

Public Hearing Case 22816 & 23245

HALIFAX

Amendments to the Halifax MPS and Halifax Mainland LUB - Westerwald Street Study Area and Main Avenue and Titus Street, Halifax

Regional Council
2023-04-04

Background

Case 22816: Proposal by WM Fares Group

- 6-storey multi-unit building on 3325-3343 Westerwald St., Halifax
- December 15, 2020 - Regional Council directed staff to expand the review of the lands fronting on Westerwald St.

Case 23245: Proposal by Upland Planning and Design Studio, on behalf of United Gulf Developments

- 6-storey multi-unit building on 60 and 62 Main Avenue, Halifax

Directions from Regional Council to review the C-2C Zone standards:

- March 23, 2021 – Reviews of the building height, rooftop structures, building depth and building setbacks in the C-2C Zone
- Feb 8, 2022 – Reviews of the front yard setbacks in the C-2C and R-4A Zones

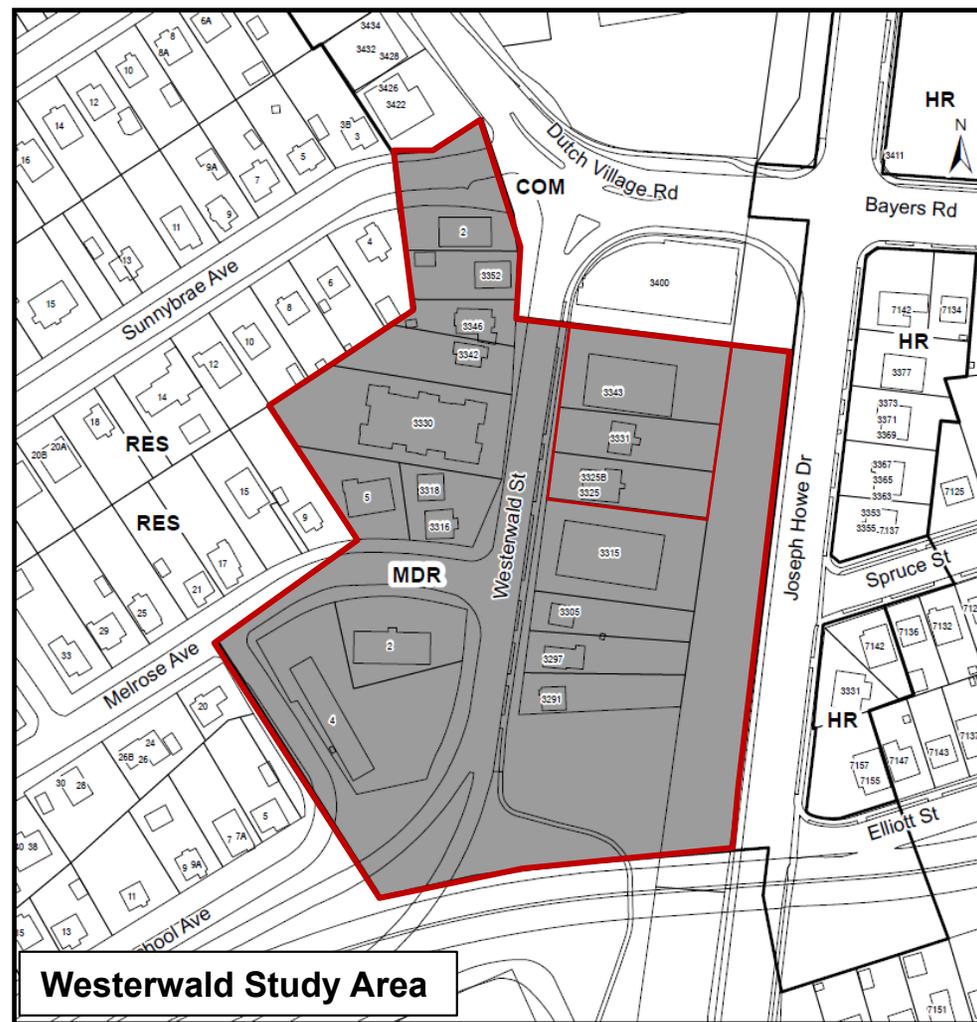
Applicant Proposals

Case 22816: Proposal by WM Fares Group

Applicant: WM Fares Group

Location: 3325-3343 Westerwald Street, Halifax. Regional Council directed staff to expand the review to all properties fronting on Westerwald Street, and 2 and 4 Melrose Avenue, Halifax.

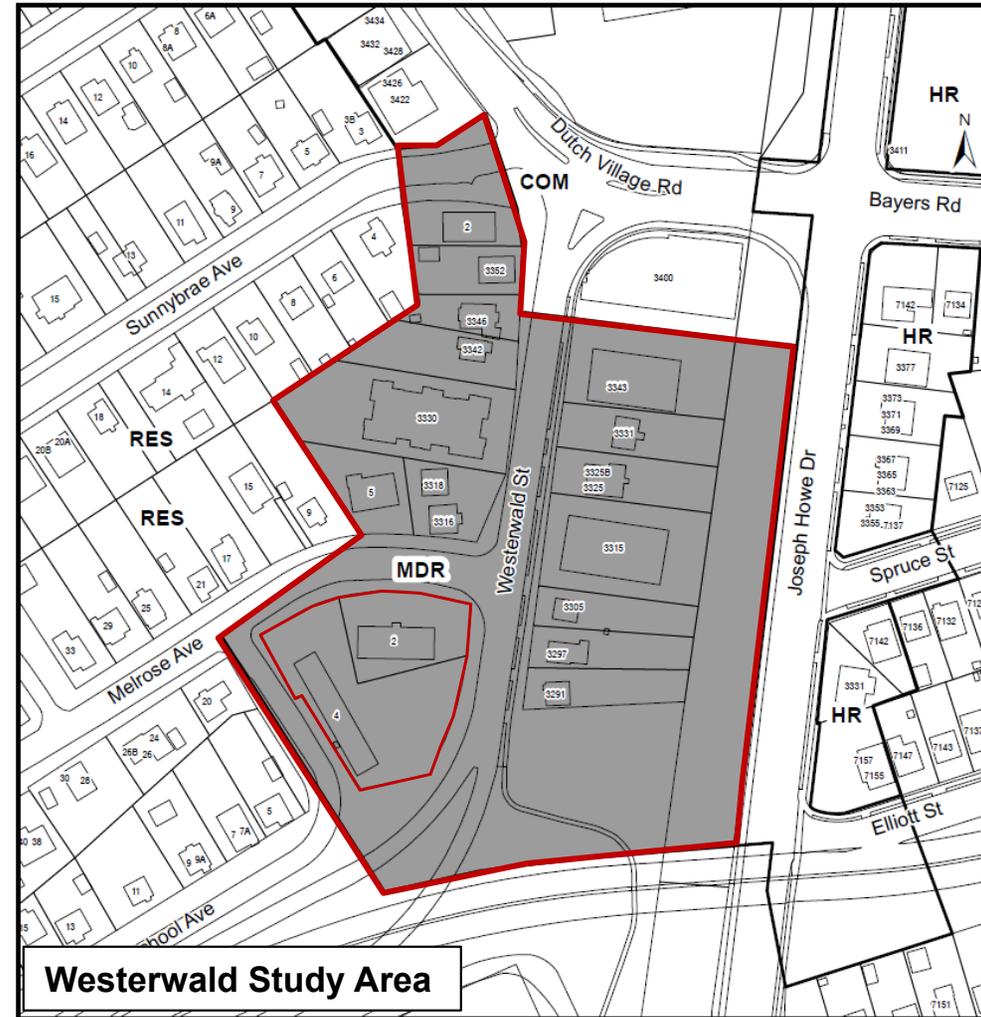
Proposal: To redesignate from MDR to Commercial and rezone from R-2P and R-2AM Zones to the C-2C Zone to build a 6-storey building with 90 units.



Applicant Proposals

2 and 4 Melrose Avenue

Through the engagement process for Case 22816, the property owners submitted a conceptual development proposal for a 15-storey and townhouse development at 2 and 4 Melrose Avenue



Case 22816: WM Fares Group





Dutch Village

Westerwald St

Westerwald St., and Melrose Av.



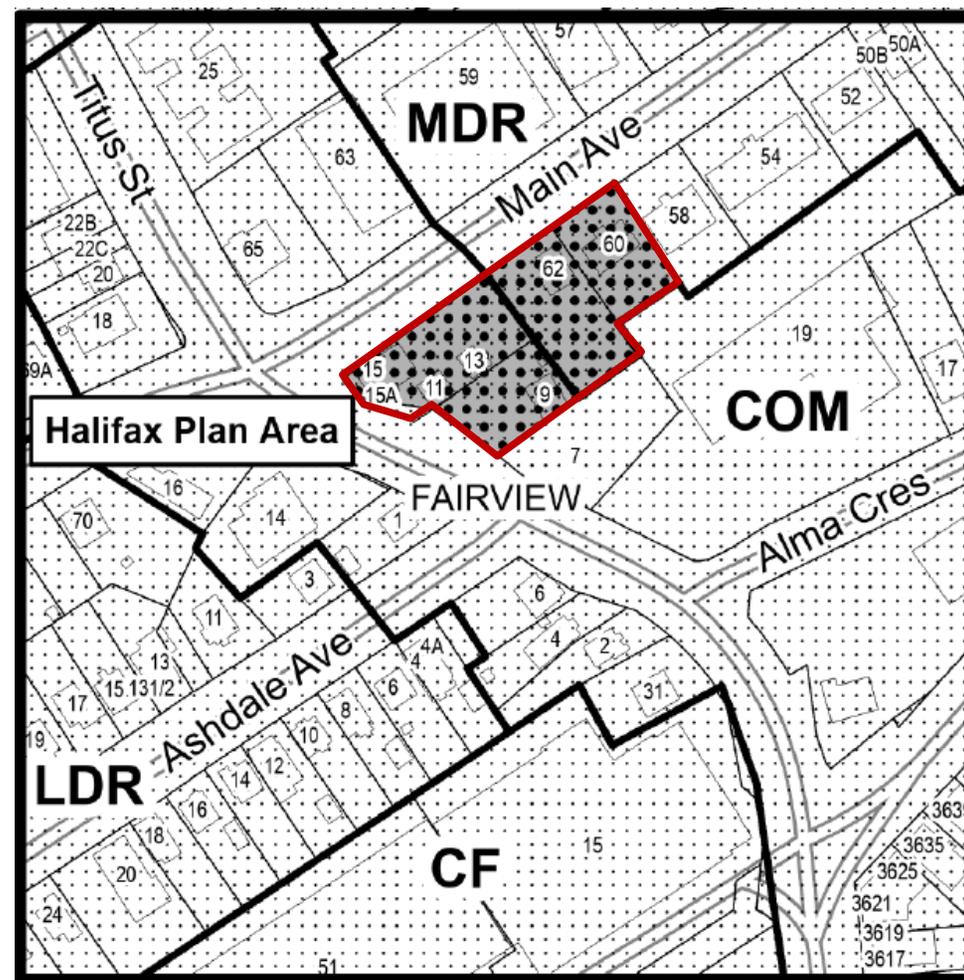
Applicant Proposals

Case 23245: Proposal by Upland Design Studio

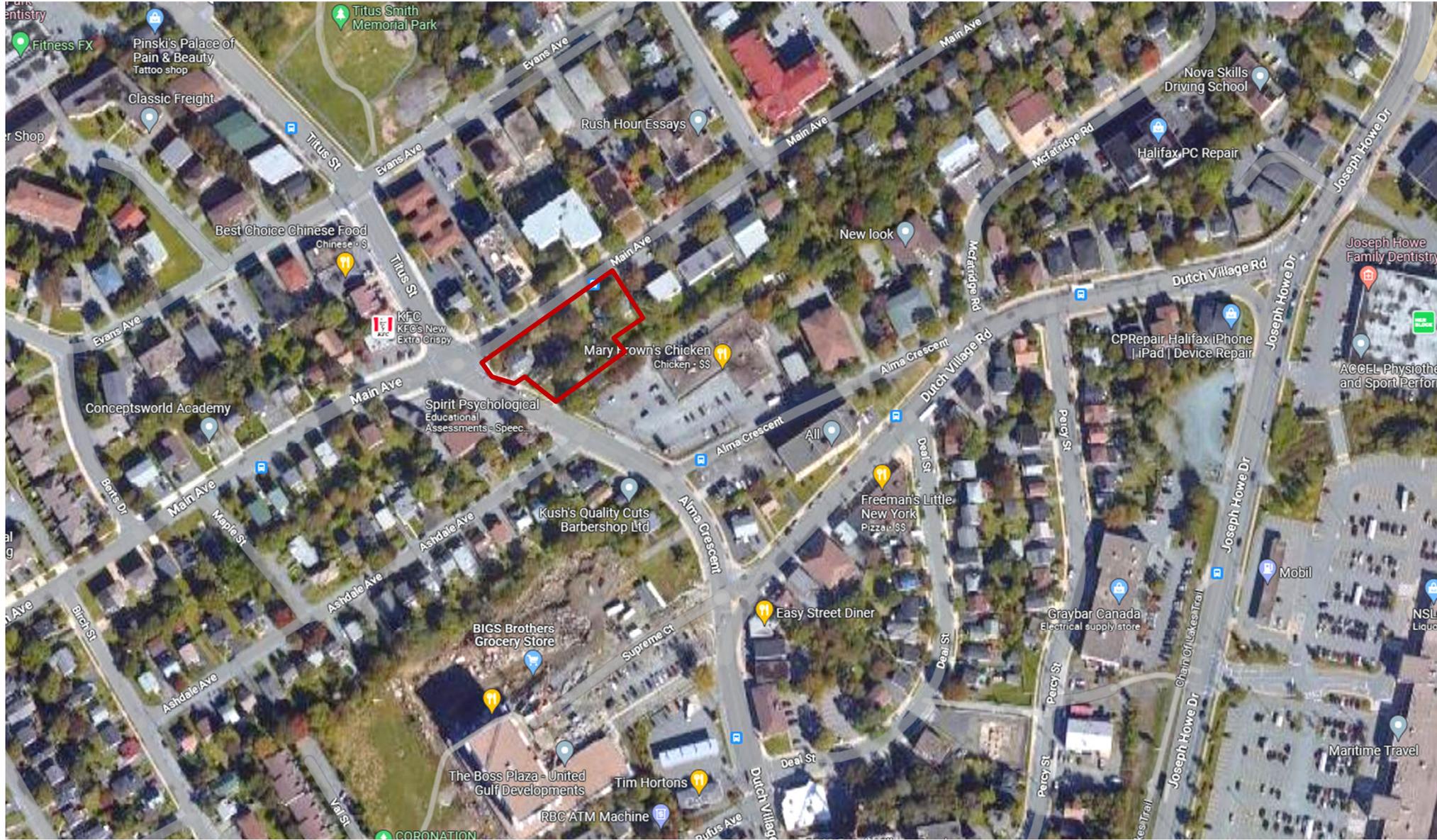
Applicant: Upland Planning and Design Studio, on behalf of United Gulf Developments

Location: 9-15 Titus St. and 60 and 62 Main Avenue, Halifax

Proposal: To redesignate from MDR to Commercial and rezone from R-2P and R-2AM Zones to the C-2C Zone to build a 6-storey building with 119 units.



Case 23245: Upland Planning and Design Studio



Along Titus Street and Main Avenue



Land Use Context

Designation & Proposed Amendments

Designation: Medium Density Residential (MDR) under the Fairview Secondary Plan of the Halifax MPS

Proposed Amendment: Re-designation to Commercial under the Dutch Village Road area of the Fairview Secondary Plan



Land Use Context

Zoning & Proposed Amendments

Zoning: R-2P (General Residential) Zone, and R-2AM (General Residential Conversion) Zones under the Halifax Mainland LUB

Proposed Amendment: Rezoning to the C-2C (Dutch Village Road Mixed Use) Zone



C-2C Zone Standards

Proposed LUB Amendments – Max. Building Height

- Increasing the maximum building height for lands in the Westerwald Study Area (area in blue) from 14 metres to 25 metres (~8-storeys)
- This amendment will not require policy amendments as Policy 2A.2.1 enables mid-rise buildings between 11 metres and 25 metres



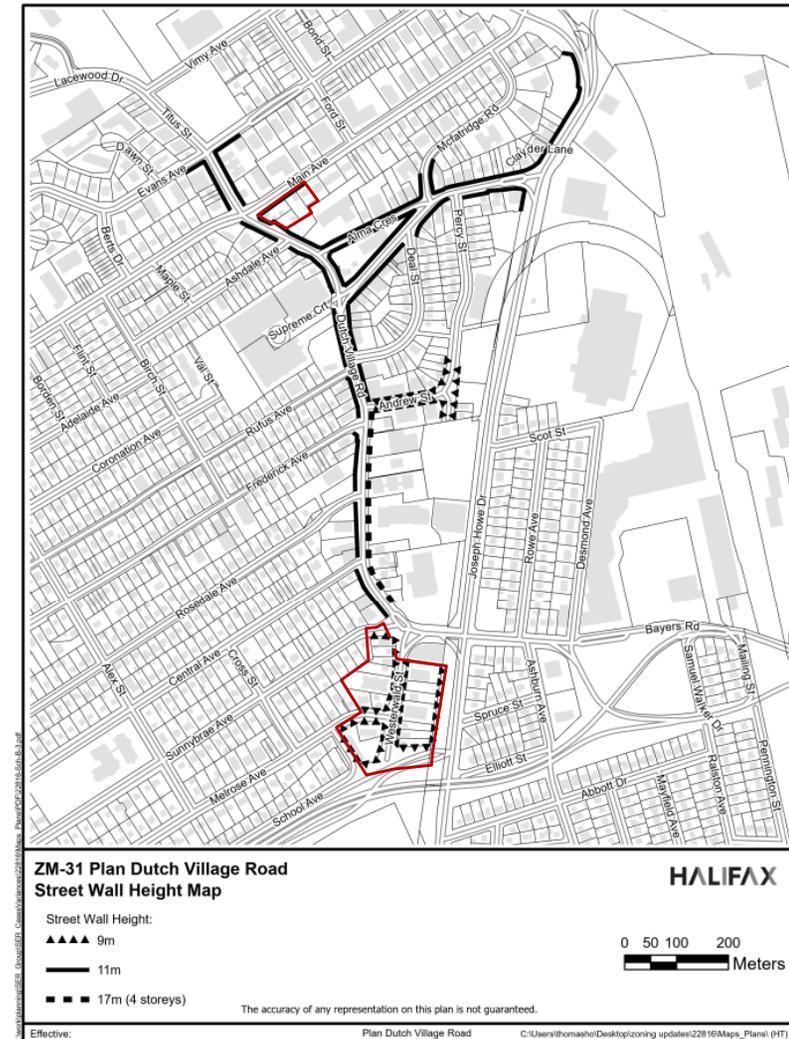
C-2C Zone Standards

LUB Amendments – Streetwall Height

- A minor change to increase the general maximum streetwall height by 0.5 metres
- a minor change to reduce the maximum streetwall height along Dutch Village Road from **20m to 17m** to support a more human-scaled streetwall for large developments.

Please note that there's a correction in the staff report on Page 8 of the Sept. 21, 2022 Staff Report: the amendment is to reduce the streetwall height along DVR from 20m to 17m shown on Schedule B-3

Schedule B-3



C-2C & R-4A Zone Standards

Proposed LUB Amendments

- **Lot Coverage** → Minor revisions to clarify the coverage requirement for enclosed below-grade parking structures while maintaining the 75% lot coverage
- **Rooftop Structures** → Exempting certain rooftop features such as mechanical structures and elevator overruns from the maximum height limit
- **Maximum Building Depth** → Exempting the subject properties from the maximum building depth requirement of 25 metres
- **C-2C Zone Front Yard Setbacks** → Maintaining the minimum setback at 1.5m and increasing the maximum limit to 6 metres (current requirement is 3 metres).
- **R-4A Zone Front Yard Setbacks** → Adding a new minimum front yard setback requirement of 2.5 metres, and a maximum of 6 metres

Interim Bonus Zoning

- **September 2022** → Regional Council deferred making a decision on proposed amendments pending information and recommendation on the Interim Bonus Zoning Project (Case 24063)
- **March 21, 2023** → Regional Council approved Interim Bonus Zoning for lands outside of the Regional Centre (Case 24063)
- The proposed amendments (Cases 22816 & 23245) are relying on changes made in Case 24063
- The subject properties are included in this amendment and are required to provide bonus zoning public benefits prior to development permit

Public Engagement

- Level of engagement completed was consultation achieved through 3 separate mail-out notifications, two consisting of two separate surveys, and one included the PH notification:
 - Case 22816: Westerwald St. - April. 2021
 - Case 23245: Main Ave. and Titus St. – Sept. 2021
 - PH notification – March 16th, 2023
- Feedback from the community generally included the following:
 - Increased traffic in the area, housing affordability, street-parking, general aesthetic of the area, and building form and design.

Case 22816

Notifications Mailed



362

Surveys



19

Case 23245

Notifications Mailed



168

Surveys



4

Staff Recommendation

Staff recommend that Halifax Regional Council:

- Adopt the proposed amendments to the Halifax MPS and the Halifax Mainland LUB, and as set out in Attachment A and Attachment B (Revised) of the March 1, 2023 Supplementary Report
- Direct the Municipal Clerk to delay posting the notice on the municipal website that the amendments set out in Attachment A and Attachment B (Revised) are in force until such time as the notice is posted that the amendments for Case 24063: Interim Incentive or Bonus Zoning Program outside of the Regional Centre are in force

HALIFAX

Thank You

Dali Salih

 salihd@halifax.ca

 902-220-9631