

HALIFAX

PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

MEMORANDUM

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

FROM: Dalif Salih, Planner II, Urban Enabled Applications - HRM Planning and Development

DATE: April 21, 2016

SUBJECT: Case 20326: Proposal by Michael Napier Architecture for Substantive Amendments to an existing Development Agreement – Bilby Street & Isleville Street, Halifax

Existing Development Agreement (Planning Case No. 17511):

On January 21st, 2013, Halifax and West Community Council (HWCC) held a Public Hearing to consider amendments to the Halifax Peninsula Land Use By-law (LUB) and a Development Agreement to allow for a 7-storey development on the properties located on the corner of Bilby Street and Isleville Street (5558 Bilby Street and 2819-2827 Isleville Street, Halifax). Subsequent to the Public Hearing, HWCC approved the amendments to the Halifax Peninsula LUB to include the lands within Schedule Q, and approved the Development Agreement on March 18th, 2013.

Existing Development Agreement – Allowances:

The Agreement allows for consolidating the four properties and constructing a 7-storey residential building consisting of a total of 56 units. Details in the Agreement are as follows:

- 7-storey residential building consisting of 48 units within the tower and 8 townhouse-style units on the ground level, fronting on both Isleville Street and Bilby Street;
- The townhouse units are individually-accessed at the street level with the units in the upper building levels accessed via an exterior lobby;
- Vehicular access to the building is from Bilby Street, where side-by-side driveways lead to an internal grade level parking area and a ramp to a single level of underground parking (total of 60 parking spaces);
- Private rooftop landscaped areas and amenity spaces for the building tenants are provided; and
- Population Density of 144 persons.

Location and Surrounding Area:

The subject site:

- is located on the north eastern corner of Isleville Street and Bilby Street (Map 1);
- consists of four separate properties, which total approximately 18,000 square feet in area, and is currently vacant; and
- is surrounded by a mixture of minor commercial uses such as small retail shops, and residential uses, including single unit dwellings, duplexes and low-rise multiple unit residential buildings.

Urban Enabled Applications
HRM Planning & Development

Tel: 902.490.1948 Fax: 902.490.3976
Email: salihd@halifax.ca halifax.ca

Designation and Zoning:

The subject site is:

- within Area 5 of the Peninsula North Secondary Planning Strategy (Section XI of the Halifax Municipal Planning Strategy [MPS]) and is designated for Major Commercial development (Map 1); and
- under Schedule Q and Development Agreement, which supersede the C-2 (General Business) (Map 2);

Proposal:

The applicant has submitted a request to amend the existing Development Agreement to allow for the following changes:

- Increase in the number of units from 56 units to 71 units (A total increase of 15 units). This increase falls within the density bounds of the current DA, and does not change or alter the volume, size or exterior appearance of the building;
- Revisions to the two-storey nature of the townhouse units along Bilby Street and Isleville Street to include the concept of live/work spaces;
- Minor modifications the exterior materials (color and type);
- Minor increase the streetwall setback along Isleville Street (new Setback – 5 feet) to facilitate landscaping; and
- Increase in the number of parking spaces from 60 to 66.

Public Consultation:

The level of community engagement was consultation, achieved through a Mail-out Notification to abutting property owners/residents. It is important to note that before Community Council can consider the proposal, a Public Hearing will be held. As your property falls within the notification area, you will receive a second written notice in the future of the date, time and location of the Public Hearing. The Hearing will be held before Halifax and West Community Council, and residents will be given the opportunity to address Council directly and/or provide written submissions.

Input Sought from the Committee:

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; and
- elements and provisions to be included in the Amending Agreement.

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

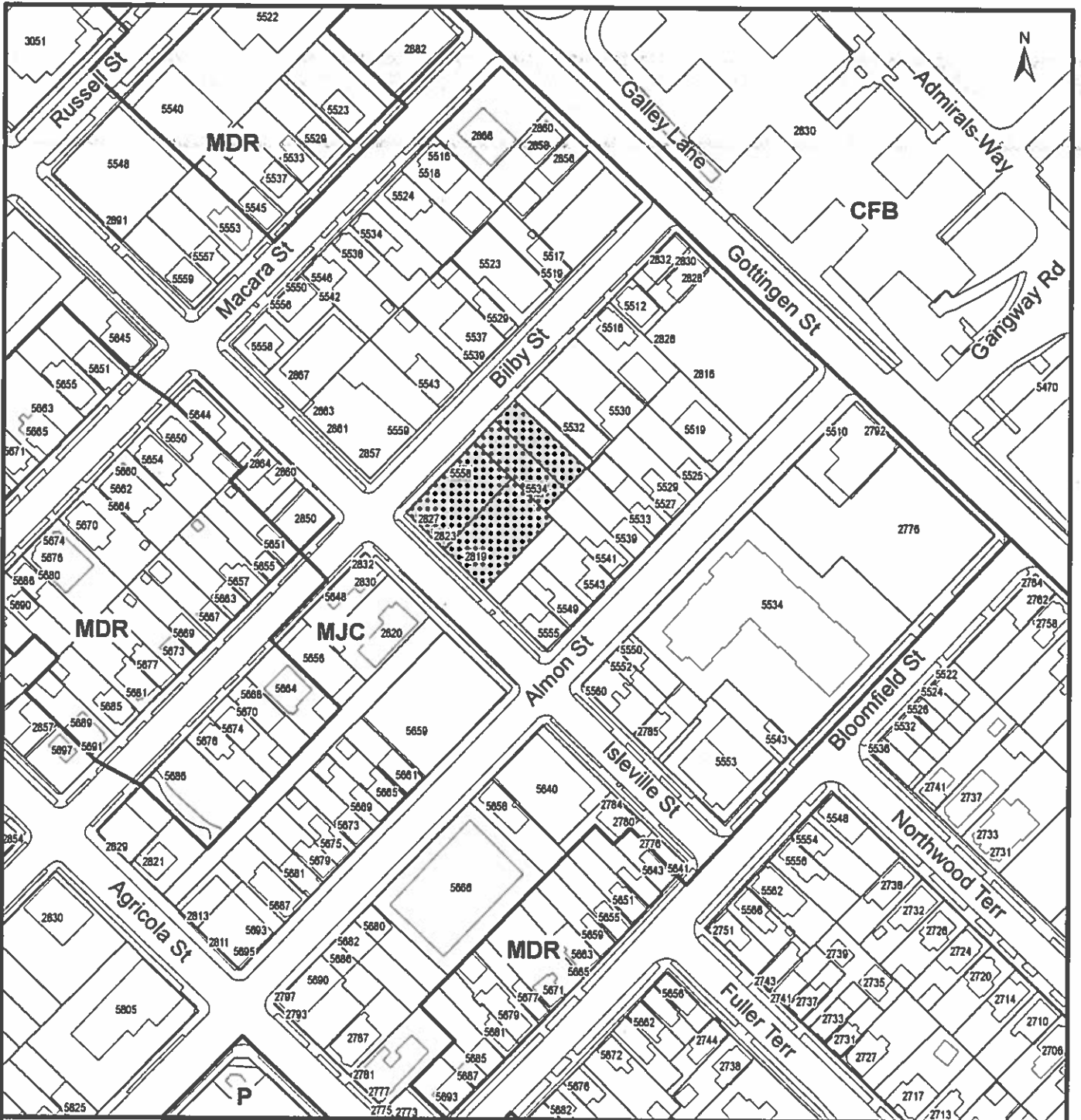
Attachments:

Map 1	Generalized Future Land Use
Map 2	Zoning and Development Agreements
Map 3	Area of Notification
Map 4	Schedule Q Areas
Attachment A	Letter of Intent
Attachment B	Building Plans & Renderings
Attachment C	Planning Case 17511 – Staff Report

Urban Enabled Applications
HRM Planning & Development

Tel: 902.490.1948
Email: sallhd@halifax.ca

Fax: 902.490.3976
halifax.ca



Map 1 - Generalized Future Land Use

5534-5558 Bilby Street and 2819-2827 Iseville Street,
Halifax

HALIFAX

 Area of Proposed Substantive Amendments to an Existing Development Agreement

Designation

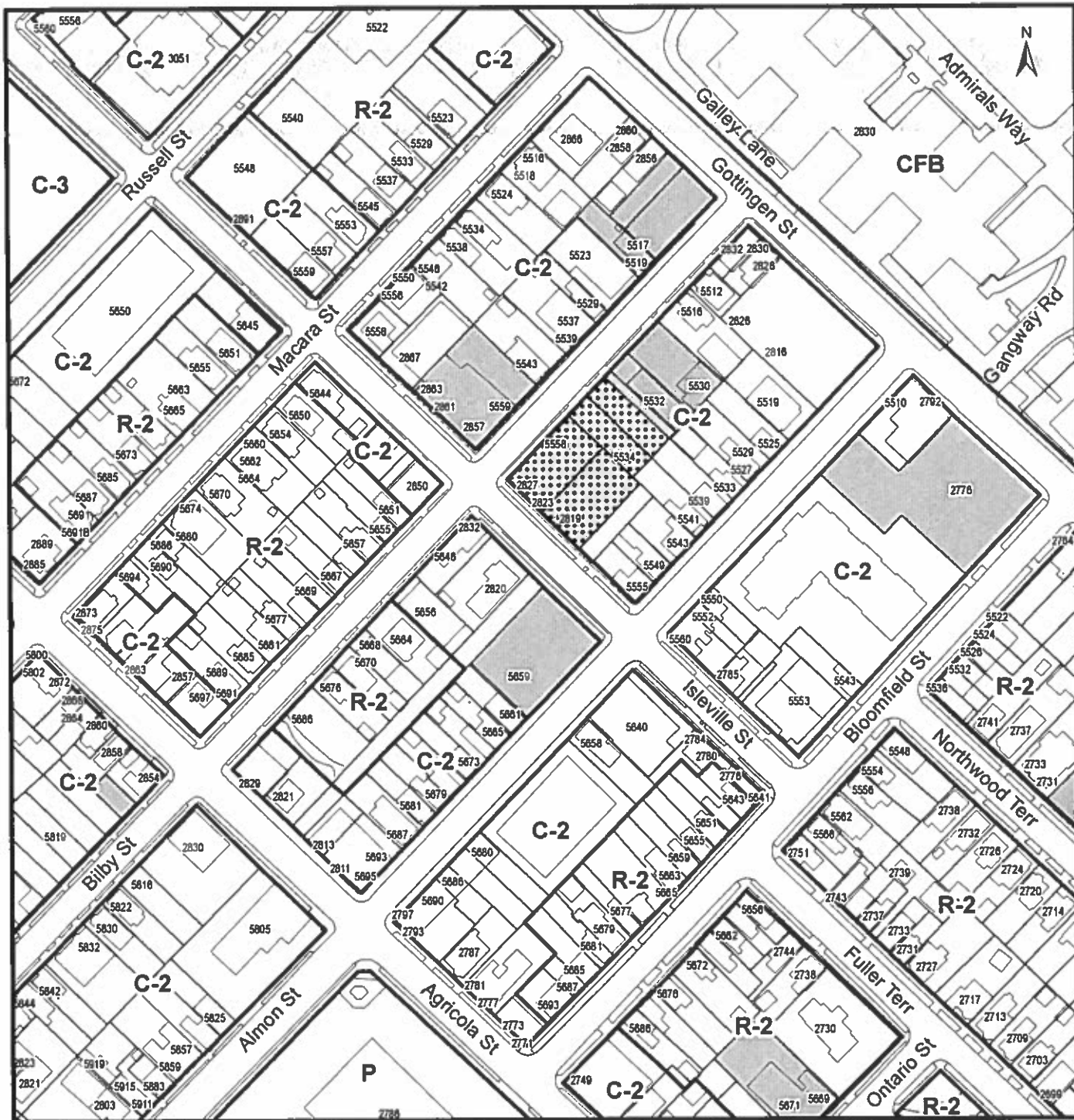
- MDR Medium Density Residential
- MJC Major Commercial
- CFB Canadian Forces Base



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
Peninsula North Secondary Plan Area



Map 2 - Zoning and Development Agreements

5534-5558 Bilby Street and 2819-2827 Isleville Street, Halifax

HALIFAX

-  Area of Proposed Substantive Amendments to an Existing Development Agreement
-  Approved Development Agreements

- Zone**
- R-2 General Residential
 - C-2 General Business
 - C-3 Industrial
 - P Park and Institutional
 - CFB Canadian Forces Base



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 - Area of Notification

5534-5558 Bilby Street and 2819-2827 Isleville Street,
Halifax

HALIFAX

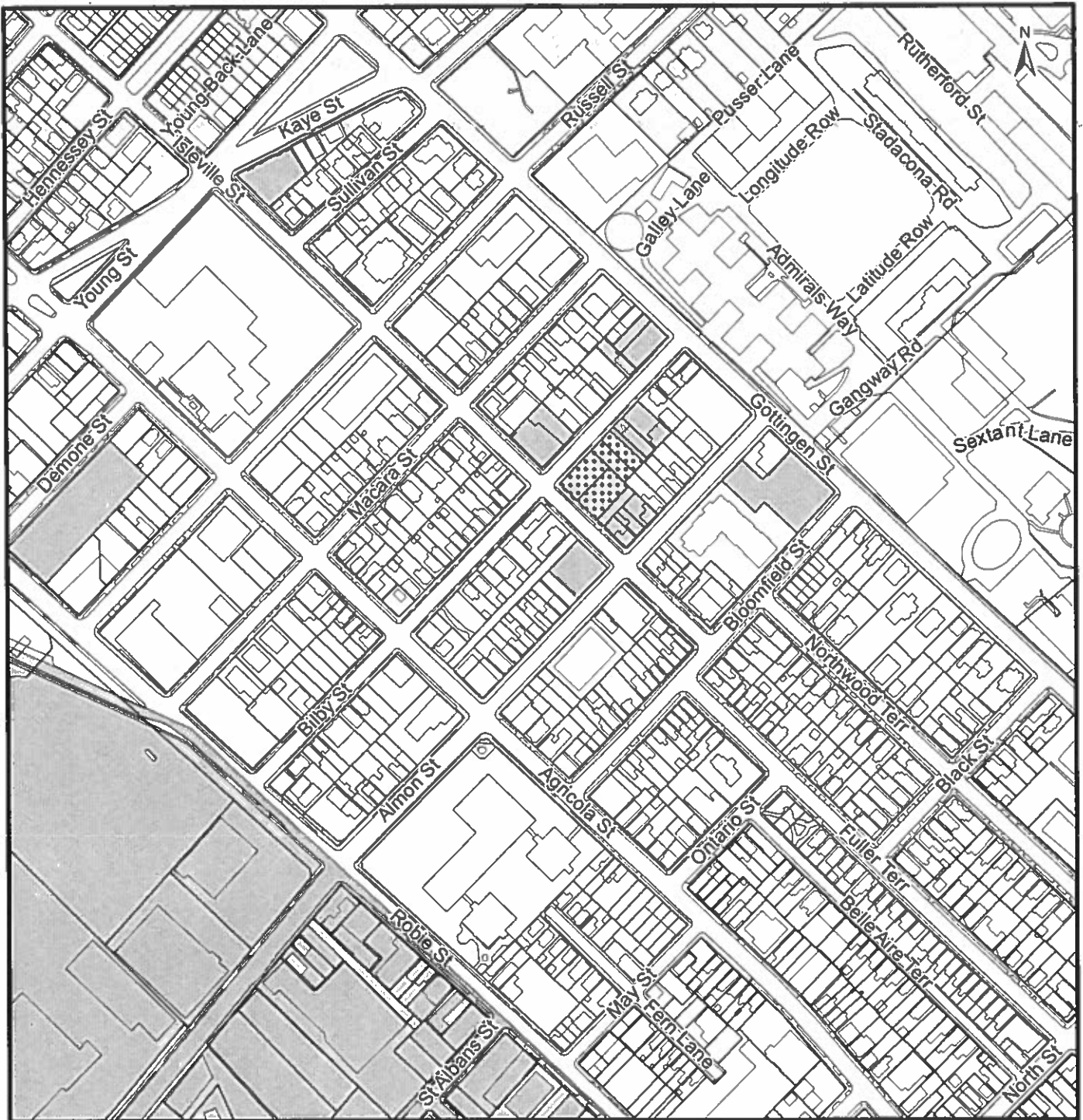
 Area of Proposed Substantive
Amendments to an Existing
Development Agreement



Halifax Peninsula
Land Use By-Law Area

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



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



Map 4 - Schedule Q Areas

HALIFAX

Halifax Peninsula

-  Schedule Q
-  Subject Area



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

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

Halifax Peninsula
Land Use By-Law Area

Case 20326 - Attachment A: Letter of Intent



5540 Kaye Street
Halifax, Nova Scotia
B3K 1Y5

Tel [REDACTED]
Fax [REDACTED]

14 April, 2016

Department of Planning and Development
Planning Applications, Western Region
Halifax, NS

Attention: Dali Salih, Planner II

Re: Substantive Amendments to an Existing Development Agreement
Project: Multi-unit Residential Project at the corner of Bilby and Isleville Streets
Municipal Case Number: 20326

Dear Ms. Salih,

As part of our application we are supplying additional explanatory information within this letter to supplement the plans, elevations and renderings submitted. The major changes we are proposing are an increase in the number of units from 56 to 71 and the two-storey nature of some of the townhouse units at grade has been modified to allow for the provision of a live/work option. These revisions we are seeking fall within our allowable population density and within the allowable building envelope. Other more minor changes have been made but we believe these changes will also be of benefit to the tenants and neighbours - these are explained below as well for clarity.

The following items provide the rationale for these amendments:

Density/Unit Numbers:

The primary revision to the original DA we are requesting is increased the number of units in the upper levels (3-7) above the allowable 10% increase. The Owner believes the residential market in this neighbourhood demands high quality and slightly smaller units than was anticipated when the DA was acquired. As Owner/Manager of multiple residential building in Halifax they experience a higher demand for these smaller units. Our proposal maintains an approximate unit-mix of 33% 2-bedroom units with the remainder being 1-bedroom, 1-bedroom and den or bachelor units. With a small reduction in the size of the units the Client is able to accommodate this increase in unit count within the original footprint. In fact the overall footprint has been reduced through Design Development that occurred since the earlier submittal which was at a Schematic Design phase.

This has resulted in an increase from 56 units to 71 units.

Townhouses:

It is our understanding in discussion with staff at HRM Planning that during the DA approval process the community was supportive of two-storey units along the street edge in order to approximate the size and scale of the adjacent residential neighbourhood fabric and to perhaps increase the probability of attracting families. While maintaining these desirable proportions relating to the neighbourhood, we propose creating greater articulation than was previously shown. Originally there were eight two story 'townhouse' units proposed fronting on both Bilby and Isleville. These were seen as residential in nature only. There is now a desire to create the option for residents to, not only live in the neighbourhood, but also to work out of their homes, hence a live/work scenario. To augment this possibility we see designing some of the ground floor spaces so that they have the flexibility to allow existing, or new neighbourhood small scale service providers with a place to conduct their business. To allow for this flexibility we have maintained four of the two storey units along Isleville while the corner unit (Bilby and Isleville) and those along Bilby would change from two-storey units to single level units. This would make this portion more flexible for live/work or minor commercial/service uses. These units, along with the four two-storey townhouse units would have street level entrances and internal 'back doors' to allow tenants access to building amenities (the rooftop resident social space, parking, garbage, mail, etc). The appearance from the street will be consistent along both Isleville and Bilby with these flexible uses contained within the form of a two story townhouse element. The four two -storey townhouses remain above the DA required 1,200sf minimum with one being 1,500sf. The one-storey units range from approximately 700sf to 950sf as noted on the attached drawings. These units could be combined if requested to form a unit of up to 2450sf allowing for flexibility in leasing and to ensure that an active street presence is maintained in a positive manner, thus not creating a situation with empty, un-leased spaces.

Setbacks:

To aid in creating a more pleasing street presence and to create a larger privacy zone with enhanced landscaping, the setback from the property line has increased by approximately 3'-0" along Isleville Street. Along Isleville the balconies on the upper levels of the building (above the townhouses) have been recessed within the building mass rather than cantilevering away from the building strengthening the step-back that occurs from the townhouses to the levels above. This move further focuses attention to the street level two-storey portion of the project. The top floor penthouse has been moved back 20'-0" from the floors below, an increase of 16'-0" from the Development Agreement proposal, further reinforcing this decrease in mass.

Parking:

The parking count has been increased due to optimization of the parkade structure resulting in an increase of 6 stalls (to a total of 66).

Amenity Space:

The social space provided for residents has been relocated from the second floor to the rooftop penthouse affording residents wonderful views of the harbour and cityscape.

Exterior Materials:

The material palette has been modified primarily in the townhouse areas. Where previously a clapboard and colour approach was envisioned a higher quality, more permanent feel has been introduced through the inclusion of brick. While previously the colour provided a simple means of delineating the individual units the increased articulation has provided this through a more form based approach. The somewhat 'slab' feeling of the previous façade has been modulated through these design interventions.

Summary:

We feel that the proposed changes are an evolutionary step in the development of this project and that they fall within the realm of the original Development Agreement while also providing a building that will further integrate itself into this neighbourhood.

If you have any questions regarding this request, don't hesitate to contact our office.

Regards,

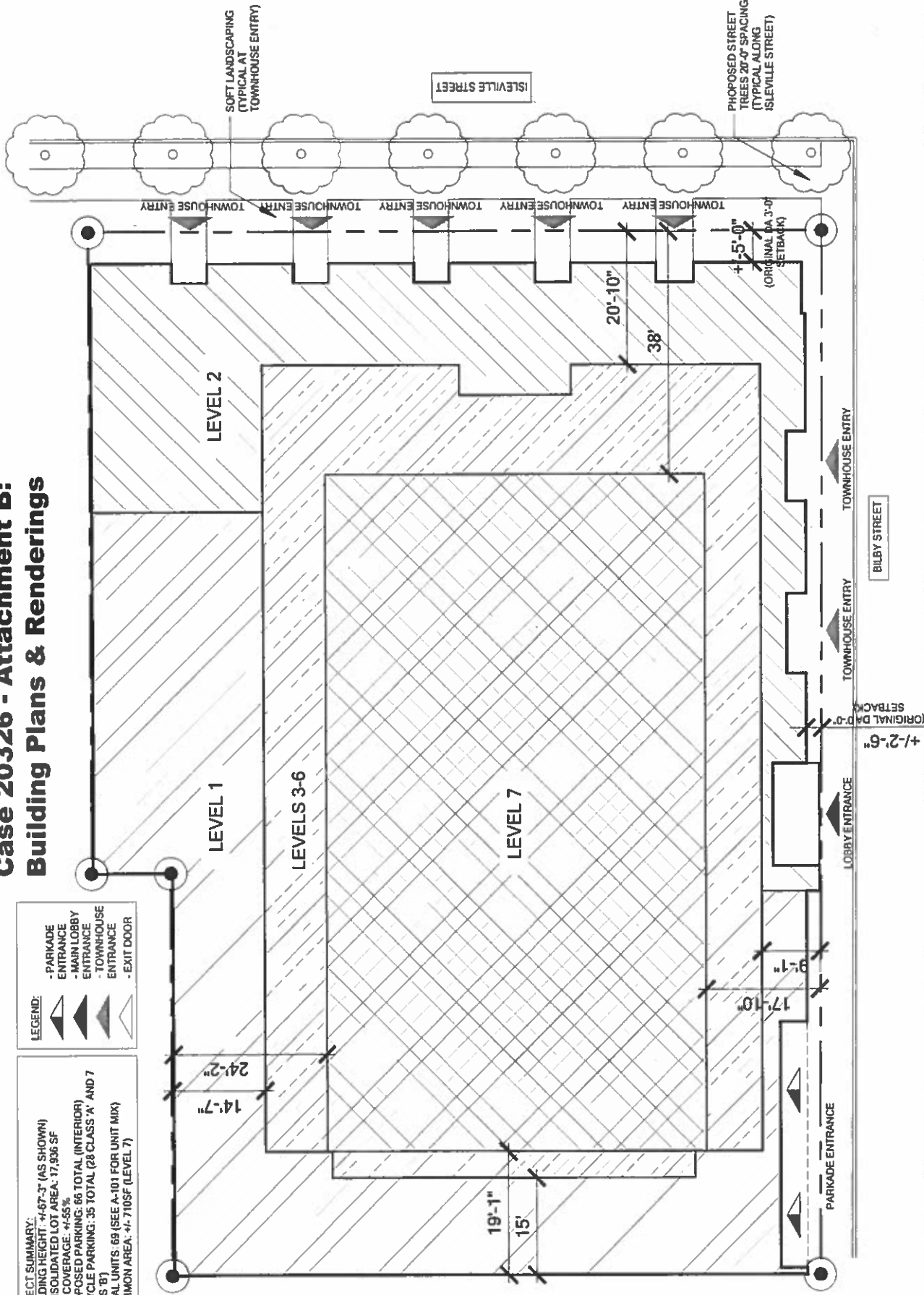

Original Signed:

Michael Napier NSAA AANB MRAIC

Case 20326 - Attachment B: Building Plans & Renderings

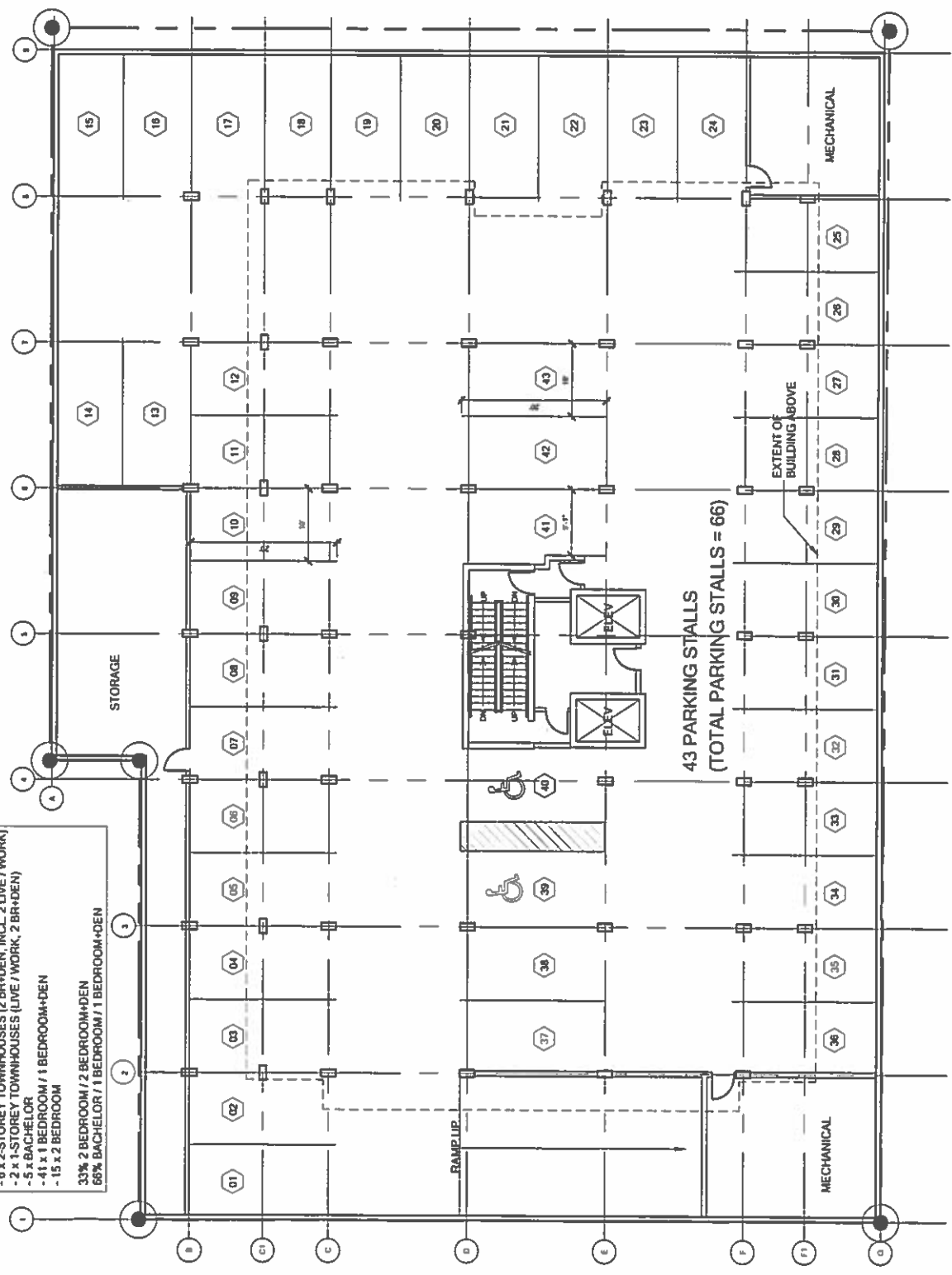
- LEGEND:**
- PARKADE ENTRANCE
 - MAIN LOBBY ENTRANCE
 - TOWNHOUSE ENTRANCE
 - EXIT DOOR

- PROJECT SUMMARY:**
- BUILDING HEIGHT: +/- 67'-3" (AS SHOWN)
 - CONSOLIDATED LOT AREA: 17,936 SF
 - LOT COVERAGE: +/- 55%
 - PROPOSED PARKING: 66 TOTAL (INTERIOR)
 - BICYCLE PARKING: 35 TOTAL (28 CLASS 'A' AND 7 CLASS 'B')
 - TOTAL UNITS: 69 (SEE A-101 FOR UNIT MIX)
 - COMMON AREA: +/- 710SF (LEVEL 7)

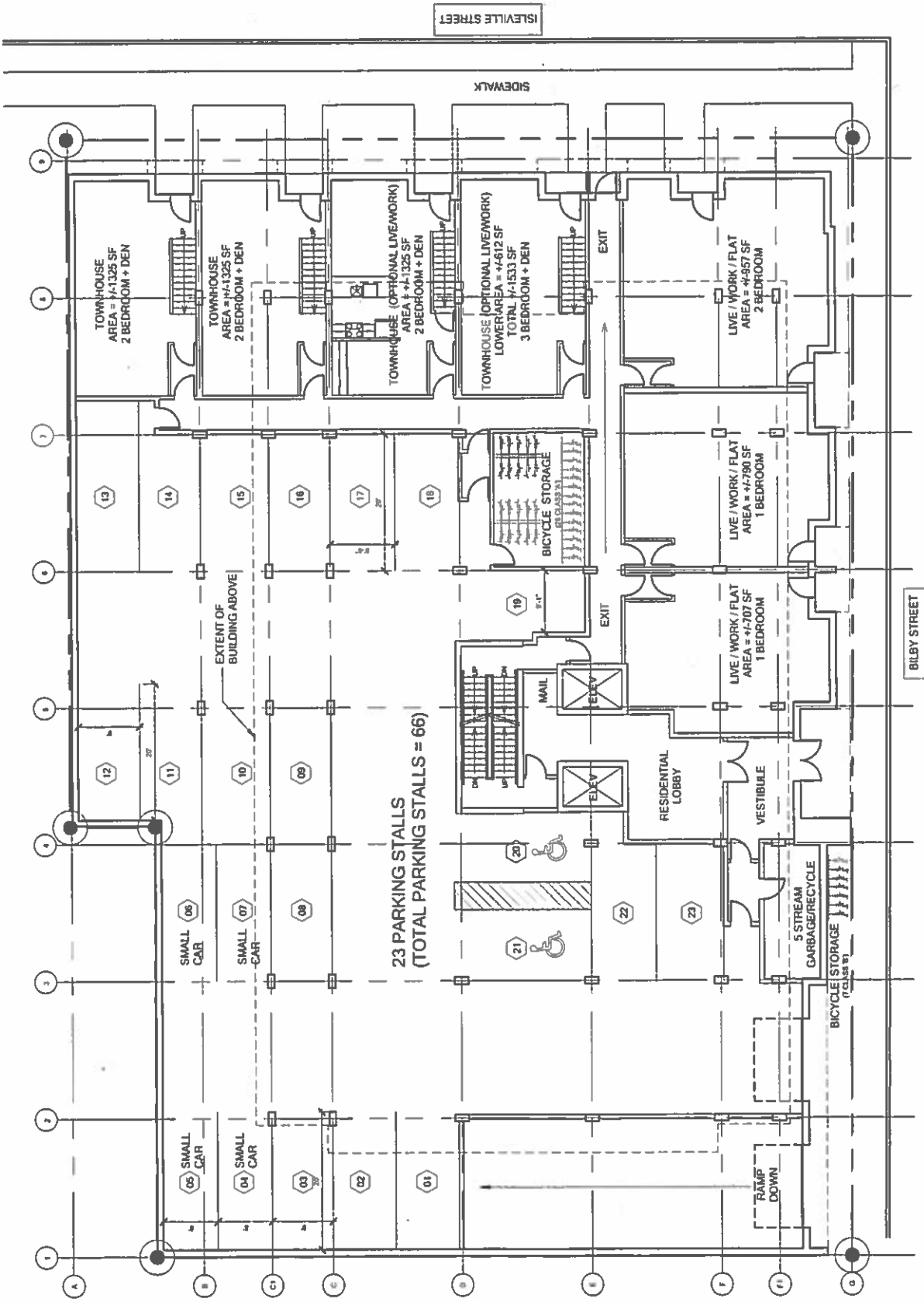


PROPOSED MIXED-USE PID 00161075, 00161083, 001611091 ISLEVILLE STREET HALIFAX, NOVA SCOTIA	ISSUED FOR SUBSTANTIVE CHANGE APPLICATION	REVISION GENERAL REVISIONS	DATE 2016-04-14	MICHAEL APIER ARCHITECTURE INC. www.mapiers.com • 903.415.1322	DRAWING SITEPLAN	DATE 23 DEC 2015
	SCALE NOT TO SCALE		DRAWING NO A-001			

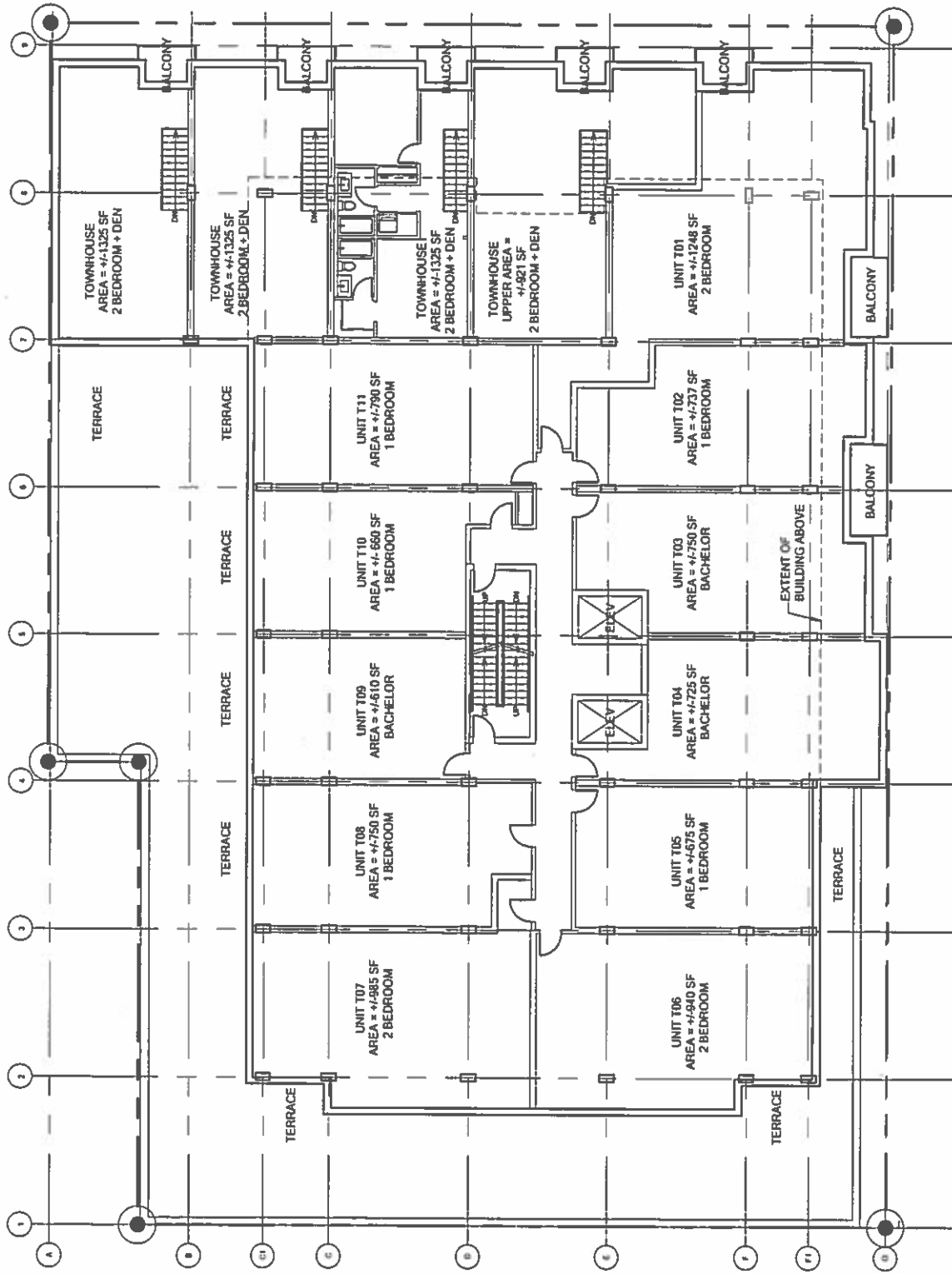
PROPOSED UNIT COUNT / UNIT MIX:
 - 69 UNITS TOTAL
 - 8 x 2-STORY TOWNHOUSES (2 BR+DEN, INCL 2 LIVE / WORK)
 - 2 x 1-STORY TOWNHOUSES (LIVE / WORK, 2 BR+DEN)
 - 5 x BACHELOR
 - 41 x 1 BEDROOM / 1 BEDROOM+DEN
 - 15 x 2 BEDROOM
 33% 2 BEDROOM / 2 BEDROOM+DEN
 66% BACHELOR / 1 BEDROOM / 1 BEDROOM+DEN



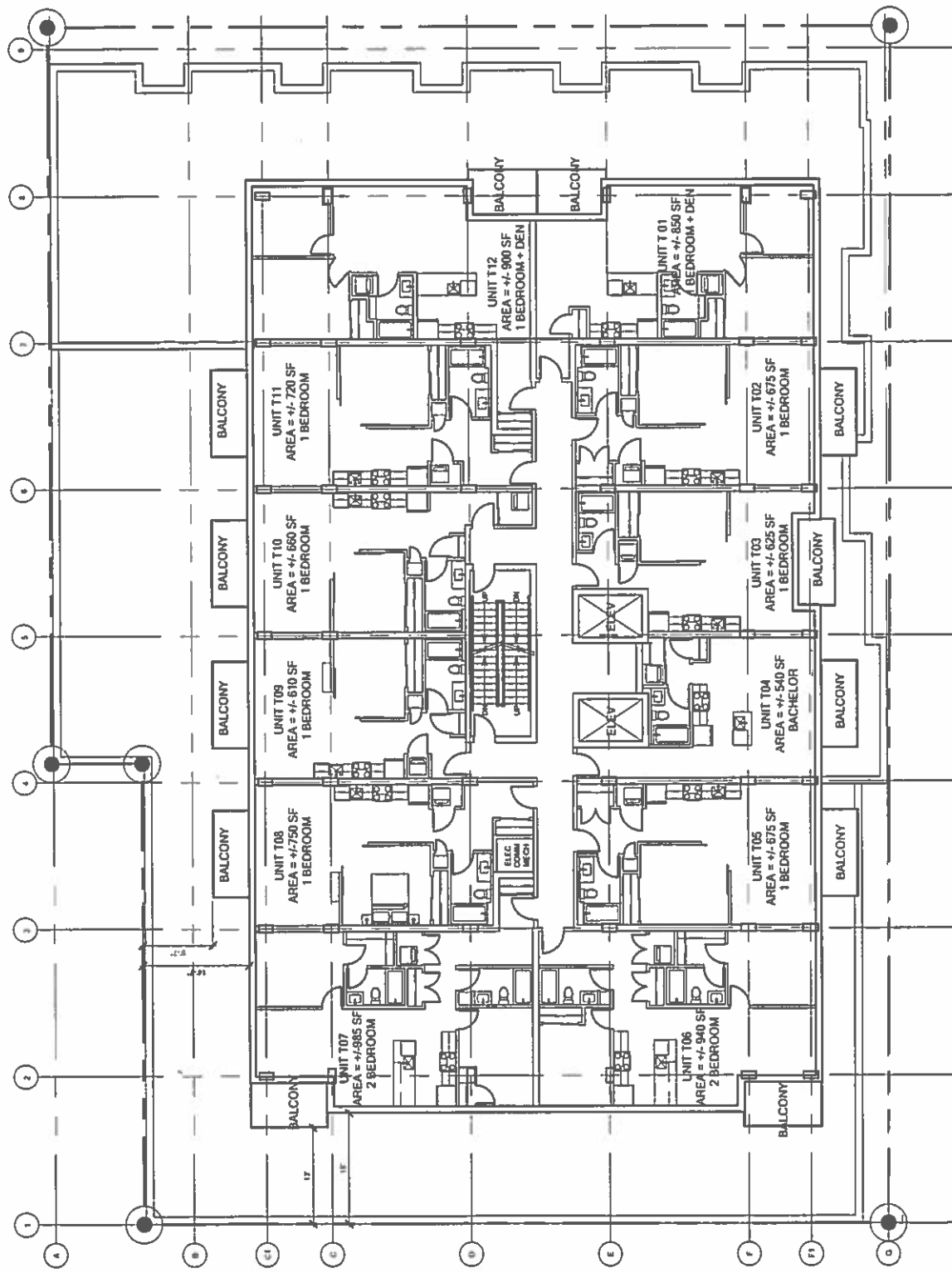
PROPOSED MIXED-USE PID 00161075, 00161083, 001611091 ISLEVILLE STREET HALIFAX, NOVA SCOTIA	ISSUED FOR SUBSTANTIVE CHANGE APPLICATION	REVISION GENERAL REVISIONS	DATE 2016-04-14			DRAWING PLAN - PARKADE	DATE 23 DEC 2015
	SCALE NOT TO SCALE		DRAWING NO A-101				



PROPOSED MIXED-USE PID 00161075, 00161083, 001611091 ISLEVILLE STREET HALIFAX, NOVA SCOTIA	ISSUED FOR SUBSTANTIVE CHANGE APPLICATION	REVISION GENERAL REVISIONS	DATE 2016-04-14	MICHAEL APIER ARCHITECTURE INC www.mapi.ca • 902.435.1112	DRAWING PLAN - LEVEL 1 / PARKADE SCALE NOT TO SCALE	DATE 23 DEC 2015 DRAWING NO A-102
--	--	-------------------------------	--------------------	--	--	---

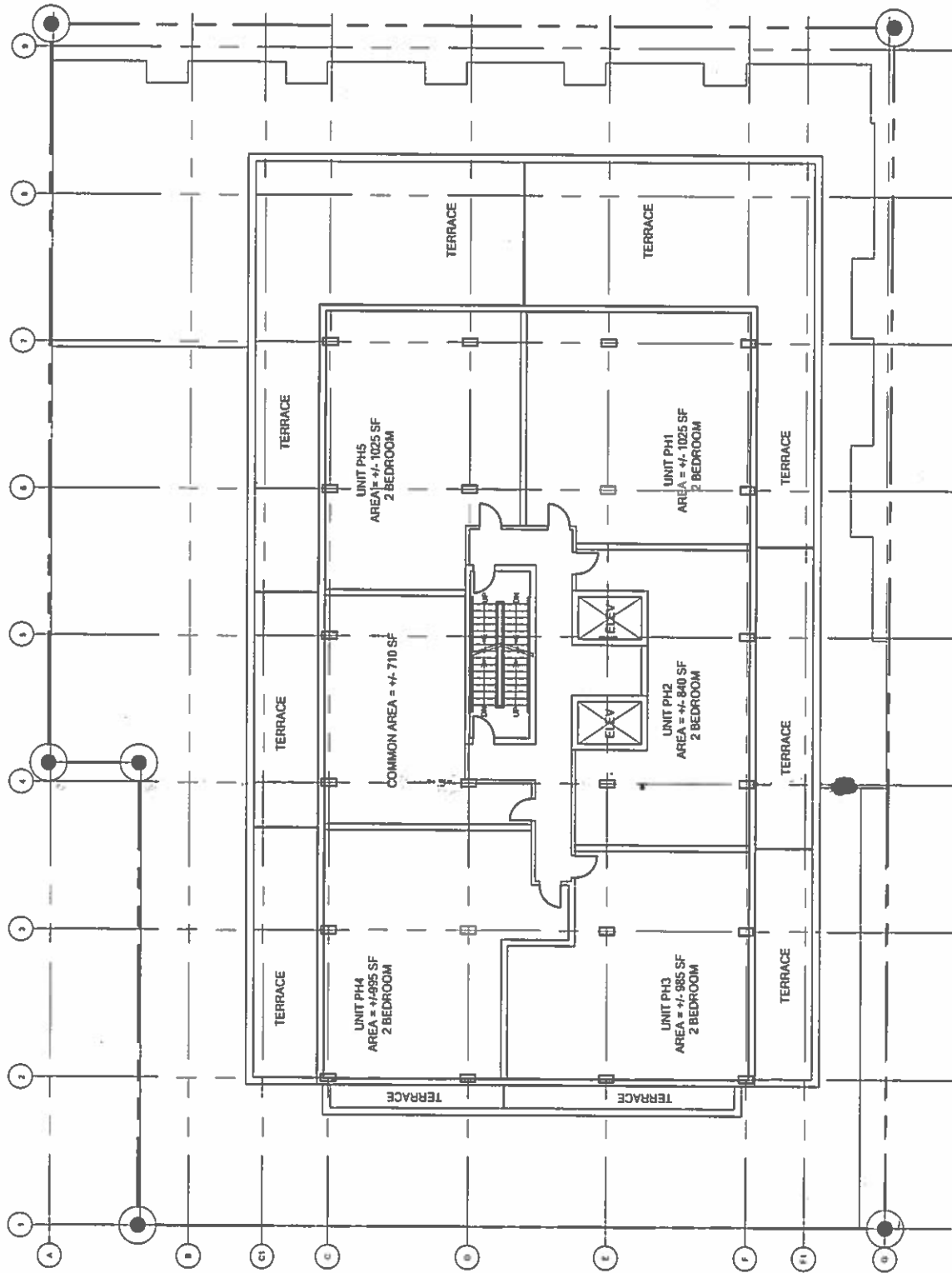


PROPOSED MIXED-USE PID 00191075, 00191083, 001611091 ISLEVILLE STREET HALIFAX, NOVA SCOTIA	ISSUED FOR SUBSTANTIVE CHANGE APPLICATION	REVISION GENERAL REVISIONS	DATE 2016-04-14	MICHAEL APPIER ARCHITECTURE INC. <small>www.applier.ca • 902.451.1322</small>	DRAWING PLAN - LEVEL 2	DATE 23 DEC 2015
	SCALE NOT TO SCALE		DRAWING NO. A-103			

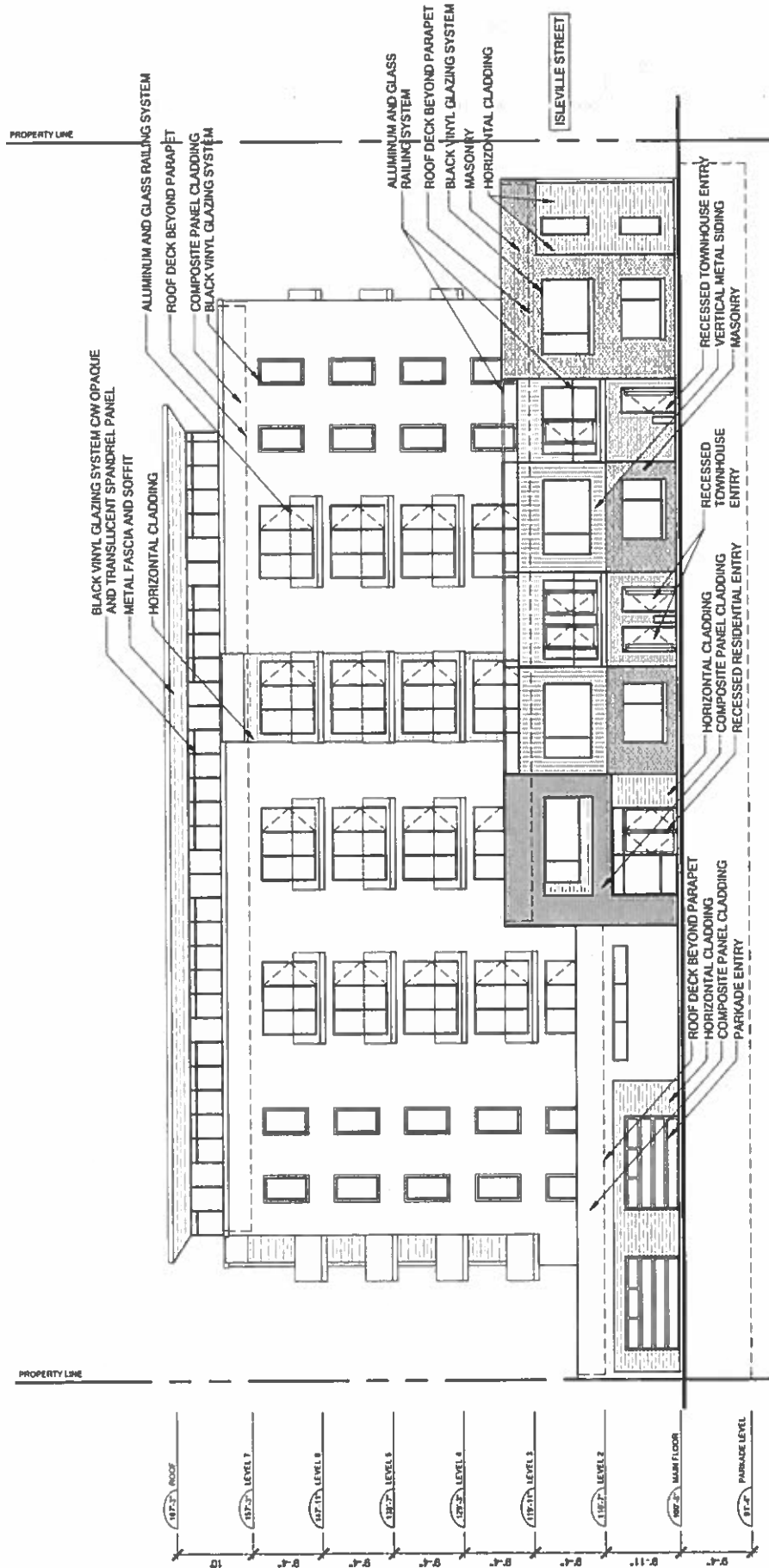


ISSUED FOR SUBSTANTIVE CHANGE APPLICATION	REVISION GENERAL REVISIONS	DATE 2016-04-14			DRAWING NO PLAN - LEVELS 3 - 6	DATE 23 DEC 2015
					SCALE NOT TO SCALE	DRAWING NO A-104

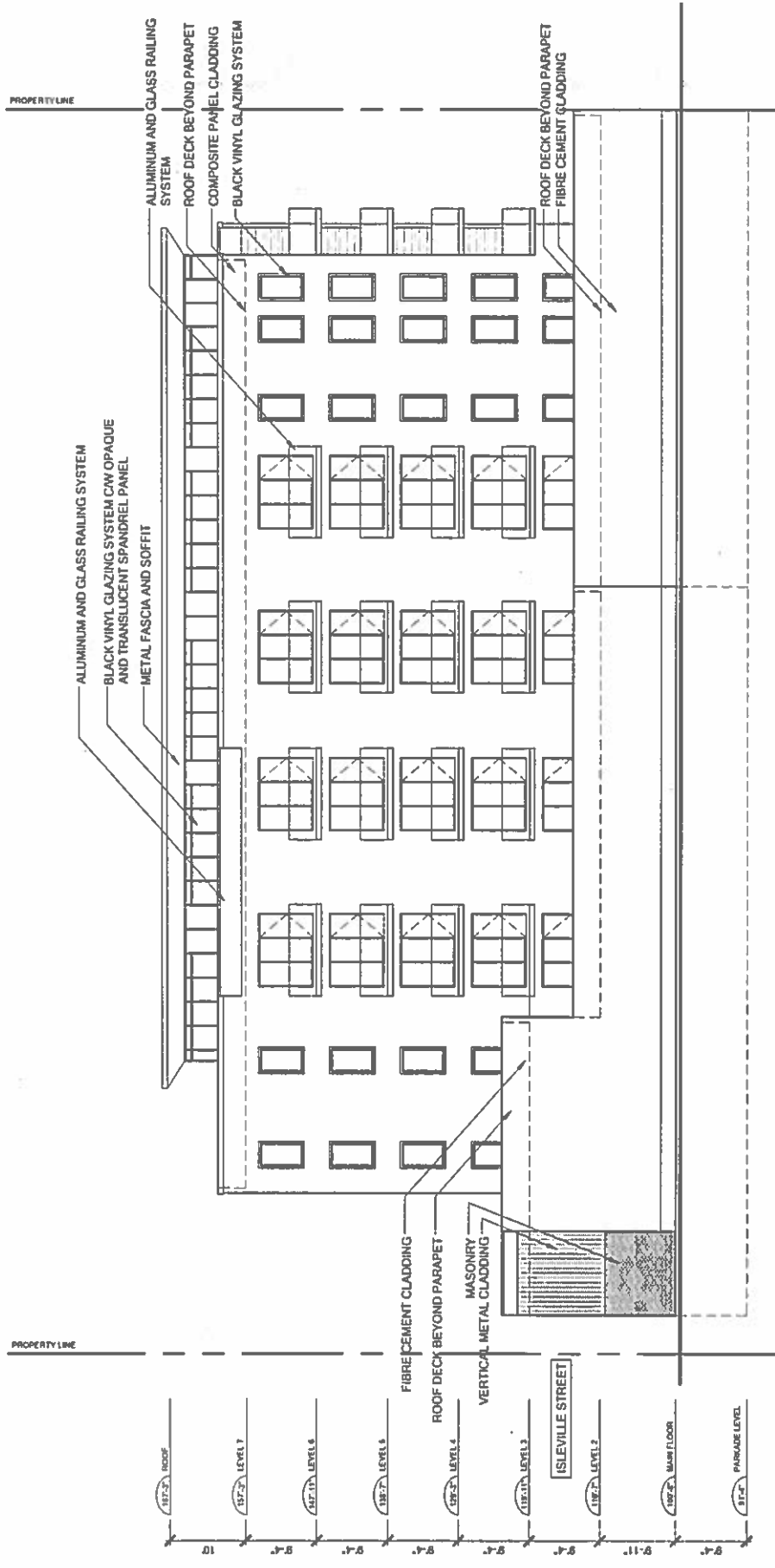
PROPOSED MIXED-USE
 PID 00161075, 00161083, 00161091
 ISLEVILLE STREET
 HALIFAX, NOVA SCOTIA



PROPOSED MIXED-USE PID 00181075, 00181083, 001611091 ISLEVILLE STREET HALIFAX, NOVA SCOTIA	ISSUED FOR SUBSTANTIVE CHANGE APPLICATION	REVISION GENERAL REVISIONS	DATE 2015-04-14			DRAWING PLAN - LEVEL 7	DATE 23 DEC 2015
					SCALE NOT TO SCALE	DRAWING NO. A-105	



PROPOSED MIXED-USE PID 00161075 00161083, 00161091 ISLEVILLE STREET HALIFAX, NOVA SCOTIA	ISSUED FOR SUBSTANTIVE CHANGE APPLICATION	REVISION GENERAL REVISIONS	DATE 2016-04-14	DRAWING NO A-201	DATE 23 DEC 2015
	MICHAEL APIER ARCHITECTURE INC <small>www.micapier.ca • 902.451.1522</small>	NORTH ELEVATION SCALE NOT TO SCALE	DRAWING NORTH ELEVATION SCALE NOT TO SCALE	DATE 23 DEC 2015	



PROPOSED MIXED-USE

PID 00161075, 00161083, 001611091
 ISLEVILLE STREET
 HALIFAX, NOVA SCOTIA

ISSUED FOR
 SUBSTANTIVE
 CHANGE
 APPLICATION

REVISION
 GENERAL REVISIONS

DATE
 2016-04-14

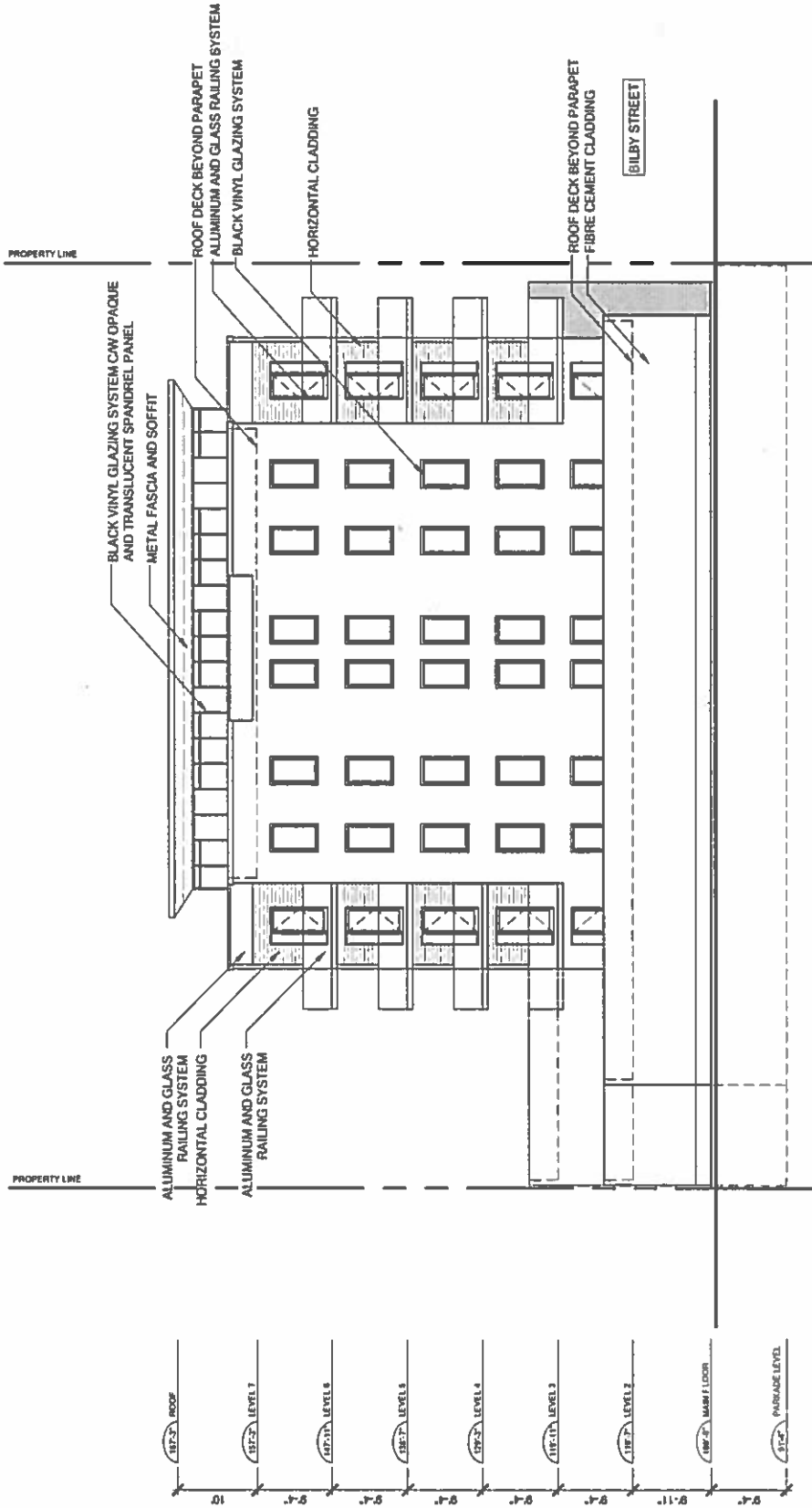
MICHAEL
 APIER
 ARCHITECTURE INC
 www.mapiar.ca • 902.491.5122

DRAWING
 SOUTH ELEVATION

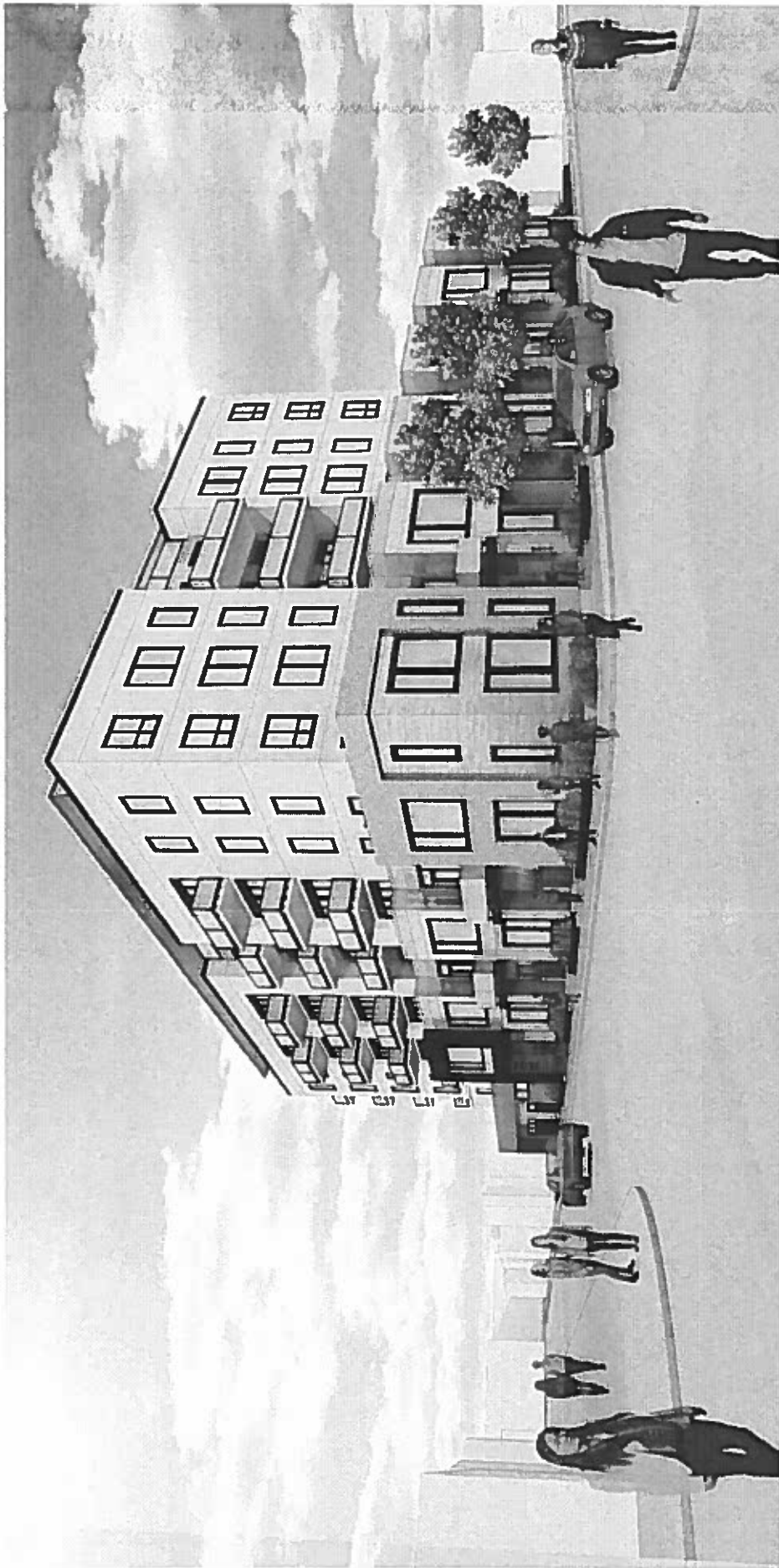
SCALE
 NOT TO SCALE

DATE
 23 DEC 2015

DRAWING NO
 A-203



PROPOSED MIXED-USE P/D 00161075, 00161063, 001611091 ISLEVILLE STREET HALIFAX, NOVA SCOTIA	ISSUED FOR SUBSTANTIVE CHANGE APPLICATION	REVISION GENERAL REVISIONS	DATE 2016-04-14	DRAWING EAST ELEVATION SCALE NOT TO SCALE	DATE 23 DEC 2015 DRAWING NO A-204
	MICHAEL APRIER ARCHITECTURE INC. www.michaelaprier.com				



PROPOSED MIXED-USE
 PID 00161075, 00161083, 001611091
 ISLEVILLE STREET
 HALIFAX, NOVA SCOTIA

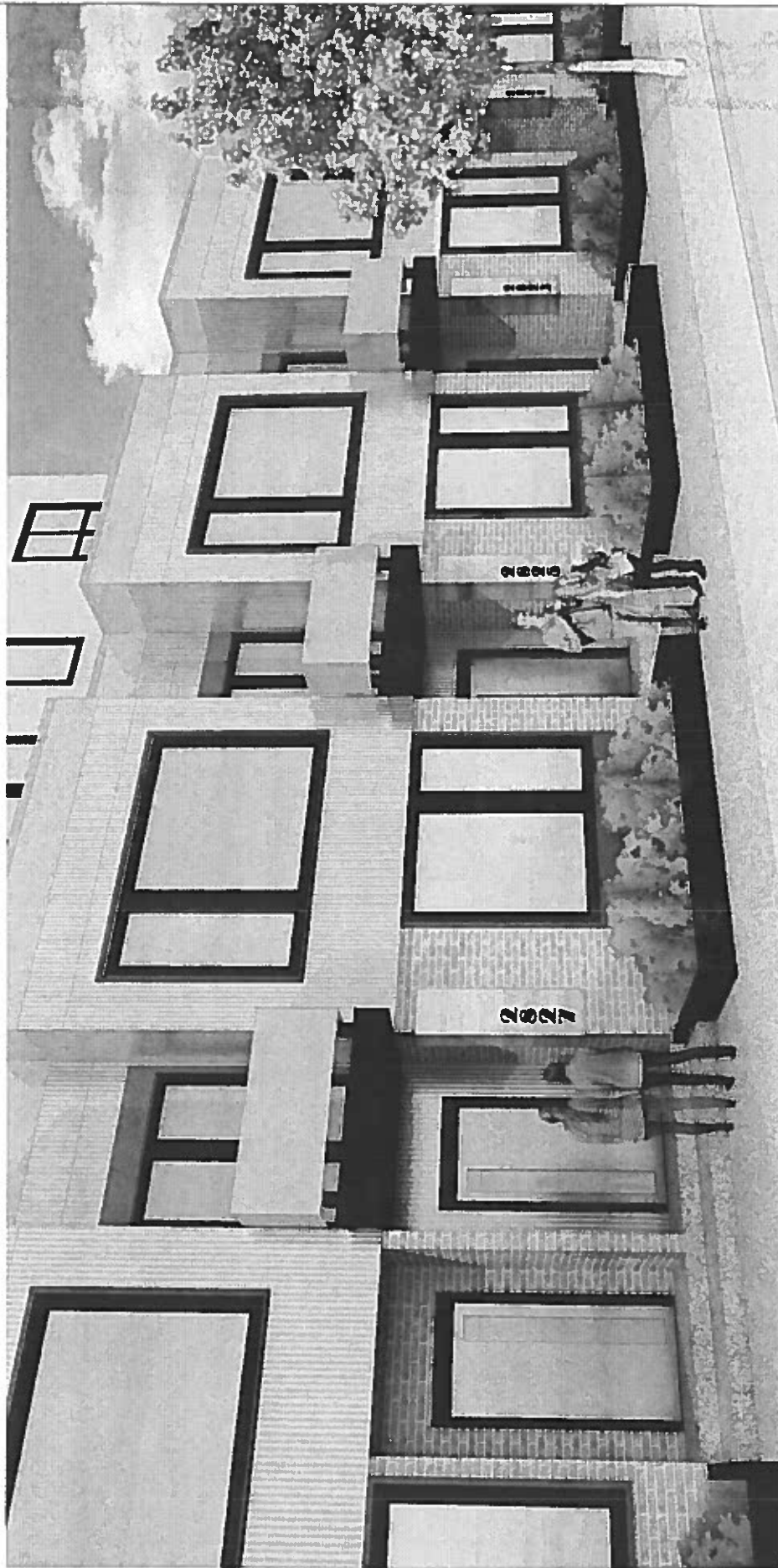
ISSUED FOR
 SUBSTANTIVE
 CHANGE
 APPLICATION

REVISION	DATE

MZA MICHAEL
 APIER
 ARCHITECTURE INC
 www.mzaarch.com • TEL: 915.552

DRAWING
 3D VIEW
 SCALE
 NOT TO SCALE

DATE
 14 APR 2018
 DRAWING NO
 A-901



PROPOSED MIXED-USE
 PID 00161075, 00161083, 001611091
 ISLEVILLE STREET
 HALIFAX, NOVA SCOTIA

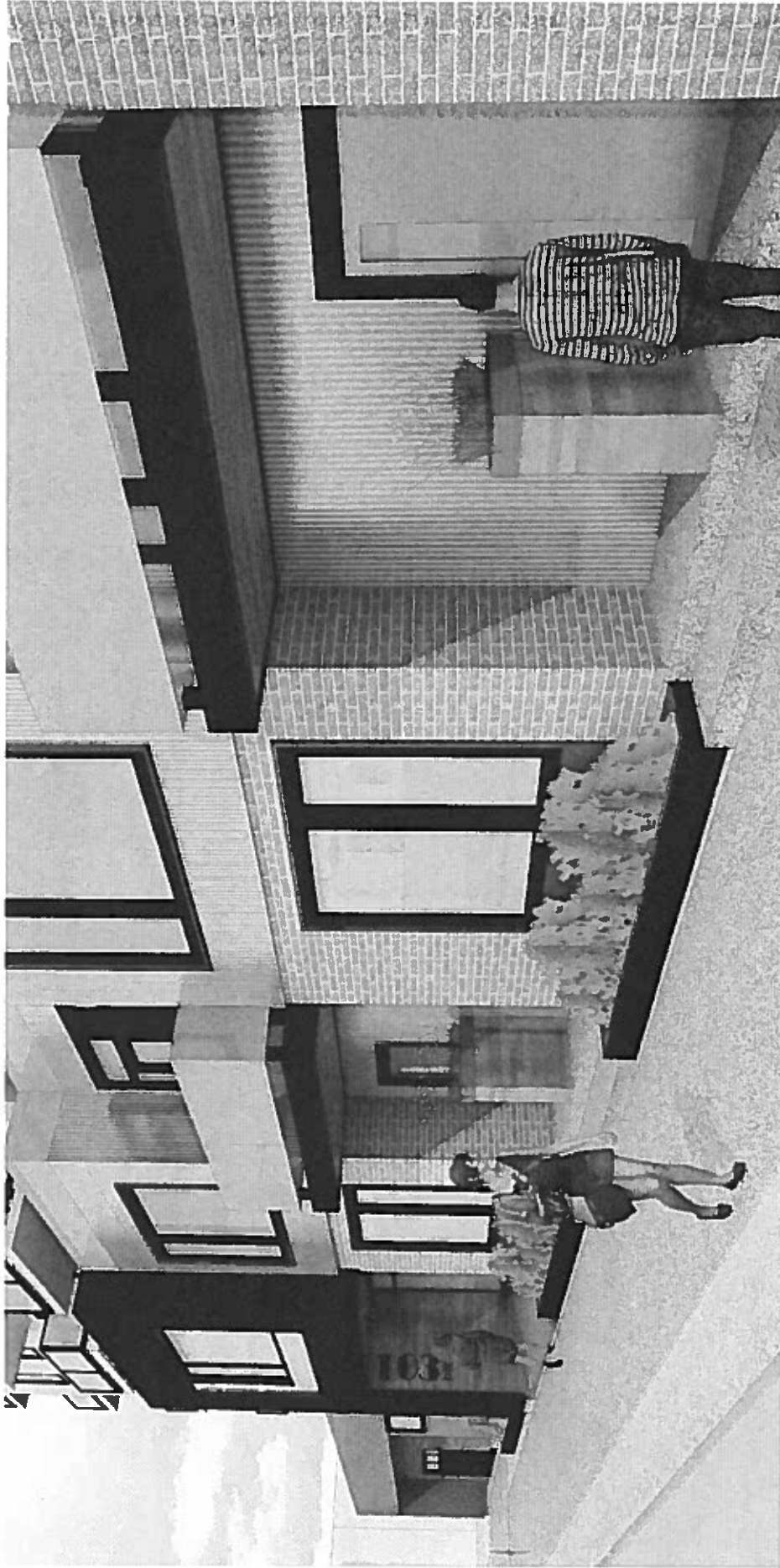
ISSUED FOR
 SUBSTANTIVE
 CHANGE
 APPLICATION

REVISION	DATE

MNA MICHAEL
 APIER
 ARCHITECTURE INC
 www.mnaarch.ca • 902.451.5522

DRAWING
 3D VIEW
 SCALE
 NOT TO SCALE

DATE
 14 APR 2018
 DRAWING NO
 A-903



PROPOSED MIXED-USE PID 00181075, 00181083, 00181091 ISLEVILLE STREET HALIFAX, NOVA SCOTIA		ISSUED FOR SUBSTANTIVE CHANGE APPLICATION		REVISION 		DATE 		MICHAEL A PIER ARCHITECTURE PC <small>www.mapeier.ca • 902.493.1127</small>		DRAWING 3D VIEW		DATE 14 APR 2016	
								SCALE NOT TO SCALE		DRAWING NO A-904			



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

**Case 20326 - Attachment C:
Planning Case 17511 - Staff Report**

West Community Council
December 10, 2012

TO: Chair and Members of West Community Council

SUBMITTED BY: Original Signed
~~Brad Anguish~~, Director of Community & Recreation Services

DATE: November 16, 2012

SUBJECT: Case 17511: LUB Amendment and Development Agreement - 5534,
5558 Bilby Street and 2819 to 2827 Isleville Street, Halifax

ORIGIN

Application by Genivar

RECOMMENDATION

It is recommended that West Community Council:

1. Give First Reading to consider approval of the proposed amendments to Map ZM-2 of the Halifax Peninsula Land Use By-law to include 5534, 5558 Bilby Street and 2819 - 2827 Isleville Street, Halifax in Schedule 'Q', as presented on Attachment A of this report and schedule a public hearing;
2. Move Notice of Motion to consider the proposed development agreement as contained in Attachment B to allow for a residential development and schedule a public hearing. The public hearing for the development agreement shall be held concurrently with that indicated in Recommendation 1; and
3. Adopt the amendment to Map ZM-2 of the Halifax Peninsula Land Use By-law as presented on Attachment A of this report.

RECOMMENDATIONS CONTINUED ON PAGE 2

Contingent upon the amendments to the Halifax Peninsula Land Use By-law being approved by Council and becoming effective pursuant to the requirements of the *Halifax Regional Municipality Charter*, it is further recommended that West Community Council:

4. Approve the proposed development agreement as contained in Attachment B; and
5. Require that the agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

BACKGROUND

An application has been submitted by Genivar, on behalf of PFK Properties Limited, to enable the development of a 7-storey, multi-unit residential building at 5534, 5558 Bilby Street and 2819-2827 Isleville Street, Halifax. The proposal is not permitted under the current zoning which limits the size, density and massing of any proposed multi-unit residential development in the Isleville Street area to a maximum of four storeys. To enable the proposal to proceed, the applicant has requested that the subject site be included within Schedule "Q" of the Halifax Peninsula Land Use By-law which would then allow the proposed multi-unit residential building to proceed by the development agreement process. This will allow the site to be developed comprehensively and to be designed to minimize land use conflicts with surrounding neighbourhood.

Location, Designation, Zoning and Surrounding Land Use

The subject lands:

1. consist of four separate properties, which total approximately 17,650 square feet in area;
2. are located on the north eastern corner of Isleville Street and Bilby Street (Map 1);
3. are zoned C-2 (General Business) by the Halifax Peninsula Land Use By-law (LUB) (Map 1);
4. lie within Area 5 of the Peninsula North Secondary Planning Strategy (Section XI of the Halifax Municipal Planning Strategy [MPS]) and is designated for Major Commercial development (Map 2);
5. consist of a single building that contains 9 apartment units and 5 commercial/industrial businesses. The business operations include a motorcycle shop, a dance studio, a print shop, a welding operation, and a carpentry operation; and
6. are surrounded by residential uses that include a mixture of single unit dwellings, duplexes and low-rise multiple unit residential buildings.

Enabling Policy and Zoning Context

The subject application is made pursuant to Policy 2.3.1 of Section XI of the MPS which allows Council to identify areas designated Major Commercial for comprehensive site planning through a development agreement process. This process is achieved through the application of Schedule "Q" of the Halifax Peninsula Land Use By-law. Schedule "Q" 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 including:

- the creation of an adequate environment for residential living on sites which may be surrounded by commercial and industrial uses; and
- providing for the continued operation of adjacent commercial and industrial uses without being encumbered by new residential uses.

Schedule "Q" is currently applied to those lands on the west side of Robie Street and on a property located on the corner of Kaye Street and Isleville Street (Map 3).

The C-2 Zone permits commercial buildings with no front, side or rear yards and a height of eighty feet, with allowance for additional height if the building is set back from the property line. Residential uses are also permitted within the C-2 Zone subject to the requirements of the R-3 (Multiple Dwelling) Zone (refer to Attachment D). The application of Schedule "Q" to a property supersedes the requirements of the C-2 Zone by requiring that projects of greater than four dwelling units be considered by development agreement. This provides flexibility by enabling the modification of the standard land use by-law requirements for development through the development agreement process.

Proposal

The applicant wishes to remove the existing buildings and structures on the four subject properties, consolidate the properties, and construct a 7-storey, 56-unit residential development. Details of the proposal are as follows:

- 48-unit, 7-storey residential building with 8 townhouse-style units on the ground level fronting on both Isleville Street and Bilby Street (Schedules E-1 through E-4 of Attachment B);
- The townhouse units are individually-accessed at the street level with the units in the upper building levels accessed via an exterior lobby;
- Vehicular access to the building is from Bilby Street, where side by side driveways lead to an internal grade level parking area and a ramp to a single level of underground parking (total of 60 parking spaces);
- Power to the development will be provided underground; and
- Private rooftop landscaped areas and amenity space for the building tenants.

Approval Process

The approval process for this application involves two steps:

- i) Firstly, Council must consider and, if deemed appropriate, approve the proposed amendment to the Land Use By-law (Map ZM-2) to include the subject lands within "Schedule Q"; and
- ii) Secondly, Council shall consider and, if deemed appropriate, approve the proposed development agreement.

A single public hearing can be held by Council to consider both the LUB amendment and the development agreement. However, Council can only render a decision on the development agreement following the approval of the LUB amendment. Council will be provided with a supplementary report once the LUB amendment is in effect, at which time it can consider approval of the development agreement. An appeal mechanism to the Nova Scotia Utility and Review Board exists for both decisions of Council.

DISCUSSION

Staff has reviewed the proposal relative to all relevant policies and have determined that the proposed development is consistent with the MPS. Attachment C provides an evaluation of the proposed LUB amendment and development agreement in relation to the relevant MPS policies. The following issues have been identified for more detailed discussion.

LUB Amendment (Schedule 'Q')

Considering the mixed nature of land uses located on and around the subject area, which include residential, commercial and industrial uses, the proposal presents an appropriate and beneficial opportunity for comprehensive site planning. As Schedule 'Q' is currently applied to a large area of Peninsula North that is designated Major Commercial, the proposed development represents a small expansion of the area under the Schedule (Map 3). The proposal will benefit from the controls and flexibility that the development agreement process provides to reduce future land use conflicts.

Development Agreement

To ensure the proposed development is properly integrated within existing land uses, Policies 2.3.1, 2.3.2 and 2.3.3 include criteria for Council to consider when evaluating proposals prior to the Municipality entering into development agreements. The proposed development agreement contained in Attachment B of this report includes site-specific controls and specifications that address the following matters:

- land use, building and site requirements;
- architectural, signage and lighting requirements;
- parking (bicycle and vehicular), circulation and site access;
- detailed landscaping requirements for public and private landscaped areas;
- building services, maintenance and waste facilities; and
- options for various non-substantive amendments by resolution of Council, including a 10% increase of the total number of the multi-dwelling units (provided that neither the building size nor exterior the appearance of the building change) and changes to timeframes for development.

In staff's opinion, the attached development agreement will permit a residential development that is compatible and appropriate with the neighbourhood.

Of the matters addressed by the proposed development agreement, the following elements have been identified for more detailed discussion.

Siting, Building Design and Neighbourhood Compatibility

The existing neighbourhood consists of low density residential dwellings located in the area surrounding Isleville Street, except for two medium-density, 4 to 5-storeys, residential buildings. The location of the subject lands, on the corner of Isleville and Bilby Streets, is ideally situated in the neighbourhood to create a step-up transition from the existing development. Also, the proposed development agreement restricts the height of the proposed building to 7 storeys to address the massing and scale of the building relative to the land use development along Isleville Street. Moreover, the proposal provides an acceptable transition between the mid-rise residential buildings to west and south of the subject area. The visual prominence of the proposed building has been tempered by the addition of at-grade townhouse dwellings and the inclusion of balconies on the residential portion of the building. Further, the separation distance between the proposed residential mid-rise building and the existing residences on Isleville Street and Bilby Street is considered acceptable for an urban setting.

The residential development incorporates high quality exterior materials such as brick, pre-cast concrete panels and trim, stucco, glass, architectural panels and metal rails. The proposed townhouse design incorporates a direct street level pedestrian access to each of the townhouse units with doorways recessed back from the streetwall with a few steps raised above grade. Further, the townhouses are also proposed to be setback from property lines in a way that mimics the existing setbacks and streetwalls of adjacent buildings.

The upper storeys are proposed to be stepped back from building lines to minimize their enclosure of the streetscape and to accommodate landscaped areas and amenity spaces. The building design utilizes differing architectural wall treatments in order to mitigate against blank walls on the building's south and east elevations.

Population Density

The MPS encourages reinvestment and redevelopment within major commercial areas by allowing for flexibility with regard to the residential population density requirements of the Halifax Peninsula LUB, provided that proposed densities are "consistent with municipal services". The applicant is proposing 144 persons per acre for the residential development, which is considered a minor increase from the 125 persons per acre permitted under the current C-2 Zone. Further, a sewer capacity analysis was conducted by the developer's consultant and reviewed by Halifax Water which indicates that they have no issues or concerns with the proposal relative to the adequacy municipal central sewage and water systems to service the development.

Traffic/Site Access

A Traffic Impact Statement, prepared by the developer's consultant, was reviewed by HRM and deemed acceptable. The Study concludes that there are no resultant issues or concerns with the proposed development. The proposed development agreement requires vehicles accessing and egressing from the site to utilize Bilby Street.

It should be noted that both of Isleville Street and Bilby Street are considered two-lane local streets that have sidewalks on both sides. Currently, no traffic signals are warranted at the

Isleville Street and Bilby Street intersection; traffic is controlled by two way stop signs at Isleville Street to the west and Gottingen Street to the east (Map 1).

Landscaping and Open Space

The applicant intends to provide both open space and leisure areas within the proposal consisting of private features such as rooftop landscaped areas, indoor amenity space for building tenants and individual private balconies. Council should note that the proposed development agreement ensures the use of high quality materials and landscape design. It also requires adherence to detailed landscaping requirements and the submission of a detailed landscape plan prepared by a landscape architect.

Legal Review

The proposed development agreement has been reviewed by HRM's legal services and its content has been approved.

Conclusion

In staff's opinion, the proposed LUB amendments and development agreement are consistent with the intent, objectives and policies of the Halifax MPS. As the proposed development is considered both appropriate for and compatible with the surrounding area, staff recommends that West Community Council approve the proposed LUB amendment and the proposed development agreement, as presented in Attachments A and B respectively.

BUDGET IMPLICATIONS

There are no budget implications. The developer will be responsible for all costs, expenses, liabilities, and obligations imposed under or incurred in order to satisfy the terms of this Agreement. The administration of the agreement can be carried out within the approved budget with existing resources.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy.

The level of community engagement was consultation, achieved through a public information meeting held on March 5, 2012. Attachment E contains a copy of the minutes from the meeting. Notices of the Public Information Meeting were posted on the HRM website, in the newspaper and mailed to property owners within the notification area shown on Map 3.

A public hearing must be held by Council before they can consider approval of any amendments to the LUB or the approval of a development agreement. Should Council decide to proceed with a public hearing on this application, in addition to the published newspaper advertisements, property owners within the notification area shown on Map 3 will be advised of the public hearing by regular mail. The HRM website will also be updated to indicate notice of the public hearing.

The proposed development agreement will potentially impact local residents and property owners on Bilby Street and Isleville Street and adjacent residential uses.

ENVIRONMENTAL IMPLICATIONS

No implications have been identified.

ALTERNATIVES

1. Council may choose to approve the proposed LUB amendment and development agreement as set out in Attachments A and B of this report. This is the recommended course of action.
2. Council may choose to approve the proposed LUB amendment and development agreement subject to modifications. This may necessitate further negotiation with the applicant and the need to hold a second public hearing.
3. Council may choose to refuse the proposed LUB amendment and development agreement, and in doing so, must provide reasons based on a conflict with MPS policies. This alternative is not recommended, as the proposal is consistent with the MPS.

ATTACHMENTS

Map 1	Location and Zoning Map
Map 2	Generalized Future Land Use Map
Map 3	Area of Notification
Attachment A	Proposed Amendment to the Halifax Peninsula LUB
Attachment B	Proposed Development Agreement
Attachment C	Review of Relevant Policies of the Halifax MPS
Attachment D	Excerpts from Halifax Peninsula LUB
Attachment E	Minutes of Public Information Meeting

**Case 17511: Multi-Unit Building –
Bilby St. and Isleville St.
Council Report**

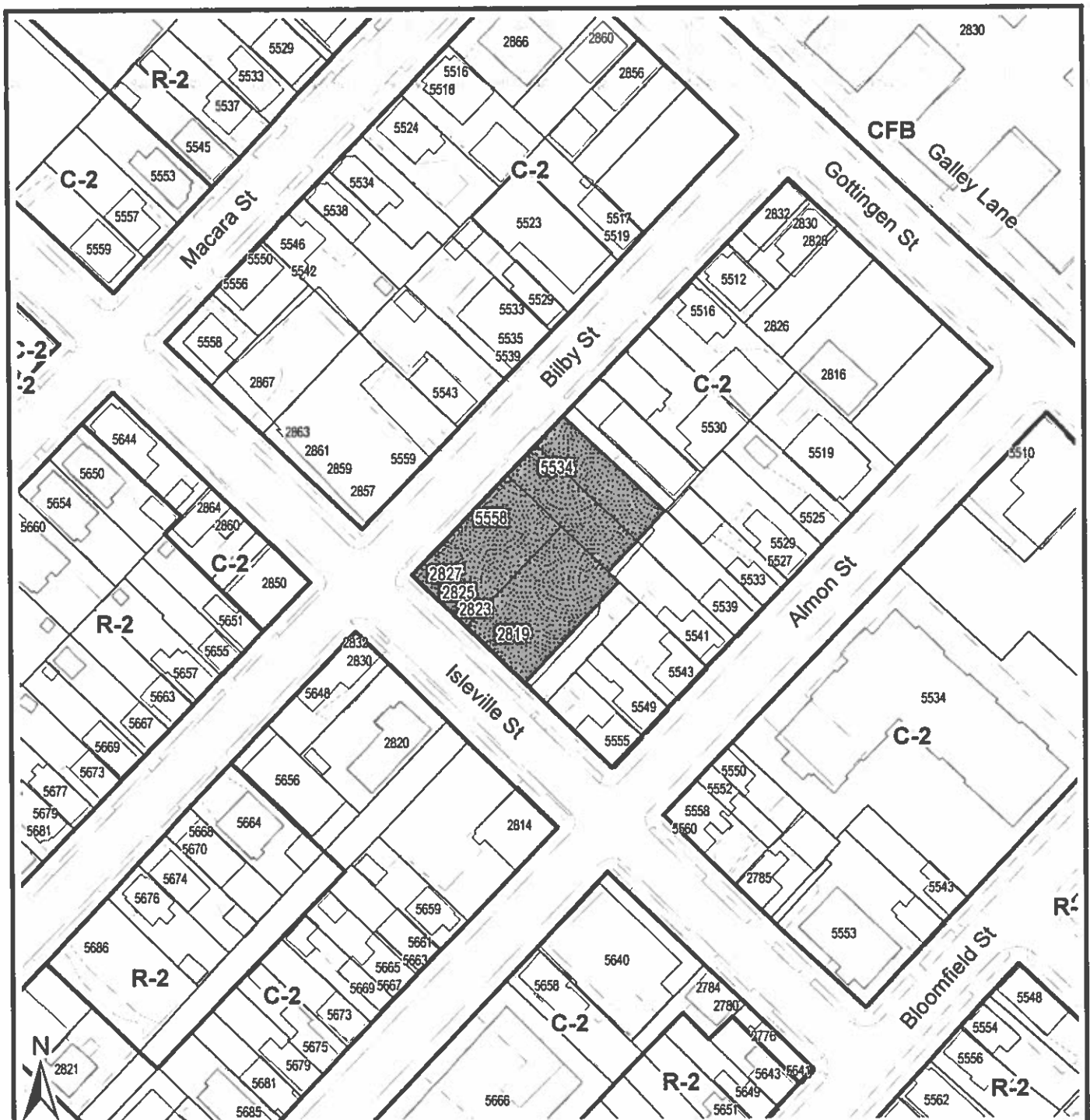
- 8 -

December 10, 2012

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

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

Report Approved by:  **Original Signed**
Kelly Denty, Manager of Development Approvals, 490-4800



Map 1 - Location and Zoning

5534-5558 Bilby Street
and 2819-2827 Isleville Street, Halifax

 Area proposed to be added to Schedule Q

Zone

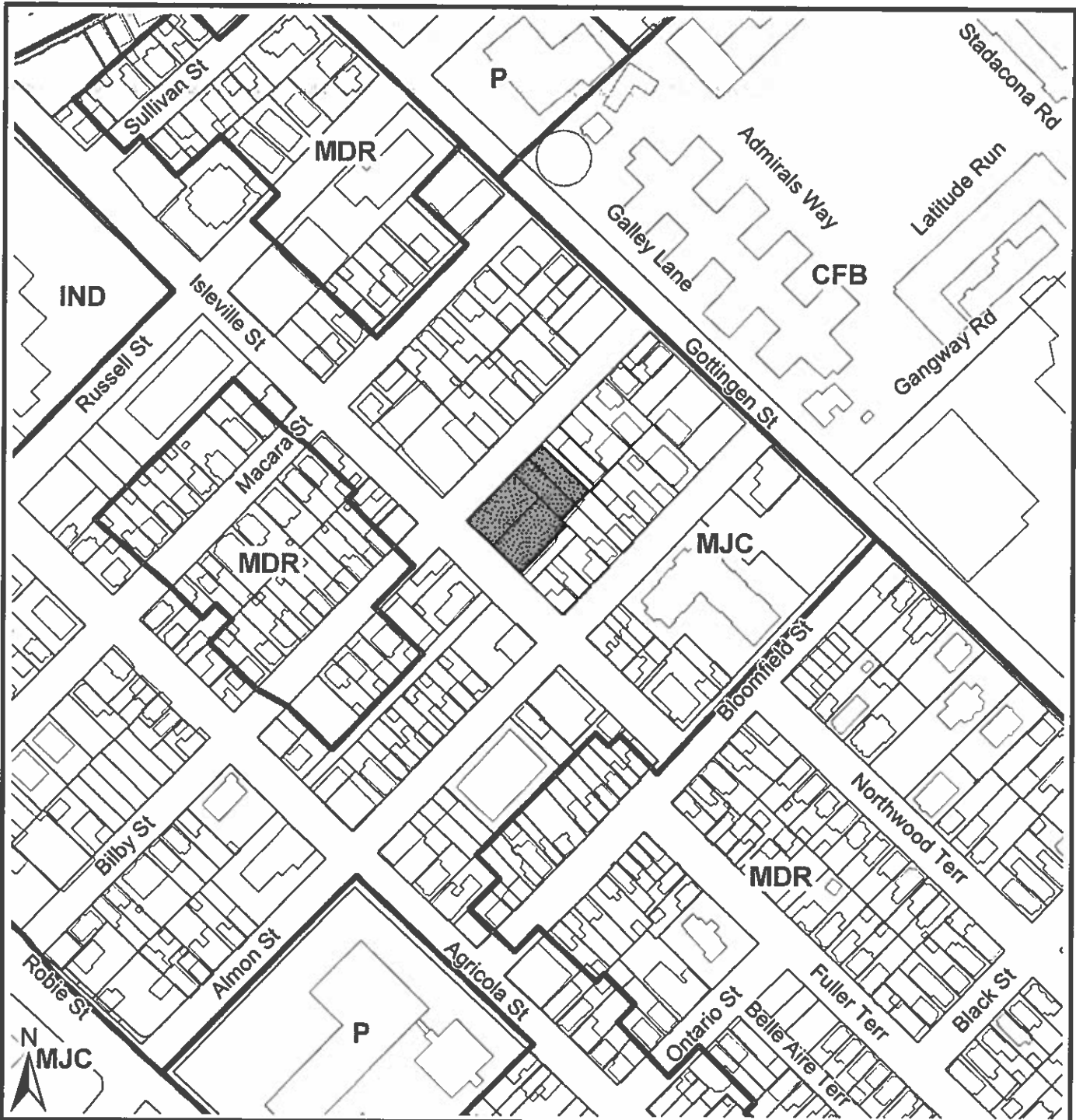
- R-2 General Residential
- C-2 General Business
- CFB Canadian Forces Base

Halifax Peninsula
Land Use By-Law Area



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 2 - Generalized Future Land Use

5534-5558 Bilby Street
and 2819-2827 Isleville Street, Halifax



 Area proposed to be included within Schedule Q

Designation

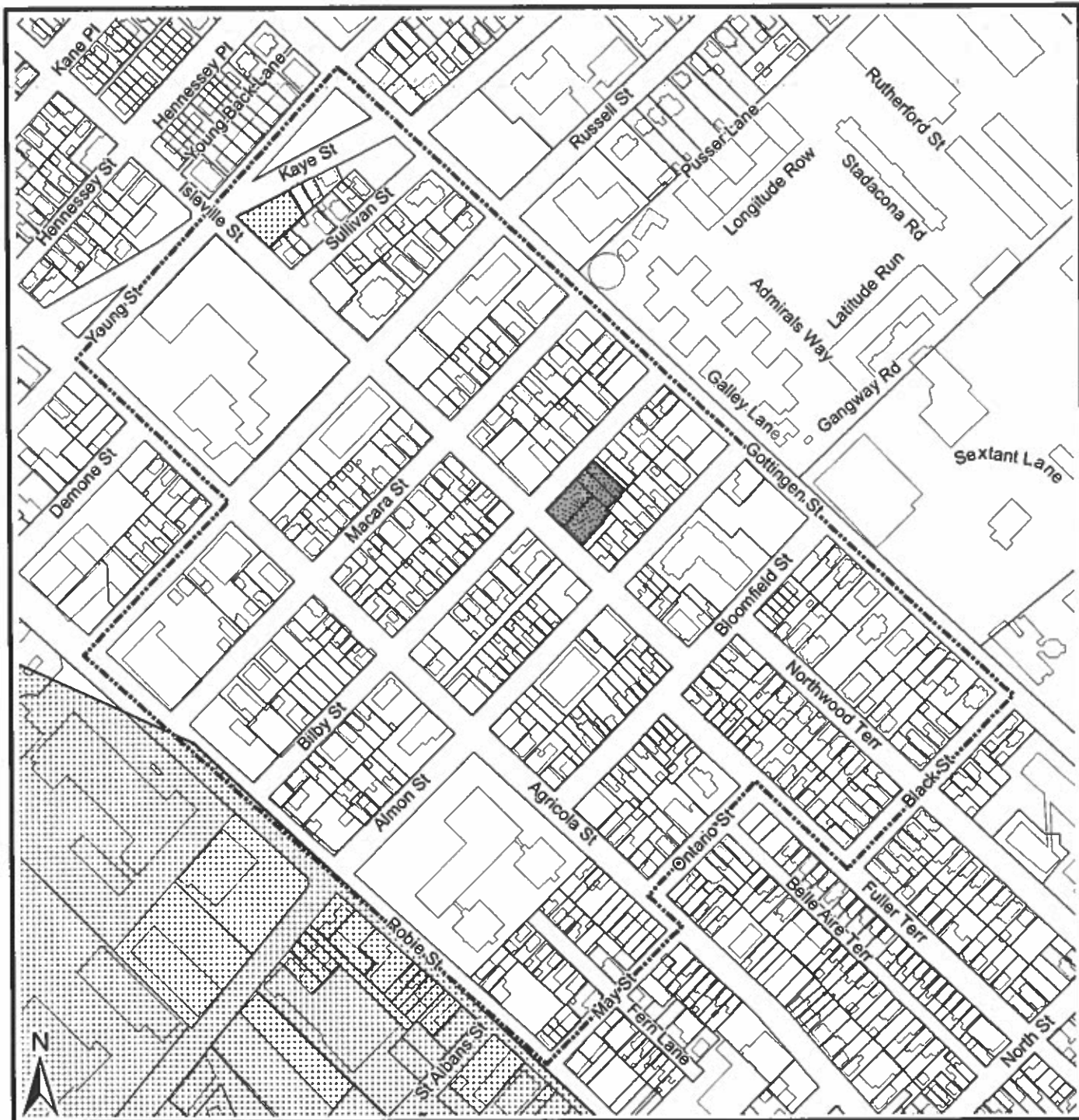
- LDR Low Density Residential
- MDR Medium Density Residential
- MJC Major Commercial
- P Park and Open Space
- IND Industrial
- CFB Canadian Forces Base



Halifax Plan Area
Peninsula North Secondary Plan Area



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 3 - Area of Notification

5534-5558 Bilby Street
and 2819-2827 Isleville Street, Halifax

-  Area proposed to be included in Schedule Q
-  Schedule Q

 Area of notification



Halifax Peninsula
Land Use By-Law Area

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

ATTACHMENT A:
Proposed Amendments to the Halifax Peninsula Land Use By-law

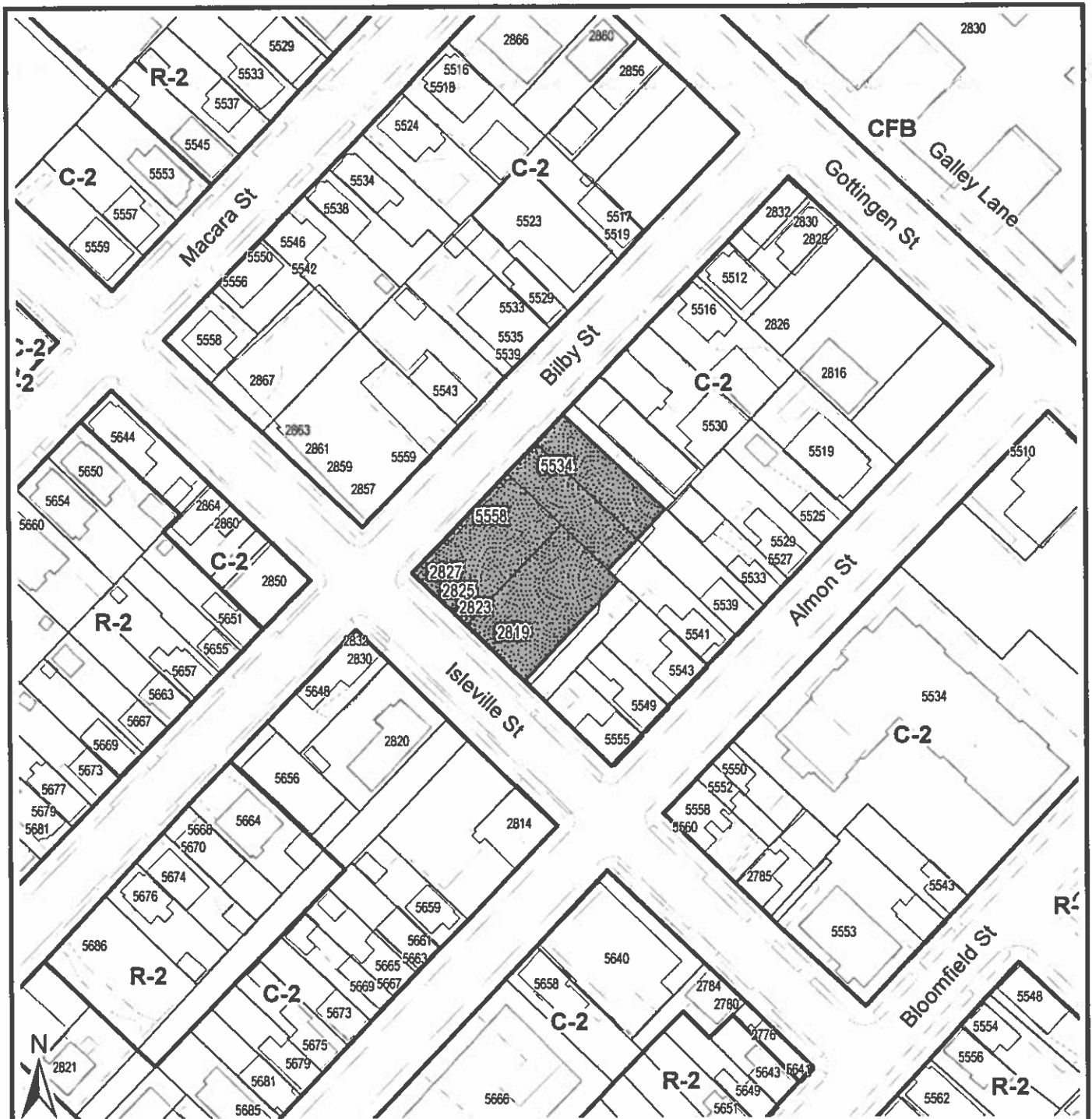
BE IT ENACTED by the West Peninsula Community Council of the Halifax Regional Municipality that the Halifax Peninsula Land Use By-law, as amended, is hereby further amended as follows:

1. By amending Zoning Map, **ZM-2**, to include the 5534, 5558 Bilby Street and 2819-2827 Isleville Street, Halifax in Schedule Q, as presented on Schedule A.

I HEREBY CERTIFY that the amendments to the Halifax Peninsula Land Use By-law, as set out above, were passed by a majority vote of the West Community Council of the Halifax Regional Municipality at a meeting held on the ____ day of _____, 2012.

GIVEN under the hand of the Municipal Clerk and under the Corporate Seal of the Halifax Regional Municipality this day of _____, 2012.

Municipal Clerk



Schedule A

5534-5558 Bilby Street
and 2819-2827 Isleville Street, Halifax

 Area to be included
within Schedule Q

Zone

- R-2 General Residential
- C-2 General Business
- CFB Canadian Forces Base

Halifax Peninsula
Land Use By-Law Area



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.

ATTACHMENT B:
Proposed Development Agreement

THIS AGREEMENT made this _____ day of _____, 20__,

BETWEEN:

[INSERT DEVELOPER NAME]
a body corporate, in the Province of Nova Scotia
(hereinafter called the "Developer")

OF THE FIRST PART

- and -

HALIFAX REGIONAL MUNICIPALITY
a municipal body corporate, in the Province of Nova Scotia
(hereinafter called the "Municipality")

OF THE SECOND PART

WHEREAS the Developer is the registered owner of certain lands located at 5534, 5558 Bilby Street and 2819-2827 Isleville Street, Halifax and which said lands are more particularly described in Schedule A hereto (hereinafter called the "Lands");

AND WHEREAS the Developer has requested that the Municipality enter into a development agreement to allow for a multi-unit residential building on the Lands pursuant to the provisions of the *Halifax Regional Municipality Charter* and pursuant to Policies 2.3.1, 2.3.2 and 2.3.3 of the Halifax Municipal Planning Strategy and Section 92 of the Halifax Peninsula Land Use By-law;

AND WHEREAS the West Community Council for the Municipality approved this request at a meeting held on [INSERT DATE], referenced as Municipal Case Number 17511;

THEREFORE, in consideration of the benefits accrued to each party from the covenants herein contained, the Parties agree as follows:

PART 1: GENERAL REQUIREMENTS AND ADMINISTRATION

1.1 Applicability of Agreement

The Developer agrees that the Lands shall be developed and used only in accordance with and subject to the terms and conditions of this Agreement.

1.2 Applicability of Land Use By-law and Subdivision By-law

Except as otherwise provided for herein, the development, use and subdivision of the Lands shall comply with the requirements of the Land Use By-law for Halifax Peninsula and the Regional Subdivision By-law, as may be amended from time to time.

1.3 Applicability of Other By-laws, Statutes and Regulations

1.3.1 Further to Section 1.2, nothing in this Agreement shall exempt or be taken to exempt the Developer, lot owner or any other person from complying with the requirements of any by-law of the Municipality applicable to the Lands (other than the Land Use By-law to the extent varied by this Agreement), or any statute or regulation of the Provincial/Federal Government and the Developer or Lot Owner agree(s) to observe and comply with all such laws, by-laws and regulations, as may be amended from time to time, in connection with the development and use of the Lands.

1.3.2 The Developer shall be responsible for securing all applicable approvals associated with the on-site and off-site servicing systems required to accommodate the development, including but not limited to sanitary sewer system, water supply system, stormwater sewer and drainage system, and utilities. Such approvals shall be obtained in accordance with all applicable by-laws, standards, policies, and regulations of the Municipality and other approval agencies. All costs associated with the supply and installation of all servicing systems and utilities shall be the responsibility of the Developer. All design drawings and information shall be certified by a Professional Engineer or appropriate professional as required by this Agreement or other approval agencies.

1.4 Conflict

1.4.1 Where the provisions of this Agreement conflict with those of any by-law of the Municipality applicable to the Lands (other than the Land Use By-law to the extent varied by this Agreement) or any provincial or federal statute or regulation, the higher or more stringent requirements shall prevail.

1.4.2 Where the written text of this Agreement conflicts with information provided in the Schedules attached to this Agreement, the written text of this Agreement shall prevail.

1.5 Costs, Expenses, Liabilities and Obligations

The Developer shall be responsible for all costs, expenses, liabilities and obligations imposed under or incurred in order to satisfy the terms of this Agreement and all Federal, Provincial and Municipal laws, by-laws, regulations and codes applicable to the Lands.

1.6 Provisions Severable

The provisions of this Agreement are severable from one another and the invalidity or unenforceability of one provision shall not affect the validity or enforceability of any other provision.

PART 2: DEFINITIONS

2.1 Words Not Defined under this Agreement

All words unless otherwise specifically defined herein shall be as defined in the applicable Land Use By-law and Subdivision By-law, if not defined in these documents their customary meaning shall apply.

2.2 Definitions Specific to this Agreement

The following words used in this Agreement shall be defined as follows:

- (a) "Soft Landscaping" means any combination of shrubs, flowers, grass or other horticultural elements, all of which are designed to enhance the façades of the townhouse-style units. These elements shall not include decorative stonework, pavers, screening or other hard surfacing materials.

PART 3: USE OF LANDS, SUBDIVISION AND DEVELOPMENT PROVISIONS

3.1 Schedules

The Developer shall develop the Lands in a manner, which, in the opinion of the Development Officer, conforms with the following Schedules attached to this Agreement and filed in the Halifax Regional Municipality as Case Number 17511:

Schedule A	Legal Description of the Lands(s)
Schedule B	Site Plan
Schedule C-1	Landscape Plan (Level 1)
Schedule C-2	Landscape Plan (Level 2)
Schedule C-3	Landscape Plan (Level 3)
Schedule E-1	North Elevation (Bilby Street)
Schedule E-2	South Elevation
Schedule E-3	East Elevation
Schedule E-4	West Elevation (Isleville Street)

Schedule F-1 Parkade Plan
Schedule F-2 Ground Floor Plan (Level 1)

3.2 Requirements Prior to Approval

3.2.1 Prior to the issuance of a Development Permit, the Developer shall provide the following to the Development Officer, unless otherwise permitted by the Development Officer:

- (a) Written confirmation and photographs demonstrating the existing buildings/structures on the Lands have been removed; and
- (b) Plan of Survey of approved Lot Consolidation of the Lands in accordance with Section 3.7 of this Agreement.

3.2.2 Prior to the issuance of the first Municipal Occupancy Permit, the Developer shall provide the Development Officer with written confirmation from a qualified professional accompanied by a photographic record demonstrating compliance with the required Landscape Plans in accordance with Section 3.10 of this Agreement.

3.2.3 Notwithstanding any other provision of this Agreement, the Developer shall not occupy or use the Lands for any of the uses permitted by this Agreement unless an Occupancy Permit has been issued by the Municipality. No Occupancy Permit shall be issued by the Municipality unless and until the Developer has complied with all applicable provisions of this Agreement and the Land Use By-law (except to the extent that the provisions of the Land Use By-law are varied by this Agreement) and with the terms and conditions of all permits, licenses, and approvals required to be obtained by the Developer pursuant to this Agreement.

3.3 General Description of Land Use

The use(s) of the Lands permitted by this Agreement are the following:

(a) a residential building containing a maximum of 56 units within seven (7) storeys. The building shall consist of an apartment house (multiple-unit residential uses) in conjunction with townhouse dwellings, which is detailed as follows:

- i. the apartment house shall contain a maximum of 48 residential units.
- ii. the townhouse dwellings shall:
 - a) not exceed a maximum of 8 units;
 - b) form a part of the overall building and be considered as part of the multiple-unit dwelling;
 - c) consist of 2 storeys; and
 - d) be a minimum of 1,200 square feet (111.5 square metres) in gross floor area for each unit and contain at least 2 bedrooms.

(b) Home occupation uses within the townhouse dwellings only.

3.4 Detailed Provision for Land Use

3.4.1 The Developer shall provide the Development Officer with sufficient information to verify that the proposed development conforms to each of the following requirements:

(a) Maximum Height: The height of building above grade shall not exceed 20.7 metres (68 feet), and shall not include the underground parking garage. Height shall be defined as the vertical distance of the highest point of the roof above the mean grade of the finished ground adjoining the building along Isleville Street and Bilby Street.

(b) Maximum Population Density: The density for 56 residential units shall not exceed a maximum of 144 persons. For the purposes of calculating population density on the Lands, the following shall apply:

- i. Bachelor units shall be assigned 1 person per unit;
- ii. One (1) Bedroom units shall be assigned 2 persons per unit; and
- iii. Two (2) Bedroom or more units shall be assigned 2.25 persons per unit.

3.5 Siting and Architectural Requirements

Siting

3.5.1 The Developer shall construct a residential building on the Lands as shown on Schedule B. The building shall consist of 2 residential uses, as shown on the Schedules, and they shall be joined by the main body of the building.

3.5.2 The apartment house shall be stepped back from the building line of the townhouse units, as shown on Schedules E-1 through E-4.

3.5.3 The townhouse units shall be setback a minimum of three (3) feet from the Isleville Street public right-of-way.

Entrances

3.5.4 Entrances to the townhouse-style units shall front Isleville Street and Bilby Street as shown on Schedules E-1 and E-2. Variations to the colors and designs of the doors shall be permitted.

3.5.5 The main entrance to the multiple-unit dwelling shall front Bilby Street and be emphasized by detailing, changes in materials, and other architectural devices such as but not limited to lintels, pediments, pilasters, columns, porticos, overhangs, cornerboards, fascia boards or an acceptable equivalent approved by the Development Officer. A secondary entrance to the residential building shall also front on Bilby Street.

Rear and side facades

3.5.6 The façades of the residential building facing the Isleville Street and Bilby Street shall be designed and detailed as shown on the Schedules. Further, architectural treatment shall be continued around all sides of the building as identified on the Schedules.

Building Materials

3.5.7 The exterior building materials and colour of each component of the building shall be as shown on the Schedules.

Functional Elements

3.5.8 All vents, down spouts, flashing, electrical conduits, metres, service connections, and other functional elements shall be treated as integral parts of the design. Where appropriate these elements shall be painted to match the colour of the adjacent surface, except where used expressly as an accent.

3.5.9 Buildings shall be designed such that the mechanical systems (HVAC, exhaust fans, etc.) are not visible from Isleville Street, Bilby Street or abutting residential properties. Furthermore, no mechanical equipment or exhaust fans shall be located between the building and the adjacent residential properties unless screened as an integral part of the building design and noise reduction measures are implemented. This shall exclude individual residential mechanical systems.

Balconies

3.5.10 Units within the apartment house shall include balconies as shown on Schedules E-1 through E-4. Balconies shall include pre-finished metal rails, balustrades or equivalent.

Windows

3.5.11 Windows for each component shall be designed as illustrated on the Schedules. All windows shall be vertical in orientation, or square. If shutters are used, they must be sized to fit the opening and must be provided for all windows. Windows shall be vertically proportioned, where possible. Windows should be framed with painted or stained wood, prefinished metal or vinyl.

Roof

3.5.12 All roof mounted mechanical or telecommunication equipment shall be visually integrated into the roof design or screened from adjacent properties.

3.6 Variations By Development Officer

The Development Officer may approve minor variations to the exterior architectural appearance of the building, including materials, colours, and architectural treatments, provided such changes are in general conformance with the intent of this Agreement.

3.7 SUBDIVISION OF THE LANDS

A subdivision application to consolidate the properties shown on Schedule B into a single lot shall be submitted to the Development Officer in accordance with the Regional Subdivision By-law. No Building Permit shall be issued until the subdivision plan has been approved.

3.8 PARKING, CIRCULATION AND ACCESS

3.8.1 The entrance, driveway and parking area shall be shown on Schedule B.

3.8.2 Parking, circulation and access shall be in conformance with the following:

- (a) Parking area shall contain no more than 60 spaces;
- (b) Underground and above-ground parking areas shall be as generally shown on Schedules F-1 and F-2;
- (c) Bicycle parking shall be provided as per the requirements of the Halifax Peninsula Land Use By-law.
- (d) Notwithstanding clauses (a) and (b), up to one quarter (1/4) of the individual parking spaces may be reduced in size to a minimum of 8 feet by 17 feet.

3.8.3 The parking area shall be finished with a hard surface.

3.9 OUTDOOR LIGHTING

Lighting shall be directed to driveways, building entrances and walkways and shall be arranged so as to divert the light away from streets, adjacent lots and buildings.

3.10 LANDSCAPING

3.10.1 Prior to the issuance of a Building Permit, the Developer agrees to provide a Landscape Plan which complies with the provisions of this section and generally conforms with the overall intentions of the Preliminary Landscape Plan shown on Schedules C-1, C-2 and C-3. The Landscape Plan shall be prepared by a Landscape Architect (a full member, in good standing with Canadian Society of Landscape Architects) and comply with all provisions of this section.

Landscape Plan

3.10.2 All plant material shall conform to the Canadian Nursery Trades Association Metric Guide Specifications and Standards and sodded areas to the Canadian Nursery Sod Growers' Specifications.

3.10.3 Landscaped areas shall conform with the following:

- (a) Soft landscaping shall be as generally shown on Schedule C-1;
- (b) Landscaped open space shall include any combination of trees, shrubs, flowers, grass or other horticultural, and decorative stonework, pavers, screening or other landscape architectural elements;
- (c) Provision of new street trees along the Isleville Street frontage and minor landscaping along Bilby Street, in consultation with HRM's Urban Forester and Development Engineer; and
- (d) The minimum requirement for landscaped open space horticultural elements shall be grass sod.

3.10.4 Notwithstanding Section 3.10.1, the Occupancy Permit may be issued provided that the weather and time of year does not allow the completion of the outstanding landscape works and that the Developer supplies a security deposit in the amount of 110 percent of the estimated cost to complete the landscaping. The cost estimate is to be prepared by a member in good standing of the Canadian Society of Landscape Architects. The security shall be in favour of the Municipality and shall be in the form of a certified cheque or automatically renewing, irrevocable letter of credit issued by a chartered bank. The security shall be returned to the Developer only upon completion of the work as described herein and illustrated on the Schedules, and as approved by the Development Officer. Should the Developer not complete the landscaping within twelve months of issuance of the Occupancy Permit, the Municipality may use the deposit to complete the landscaping as set out in this section of the Agreement. The Developer shall be responsible for all costs in this regard exceeding the deposit. The unused portion of the security deposit shall be returned to the Developer upon completion of the work and its certification.

3.11 MAINTENANCE

The Developer shall maintain and keep in good repair all portions of the development on the Lands, including but not limited to, the exterior of the building, fencing, walkways, recreational amenities, parking areas and driveways, and the maintenance of all landscaping including the replacement of damaged or dead plant stock, trimming and litter control, garbage removal and snow and ice control, salting of walkways and driveways.

Reinstatement

3.11.1 All disturbed areas shall be reinstated to original condition or better.

3.12 Signs

“Signage shall be limited to one temporary ground (1) sign depicting the name or corporate logo of the Developer which shall be permitted on the Lands prior to the issuance of the first Occupancy Permit. This temporary ground sign shall be removed prior to the issuance of the last residential occupancy permit.

3.13 TEMPORARY CONSTRUCTION BUILDING

A building shall be permitted on the Lands for the purpose of housing equipment, materials and office related matters relating to the construction and sale of the development in accordance with this Agreement. The construction building shall be removed from the Lands prior to the issuance of the last Occupancy Permit.

3.14 SCREENING

Refuse containers located outside the building shall be fully screened from adjacent properties and from streets by means of opaque fencing or masonry walls with suitable landscaping.

PART 4: STREETS AND MUNICIPAL SERVICES

General Provisions

4.1 All design and construction of primary and secondary service systems shall satisfy Municipal Service Systems Specifications and Halifax Water Design and Construction Specifications (latest edition) as well as all applicable by-laws unless otherwise provided for in this Agreement.

Off-Site Disturbance

4.2 Any disturbance to existing off-site infrastructure resulting from the development, including but not limited to, streets, sidewalks, curbs and gutters, street trees, landscaped areas and utilities, shall be the responsibility of the Developer, and shall be reinstated, removed, replaced or relocated by the Developer as directed by the Development Officer, in consultation with the Development Engineer.

Solid Waste Facilities

4.3 The building shall include designated space for five stream (refuse, recycling and composting) source separation services. This designated space for source separation services shall be shown on the building plans and approved by the Development Officer and Building Inspector in consultation with Solid Waste Resources.

4.4 Refuse containers and waste compactors shall be confined to the loading areas of each building, and shall be screened from public view where necessary by means of opaque fencing or masonry walls with suitable landscaping.

- 4.5 All refuse and recycling materials shall be contained within a building, or within suitable containers which are fully screened from view from any street or sidewalk. Further, consideration shall be given to locating of all refuse and recycling material to ensure minimal affect on abutting property owners by means of opaque fencing or masonry walls with suitable landscaping.

PART 5: AMENDMENTS

5.1 Non-Substantive Amendments

The following items are considered by both parties to be not substantive and may be amended by resolution of Council.

- (a) A reduction in the number of floors in the building;
- (b) A 10% increase of the total number of the multi-dwelling units provided that neither the building size nor the exterior appearance of the building change;
- (c) Minor changes to the exterior architectural appearance of the building, including materials, colours, and architectural treatments which, in the opinion of the Development Officer, are not permitted under sub-section 3.6;
- (d) The granting of an extension to the date of commencement of construction as identified in Section 6.3 of this Agreement; and
- (e) The length of time for the completion of the development as identified in Section 6.5 of this Agreement;

5.2 Substantive Amendments

Amendments to any matters not identified under Section 5.1 shall be deemed substantive and may only be amended in accordance with the approval requirements of the *Halifax Regional Municipality Charter*.

PART 6: REGISTRATION, EFFECT OF CONVEYANCES AND DISCHARGE

6.1 Registration

A copy of this Agreement and every amendment or discharge of this Agreement shall be recorded at the Registry of Deeds or Land Registry Office at Halifax, Nova Scotia and the Developer shall incur all costs in recording such documents.

6.2 Subsequent Owners

- 6.2.1 This Agreement shall be binding upon the parties hereto, their heirs, successors, assigns, mortgagees, lessees and all subsequent owners, and shall run with the Lands which are the subject of this Agreement until this Agreement is discharged by Council.
- 6.2.2 Upon the transfer of title to any lot(s), the subsequent owner(s) thereof shall observe and perform the terms and conditions of this Agreement to the extent applicable to the lot(s).

6.3 Commencement of Development

- 6.3.1 In the event that development on the Lands has not commenced within five (5) years from the date of registration of this Agreement at the Registry of Deeds or Land Registry Office, as indicated herein, the Agreement shall have no further force or effect and henceforth the development of the Lands shall conform with the provisions of the Land Use By-law.
- 6.3.2 For the purpose of this section, commencement of development shall mean installation of the footings and foundation for the proposed residential building.
- 6.3.3 For the purpose of this section, Council may consider granting an extension of the commencement of development time period through a resolution under Section 5.1(d), if the Municipality receives a written request from the Developer at least sixty (60) calendar days prior to the expiry of the commencement of development time period.

6.4 Completion of Development

Upon the completion of the whole development or complete phases of the development, Council may review this Agreement, in whole or in part, and may:

- (a) retain the Agreement in its present form;
- (b) negotiate a new Agreement;
- (c) discharge this Agreement; or
- (d) for those portions of the development which are completed, discharge this Agreement and apply appropriate zoning pursuant to the Halifax Municipal Planning Strategy and the Halifax Peninsula Land Use By-law, as may be amended from time to time.

6.5 Discharge of Agreement

If the Developer fails to complete the development after ten (10) years from the date of registration of this Agreement at the Registry of Deeds or Land Registration Office Council may review this Agreement, in whole or in part, and may:

- (a) retain the Agreement in its present form;
- (b) negotiate a new Agreement; or
- (c) discharge this Agreement.

PART 7: ENFORCEMENT AND RIGHTS AND REMEDIES ON DEFAULT

7.1 Enforcement

The Developer agrees that any officer appointed by the Municipality to enforce this Agreement shall be granted access onto the Lands during all reasonable hours without obtaining consent of the Developer. The Developer further agrees that, upon receiving written notification from an officer of the Municipality to inspect the interior of any building located on the Lands, the Developer agrees to allow for such an inspection during any reasonable hour within twenty four hours of receiving such a request.

7.2 Failure to Comply

If the Developer fails to observe or perform any condition of this Agreement after the Municipality has given the Developer thirty (30) days written notice of the failure or default, then in each such case:

- (a) The Municipality shall be entitled to apply to any court of competent jurisdiction for injunctive relief including an order prohibiting the Developer from continuing such default and the Developer hereby submits to the jurisdiction of such Court and waives any defense based upon the allegation that damages would be an adequate remedy;
- (b) The Municipality may enter onto the Lands and perform any of the covenants contained in this Agreement or take such remedial action as is considered necessary to correct a breach of the Agreement, whereupon all reasonable expenses whether arising out of the entry onto the Lands or from the performance of the covenants or remedial action, shall be a first lien on the Lands and be shown on any tax certificate issued under the *Assessment Act*;
- (c) The Municipality may by resolution discharge this Agreement whereupon this Agreement shall have no further force or effect and henceforth the development of the Lands shall conform with the provisions of the Land Use By-law; or
- (d) In addition to the above remedies, the Municipality reserves the right to pursue any other remedy under the *Halifax Regional Municipality Charter* or Common Law in order to ensure compliance with this Agreement.

WITNESS that this Agreement, made in triplicate, was properly executed by the respective Parties on this _____ day of _____, 20__.

SIGNED, SEALED AND DELIVERED
in the presence of:

=

**SEALED, DELIVERED AND
ATTESTED** to by the proper signing
officers of Halifax Regional Municipality,
duly authorized in that behalf, in the
presence of:

(Insert Registered Owner Name)

Per: _____

Per: _____

=

**HALIFAX REGIONAL
MUNICIPALITY**

Per: _____

Mayor

Per: _____

Municipal Clerk



- LEGEND**
- Site Boundary
 - - - Existing Internal Property Boundary (To be consolidated)
 - - - Adjacent Property Boundary
 - ▲ Building Access
 - ▲ Townhouse Unit Access

SITE SUMMARY:

- Building Height - 167 ft.
- Consolidated Lot Area - 1,666.3 m² / 17,936 sf
- Proposed Parking U/G - 44 Stalls
- Proposed Parking at Grade - 16 Stalls

NOTES:

- Property lines approximate only. Site subject to survey

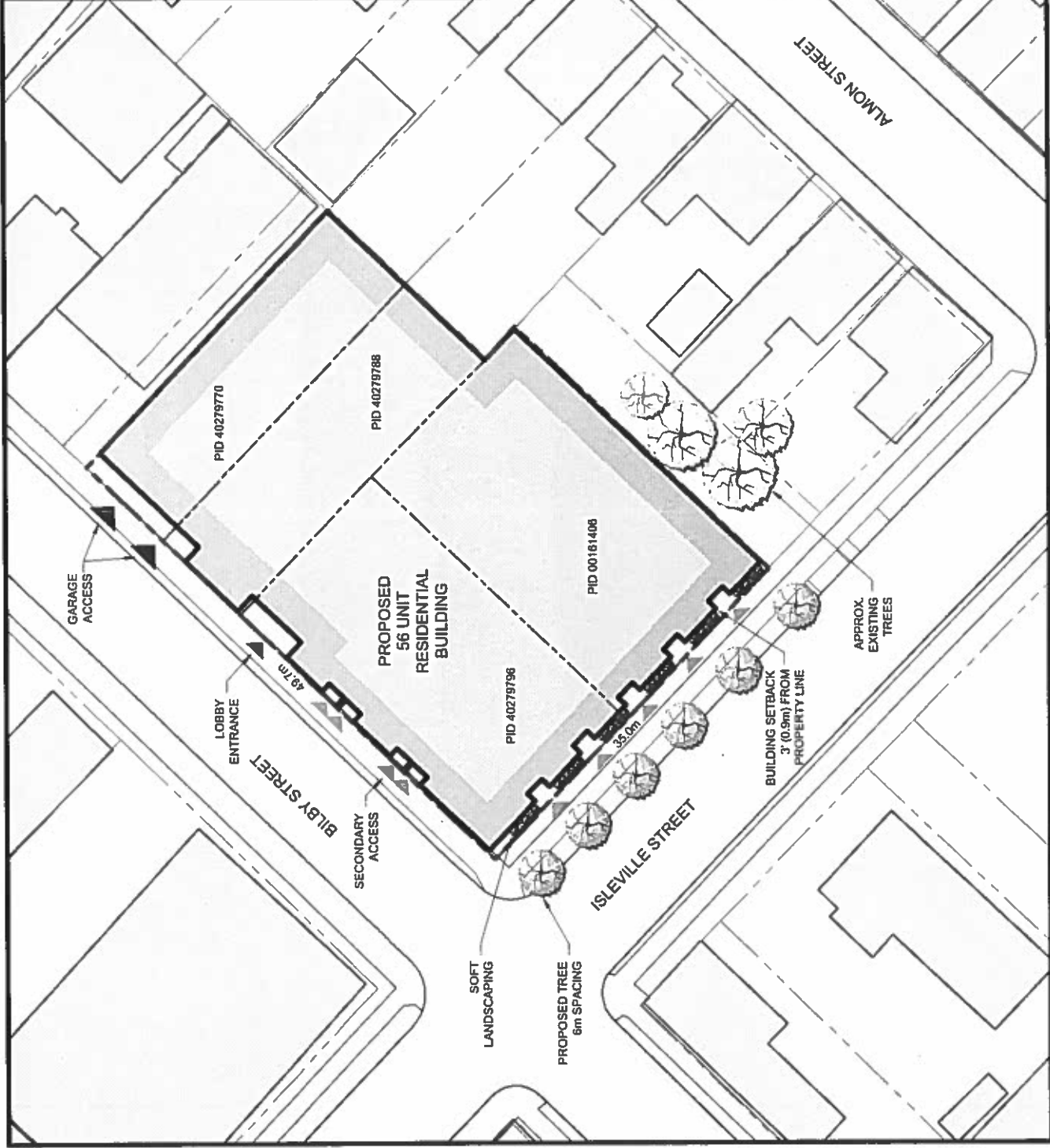
SOURCES:

- PROPERTY LINES FROM PROVINCIAL PROPERTY MAPPING
- MICHAEL NAPIER ARCHITECTURE GROUND FLOOR PLAN LEVEL 1 DWG. A-101, DATED AUG. 2011, CAD FILE 20079 - Plans Ground FP.dwg

1 : 500

1:500 METRIC

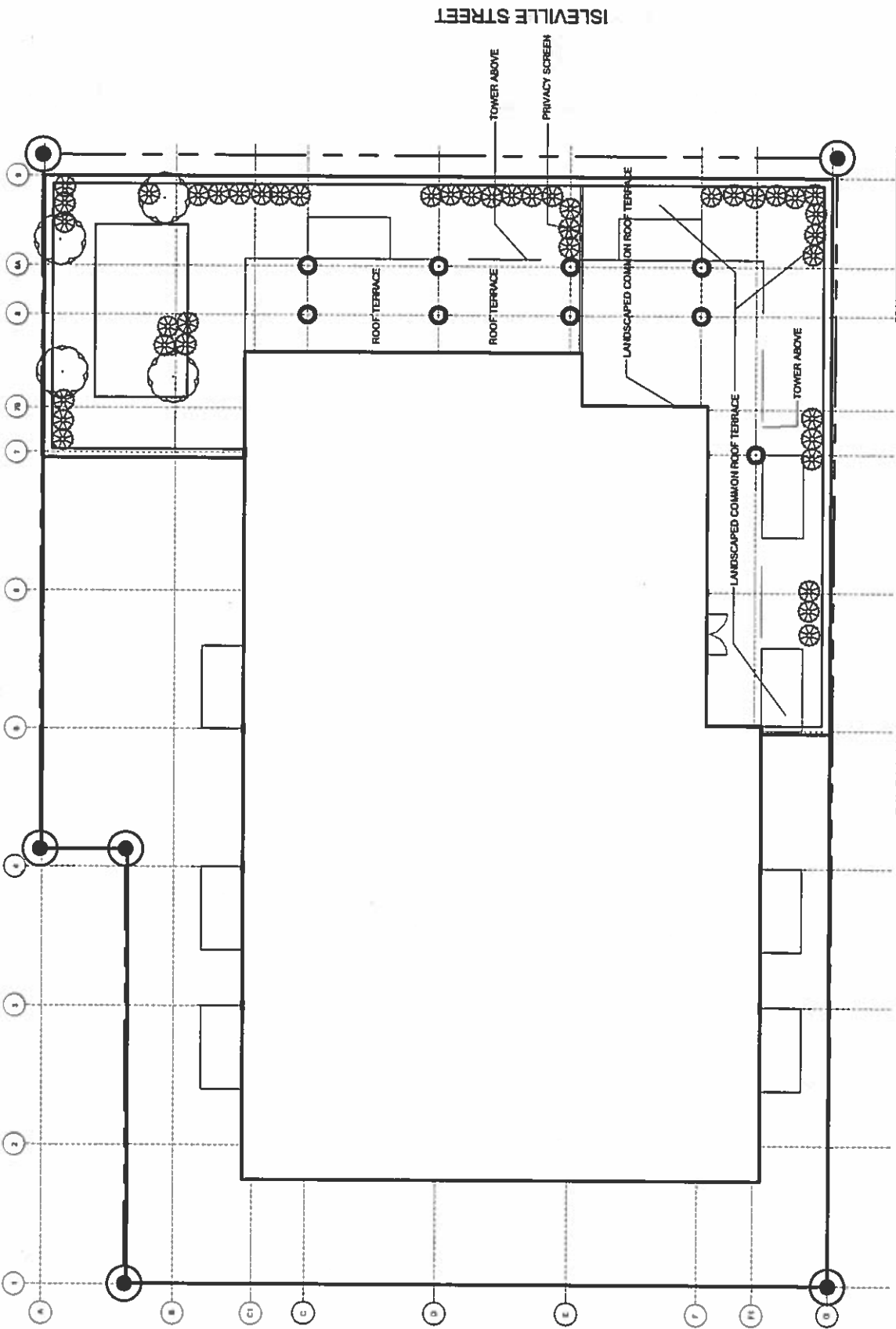
DATE: 17-JULY-2012



1 : 500

SCHEDULE B: SITE PLAN
Bliby St. and Isleville Street, Halifax, Nova Scotia

GENIVAR



SOURCES:

- PROPERTY LINES FROM PROVINCIAL PROPERTY
- MAPPING
- MICHAEL NAPIER ARCHITECTURE GROUND FLOOR PLAN LEVEL 1 DWG. A-101, DATED AUG. 2011, CAD FILE 20079 - Plans Ground FP.dwg

3 2 1 0 5 m

1:250 METRIC

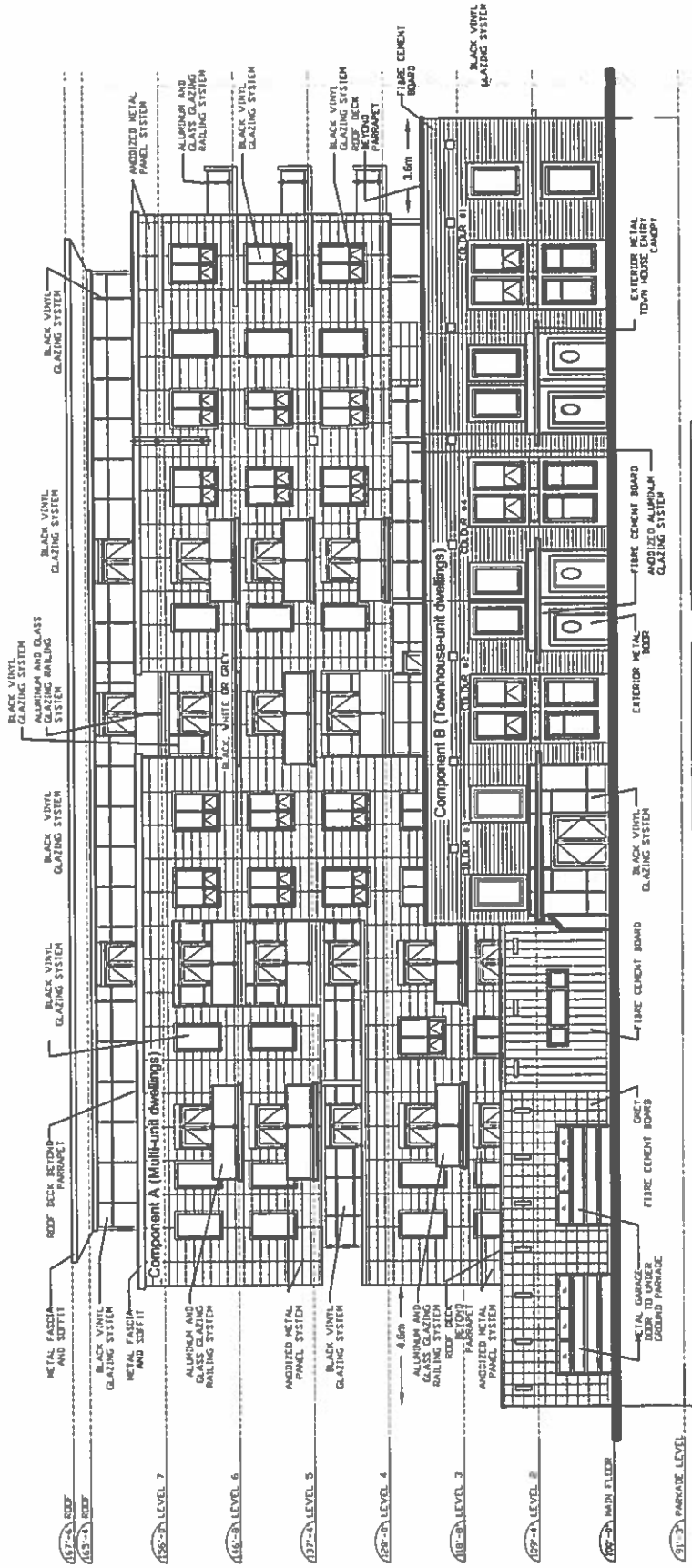
DATE: 25-MAY-2012



SCHEDULE C-3: LANDSCAPE PLAN (LEVEL 3)

Bilby St. and Isleville Street, Halifax, Nova Scotia





COMPONENT B (TOWNHOUSE UNITS)
 COLOURS TO BE APPLIED TO BE
 ANY OF THE FOLLOWING COLOURS:
 YELLOW, ORANGE, GREEN, BLUE,
 RED, BLACK, WHITE, GREY.
 COLOURS TO BE APPLIED TO UNITS
 IN AN ALTERNATING WAY

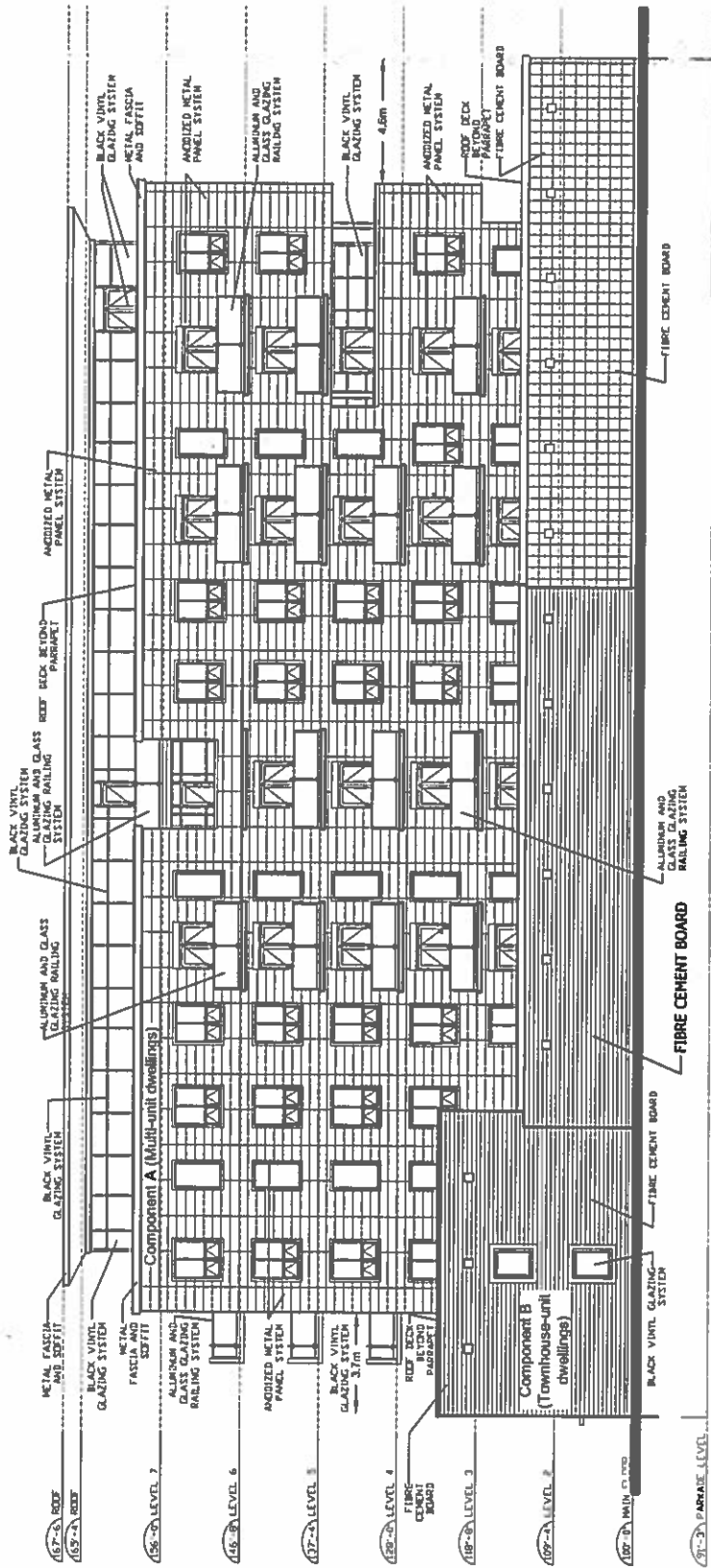
COMPONENT A (MULTI-UNIT)
 BLACK, WHITE, GREY

SOURCES:
 • PROPERTY LINES FROM PROVINCIAL PROPERTY
 MAPPING
 • MICHAEL NAPIER ARCHITECTURE ELEVATION
 PLAN A-201, DATED SEP. 2011

3 2 1 0 5m
 1:250 METRIC
 DATE: 6-NOV-2012

SCHEDULE E-1: NORTH ELEVATION (Bilby Street)
 Bilby St. and Isleville Street, Halifax, Nova Scotia





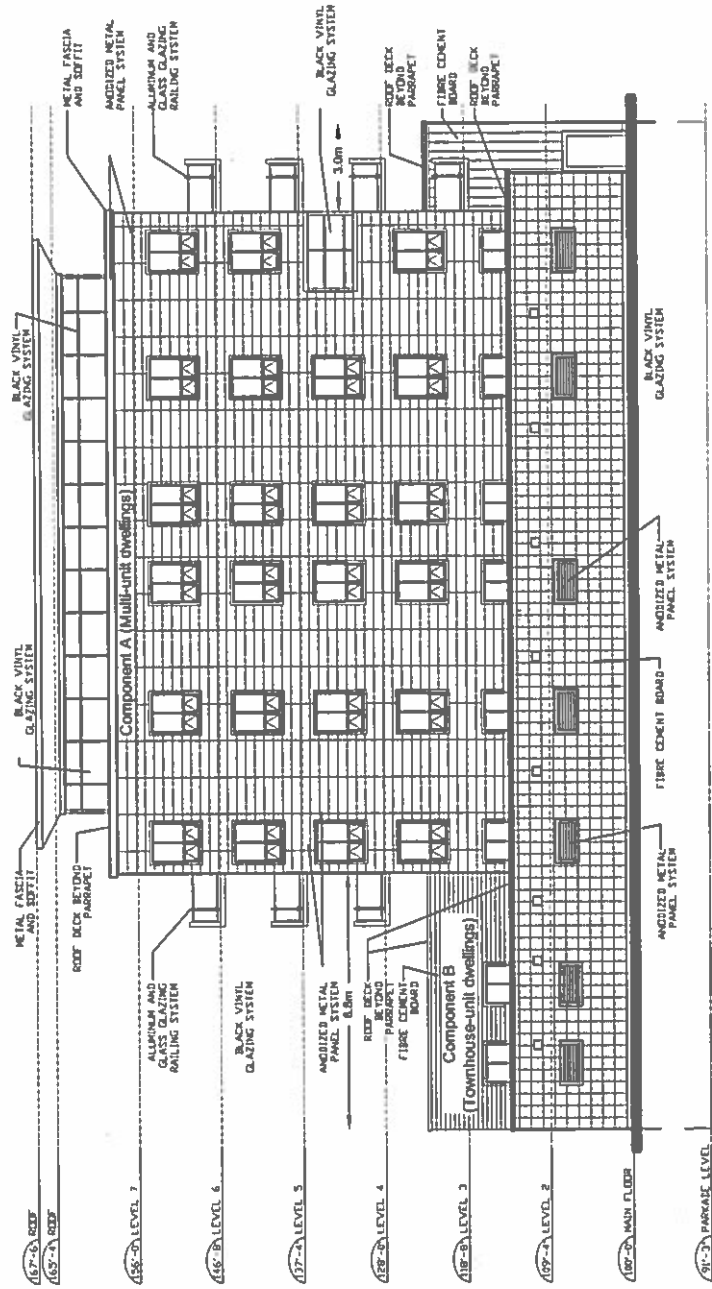
SOURCES:

- PROPERTY LINES FROM PROVINCIAL PROPERTY MAPPING
- MICHAEL NAPIER ARCHITECTURE ELEVATION PLAN A-203, DATED SEP. 2011

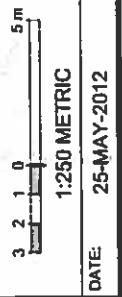
3 2 1 0 5 m
 1:250 METRIC
 DATE: 25-MAY-2012

SCHEDULE E-2: SOUTH ELEVATION
 Bilby St. and Isleville Street, Halifax, Nova Scotia





SOURCES:
 • PROPERTY LINES FROM PROVINCIAL PROPERTY MAPPING
 • MICHAEL NAPIER ARCHITECTURE ELEVATION PLAN A-204, DATED SEP. 2011



SCHEDULE E-3: EAST ELEVATION
 Bilby St. and Isleville Street, Halifax, Nova Scotia



ATTACHMENT C:
Review of Relevant Policies –
Halifax Municipal Planning Strategy (MPS)

The proposal may be considered by Council through Policies 2.3, 2.3.1, 2.3.2 and 2.3.3 of the Halifax Municipal Planning Strategy (MPS). Findings that support this position are as follows:

Halifax Municipal Planning Strategy (MPS)
Section XI (Peninsula North Secondary Planning Strategy)

Commercial Facilities Designation:

Objective: A variety of appropriately located commercial facilities to serve the needs of both the resident and working populations of Peninsula North and the City as a whole.

Policy	Staff comment:
<p>2.3 In areas designated major commercial, uses consistent with Section II, Policy 3.1.3 shall be permitted.</p> <p>[Section II, Policy 3.1.3: Major commercial centres should service a market area comprising most or all of the City. These centres may include major offices and hotels, in addition to uses suggested for minor commercial centres. The City should encourage parking facilities in these centres to serve several businesses in order to limit nuisance impact. The City's policy for major commercial centres in all other respects should be identical to Policy 3.1.2.]</p>	<ul style="list-style-type: none"> • In the Peninsula North Secondary Planning Strategy (Section XI of the Halifax MPS), the subject area is designated for Major Commercial land uses and zoned C-2 (General Business). This permits major and minor commercial land uses as well as residential uses. • Although the development is residential, the internal parking will be provided to serve the residential tenants.
<p>2.3.1 In order to promote investment in commercial and <u>residential redevelopment</u> and to prevent conflict between new and existing uses, the city may, through the land use by-law, identify areas that provide an <u>opportunity</u> for and will <u>benefit</u> from comprehensive site planning.</p>	<ul style="list-style-type: none"> • The subject area is currently utilized for mixture of uses that include residential units and, commercial and industrial operations. As the property falls within a residential neighbourhood, there is an opportunity for comprehensive site planning by introducing residential uses that are suitable and compatible with the area. • Schedule 'Q' is currently applied to a large area of Peninsula North which is designated Major Commercial. Therefore, the proposal represents a small expansion of the Schedule 'Q' area. • The development agreement process can help alleviate potential land use conflicts.

<p>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.</p>	<ul style="list-style-type: none"> • Contingent upon approval of the LUB amendment implemented as Schedule 'Q', Council may consider the proposed development agreement. • The proposal is for a residential development that consists of two components, 48 multiple units and 8 townhouse-style units.
<p>2.3.3 In considering agreements pursuant to Policy 2.3.2, Council shall consider the following:</p> <p>(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;</p>	<p><u>Relationship of New Development to Adjacent Uses:</u></p> <ul style="list-style-type: none"> • The uses currently present along Isleville Street and Bilby Street are in the form of a mixture of commercial and industrial uses, and various housing types. • The separation distance between the proposed residential building and existing buildings on Isleville Street and Bilby Street is considered acceptable for an urban setting. • The proposed residential building is lower in height than the as-of-right commercial development permitted under the C-2 Zone for commercial uses (Attachment D). <p><u>Effective Urban Design and Landscape Treatment:</u></p> <p>The overall building design is proposed to:</p> <ul style="list-style-type: none"> • mimic setbacks of existing adjacent buildings from streets; • incorporate high quality materials and landscaping design, which will reinforce the predominant residential nature and character of the neighbourhood; and • use of non-combustible construction materials in order to enhance noise mitigation.
<p>(ii) the appropriate integration of the development into the traditional grid street system of the Peninsula;</p>	<p>The proposal utilizes the existing frontage on Isleville Street and Bilby Street. The proposed development integrates with the existing street grid.</p>
<p>(iii) the design and layout of the development should encourage vehicular traffic to use Principal Streets and discourage traffic from infiltrating through existing neighbourhoods;</p>	<ul style="list-style-type: none"> • The proposed development fronts on Isleville Street and Bilby Street and is located between major urban arterial streets, Almon Street, Agricola Street, Young Street and Gottingen Street. • Isleville Street and Bilby Street are considered two-lane local streets that have sidewalks on both sides.

	<ul style="list-style-type: none"> • Bilby Street currently has STOP sign controlled intersections with Isleville Street to the west and Gottingen Street to the east • A Traffic Impact Statement (TIS), prepared by the developer's consultant, was reviewed by HRM and deemed acceptable.
<p>(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;</p>	<p>The proposed development agreement:</p> <ul style="list-style-type: none"> • requires adherence to detailed landscaping requirements and the submission of a detailed landscape plan prepared by a landscape architect; • includes provisions for the street level portion of the residential building, which includes landscaping and controls on signage; • consists of provisions related to landscaped open space, which is in the form of landscaped common roof terrace on the 2nd and 3rd storeys, as well as a roof terrace at the penthouse level accessed for 7th storey residents; and • excludes vehicle lay-by areas off the public street as vehicular access is proposed from from Bilby Street, where side by side driveways lead to an internal grade level parking area and a ramp to a one level of underground parking (total of 60 spaces).
<p>(v) the provision of high quality open space and leisure areas of a size and type adequate for the resident population;</p>	<ul style="list-style-type: none"> • Open space and leisure areas will consist of private rooftop landscaped areas, indoor amenity space for building tenants and individual private balconies for units in the towers. • The provisions in the agreement ensure the use of high quality materials and landscape design. • Soft landscaping is proposed along Isleville Street and Bilby Street, in addition to planting trees in HRM right-of-way, which will be in consultation with HRM Urban Forester.
<p>(vi) residential and commercial densities consistent with municipal services;</p>	<p>The proposed density for the overall site is 144 persons per acre. A sewer capacity analysis, prepared by the developer's consultant, was reviewed by Halifax Water and deemed acceptable.</p>
<p>(vii) encouraging high quality exterior construction materials such as masonry; and</p>	<p>Proposed exterior materials include various forms of masonry including brick and pre-cast concrete panels and trim, as well as stucco, glass, architectural panels and metal rails.</p>

(viii) other relevant land use considerations which are based on the policy guidance of this Section.	No other matters were identified for consideration under the proposed development agreement.
---	--

ATTACHMENT D:
Excerpt from the Halifax Peninsula Land Use By-law (LUB)

92 SCHEDULE "Q"

In any area shown as Schedule "Q", any use shall be permitted which is permitted by the zoning designation of such area, except that any proposed residential or mixed residential-commercial development over four residential units may proceed only by development agreement pursuant to Policy 2.3.3. of Section XI.

C-2 (General Business) Zone

- 56(1) The following uses shall be permitted in any C-2 Zone:
- (a) R-1, R-2, R-2T, R-2A, R-3, C-1 and C-2A uses;
 - (b) Any business or commercial enterprise except when the operation of the same would cause a nuisance or a hazard to the public and except adult entertainment uses, junk yards and amusement centres;
 - (c) Billboards not to exceed twenty-eight square meters (28 m²) in area and not to extend more than eight meters (8 m) above the mean grade on which it is situated.
 - (d) Uses accessory to any of the foregoing uses.
- 56(2) No person shall in any C-2 Zone, carry out, cause or permit to be carried out, any development for any purpose other than one or more of the uses set out in subsection (1).
- 56(3) No person shall in any C-2 Zone, use or permit to be used any land or building in whole or in part for any purpose other than one or more of the uses set out in subsection (1).

REQUIREMENTS

- 57(1) No front, side or rear yards are required for C-2 uses in C-2 Zones.
- 57(2) (Deleted)
- 58 The height of a building in a C-2 Zone shall not exceed a height of eighty (80) feet, but for each foot that the building or that portion of the building which would exceed eighty (80) feet in height is set back from the property line, two (2) feet may be added to the height of the building.

R-1, R-2, R-3, C-1, R-2T AND C-2A USES IN C-2 ZONE

- 58A(1) Buildings erected, altered or used for R-1, R-2, R-2T, R-2A, R-3, C-1 and C-2A uses in a C-2 Zone shall comply with the requirements of their respective zones.
- 58A(2) (Deleted)
- 58A(3) (Deleted)

CENTRAL BUSINESS DISTRICT

58B(1) Deleted (RC-June 16/09;E-Oct 24/09)

58B(2) Deleted (RC-June 16/09;E-Oct 24/09)

PENINSULA NORTH - AREA 8:

58C(1) Notwithstanding Sections 6, 8 and 58A(1), buildings erected, altered, or used for R-1, R-2, R-2A, R-2T, R-3, RC-3, C-1, C-2A uses in the C-2 zone of the “Peninsula North Area (Area 8)” shall comply with the requirements of the C-2 zone.

58C(2) In the Peninsula North Area - (Area 8), all buildings constructed for commercial or industrial purposes, shall be required to provide direct access to pedestrians from Gottingen Street into the building, which is not more than two feet above grade; for the purposes of this section, grade shall be defined as being the elevation of the ground at any one point along the official street line of Gottingen Street abutting such lot.

58C(3) In the Peninsula North Area - (Area 8), the maximum setback for the first storey of:

- 1) buildings constructed for commercial or industrial uses, or
- 2) additions to buildings used for commercial or industrial uses, shall be 2 feet from the official street line of Gottingen Street.

58C(4) In the Peninsula North Area - (Area 8), buildings of over 50 feet width measured parallel to Gottingen Street shall have the appearance of two or more buildings by altering the appearance of the facade and/or roof in increments no greater than 50 feet. In addition, one third of the surface area of the face of the ground floor of the building shall be comprised of windows.

58C(5) In the Peninsula North Area - (Area 8) the following applies:

- 1) for buildings constructed for minor commercial purposes which are on a lot greater than 20,000 square feet in area, parking shall be provided at a rate of 1 space for every 1000 square feet of gross commercial area.
- 2) for additions to existing buildings used for minor commercial purposes that are 50 percent or more of the gross commercial floor area of the existing building, are on a lot greater than 20,000 square feet in area, parking shall be provided at a rate of 1 space for every 1000 square feet of gross commercial floor area of the addition.

58C(6) In the Peninsula North Area - (Area 8), all parking areas shall comply with the following requirements:

- (i) Where commercial or industrial parking abuts a residential zone, an opaque fence a minimum of five feet shall be erected to visually screen abutting properties.
- (ii) Parking areas abutting a street shall be set back a minimum of 5 feet from any street line; the setback area shall be landscaped with natural ground cover to reach a height of no

more than 2 feet upon maturity, or other materials, along that part of the street not required for any parking pedestrian entrance.

- (iii) Parking shall be constructed with a stable surface such as asphalt or concrete.
- (iv) Lighting for parking area shall be directed away from any adjacent residential properties and from the street.

ATTACHMENT E:
Public Information Meeting Minutes

7:00 p.m.
Wednesday, March 7, 2012
Highland Park Junior High

IN ATTENDANCE: Paul Sampson, Planner, HRM Planning Services
Shanan Pictou, Planning Technician, HRM Planning Services
Sharlene Seaman, Planning Controller, HRM Planning Services
Nathan Rogers, Consultant, GENIVAR
Councillor Jerry Blumenthal

PUBLIC IN ATTENDANCE: Approximately 20

The meeting commenced at approximately 7:00 p.m.

1. Opening remarks/Introductions/Purpose of meeting - Paul Sampson

Paul Sampson opened the meeting by introducing himself as a Planner for the Western Region of Halifax Regional Municipality (HRM). He introduced the applicant, HRM staff and the Councillor present. He welcomed everyone and thanked them for coming.

Mr. Sampson gave the agenda for the meeting and reviewed the ground rules.

2. Overview of planning process/Presentation of Proposal - Paul Sampson

Mr. Sampson stated that HRM Planning Department had received an application by GENIVAR, for the lands of PFK Properties Limited, to amend the Halifax Peninsula Land Use By-law by applying Schedule 'Q' to 5534-5558 Bilby Street and 2819-2827 Isleville Street, Halifax, which would allow for the consideration of a 56-unit multiple unit residential building by development agreement.

He stated that the purpose of the meeting was to inform the public of the application, to give understanding of HRM's process and to receive comments and questions from the public. There will be no decisions made at the meeting. He provided his contact information.

Mr. Sampson noted that the site was within a Major Commercial area in Peninsula North, within the Halifax Municipal Planning Strategy. There is a process, by which developers can apply, for a Land Use By-law amendment and development agreement process. The property is zoned General Business. That allows a variety of commercial uses as well residential uses. The zoning does allow for buildings of a substantial size.

He stated that the process allows HRM staff and the public to give input as to what is placed in the development agreement. The plan encourages development that is compatible with the area, preventing any land use conflicts between the existing and the proposed. He encouraged input on this topic. The process allows the ability to have a higher density than what could happen through an as-of-right permit process. The developer can go directly to HRM Development Services and apply for a building and construction permit. This would mean that public and HRM staff input would not be necessary, other than the review of the permits applied for.

Mr. Sampson stated that Council would be looking at things such as the design and mass of the building, landscaping, traffic, site access, etc. He noted that a development agreement is a written agreement between the developer and HRM. It is a legal document that gets filed with the Registry of Deeds. It is enforceable by the Municipality.

He stated that after the Public Information Meeting, staff will give a detailed review of the application, prepare a report to Community Council. Next will be a Public Hearing where a decision will be made to accept or reject the proposal.

Mr. Sampson turned the floor over to Nathan Rogers from GENIVAR to give his presentation of their proposal.

3. Presentation of Proposal – Nathan Rogers

Nathan Rogers introduced himself as a Planner with GENIVAR. He stated that his job is to represent his client, PFK Properties Limited. The property was purchased less than one year ago. He welcomed thoughts from the community as he felt it to be very important. He noted that he is not from the area but visits it regularly. He also noted that the architect working on the project is Michael Napier.

He showed the site, stating that it is an existing multi-use site. It currently has nine apartment units, a dance studio, a salon, a cycle shop and a cabinet operation, at one time or another. He showed the site plan. The property fronts on Isleville and Bilby Streets. The proposal uses 100 percent of the lot. This is an important consideration when designing urban streets. This will help create a comfortable feel. Recent studies recommend that continuous frontage is important.

He stated that the total number of units for the project is 56. There are 8 townhouse units, with a 48 unit tower in the back. There is an underground parking entrance and parking at grade. He showed different elevations and layout from multiple views.

He stated that the building is designed to reduce noise impact and add to the streetscape. There is landscaping proposed, in terms of the building itself. The proposal will bring back street trees to the area. It is important to note the public investment in this public space within a private development. This will be included in the development agreement and will move on with any new owners. There is a range of building heights in the neighbourhood. He showed existing 7-storey buildings in the area. They are proposing to landscape a portion of the sidewalk as well, which will help out with the pedestrian experience at ground level.

Mr. Sampson gave the ground rules and opened the floor for questions and comments.

5. Questions/Comments

Ken Edwards, Halifax, asked the size of the townhouses and the amount of units.

Mr. Rogers stated that they are 1,250 square feet and there will be 8 units. There is consideration for the development agreement to include opportunity for small business.

Lois Randall, Halifax, Asked what the height of the building is.

Mr. Rogers advised that the building is proposed at seven storeys, which is 70 feet in total.

Ms. Randall asked if the height could change between now and when it goes to Council.

Mr. Rogers advised that the proposal is not to go higher. He understands, from the architect, that seven stories is an optimal height for economical design. Going higher would pose an additional cost.

Ms. Randall asked why the area is referenced as Major Commercial when it is an R-1 neighbourhood.

Mr. Sampson advised that the site is within a Major Commercial Designation , in reference to the plan area. He referred her to the fact sheet and explained the plan area.

Ms. Randall noted that the existing building is not attractive but she is feeling a little anxious about all of the development in the area. The traffic studies all note that there is no impact. She asked when the increase in development will impact traffic. She has been there since 1994 and there has been an impact on traffic in the area. She feels threatened and stated that it is not fun to have to keep coming to these meetings concerning more developments.

Mr. Sampson showed the Major Commercial area and gave clarification on the zoning in the area. He explained that some of the development in the area is as-of-right and have no public consultation. The developers of this property are not going in that direction. They want the public feedback.

Eszter Horvath, Halifax, asked about the current zoning, construction timelines and the timelines for the current tenants to vacate the building.

Mr. Rogers stated that the development agreement process will take about a year, in his experience. The lease expires in 2013 and the tenants will be given notices according to their agreements. He stated that he is not sure about the commercial leases. That will be looked at after the public consultation. It will be planned out in advance of the development. People will be provided proper notice. He noted that the construction timeline will about 8-12 months.

Ms. Horvath asked if there would be any commercial space available.

Mr. Rogers stated that they thought about having commercial space at the corner lot. He is not sure as a commercial use does not make sense in this context. Commercial operation at the corner will require grading and a higher podium for the townhouses. There is a market for

residential but the neighborhood does not necessarily need another coffee shop. The existing business covers that.

Ms. Horvath stated that she would like to see commercial spaces. She is the owner for the dance studio and thinks the commercial would complement the residential.

Mr. Sampson stated that the zoning does not require that use but those uses are allowed. He noted that construction timelines could also be written in the development agreement.

Dan Sanford, Halifax, asked when the project would start, if approved. He asked if the project would be rental units or condos.

Mr. Rogers stated that if the development agreement is approved, there will be a waiting period for tenants' leases to expire. After that, he is under the impression that the developers want to start construction immediately. He advised that the units are proposed as condos.

Mr. Sanford asked if the current street level parking would go underneath the building. He wanted to know why they were not looking into placing trees on Bilby Street.

Mr. Rogers stated that the parking would be underground. Regarding the trees, the right-of-way on Islevile Street is wider but placing trees on Bilby Street is something they could look into.

Unknown speaker stated that he has lived in the area since 1990. He likes the building but feels the density is too high, the building is too high and the footprint is too large. He suggested shrinking the building. He feels that 42 units and 7 townhouses would mean more privacy to the tenants and more space for visitor parking. He asked what the density is currently in the neighbourhood.

Mr. Rogers stated that he was uncertain of the number. It is calculated by HRM.

Jennifer Beamer, Halifax, stated that she liked the design but feels that 7 stories are too high for the area. This is a neighbourhood street. She feels that it is too tall for the neighbourhood but likes the building. She noticed that the traffic has increased in the past 3 years and cars speed in the area. There are 11 children in the area that are under age 8. She would like to see speed bumps installed on Bilby as she feels that this would control traffic.

Mr. Sampson stated that they cannot put that in the development agreement as that decision would have to be made by the Department of Transportation.

Harry Ward, Halifax, feels that traffic is horrendous in the area. There is at least one accident a week at that location. He feels that the building is too high for the neighbourhood. He would like to see the development happen but would like to see it fit into the neighbourhood.

Creighton Barrett, Halifax, asked who calculates the number of trips per day.

Mr. Rogers stated that it is calculated by traffic engineers that review standards produced by TIR (NS Department of Transportation and Infrastructure Renewal). There is set trip data that is used for a multiuse residential versus a single unit dwelling. This number is produced and analyzed.

Mr. Barrett advised that traffic is busy in the area.

Mr. Rogers agrees as he travels that route often. The busy times are isolated and traffic disburses. He advised that the driveway access that allows vehicles to turn left or right. Traffic engineers understand that there is a low impact on the local streets but they also look at the regional network.

Mr. Barrett believes that the building is too big for the low rise neighbourhood. He would like to see a mixed use building. The structure currently seems to stick out from the future planning strategy. He would like to see it redesigned.

Mr. Rogers reiterated on the designation and the Municipal Planning Strategy. It is designated Major Commercial. When the plan was written, it was thought that the entire area would be Major Commercial, meaning commercial uses that would serve the city of Halifax. That was the vision. The area never became what the city envisioned. That is why they decided to put residential there. He feels that the Municipal Planning Strategy is outdated and HRM is trying to bring it back up to speed.

Mr. Sampson touched on the fact that the townhouses could potentially have small home-based businesses within.

Lois Randall stated that there was limited parking for clients of small business owners. She is opposed to this the commercial aspect.

Eszter Horvath stated that this would limit the kind of businesses that could go in the homes.

6. Closing comments

Mr. Sampson thanked everyone for coming and provided his contact information.

7. Adjournment

The meeting adjourned at approximately 8:00 p.m.