

# **Case 20218: Spring Garden West**

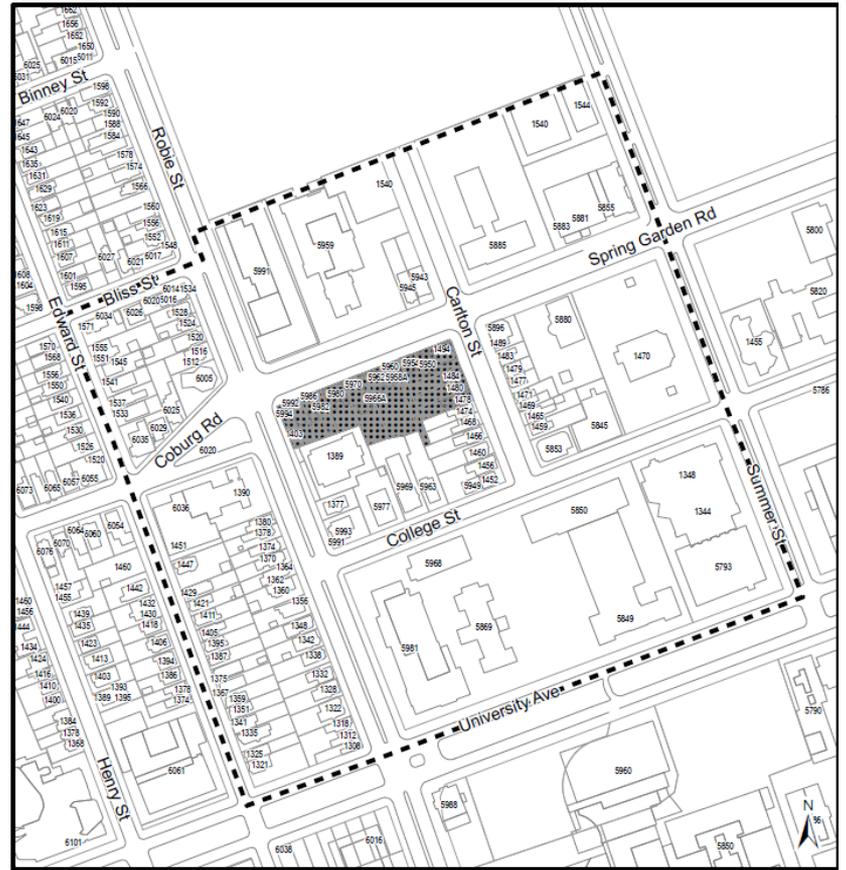
Application for MPS Amendments and DA  
Robie St., Spring Garden Rd., and Carlton St., Halifax

**Joint Public Hearing – Regional Council and HWCC**

# Application

Applicant: Dixel Developments Ltd.

Location: 1403 Robie Street, 5950-5994 Spring Garden Road, and 1478-1494 Carlton Street, Halifax



# Site Context



Size of  
subject lands = 4,961 s/m

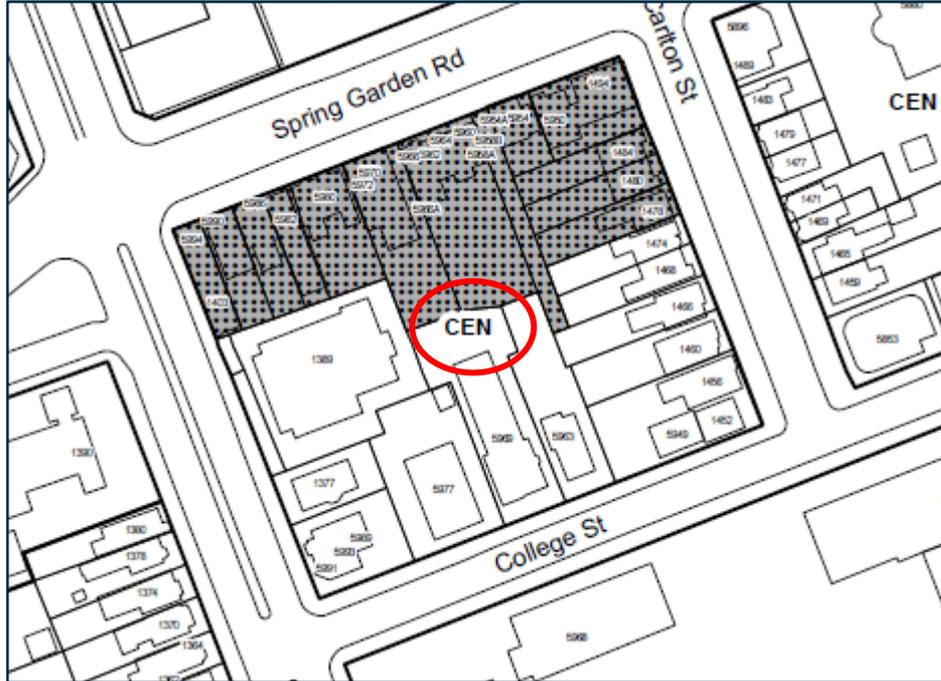
Street frontage:

Robie = 30 m

Spring Garden = 123 m

Carlton = 43 m

# Generalized Future Land Use



Regional Centre SMPS  
Designation = Centre

# Zoning



The subject lands are impacted by 2 zones: CEN-1 and CEN-2

# Heritage Context



The subject lands include 4 municipally registered heritage properties

# Land Use Policy Context

Policy IM-42 of the Regional Centre SMPS:

Development in the Spring Garden Road – Robie Street (SGRRS) Special Area, which consists of **Site A** and Site B, as shown on Map 24, shall only proceed either through the as-of-right allowances under the Land Use By-law or through the development agreement policy for **Site A** and Site B, as set out in Policies **IM-43, IM-44**, IM-45, and IM-46.

# Proposal

Spring Garden West proposal consists of 3 main components:

- To rehabilitate 4 municipally registered heritage buildings (1478-1494 Carlton Street);
- To demolish the rest of the building stock on 5950-5994 Spring Garden Rd and 1403 Robie St; and
- To build a 30-storey mixed-use residential and commercial building.

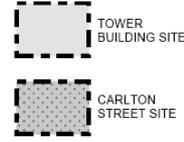
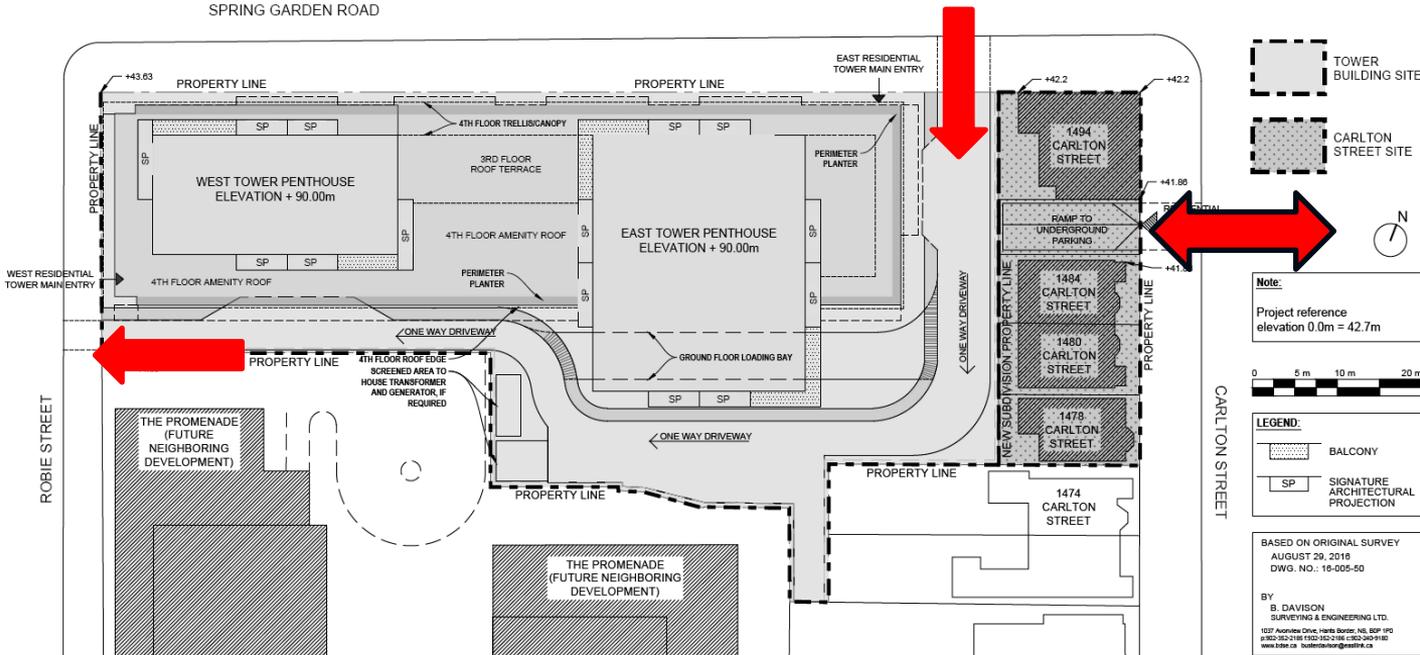
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# Substantial Alteration Approval

Regional Council approved a concurrent application for a substantial alteration to the 4 municipally registered heritage properties on January 29, 2019 (Case H00461)

# Proposal

## Site Plan



**Note:**  
Project reference elevation 0.0m = 42.7m



**LEGEND:**

|  |                                    |
|--|------------------------------------|
|  | BALCONY                            |
|  | SIGNATURE ARCHITECTURAL PROJECTION |

BASED ON ORIGINAL SURVEY  
AUGUST 20, 2016  
DWG. NO.: 16-005-50

BY  
B. DAVISON  
SURVEYING & ENGINEERING LTD.  
1027 Avenue One, North Barron, NS, B0P 1P5  
902-262-7111 / 1-800-562-2198 / 402-262-9190  
www.bdsi.ca / bdsi@bdsi.ca

# Proposal (continued)



Perspective view  
from Spring  
Garden Road

# Proposal (continued)



Perspective view  
from the corner of  
Spring Garden  
Road and Robie  
Street

# Proposal (continued)



Perspective view  
from Coburg Road

# Proposal (continued)



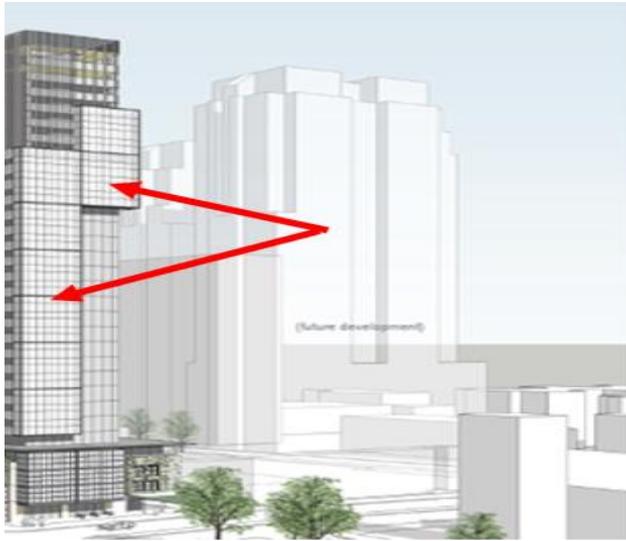
Pedestrian  
perspective from  
Spring Garden  
Road

# Proposal (continued)



Perspective view  
from Carlton  
Street

# Signature Architectural Projections



# Proposed Amendments to RCSMPS

To accommodate signature architectural projections:

- Increasing the permitted max floor area ratio for a development, from 8.0 to 9.1;
- Increasing the allowable floor area for tower floors located above the streetwall, from 750 s/m per floor to 810 s/m per floor; and
- Reducing the minimum separation distance required between any tower portions of the building, from 23 m to 19 m.

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# Proposed Amendments to RCSMPS

- Identifying signature architectural projections as secondary elements in setback/stepback requirements.
- Identifying a one-storey residential penthouse as a rooftop feature that can exceed the overall max height of 90 m.

# Proposed Amendments to RCSMPS

- Permitting a 2% tolerance for max building height, streetwall heights, and building podium heights.
- Allowing for the consideration of opportunities for collaboration with a development on the neighbouring site, identified as Site B on Map 24 of the RCSMPS.

# Proposed Development Agreement

- Permitted land uses;
- Project phasing;
- Building, siting, massing, and scale;
- Architectural requirements;
- Requirements for the rehabilitation of the 4 municipally registered heritage buildings;
- Subdivision of lands;
- Access, circulation, and parking;

# Proposed Development Agreement

- Requirements for landscaping, lighting, signage, solid waste, and maintenance of the site;
- Incentive or bonus zoning;
- Wind mitigation measures;
- Streets and municipal services; and
- Environmental protection measures.

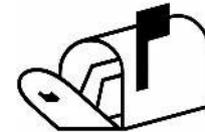
# Public Engagement Feedback

- A mailout was sent to property owners and residents within the notification area on September 13, 2023, to inform them of the proposal and provide contact information to submit feedback
- Staff received 9 emails and 2 phone calls

886 Notifications  
Mailed



11 Responses  
Received



# Feedback Received

The main concerns raised include:

- policy changes move away from existing policy;
- Impacts of construction phase;
- cumulative impacts on traffic and the mental health;
- information provided not targeted to lay persons; and
- not enough height and density to help the housing crisis.

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# Recommendation to Regional Council

Adopt the proposed amendments to the Regional Centre Secondary Municipal Planning Strategy, as set out in Attachment A of the report.

# Recommendation to HWCC

Provisionally approve the proposed development agreement for a 30-storey mixed-use residential and commercial building on the southeast corner of the Robie Street and Spring Garden Road intersection, while rehabilitating four municipally registered heritage buildings on Carlton Street, which shall be substantially of the same form as set out in Attachment B of the report; and

# Recommendation to HWCC (continued)

Require that the development agreement contained in Attachment B of the report be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later, otherwise this approval will be void and obligations arising hereunder shall be at an end.