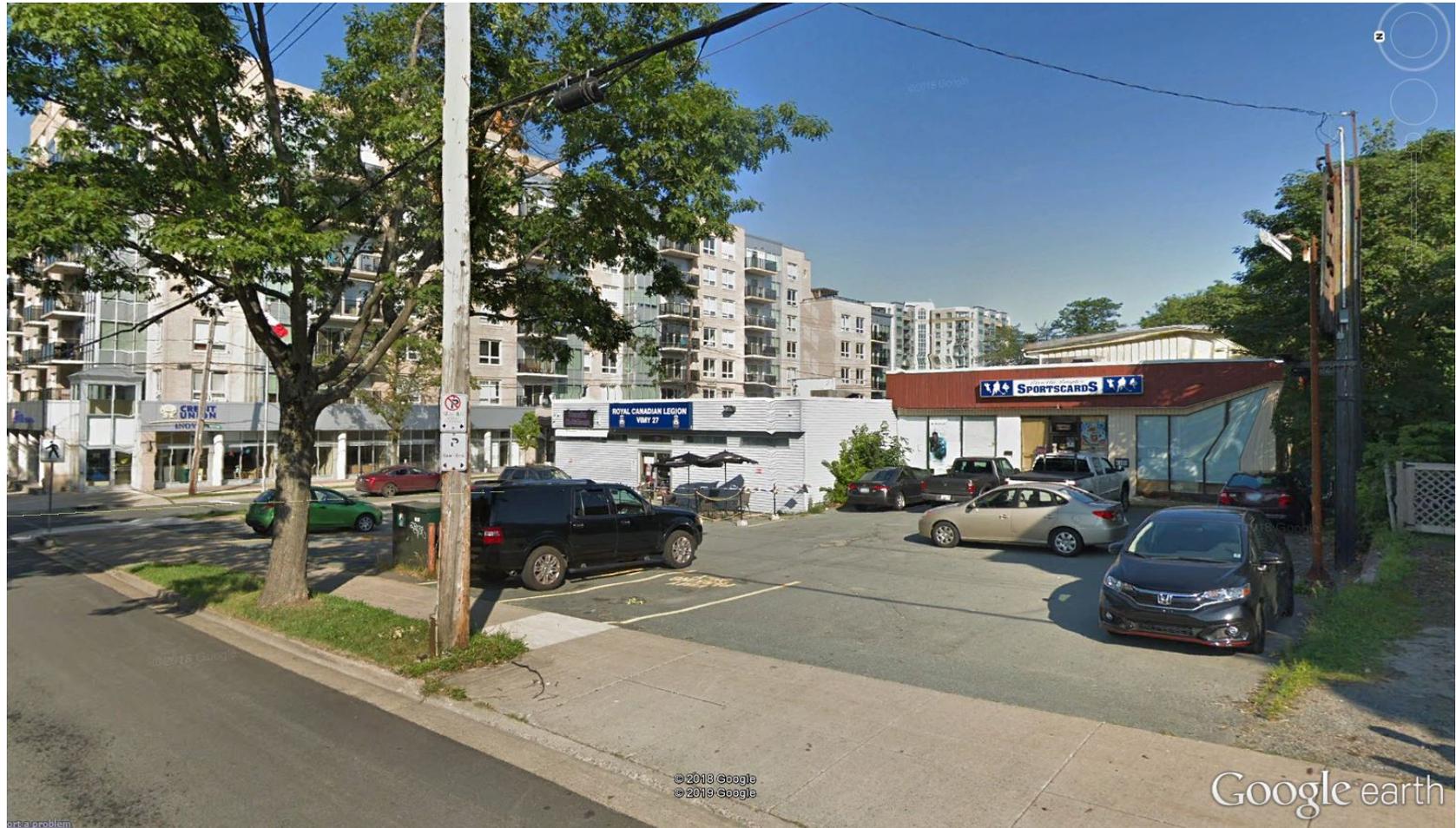
Site Context



Subject site seen from the intersection of Almon Street and Gladstone Street

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Site Context



Subject site seen from Almon Street

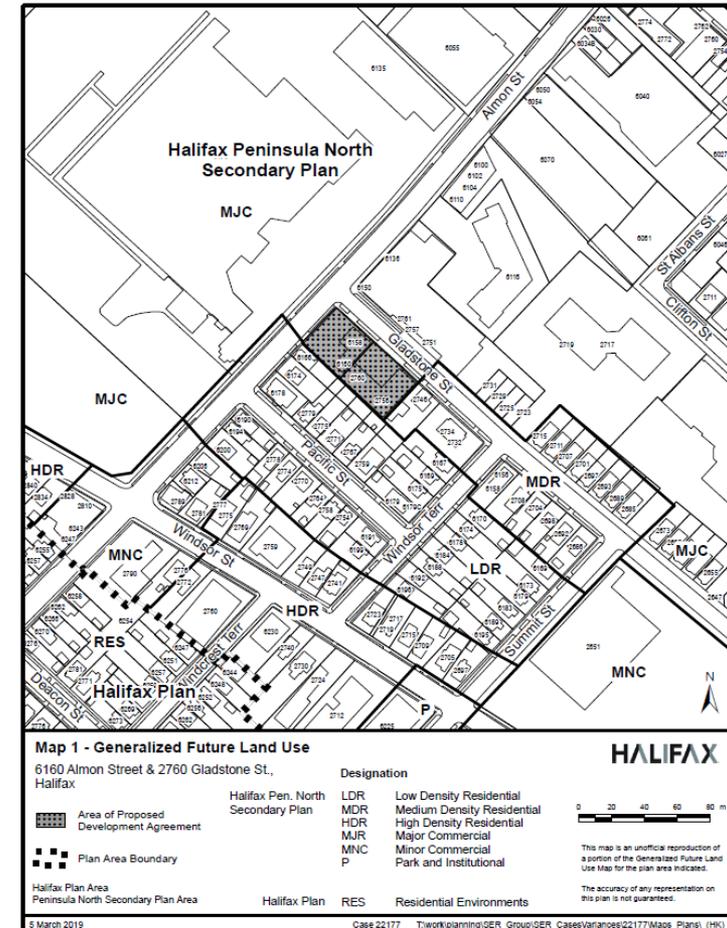
Planning Policy

Halifax Municipal Planning Strategy

The subject lands are designated Major Commercial under the Halifax MPS.

The development of the property is guided by the Peninsula North SMPS.

Policy 10.25 of the RC SMPS directs that applications on file before first publication of notice of Council's intent to be evaluated under the existing policy and are to be concluded within 24 months of the effective date.



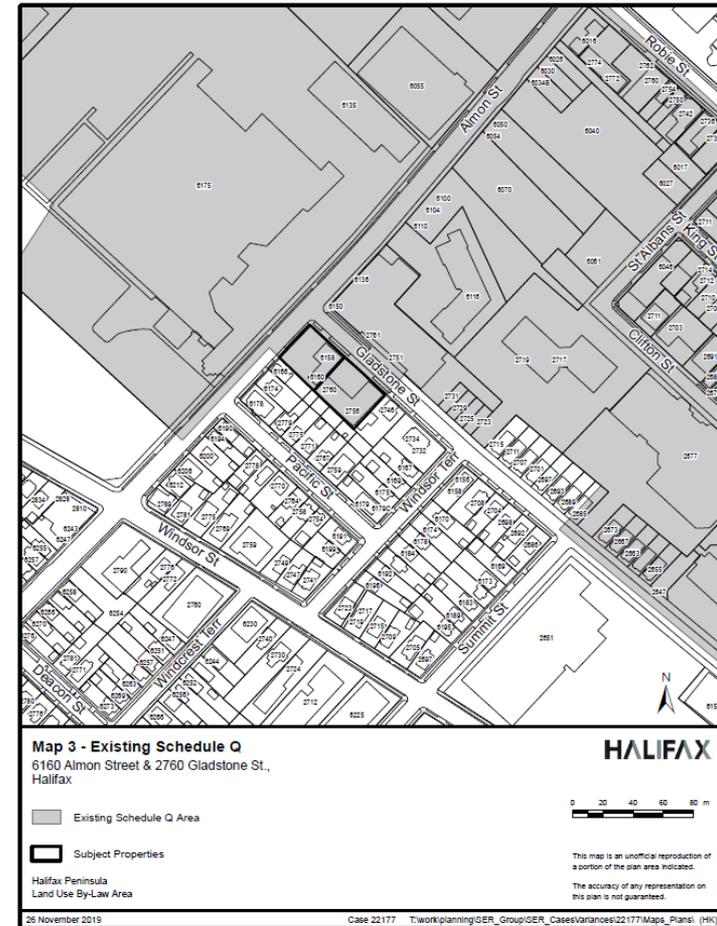
Land Use By-law

Halifax Land Use By-law

Schedule 'Q' established to mitigate the introduction of new residential uses into existing commercial and industrial areas by development agreement:

- ensuring a proper residential environment surrounded by commercial and industrial uses; and
- providing for adjacent commercial and industrial uses without being encumbered by new residential uses.

Schedule "Q" areas no longer exist under the RC plan.



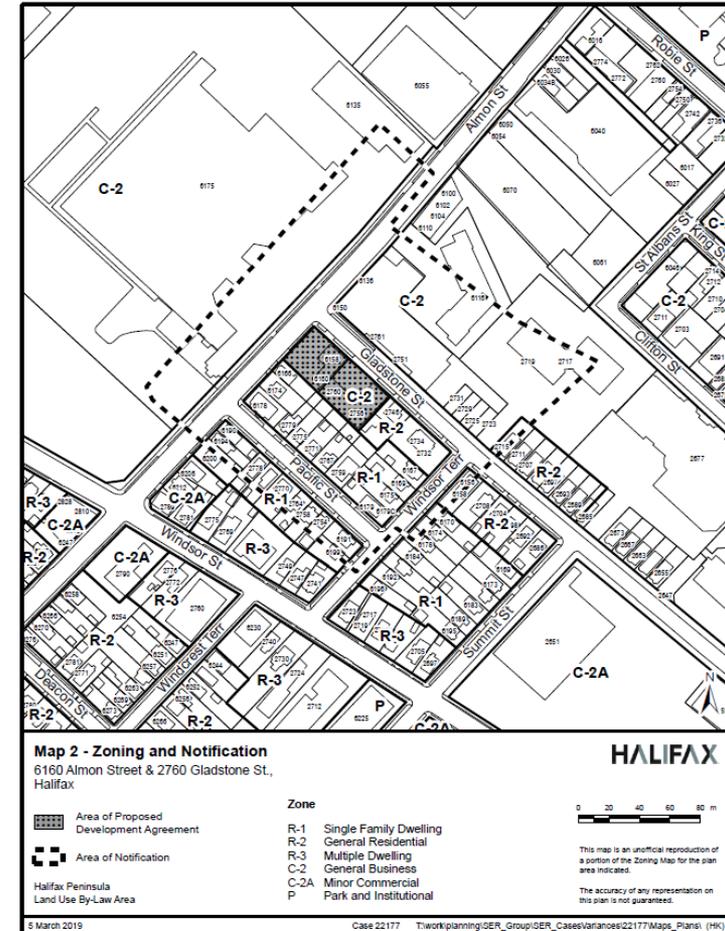
Land Use By-law

Halifax Land Use By-law

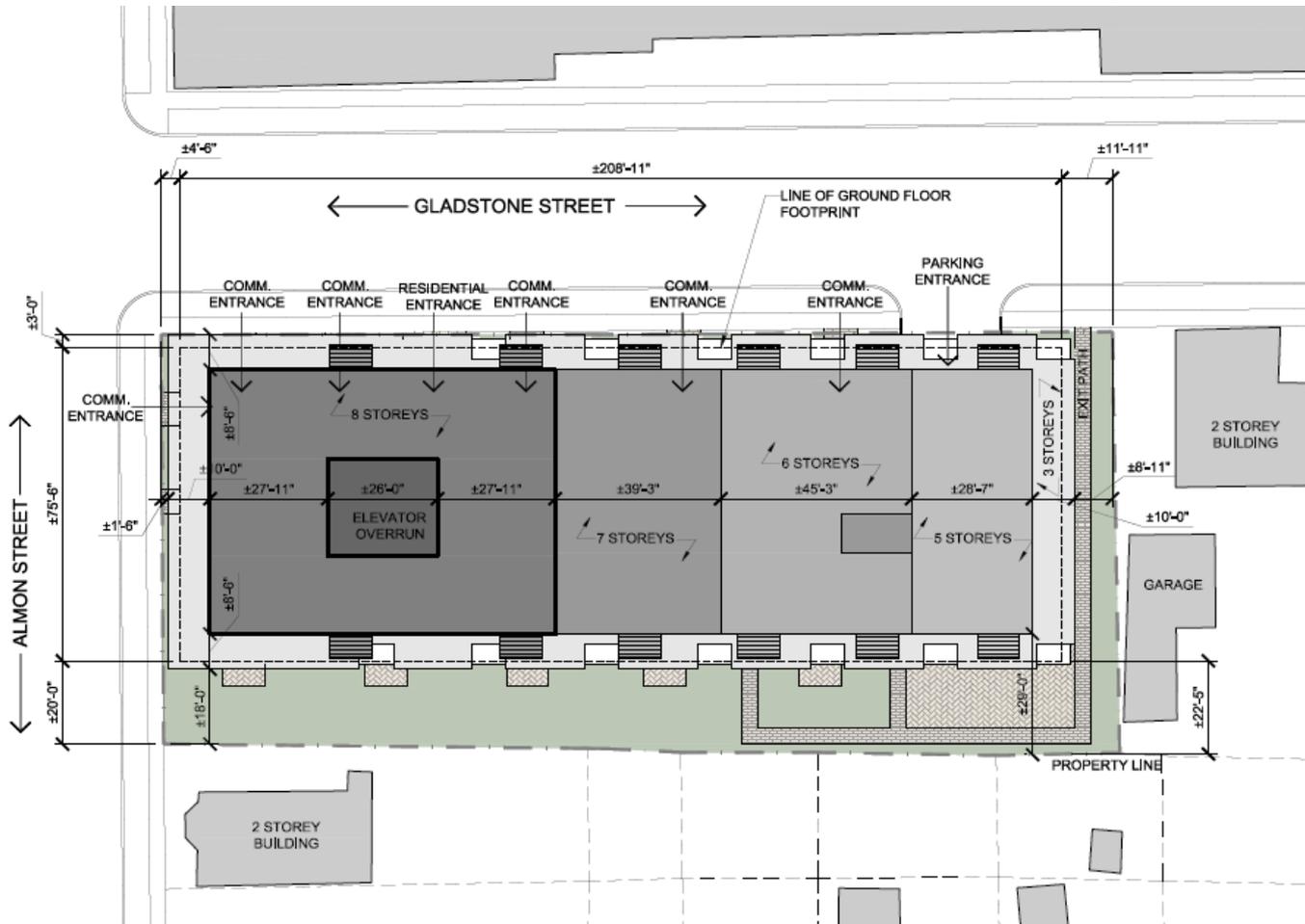
The subject site is zoned C-2 (General Business) Zone within Schedule 'Q':

- Permitted C-2 uses allow commercial buildings with no setback restrictions;
- only building height limit is that buildings over 80 feet must be stepped back above that height; and
- The C-2 Zone permits all uses of the R-1, R-2, R-2T, R-2A, R-3, C-1 and C-2A zones.

Under the RC LUB (Package A) the lands are zoned HR-1 (Higher Order Residential 1). The subject lands are subject to site plan approval. Multiple unit dwellings up to 20m (65.6ft) in height may be considered.



Proposal



Proposed Site Plan

Policy Consideration

Enabling Policies 2.3.1 – 2.3.3 requires Council to consider the following:

- development's relationship to and mitigation of impacts on the amenity, convenience and development potential of adjacent properties through effective urban design and landscape treatment;
- integration into the traditional street pattern of the Peninsula;
- encourage vehicular traffic to use Principal Streets and discourage traffic through existing neighbourhoods;
- high quality design detail at street level;
- adequate high quality open space and leisure areas;
- residential and commercial densities consistent with municipal services;
- high quality exterior materials; and
- other relevant land use considerations which are based on the policy guidance of this Section.

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and a public open house (May 22, 2019)
- Feedback from the community generally included the following:
 - Insufficient number of parking spaces;
 - Traffic volumes on Gladstone; and
 - Shadow effects.

**Notifications
Mailed**



369

**Meeting
Attendees**



11

**Letters/Emails
Received**



4

HPPAC Recommendation

June 24, 2019

Halifax Peninsula Planning Advisory Committee (PAC) recommended that the application be approved with consideration given to affordable housing.

Affordable housing is not addressed by the proposed development agreement.

Under the *HRM Charter*, the only option to mandate affordable housing is to use incentive or bonus zoning.

Through incentive or bonus zoning, affordable units would be provided as a public benefit in exchange for increased height and density on the subject property.

The applicant is not including affordable housing as part of their proposal.

Summary: Key Aspects of Proposed Development Agreement

- Maximum building height of 85 feet (25.91 metres);
- Permits maximum 86 dwelling units;
- Location, maximum area and types of permitted commercial uses;
- Permitted building materials;
- Number of parking spaces and location of access to below grade parking;
- Signage;
- Requires landscaping plan;
- Non-substantive amendments; and
- Time allotted for commencement and completion.

Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution. **Only 1 application per existing DA shall be permitted under Policy 10.28 of the RC SMPS.**

As proposed, Non-Substantive Amendments within this agreement include the following:

- Changes to the parking measures;
- Changes to the building siting that do not conform with Schedules B or E;
- The granting of an extension to the date of commencement of construction and
- The length of time for the completion of the development

Staff Recommendation

Staff recommend Halifax and West Community Council Approve the proposed development agreement as set out in Attachment A of the staff report dated January 7, 2020 including amendments to reflect two small errors that were corrected to comply with the RC SMPS policy requirements regarding commencement and completion time:

That Halifax and West Community Council:

1. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated January 7, 2020 with the **following amendments**:

- Section 7.3.1 be amended to change **4 years to 3 years**; and
- Section 7.5.1 be amended to change **7 years to 6 years**; and

2. Require the agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

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Thank You