

HALIFAX

District 7 & 8 Planning Advisory Committee

Case 20326: Substantive Amendments to
an Existing Development Agreement

Corner of Bilby Street & Isleville Street, Halifax

Urban Enabled Applications
HRM Planning and Development
May 30, 2016

Subject Site

General Overview



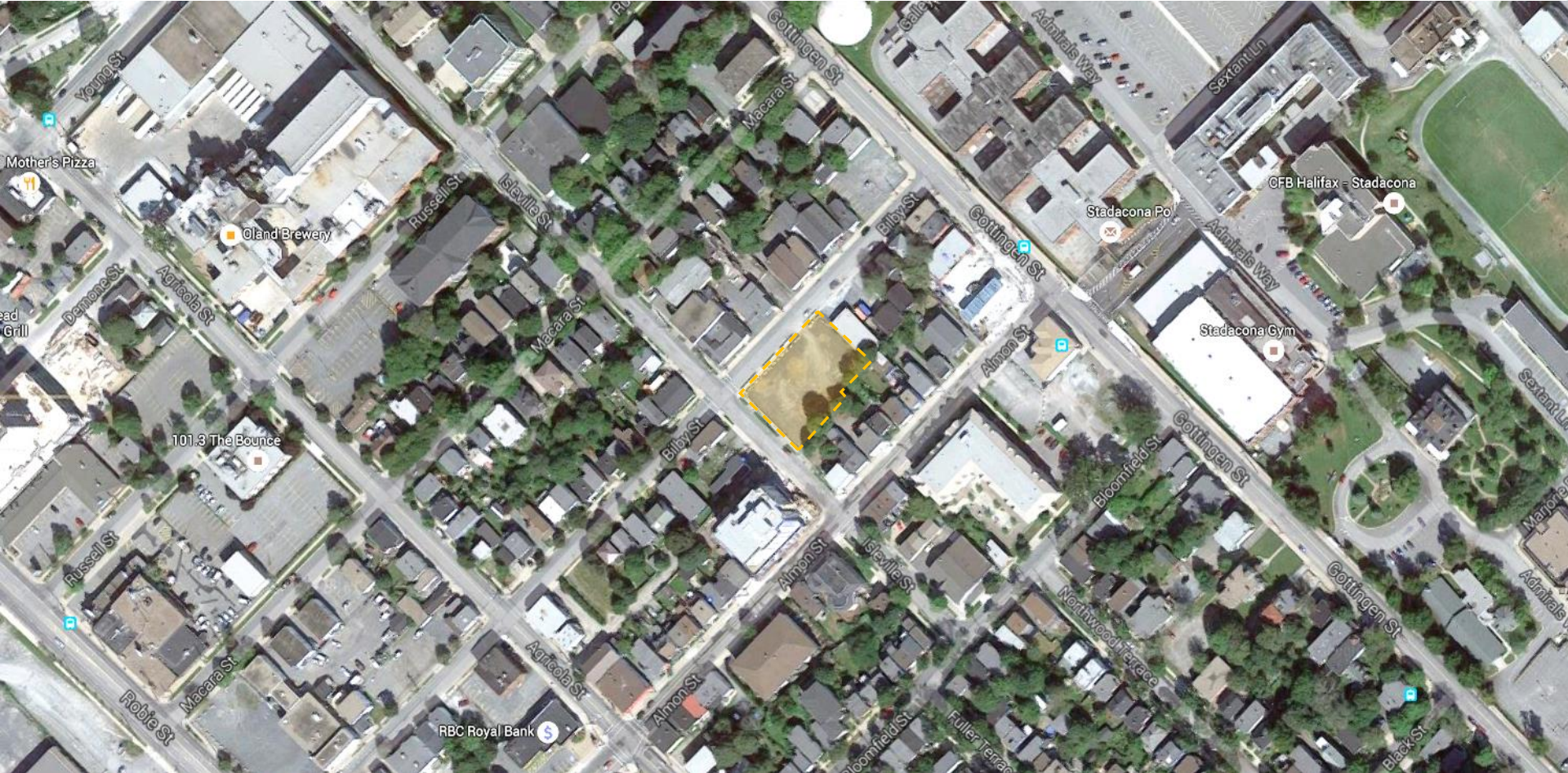
Sub Amendments – Bilby St. & Isleville St.

May 30, 2016

HALIFAX

Subject Site

General Overview



Sub Amendments – Bilby St. & Isleville St.

May 30, 2016

HALIFAX

Subject Site

Bilby St. & Isleville St.



Sub Amendments – Bilby St. & Isleville St.

May 30, 2016

HALIFAX

Subject Site

Surrounding Uses



Sub Amendments – Bilby St. & Isleville St.

May 30, 2016

HALIFAX

Subject Site

Surrounding Uses



Sub Amendments – Bilby St. & Isleville St.

May 30, 2016

HALIFAX

Subject Site

Surrounding Uses



Sub Amendments – Bilby St. & Isleville St.

May 30, 2016

HALIFAX

Existing Development Agreement

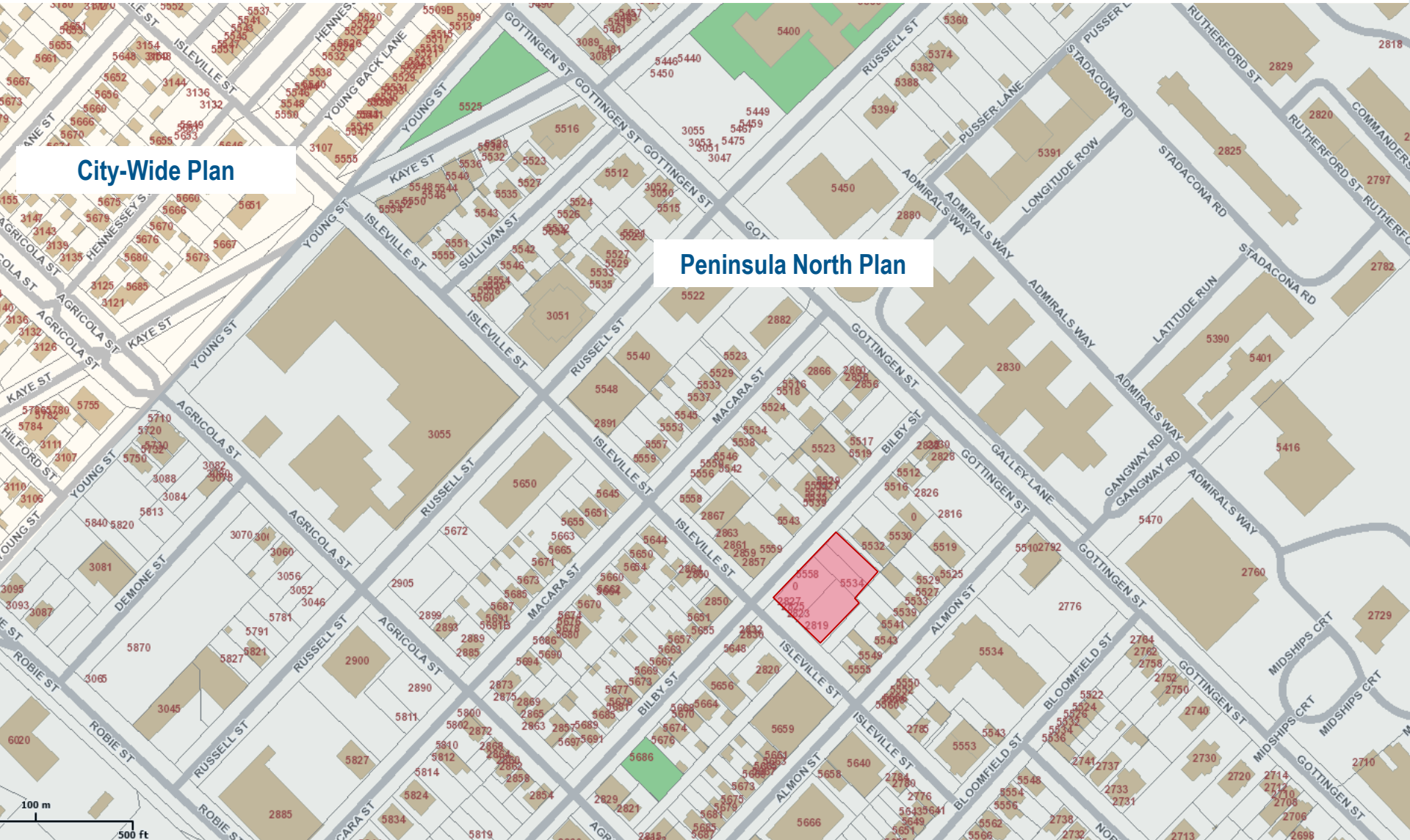
Planning Case No. 17511 – Approved Project

The approved project consisted of:

- consolidating the four properties;
- constructing a 7-storey residential building comprising a total of 56 units;
(48 units within the tower and 8 townhouse-style units)
- constructing two levels of underground parking accessed via Bilby Street; and
(60 parking spaces)
- creating rooftop landscaped areas and amenity spaces within the building.

Peninsula North Secondary Plan

Planning Case No. 17511 – Policy Background



Existing Development Agreement

Planning Case No. 17511 – Policy Background

Peninsula North Secondary Planning Strategy

Schedule Q Policies 2.3, 2.3.1, 2.3.2 & 2.3.3:

- Design of building - massing, exterior cladding, street-level elements, etc
- Population Density
- Landscaping/open space
- Traffic, site access, parking
- Impact on municipal services

Halifax Peninsula Land Use By-law (LUB)

Zoning & Development Agreements



Existing Development Agreement

Planning Case No. 17511 – Planning Process

Public Consultation – March 7th, 2012

Public Hearing & Approval (Schedule Q) – January 21st, 2013

Approval (Development Agreement) – March 18th, 2013

Existing DA & Proposed Amendments

Existing Development Agreement

Land Uses – Residential

Number of Units – 56

Unit Type Ratios – Flexible

Parking Spaces – 60 Spaces

Proposed Amendments

Land Uses – Residential and Minor Commercial
(to include the live/work concept in the townhouse units)

Number of Units – 71 (an increase of 15 units)

Unit Type Ratios – 2 Bedrooms + Den } 33%
2 Bedrooms }

1 Bedroom + Den } 66%
1 Bedroom }
Bachelor }

Parking Spaces – 66 Spaces

Existing Development Agreement

Planning Case No. 17511 – Approved Project



Sub Amendments – Bilby St. & Isleville St.

May 30, 2016

HALIFAX

Proposal

3D Rendering – Bilby St. & Isleville St.



Sub Amendments – Bilby St. & Isleville St.

May 30, 2016

HALIFAX

Proposal

3D Rendering – Bilby St. & Isleville St.



Sub Amendments – Bilby St. & Isleville St.

May 30, 2016

HALIFAX

Proposal

3D Rendering – Bilby St. & Isleville St.



Sub Amendments – Bilby St. & Isleville St.

May 30, 2016

HALIFAX

Proposal

3D Rendering – Bilby St. & Isleville St.



Sub Amendments – Bilby St. & Isleville St.

May 30, 2016

HALIFAX

Feedback

Staff is seeking input from the Committee with regards to:

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