

Districts 7 & 8 PAC
April 28, 2014

MEMORANDUM

To: Chair and Members of the Districts 7 and 8 Planning Advisory Committee

From: Miles Agar, Planner, HRM Development Approvals
Graeme Buffett, Development Intern, HRM Development Approvals

Date: April 15, 2014

Subject: **Case 19050: Application by Westwood Developments Limited to amend the existing development agreement for 5881/5883 Spring Garden Road, Halifax, by extending the ground floor and second floor commercial portions of the existing 12-storey building closer to Spring Garden Road**

An application has been received from Westwood Developments Limited to develop a 2 storey commercial addition to a building at 5881/5883 Spring Garden Road. The application submissions are attached to this memo (Attachments A – E).

Proposal

The 2-storey addition is to the front of a 12-storey mixed use residential and commercial building. It is approximately 100 feet in length (along Spring Garden Road), 24 feet in height, and 20 feet in depth (Attachment B).

Existing Use

The site is currently comprised of the 12 storey mixed use building and a 3 storey commercial building, which are connected by a 3 storey atrium. The 12 storey building consists of first floor commercial and second floor office space with 10 storeys of residential uses. There is a combination of underground and surface parking on the property. The addition is the only proposed change to the building.

The property is regulated by development agreement, including:

- an original agreement that allowed for the development of the property (approved in 1994);
- an amending agreement to allow a time extension (approved in 1999); and
- an amending agreement to allow ground floor commercial and amenity space and second floor office and residential uses.

This application is for a further change to the development agreement provision for the property.

Location and Planning Context

The property is 38,759 square feet and is located at the north-west corner of Spring Garden Road and Summer Street, directly across Summer Street from the Halifax Public Gardens. There is a mix of low to high density residential uses located in the area and a mix of office and retail commercial uses.

The property is bordered by the Garden Crest Apartment, a provincially registered heritage property and Spring Garden Terrace, an 11 storey multi-unit residential building (see Maps 1 and 2).

The subject property is designated Residential Commercial Mix in the Peninsula Centre Secondary Plan of the Municipal Planning Strategy for Halifax (MPS) and is within the Spring Garden Road Sub Area.

The property is zoned R-3 (Multiple Dwelling Zone) in the Land Use By-law for Halifax Peninsula (LUB) and is within a height precinct of 45 feet.

Applicable Policy

Although the maximum permitted as-of-right height under the LUB for this property is 45 feet, the MPS allows for proposals that are greater in height to be considered by development agreement. This was the mechanism under which the original building was approved. Based on this, any subsequent change to the building needs to be as an amendment to the development agreement. The primary policies to consider in this case are Policies 8.1.2 and 3.11 of the Municipal Planning Strategy (see Attachment F) and Policy CH-2 of the Regional Municipal Planning Strategy (see Attachment H).

Policy 8.1.2 of the Peninsula Centre Secondary Plan of the MPS allows for the consideration of buildings that would exceed the height precinct through a development agreement (see attachment F). The policy requires that the shadow impact on the public gardens, during the period of the year that the public gardens is open, be considered. Although the proposed 2 storey addition will not result in any overall increase in height for the existing building and will not contribute to shadowing on the Public Gardens, the applicant has provided a Shadow Impact Assessment (see attachment E).

Policy 3.11 allows for the further consideration of varying other aspects of the LUB for developments considered under Policy 8.1.2 as long as the intent of the policies of the MPS and Peninsula Centre Area Plan are met (see attachment G).

The subject site abuts a provincially registered heritage property, that includes the Garden Crest Apartments, which is along Summer Street. As such Policy CH-2 of the Regional Municipal Planning Strategy applies. When reviewing applications for development agreements and amendments to development agreements, consideration must be given to design solutions and architectural expressions that are compatible with the abutting heritage structure (see attachment H). It should be noted that while this property abuts a registered heritage property, the proposed addition is on a completely different street.

HRM Development Approvals – Planning Services

**Public
Information
Meeting**

A public information meeting was held on March 6, 2014. Approximately 7 people were in attendance. Attachment I contains a copy of the minutes from the meeting.

The applicant originally submitted the plans for the addition that are found in Attachment C. These were the plans that were discussed at the public information meeting. After hearing input from the public information meeting the applicant made modifications to the proposed building design, which are reflected in the current proposal (Attachment B).

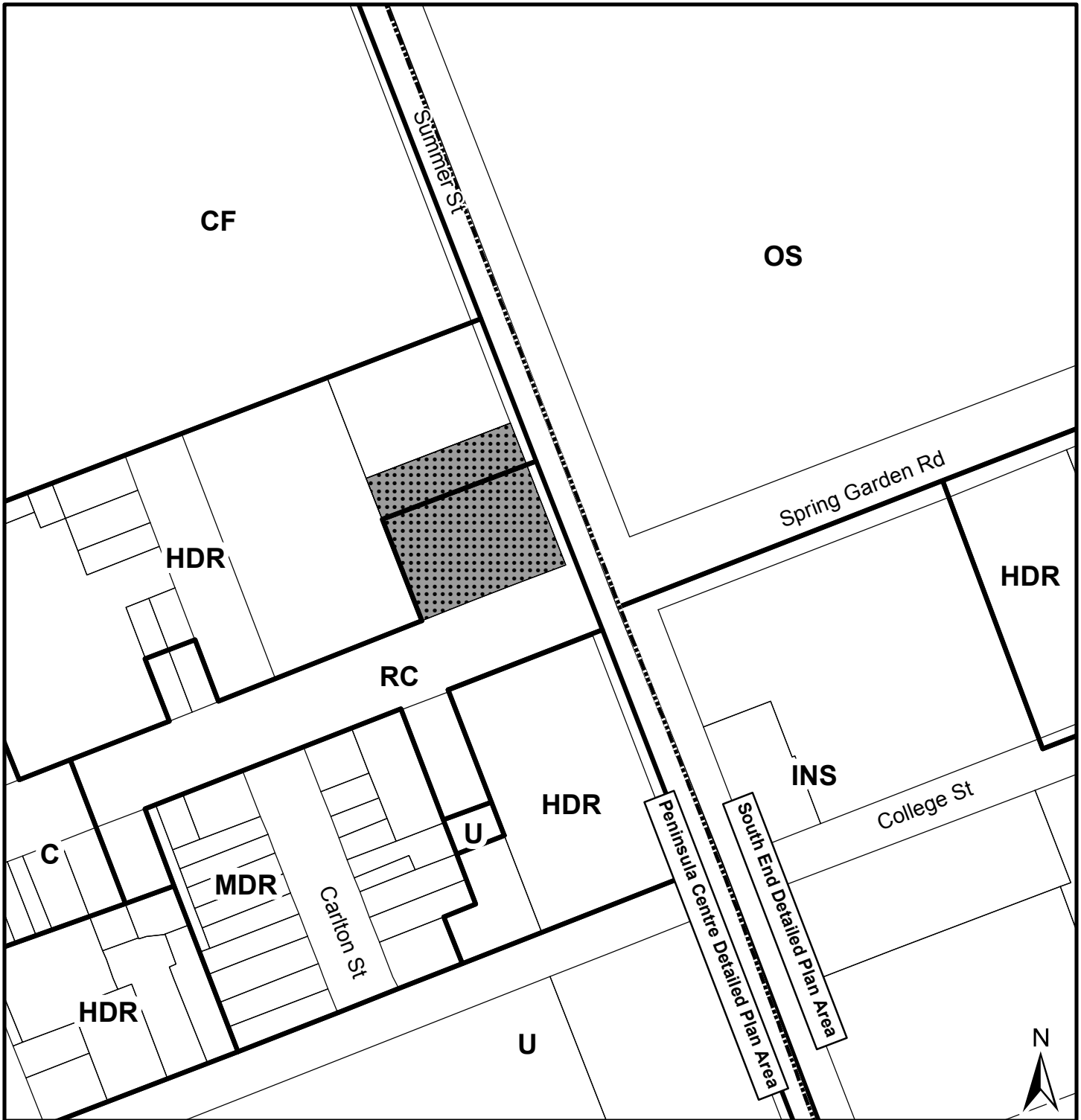
Input Sought from District 7 & 8 Planning Advisory Committee

Pursuant to the Committee's Terms of Reference, feedback is sought from the Committee relative to the applicable policies of the Municipal Planning Strategy for Halifax. Some specific items that the Committee may wish to address include the proposed height and design of the proposed addition.

Attachments


Map 1	Generalized Future Land Use Map (GFLUM) Map
Map 2	Zoning Map
Map 3	Height Precinct
Map 4	Heritage Properties
Attachment A	Site Plan
Attachment B	Revised Elevations & Renderings
Attachment C	Original Elevations & Renderings
Attachment D	Preliminary Landscape Plan
Attachment E	Shadow Impact Assessment
Attachment F	Applicable Policies of Halifax Municipal Planning Strategy
Attachment G	Applicable Policies of the Peninsula Centre Area Plan
Attachment H	Applicable Policies of the Regional Municipal Planning Strategy
Attachment I	Public Information Meeting Minutes – March 6, 2014

HRM Development Approvals – Planning Services



Map 1 - Generalized Future Land Use

5881-5883 Spring Garden Road
Halifax

 Area of existing development agreement

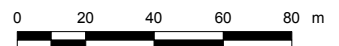
Halifax Plan Area
Peninsula Centre Detailed Plan Area
South End Detailed Plan Area

Designation - Peninsula Centre

- MDR Medium Density Residential
- HDR High Density Residential
- RC Residential Commercial Mix
- C Commercial
- CF Community Facility
- U University

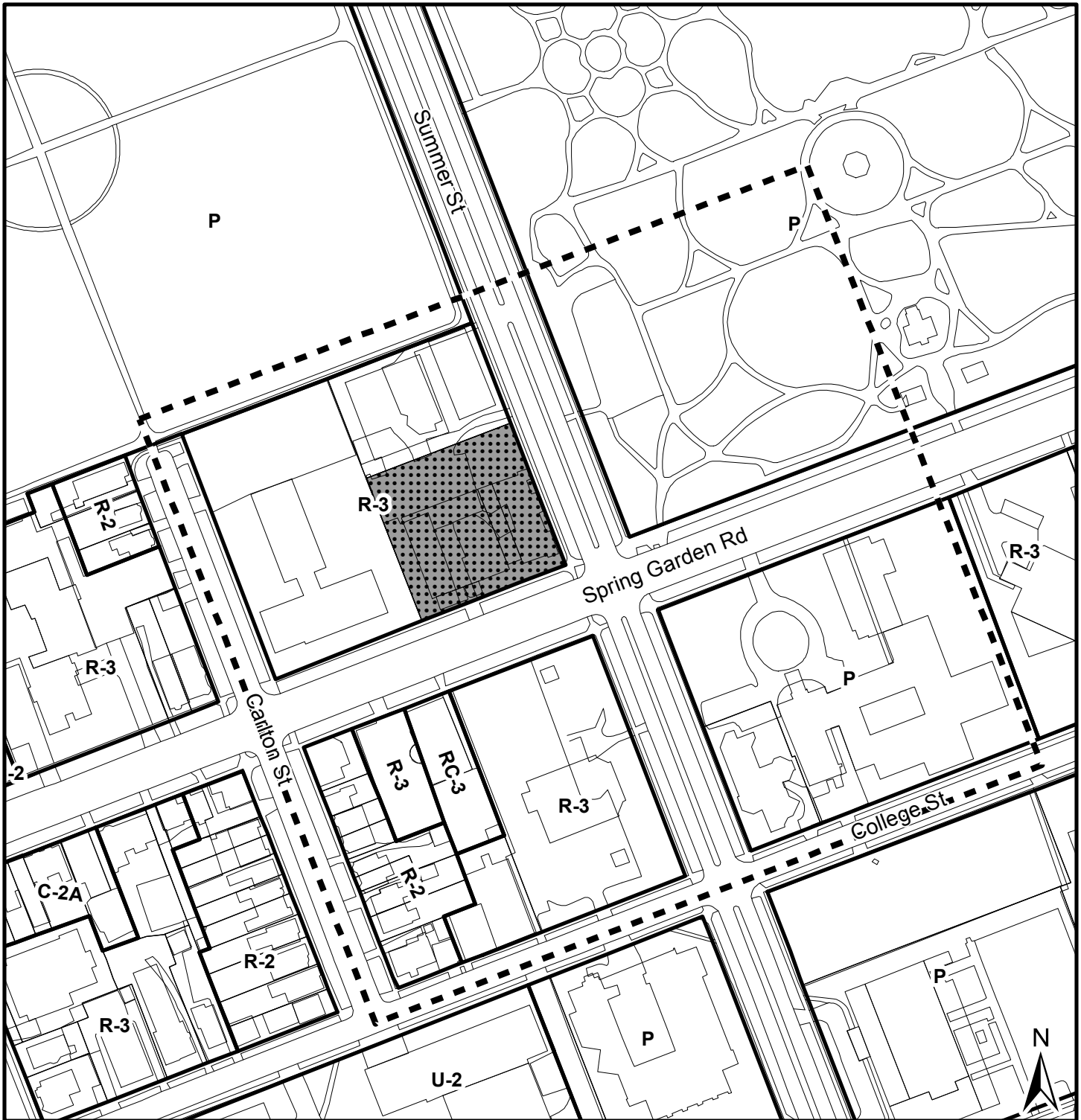
Designation - South End

- HDR High Density Residential
- INS Institutional
- OS Open Space



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

HRM does not guarantee the accuracy of any representation on this plan.



Map 2 - Zoning and Notification

5881-5883 Spring Garden Road
Halifax



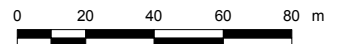
Area of existing development agreement

Area of notification

Halifax Peninsula
Land Use By-Law Area

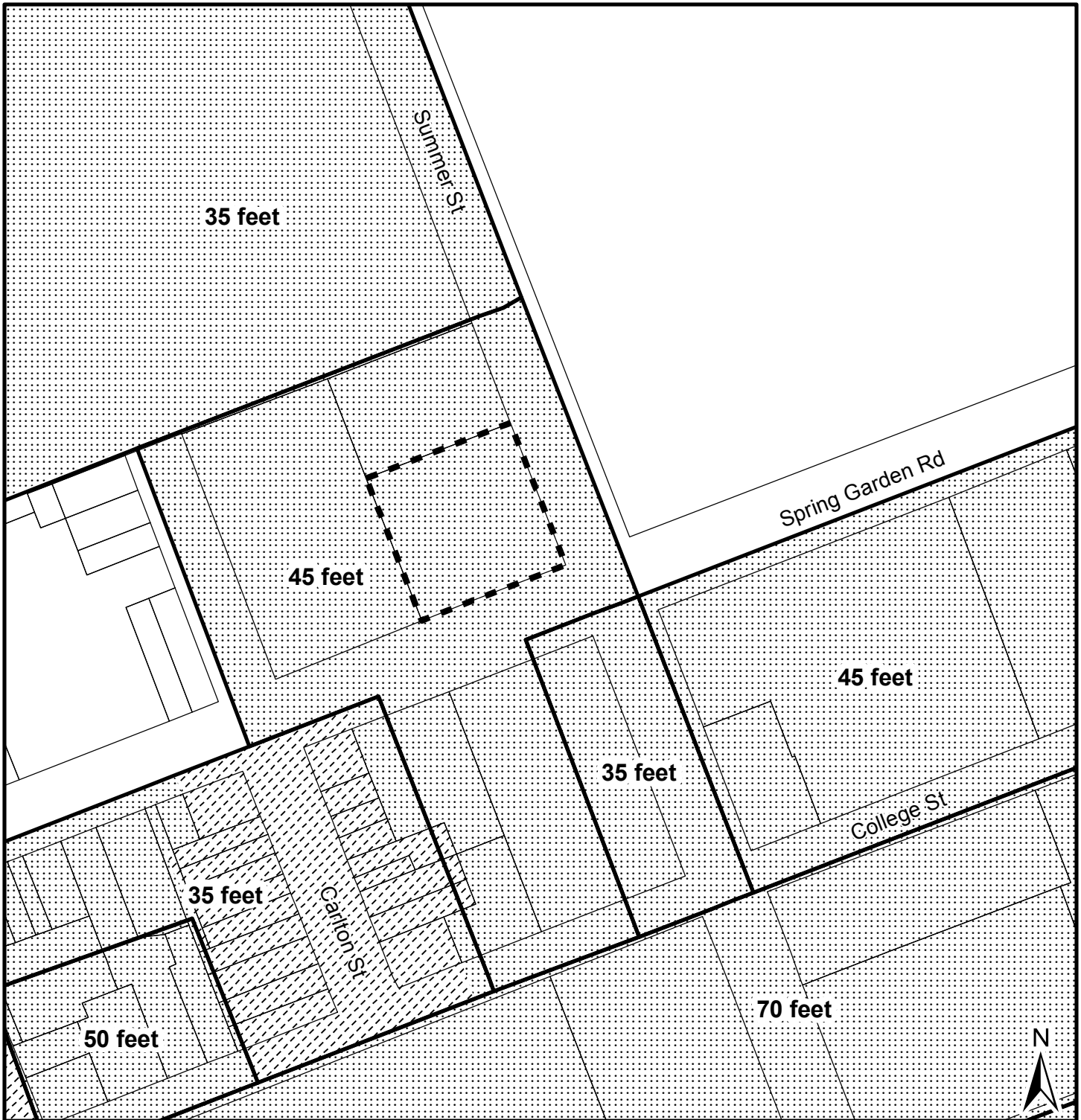
Zone

- R-2 General Residential
- R-3 Multiple Dwelling
- RC-3 High Density Residential Minor Commercial
- C-2 General Business
- C-2A Minor Commercial
- P Park and Institutional
- U-2 High-Density University




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

HRM does not guarantee the accuracy of any representation on this plan.



Map 3 - Height Precinct

5881-5883 Spring Garden Road
Halifax

 Area of existing development agreement



Height measured to highest point of roof



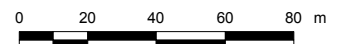
Height measured to highest point of top floor of building (not including non-habitable roof)



Height measured to commencement of top storey of building

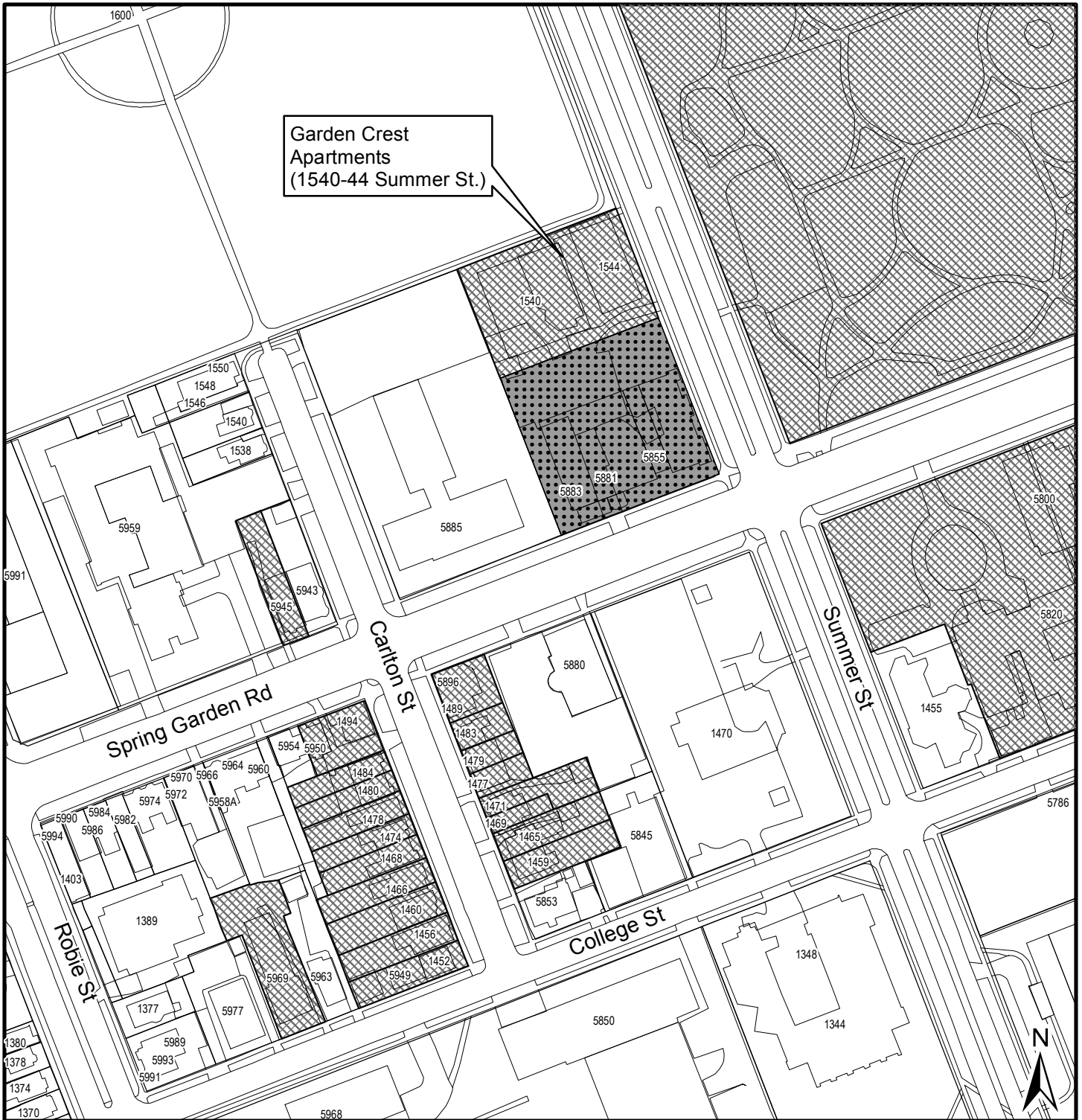
Halifax Peninsula
Land Use By-Law Area

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.



HRM does not guarantee the accuracy of any representation on this plan.



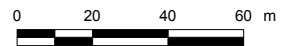
Garden Crest
Apartments
(1540-44 Summer St.)

Map 4 - Heritage Properties

5881-5883 Spring Garden Road
Halifax

-  Area of proposed development agreement
-  Municipally registered heritage property

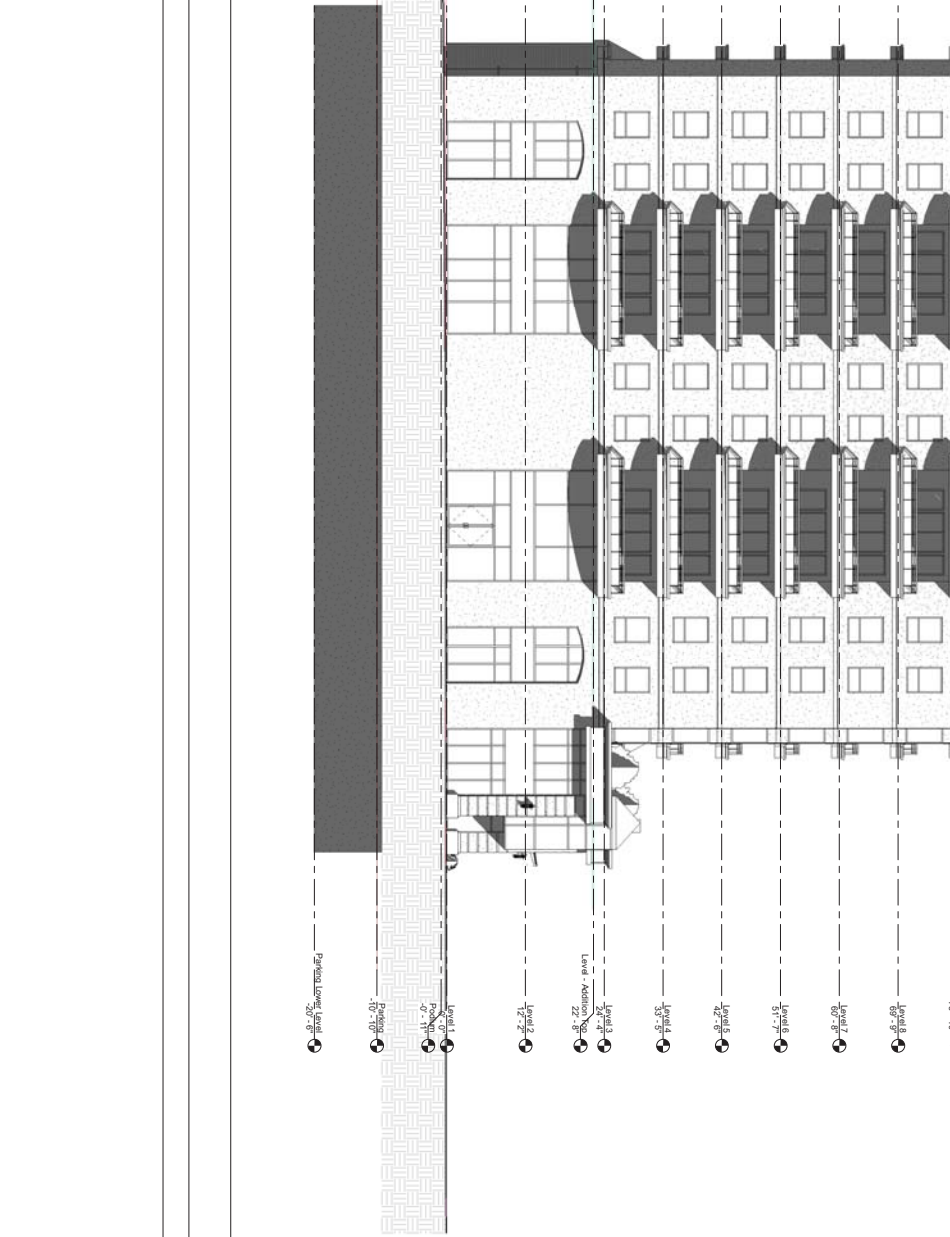
Halifax Peninsula
Land Use By-Law Area



HRM does not guarantee the accuracy of any representation on this plan.

Wind End

1/8" = 1'-0"



Roof

Level 13

Level 12

Level 11

Level 10

Level 9

Level 8

Level 7

Level 6

Level 5

Level 4

Level 3

Level 2

Level 1

Ground

Scale: 1/8" = 1'-0"
Date: 04/23/13
Drawn by: AATHA
Checked by: CHESTER
Print number: 2956

A7

Elevation - West

Garden Crest Addition
Spring Garden Area
FOLIWOOD GROUP

NO.	DESCRIPTION	DATE

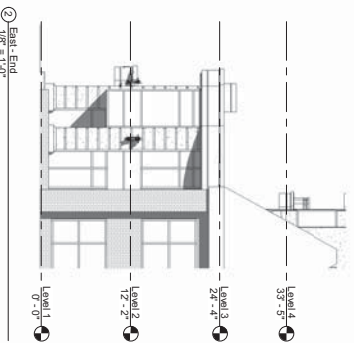
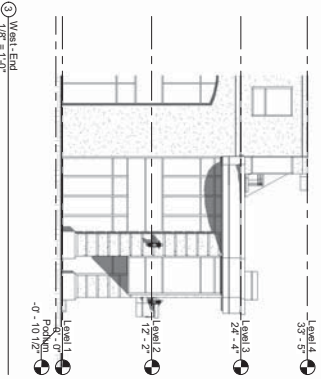
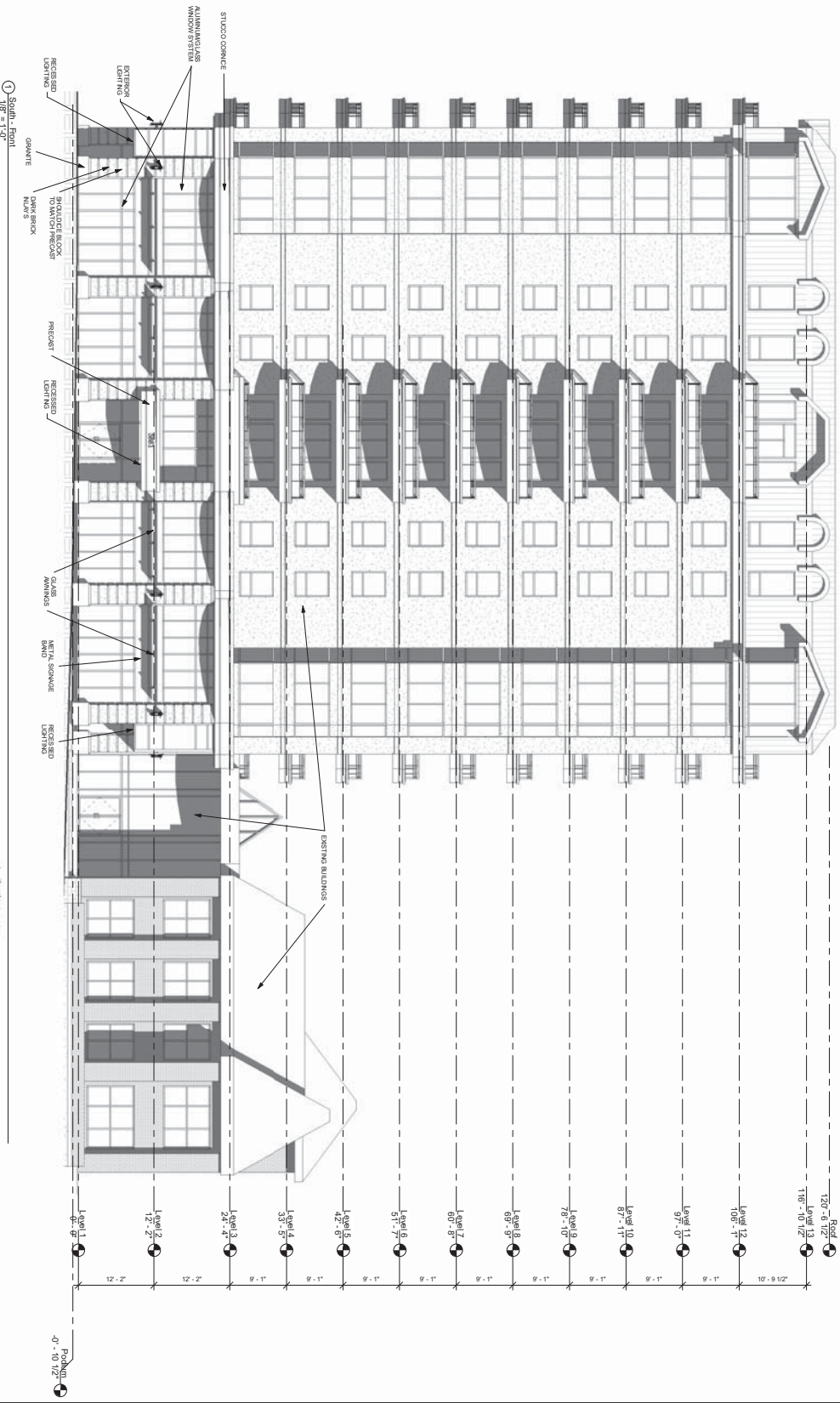


NOTES:
1) THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND DISTANCES TO THE 21000 SCALE FROM DRAWINGS USED FOR THE DESIGN.
2) VERIFY THE DIMENSIONS AND DISTANCES IN THE DRAWINGS IS A SCHEDULE OVERVIEW.
3) DIMENSIONS FROM INSET PLAN ARE TO BE USED FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.
4) CHECKER FROM INSET PLAN IS THE ARCHITECT'S OWNERS BEFORE PROCEEDING WITH CONSTRUCTION.
5) ONLY THOSE DIMENSIONS MARKED APPROVED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION.
6) DIMENSIONS ARE TO BE USED FOR CONSTRUCTION OF THE BUILDING.

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NOTES:

THE CONTRACTOR IS RESPONSIBLE FOR REVISIONS AND CONSTRUCTION TO THE ARCHITECT BEFORE PROCEEDING. DO NOT SCALE FROM DRAWINGS USED FOR PERMITS. DIMENSIONS SHOWN TAKE PRECEDENCE OVER ANY OTHER DIMENSIONS IN THE DRAWINGS. VISUALS AND SHADOWS ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION. DIMENSIONS ARE TO BE FIELD UNLESS OTHERWISE NOTED.



No.	Description	Date

Garden Crest Addition
Spring Garden Road
For Westwood Group

Elevations

Scale	1/8" = 1'-0"
Date	08/28/12
Drawn by	DR
Checked by	PS

A4

Project number 2395

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 5514 Livingstone Place
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 Fax: 902-465-7778
 email: drawing@pasherry.ca

NOTES:

- 1) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS & ARCHITECT BEFORE PROCEEDING.
- 2) DO NOT SCALE FROM DRAWINGS USED FOR THESE DRAWINGS.
- 3) DRAWING REPRESENTATIONS HAVE BEEN MADE IN ADVANCE OF THE DESIGN & SPECIFICATIONS. THE DRAWINGS WILL BE SUBJECT TO REVISIONS & CHANGES FROM THE DESIGN & SPECIFICATIONS. THE ARCHITECT & OWNER BEFORE PROCEEDING WITH CONSTRUCTION ARE TO BE USED FOR THESE DRAWINGS ARE TO BE READ IN CONNECTION WITH THE SPECS.



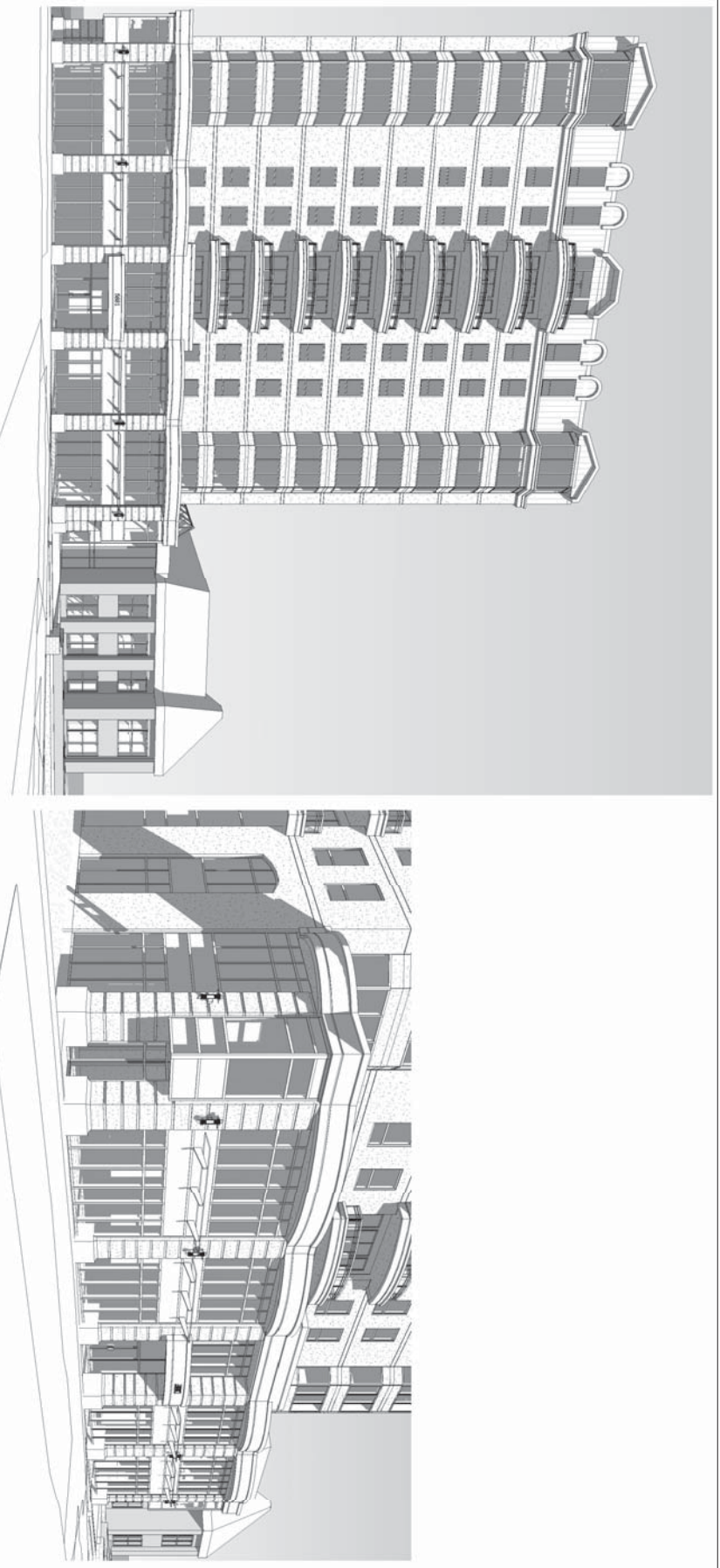
No.	Description	Date

Garden Crest Addition
 Spring Garden Road
 For: Westwood Group

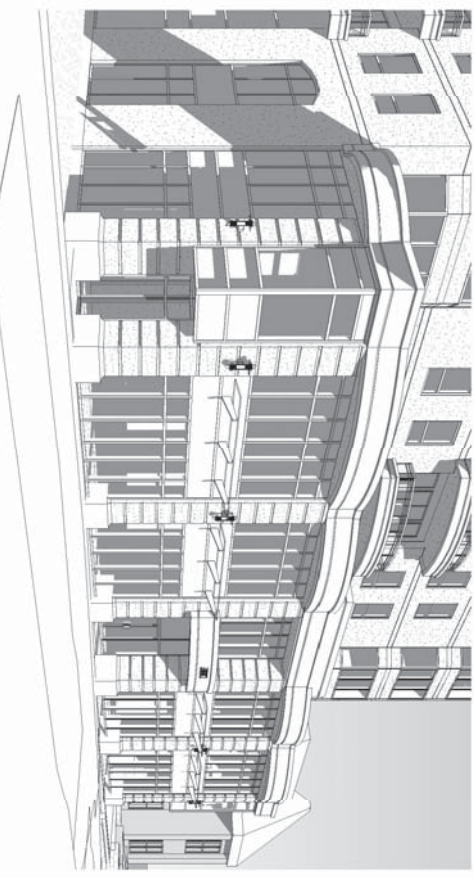
Perspectives

Scale:	AS SHOWN
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Drawing:	ADDNTR
Created by:	Checker

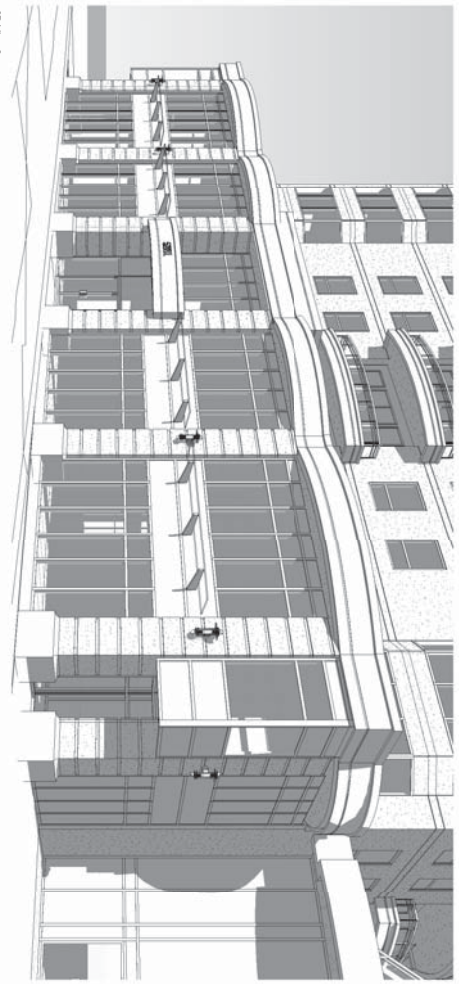
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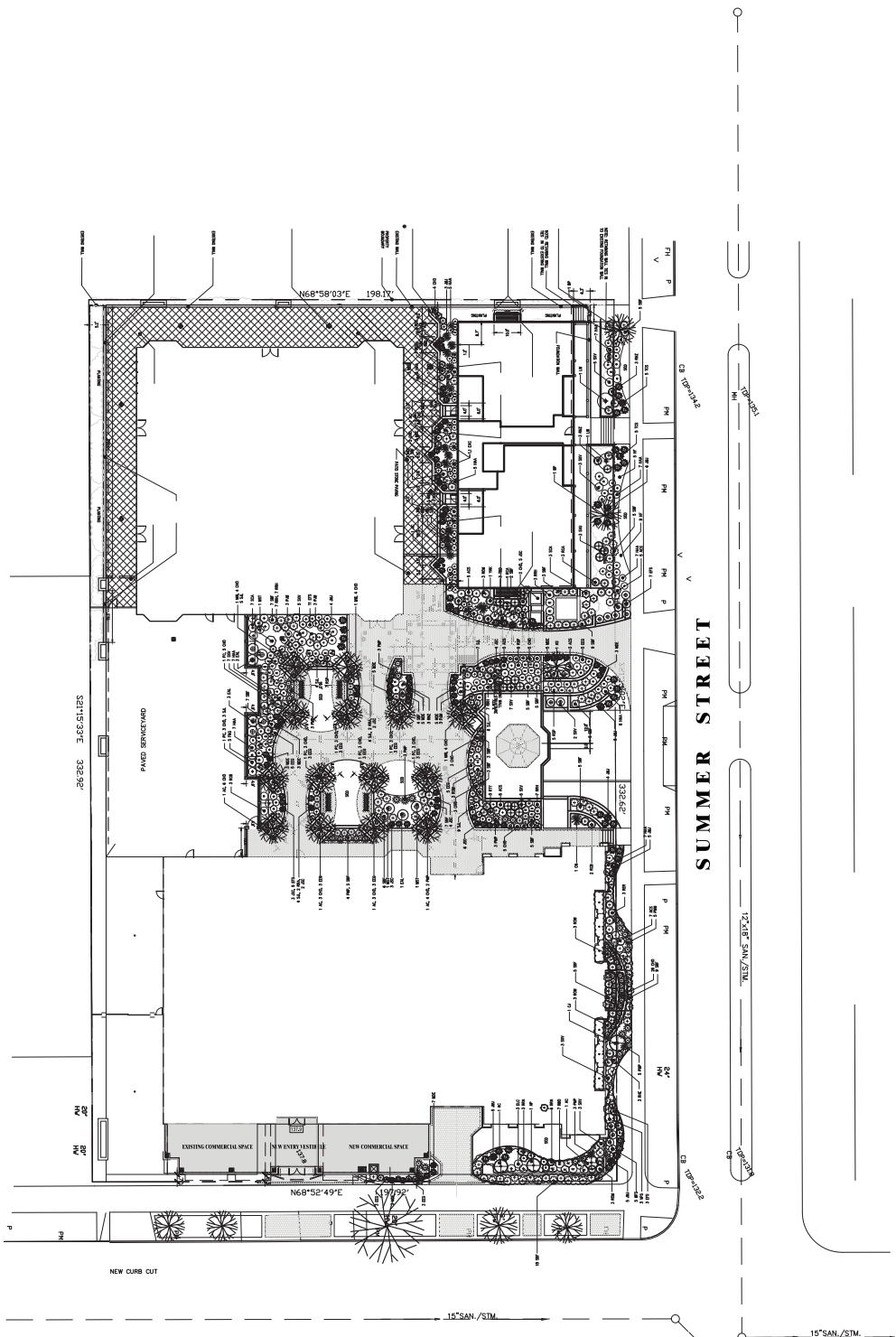
① 3D View 3



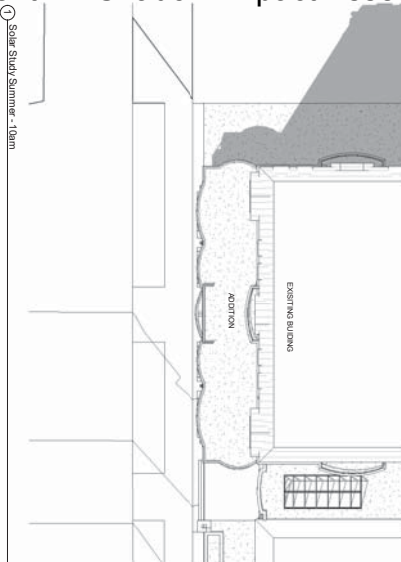
③ 3D View 1



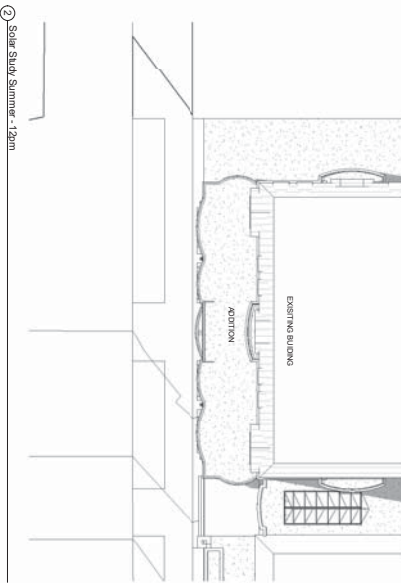
② 3D View 2



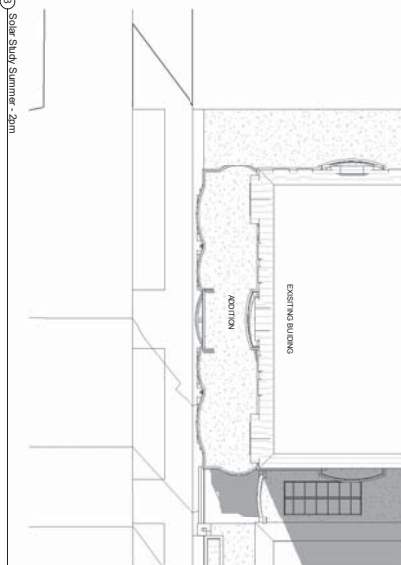
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PAUL SHERRY ASSOCIATES LTD ARCHITECTS 14321 SUMMIT DRIVE, SUITE 200 HAUFAX, ONTARIO M2H 4K6 PHONE: 905-455-4481 FAX: 905-455-7718 EMAIL: paul.sherry@psa.com
REGISTERED P.A. F. SHERRY ASSOCIATION OF ARCHITECTS OF ONTARIO
PROJECT: GARDEN GREET ADDITION SPRING GARDEN ROAD HAUFAX, NS WESTWOOD GROUP
TITLE: LANDSCAPE PLAN
Drawn By: STAFF Check: P.S. Date: DEC/19/13 Scale: 1:250 Project #: 0793
Revision: A10



1 Solar Study Summer - 10am



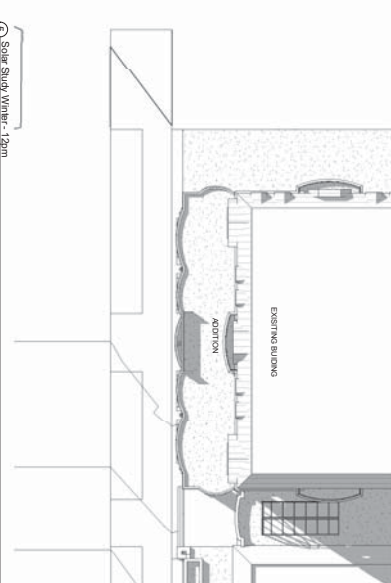
2 Solar Study Summer - 12pm



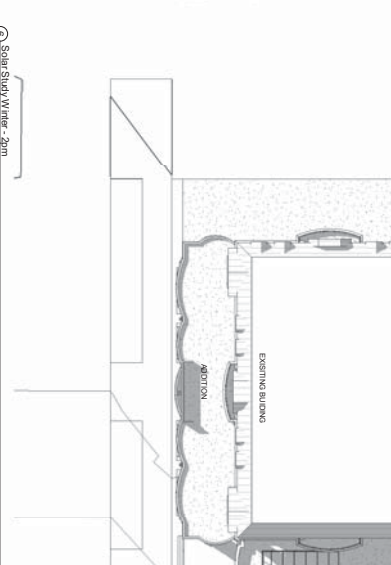
3 Solar Study Summer - 2pm



4 Solar Study Winter - 10am



5 Solar Study Winter - 12pm



6 Solar Study Winter - 2pm

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NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS & ARCHITECT BEFORE PROCEEDING.
- DO NOT SCALE FROM DRAWINGS USED FOR THE PURPOSES OF THESE DRAWINGS.
- NO SHOWN DIMENSIONS WERE IN THE ORIGINAL SET OF SPECS & SCHEDULES. IN THE DRAWINGS HAS BEEN OBTAINED FROM THE DRAWING.
- IF THERE ARE ANY CHANGES FROM THE SET OF SPECS & SCHEDULES, THE ARCHITECT & OWNER SHOULD BE CONSULTED BEFORE PROCEEDING WITH THE WORK.
- IF THERE ARE ANY CHANGES FROM THE SET OF SPECS & SCHEDULES, THE ARCHITECT & OWNER SHOULD BE CONSULTED BEFORE PROCEEDING WITH THE WORK.



No.	Description	Date

Garden Crest Addition
 Spring Garden Road
 For: Westwood Group

Solar Study

Scale	AS SHOWN
Date	08/28/13
Drawn by	DR
Checked by	PS

A6

ATTACHMENT F – APPLICABLE POLICIES OF THE HALIFAX MUNICIPAL PLANNING STRATEGY

8.1 Spring Garden Road Peninsula Centre

- 8.1.1 The City shall amend its zoning by-laws to include a height restriction on development in the vicinity of the Public Gardens so as to ensure a minimum of shadow casting on the Public Gardens.
- 8.1.2 The City shall consider an application under the provisions of Section 33(2)(b) of the Planning Act for a development in the Spring Garden Road Sub-Area north of Spring Garden Road which would exceed the height precinct so established through Policy 8.1.1 above, and, in so doing, the City shall require that any proposed development not cast a significant amount of shadow on the Public Gardens during that period of the year during which the Public Gardens is open to the public.

Implementation

- 3.11 Further to Policies 1.8, 1.12, 6.1.1, 8.1.2, 8.1.3, 8.1.4, and 8.3.3 respectively in Section VI of this Plan, the City may, under the development agreement provisions of the Planning Act, issue a development permit for a development which would not otherwise meet the provisions of the Land Use By-law.
 - 3.11.1 In entering agreements pursuant to Policy 3.11, Council shall be guided by the policies contained in Section VI of this Plan, and shall not enter into agreements which are inconsistent with those policies of this Plan.

**ATTACHMENT G – APPLICABLE POLICIES FROM THE
PENINSULA CENTRE AREA PLAN**

SECTION VI – PENINSULA CENTRE AREA PLAN

1. RESIDENTIAL ENVIRONMENTS

Objective: The maintenance of Peninsula Centre as a predominantly low-rise residential neighbourhood with an emphasis on housing accommodation for family households.

1.1 In the Peninsula Centre Area, residential development shall occur through retention and rehabilitation of housing stock, and provisions shall be made for infill and, in selected areas, redevelopment.

1.1.1 The City shall encourage the retention and creation of dwelling units suitable for families with children.

1.1.2 For the purposes of this Plan, a single definition of infill housing shall not be employed. The diverse physical and social elements of residential areas should be respected through the selective application of several forms of compatible infill housing.

1.1.3 The forms of infill housing permitted in Peninsula Centre shall include:

- (a) interior conversion;
- (b) additions to existing structures;
- (c) filling-in-between existing buildings; and
- (d) building on vacant lots.

1.1.4 For the purposes of this Plan, the concept of compatibility shall be deemed to require that infill housing projects are compatible with and enhance the existing development context of a neighbourhood. The City shall use as a guideline in considering rezonings, zoning amendments or contract agreements the key principle of not significantly changing the character of an area when reviewing infill housing proposals.

1.1.5 Without limiting the generality of Policy 1.1.4 above, the City shall, in reviewing proposals for compatibility with the surrounding area, have regard for the relationship of the proposal to the area in terms of the following:

- (a) land use;
- (b) scale and height;
- (c) population density;
- (d) lot size, lot frontage, setback, lot coverage and open space; and
- (e) service requirements, including parking.

1.1.6 Further to Policy 1.1.5 above, existing development standards will be assessed against their capacity to achieve the policies of this Detailed Area Plan with respect to infill housing and with respect to preservation of existing housing. Existing development standards will be amended as necessary to implement the policies of this Plan.

1.1.7 Further to Policy 1.1.6 above, open space and landscaping will be given special attention to ensure that amenity space in new development projects is useable and to foster attractive residential environments which address the needs of a variety of household types.

1.1.8 The Zoning By-law shall be amended to include height limitations for development in accordance with Policies 4.6.3, 4.7.2, 8.1.1 and 8.4.1 and in accordance with the general intent for land-use control as defined by the policies of this Plan. Where there is not specific guidance by the policies of this Plan for specific height limitations, such limitations shall be included based on:

- (i) the forms of development and distribution of land use identified on the Generalized Future Land Use Map (Map 2) of this Plan;
- (ii) the necessity to ensure that appropriate development of any given lot may be secured within the policies of this Plan; and
- (iii) to fulfill the policy intent that quality residential, commercial, institutional and industrial environments are maintained and encouraged without undue impact on adjacent land uses.

1.2 The City shall encourage the retention and creation of family-type housing in Peninsula Centre.

1.2.1 Family-type housing units should be provided with private open space at grade comprising both soft-surfaced and hard-surfaced areas for the exclusive use of occupants of the building in which said family units are located.

1.2.2 Any new residential development containing more than twenty family-type dwelling units should provide a children's play area enclosed on all four sides, landscaped and buffered appropriately, of not less than 2,000 square feet. Such play areas shall be required to be located on the south or west side of the building and be located in such a manner as to be visible from the building.

- 1.2.3 In reviewing applications for rezonings, zoning amendments, or contract agreements, the City shall be guided by Policies 1.2.4 and 1.2.5 with respect to family-type housing units.
- 1.2.4 Residential development shall be planned to ensure maximum buffering between children's activity areas and parking areas, streets and other similar safety hazards.
- 1.2.5 For development applications which include family-type housing units, the City shall have regard for the provision of opportunities for visual surveillance and supervision of children's play areas through site designs which maximize the views from windows in the building and from public areas to children's activity areas.
- 1.3 For the purposes of this Plan, the City shall further define residential environments as comprising three categories:
- (i) low-density residential;
 - (ii) medium-density residential; and
 - (iii) high-density residential.
- 1.6 Buildings in areas shown as high-density residential on the Future Land Use Map of this Plan shall be required to provide, at a minimum, a mix of family and non-family type dwelling units at a ratio of 1:2.
- 1.7 Notwithstanding the policies above, where a residential building is proposed to contain a maximum of two units, only one unit shall be required to be a family-type unit.
- 1.11 The City shall pay particular attention in developing appropriate zoning regulations to carry out the policies of this Plan, and in reviewing applications for rezonings, zoning amendments or contract agreements for areas of transition between residential and non-residential uses, to the relationship between such uses, and shall attempt to minimize any negative impacts which may potentially occur.

2. COMMERCIAL FACILITIES

Objective: The provision for a variety of neighbourhood convenience stores and minor commercial uses in convenient and accessible locations which do not adversely affect adjacent residential uses.

- 2.2.1 In areas east of Robie Street and north of Spring Garden Road designated as high-density residential or in areas designated as residential-commercial mix on the Future Land Use Map of this Plan, the City may permit the ground floor of buildings to be occupied by office uses, in accordance with Policy 8.1.3 of this Plan.

- 2.2.2 The City shall deny rezonings to permit a minor commercial use in areas not designated as commercial on the Future Land Use Map of this Plan.
- 2.3 Commercial uses of a City-wide or regional nature shall not be permitted in Peninsula Centre in accordance with Part II, Section II, Policies 3.2 and 3.2.1 of the Municipal Development Plan.

8. SUB-AREA POLICIES

Sub-Areas

Definition: For the purpose of setting out the detailed sub-area policies of this Plan, sub-areas shall be identified as shown on Map 1.

8.1 SPRING GARDEN ROAD SUB-AREA

- 8.1.1 The City shall amend its zoning by-laws to include a height restriction on development in the vicinity of the Public Gardens so as to ensure a minimum of shadow casting on the Public Gardens.
- 8.1.2 The City shall consider an application under the provisions of Section 33(2)(b) of the Planning Act for a development in the Spring Garden Road Sub-Area north of Spring Garden Road which would exceed the height precinct so established through Policy 8.1.1 above, and, in so doing, the City shall require that any proposed development not cast a significant amount of shadow on the Public Gardens during that period of the year during which the Public Gardens is open to the public.
- 8.1.3 The City shall consider an application under the provisions of Section 33(2)(b) of the Planning Act for inclusion of office uses in an apartment building, provided that:
- (i) the said uses are located on the ground floor of the building;
 - (ii) access is separately accessible to the said use; and
 - (iii) parking spaces associated with said uses are separately accessible for spaces associated with the apartment uses.
- 8.1.4 For the area designated "High-Density Residential" on the southwest intersection of Spring Garden Road and Summer Street and extending to College Street, the City may consider applications for residential developments under the development agreement provisions of the Planning Act beyond the height precincts established pursuant to Policy 8.1.1, provided that no development shall be permitted which would cast shadows on the Public Gardens any day between February 21 and October 21 each year.

ATTACHMENT H – APPLICABLE POLICIES OF THE REGIONAL MUNICIPAL PLANNING STRATEGY

REGIONAL PLAN POLICY

CH-2 For lands abutting federally, provincially or municipally registered heritage structures, HRM shall, when reviewing applications for development agreements, rezonings and amendments pursuant to secondary planning strategies, or when reviewing the provision of utilities for said lands, consider a range of design solutions and architectural expressions that are compatible with the abutting federally, provincially or municipally registered heritage structures by considering the following:

(a) ensuring that new developments respect the building scale, massing, proportions, profile and building character of abutting federally, provincially or municipally registered heritage structures by ensuring that they:

- (i) incorporate fine-scaled architectural detailing and human-scaled building elements within the pedestrian realm;
- (ii) consider, within the pedestrian realm, the structural rhythm (i.e., expression of floor lines, structural bays, etc.) of abutting federally, provincially or municipally registered heritage structures; and
- (iii) any additional building height proposed above the pedestrian realm mitigate its impact upon the pedestrian realm by incorporating design solutions, such as setbacks from the street wall and modulation of building massing, to help reduce its apparent scale;

(b) the siting of new developments such that their footprints respect the existing development pattern by:

- (i) physically orienting new structures to the street in a similar fashion to existing federally, provincially or municipally registered heritage structures to preserve a consistent street wall; and
- (ii) respecting the existing front and side yard setbacks of the street or heritage conservation district including permitting exceptions to the front yard requirements of the applicable land use by-laws where existing front yard requirements would detract from the heritage values of the streetscape;

(c) minimizing shadowing on public open spaces;

(d) complementing historic fabric and open space qualities of the existing streetscape;

(e) minimizing the loss of landscaped open space;

(f) ensuring that parking facilities (surface lots, residential garages, stand-alone parking and parking components as part of larger developments) are compatible with abutting federally, provincially or municipally registered heritage structures;

(g) placing utility equipment and devices such as metering equipment, transformer boxes, power lines, and conduit equipment boxes in locations which do not detract from the visual building character or architectural integrity of the heritage resource;

(h) having the proposal meet the heritage considerations of the appropriate Secondary Planning Strategy, as well as any applicable urban design guidelines; and

(i) any other matter relating to the impact of the development upon surrounding uses or upon the general community, as contained in Policy IM-15.

For the purposes of Policy CH-2, the following definitions apply:

1. "Abutting" means adjoining and includes properties having a common boundary or a building or buildings that share at least one wall. Properties are not abutting where they share only one boundary point as opposed to a boundary line.
2. "Building scale" means a building's size relative to another building's size, or the size of one building's elements relative to another building's elements.
3. "Massing" means the way in which a building's gross cubic volume is distributed upon the site, which parts are higher, lower, wider, or narrower.
4. "Proportion" means the relationship of two or more dimensions, such as the ratio of width to height of a window or the ratio of width to height of a building or the ratio of the height of one building to another.
5. "Profile" means a building's cross-sectional shape or the shape of its outline.
6. "Building character" means the combined effect of all of the architectural elements of a building or a group of buildings.
7. "Human-scaled building elements" means a range of building details from small (masonry units, doorknobs, window muntins, etc.) to medium (doors, windows, awnings, balconies, railings, signs, etc.) to large (expression of floor lines, expression of structural bays, cornice lines, etc.).
8. "Street wall" means the vertical plane parallel to the street in which the front building facades of the majority of the buildings along a street are located.
9. "Pedestrian realm" means the volume of space enclosed by the horizontal plane of the street and sidewalks, and the vertical planes of the facing streetwalls. The height of this volume is determined by the height of the base of the adjacent buildings as defined by a major cornice line or by the point at which a building's massing is first stepped-back from the streetwall. Where cornice lines or setbacks do not exist, the height will be generally two to five stories, as appropriate.

HALIFAX REGIONAL MUNICIPALITY
Public Information Meeting
Case No. 19050

Thursday, March 6, 2014
7:00 p.m.

Dalhousie – Sir James Dunn Building, Room 117

STAFF IN

ATTENDANCE: Miles Agar, Planner, HRM Planning Applications
Alden Thurston, Planning Technician, HRM Planning Applications

ALSO IN

ATTENDANCE: Danny Chedrawe, Westwood Developments

REGRETS: Councillor Waye Mason, District 7

PUBLIC IN

ATTENDANCE: Approximately 7

The meeting commenced at approximately 7:02 pm.

1. Call to order, purpose of meeting – Miles Agar

This Public Information Meeting (PIM) relates to a planning application for a proposed building addition at 5881 and 5883 Spring Garden Road in Halifax.

The purpose of the PIM is to identify the scope/background of the application and gain feedback on any issues and concerns/comments from the public. No decisions are made at the PIM.

Westwood Developments Limited has requested an amendment to the existing development agreement for 5881/5883 Spring Garden Road by extending the ground floor and second floor commercial portions of the existing twelve storey building closer to Spring Garden Road.

An aerial view of the property was shown.

The site falls within the Halifax Plan Area and the Peninsula Centre Secondary Plan and more specifically, the Spring Garden Road Sub-Area. The property is designated Residential Commercial Mix and is subject to a development agreement.

Mr. Agar explained the purpose of a development agreement and explained that the existing development agreement allows for the existing twelve storey building. Mr. Agar emphasized that the proposal relates only to the first two floors of the existing twelve storey building facing Spring Garden Road and does not include any proposed changes to any other building elements that are currently onsite. Mr. Agar also advised the existing development agreement allows for first floor commercial and second floor office space in the twelve storey building. There is also a provision in the development agreement for an atrium associated with the restaurant.

2. Overview of planning process – Miles Agar

The process is as follows: a PIM is held; a detailed review is done with internal/external agencies and applicable committees; staff drafts an amendment to the development agreement and proposes it in the form of a staff report; Halifax and West Community Council (HWCC) would be required to hold a public hearing; and the decision would then be subject to a 14-day appeal period through the Nova Scotia Utility and Review Board (NSUARB).

3. Presentation of Proposal – Danny Chedrawe, Westwood Developments Limited

Westwood Developments owns and manages the building at 5881/5883 Spring Garden Road. This development was implemented by the City of Halifax back in the late 1980s/early 1990s. Westwood Developments Limited purchased the property with the approved existing development agreement from the 1980s. The developer would like to change the side of the building along Spring Garden Road by an addition that would bring it closer to Spring Garden Road and give it more of an urban feel by using natural materials to increase the beautification of the streetscape.

The existing development houses 74 apartment units and 30,000 square feet of commercial. Tenants include RBC Bank, Sage Restaurant and the IWK Foundation. The proposed addition is two storeys (natural stone), approximately 100 feet long along Spring Garden Road, 20 feet deep and 24 feet high. The natural stone will be in keeping with the historic buildings throughout Downtown Halifax and keep a somewhat modern flair by having more glass. A canopy has been added along Spring Garden Road to shelter pedestrians from the elements. A detailed lighting package will be added to accent the material elements that are being added to the building. The roof on the second floor addition is proposed to be green. This will be enjoyed by the residents above and help reduce noise from the street. The total addition would add 2,800 square feet of additional commercial space and 2,000 square feet on the second floor. The Sage Restaurant would remain the same size. The entrance to the residential lobby will remain in the same location but will increase in size in order to bring the entrance doors out closer to the street. The additional retail would be where the existing ATM is located and would be approximately 800 square feet. Discussions between the developer and RBC have taken place to bring the ATM machines closer to the street to provide a safer environment as it is more visible. The developer is proposing to recess the corner at the RBC entrance to allow a 45 degree angle; therefore, giving better visibility to the street. The sidewalk width will remain the same and may even increase slightly. Parking will remain the same.

4. Questions and Comments

Dr. Christopher Hawkins, Edward Street – He is concerned about the infringement on the sidewalk as he feels it will alter the whole character of the street from Summer Street to Robie Street. This will also take away from the public space. Other buildings are setback from Robie Street. This seems to be closer to the street than the original buildings. Also, it looks like the canopy is going to hang over the sidewalk. Mr. Agar believes the building is setback a few feet from the property line; therefore, the canopies would come up to the property line. Mr. Chedrawe explained that the design is more in keeping with the HRMbyDesign guidelines that want entrances closer to the street and provide pedestrians with shelter from the weather. The canopies

would be glass; therefore, not reducing the view. The proposal is to enhance the streetscape not take away from it. The thought of the addition being two storeys, 24 feet high, would bring the building to a human scale along the street then stepback.

Tom Emodi, Architect with an office in the building across the street –In terms of urban design, he believes this is a great improvement to the street as there is a series of small pockets that aren't being used by the public (examples of areas along the street were given). The idea of bringing buildings to the street, allowing transparency with the big windows and bringing more commercial/ retail activity right to the street is a more urban design which is keeping within the HRMbyDesign guidelines. He believes this makes the street more consistent and lively.

Steven Beaufoy, Summer Street – He likes the proposal, in particular the angle of the driveway. He would like to see the garbage that accumulates from the Sage Restaurant to be kept inside the building as opposed to out back. Mr. Chedrawe explained that, if approval was given, it would be a good time to fit the building with natural gas. By doing that, the propane tanks in the alleyway would be removed and at the same time give the ability to build an inside garbage area. This also gives the developer the ability to shift the driveway slightly to the west and create more of a buffer zone between the driveway and the actual building along the west façade. These are things that are not part of the development agreement but would be done as part of the enhancement.

Thomas Spracklin, Spring Garden Road – He is quite happy with the current view as he walks by and doesn't want the intrusion on the sidewalk. Is this all for the improvement of the building's appearance and no financial gain? Mr. Chedrawe said that it is more the enhancement and improvement along the streetscape. The developer feels the front of the building should be in keeping with today's design and style. He doesn't want something that is going to take away from the character of the neighbourhood. This addition would eliminate wind and garbage collecting in the alcoves along the front of the building. Also, on windy days there would be less wind on the sidewalks as the two storey bump-out would re-direct it. Mr. Spracklin congratulated Mr. Chedrawe on the building that exists and personally thinks that an addition is unnecessary.

Mr. Hawkins – This will set precedents and be used as an example and justification for future proposals. This is a great idea but it is too close to the street.

Elizabeth Craig, Spring Garden Terrace – Every building that goes up is constructed closer to the street. She wondered if there will be any landscaping along the street. Mr. Chedrawe explained that there is no ability to add landscaping because the access to the ATM machines and night deposit box are hard surfaces. A planter exists there now. No landscaping will be removed due to the addition. In fact, if the developer goes ahead with the natural gas, landscaping will be placed along the building where the propane tanks currently sit. Ms. Craig mentioned that a little garden at the front of the building would be nice. Mr. Chedrawe asked if landscaping in front would be something the public would entertain to which Mr. Hawkins agreed.

Lorraine Spracklin, Spring Garden Road –Is there not a nice garden now in front of the apartment building section? Mr. Chedrawe mentioned that this project was completed in 2004. Since then, there has been a lot of development in the neighbourhood. He wouldn't propose an addition that would take away landscaping. He agrees that landscaping plays an important role in any building/property and he would add landscaping if the ability was there.

One resident asked if the landscaping on the roof will be visible from the street. Mr. Chedrawe said the green roof has not been developed yet. It will be up to the landscape architect. If this project moves forward, a landscape architect will be engaged to design a green roof concept.

5. Closing Comments

Mr. Agar thanked everyone for coming and expressing their comments.

6. Adjournment

The meeting adjourned at approximately 7:50 p.m.