


HALIFAX

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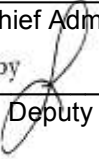
Item No. 11.1.3
Halifax Regional Council
December 9, 2014

TO: Mayor Savage and Members of Halifax Regional Council

Original signed by 

SUBMITTED BY:

Richard Butts, Chief Administrative Officer

Original Signed by 

Mike Labrecque, Deputy Chief Administrative Officer

DATE: November 20, 2014

SUBJECT: **Case 19353: Amendments to the Halifax MPS and Halifax Peninsula LUB -
2480 Maynard Street, Halifax**

ORIGIN

Application by W. M. Fares Group

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter (HRM Charter), Part VIII, Planning & Development

RECOMMENDATION

It is recommended that Halifax Regional Council direct staff:

1. To initiate a process to consider site-specific amendments to the Halifax Municipal Planning Strategy and the Halifax Peninsula Land Use By-law for 2480 Maynard Street, Halifax, to enable the development of an 8-storey mixed use residential and commercial building by development agreement; and
2. To follow the Public Participation Program for the MPS amendment process as approved by Council in February 1997.

BACKGROUND

The W. M. Fares Group, on behalf of Maynard Holdings Limited, has submitted an application for site-specific amendments to the Halifax Municipal Planning Strategy (MPS) and Halifax Peninsula Land Use By-law (LUB) to allow the development of an 8-storey mixed-use building consisting of residential units and a commercial ground floor at 2480 Maynard Street, Halifax, by development agreement (Maps 1 and 2). The proposal cannot be considered under existing policies and zoning regulations established in the MPS and LUB, as MPS policies do not contemplate the overall scale and height of the proposed development (Map 3). As such, the applicant is seeking amendments to planning documents to enable the consideration of a higher building on the property through the development agreement process.

Site Description and Surrounding Uses:

The subject property is:

- located on the west side of Maynard Street and north side of Roberts Street, Halifax, and surrounds a small property on the corner of the two streets within a growing and transitioning area of Peninsula North (Maps 1 and 2);
- 1,618.3 square metres (17,419 square feet) in area and has 41.5 metres (136.2 feet) of frontage on Roberts Street and 18 metres (59 feet) of frontage on Maynard Street; and
- comprised of a single property containing a 2-storey warehouse building with a main entrance from Roberts Street. The building was used previously to create and store kitchen cabinets.

The surrounding area is comprised of residential, commercial, institutional and light industrial uses.

Surrounding land uses include:

- Joseph Howe School to the north;
- Canadian Forces Base Stadacona to the northeast;
- low and medium density residential uses;
- light industrial uses such as auto repair shops; and
- the Local Source Market, bakeries, shops and restaurants.

Council should note that the small property located on the north-west corner of Maynard Street and Roberts Street, and identified as 2470 Maynard Street, is not included as part of this application.

Designation and Zoning:

The subject property is:

- within Area 6 of the Peninsula North Secondary Planning Strategy (PNSPS) [Section XI of the Halifax Municipal Planning Strategy (MPS)];
- designated Major Commercial by the PNSPS, which envisions an environment with a mixture of land uses that include commercial and residential uses, and mixed residential-commercial buildings (Map 1);
- zoned C-2 (General Business) under the Halifax Peninsula Land Use By-law, which allows for a wide range of residential and commercial uses (Map 2);
- controlled by a height limitation of 15.24 metres (50 feet) along Maynard Street (Map 3); and
- located within the Agricola Street Corridor Study Area, under the Regional Centre Plan Project (Map 4).

Proposal:

The applicant wishes to demolish existing buildings on the property and develop an 8-storey mixed-use building. Attachments A through D outline the applicant's proposal in greater detail. Features of the development include the following:

- maximum height of the building is 24.4 metres (80 feet) measured from ground level to the top of the penthouse level;

- 70 residential units are proposed which will contain a mix of bachelor, 1 bedroom and 2 bedroom units (page 2 of Attachment B);
- 285.2 square metres (3,070 square feet) of commercial space at ground level with frontage on Roberts Street;
- interior amenity space, landscaped terrace, and rooftop and podium-level amenity space;
- 2 levels of underground parking area consisting of 67 parking spaces accessed off Maynard Street; and
- upper-storey stepbacks creating a 3 to 4-storey streetwall along Roberts Street and Maynard Street

Existing Planning Policies and Zoning Context:

The subject property is governed by the Halifax MPS and, more specifically, by the Peninsula North Secondary Planning Strategy (PNSPS). The PNSPS recognizes the Maynard Street area as a commercial corridor and designates the subject property for Major Commercial development (Map 2). The Plan also expresses the intent to encourage the continued development of Area 6 of Peninsula North as a commercial centre that includes a mix of commercial and residential developments in a compatible and appropriate manner with the surrounding neighbourhoods.

Furthermore, the PNSPS provides growth opportunities for properties within the Major Commercial designation, including the subject property, by creating development options under existing LUB provisions of the C-2 Zone and through development agreement policies referred to as 'Schedule Q'. While these options are available, the Plan also aims to protect existing uses by creating a height limit for all properties within Area 6 of Peninsula North. As mentioned previously, the applicant has proposed a 9.14-metre (30-foot) increase in height, which requires an amendment to the PNSPS in order to address the height restriction.

Staff has reviewed the proposal and provide the following evaluation for Council's consideration:

Height & Zoning Provisions:

MPS Policy 2.5 provides a context for the current height requirement for the area surrounding Maynard Street, indicating that heights should maintain the existing low rise form in an effort to ensure compatibility with the surrounding residential neighbourhood (Attachment B).

This policy has led to the adoption of a 15.24-metre (50-foot) height limit requirement under the LUB for Area 6 of Peninsula North, to preserve the scale of existing uses and mitigate against any potential impacts on surrounding neighbourhoods (Map 3). Although this policy places limitations on building heights on all properties in Area 6, the C-2 Zone, unlike surrounding zones, allows for a range of commercial and residential developments with flexible provisions that include increased massing and reduced setbacks. As such, the current zoning provisions of the C-2 Zone enable a streamlined development approval process that does not require a decision by Council.

Schedule 'Q':

While the policies and standards mentioned previously provide a framework for as-of-right development in the area, the MPS also includes a policy context for situations where it may be appropriate for Community Council to consider areas for comprehensive site planning. This process is achieved through the application of Schedule 'Q' of the LUB, which was established to address the challenge of introducing new residential uses into existing commercial and industrial areas by negotiating, on a site-by-site basis, the conditions of a development agreement.

Policies 2.3.1 and 2.3.2 are referred to as Schedule 'Q' and are intended to address conflict between new and existing uses through the process of comprehensive site planning (Attachment B). Projects of this nature must also be consistent with policy 2.3.3, which includes criteria that pertain to land use and neighbourhood compatibility, building design and urban design treatments, traffic and site access, density, landscaping and others (Attachment C).

This development option is not being applied in this case as the proposal does not meet the intent of policy 2.5, which restricts the overall height and scale of any development within the Major Commercial designation to 15.24 metres (50 feet). As Schedule 'Q' policies, which include design guidelines, have been implemented through various proposals within Peninsula North, these policies may provide an appropriate guide in formulating the required policy amendments should Council choose to initiate the MPS amendment process.

Regional Centre Plan Project

In October 2011, Regional Council initiated a project to establish a Regional Centre Plan intended to develop a single municipal planning strategy and land use by-law for the Regional Centre, an area that includes Halifax Peninsula and the area of Dartmouth within the Circumferential Highway. Initially, this project was to occur at the same time as the five-year review of the HRM's Regional Plan (RP+5 project), however, this did not occur as focus was placed on completing the RP+5 project. Accordingly, the Regional Centre Plan project was placed on hold.

Earlier this year, with the RP+5 project drawing to a close, a series of recommendations was provided from the Community Design Advisory Committee (CDAC) and the Community Planning and Economic Development Standing Committee (CP&ED) with the intent of restarting the Regional Centre Plan Project. In April 2014, Regional Council re-initiated the development of the Regional Centre Plan through a series of initiatives as follows:

1. developing new planning policies and regulations within established low-density established residential areas;
2. developing a set of overall development agreement policies to improve the manner in which individual proposals for residential multiple unit dwellings and large-scale mixed use developments are assessed; and
3. progressing on other Regional Centre-based projects that have been initiated by Council or that are necessary to support the complete Regional Centre Plan project.

As stated previously, the subject property is located within the Agricola Street Corridor Study Area, which was identified in 2011 as a corridor consisting of opportunity sites (Map 4). The area is bounded by Agricola Street, North Street, Harris Street and Creighton Street, and also includes Maynard Street. In 2011, the Agricola Street Corridor Study Area, along with other corridors, was subject to site analysis, public consultation sessions and workshops. The study identified height allowances along Agricola Street, Maynard Street and others, while providing a transition to lower heights towards adjacent lower density streets, including Creighton Street. Upon review of appropriate building heights in the area, it was determined that 7 to 8 storeys would be suitable on the west side of Maynard Street, with 6 storeys on the east side. It was also determined through this study that a streetwall height of 3 to 4 storeys would be appropriate along with clearly articulated façades. Council should note that while maps showing up to 29 metres (8 storeys) were distributed as part of the public consultation process, a revised building height regime was not adopted.

DISCUSSION

MPS Amendment Process:

Generally, amendments to an MPS are not considered unless it can be shown that circumstances have changed since the document was adopted to the extent that the original land use policy is no longer appropriate. As part of the Planning Process for site-specific MPS amendment requests, in particular, a significant justification is required as part of the application. As such, to support the request to amend the MPS and LUB in this case, the applicant has prepared a written submission which is included as Attachment A to this report. Following is a brief summary of the applicant's rationale for the proposed amendments:

- *The area is under rapid redevelopment and revitalization with an emphasis on re-stitching the fragmented residential fabric and accommodating new restaurants, cafes, professional offices, and retail boutiques; an exciting sign of urban growth and increased pedestrian activity.*
- *The location of the site is in close proximity to Agricola Street; a vibrant up-and-coming commercial thoroughfare that is labelled as Halifax's hip-spot for local art, food, and business.*
- *A healthy demographic mix is evident in the neighbourhood including young families, seniors and a large percentage of young professionals and artists.*
- *The intent of the project is to increase neighbourhood vibrancy and active pedestrian traffic through local business programming coupled with a rhythmic low-rise fabric.*
- *The neighbourhood's context and urban form is currently underutilized due to auto-motive and service lots scattered along Maynard Street.*

Evaluation of Development Proposal:

Over the last 5 years, various areas in Peninsula North have been in a state of transition, where a number of properties have been or are in the process of being re-developed for residential and commercial uses. The re-development of the subject property is being spurred on by this transition. While current policies and regulations place restrictions on height and scale of the project, staff recognizes the growth and development potential of the property as it is surrounded by a wide range of land uses that vary in levels of intensity.

Since the Regional Centre Plan project was placed on hold, many of the development proposals that were identified as being within the Centre Plan corridors (Phase I) have proceeded as independent site-specific planning applications. Those proposals have been considered either under existing development agreement provisions of the Halifax MPS, or through plan amendment processes which resulted in the creation of distinct new policies and development agreement guidelines. Under these types of planning processes, there have been a significant number of development approvals approved within the Regional Centre for new mixed-use developments. While the existing development agreement policies provide developers, the public, and Council with a mix of evaluative criteria, they are often outdated or out of context with new developments, including this particular development proposal.

As noted earlier, the subject property is currently comprised of a 2-storey warehouse building that was utilized in the past for building and showcasing kitchen cabinets. This type of business is classified as a light industrial use. The property is surrounded by a variety of uses that consist of a mixture of commercial and light industrial businesses such as co-op and local source shops, auto-body shops and mechanical workshops, and mid-rise multi-unit residential buildings. Furthermore, a residential building consisting of 5 storeys, 72 residential units and one level of underground parking is currently under construction on the facing property at the south-west corner of Maynard Street and Roberts Street. It should be noted that the building was enabled as-of-right in keeping with the existing LUB provisions of the R-3 Zone and the 50-foot height precinct.

Due to the location of the subject property within a transitioning neighbourhood and in relation to two local streets with moderate traffic volumes, the proposed development has merit for consideration as it provides an appropriate response to surrounding land uses. Council should note that while the MPS policies contemplated the land use for this general area of Peninsula North and established provisions to determine the conditions for land development in Area 6, these policies do not contemplate deviating from certain requirements including height, massing and scale. As such, the subject property presents an opportunity for greater density development through determining appropriate controls on the building's height, land use compatibility, scale and massing, architectural design, scale, site design and appearance. While the acceptability of the building's design, scale and height will be determined through further analysis and public consultation as part of the Planning Process, the mixed-use nature of the property's surroundings make it a suitable site for re-development. It should be noted that environmental assessments of the subject property will be required due to the industrial nature of past operations.

Furthermore, due to the context of the subject property and the intent of the Major Commercial designation, it is reasonable for Council to consider site-specific planning policy amendments that permit increasing the height, scale and the allowable density to enable the construction of a larger mixed-use building. Moreover, should Council choose to initiate the plan amendment process, this development proposal could be considered as a pilot project used to evaluate updated development agreement policies and provisions which are currently under development through the Regional Centre Plan Project. This will also provide an opportunity for public engagement and feedback on the proposed plan amendments for the development.

Proposed and Alternative Approaches:

This site-specific MPS amendment has the benefit of being a process that is well-known to Council and applicants. Further, the development agreement process would be an effective mechanism to enable Council to consider new criteria that address design, height, scale, massing and other matters related to the development to ensure that any impacts on the surrounding properties are appropriately mitigated.

Alternatively, there are always benefits in examining area planning policies through a comprehensive approach. With the transitioning nature of this Peninsula North neighbourhood, there are advantages in identifying areas that will benefit from comprehensive site planning. Thus, it may be reasonable to consider, as part of this application or through the Regional Centre Plan Project, other appropriate amendments for properties along Maynard Street and bounded by Harris Street and North Street which are designated 'Major Commercial' and zoned C-2 (General Commercial) to allow for similar proposals in the near future. This will create an opportunity for staff to investigate and discuss various types of development options and planning mechanisms that could include:

- addressing the height precincts along Maynard Street;
- establishing new development agreement guidelines and provisions; or
- creating a new zone in the LUB designed to acknowledge the area identified previously as a transition area.

It should be noted that the applicant was previously advised to delay submitting this application in anticipation of area-wide policy amendments that could result from the Regional Centre Plan Project process. It is now anticipated that the area-wide amendment process is likely to have a longer timeframe to completion than would a site-specific MPS amendment, thus the applicant is pursuing this request independently.

Conclusion:

Recent changes in the area surrounding the subject property have shifted the traditional composition of the Maynard Street and Agricola Street area. As such, the project has been evaluated in relation to the overall intent envisioned by the MPS and applicable policies of the Major Commercial designation. Staff advise that there is sufficient justification to warrant a separate process of site-specific amendments to the MPS and LUB for the subject property. Therefore, staff recommends that Council initiate the requested MPS amendment process.

FINANCIAL IMPLICATIONS

The HRM costs associated with processing this planning application can be accommodated within the approved 2014/2015 operating budget for C310 Planning & Applications.

COMMUNITY ENGAGEMENT

Should Regional Council choose to initiate the MPS amendment process as outlined in the Recommendation section of this report, the *HRM Charter* requires that Regional Council approve a public participation program when considering any amendment to an MPS. In February of 1997, Regional Council approved a public participation resolution which outlines the process to be undertaken for

proposed MPS amendments, which are considered to be local in nature. This requires a public meeting be held, at a minimum, and any other measures deemed necessary to obtain public opinion.

The proposed level of community engagement would be consultation, achieved through at least a public meeting early in the review process, as well as a public hearing before Regional Council could consider approval of any amendments.

Amendments to the MPS and LUB would potentially impact the following stakeholders: local residents, property owners, community or neighbourhood organizations, business owners, other HRM business units, and other levels of government.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

ALTERNATIVES

1. Regional Council may choose to initiate a process to explore re-development possibilities and consider general amendments to the MPS and LUB, as part of this application, for properties along Maynard Street and bounded by Harris Street and North Street which are designated 'Major Commercial' and zoned C-2. Should Council choose to initiate this MPS amendment process, it should request that staff follow the public participation program for the MPS amendment process as approved by Council in February 1997.
2. Regional Council may choose to refuse to initiate the consideration of a site-specific MPS and LUB amendments process for the proposal at 2480 Maynard Street, Halifax, and refer it for consideration through the area-wide amendment process underway (Regional Centre Plan Project). A decision of Council not to initiate the potential amendments is not appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.
3. Regional Council may choose to refuse to initiate the consideration of a site-specific MPS and LUB amendments process for the proposal at 2480 Maynard Street, Halifax. A decision of Council not to initiate the potential amendments is not appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.

ATTACHMENTS

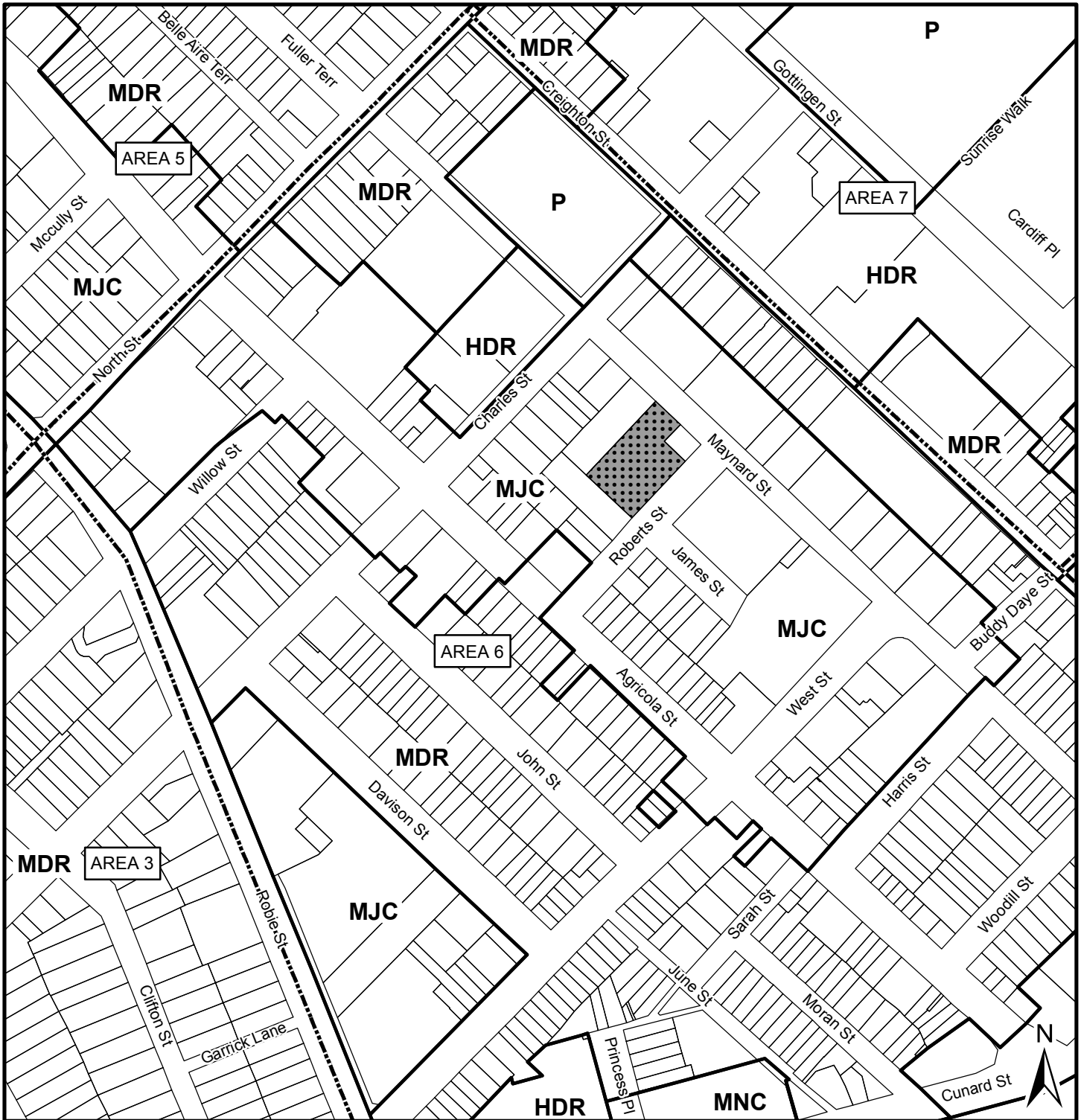
Map 1	Generalized Future Land Use
Map 2	Zoning
Map 3	Peninsula North Secondary Planning Strategy - Area 6 – Height Precincts
Map 4	Agricola Street Corridor Study Area
Attachment A	Project's Rationale
Attachment B	Existing Policies – Peninsula North Secondary Planning Strategy (PNSPS)
Attachment C	Site Plan
Attachment D	Conceptual Building 3D Rendering
Attachment E	Elevation Plans

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.php> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 902-490-4210, or Fax 902-490-4208.

Report Prepared by: Dali Salih, Planner, Development Approvals, 902-490-1948

Report Approved by: _____
Kelly Denty, Manager, Development Approvals, 902-490-4800

Report Approved by: _____
Bob Bjerke, Chief Planner & Director, Planning & Development 902-490-1627



Map 1 - Generalized Future Land Use

2480 Maynard Street
Halifax



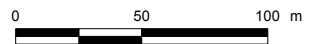
Area of proposed development agreement

Secondary plan sub-area boundary

Halifax Plan Area
Peninsula North Secondary Plan Area

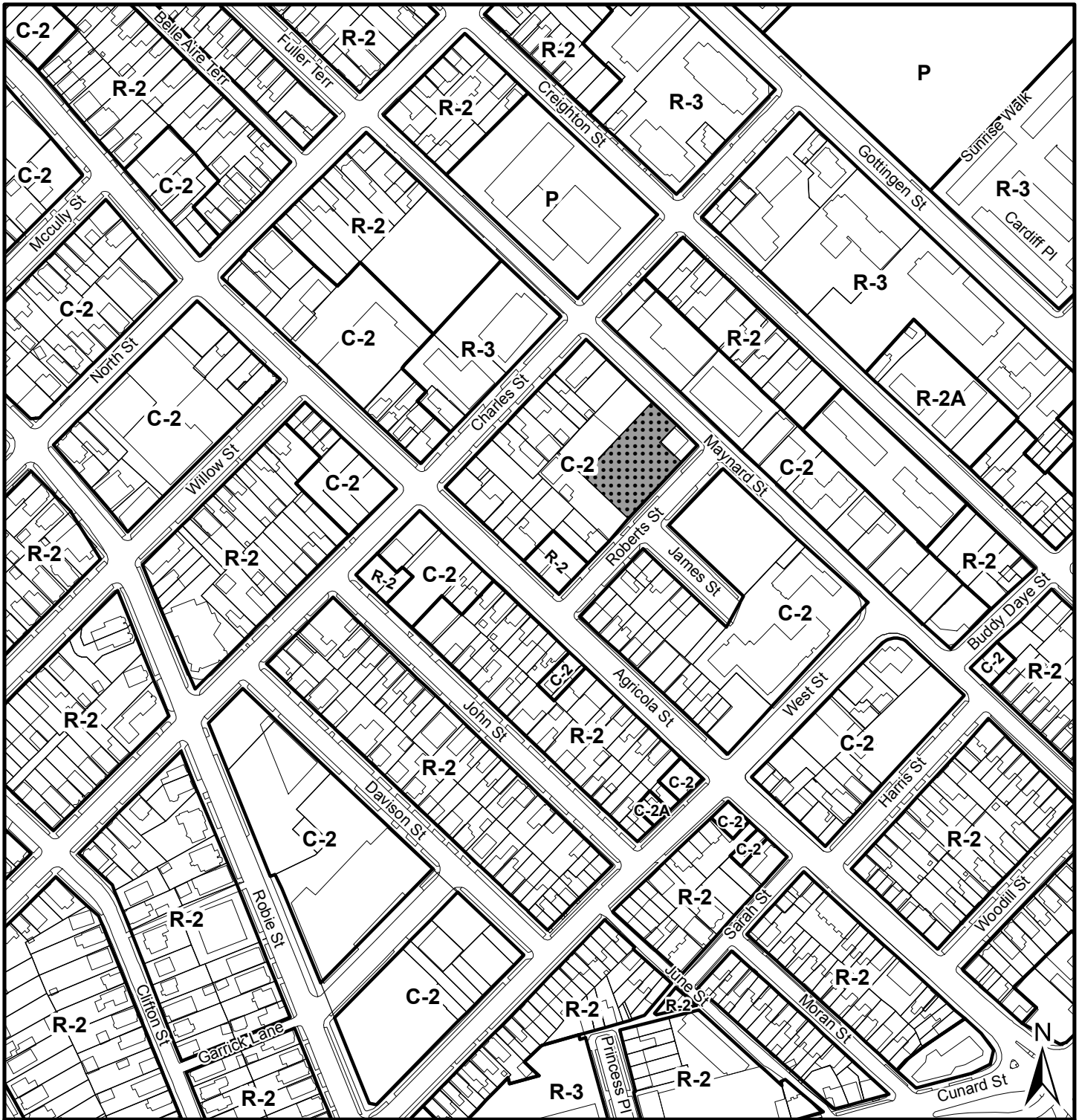
Designation

- MDR Medium Density Residential
- HDR High Density Residential
- MJC Major Commercial
- MNC Minor Commercial
- P Park and Institutional




This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.



Map 2 - Zoning

2480 Maynard Street
Halifax

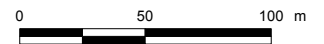
 Area of proposed development agreement

Halifax Peninsula
Land Use By-Law Area

Zone

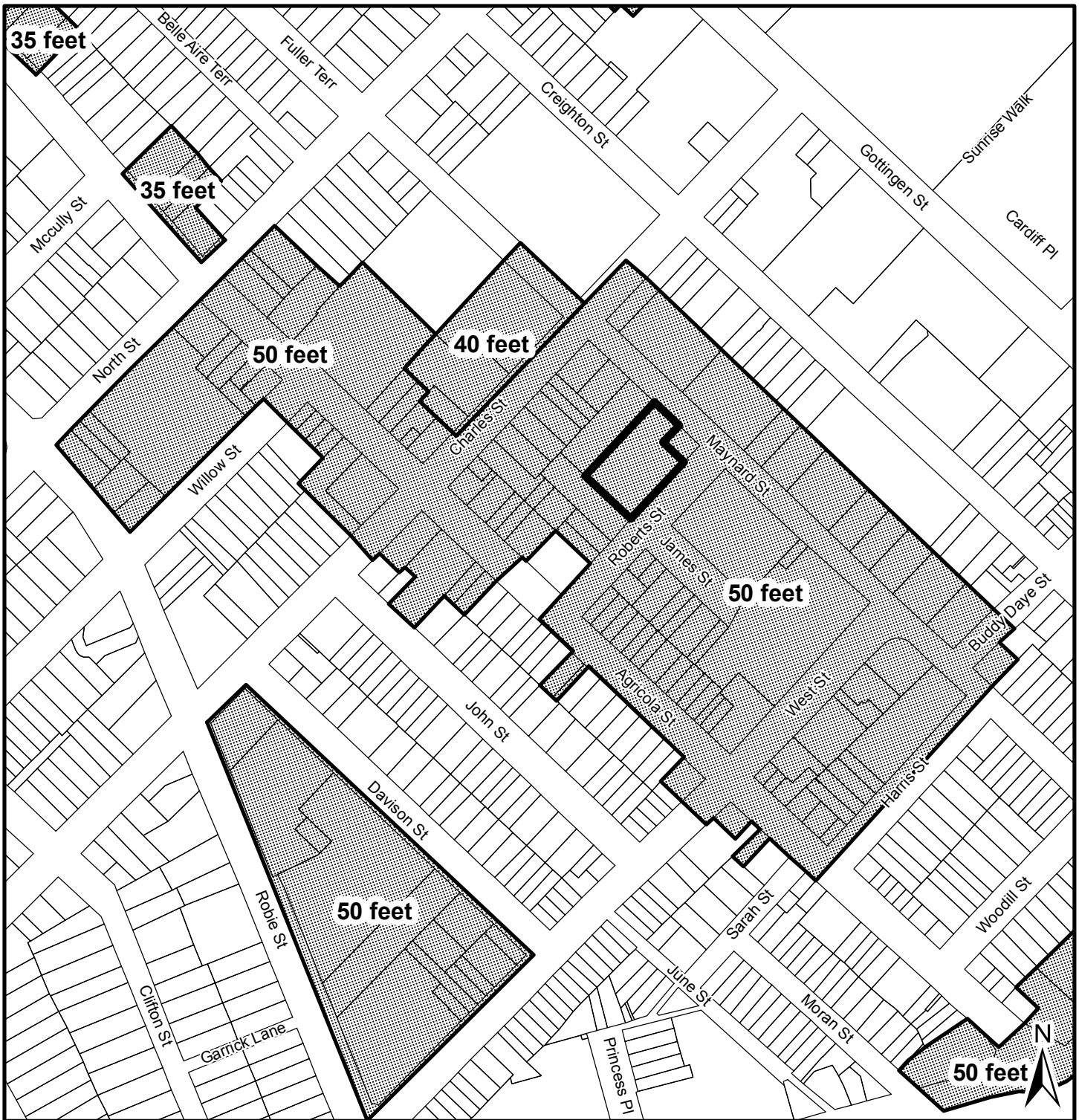
- R-2 General Residential
- R-3 Multiple Dwelling
- C-2 General Business
- P Park and Institutional

HALIFAX




This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.


The accuracy of any representation on this plan is not guaranteed.



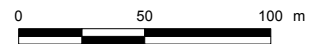
Map 3 - Height Precinct

2480 Maynard Street
Halifax

 Area of proposed development agreement

 Height measured to highest point of roof

HALIFAX



Halifax Peninsula
Land Use By-Law Area

Please refer to ZM-17 - Height Precinct Map for full definitions of height measurement.

This map is an unofficial reproduction of a portion of the Height Precinct Map for the plan area indicated.


The accuracy of any representation on this plan is not guaranteed.




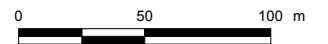
Map 4 - Agricola Street Corridor Study Area

HRMbyDesign Centre Plan

HALIFAX

 Area of proposed development agreement

 Boundary of Agricola Street Corridor Study Area



Halifax Peninsula
Land Use By-Law Area

The accuracy of any representation on this plan is not guaranteed.

ROBERTS & MAYNARD | PROJECT BRIEF

Address: 2480 Maynard Street, Halifax
PID 00170050

Purpose of submission

WM Fares Group is pleased to make a concurrent application for a Site Specific Plan Amendment and Development Agreement for the above case file following a pre-application review by staff. We have revised the design concept for this development in response to Miles Agar's report and comments dated January 24th 2014. Fundamentally, the re-design of the proposal takes into consideration the immediate context to suit the changing sociocultural trends apparent in the North-End district. A detailed review and design rationale of these studies and changes can be found in the enclosed drawings and project brief below.

Site and Neighbourhood Context

The subject site is approximately 17,500 square feet in area with street frontages on both Maynard St (59'-0") and Roberts St (137'-0"). The adjacent South-West property is currently vacant and the adjacent North-West property houses a vacant two-storey warehouse-type building. The lot across the street on Roberts Street is currently being developed into a 5-storey high-density contemporary loft-condominium. The adjacent property across the street on Maynard is a raised 3-storey walk-up apartment building rendering itself as a 4-storey building.

The immediate neighbourhood context and urban form is currently underutilized and deprived due to auto-motive and service lots scattered along Maynard Street that break-up an already vibrant residential neighbourhood characterized by iconic shingle-clad Victorian and Georgian dwellings. Fortunately, this area is rapidly being redeveloped and revitalized with an emphasis on re-stitching the fragmented residential fabric. Two examples of successful modern townhouse developments are evident along Creighton Street near Cunard. In addition, Q-Lofts and Harris East Condos are larger scale, high density developments underway along Maynard.

The subject site is in close proximity to Agricola Street; a vibrant up-and-coming commercial thoroughfare that is being labeled as Halifax's hip-spot for local art, food, and business. 'Creative Crossings', located on the corner of Agricola and Charles has recently been renovated and re-developed to accommodate new restaurants, cafes, professional offices, and retail boutiques; an exciting sign of urban growth and increased pedestrian activity. A healthy demographic mix is evident in the neighbourhood including seniors, young families and a large percentage of young urban professionals and artists; most of which form a tight-knit local business community.

Project Description + Design Strategies

Our new design proposal seeks to hone-in the on the artistic/local business demographic. As such, the proposed ground floor programming has been modified to offer flexible 2-storey live/work apartments suitable for young professionals seeking affordable space for business start-ups. The remaining building program includes a variety of housing types from bachelor units to 2 bedroom + den units (see A0 for unit types and percentages). In addition, the project has increased the allocated square footage for interior and exterior communal space.

The success of the design hinges on the streetscape articulation along Roberts and Maynard Street. The intent is to increase neighbourhood vibrancy and active pedestrian traffic through local business programming coupled with a rhythmic low-rise fabric. A total of 6 vertical volumes can be identified on the main streetscape which define the streetwall at undulating playful heights. Each volume is characterised by a varied shade of ochre reminiscent of colourful East-Coast homes. In an effort to balance the overall streetwall height, proportion, and rhythm, the coloured volumes 'frame' levels 2 to 4 and overhang 24 inches from the ground floor. The ground floor façade is treated with a mix of clear-view glass and blonde-wood planters that wrap and divide one unit from the other. The main entrance to the apartment building is raised in height and wrapped in the same horizontal wood to provide a clear yet relatable identity from the rest of the façade.

The midrise portion of the proposed building is set back from the streetwall and has been simplified from our previous concept. Visual clutter had been reduced by introducing built order to window arrangements within distinct separated volumes. In a conscious effort to give the streetwall the utmost visual prominence, a two-tone colour scheme of grey and charcoal have been allocated to each separated volume. As such, the midrise portion of the building is perceived as a neutral background, whilst still providing a sense of architectural identity to each volume.

Another key feature to the concept is landscaping throughout the building design. Where appropriate, green roofs have been introduced in several terraced pockets to increase visual greenery in close proximity to units at the upper levels. Ground floor units facing the rear lot will have full private yards, providing increased outdoor space for 'green thumb' tenants, or tenants with children or pets.

Planning Review Comments

We have addressed comments and remarks as outlined in Miles Agar's design letter in our revised design proposal. A summary of applicable comments, and our rationale are outlined below:

- *Streetwall Height and Massing*

- As a means to evoke a smaller residential scale well suited for the neighbourhood, we have capped the street wall height at 4-storeys and introduced 6 vertical volumes as a means to break up the overall width of the building along Roberts Street. These same vertical massings can be found on Maynard Street as well as the North (rear) Elevation.
- Furthermore, 2 out of the 6 volumes along Roberts Street are capped at the 3rd level. This architectural strategy not only breaks up the overall streetwall mass, it animates and enhances the overall streetscape. In addition, the drop in height allows for more intimate green terraces above.

- *Building Height and Low-Rise Character*

- The proposed development has been condensed to 7-storeys plus a Penthouse Level that steps back to further reduce the overall height of the building when viewed from the street.
- To reinforce a low-rise pedestrian scale character, the streetwall height varies between 3 and 4 storeys. Furthermore, varied setbacks of over 10 feet have been introduced in the midrise portion of the building (floors 5-7).
- In addition, the midrise portion of the revised design also adopts segregated vertical volumes characterized by varied cladding systems. The use of large sections of window-wall within the midrise have been removed and replaced with framed windows typical of smaller scale residential typologies.

- *Building Stepbacks*

- We have addressed the overall building mass at the North Corner of the site along Maynard Street by keeping a consistent streetwall height of 4 storeys.
- More significantly, we have introduced a cascade of stepbacks from the interior lot line allowing additional private terrace and communal outdoor space on the 5th and 6th levels.

- *Future Neighbouring Developments*

- We are anticipating a townhouse typology or similar residential use for the future development of abutting corner property. As such, we have relocated the parking garage entrance to the opposite side of Maynard Street. This will allow for a continuous residential and pedestrian urban fabric along the corner.
- In addition, we have set back the building at the south-east property line approximately 5-1/2 feet. This setback will serve as an exit corridor and provide breathing space to any future development.
- Furthermore, habitable windows along walls in close proximity to the interior lines have been reduced and or removed.

Conclusion:

WM Fares Group is eager to be part of revitalizing this up-and-coming neighbourhood and strives to provide an exemplary design standard in promoting vibrant active downtown neighbourhoods. We have enclosed a full set of drawings and perspectives with this application and look forward to working together through this planning process. Should you have any questions or concerns, please to do not hesitate to contact us at the number listed below.

Kind Regards,

Jacob JeBailey, Architect
RAIC, NSAA, OAA, M.Arch, BEDS

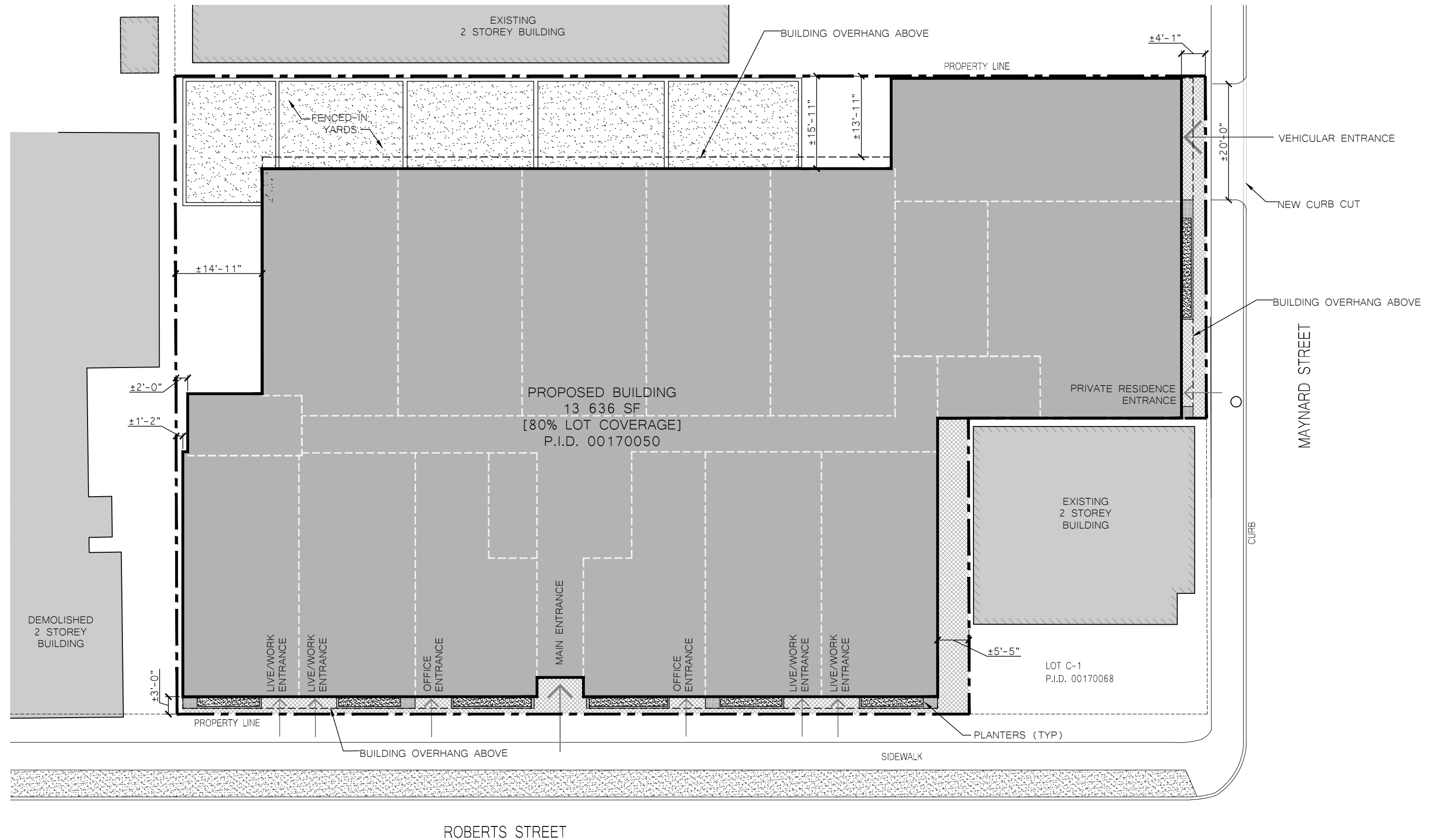
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ATTACHMENT B:
Existing Policies – Peninsula North Secondary Planning Strategy (PNSPS)

Halifax Municipal Planning Strategy
Section XI: Peninsula North Secondary Planning Strategy

Commercial Facilities Designation – Major Commercial:

- Policy 2.3 In areas designated major commercial, uses consistent with Section II, Policy 3.1.3 shall be permitted.
- Policy 2.3.1 In order to promote investment in commercial and residential redevelopment and to prevent conflict between new and existing uses the city may, through the land use by-law, identify areas that provide an opportunity for and will benefit from comprehensive site planning.
- Policy 2.3.2 In those areas identified in the land use by-law pursuant to Policy 2.3.1 all residential and mixed residential-commercial development over four units shall be by agreement.
- Policy 2.3.3 In considering agreements pursuant to Policy 2.3.2, Council shall consider the following:
- i. the relationship of new development to adjacent properties and uses; and, the mitigation of impacts on the amenity, convenience and development potential of adjacent properties through effective urban design and landscape treatment;
 - ii. the appropriate integration of the development into the traditional grid street system of the Peninsula;
 - iii. the design and layout of the development should encourage vehicular traffic to use Principal Streets and discourage traffic from infiltrating through existing neighbourhoods;
 - iv. the creation of high quality design detail at street level through attention to such matters as landscaping, signs, building entrances, and vehicle layby areas;
 - v. the provision of high quality open space and leisure areas of a size and type adequate for the resident population;
 - vi. residential and commercial densities consistent with municipal services;
 - vii. encouraging high quality exterior construction materials such as masonry; and
 - viii. other relevant land use considerations which are based on the policy guidance of this Section.
- Policy 2.5 In Area 6 of this Section, the land use by-law shall include a height limit to maintain the existing low rise form and ensure compatibility with the character of surrounding residential neighbourhoods, for any property zoned as general business.

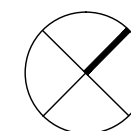


ROBERTS & MAYNARD DEVELOPMENT

SITE PLAN

SCALE: 1/16" = 1'-0"

DATE: 28 APRIL 2014



WM FARES
GROUP

SDP

UNIT COUNT

LEVEL	BACH.	1 BR	1 BR+DEN	2 BR	2 BR+DEN	COMMERCIAL	LIVE/WORK	RESIDENTIAL SUBTOTAL	COMMERCIAL SUBTOTAL
100			5	1		2	4 (2BR)	10	2 + 4 FLEX SPACE
200	2	1	7					10	
300	2	5	7					14	
400	2	1	7	2				12	
500	1	1	1	4	1			8	
600			1	4	1			6	
700			1	4	1			6	
PENTHOUSE				3	1			4	
TOTAL	7(10%)	8(11%)	29(40%)	18(25%)	4(6%)	2(3%)	4(5%)	70 UNITS	2 UNITS
DENSITY									
BACHELOR UNITS: (7 units) x (1 people) = 7									
1 BR + UNITS: (37 units) x (2 people) = 54									
2 BR + UNITS: (26 units) x (2.25 people) = 56.25									
TOTAL: 117.25 PEOPLE									

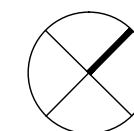
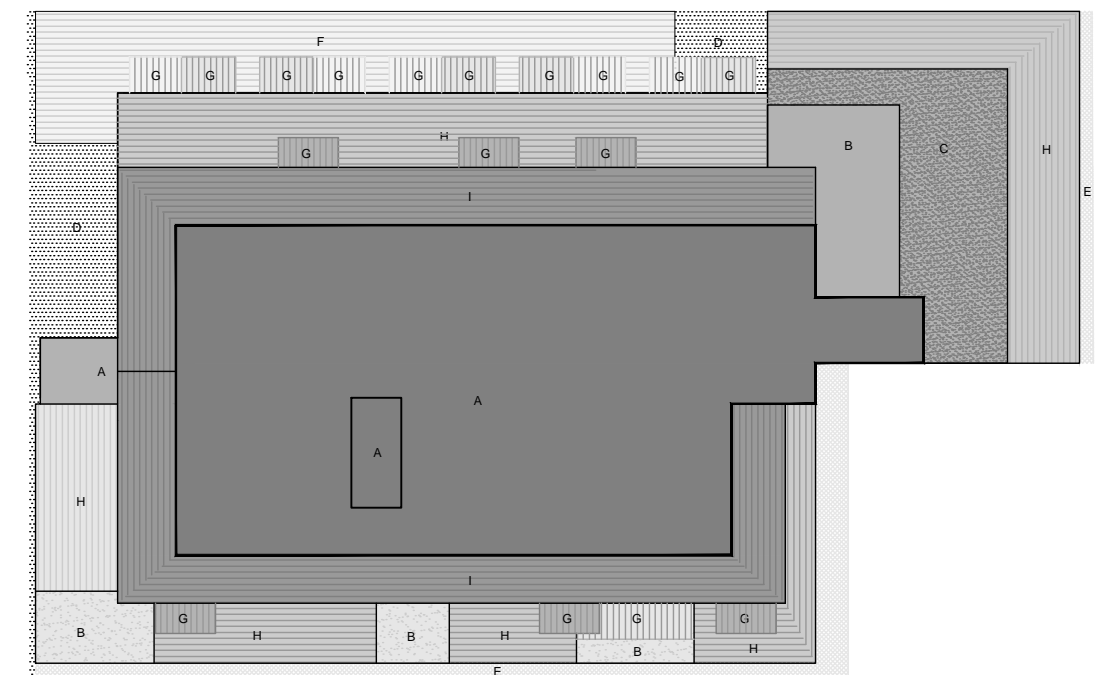
SURFACE AREAS

	SURFACE TYPE	OCCUPIABLE?	AREA (SF)	SITE COVERAGE
A	ROOFING	N	5848	33.5%
B	GREEN ROOF	N	1187	7.0%
C	COMMUNAL OUTDOOR SPACE	Y	970	5.5%
D	LANDSCAPING AT GRADE	Y	775	4.5%
E	PAVING AT GRADE	Y	765	4.0%
F	PRIVATE YARDS AT GRADE	Y	1995	11.5%
G	PRIVATE BALCONIES	Y	1402	8.0%
H	PRIVATE TERRACES	Y	4489	26.0%
I	PENTHOUSE TERRACES	Y	2728	15.5%

SITE STATISTICS

	AREA (SF)	SITE COVERAGE (%)
PROPERTY AREA	17 420	
BUILDING FOOTPRINT	13 846	79
LANDSCAPING AT GRADE	2 426	14
PAVED SURFACE AT GRADE	533	3
COMMUNAL OUTDOOR SPACE	1 511	9
INDOOR AMENITY SPACE	1 025	-
NUMBER OF PARKING	67	

KEY PLAN





ROBERTS & MAYNARD

ISSUED FOR DEVELOPMENT APPLICATION 28 APRIL 2014

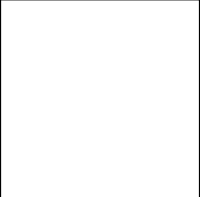
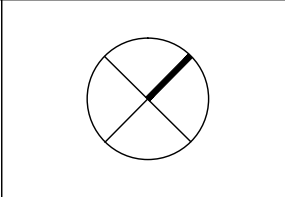


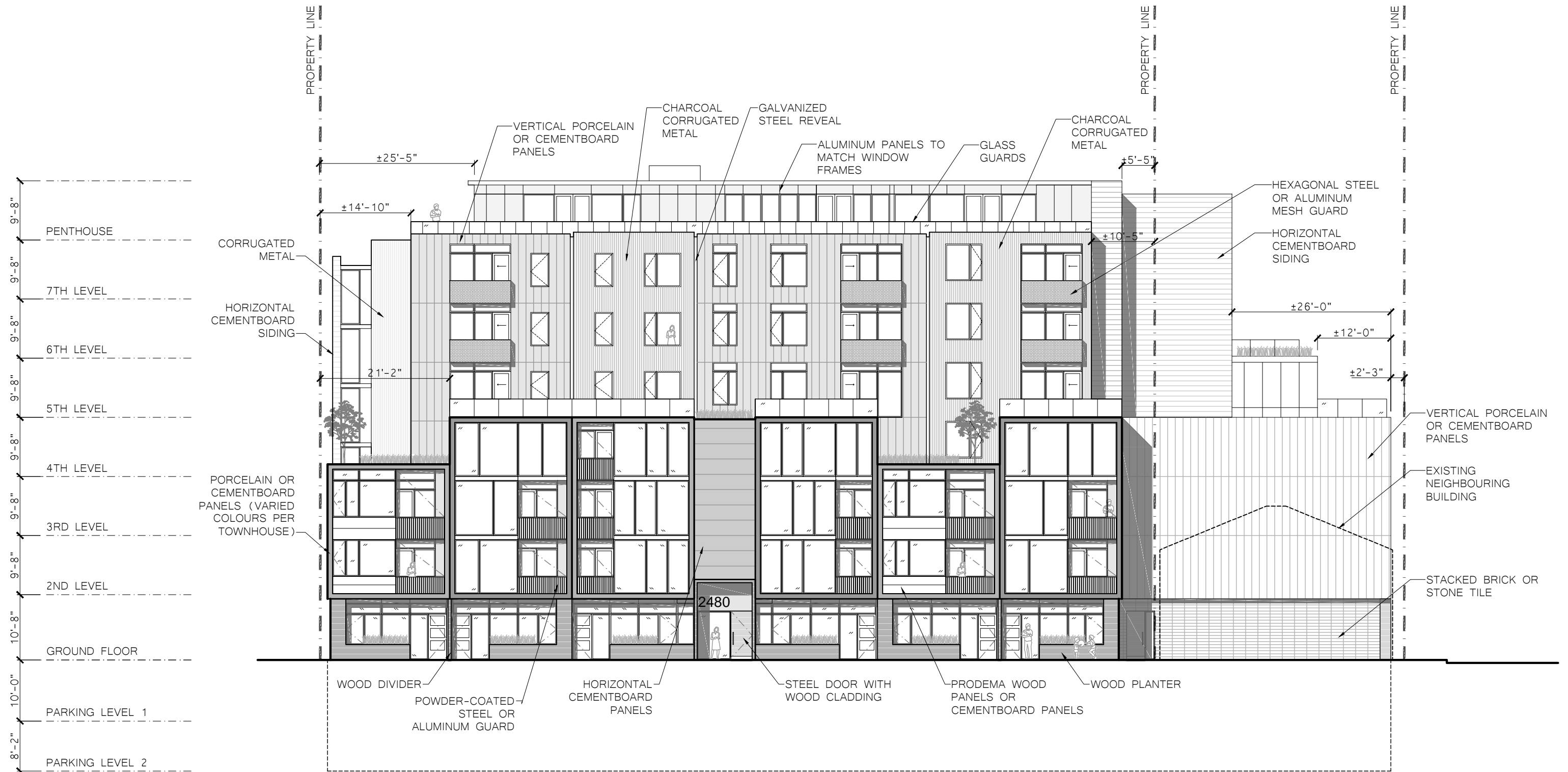


ROBERTS & MAYNARD DEVELOPMENT

STREET VIEW

SCALE: NTS
DATE: 28 APRIL 2014





ROBERTS & MAYNARD DEVELOPMENT

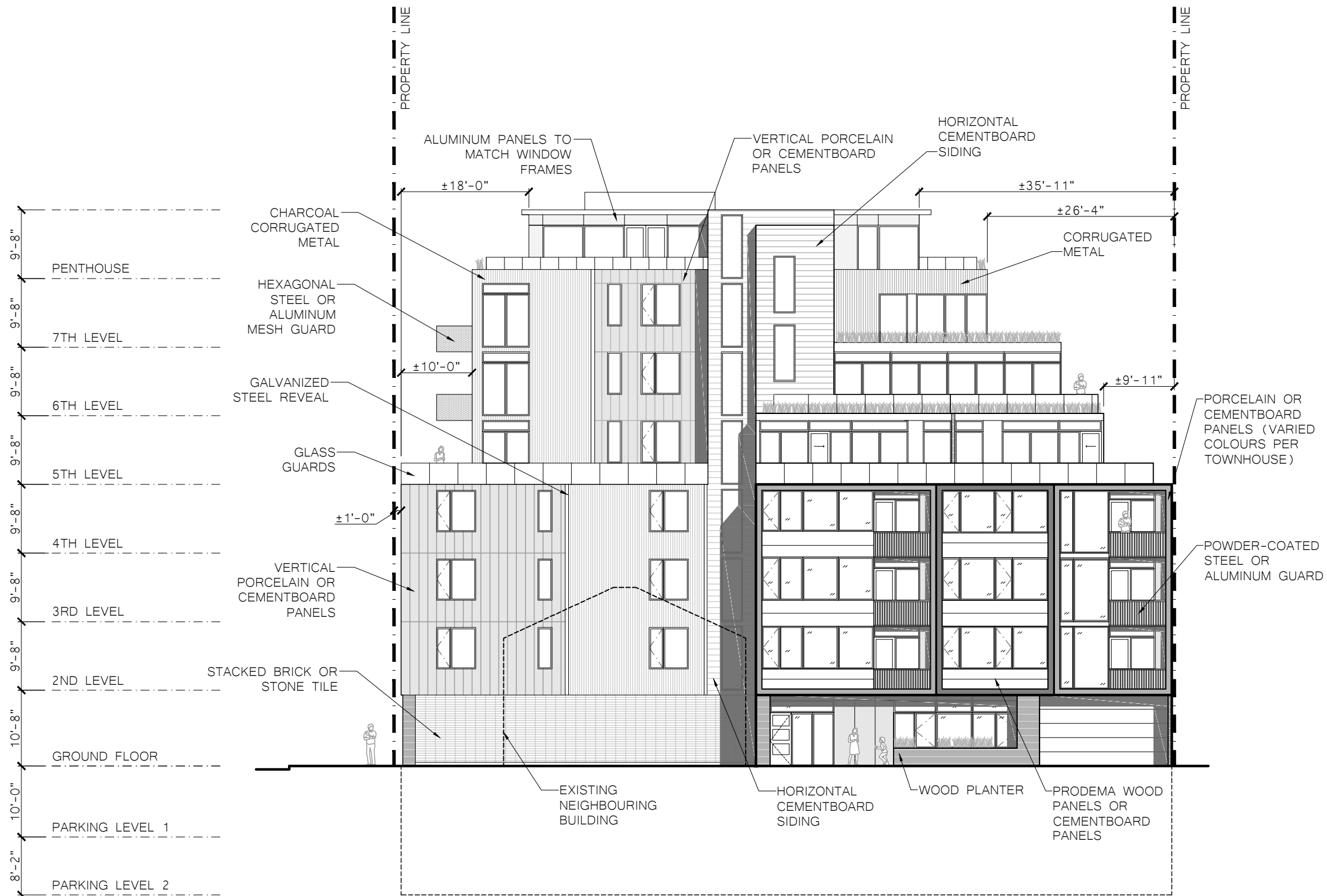
SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

DATE: 28 APRIL 2014

WM FARES
GROUP

A1



ROBERTS & MAYNARD DEVELOPMENT

EAST ELEVATION

SCALE: 1/16" = 1'-0"

DATE: 28 APRIL 2014



A2



ROBERTS & MAYNARD DEVELOPMENT

NORTH ELEVATION

SCALE: 1/16" = 1'-0"

DATE: 28 APRIL 2014

WM FARES
GROUP

A3



ROBERTS & MAYNARD DEVELOPMENT

WEST ELEVATION

SCALE: 1/16" = 1'-0"

DATE: 28 APRIL 2014

WM FARES
GROUP

A4