

HALIFAX

Case 22805: Appeal Hearing
Site Plan Approval Application
1392 - 1444 Seymour St., Halifax

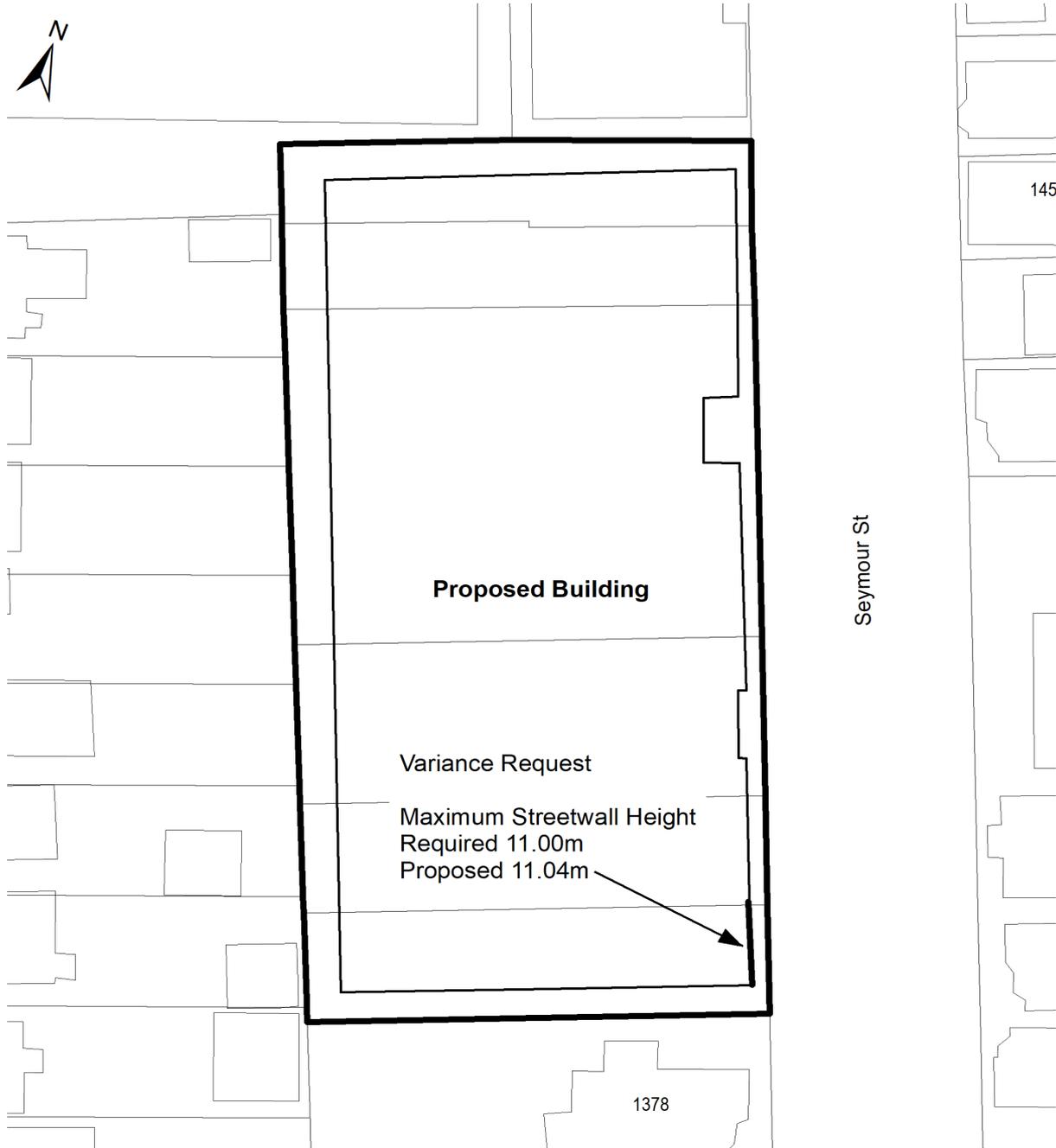
Regional Centre Community Council

July 20, 2020



Location

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Site Plan

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Variation Request

Attachment B - Variation Detail



Requirement

11.00 meters

Variation Requested

11.04 meters

Proposed Development

- 6 storeys
- 141 residential units
- 705 m² of amenity space
- 36 parking stalls and bicycle parking



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Front Elevation



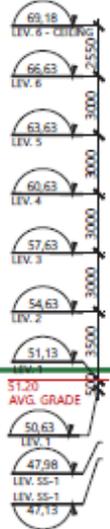
Rear Elevation



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Right Side Elevation

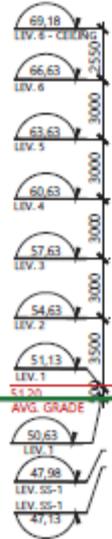
72.62m
PARAPET
71.20
MAXIMUM HEIGHT



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Left Side Elevation

72.62m
PARAPET
71.20
MAXIMUM HEIGHT



Process

- The site plan approval process applies to new building construction and is regulated under the *HRM Charter* and the Regional Centre LUB. The process requires approval from the Development Officer and includes an appeal mechanism to Community Council.
- The Development Officer has approved the site plan approval, along with the associated variation request. One property owner within the notification area has appealed the approval and the appeal is now before Regional Centre Community Council for decision.
- In hearing an appeal, Community Council may make any decision that the Development Officer could have made in respect to any site plan variation requests.

Regional Centre Land Use By-law

Land Use By-law Criteria	Land Use By-law Section	Analysis
At-Grade Private Open Space Design Requirements	Part VI, Chapter 2	Requirements met
Building Design Requirements	Part VI, Chapter 3	Requirements met
Parking, Access, and Utilities Design Requirements	Part VI, Chapter 4	Requirements met
Heritage Conservation Design Requirements	Part VI, Chapter 5	Not applicable
Other Design Requirements	Part VI, Chapter 6	Requirements met
Variation Criteria	Part VI, Chapter 7	Variation Requested for section 93, maximum streetwall height

Appellant Comments

The building is a non-descript design without any redeeming architectural features. It is totally out of place with the streetscape and the extended neighborhood. It does not add to the look, character, ambience, nature, attraction or enjoyment as a new building should. Rather than improving the neighborhood it will destroy it.

Staff Response

The proposal meets all design requirements in the LUB except for a portion of the streetwall height, for which a variation request has been granted, in accordance section 160 of the LUB.

The aesthetics of building architecture is subjective and not a consideration in site-plan approval applications.

Recommendation

In accordance with Administrative Order One, the following motion shall be placed on the floor:

That the appeal be allowed.

Denial of the appeal motion would result in approval of the site plan approval application. This would uphold the Development Officer's decision and this is staff's recommended alternative.

Approval of the appeal motion would result in refusal of the site plan approval application. This would overturn the decision of the Development Officer.

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Thank You