

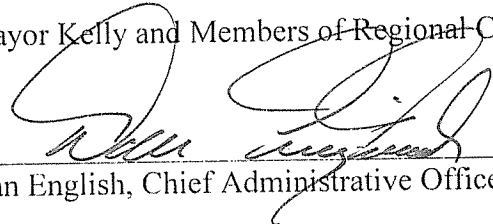
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HALIFAX PO Box 1749
Halifax, Nova Scotia
REGIONAL MUNICIPALITY B3J3A5 Canada

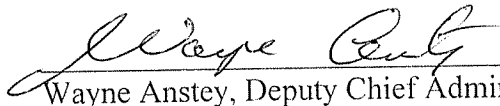
Halifax Regional Council
September 12, 2006

To: Mayor Kelly and Members of Regional Council

Submitted by:



Dan English, Chief Administrative Officer



Wayne Anstey, Deputy Chief Administrative Officer - Operations

Date: September 1, 2006

Subject: Case 00895 - MPS and LUB Amendment for 2594 Agricola Street, Halifax

ORIGIN

Request from B.M.P. Projects Development Limited, on behalf of the Owner 3083833 Nova Scotia Limited, to amend the Halifax Municipal Planning Strategy and Peninsula Land Use By-law to permit a mixed use residential/commercial development at 2594 Agricola Street, Halifax.

RECOMMENDATION

It is recommended that Halifax Regional Council:

1. Authorize staff to initiate a process to consider amending the Halifax Municipal Planning Strategy and Peninsula Land Use By-law to allow for a 24 unit apartment building with ground floor commercial uses at 2594 Agricola Street (PID # 00169276); and
2. Instruct that the Municipal Planning Strategy amendment process include a public participation program in accordance with the Public Participation Resolution adopted by Halifax Regional Council on February 25, 1997.

BACKGROUND

Location, Designation and Zoning: The subject property, which is located at the southwest corner of Agricola and North Streets, is approximately 5,110 square feet in area and is the site of an existing mixed use building consisting of a commercial use at grade, two residential units above and parking. The property is zoned General Business (C-2) (Refer to Map 1). The lands are designated Major Commercial on the Generalized Future Land Use Map for Peninsula North Area 6 of the Halifax Municipal Planning Strategy (MPS) (Refer to Map 2). To the west of the site is the Aliant (former MT&T) industrial building which is substantial both with regard to its overall height and bulk.

Synopsis of the Proposed Development:

The Developer wishes to construct a mixed use four and half storey building comprised of ground floor commercial uses and 24 dwelling units. Many of the units will be designed to accommodate persons with physical disabilities and will be designated as “affordable housing.” The Nova Scotia Department of Community Services has committed funding towards this project with the agreement that the dwelling units will be “affordable” for a minimum term of 15 years. The project will lose this funding opportunity if it cannot proceed in a timely manner.

DISCUSSION

Although the C-2 Zone allows for mixed use buildings, this project does not meet a considerable number of the zoning requirements regarding matters such as parking, setbacks, and open space. There are only 12 proposed parking spaces, when 24 spaces are required, and due to the limited size of the property it is necessary for the building to encroach over the sidewalk above the ground floor commercial level. However, matters such as parking may not be so critical given the intended users of the building. In addition, there is merit in considering a larger building than what is currently permitted on the basis that it is on a prominent street corner and next to the large Aliant building.

A further rationale is that Regional Council has supported measures to increase the availability of affordable housing. On February 10, 2004 Council responded to a report entitled Homelessness in HRM - Portrait of Streets and Shelters by moving that it continue to identify efficiencies and opportunities to support the development and maintenance of affordable housing stock in the region. This project is an opportunity to address this motion.

Staff envision that a MPS amendment to allow for the project by development agreement is the preferable type of amendment to consider. Site specific MPS amendments and policy reviews should generally only be considered where circumstances related to policies of the MPS have changed significantly. In this case, for the reasons cited above, staff suggest that there is sufficient merit to initiate this application and to gauge its suitability through a public participation process.

BUDGET IMPLICATIONS

None

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

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

ALTERNATIVES

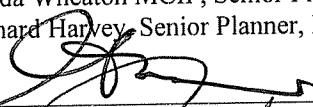
1. Council may choose to initiate amendments the Municipal Planning Strategy and Peninsula Land Use By-law to consider allowing for the construction of the proposed mixed use residential/commercial building. This is the staff recommendation.
- 2., Council may choose not to initiate amendments the Municipal Planning Strategy and Peninsula Land Use By-law, thereby only allowing new construction that is consistent with the existing zoning. This is not recommended for the reasons outlined above.

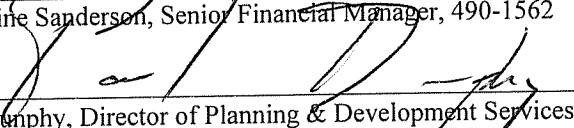
ATTACHMENTS

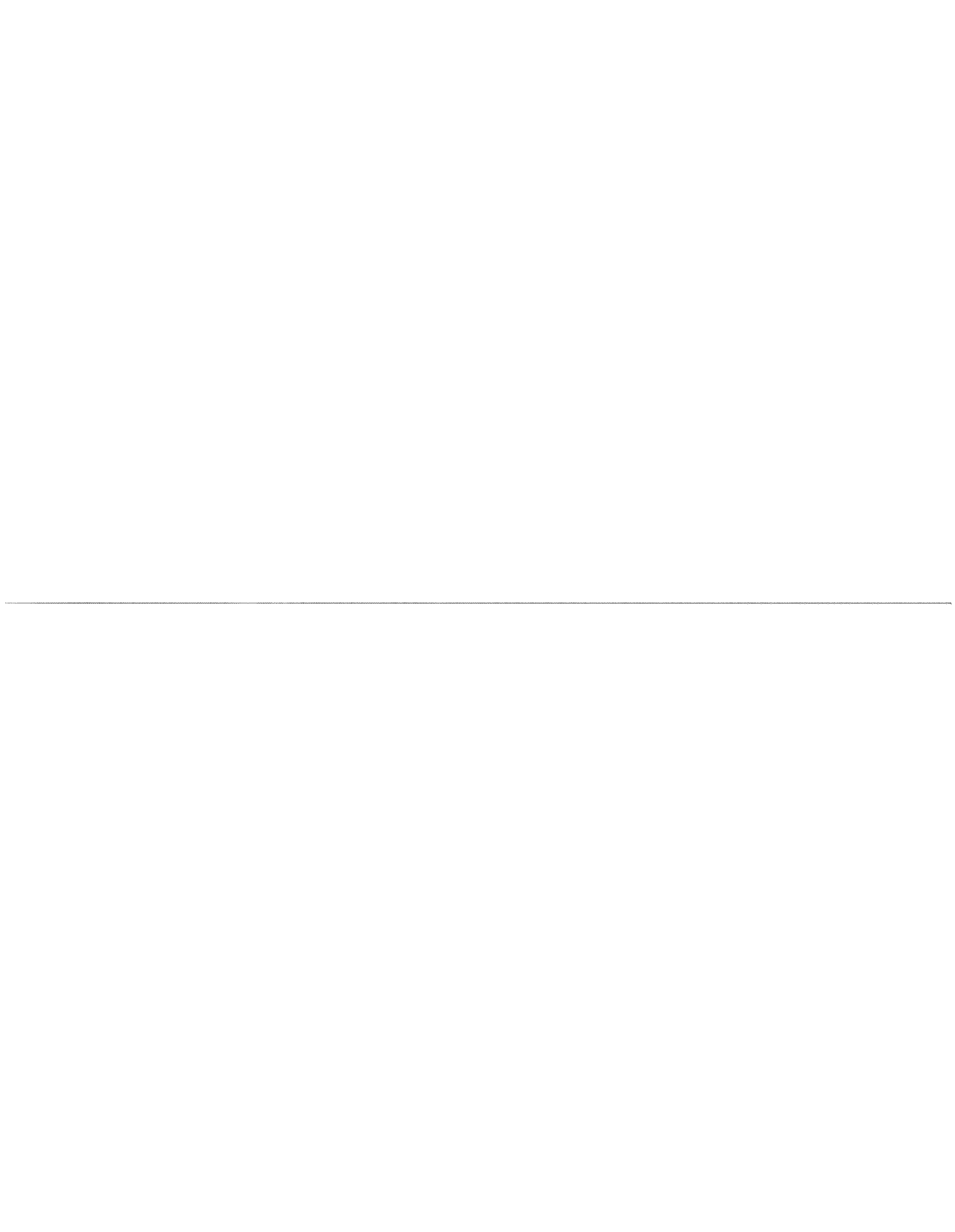
Map 1	Location and Zoning
Map 2	Generalized Future Land Use
Attachment A	Building Elevation - North Street
Attachment B	Building Elevation - Agricola Street
Attachment C	Site Coverage
Attachment D	Commercial Floor Plan

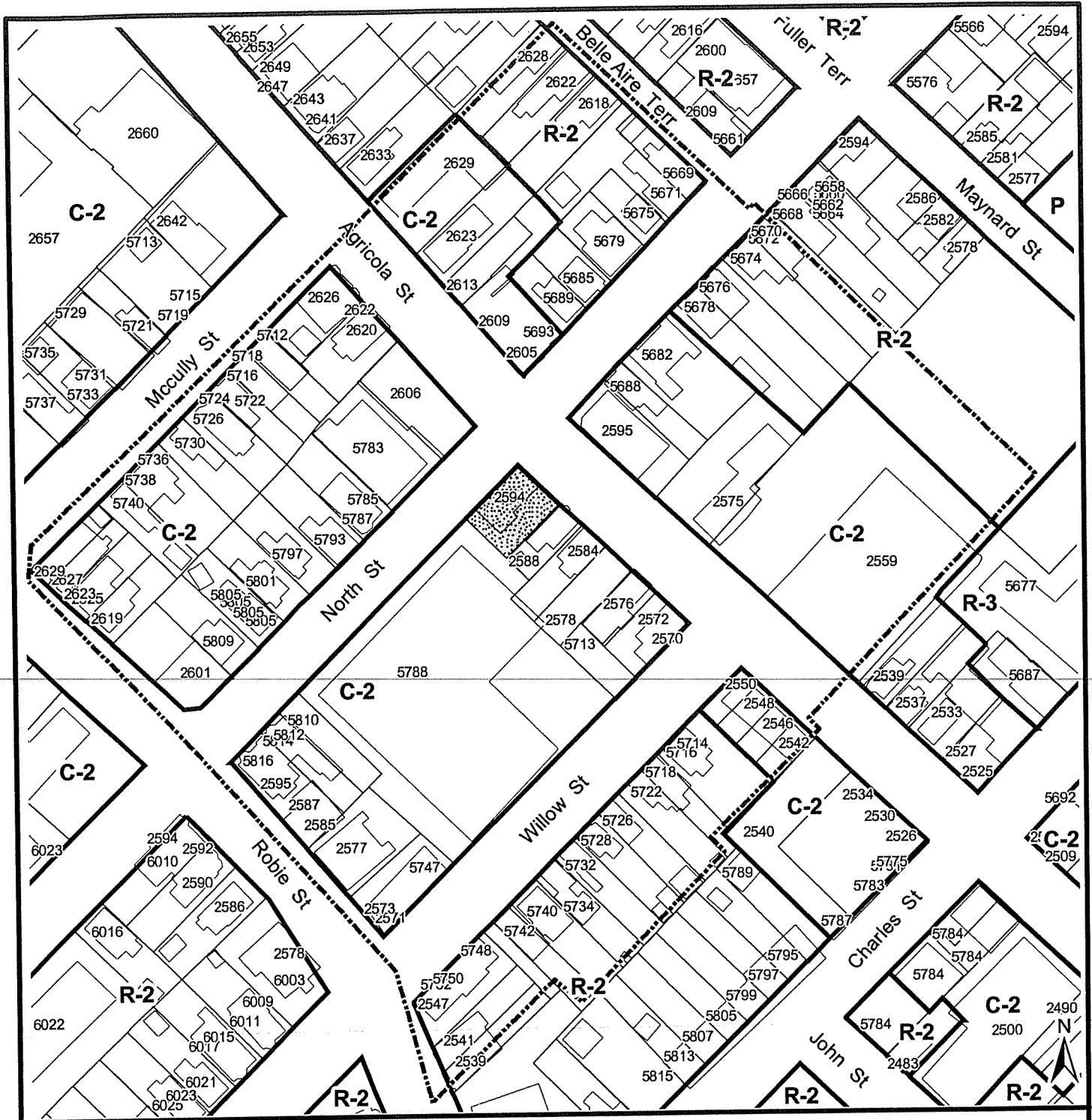
A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then chose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Randa Wheaton MCIP, Senior Planner, Planning and Development Services, 490-4499
Richard Harvey, Senior Planner, Planning and Development Services, 490-3691

Report Reviewed by: 
Catherine Sanderson, Senior Financial Manager, 490-1562

Report Approved by: 
Paul Dunphy, Director of Planning & Development Services





Map 1: Location and Zoning

2594 Agricola Street
Halifax

Halifax Peninsula By-Law Area



Subject property

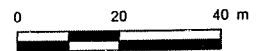


Area of notification

Zone

- R-2 General Residential
- R-3 Multiple Dwelling
- C-2 General Commercial

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PLANNING AND
DEVELOPMENT SERVICES




This map is an unofficial reproduction of a portion of the Zoning Map for the Halifax Peninsula By-Law Area.

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



Map 2 - Generalized Future Land Use

2594 Agricola Street
Halifax

 Subject property



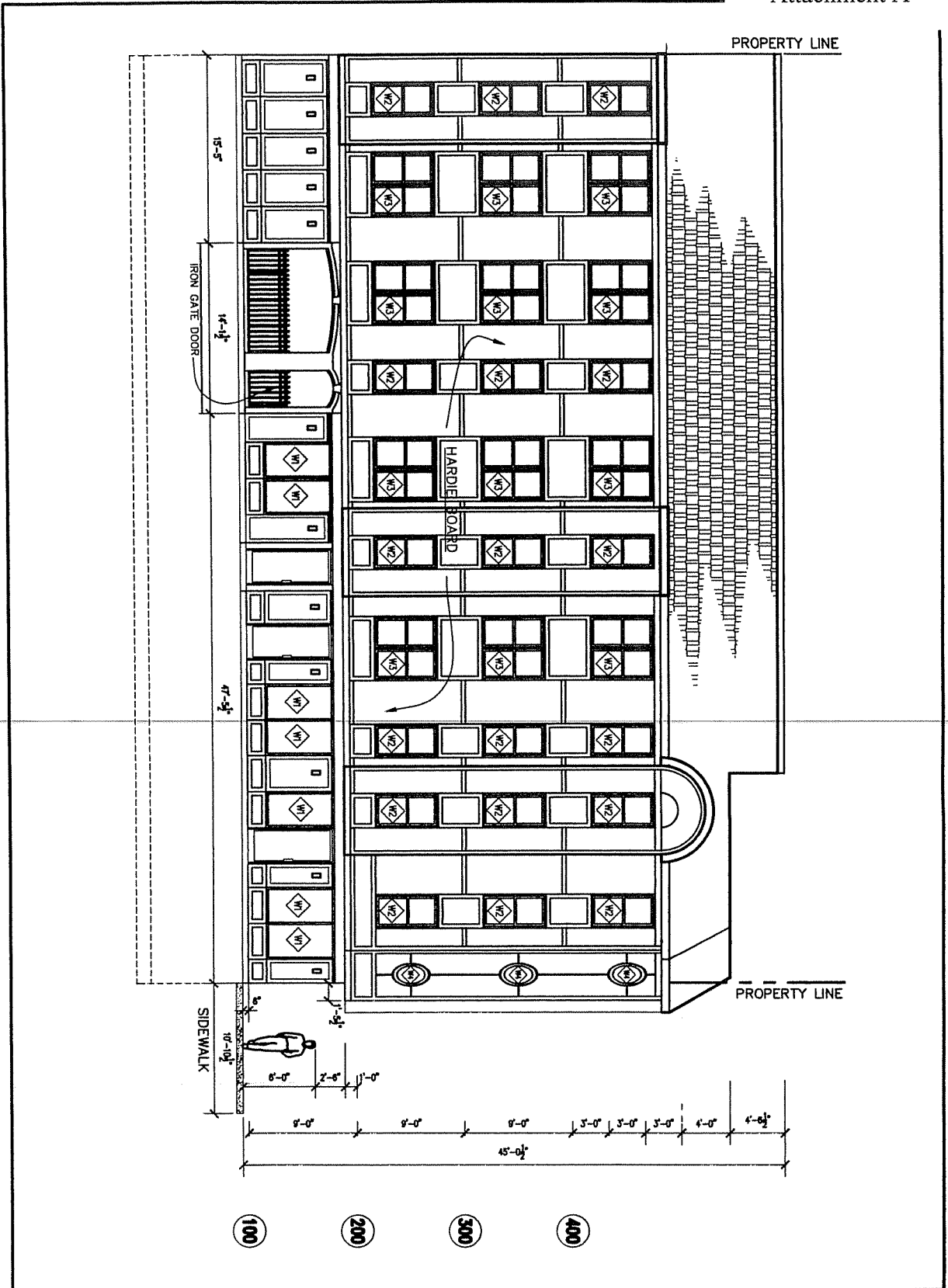
This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the Halifax Plan Area.

Designation

Halifax Plan Area
Peninsula North Secondary Plan Area

MDR Medium Density Residential
MJC Major Commercial

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



BMP Architecture
 Planning
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 19 Pineswood Terrace, Suite 101, 8544 244th Avenue, New South
 Pt. (602) 208-6864 Fax: (602) 444-8008

CONSULTANT:

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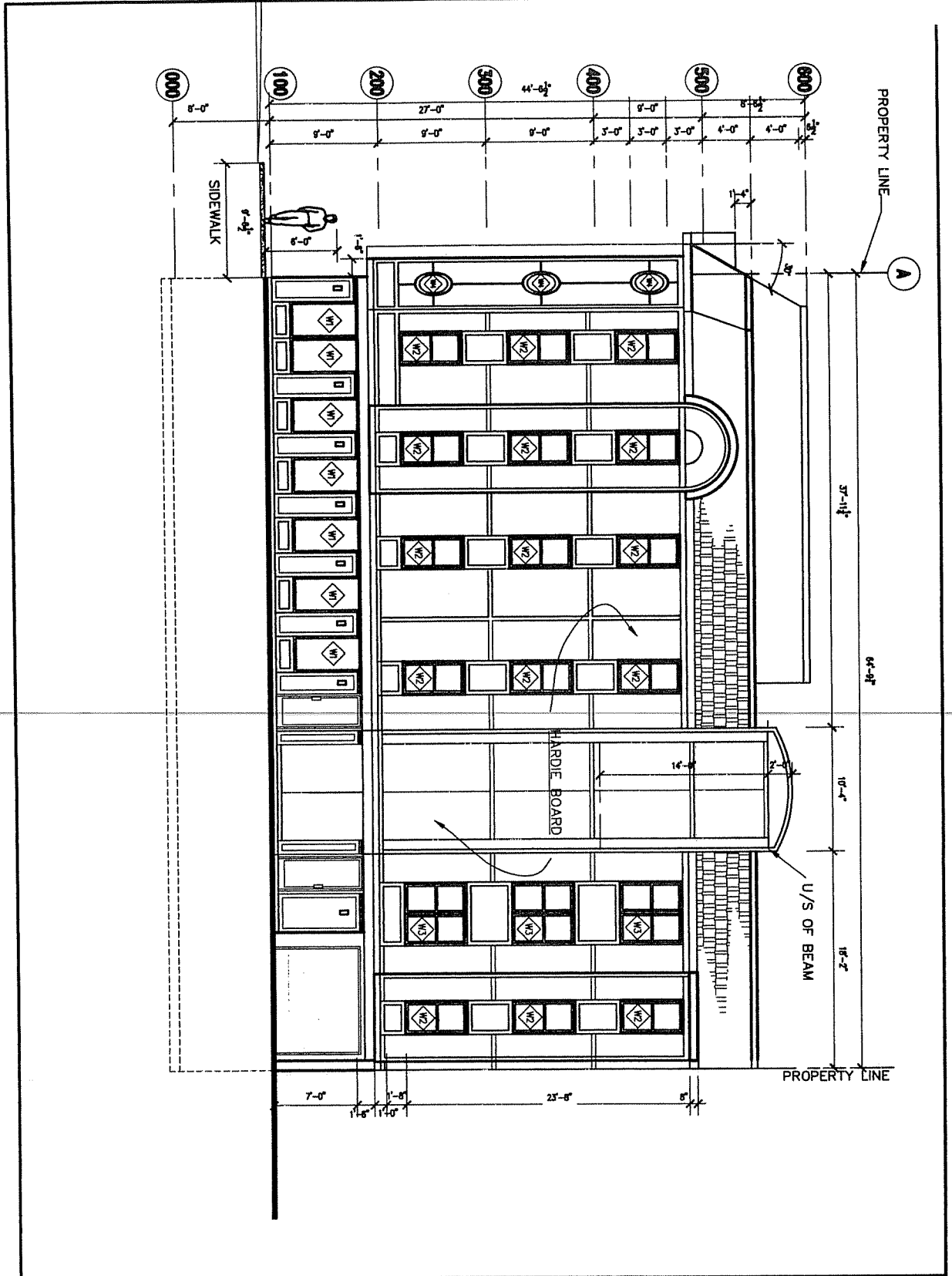
SECTION NOTES:
 All work shall conform to the requirements of the International Building Code (IBC) and the International Residential Code (IRC) as amended by the local jurisdiction.
 The contractor shall be responsible for obtaining all necessary permits and approvals.
 The contractor shall be responsible for providing all necessary labor and materials.
 The contractor shall be responsible for providing all necessary safety equipment and personnel.
 The contractor shall be responsible for providing all necessary site access and parking.
 The contractor shall be responsible for providing all necessary site cleanup and restoration.

NO.	REVISION	DATE
1	ISSUANCE PERMIT REVIEW - CLASH MARKS	4/26/2008
2	ISSUANCE PERMIT REVIEW - GENERAL	4/26/2008

PROJECT:
BRIDGEVIEW PLACE
 COMMERCIAL & RESIDENTIAL BUILDING
 2594 AGRICOLA ST., HPX., NS

AGRICOLA STREET

SCALE:	PROJECT NO.:	SHEET NO.:
1/8"=1'-0"		A8
DATE:	SCALE TYP.:	REVISION:
3/27/08		



BMP Architecture
 Planning
 Development

BMP Projects Development Ltd.
 18 Pinewood Terrace, Suite 101, 6347 244 Avenue, New South
 Wales, NSW 2048, Australia
 Ph: (002) 208-8888 Fax: (002) 444-4000

0 0 8 9 5 - 0 0 0 9

PROJECT: NORTH STREET ELEVATION

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	14/07/2009
2	ISSUED FOR CONSTRUCTION	21/07/2009

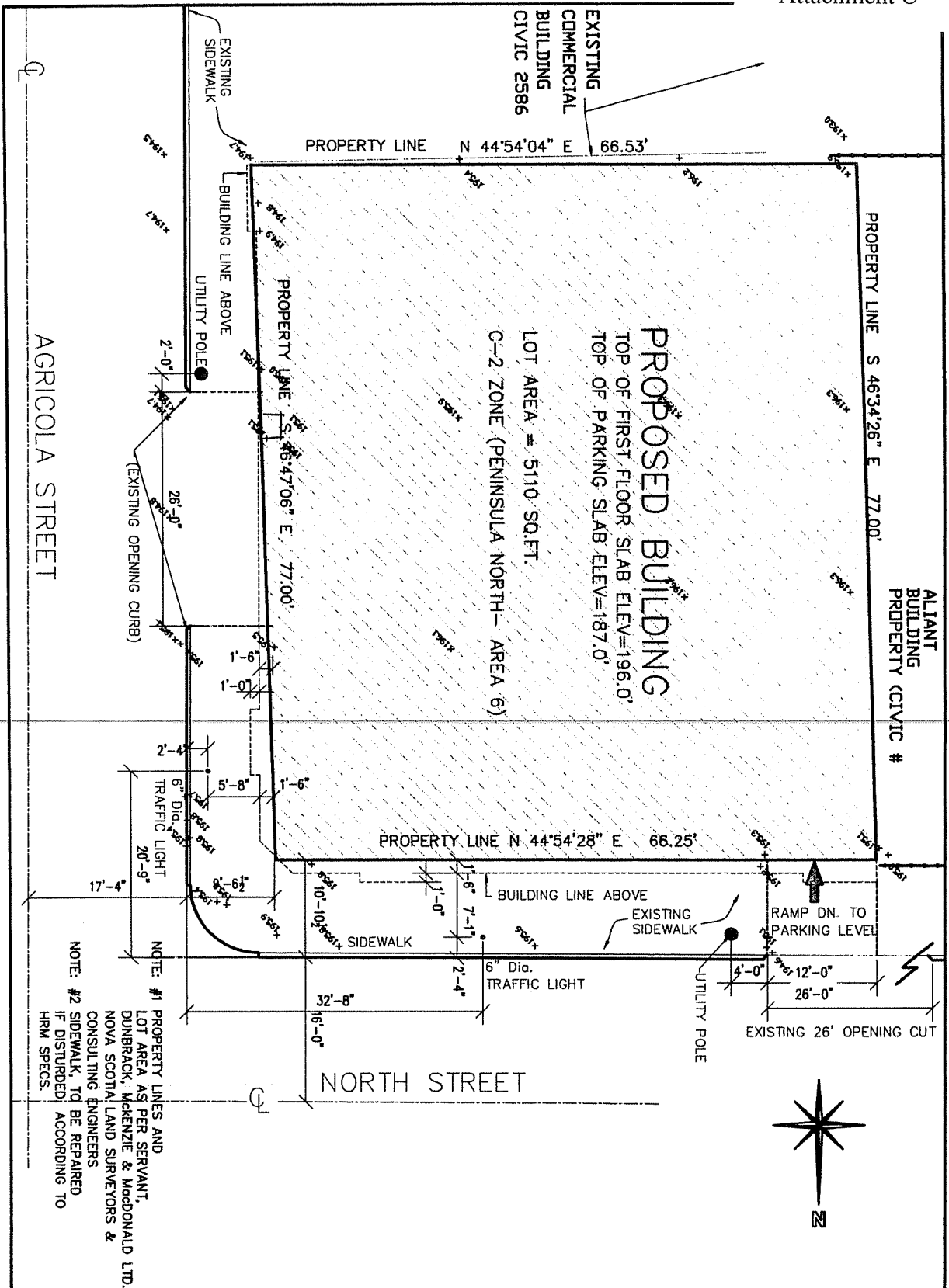
PROJECT: **BRIDGEVIEW PLACE**
 COMMERCIAL & RESIDENTIAL BUILDING
 2994 AGRICOLA ST., HFX, NS

SCALE: 1/8"=1'-0"

DATE: 27/07/09

SCALE FOR: ARCHITECT

SHEET NO. **A7**



B **M P**

Architecture Planning Development

BMP Projects Development Ltd.
 16 Pinewood Terrace, Suite 101, 8344 294th Avenue, Nova Scotia
 P.O. Box 208-0044 Fax: (902) 444-0000
 CONSULTANT:

0 0 8 9 5 - 0 0 0 2

REVISIONS:

1. All dimensions and notes shall be in metric unless otherwise specified. The metric system shall be used for all dimensions and notes.

2. The metric system shall be used for all dimensions and notes.

3. The metric system shall be used for all dimensions and notes.

4. The metric system shall be used for all dimensions and notes.

5. The metric system shall be used for all dimensions and notes.

NO.	REVISION	DATE

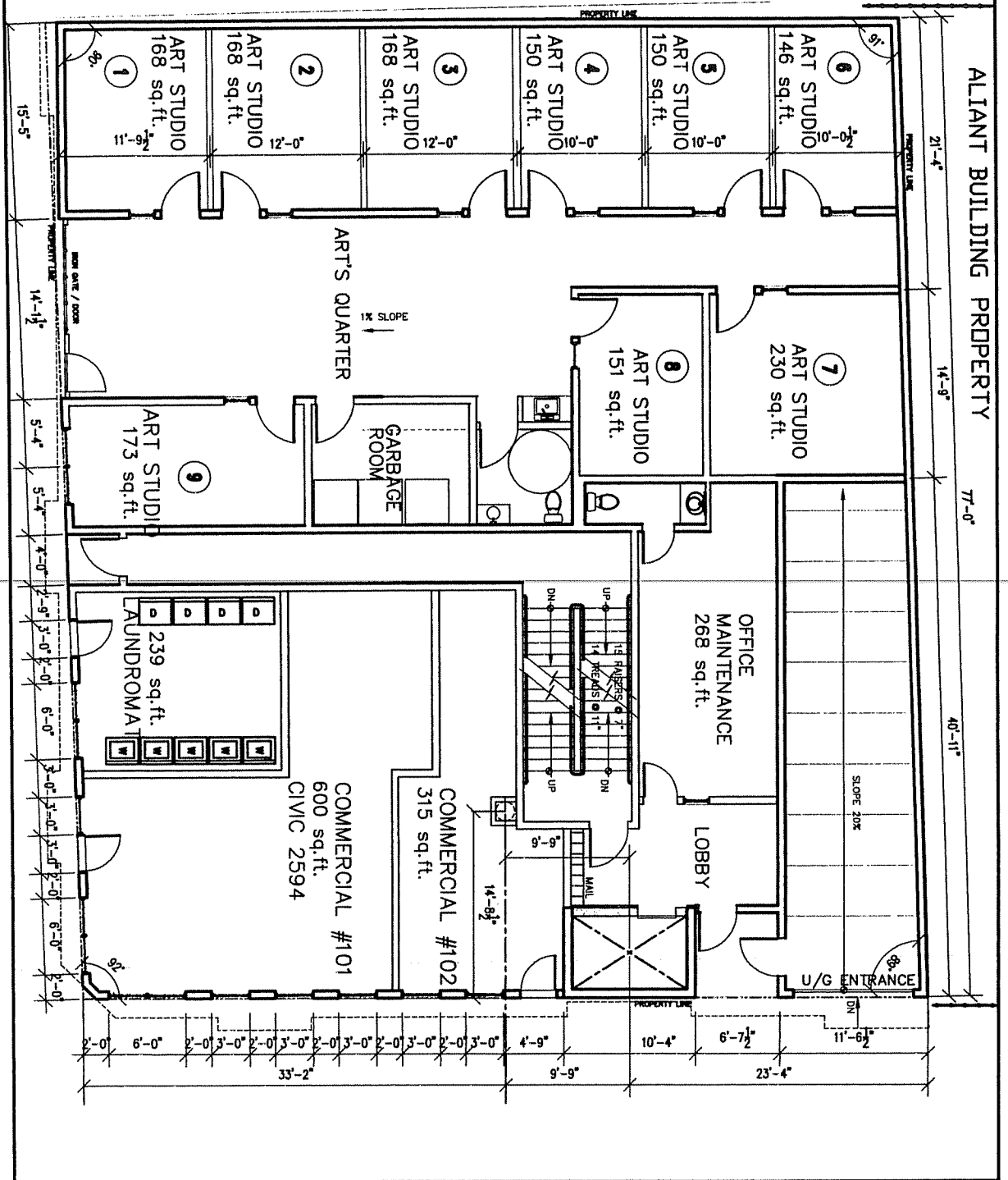
SITE PLAN

PROJECT:
BRIDGEVIEW PLACE
 COMMERCIAL & RESIDENTIAL BUILDING
 2994 AGRICOLA ST., HRX, NS

SCALE:	PROJECT NO.:	SHEET NO.:
3/8"=1'-0"		
DRAWN BY:	DATE:	
WAV	2/27/14	
CHECKED BY:	CHECK DATE:	
REVIEW:		

SP-1

CIVIC 2586



ALIANT BUILDING PROPERTY

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 Ph: (506) 292-9991 Fax: (506) 444-8000

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PROJECT: BRIDGEVIEW PLACE
 COMMERCIAL & RESIDENTIAL BUILDING
 2594 AGRICOLA ST., HF.X, NS.

SCALE: 1/8"=1'-0"

DATE: 8/27/2008

PROJECT NO. SHEET NO. A1

NO.	DESCRIPTION	DATE
1.	BRIDGEVIEW PLACE COMMERCIAL & RESIDENTIAL BUILDING	8/27/2008
2.	REVISIONS	8/27/2008

SHEET TITLE: COMMERCIAL AREA LEVEL 100