

Heritage Advisory Committee: Case 20761

Development agreement application to permit a high-density mixed-use development at Robie Street, College Street and Carlton Street, Halifax

June 23, 2021

Slide 1

Applicant Proposal

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

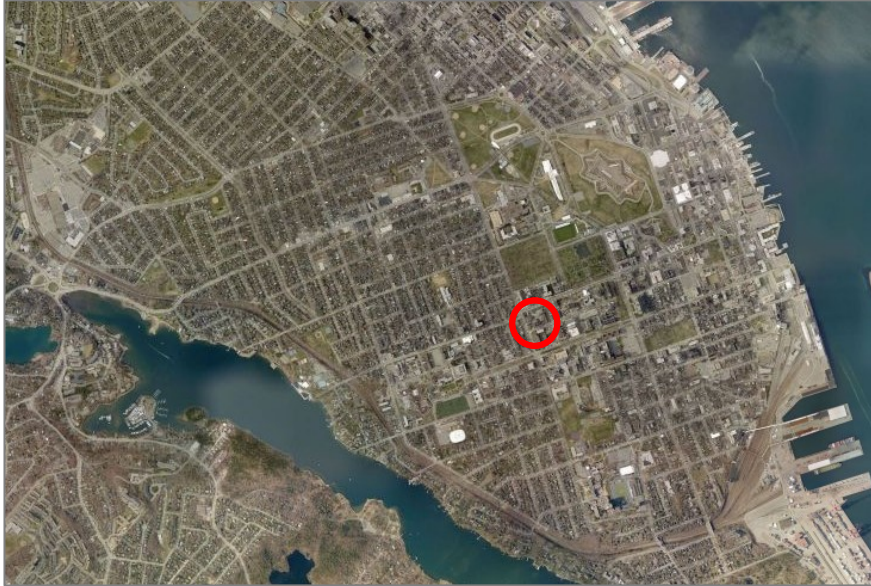
Location: Robie Street, College Street and Carlton Street, Halifax.

Proposal: enter into a development agreement to:

- I. Complete a series of previously approved substantial alterations, including relocation of an existing heritage building and another building with heritage value to the rear yards of 1452 and 1456 Carlton Street; and
- II. Develop a 29 storey/90 metre (plus penthouse) and 28 storey/87 metre tower (plus penthouse) mixed-use building.



Site Context

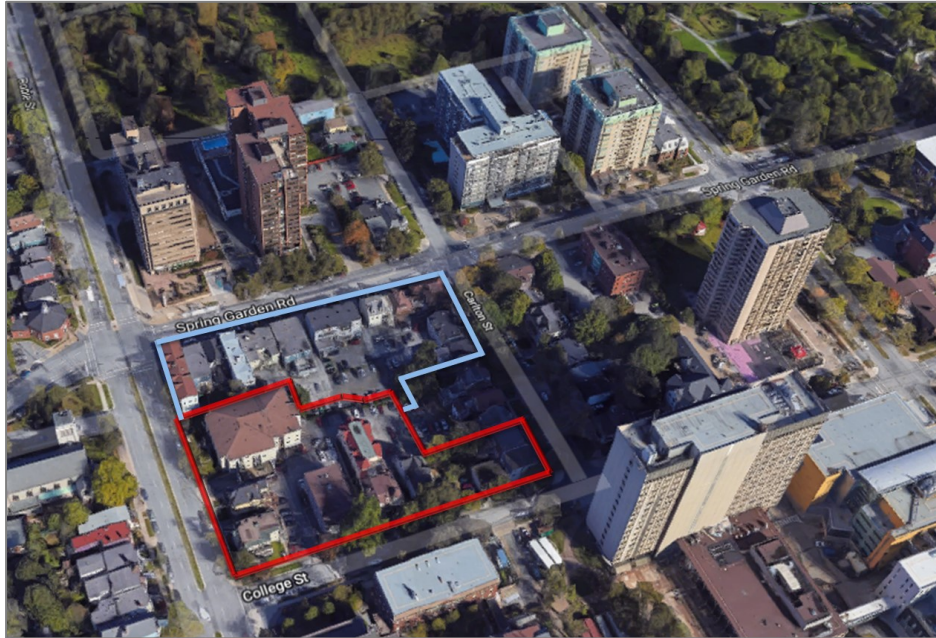


General Site location in Red



Site Boundaries in Red

Site Context/Photos



View of the subject property looking north.

Site Context/Photos



Subject site looking southeast from Robie Street.

Site Context/Photos



Subject site looking northeast from College Street.

Site Context/Photos



Subject site looking northeast from College Street.

Site Context/Photos



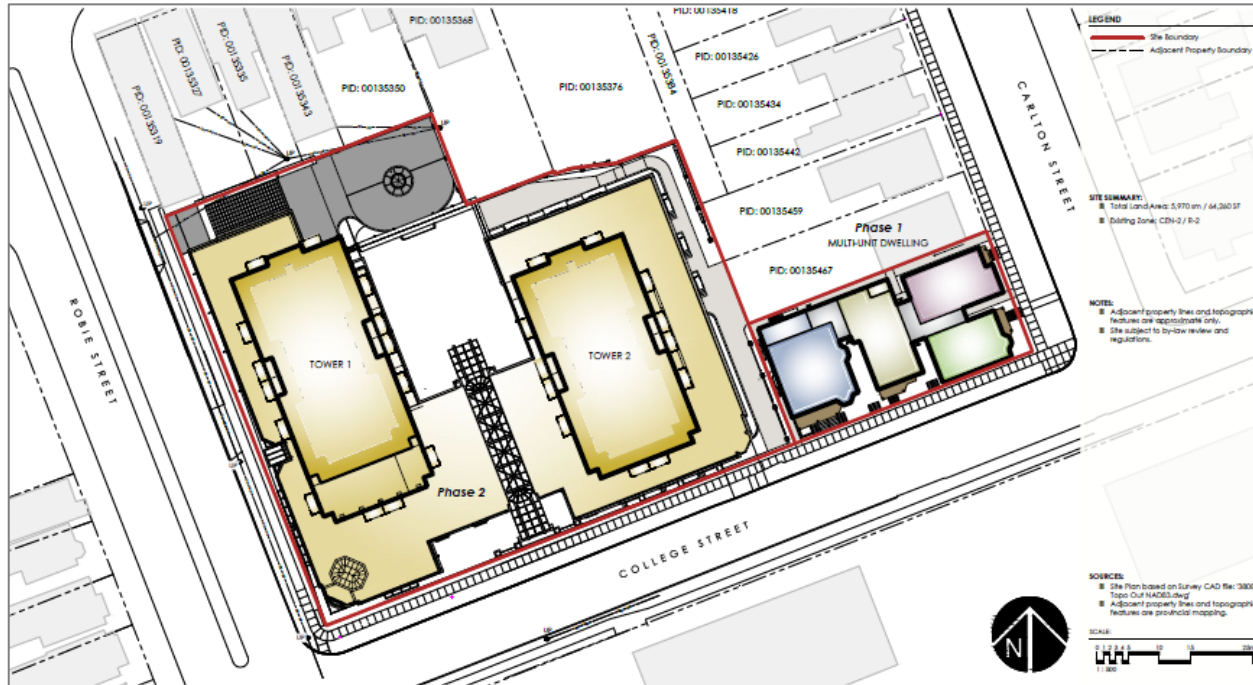
Subject site looking west from College Street.

Site Context/Photos



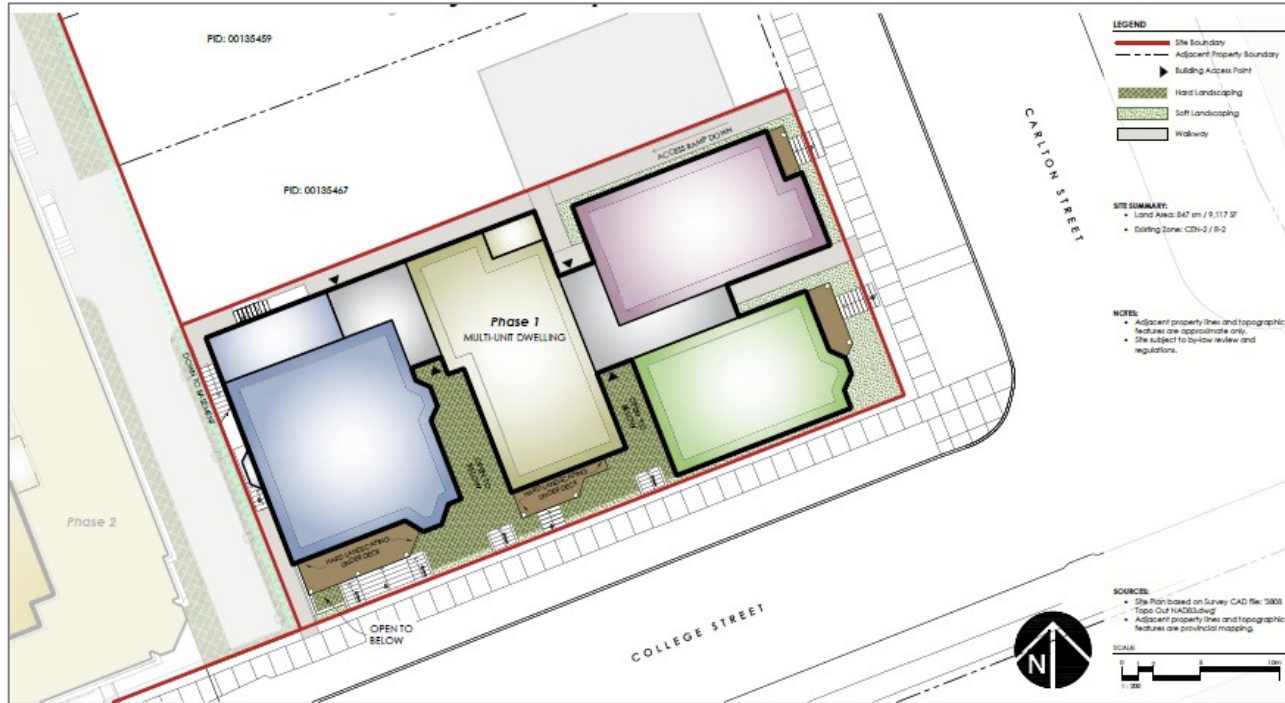
Subject site looking west from College Street.

Proposal



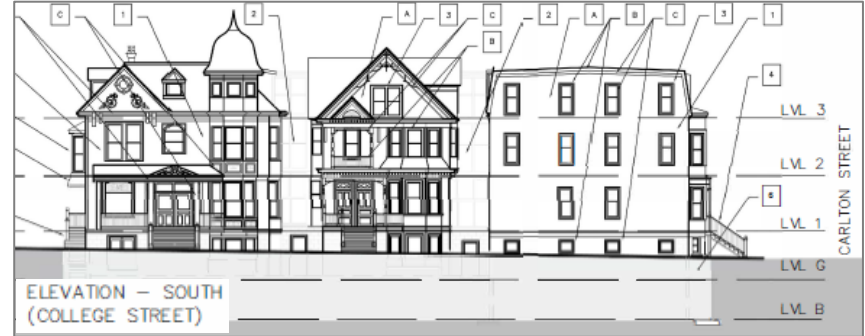
Proposed Site Plan

Proposal



Site Plan – Phase I

Proposal



Building Elevations - Phase I

Proposal



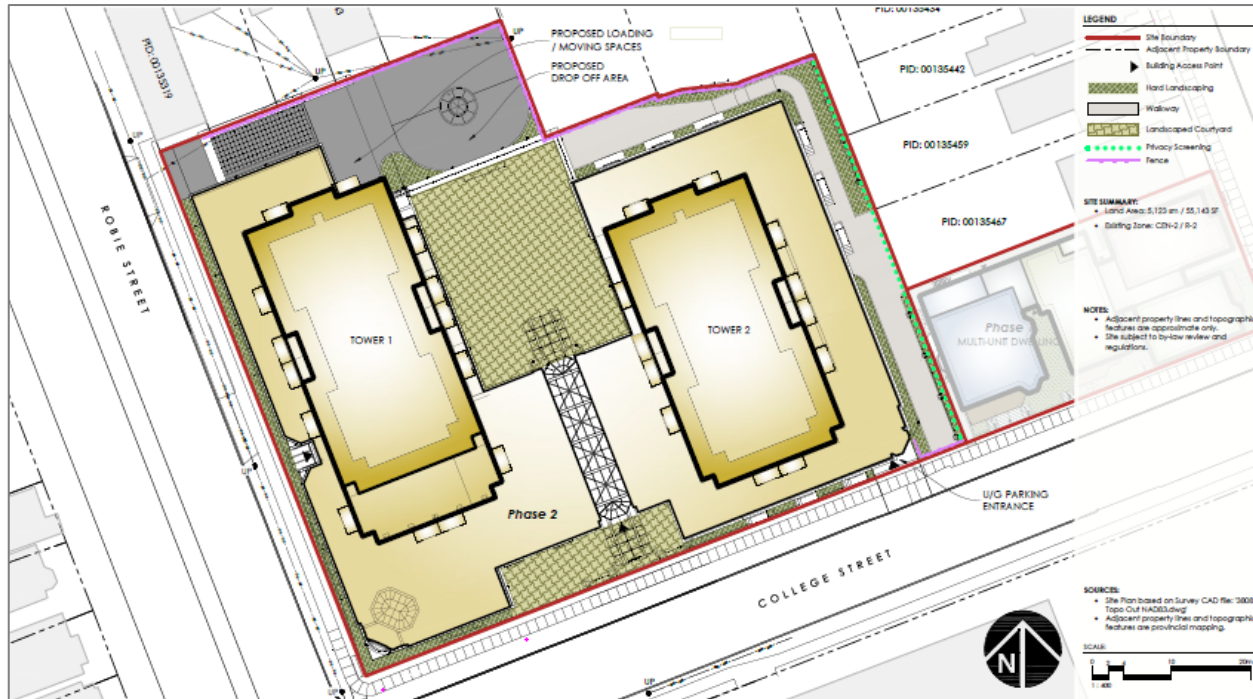
ELEVATION - WEST



ELEVATION - EAST
(CARLTON STREET)

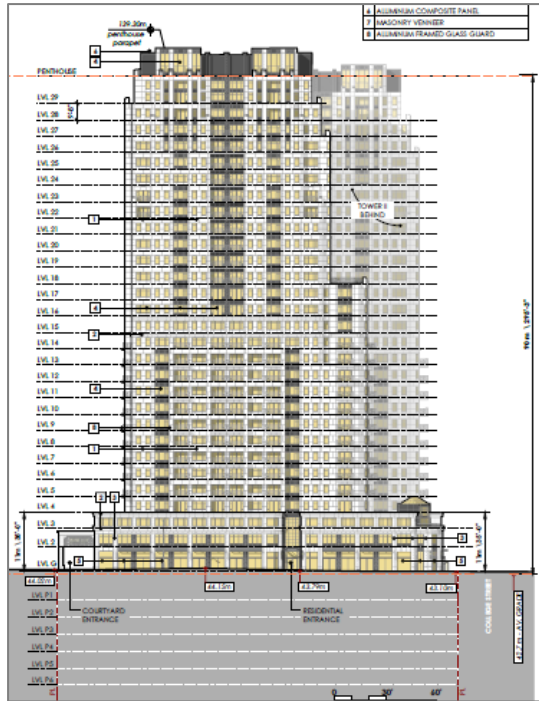
Building Elevations - Phase I

Proposal



Site Plan - Phase II

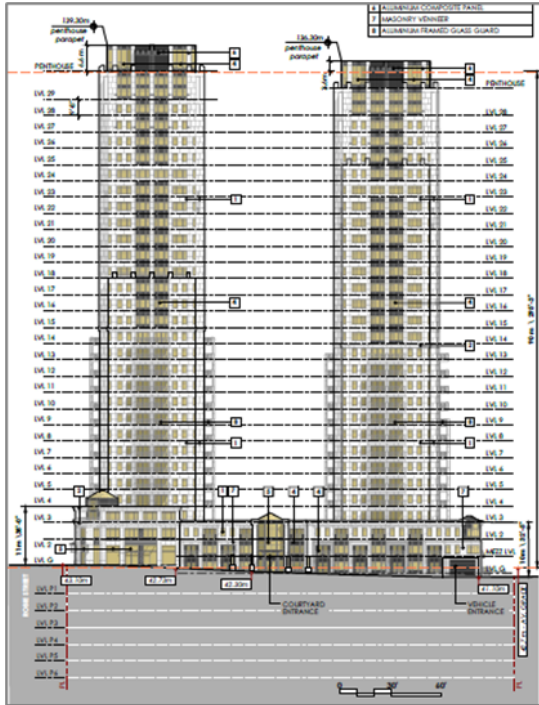
Proposal



PHASE 2 ROBIE STREET (SW) ELEVATION



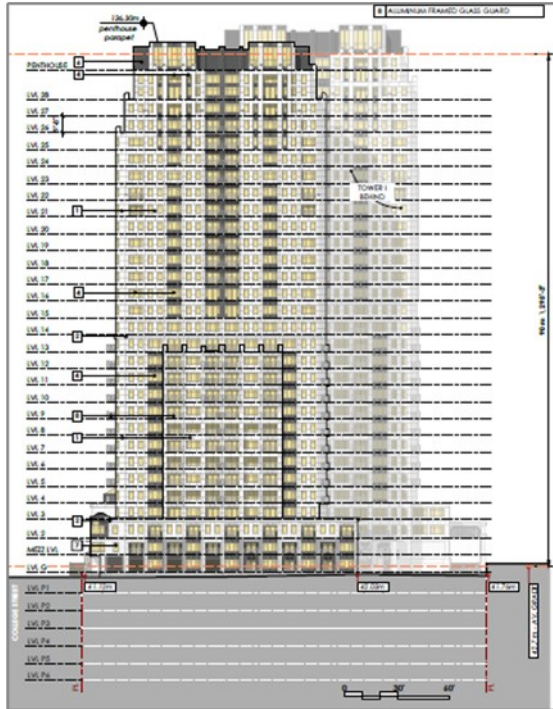
Proposal



PHASE 2 COLLEGE STREET (SE) ELEVATION



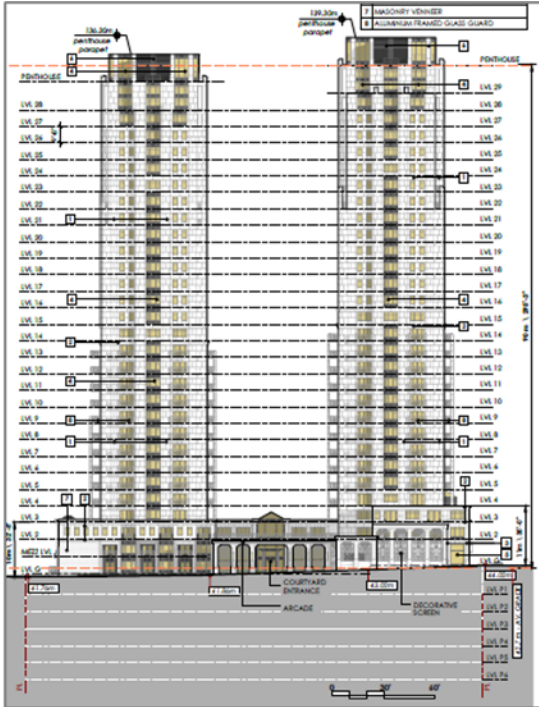
Proposal



PHASE 2 NE ELEVATION



Proposal



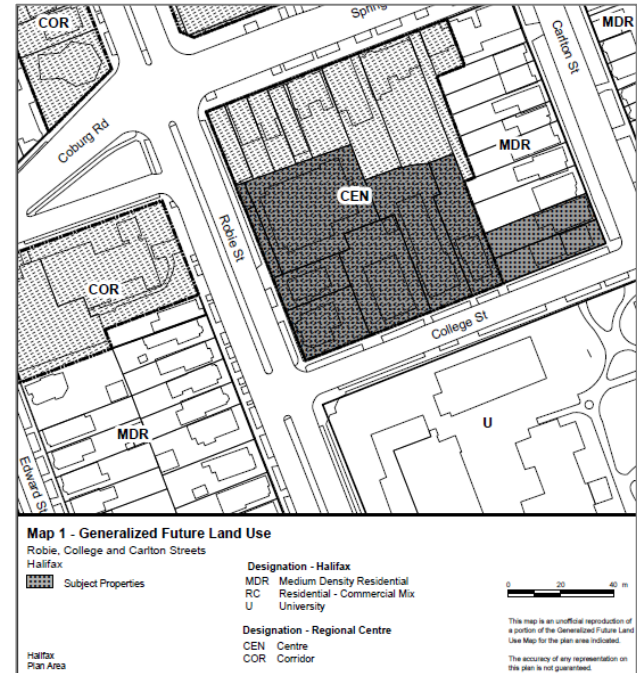
PHASE 2 NW ELEVATION



Planning Policy Overview

Municipal Planning Strategy

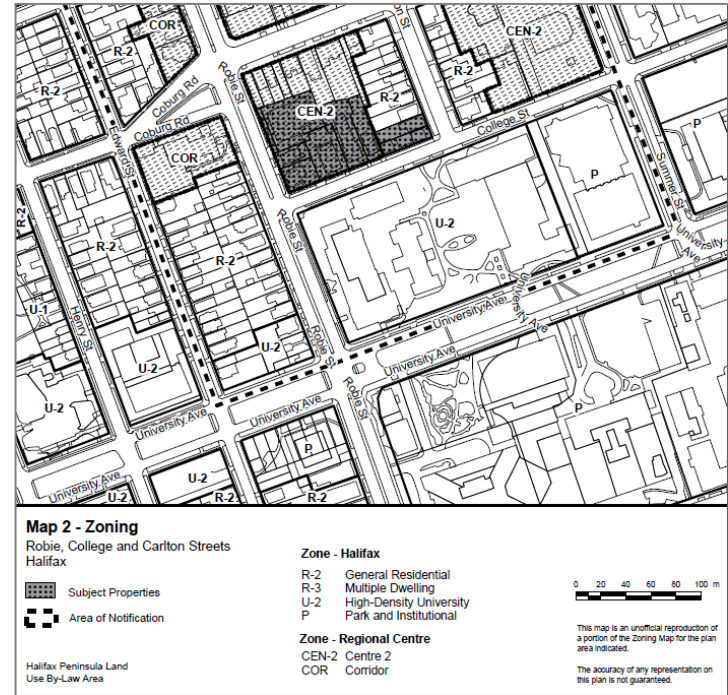
- **Designation:**
 - CEN 2 (Centre 2) under Regional Centre Secondary Municipal Planning Strategy (SMPS)
 - MDR (Medium Density Residential) under the Halifax Municipal Planning Strategy (MPS)
- **Enabling Policy:**
 - Site Specific Policy – Approved by Regional Council on July 15, 2019.



Land Use By-law Overview

- **Zone:**

- CEN-2 (Centre 2) Zone under the Regional Centre Land Use By-law
- R-2 (General Residential) under the Halifax Peninsula Land Use By-law



Policy Consideration

Enabling Plan Policy

Section 10.25 of the Regional Centre SMPS

- Complete applications for development on file with the Municipality on or before the date of first publication of the notice of the intention of Council to adopt this Plan shall be considered under the policies in effect on the date of that notice.
- Application on file with the Municipality since 2016.
- Site Specific Policy Approved by Regional Council – July 15, 2019.

Policy Consideration

Enabling Site Specific Policy - Development Agreement

- Requires that previously approved substantial alterations be completed;
- Consideration that development be sensitive and complementary to abutting heritage properties (Regional Plan Policy CH-16);
- Regulate streetwall massing and external building design;
- Prescribed setback distances from registered heritage properties;
- Permits 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;
- Consider environmental factors, including sun/shadow and wind; and
- Impact of traffic generation, access/egress from the site and parking.

Policy Consideration

Regional Plan Policy CH-16 – Development Abutting Heritage Properties

Policy CH-16 provides guidance for development abutting heritage properties. The intent is to support innovative design solutions, with emphasis on heritage integration, that incorporate architecture, place-making, and material selection of the highest quality that are appropriate in relation to their abutting neighbours. The policy requires consideration of:

- the careful use of materials, colour, proportion, and the rhythm established by surface and structural elements should reinforce those same aspects of the existing buildings;
- ensuring that new development is visually compatible with yet distinguishable from the abutting registered heritage property;
- ensuring that new developments respect the building scale, massing, proportions, profile and building character of abutting;

Policy Consideration

Regional Plan Policy CH-16 – Development Abutting Heritage Properties

Policy CH-16 provides guidance for development abutting heritage properties.

- the siting of new developments such that their footprints respect the existing development pattern by physically orienting new structures to the street in a similar fashion to existing resources;
- respecting the existing front and side yard setbacks of the street;
- not unreasonably creating shadowing effects on public spaces and heritage resources;
- complementing historic fabric and open space qualities of the existing streetscape; and
- minimizing the loss of landscaped open space.

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification, webpage, signage posted on the site, a public open house (December 7, 2016) and a public meeting held by HPPAC on June 4, 2018.
- Feedback from the community generally included the following:
 - 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.

Halifax Peninsula PAC

- August 24, 2020: Halifax Peninsula Planning Advisory Committee (HPPAC) reviewed the proposal in view of the approved plan policy.
- HPPAC recommended that Halifax and West Community Council (HWCC) proceed with approval of the application, with the following considerations:
 - Encourage the applicant to follow the Centre Plan Package A rationale regarding density bonusing with respect to affordable housing; and
 - Encourage the applicant to add additional soft landscaping.

Heritage Advisory Committee

- June 5, 2019: Heritage Advisory Committee (HAC) reviewed the proposed policy in view of Regional Plan Policy CH-16.
 - HAC recommended that Halifax Regional Council proceed with adoption of the proposed plan policy.
- **June 23, 2021: HAC must make a recommendation to HWCC on the proposed development agreement** and its merits when evaluated against the criteria of Policy CH-16.

Summary of Recommendations

It is recommended that Heritage Advisory Committee recommend that Halifax and West Community Council:

1. Give notice of motion to consider the proposed development agreement, as set out in Attachment A, to enable a mixed-use development on lands fronting on Robie Street, College Street and Carlton Street and schedule a public hearing;
2. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A;
3. Approve, by resolution, the Discharge Agreement, which shall be substantially of the same form as set out in Attachment B of this report; and
4. Require the Development Agreement and Discharge Agreement be signed by the property owner within 240 days.

HALIFAX

Thank You Questions/Comments

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