

HALIFAX

Halifax and West Community Council Case 20761

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

September 7, 2021

Slide 1

Applicant Proposal

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

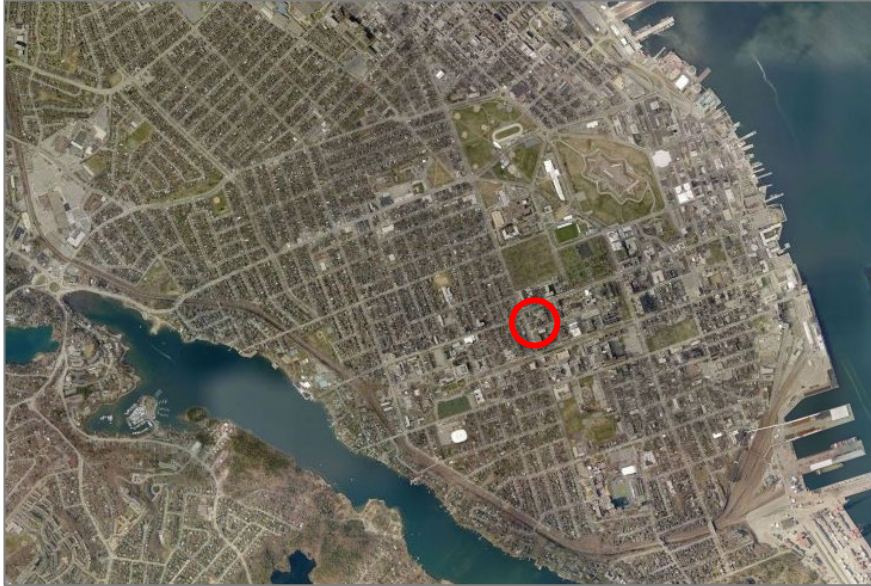
Location: Robie Street, College Street and Carlton Street, Halifax.

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

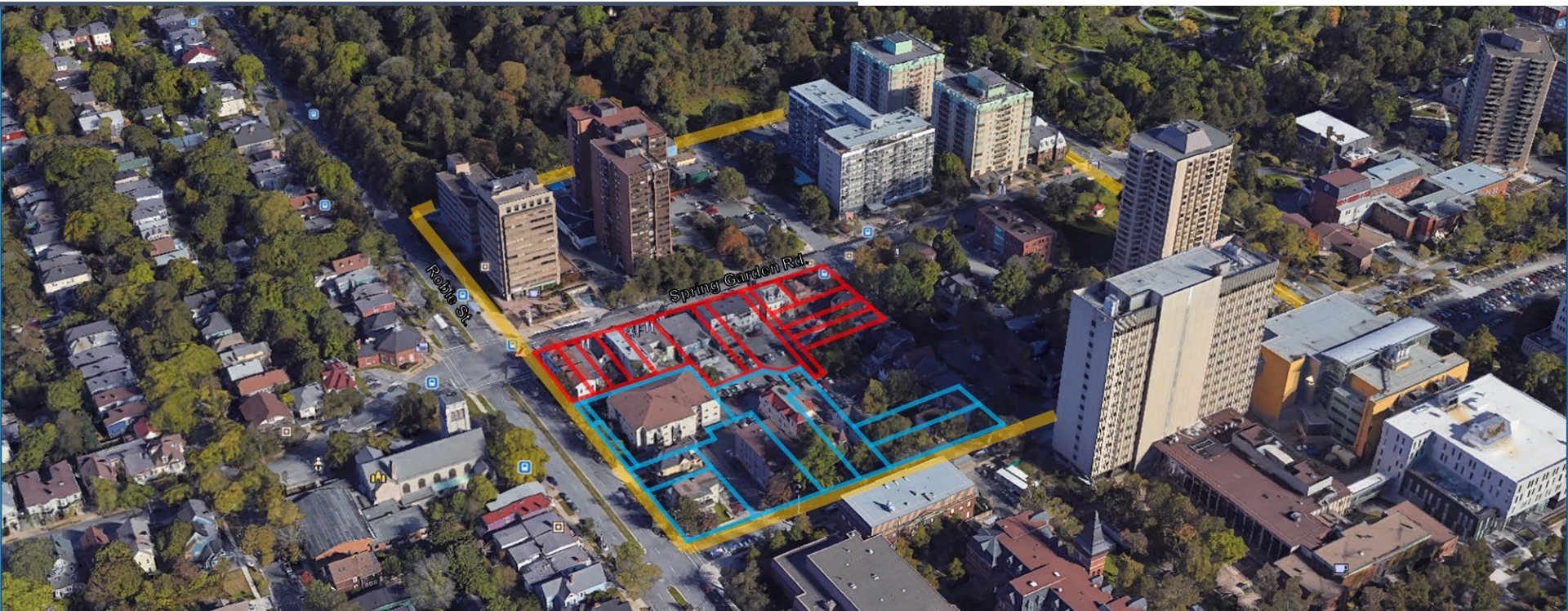


General Site location in Red



Site Boundaries in Red

Site Context/Photos



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

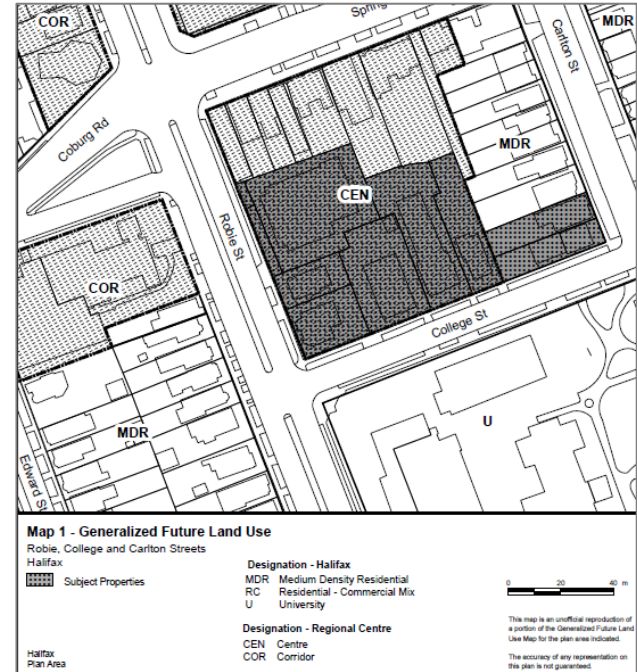


Subject site looking west from College Street.

Planning Policy Overview

Municipal Planning Strategy

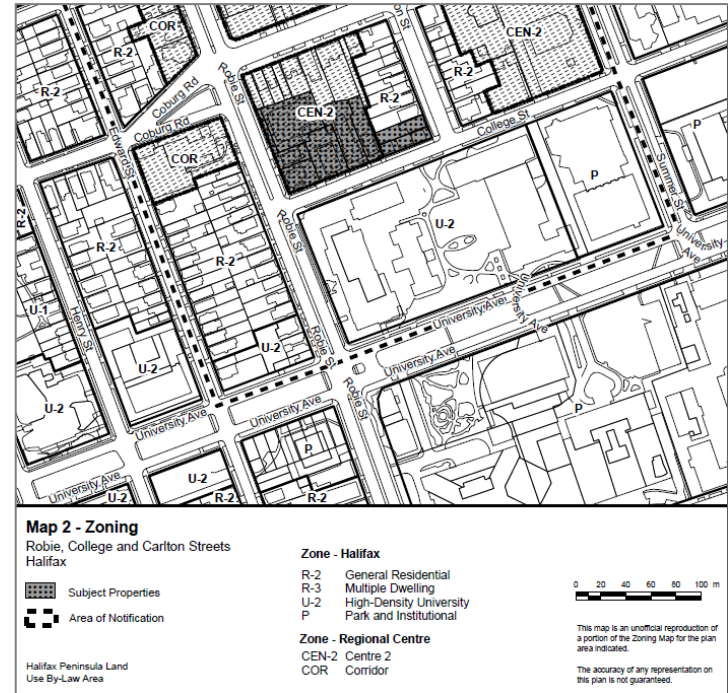
- **Designation:**
 - CEN 2 (Centre 2) under Regional Centre Secondary Municipal Planning Strategy (SMPS)
 - MDR (Medium Density Residential) under the Halifax Municipal Planning Strategy (MPS)



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

Origin: Site-Specific Plan Amendment Application from 2016

Policies for this development agreement were established in the lead-up to the Regional Centre MPS and LUB adoption (Centre Plan)

Site Specific MPS Amendment

January 2018: Continue processing this request for site-specific Municipal Planning Strategy amendments, subject to the proposal:

- a) Generally aligning with the June 2017 Centre Plan document relative to Urban Structure, Height and Floor Area Ratio; and
- b) Addressing the planning principles of transition, pedestrian orientation, human scale, building design and context-sensitive.

July 2019: Regional Council adopted MPS and LUB amendments to enable mixed-use development by development agreement.

MPS: Enabling Policy

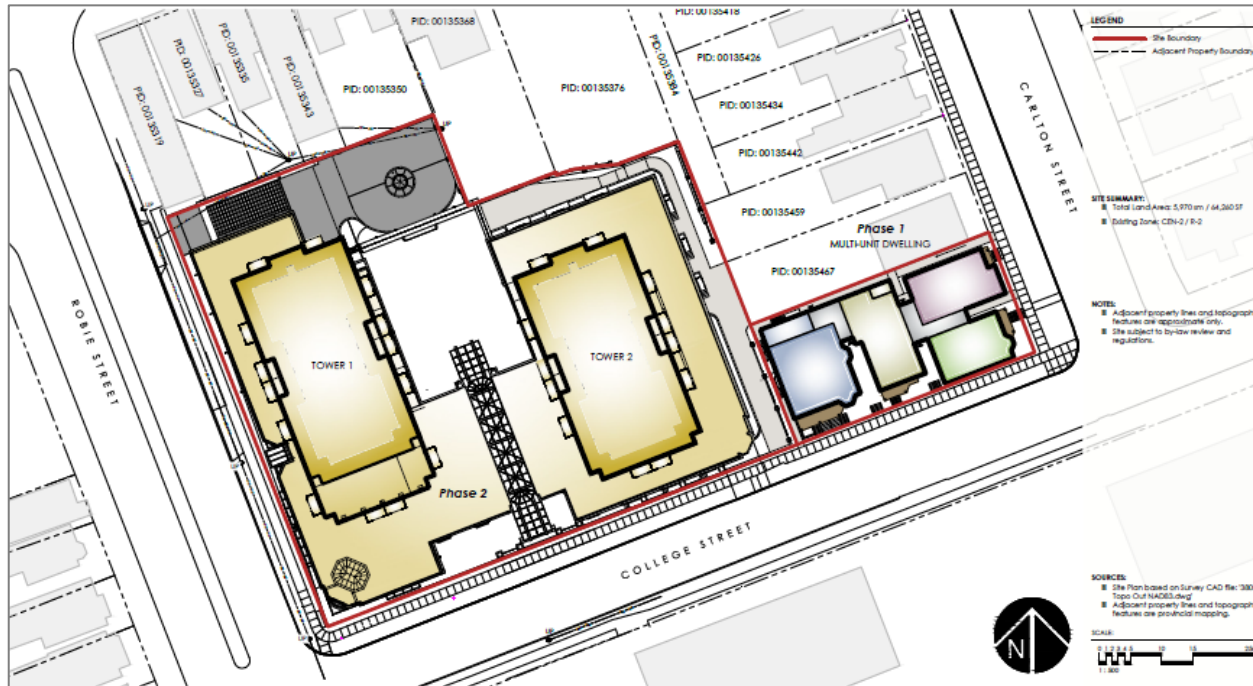
Centre Plan MPS: Under Policy 10.25, Community Council can consider this application under the policy in place when Centre Plan was adopted.

Halifax MPS: Policy in Place at Centre Plan Adoption

Section 16, Policy 13.3.1 provides the requirements for a DA, including the following:

- Require substantial heritage restoration and the relocation of existing heritage resources;
- Permit towers up to 90 metres in height;
- Require significant separation from registered heritage properties; and
- Regulate streetwall massing and external building design.

Proposal



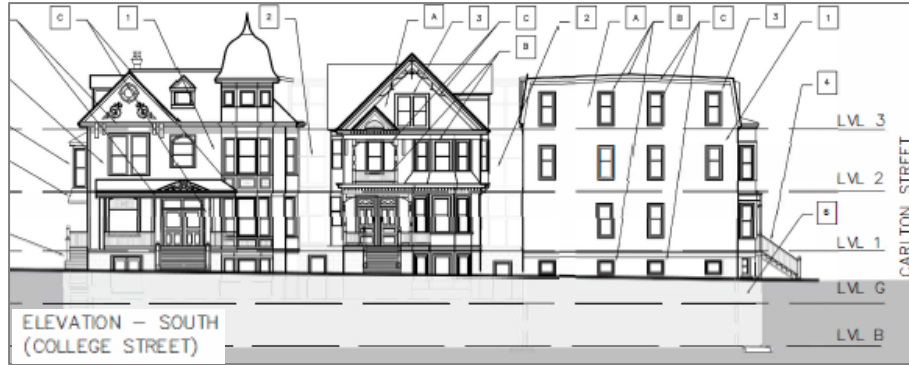
Proposed Site Plan

Proposal



Site Plan – Phase I

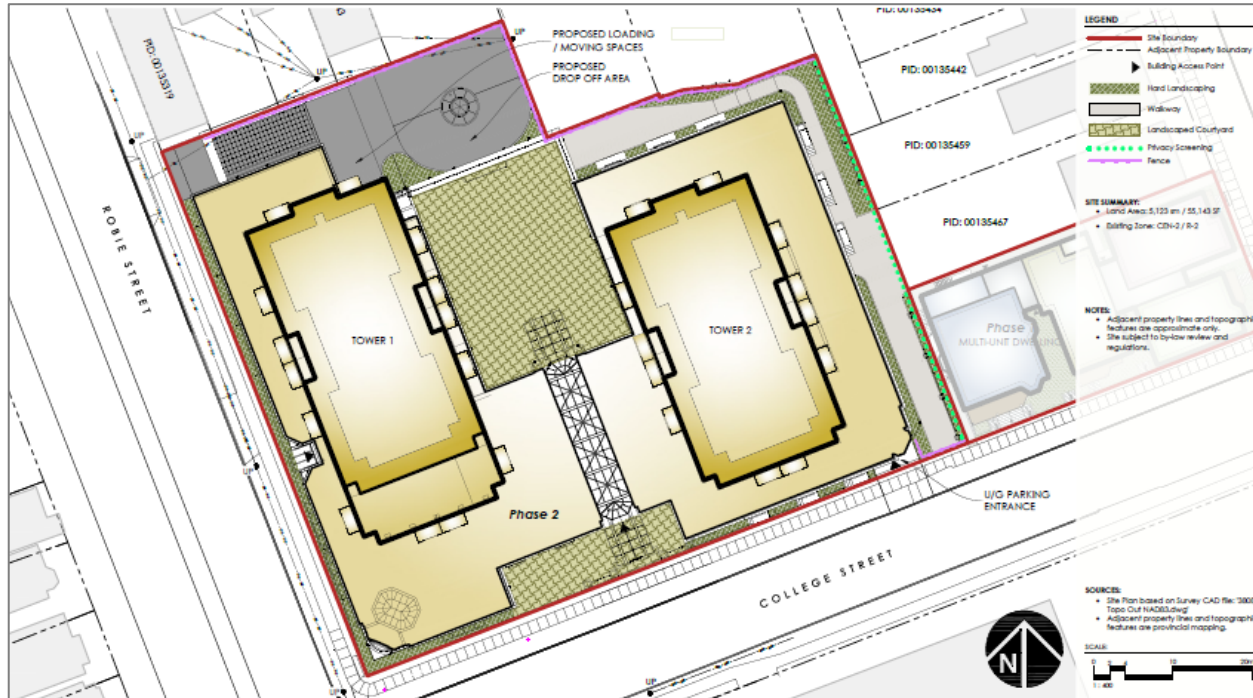
Proposal



Proposal



Proposal



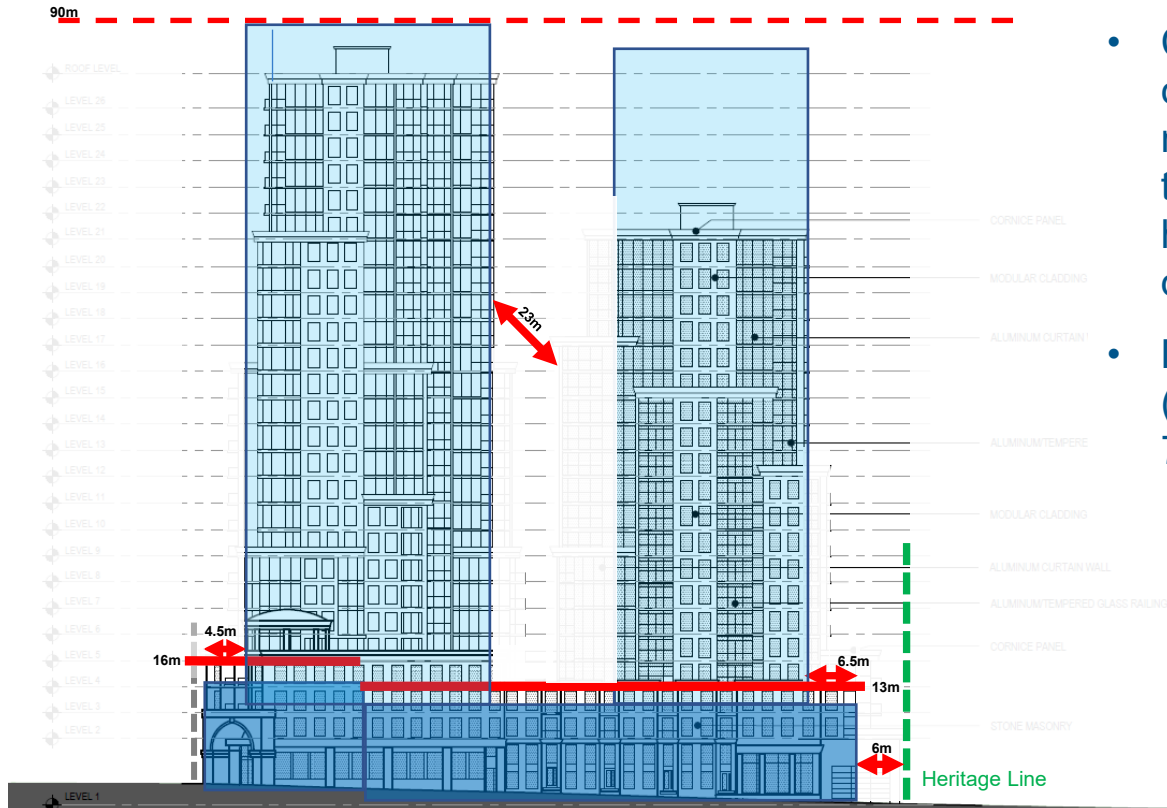
Site Plan - Phase II

Original Proposal



Original Proposal

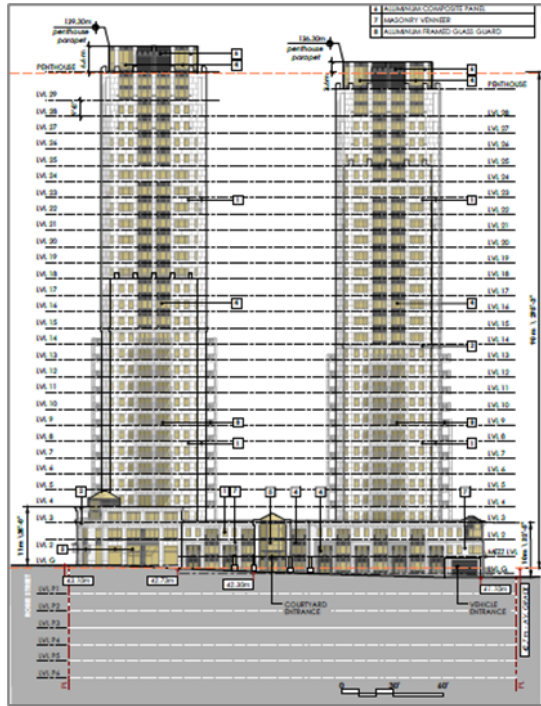
Pre 2019 Proposal and Enabling Policy



- Consideration of appropriate changes in building size and massing, to create appropriate transitions with abutting heritage properties and development
- Maximum tower dimensions (Floor plates not exceeding 750 m²)

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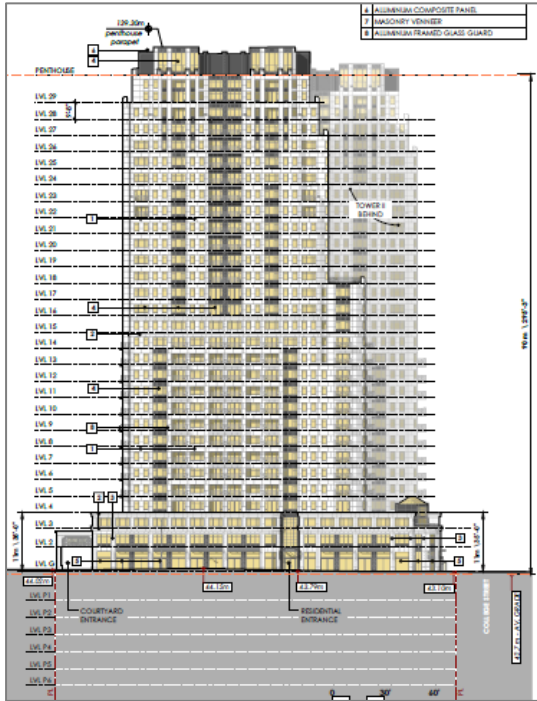
Proposal



PHASE 2 COLLEGE STREET (SE) ELEVATION



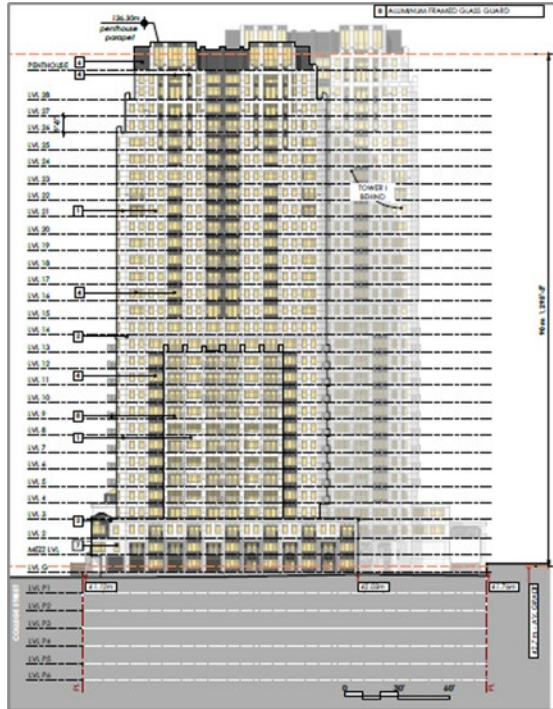
Proposal



PHASE 2 ROBIE STREET (SW) ELEVATION



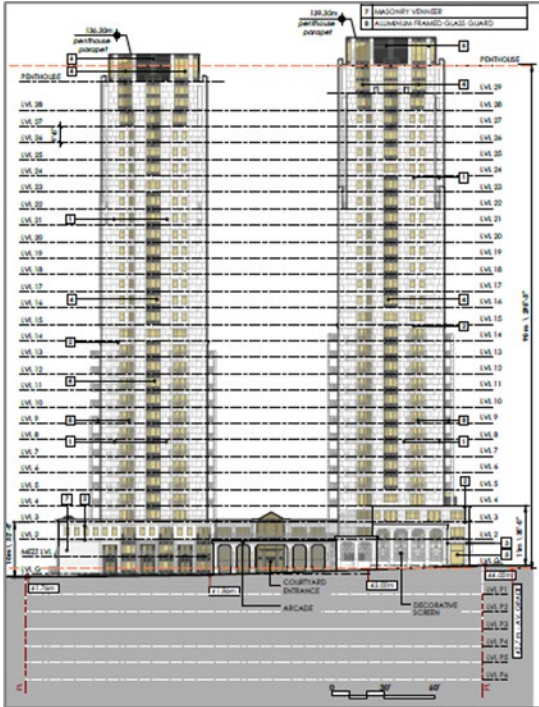
Proposal



PHASE 2 NE ELEVATION



Proposal



Public Engagement

- 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.
- An additional series of notification and advertisement was conducted in the lead up the September 7, 2021 public hearing.

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 considerations.

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 reviewed the proposed development agreement and its merits when evaluated against the criteria of Policy CH-16.
 - HAC recommended that Halifax and West Community Council approve the proposed development in accordance with the staff recommendation.

Staff Recommendation

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

Slide 30