

# HALIFAX

## **Public Hearing: Case 21952**

Development Agreement:  
Civic 50, 60 & 70 Armstrong Court

Halifax & West Community Council

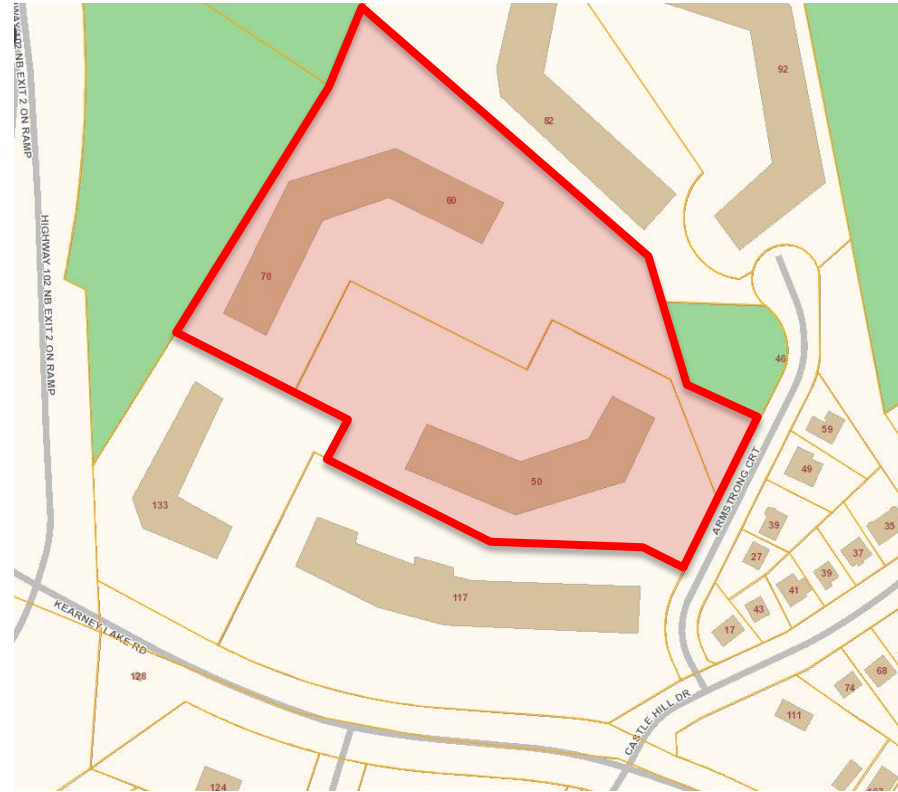
February 18, 2020

# Applicant Proposal

Applicant: WM Fares Architects and Castlehill Development Limited

Location: 50, 60 and 70 Armstrong Court, Halifax

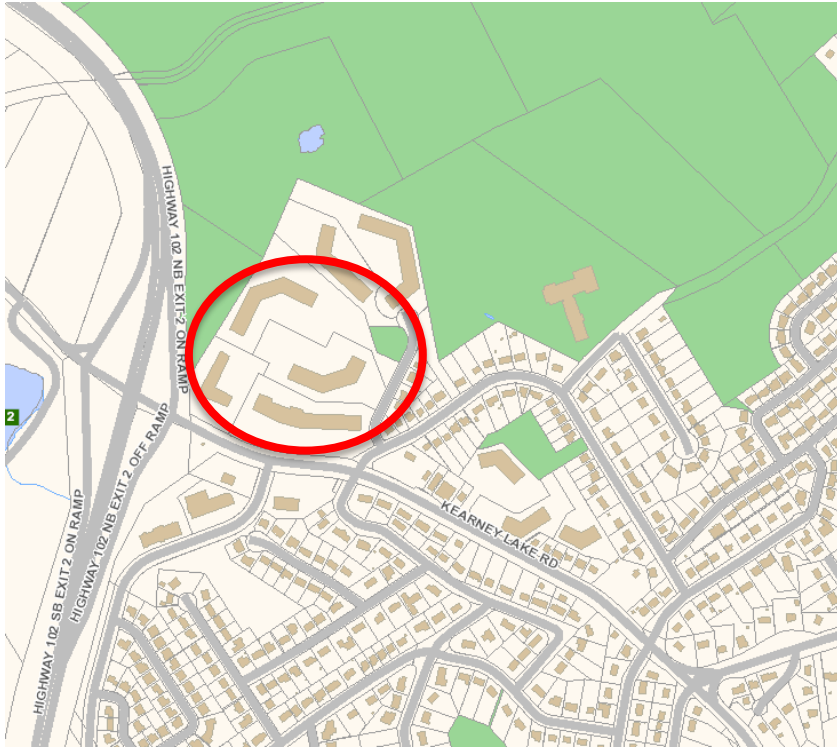
Proposal: Development Agreement to allow for a 7-storey addition to an existing apartment building at 60 and 70 Armstrong Court



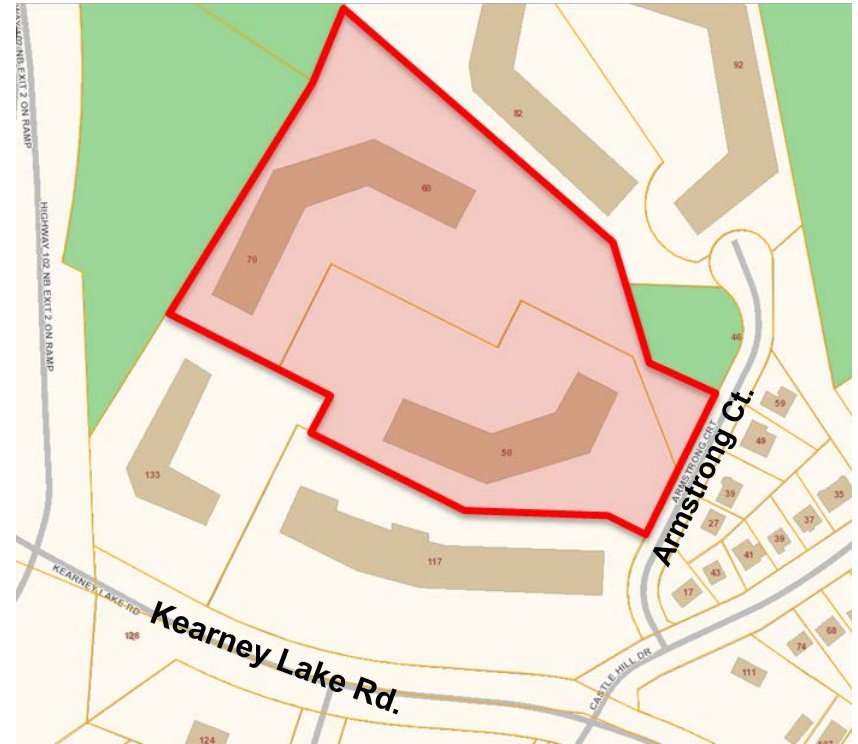
50, 60 and 70 Armstrong Court

# Site Context

Armstrong Court, Halifax



General Site location



Site Boundaries in Red

# Site of Original Agreement



4 buildings (2 residential, 2 commercial)

# Site Context



**60-70 Armstrong Ct.**



**Area of 7-Storey Addition**

# Site Context



**Subject site**

2018 Pictometry Canada

**HALIFAX**

# Site Context



7-Storey Addition 

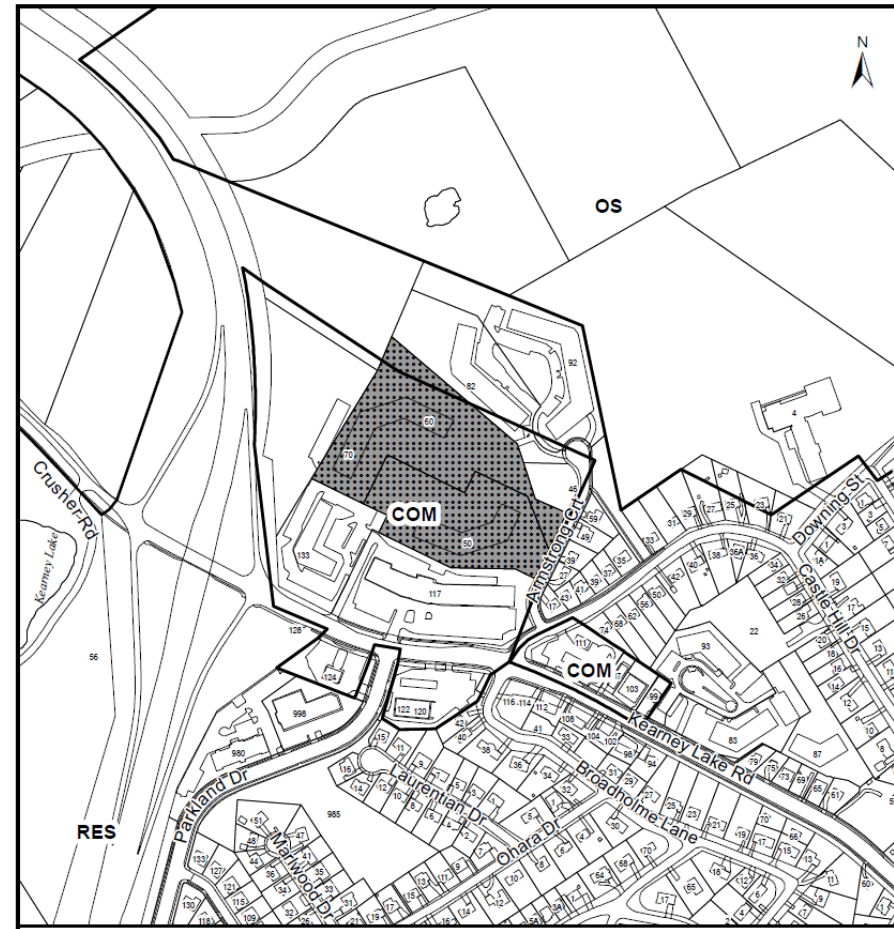
**HALIFAX**

# Planning Policy

## Halifax Municipal Planning Strategy

### City-Wide Objectives & Policies (Section II of MPS):

- Commercial designation encourages:
  - Retail, offices & hotels;
  - High density residential and mixed-use developments;
  - Intensive development by agreement in designated areas (Schedule “L” of LUB).



HALIFAX



# Enabling Policy

## Halifax Municipal Planning Strategy

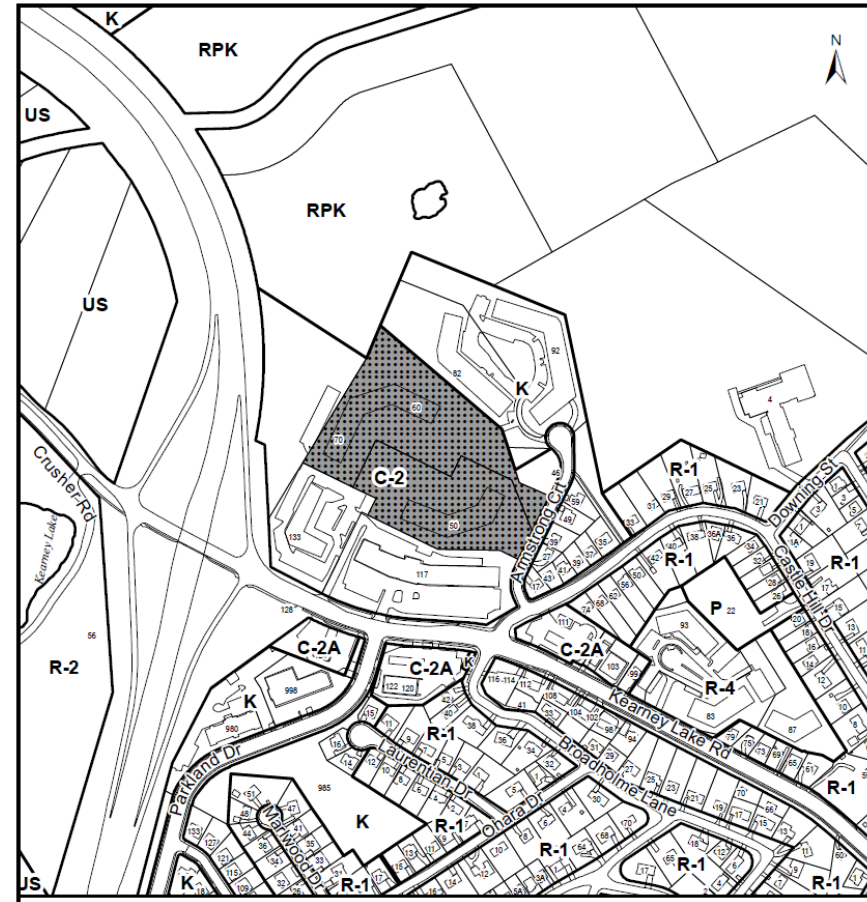
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- City-Wide Policy 3.7 & Implementation Policy 3.12:
  - DA process; Council shall consider the following:
    - (a) Driveway entrances, loading/service areas and traffic;
    - (b) Nuisance issues (noise, effluents, etc.);
    - (c) Landscaping, screening, tree planting;
    - (d) Site drainage, erosion & sediment control;
    - (e) Protection of natural and amenity areas; and
    - (f) Setbacks/ separation distance from abutting residential properties.

# Land Use By-law

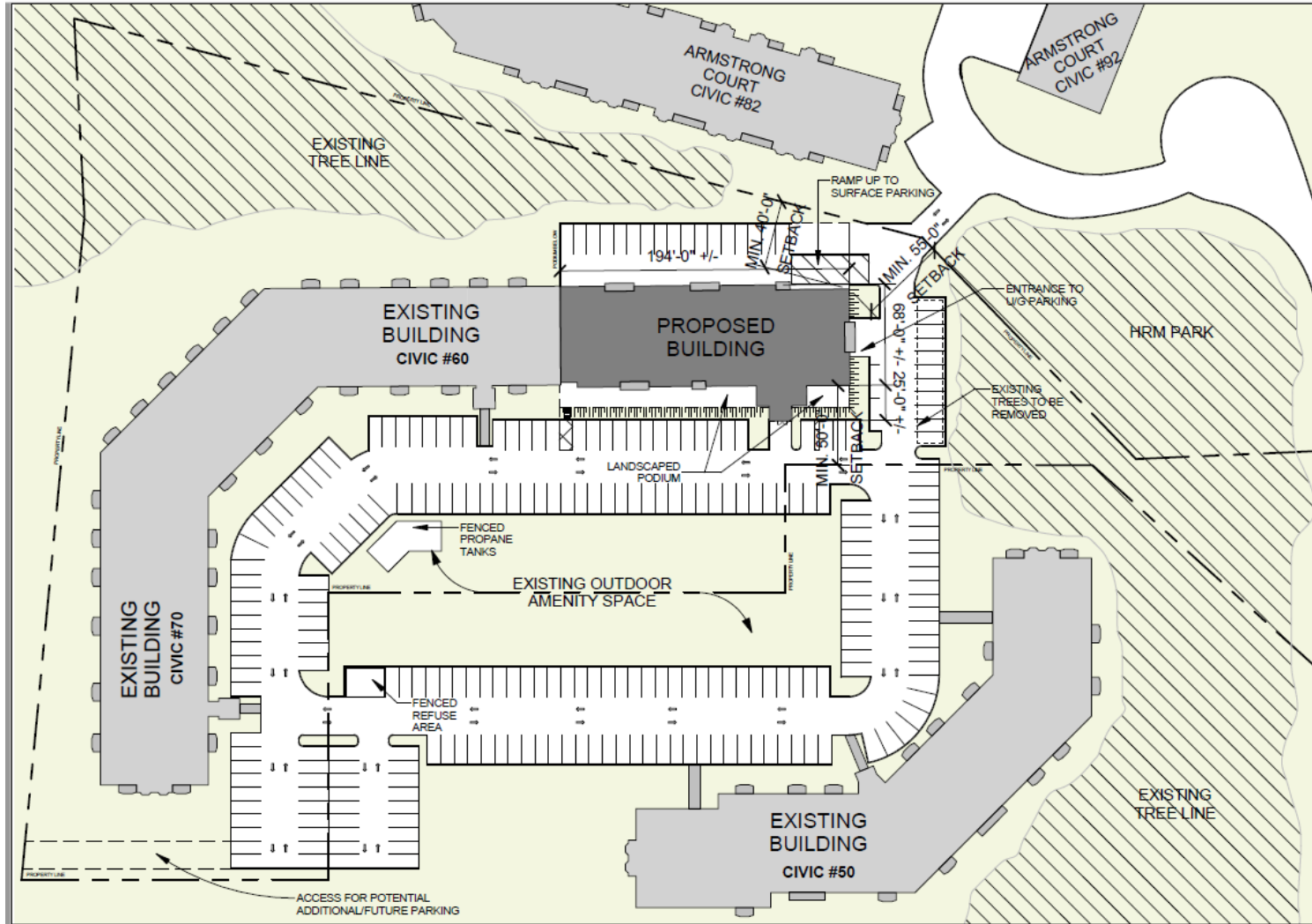
## Halifax Mainland LUB

- C-2 Zone (General Business):
  - Commercial uses;
  - Residential uses;
- Designated as Schedule “L”:  
requires a Development Agreement for residential uses and large-scale commercial.



# Proposal

Subject Site/ Building (7-storey addition)



# Proposal



Proposed Front (South-facing) Elevation

# Proposal



Proposed Side (East) Elevation

# Policy Considerations

## Halifax Municipal Planning Strategy

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- Traffic:
  - TIS was reviewed by staff, deemed acceptable;
  - Existing driveway to be utilized,
  - No impact on street network expected;
- Parking:
  - Additional parking will be provided, incl. bicycle parking;
  - Parking exceeds LUB requirements,
  - Some loss of visitor parking;

# Policy Considerations

## Halifax Municipal Planning Strategy

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- Land use:
  - Proposal is 3 storeys higher, has different look & materials;
  - Compatible with neighbourhood/ surroundings (same land use),
  - Adequate setbacks between buildings;
- Landscaping, walkways & amenity areas:
  - Outdoor amenity area will be preserved;
  - Trees will be retained or replaced (between buildings);
  - Some trees to be removed to allow more parking;
  - Indoor amenity space to be provided;
  - Existing walkways & paths to be retained.

# Public Engagement Feedback

- Level of engagement completed was consultation, achieved through a mail out notification (400 postcards) requesting feedback, on-site sign and information on HRM website.
- Feedback from the community (11 emails) generally included the following concerns:
  - Impacts on traffic, parking, services;
  - Construction dust, noise & displacement of tenants;
  - Appearance & height of the new addition; and
  - Retention of trees & amenity space.
- Proposal was changed to require:
  - More parking than originally proposed;
  - Replacement of any trees lost in area of addition; and
  - Retention of outdoor amenity areas.



# Staff Recommendation

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- Staff advise that proposal meets intent of the MPS;
- Staff recommend that Halifax and West Community Council approve :
  - The proposed development agreement (Attachment A);  
and
  - The discharging agreement (Attachment B).