

HALIFAX

**Case 20374:
Substantive Site Plan Approval
Request to change Post Bonus Height
Public Benefit
1452 Brenton Street, Halifax**

Design Review Committee

March 11, 2021

Background

- Case #20374 received substantive site plan approval from the HRM Design Review Committee on July 7, 2016
- This approval included the recommendation to the Development Officer accept public art as the post-bonus height public benefit.

Public Benefit Categories

- Subject to meeting all applicable requirements of this By-law, development pursuant to
- subsection (1) shall be permitted where the developer provides one or a combination of the
- following public benefits:
- (a) where the development includes a registered heritage property which is to be
- maintained, the preservation or enhancement of the heritage resource;
- (b) the provision of publicly accessible amenity or open space, where a deficiency in
- such spaces exists;
- (c) the provision of residential units at a subsidized cost to contribute to housing
- affordability in the Downtown Halifax Secondary Municipal Planning Strategy plan
- area;
- (d) the provision of 3 and 4 bedroom units with direct access to outdoor amenity space;
- (e) the provision of rental commercial space made available at a subsidized cost for arts
- or cultural uses;
- (f) the provision of public art;
- (g) the provision of public parking facilities, where a deficiency in such facilities exists;
- (h) investment in public transit or active transportation infrastructure;
- (i) the provision of exemplary sustainable building practices.
- (j) the undergrounding of overhead electrical and communication distribution
- systems.

Requested change - Details

- The Design Manual calls for well designed pedestrian-oriented streetwalls to enhance the pedestrian environment. It encourages buildings close to the street with commercial uses that engage and animate the sidewalk. The approved building is very close to Brenton and Clyde Streets (setback ranging between 1 and 1.5 meters). After further analysis, public art in the limited space at grade will diminish the value of the art and conflict with building articulation. Removing 6 power poles and burying electrical and communication wires along both streets would enhance the pedestrian experience.
- The Design Manual calls for strengthening the visual prominence of prominent sites. Burying the utilities along Clyde Street (3 power poles with a clutter of wires) would enhance the visual prominence strengthen the visual connectivity with Victoria Park.
- The Design Manual puts emphasis on corner buildings due to the greater visual prominence and exposure. Removing the existing 2 poles from the corner of Brenton and Clyde Streets will enhance the visual prominence of this corner site and emphasize building articulation and connectivity.

Attachment A

**1452 Brenton Street
Site Plan Approval Case 20374
Post-Bonus Height Public Benefit**

In response to the Post Bonus Height Public Benefit requirement as stipulated under section 12 of the Downtown Halifax Land Use Bylaw, WM Fares Group would like to amend the existing agreement to utilize the provision of the undergrounding of overhead electrical and communication distribution systems along Brenton Street and Clyde Street.

The following outlines our understanding and proposed approach:

- The gross floor area gained as a result of the post bonus height option is 1490 square meters;
- Based on \$4.47/0.1 sq.m of gross floor area, the value of the public benefit is \$66,603.00;
- The cost of undergrounding is \$414,453.00;
- Undergrounding of overhead electrical and communication distribution systems and installing new light standards at this prominent corner site will enhance the streetscape and pedestrian experience.



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Alternatives

- The alternatives before HRM Design Review Committee are:
- It is recommended that Development Officer accept undergrounding of overhead electrical and communication distribution systems as the post bonus height public benefit category for the development at 1452 Brenton Street, Halifax.
- The Design Review Committee may choose to recommend an alternative post bonus height public benefit category. This may necessitate further submissions by the applicant, as well as a supplementary report from staff. This is not the staff recommendation.