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## MEMORANDUM

TO: Chair and Members of District 7 and 8 Planning Advisory Committee

FROM: Andrew Bone, Senior Planner  
Richard Harvey, Major Projects Planner

DATE: November 17, 2015

SUBJECT: **Case 19531: Application by WM Fares Group on behalf of Young Development Inc. to amend the Halifax MPS and LUB and enter into a development agreement for a mixed use development (21, 16 and 5 storey buildings) at the north corner of Windsor Street and Young Street.**

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This case will consider amendments to the existing Municipal Planning Strategy (MPS) and Land Use By-law (LUB) for the corner of Windsor Street and Young Street to enable a mixed use development (commercial/residential) through a development agreement process. The proposed amendments would create new policy for the site which would enable the proposed development. The applicant's submission materials are attached to this memo (Attachments A through C).

### **BACKGROUND**

**Location:** The subject property is located at the north corner of Windsor Street and Young Street. Bayes Road intersects Windsor Street immediately adjacent the site (PID 00153106) (Maps 1 and 2). The site totals 10138 square metres (109,128 sq. ft.) and has approximately 165 meters (541 feet) of combined frontage on the Windsor Street and Young Street.

**Existing /Past Uses:** The subject property is currently vacant, but was most recently used as engineering yards by the Department of National Defense prior to the sale of the land to Suncor (Petro Canada) in 2003. Suncor previously attempted to amend the MPS to enable a gas station on the site but the request was not approved by Regional Council. In 2011, the lands were sold to Young Development Inc. Based on past activity, the site likely may contain some level of environmental contamination that will be considered through the review process.

**Designation:** Institutional (INS) under the Halifax Municipal Planning Strategy (MPS)

(see Attachment D).

**Zoning:** Park (P) Zone under the Halifax Peninsula Land Use By-Law (LUB) (see Attachment E).

**Applicable Policy:** Policies 5.1 through 5.3 of the Halifax MPS, and related LUB regulations only allow for institutional development on the lands, thus a change to the policy or the creation of a new policy is required to enable the proposed development.

Regional Council initiated the consideration of this MPS and LUB amendment on February 24, 2015. The initiation report is attached as Attachment F.

A public information meeting to allow for community input on the proposed amendments was held on October 21, 2015. Minutes of this meeting have not been approved to date.

## **PROPOSAL**

The applicant has submitted conceptual plan plans for the development of the site. A total of 3 buildings are proposed on the site (21, 15 and 5 storeys). The site includes the following:

- Two mixed use (commercial / residential) buildings (21 and 16 storeys);
- One commercial building (5 storeys);
- 351 Residential Units
- Ground Floor Retail (28,490 sq. ft.)
- Commercial area (77,207 sq. ft.)
- Underground parking ( 564 spaces);
- Above Ground parking (58 Spaces);
- Two vehicle access points, one on Windsor Street and one on Young Street; and
- Internal semi-public plaza with pocket park and commercially accessible patio space.

## **INPUT SOUGHT FROM THE COMMITTEE**

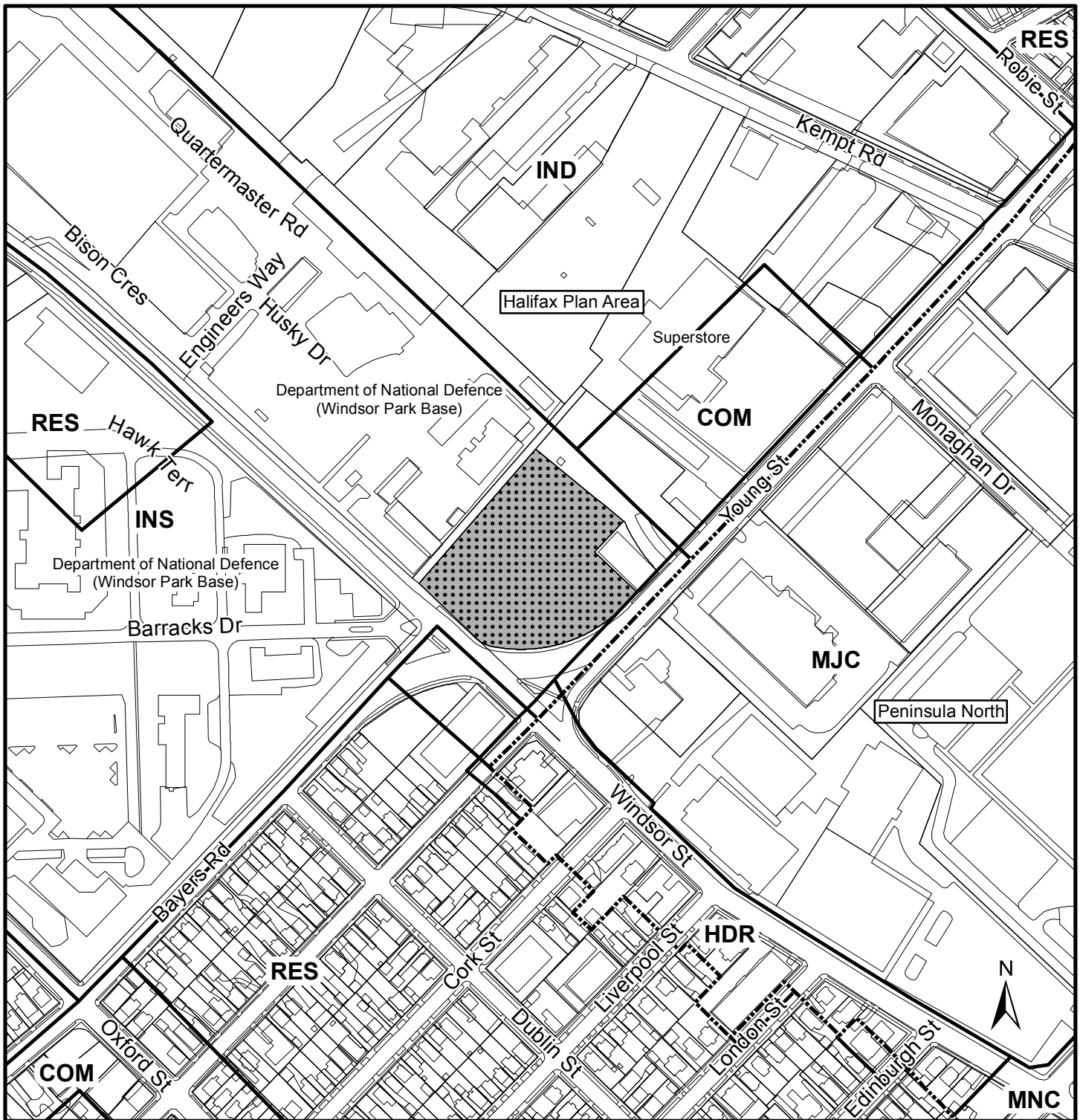
Feedback is sought from District 7 and 8 Planning Advisory Committee relative to this proposed application. The committee's recommendation will be forwarded along with the staff report to Halifax and West Community Council. In addition to standard discussion items, the following are specific items that the Committee may wish to address include the following:

- Is it appropriate to change the Institutional designation and zoning for the site?
- Are there specific issues that need to be addressed in the proposed policy?
- Do you consider this an acceptable site for this amount of density and this type of development?
- Is the scale and massing of the project appropriate?
- Are their specific architectural controls that need to be put in place?
- Young and Windsor Streets will likely be promoted as a more pedestrian-oriented street in the future. Does the development relate to the street in a manner that is appropriate for this future situation?
- Does the proposal relate well to the surrounding land uses and properties (setbacks, etc)?

- Is the organization of the buildings and site (parking, landscaping, etc) appropriate?

## **ATTACHMENTS**


Map 1	Generalized Future Land Use Map
Map 2	Zoning Map
Attachment A	Proposed Site Plan
Attachment B	Proposed Elevations and Floor Plans
Attachment C	Renderings of the Development
Attachment D	Excerpt from MPS for Halifax
Attachment E	Excerpt from LUB for Halifax Peninsula
Attachment F	Initiation Report



## Map 1 - Generalized Future Land Use

Corner of Young St. and Windsor St. (PID 00153106)  
Halifax

**HALIFAX**

 Area of proposed development agreement

### Designations - Halifax

RES Residential Environments  
COM Commercial  
IND Industrial  
INS Institutional

### Designations - Peninsula North

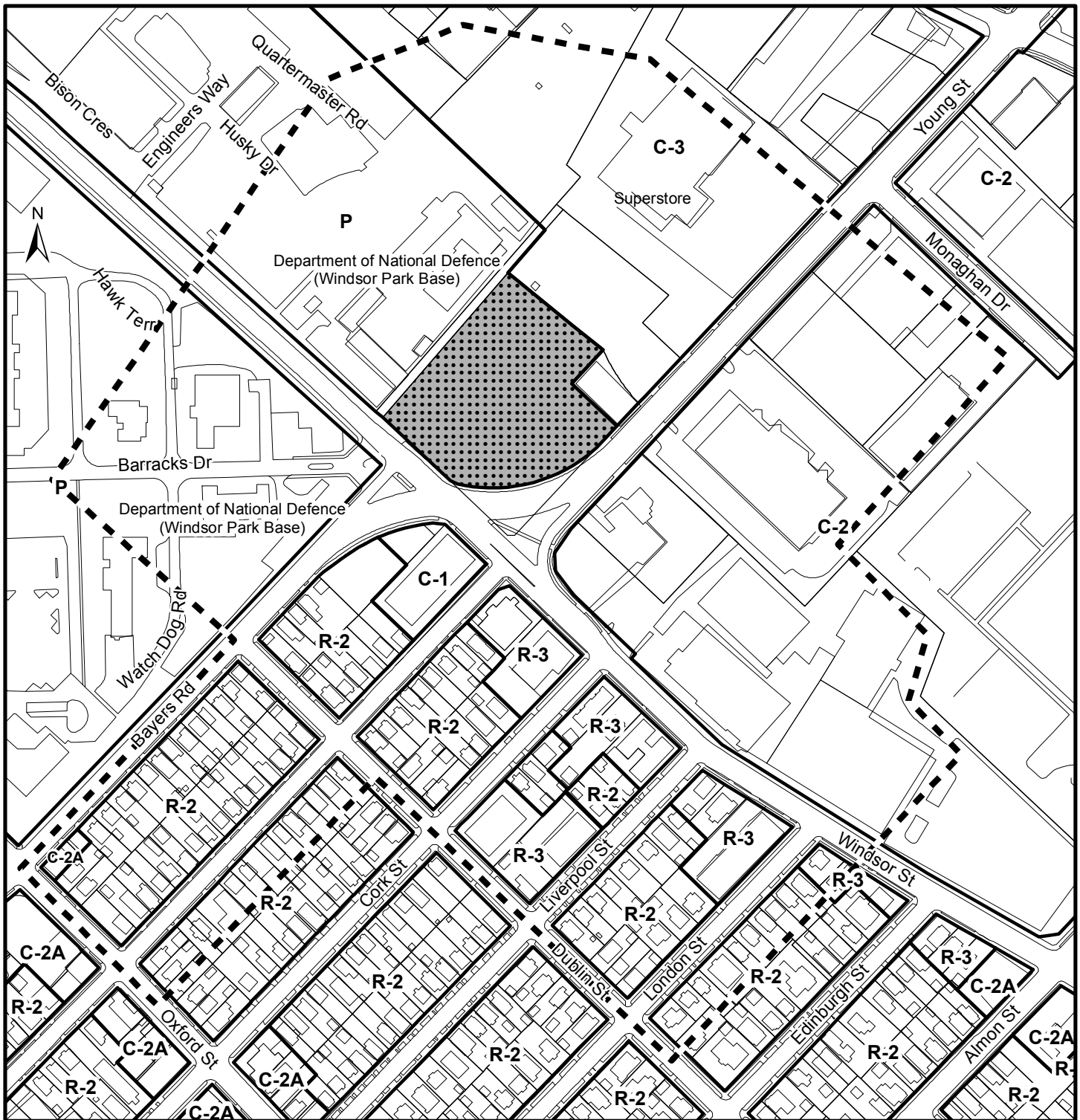
HDR High Density Residential  
MJC Major Commercial

0 40 80 120 m

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.


Halifax Plan Area




## Map 2 - Zoning

Corner of Young St. and Windsor St. (PID 00153106)  
Halifax

**HALIFAX**

 Area of proposed development agreement

 Area of notification

Halifax Peninsula  
Land Use By-Law Area

### Zones

- R-2 General Residential
- R-3 Multiple Dwelling
- C-1 Local Business
- C-2 General Business
- C-2A Minor Commercial
- C-3 Industrial
- P Park and Institutional



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