

Case 20761

Municipal Planning Strategy/Land
Use By-law Amendments and
Development Agreement

Robie, College and Carlton Streets

Halifax Peninsula PAC

August 24, 2020

Background:

- August 1, 2017: Regional Council directs staff to continue to process site-specific MPS amendment.
- June 4, 2018: Public Information Meeting held by HPPAC.
- August 20/September 24, 2018: Reviewed by HPPAC.
- January 29, 2019: Regional Council approves substantial alterations requests for heritage properties on subject site.
- **July 15, 2019: Regional Council approves specific planning policy for subject site.**
- September 2019: Council approves Centre Plan (Package A) and requires that applicant proceed to public hearing stage within 2 years of approval of Centre Plan.

Applicant Proposal

Applicant: Zwicker Zareski Architecture and Planning (ZZap), on behalf of 3088962 Nova Scotia Limited.

Location: Robie, College and Carlton Streets, Halifax.

Proposal: 29 and 28 storey mixed-use development.

- Phase 1: Reconfiguration and relocation of existing dwellings to accommodate 34 residential units;
- Phase 2: Mixed-use high-rise (29 and 28 storeys) consisting of 577 residential units, 12,500 ft² of ground floor commercial space; 30,500 ft² of underground commercial space and 6 levels of underground parking for approximately 511 vehicles.

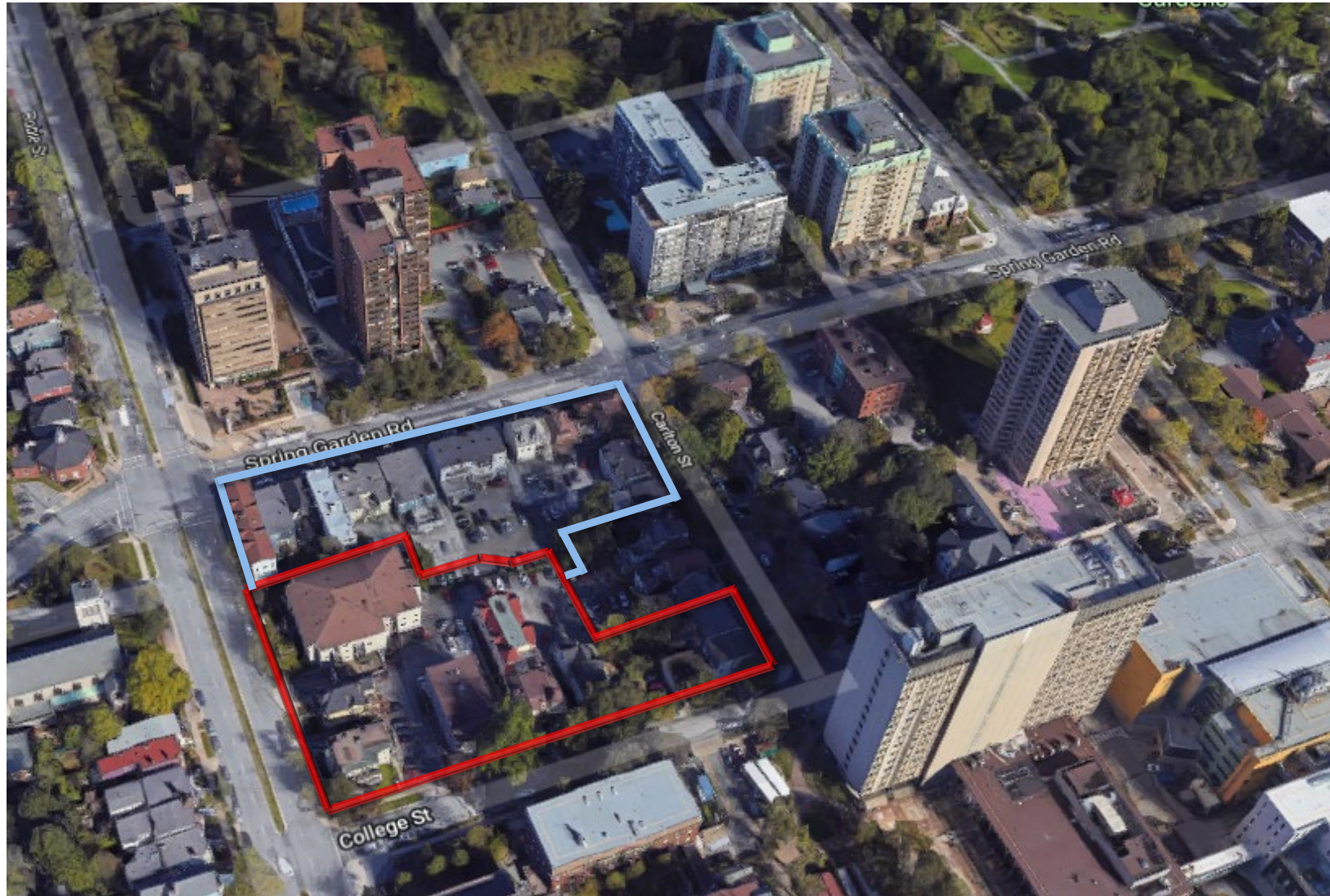


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Site Context



Site Context



Site Context

6



Subject site looking southeast from Robie Street.

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Site Context

7



Subject site looking northeast from Robie Street.

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Site Context

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Subject site looking northeast from College Street.

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Site Context

9



Subject site looking northeast from College Street.

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Site Context

10



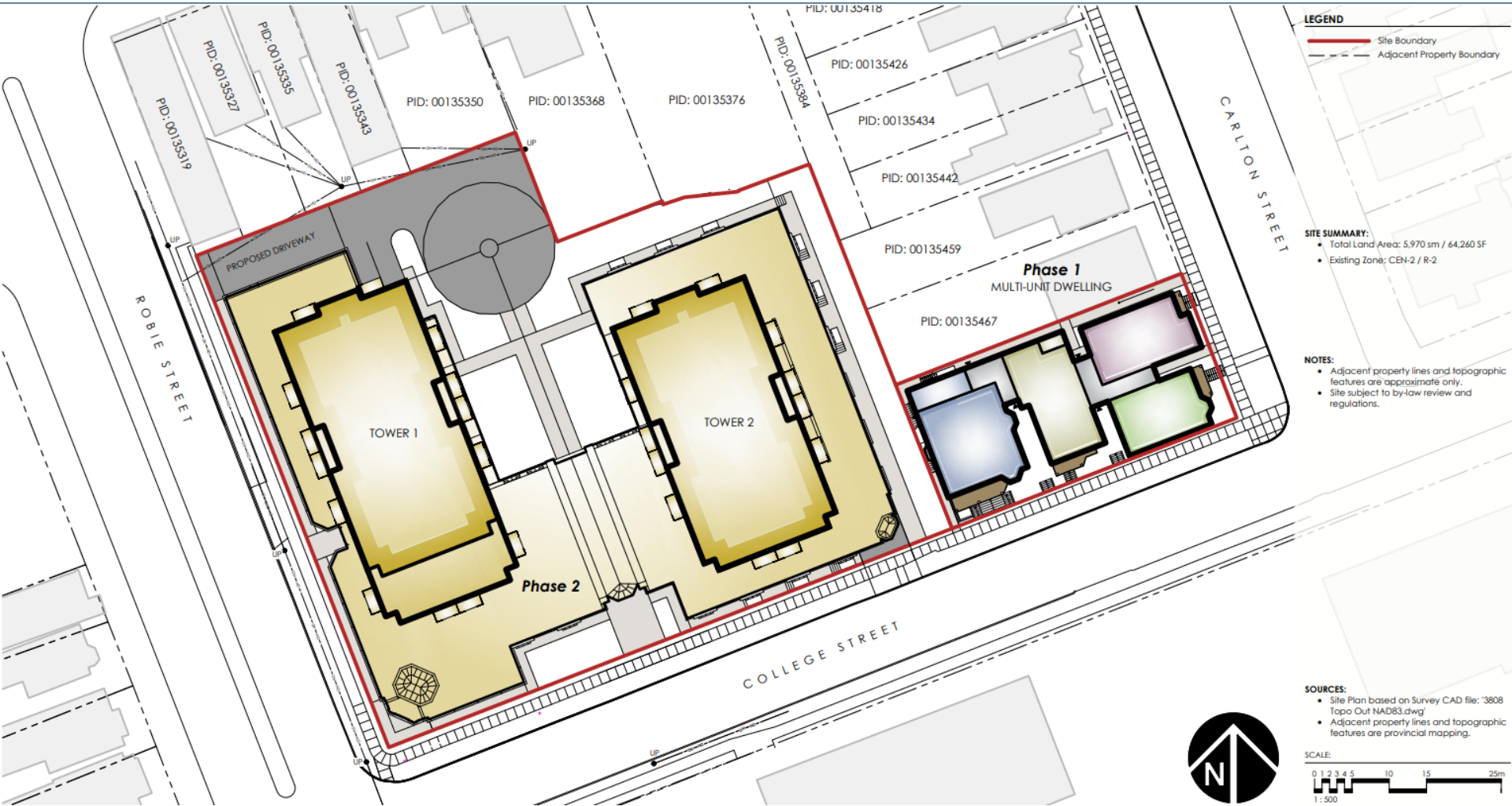
Subject site looking west from College Street.

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Subject site looking west from Carlton Street.

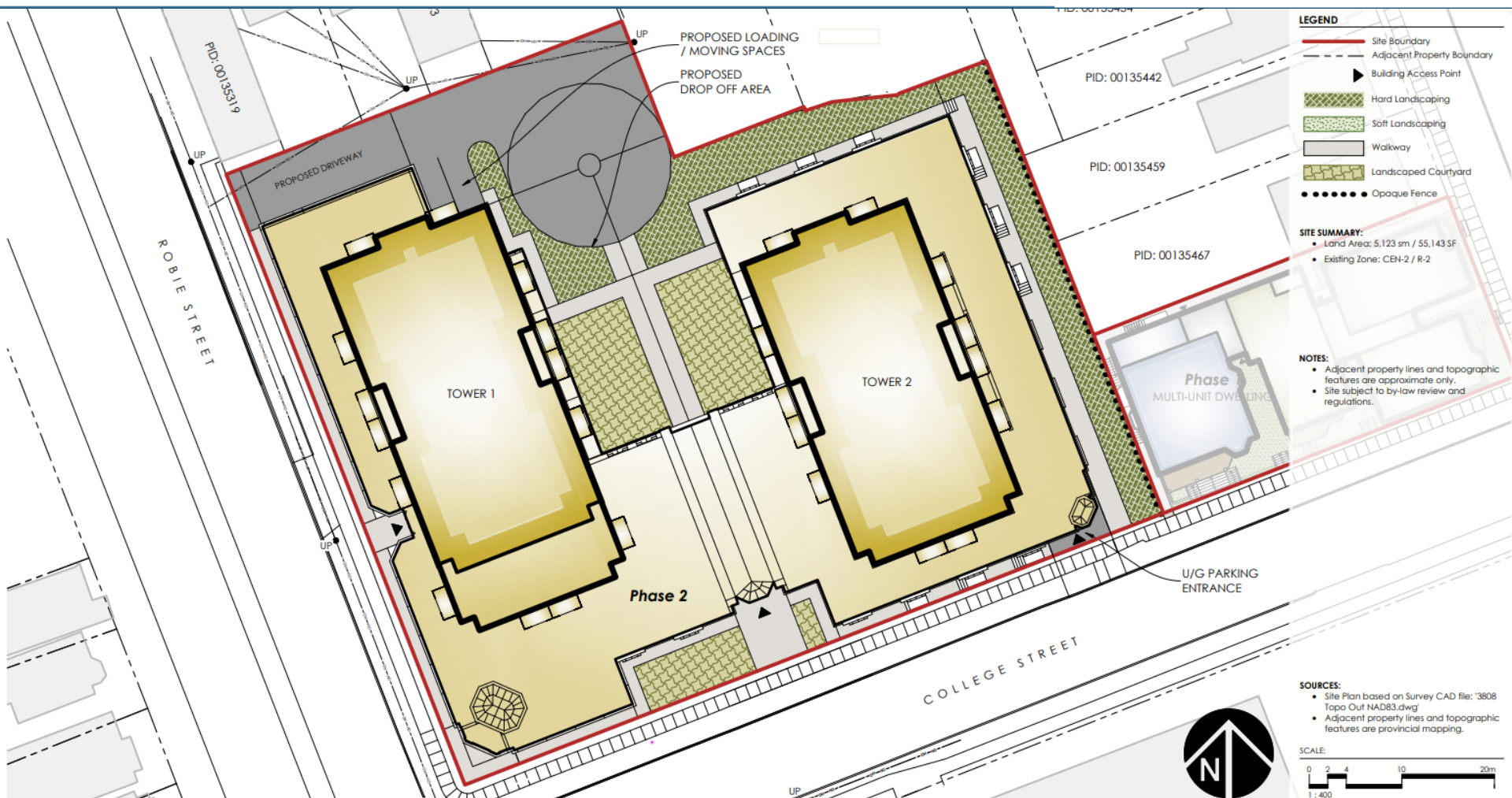
Proposal Details



Proposed Site Plan

Proposal Details

13



Proposed Preliminary Landscaping Plan

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Proposal Details

14

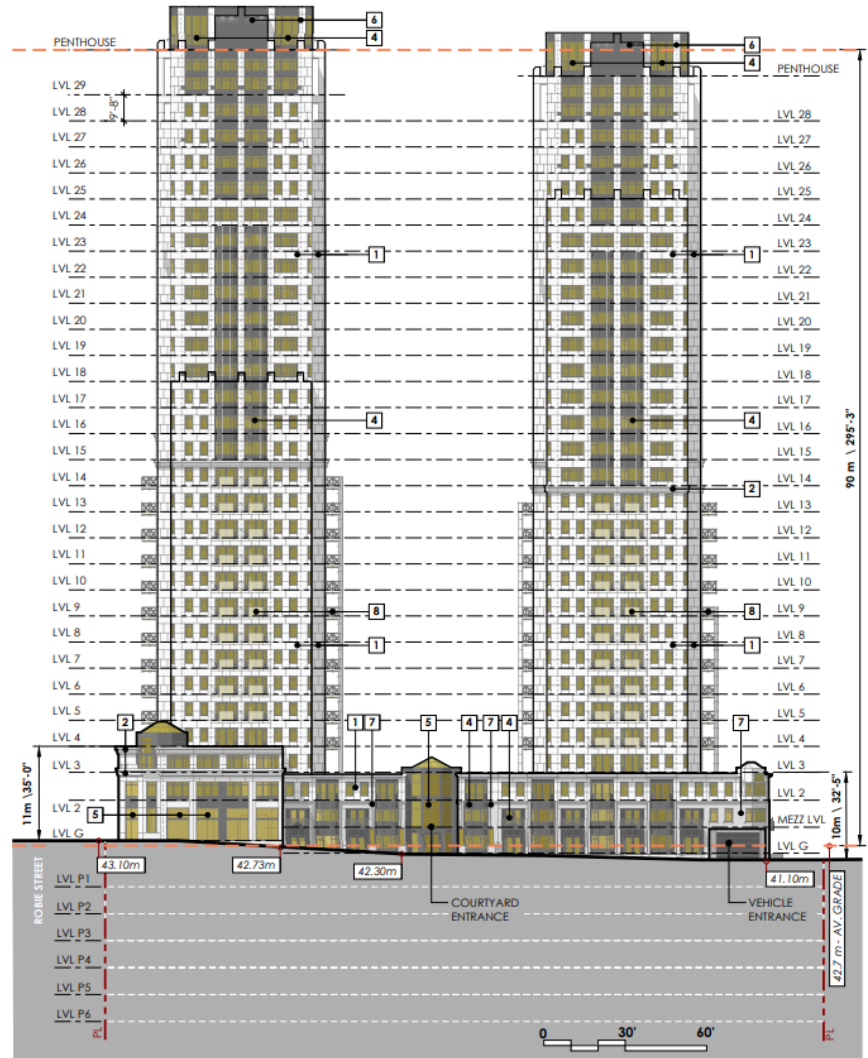


Proposed Building Elevation (Phase 1)

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Proposal Details

EXTERIOR MATERIALS LEGEND	
1	PRECAST CONCRETE PANEL
2	PRECAST CORNICE
3	PRECAST PLASTER
4	ALUMINUM CURTAIN WALL
5	HIGH TRANSPARENCY STOREFRONT GLASS
6	ALUMINUM COMPOSITE PANEL
7	MASONRY VENNEER
8	ALUMINUM FRAMED GLASS GUARD

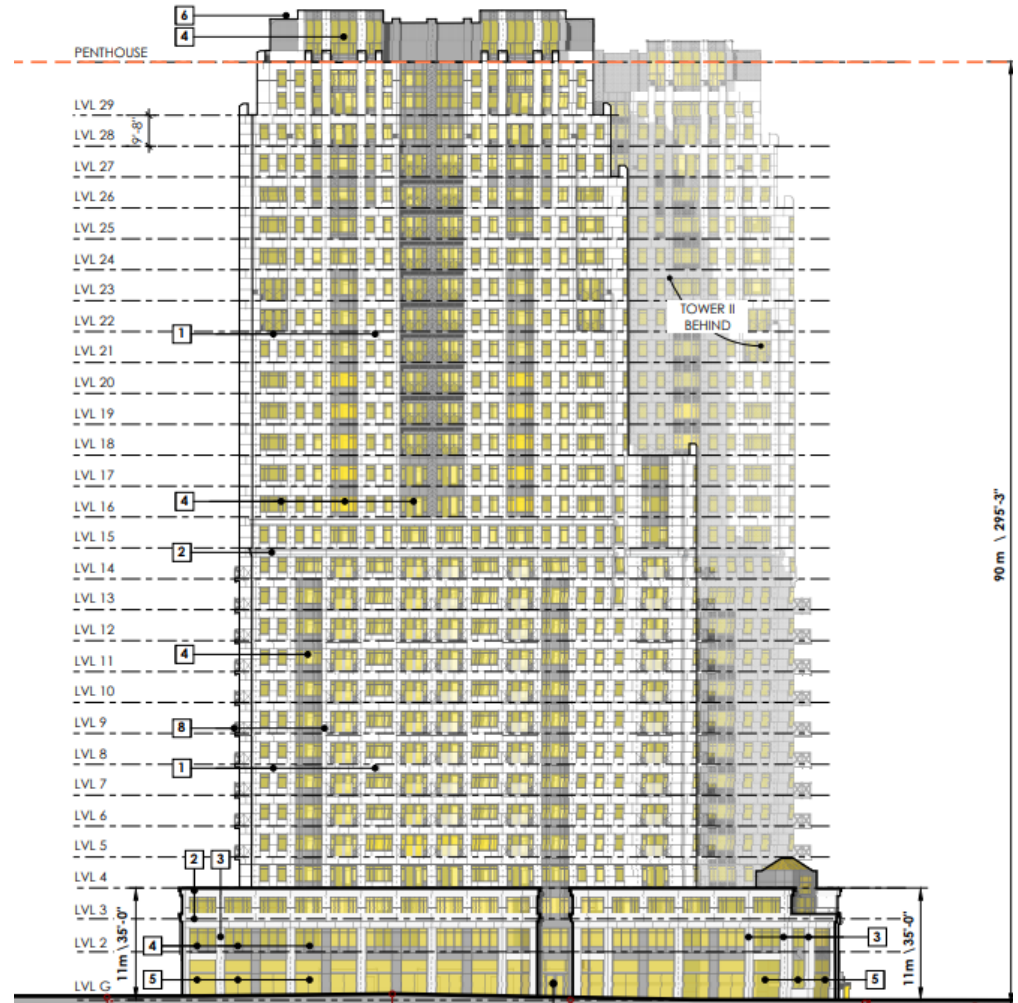


Proposed Building Elevation
(Phase 2) – College Street

Proposal Details

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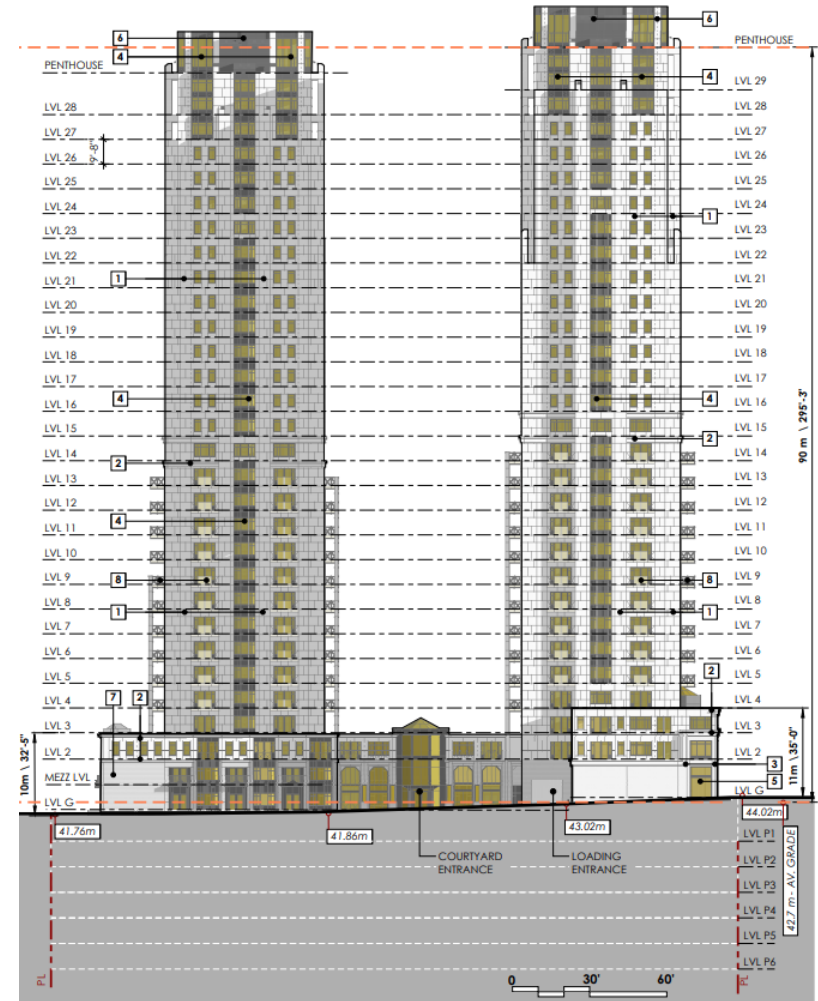
EXTERIOR MATERIALS LEGEND	
1	PRECAST CONCRETE PANEL
2	PRECAST CORNICE
3	PRECAST PILASTER
4	ALUMINUM CURTAIN WALL
5	HIGH TRANSPARENCY STOREFRONT GLASS
6	ALUMINUM COMPOSITE PANEL
7	MASONRY VENEER
8	ALUMINUM FRAMED GLASS GUARD



Proposed Building Elevation
(Phase 2) – Robie Street

Proposal Details

EXTERIOR MATERIALS LEGEND	
1	PRECAST CONCRETE PANEL
2	PRECAST CORNICE
3	PRECAST PILASTER
4	ALUMINUM CURTAIN WALL
5	HIGH TRANSPARENCY STOREFRONT GLASS
6	ALUMINUM COMPOSITE PANEL
7	MASONRY VENEER
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Proposed Northwest Building
Elevation (Phase 2)

Proposal Details

EXTERIOR MATERIALS LEGEND	
1	PRECAST CONCRETE PANEL
2	PRECAST CORNICE
3	PRECAST PILASTER
4	ALUMINUM CURTAIN WALL
5	HIGH TRANSPARENCY STOREFRONT GLASS
6	ALUMINUM COMPOSITE PANEL
7	MASONRY VENNEER
8	ALUMINUM FRAMED GLASS GUARD



Proposed Northeast Building Elevation (Phase 2)

Proposal Details



Robie Street View

Proposal Details

20



College and Robie Street View

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Proposal Details

21



College Street View

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Proposal Details



College Street View

Proposal Details

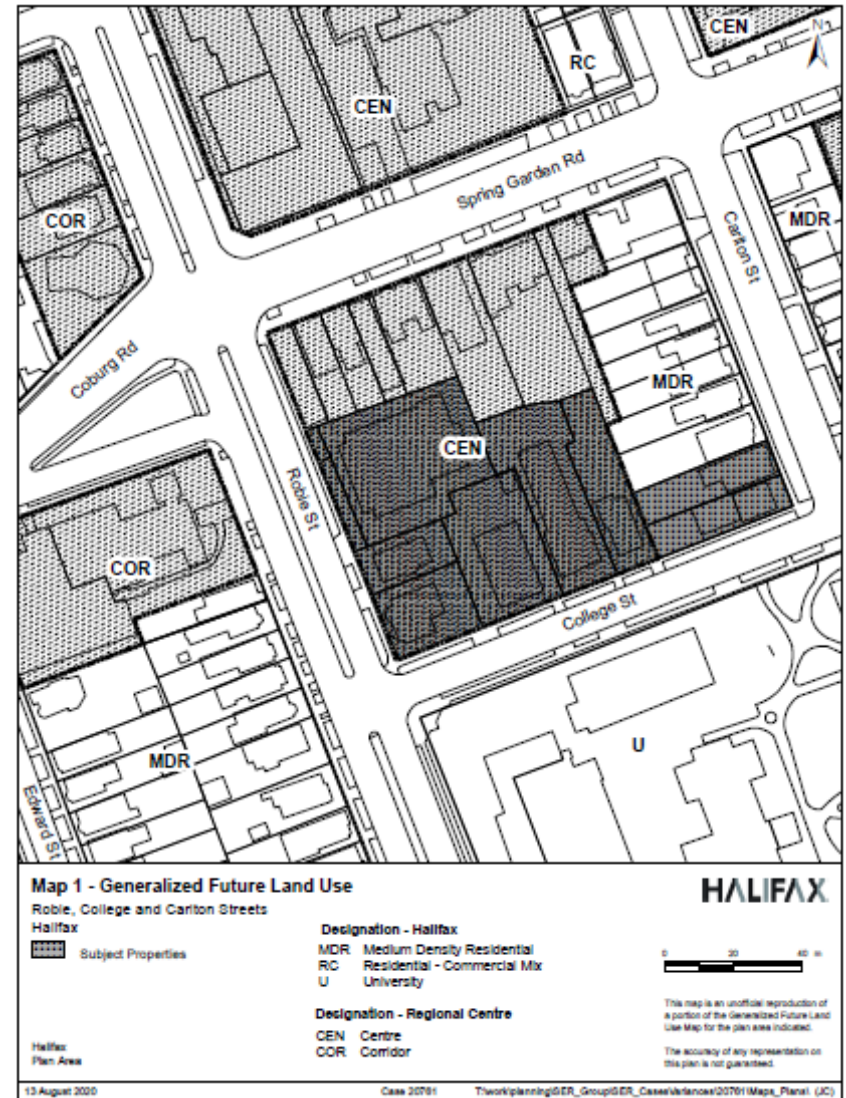


College and Carlton Street View

Planning Policy

Halifax Municipal Planning Strategy

- Designated Centre (CEN) and Medium Density Residential (MDR)
- Site-Specific Planning Policy approved by Regional Council on July 15, 2019.

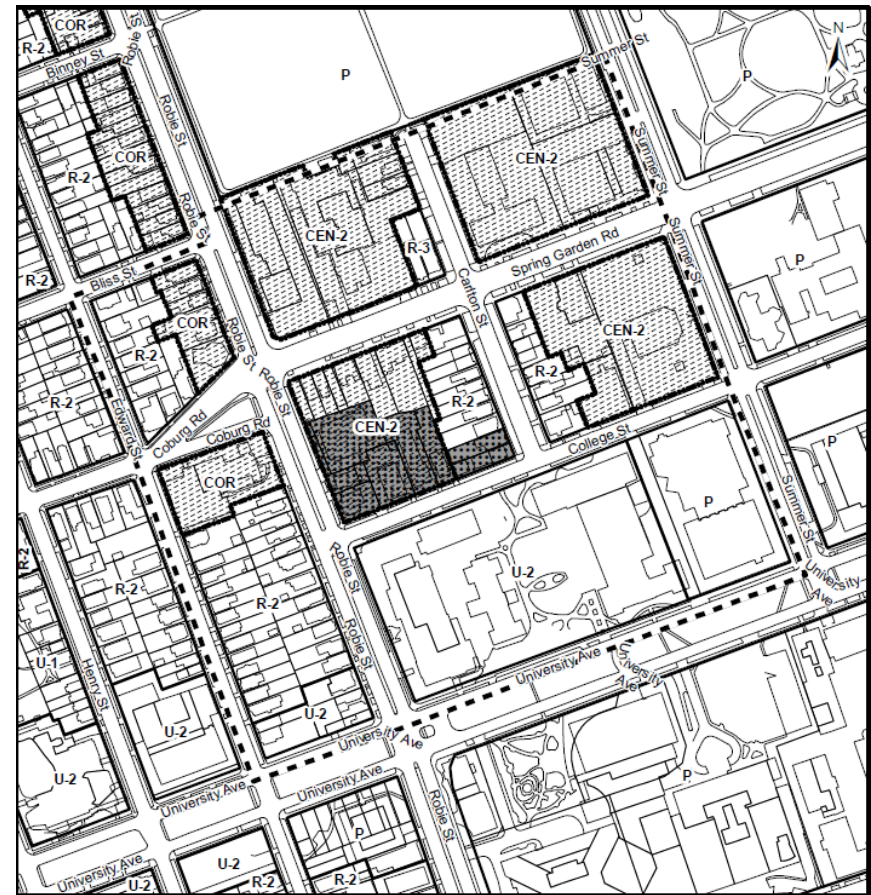


Land Use By-law

Halifax Peninsula LUB



- Existing use:
 - 6 residential properties, including 1 registered municipal heritage property (5969 College Street)

- Zoned CEN-2 (Centre 2) and R-2 (General Residential)



Map 2 - Zoning

Robie, College and Carlton Streets
Halifax

-  Subject Properties
-  Area of Notification

Halifax Peninsula Land
Use By-Law Area

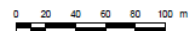
Zone - Halifax

- R-2 General Residential
- R-3 Multiple Dwelling
- U-2 High-Density University
- P Park and Institutional

Zone - Regional Centre

- CEN-2 Centre 2
- COR Corridor

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This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Public engagement completed:

- Public open house (December 7, 2016);
- Webpage;
- Signage; and
- Public meeting hosted by HPPAC (June 4, 2018).

Feedback from the community:

- Building is too large / dense for the subject site;
- Offers insufficient transition to neighbouring low density development;
- Concerns regarding infrastructure capacity;
- Concerns regarding wind and traffic impacts;
- Both Case 20218 and 20761 should be considered in tandem; and
- Some support for the proposed development.

On September 24, 2018 Halifax Peninsula Planning Advisory Committee (HPPAC) recommended that Halifax & West Community Council (HWCC) proceed with the approval of the policy proposal.

HPPAC provided the following comments:

- Values increased density development in the area;
- Concern about the 26 storey tower height and the overall visual mass of the building and recommends the tower heights conform to current and emerging Centre Plan guidelines;
- Recommend that the 4-storey streetwall along Robie and College Streets be reduced to 3 storeys to better suit the neighbourhood context;
- Appreciates promised effort to maintain and/or restore heritage buildings;
- Recommends a qualitative wind study and joint shadow study be completed for impacts of both proposals combined; and
- Encourages planning staff to use all available tools to maximize affordable housing within the development.

- Towers up to 90 metres in height and 750 square metres in size;
- Streetwalls and building podiums measuring between 13 metres and 16 metres in height;
- A total floor area ratio (FAR) of 8.0; and
- Prescribed setback distances from registered heritage properties located along College Street and Carlton Street.
- Regulate streetwall massing and external building design;
- Consider environmental factors, including sun/shadow and wind;
- Impact of traffic generation, access/egress from the site and parking; and
- Consideration that development be sensitive and complementary to abutting heritage properties (Regional Plan Policy CH-16).

In preparing the recommendation to Halifax and West Community Council, the Committee is asked to review the proposed development with regard to the following:

- Compatibility and Impact on adjacent properties (including existing heritage resources);
- The provision of appropriate changes in building size and massing, to create appropriate transitions to surrounding built forms;
- Traffic impacts;
- Landscaping and buffering along the proposed east lot line or any property boundaries which abut a registered heritage property;
- Proposed indoor and outdoor amenity space for on-site residents; and
- The planning principles of *transition, pedestrian-oriented, human-scale, building design and context sensitive*, as identified in the existing site-specific plan policy.

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