

HALIFAX

Districts 7 & 8 PAC Meeting

Case 19987:

Proposal for a Development Agreement allowing a multi-unit residential development of 8 and 10 storeys at 1034-1056 Wellington Street, Halifax.

May 2nd, 2016

Districts 7&8 Planning Advisory Committee

Staff Presentation

- Site Context;
- History of the Site/Project;
- Planning Policy;
- Applicant Proposal;
- Council/Committee Direction;
- Process and Next Steps.

Purpose of Meeting

- Identify that Staff have received a revised application.
- Identify changes the applicant is proposing.
- Receive Feedback from Districts 7 & 8 PAC on:
 - Reduced side and front setbacks,
 - Altered roof space access and uses,
 - Changes to exterior cladding and design,
 - Proposed south wall interim design,
 - Changes to unit composition and count.

Site Context



- 4 lots, each with a single unit dwelling.
- 26,959 sq. ft. total (0.62 acres).
- Site surrounded by park, universities, hospitals and low, medium, and high density residential uses.
- Within the South End Area of Halifax MPS

Site Context



Wellington Street – Subject Site

Site Context



Looking East from Park

History of the Project

- Site specific policy added to the Halifax Municipal Planning Strategy (Policy: 7.7B.1 and 7.7B.2) in January 13th, 2015.
- Public Information Meeting held on September 16th, 2015.
- Planning Advisory Committee meeting held on January 25th, 2016.
- Urban Capital became involved in the proposal in Winter 2016.
- Revised plans submitted April 2016.



Policy 7.7B.1 and 7.7B.2 Requirements:

- Maximum height of 30.5 metres and appropriate transitions.
- Maximum gross floor area of 141,000 sq. ft.
- Enclosed and architecturally integrated parking.
- Minimum 50% two+ bedrooms units.
- Safe vehicle access and egress patterns.
- Adequacy of servicing to the site.
- Appropriately durable and high quality materials and design.

Public Comment from PIM

- Increase environmental protection measures such as mature tree protection, stormwater and ground water management.
- Wellington is a narrow street and special considerations should be given to tall building design.
- Lack of appropriate transition between the height and design of the building, the lower adjacent developments, and the park.
- Building material does not reflect the neighbourhood character.
- Questions regarding parking and traffic capacity.
- Concerns raised regarding proposed project phasing.

PAC Recommendations

1. PAC does not support phasing.
 - a. If phased, the south wall materials are given further consideration and there is an phasing expiry clause.
 - c. If phased, policies are preserved and consistent throughout each phase of the development.
2. Include 3-4 storey townhouses on front face of the building.
3. Respective heights of the towers reduced to 8 and 5 storeys north to south.
4. Increase tower separation on North side of the proposal (at least 75 feet).
5. Consideration is given to greenspace and ensuring access to rooftop greenspace.
6. Do not permit encroachment onto Gorsebrook Park during construction.

PAC Recommendations

7. Retain existing tree canopy both in the park and on the site. A vegetative screen or soft-scaping along the property's podium is ensured.
8. Building materials of at least 40% window to 60% wall ratio.
9. A quantitative wind study be performed.
10. That the three-bedroom units be full three bedrooms (not 2 bedroom plus den).
11. The Committee supports the inclusion of affordable units.
12. The Committee values diversity of unit mixture as prescribed in the current Municipal Planning Strategy.
13. The Committee strongly values setbacks on east and west of the proposal.

Design Revisions

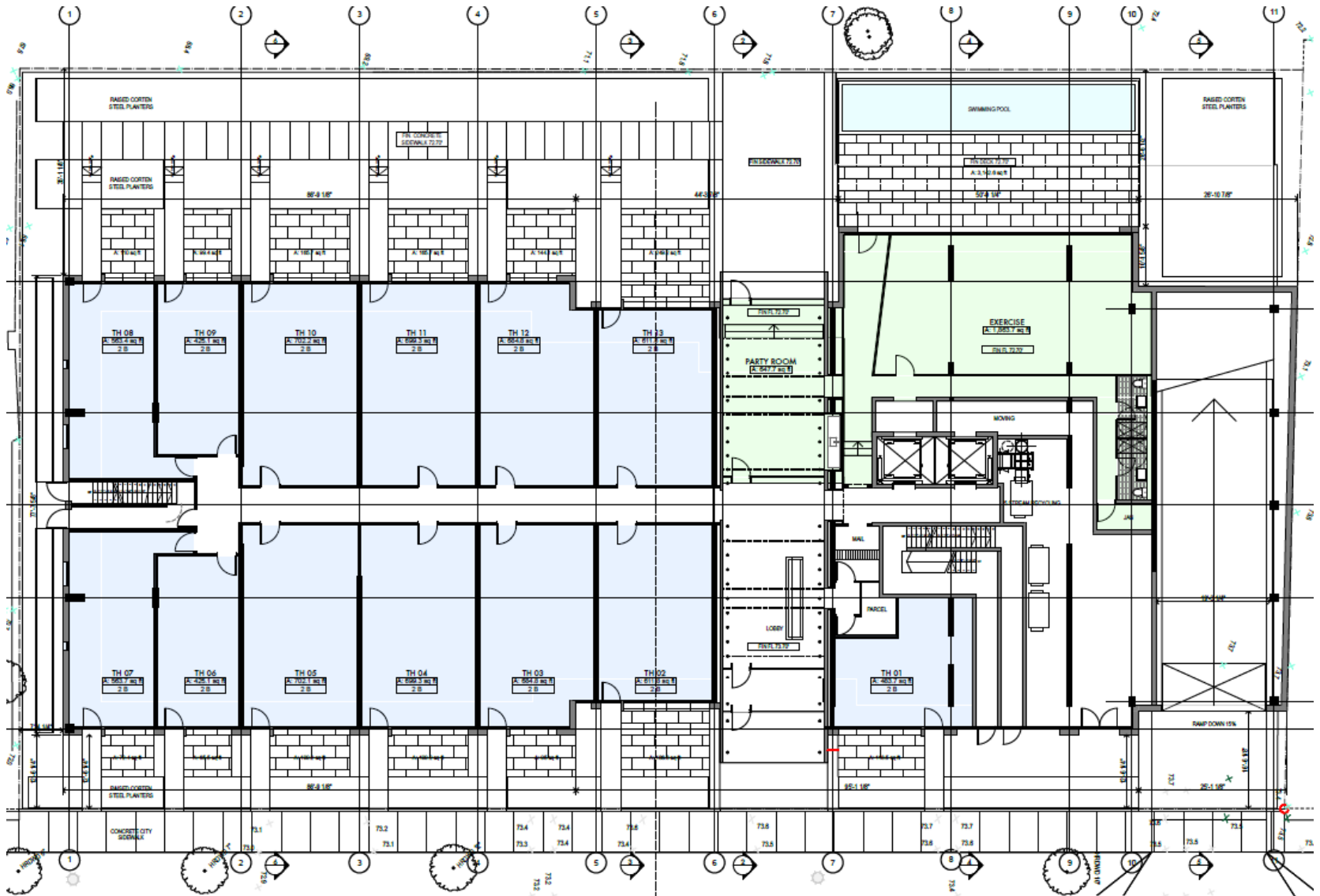
- Retained one tower design and reduction of parking levels from previous revisions.
- Setbacks changed to 7.76m to 9.95m (10.6m) on the rear, 2.98m (3.49m) along Wellington Street, 0.21m to 0.37m (2.02m) to the south and 0.12m to 0.46m facing north.
- Design proposed for interim south facing wall if phasing occurs.
- Ground floor townhouse units include two storeys with individual ground level access.
- Rooftop access and use for top floor units only on south and for mechanical space with screening on north.
- Exterior design and material change.

Project Features

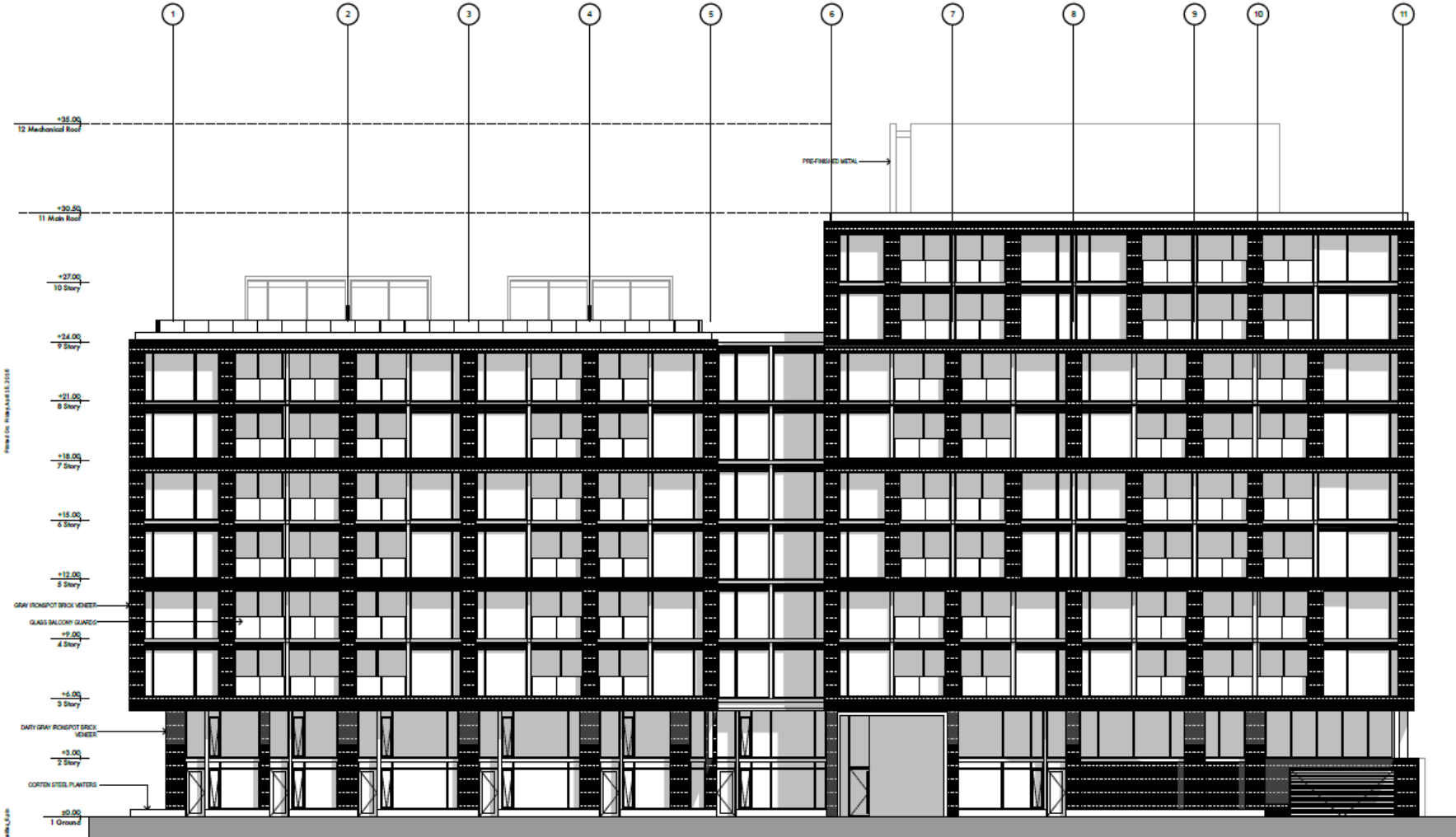
- **164** residential dwelling units (83% with 2 bedrooms).
- **13** two storeys townhouse units with individual ground level access.
- Design proposed for interim south facing wall if phasing occurs.
- Setbacks: Gorsebrook: **7.76m to 9.95m** (10.6m), Wellington: **2.98m (3.49m)**, South: **0.21m to 0.37m** (2.02m) North: **0.12m to 0.46m**.
- South rooftop access and use for top floor units only.
- Ground level inset and exterior cladding using predominantly ironspot brick.



Ground Level Plan



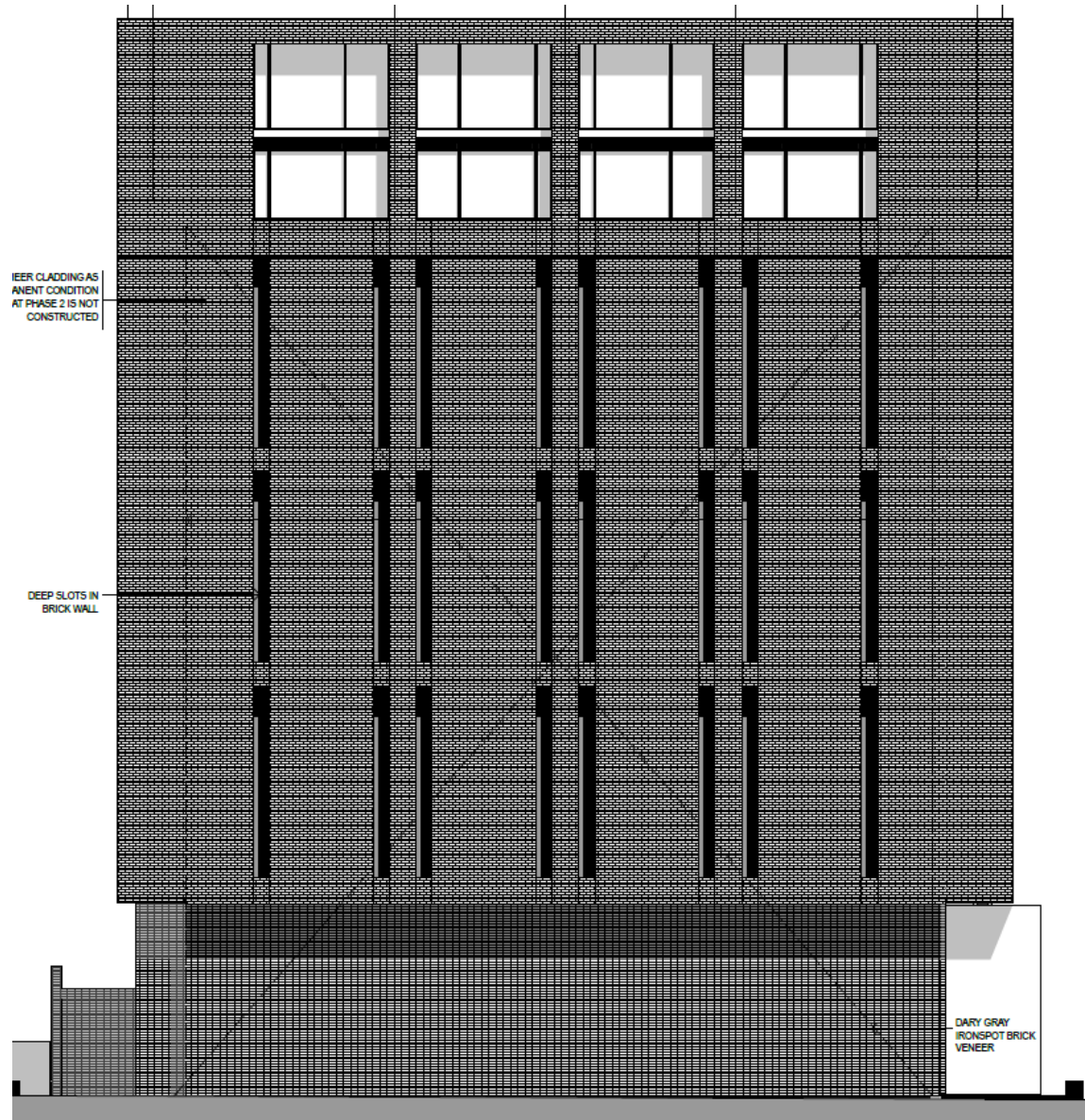
Wellington Street Elevation



Gorsebrook Park Elevation



Interim Phase South Elevation

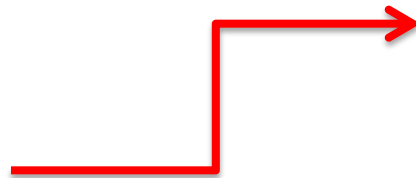


Role of PAC and Council:

- When entering into a development agreement, the recommendation from PAC and decision of council must reasonably consider the intent of the relevant policy within the Halifax Municipal Planning Strategy.
- The vote by Community Council will represent a rational interpretation of the meaning and intent of policy 7.7b.1 and 7.7b.2 as discussed during this presentation.

Development Agreement Process

We Are Here



Application Submitted

Preliminary Review

Public Information Meeting

Detailed Review

PAC Recommendation

Staff Report with Recommendation

Community Council Public Hearing

Community Council Decision

Questions and Comments?

Key Aspects for Evaluation

Feedback regarding:

- Reduced setbacks,
- Altered roof space access and uses,
- Changes to exterior cladding,
- Proposed south wall interim design,
- Unit composition and count.



HALIFAX

Thank You!

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