

HALIFAX

Case 22332

Municipal Planning Strategy Amendments for
the R-4 Zone along Dunbrack and Willet Streets

Halifax and West Community Council,
December 9, 2020

The Proposal





COVINGTON

CHELSEA LANE

97

96

95

WILLETT STREET

91.1

DUNBRACK STREET

PARKDALE CRESCENT

105

103

102

101

100

99

98

97

96

95

7 TOWNHOUSES
2 STOREYS

8 TOWNHOUSES
2 STOREYS

2 TOWNHOUSES
2 STOREYS

LOADING
TOWER 3
8 STOREYS

ENTRANCE
PORTA COCHERE
ENTRANCE
TOWER 2
13 STOREYS

LOADING
TOWER 1
18 STOREYS

EXISTING TREES TO REMAIN

EXISTING TREES TO REMAIN

MAMP ON TO PARKING

ENTRANCE

ENTRANCE

GARDENS

MOVERS

GARDENS

FEATURE

BUS STOP

16700

12900

10900

6000

10900

26900

20900

26900

20900

26900

20900

6000

20000

6000

10400

12000

6000

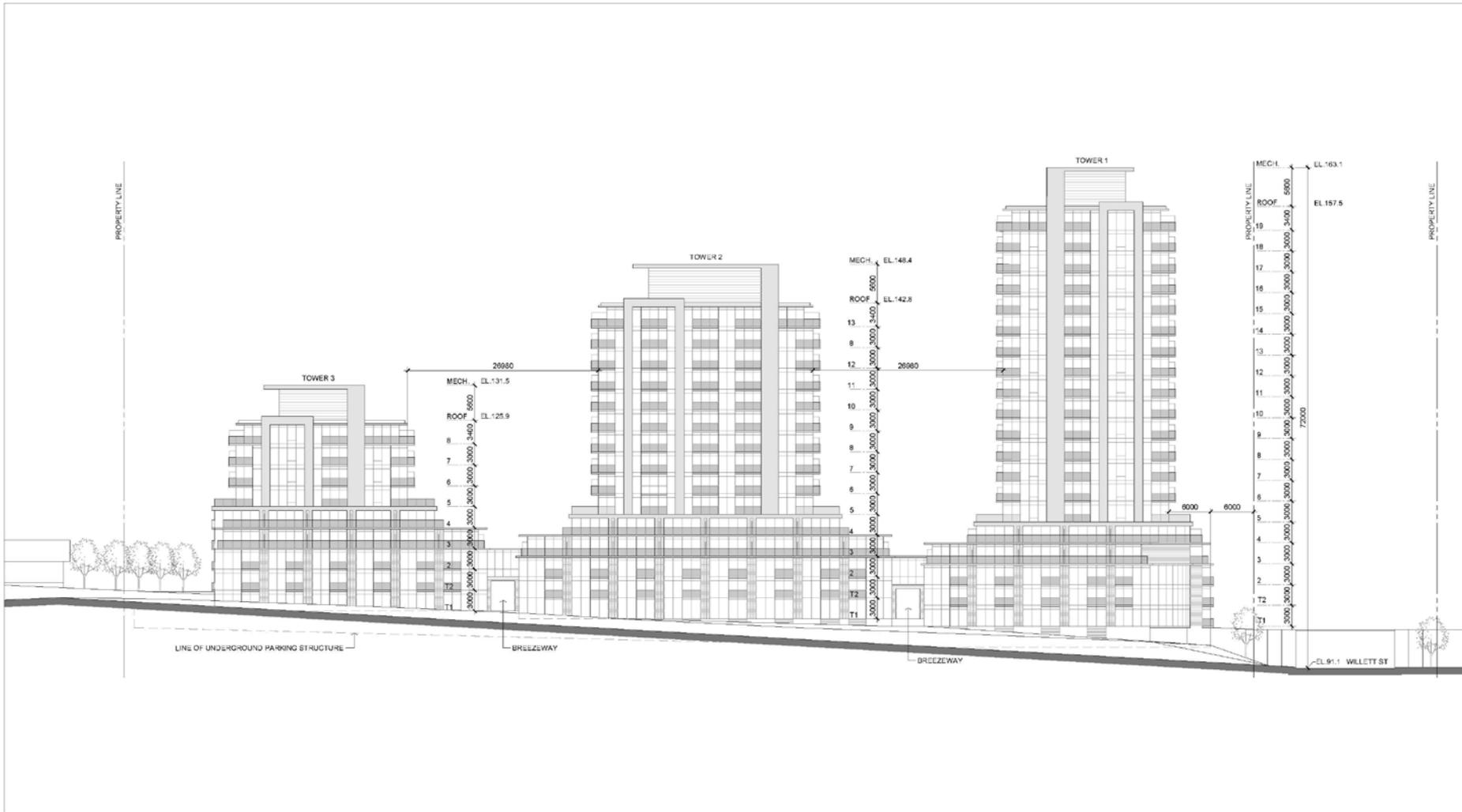
8000

42000

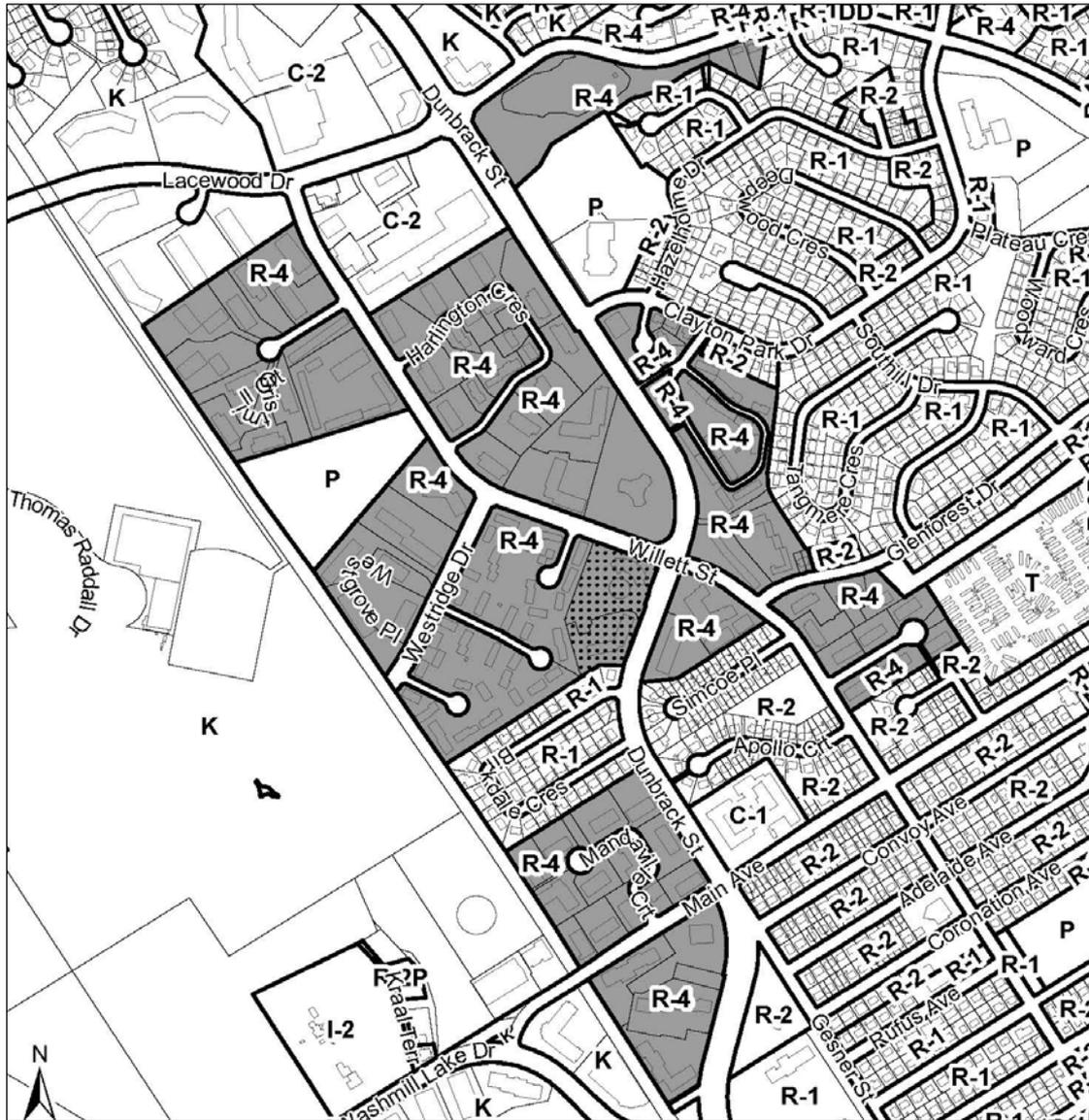
8000

4500

4000



Study Area



Study Area







NO STOPPING
ANY TIME

50





E-11

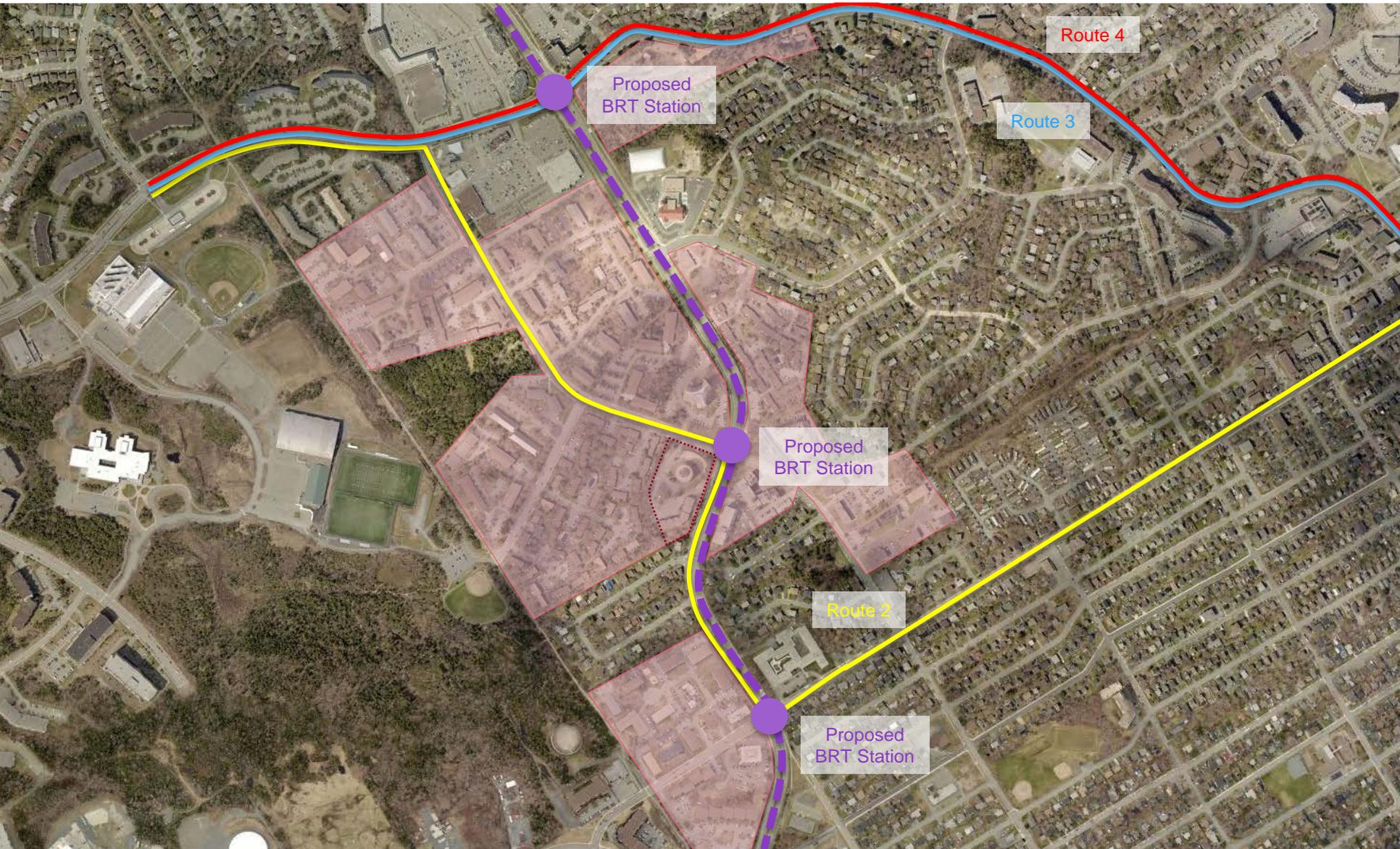
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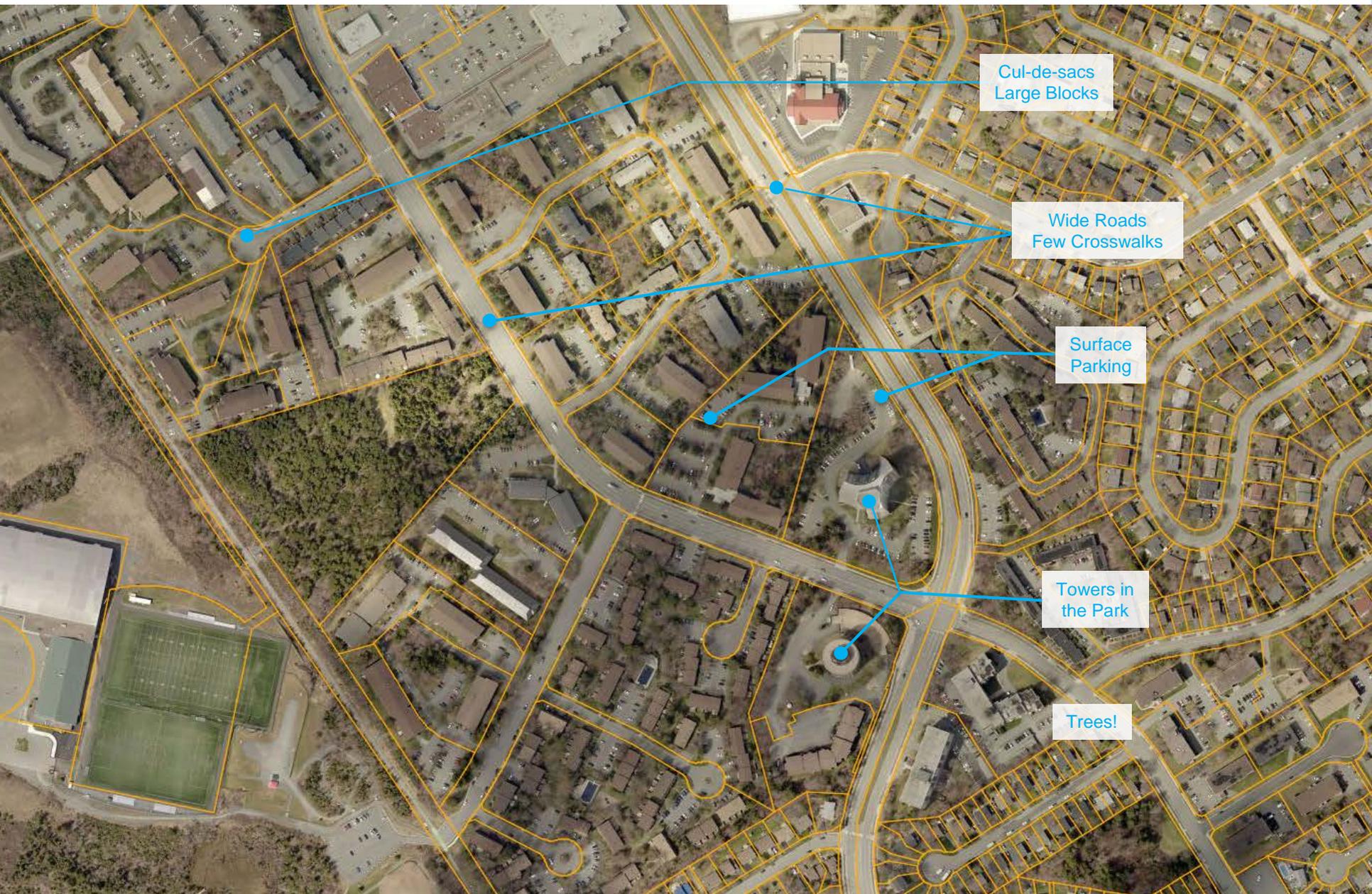
Study Area - Walkability



Study Area - Transit



Study Area – Built Form



Cul-de-sacs
Large Blocks

Wide Roads
Few Crosswalks

Surface
Parking

Towers in
the Park

Trees!

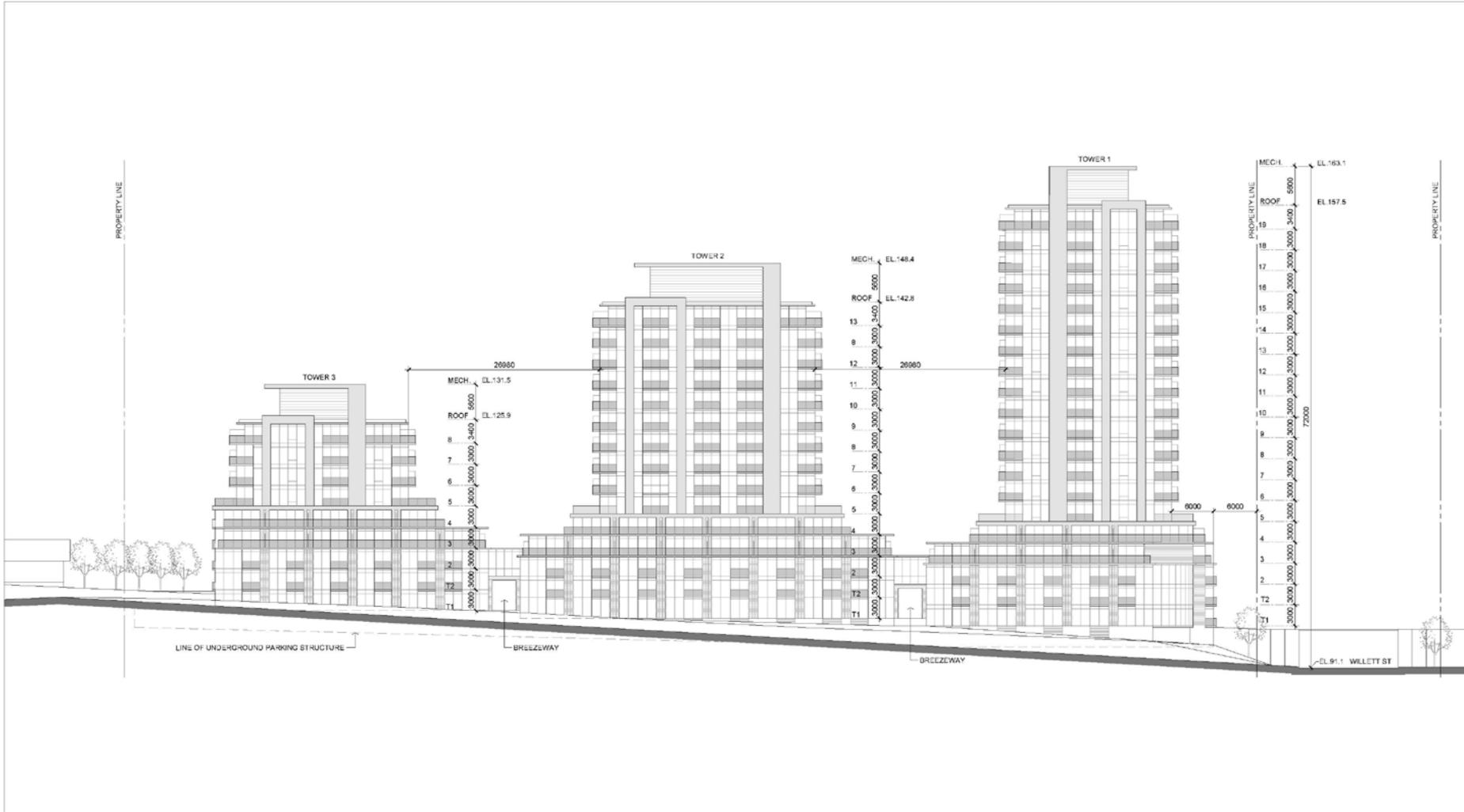
Study Area: Opportunities

- Near services and commercial uses
- Near parks, recreation and schools
- Frequent, all-day transit
- Plans for rapid transit
- Aging housing stock – redevelopment
- Large setbacks – space to build

Study Area: Concerns

- Single-use clusters
- Large blocks
- Wide streets
- Large setbacks – lack of enclosure
- Aging housing stock – displacement
- School capacity

Public Engagement



Public Feedback

Most people were concerned about:

- spill-over parking onto local residential streets, and most people did not support parking requirements below one space per unit;
- current and future traffic volumes at a busy intersection;
- tall buildings casting shadows, especially on private yards and public parks;
- the proposed density, as it was much too high for the area; and
- the potential for similar proposals and more development in the future.

Some people were:

- supportive of redevelopment in the area, but at a more moderate density than what was proposed (517 units were proposed at 210/ 214 Willett Street);
- concerned about development leading to evictions and higher rents;
- supportive of more uses and services in the area;
- concerned about local school capacity; and
- concerned about buffers between larger buildings and low-density housing.

Recommended Approach: New Designation

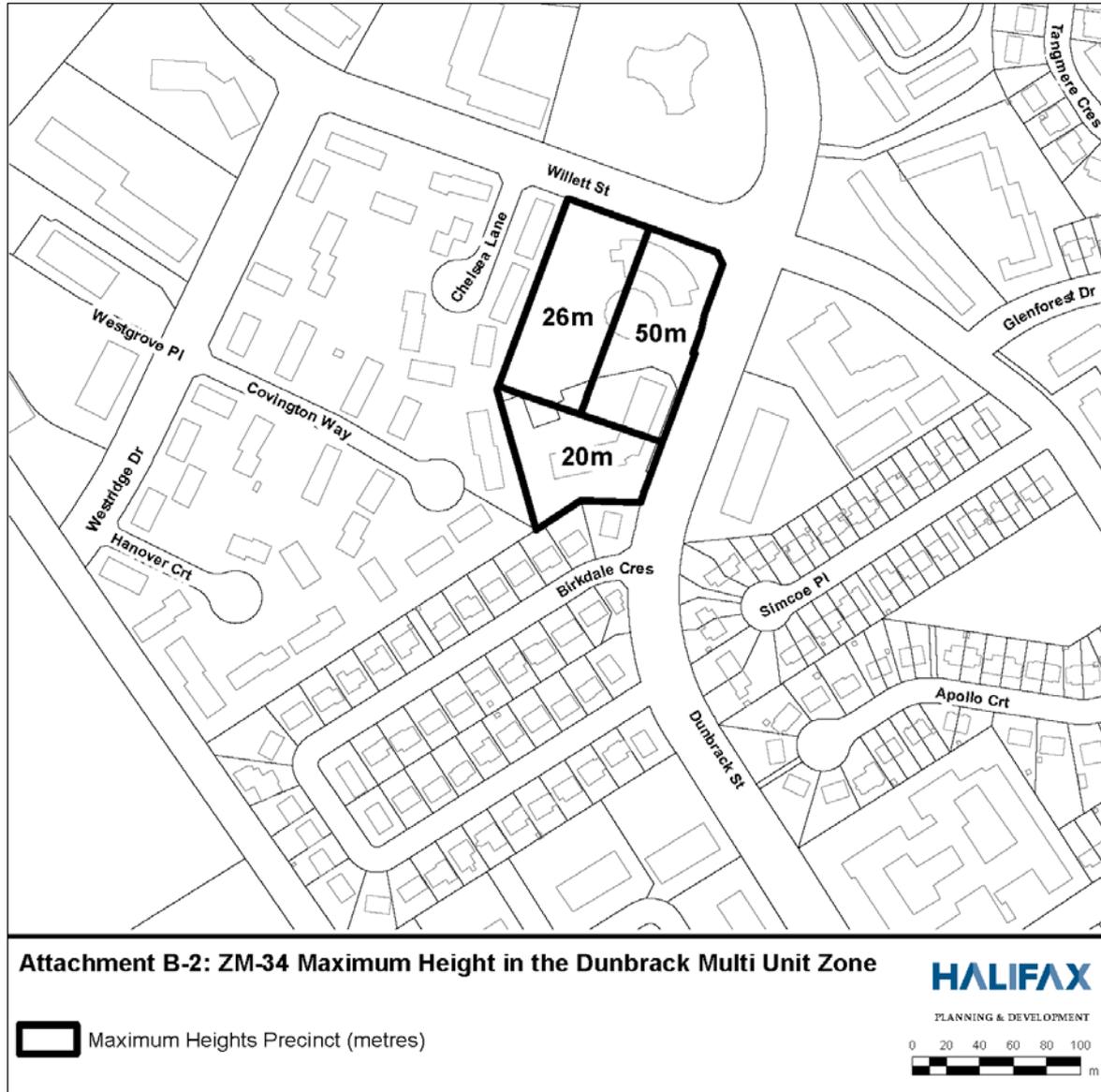


Recommended Approach: New Zoning



-  Area proposed to be rezoned from R-4 (Multiple Dwelling) to R-2T (Townhouse)
-  Area proposed to be rezoned from R-4 (Multiple Dwelling) to Proposed Zone R-4B (Dunbrack Multi-Unit)
-  Area proposed to be rezoned from R-4 (Multiple Dwelling) to R-1 (Single Family Dwelling)
-  Area proposed to be rezoned from R-4 (Multiple Dwelling) to P (Park and Institutional)

Recommended Approach: New Zoning



Recommended Approach: New Zoning

Max Tower Width: 35 m

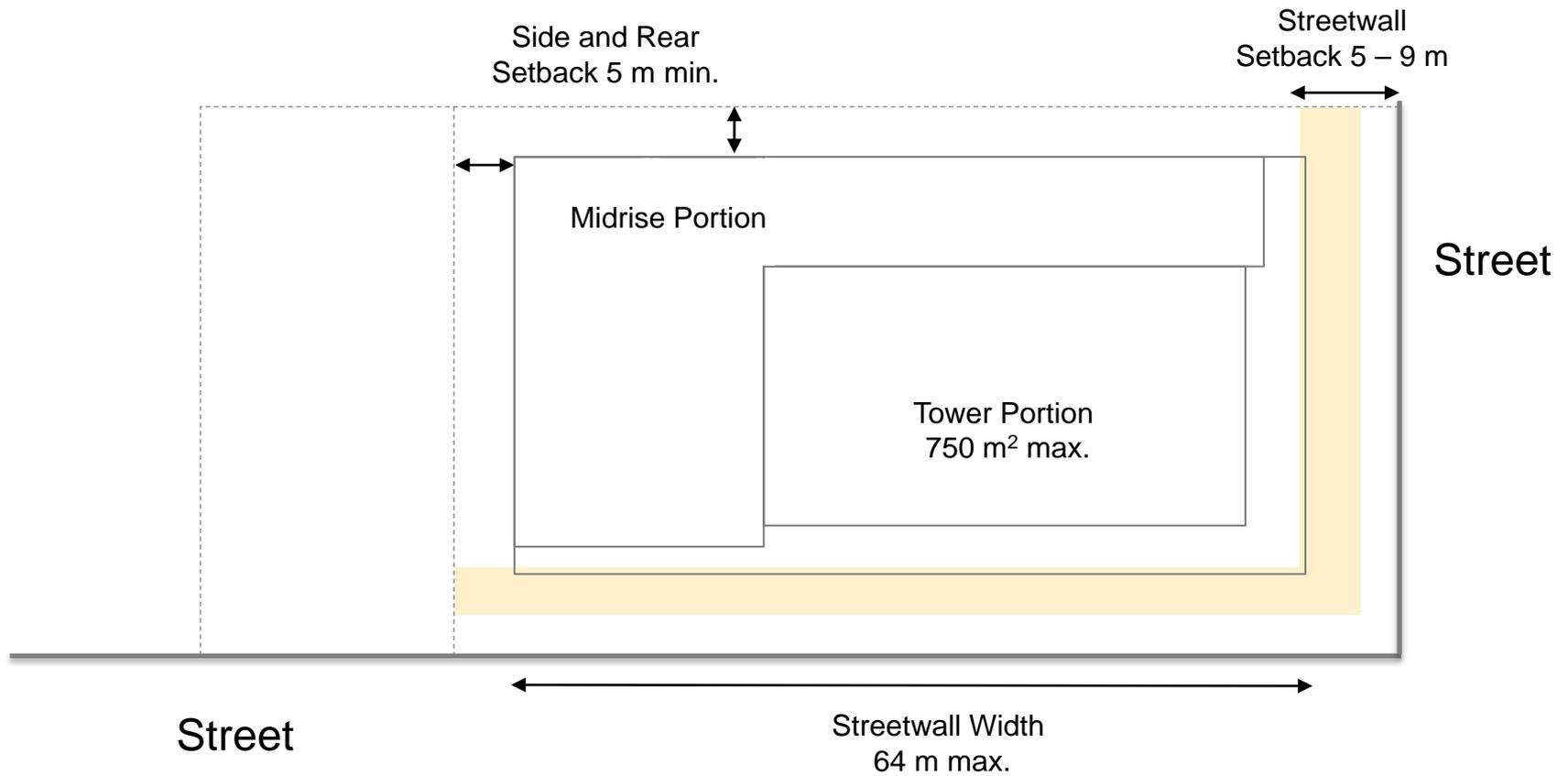
Penthouse

Tower Portion	15
	14
	13
	12
	11
	10
	9
Midrise Portion	8
	7
	6
	5
	4
Streetwall Height	3
	2
	1

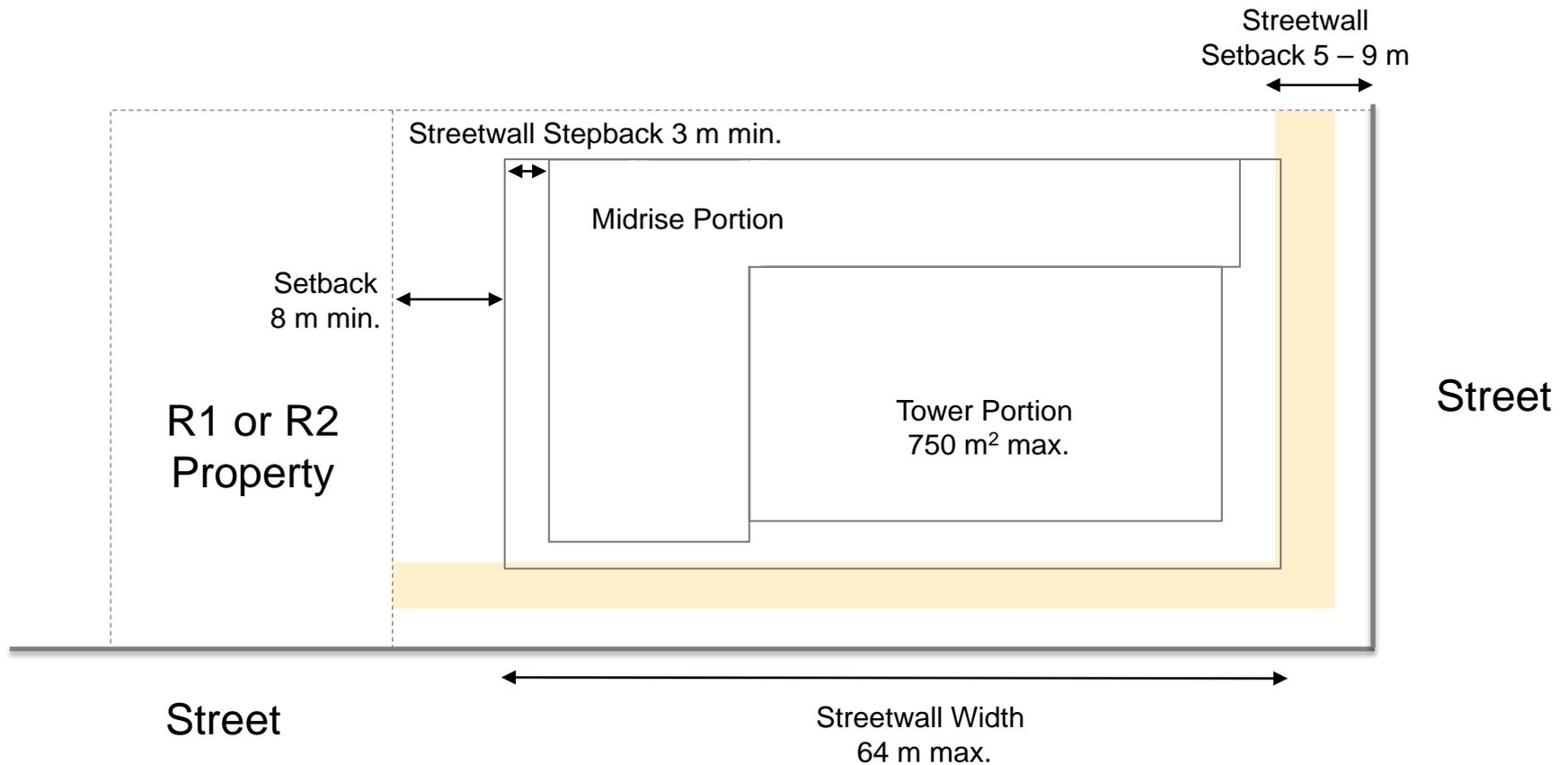
Street

Streetwall
Stepback
4.5 metres min.

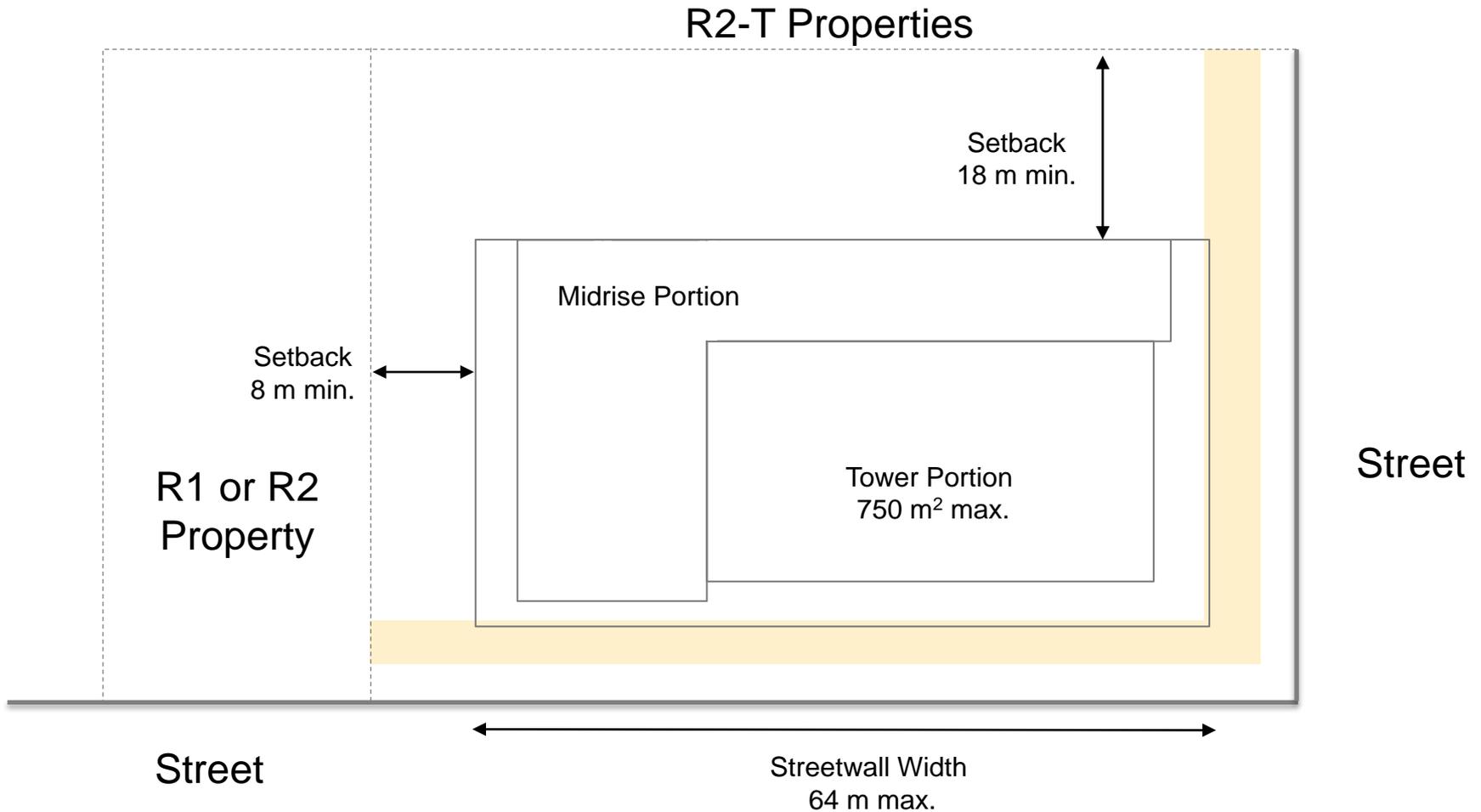
Recommended Approach: New Zoning



Recommended Approach: New Zoning



Recommended Approach: New Zoning Specific to 210 & 214 Willett Street



210 & 214 Willett Street – Latest Design









Other Projects

Project	Units	Density (units/ ha)	Description
Boss Plaza	130	68	Three 8-storey buildings
St. Lawrence Place	133	187	13-storey building
Joe Howe - McFatridge	105	210	7-storey building
Willett – Dunbrack	550	323	Two 17-storey buildings
Joe Howe - Scot	324	348	Two 12-storey towers on a podium
Dutch Village - Westerwald	55	433	6-storey building
Horizon Court	214	143	9-storey building
Herring Cove Road - Sussex	60	250	7-storey building
Long Lake Village	55	203	10-storey buildings
MicMac Boulevard	150	340	15-storey building
Rockingham South	974	43	Site Density – Mid-rises
Regency Park	1216	87	Site Density – Mid-rises
Seton Ridge	3000	102	Neighbourhood Density

Staff Recommendation

That Halifax and West Community Council:

1. Recommend that Regional Council give First Reading to consider the proposed amendments to:
 - a) create a new designation and zone to permit high density redevelopment near Dunbrack and Willett Streets;
 - b) to amend the zoning for low-density residential properties to better match existing development; and
 - c) and to rezone parkland to the Park and Institutional Zone.

HALIFAX

Thank You

Floorplate: about 800 metres square



Floorplate: about 900 metres square



Floorplate: about 1,200 metres square



Floorplate: about 1,400 metres square



Floorplate: about 1,750 metres square



Floorplate: about 1,900 metres square

