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MEMORANDUM

TO: Chair and Members of Districts 7 and 8 Planning Advisory Committee
FROM: Dali Salih, Planner, Development Approvals
DATE: April 20, 2015

SUBJECT: Case 19353 - Application by W.M. Fares Group to amend the Halifax MPS and Halifax Peninsula LUB to allow for an 8-storey multiple-unit mixed use development at 2480 Maynard Street, Halifax, by development agreement

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.

It should be noted that Regional Council initiated site-specific amendments to the Halifax MPS and Halifax Peninsula LUB for the proposed development on December 9, 2014 (*Link to Staff Report:* <http://www.halifax.ca/council/agendasc/documents/141209ca1113.pdf>)

Location and Surrounding Area:

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
- comprised of a vacant property 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;
- low and medium density residential uses;
- light industrial uses such as auto repair shops; and
- general retail including bakeries, shops and restaurants.

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The Committee 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); and
- controlled by a maximum height requirement of 15.24 metres (50 feet) along Maynard Street (Map 3).

Proposal:

The applicant wishes to demolish existing buildings on the property and develop an 8-storey mixed-use building. Attachments A through C 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 setbacks creating a 3 to 4-storey streetwall along Roberts Street and Maynard Street.

Existing MPS 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 center that includes a mix of commercial and residential developments in a compatible and appropriate manner with the surrounding neighbourhoods.

Public Meeting:

The level of community engagement was consultation, achieved through a Public Information Meeting (PIM) held on January 19, 2014.

Input Sought from the Committee:

As this proposal includes amendments to current Planning documents (MPS and LUB), Regional Council has latitude to establish new policies that regulate development of the site. As such, pursuant to the Committee's Terms of Reference, feedback is sought from the Committee relative to the following:

- the acceptability of the proposal;
- considerations of the proposal on basis of its site and surroundings;
- appropriateness of the proposed height, setbacks, land use and landscaping; and

- elements which could be included in the site-specific policy, and the provisions of the development agreement.

It should be noted that PAC's recommendations will be included in the Staff Report to Halifax and West Community Council, and Regional Council.

Attachments:

Map 1	Generalized Future Land Use
Map 2	Zoning
Map 3	Height Precinct
Attachment A	Site Plan
Attachment B	Conceptual Building 3D Rendering
Attachment C	Elevation Plans
Attachment D	Public Information Meeting Minutes – January 19, 2015