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MEMORANDUM

TO: Chair and Members of District 7 & 8 Planning Advisory Committee
FROM: David Lane, Senior Planner, Planning & Development
DATE: March 16, 2016

SUBJECT: Case 18388 - Application by Mythos Development Ltd. to amend the Municipal Planning Strategy for Halifax and Land Use By-law for Halifax Peninsula to develop a multiple unit residential building at 6389, 6395, and 6399 North Street, Halifax.

Mythos Development Ltd. (the Applicant) has applied to amend the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to enable the development of a multiple unit dwelling located at the northeast corner of Oxford and North Streets. The Applicant's current proposal is attached to this memo as Attachment A.

Location (Please refer to the maps in the Regional Council Initiation Report; Attachment B).

- corner of North, Oxford and Seaforth Streets
- comprised of three properties, including: a three-storey, 44 unit residential building (6399 North Street); two-unit residential dwelling (6395 North Street); and single-unit residential dwelling (6389 North Street).
- site area consists of 2,870 square metres with 156 metres of continuous frontage on North, Oxford and Seaforth Streets.

Since Regional Council's initiation the Applicant has added the abutting 2½ storey residential dwelling (6389 North Street) as part of the application. All existing structures are proposed to be removed to facilitate the proposed development.

The surrounding area is comprised of institutional and residential uses including:

- Oxford School (P-9) and small park to the south;
- North Street Gospel Hall church on the west side of Oxford Street;
- a two-storey residential duplex abutting the property to the east; and
- low-rise residential neighbourhood on Seaforth Street to the north.

Designation and Zoning

The subject property is:

- Designated Medium Density Residential (MDR) in the Peninsula North Secondary Plan of the Halifax Plan (Map 1 of Attachment B);

- Zoned R-2 (General Residential) Zone by the Halifax Peninsula Land Use By-law (Map 2 of Attachment B); and
- located within a height precinct maximum of 35 feet.

Regional Council Initiation

This application was initiated by Regional Council on August 5, 2014. The proposal included:

- building height of seven storeys across the site;
- 75 dwelling units (41 two-bedroom units & 34 studio units); and
- one level of underground parking accessed from Seaforth Street and featuring 70 spaces with an exposed at grade podium.

Staff recommended that Regional Council not initiate the application on the basis of the height of the building and its lack of transition to the houses to the north of the site and its streetscape issues. However, Regional Council passed a motion to initiate further consideration of the application.

The original site plans and building drawings/renderings that were considered by Regional Council are included in Attachment B. The August 5, 2014 Regional Council meeting minutes are included in Attachment C.

Public Information Meeting

A public information meeting (PIM) chaired by the District 7 and 8 Planning Advisory Committee was held on January 18, 2016. The Applicant presented a revised proposal with drawings/renderings featuring:

- the addition of an adjacent property to the proposed development (civic 6389 North Street)
- an increase in the proposed maximum building height from seven to nine storeys
- an increase in the number of proposed units from 75 to 106 units (40 two-bedroom and 66 studio)
- one level of underground parking accessed from Seaforth Street and featuring 70 spaces; podium removed.

The building drawings/renderings presented at the PIM are included as Attachment D, and the meeting minutes in Attachment E.

Current Proposal

The proposal presented at the January 18, 2016 PIM has been revised by the Applicant resulting in the following changes (Attachment A):

- A decrease in the proposed maximum building height from nine to seven storeys. Floors seven and eight have been removed.
- A decrease in the number of units from 106 to 80 units (31 two-bedroom, seven one-bedroom, and 42 studio)
- The building façade corner architectural feature (Oxford and North Streets) has been reduced from five to four storeys.

The site plan, building footprint and underground parking garage details remain unchanged.

The Applicant has indicated to staff they wish to advance their proposal forward to Regional Council for consideration.

Since Regional Council initiation, staff has continued to encourage the Applicant to reduce the height and massing of the proposal, particularly in regard to achieving a gradual transition of the proposed building scale reflective to the existing Seaforth Street neighbourhood.

Committee Request

Pursuant to the Committee's Terms of Reference, feedback is requested relative to the proposed development. The recommendation will be included in the staff report to Halifax and West Community Council and Regional Council. Specific items that the Committee may wish to address include the following:

- the merits of any proposed amendment to the Municipal Planning Strategy and Land Use By-law to allow for the consideration of a multiple unit dwelling;
- height and massing of the proposal;
- design and built form of the building;
- streetscaping; and
- transition to neighbouring properties

Attachments

Attachment A: Current Proposal

Attachment B: Regional Council Initiation Report

Attachment C: Regional Council Meeting Minutes August 5, 2014

Attachment D: Proposed Renderings: January 18, 2016 Public Information Meeting

Attachment E: Public Information Meeting Minutes January 18, 2016