

Re: Item No. 8.1

HALIFAX

Public Hearing Case #21916

MPS Amendment & Development
Agreement

3514 Joseph Howe Drive, Halifax

July 7, 2020

2. Applicant Proposal

Applicant: BANC Investments Ltd., Zwicker Zareski AP

Location: 3514 Joseph Howe Drive, Halifax

Proposal:

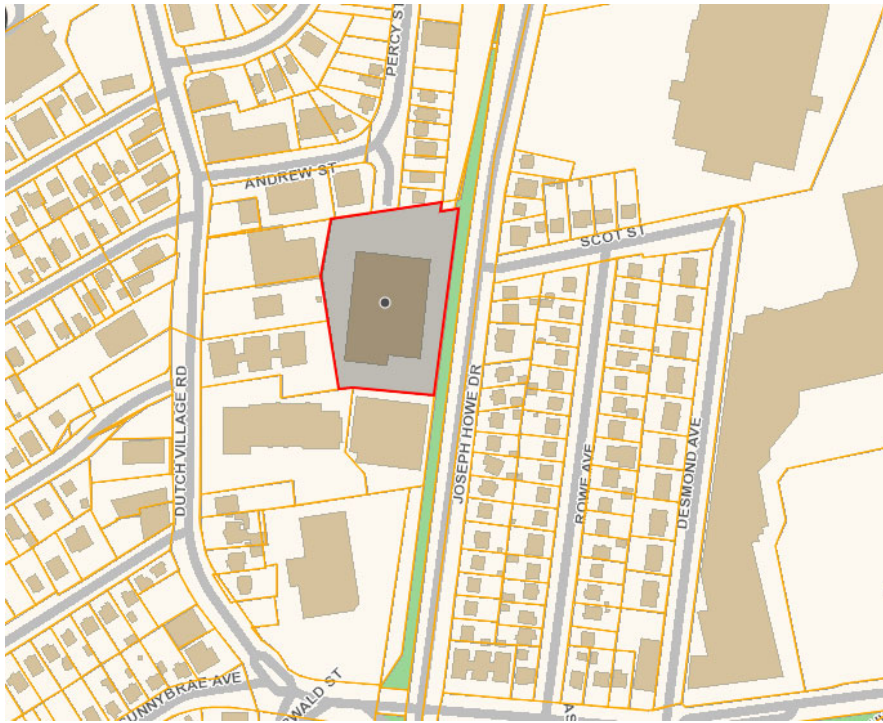
- MPS/LUB changes (for “Area A” of Plan DVR area);
- Development Agreement for Civic 3514 Joe Howe Drive



3514 Joseph Howe Drive

3. Site Context

3514 Joseph Howe Dr., Halifax



General Site location



Site Boundaries in Red

4. Site Context



Current Development

5. Site Context

Satellite view of site.



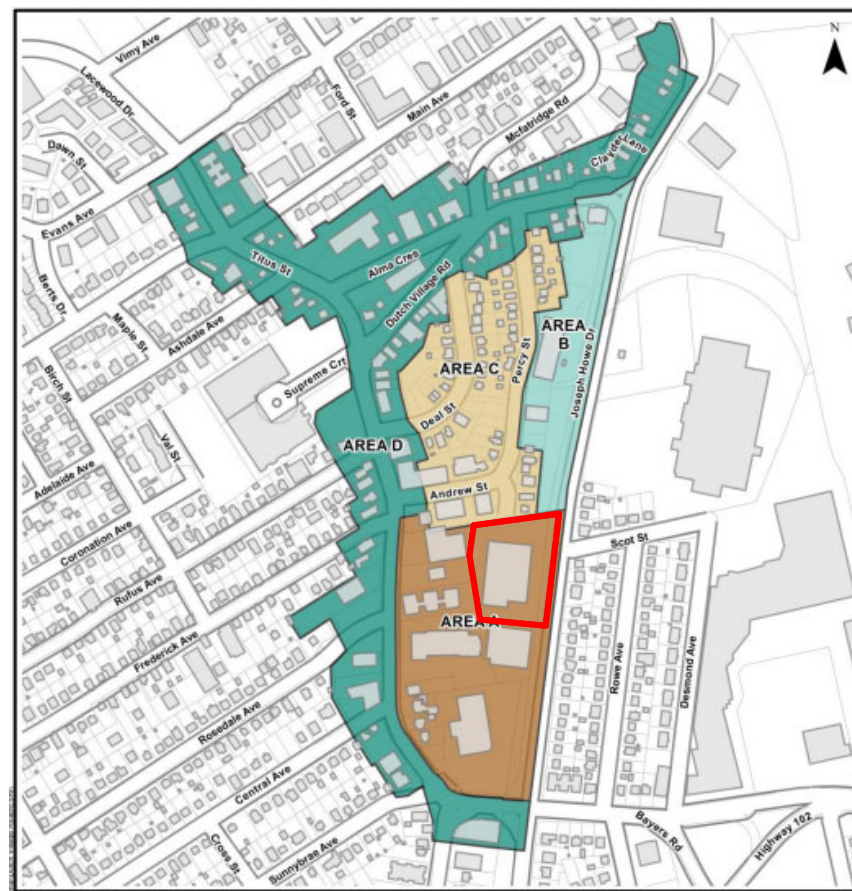
6. Site Context



Subject site looking south.

7. Plan Dutch Village Rd. - Background

- “Plan DVR” Process:
 - Approved in October, 2016;
 - New policies and zoning regulations adopted;
 - Focus on human-scaled built form, more pedestrian friendly;
 - Building orientation close to street, parking in the side or rear of sites;
 - Low-rise “streetwalls”, upper portions stepped back from street;
 - Site is within Area A (in brown).



8. Plan DVR – “Area A”



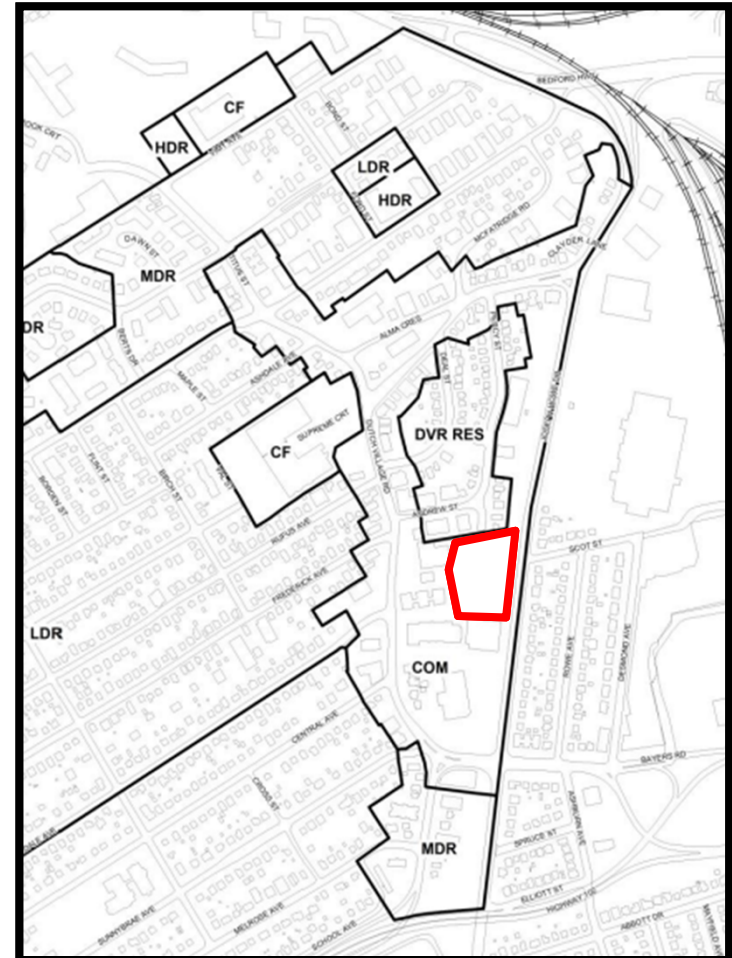
Current Development

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9. Planning Policy

Halifax Municipal Planning Strategy

- Fairview Area Secondary Planning Strategy:
 - Commercial Designation:
 - Variety of commercial and residential uses;
 - As-of-right development (low and mid-rise) with built form requirements (building placement & massing);
 - Development agreements for high-rise buildings in Area A (height limits, base/ middle/ top design to buildings).

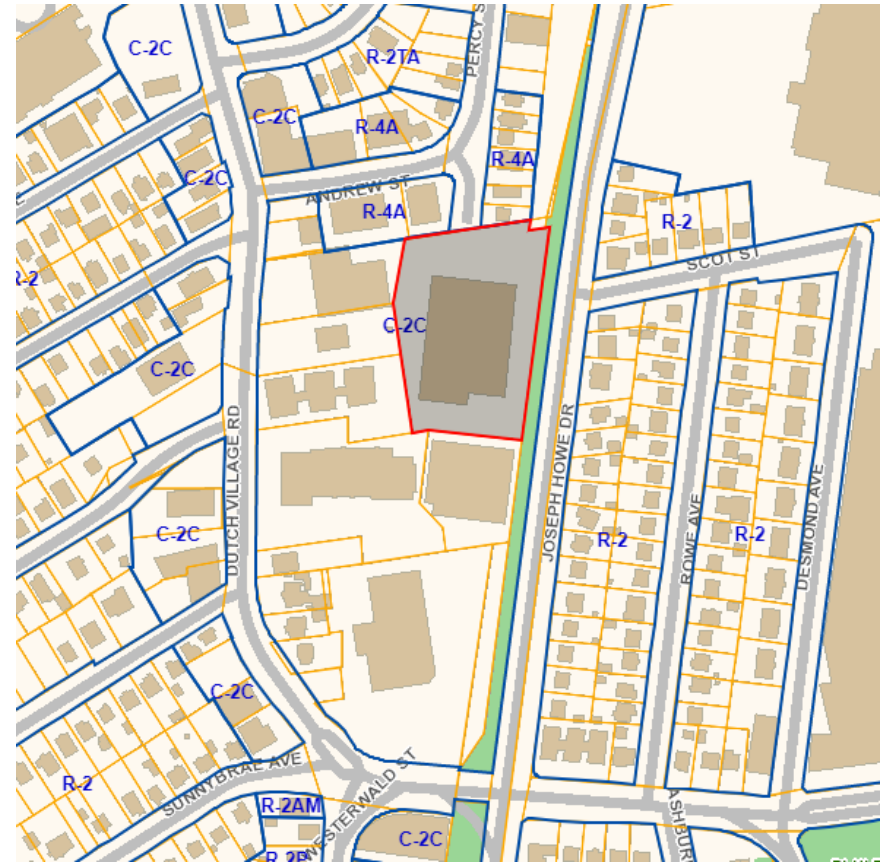


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10. Land Use By-law

Halifax Mainland LUB

- C-2C Zone, Fairview Area:
 - mixed-use zoning (commercial/ residential);
 - Low and mid-rise buildings as-of-right (permits only);
 - Buildings close to street, up to 3-5 storeys, then set back to height of 25.5 metres;
 - High-rise buildings (above 25.5m) by development agreement (up to 37.5m);
 - 12-storey buildings were considered maximum height.



11. MPS Amendment Considerations

- Proposed amendments to the Halifax Municipal Planning Strategy & Mainland Land Use By-law:
 - Changes only to “Area A” of the “Plan Dutch Village Road” area;
 - Minor overall height increase for rooftop features (mech/ elevator) up to 42 metres and maximum of 12 storeys;
 - Streetwall Height increase for grade issues and podium rooftop features, up to 20 metres and max. of 5 storeys; and
 - To clarify there will not be a building ‘streetwall’ nor limitations on surface parking abutting Percy Street.

12. Proposal Rendering



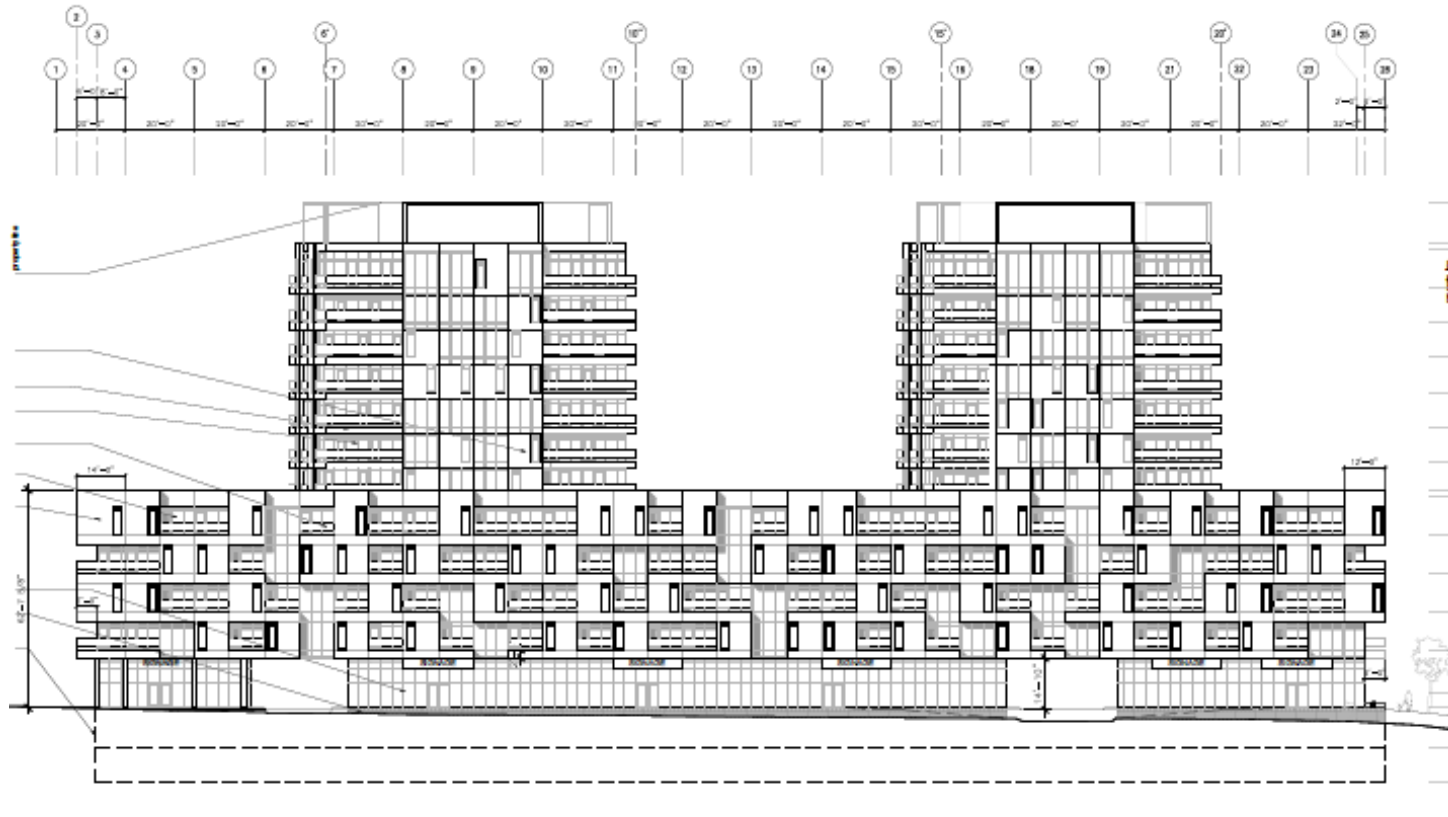
Proposed Development

HALIFAX

13. Proposal – Front Elevation



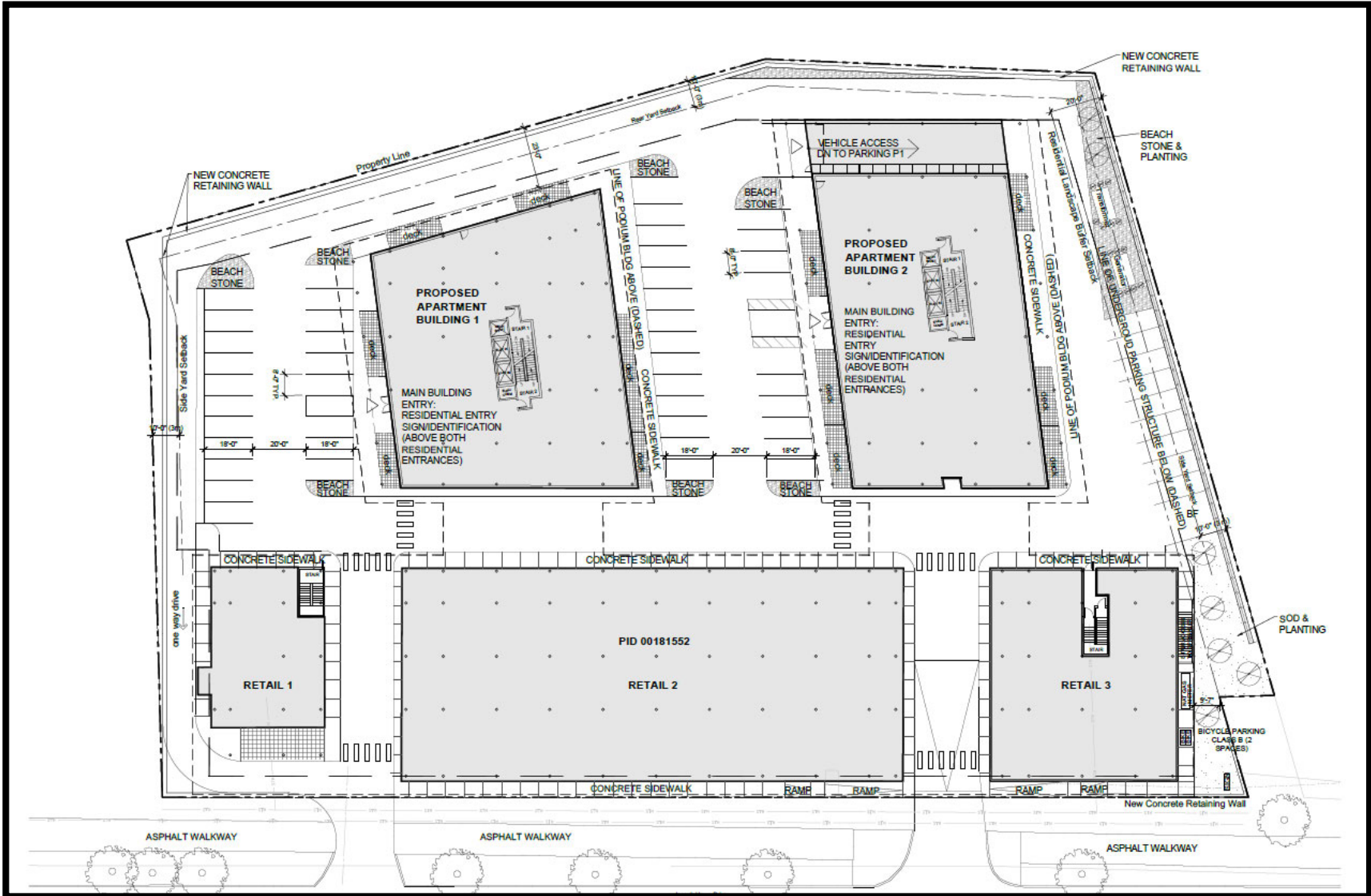
1 MODEL VIEW - EAST ELEVATION
NTS



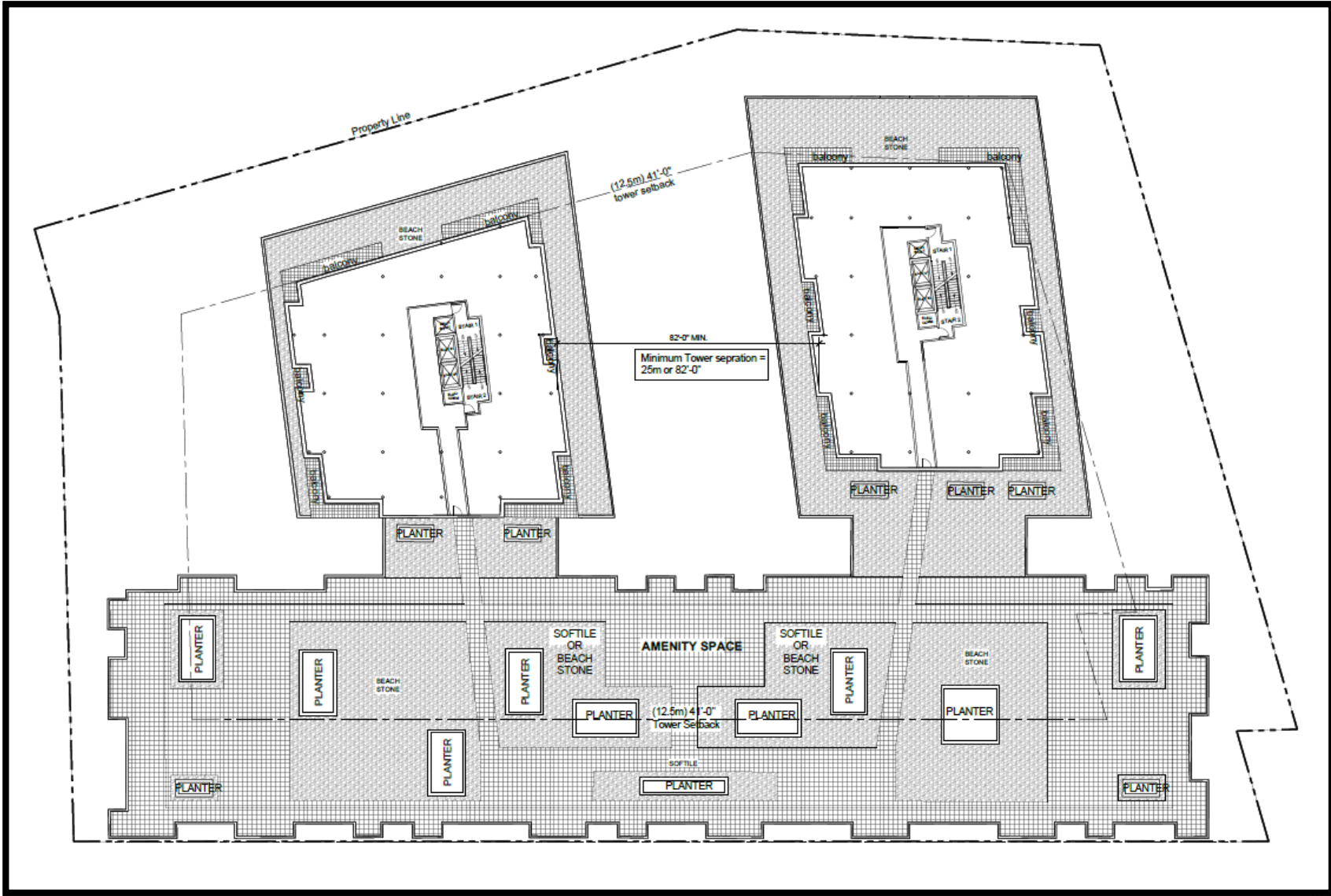
2 JOSEPH HOWE DRIVE (EAST) ELEVATION
1/8" = 1'-0"



14. Proposal – Site Plan



15. Proposal - Landscaping



16. Proposal - Materials



COMPOSITE ALUMINUM PANEL, WHITE



CURTAIN WALL SYSTEM, GLAZING



PRECAST CONCRETE, WHITE



BALCONY GUARD, GLASS, GRAY TINT



PRECAST CONCRETE, WHITE



COMPOSITE ALUMINUM PANEL, WHITE



PORCELAIN PANEL, WHITE



SHOULDICE MASONRY, GALAXY GRAY



BRICK, GRAY



STONE, GRAY



BALCONY GUARD, GLASS, GRAY TINT

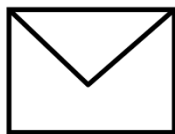


STRUCTURAL SILICONE GLAZING, GRAY TINT

17. Public Engagement Feedback

- Level of engagement completed was **consultation** achieved through public information meeting, website info, letters mailed to residents and on-site signs.
- Feedback from the community generally included the following:
 - Positive comments re: building design and appearance;
 - Ability of pedestrians to cut through the site is removed; and
 - Question regarding the timing of building construction.

Notifications
Mailed



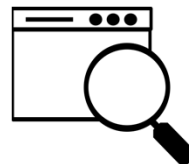
610

Meeting
Attendees



6

Webpage
Views



247

Letters/Emails
Received



1

18. Rationale for Policy Amendments

- Minor increase in Streetwall Height & Building Height:
 - No resulting increase in habitable floor area;
 - No increase in original number of storeys intended (4-5 storey streetwall, 12-storey towers)
 - Lack of flexibility re: sloping site conditions, required ground-floor heights and rooftop elements (arch./mech.);
- Percy Street frontage:
 - There was no intention to include a building 'streetwall' and limitations on surface parking in this location;
 - Substantial grade difference would pose difficulties; will instead be treated as a side property line.

19. Summary: Key Aspects of Proposed Development Agreement

- Height
 - Building height is limited to 12 storeys, streetwall limited to 5 storeys max.;
- Permitted Uses
 - Apartments, ground-floor (and possible 2nd floor) commercial uses, and accessory uses;
 - Drive-through restaurant permitted by agreement, but not permitted as-of-right (C-2C zone);
- Building and Site Design
 - “Base/ Middle/ Top” form of design is adhered to;

20. Summary: Key Aspects of Proposed Development Agreement

- Building and Site Design (cont')
 - Streetwall design – despite the long façade, the streetwall is segmented by recesses, projections, and vertical breaks;
- Landscaping
 - Requirements for landscaping on ground floor, 6th floor rooftop and tower rooftops;
- Exterior Materials
 - Materials include glass curtain/window wall, aluminum panels and porcelain or pre-cast panels;
- Non-Substantive Amendments
 - for changes to signs, parking requirements, and commencement & completion dates.

21. Process if Council were to Approve the Amendments

1. Joint Public Hearing for both the Municipal Planning Strategy amendments AND the Development Agreement
2. Regional Council approve the proposed amendments to the Municipal Planning Strategy
3. Province of Nova Scotia review and approval of the amendments
4. Supplementary Report to Community Council
5. Community Council consideration and approval of the Development Agreement

22. Staff Recommendation

Staff recommend that Regional Council:

1. Approve the proposed amendments to the Halifax MPS and Halifax Mainland LUB as set out in Attachments A & B of the staff report dated February 12, 2020.

The background of the slide features a large, stylized 'H' shape. The top-right portion of the 'H' is a dark blue triangle containing the word 'HALIFAX' in white, bold, sans-serif capital letters. The bottom-right portion is a lighter blue triangle. The rest of the 'H' shape is white, creating a negative space for the 'Thank You' text.

HALIFAX

Thank You