

Case 16417
Spirit Place – Windsor and Willow

Planning Services

Joint Public Hearing Presentation
Regional Council / Halifax and West Community Council

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July 30, 2013

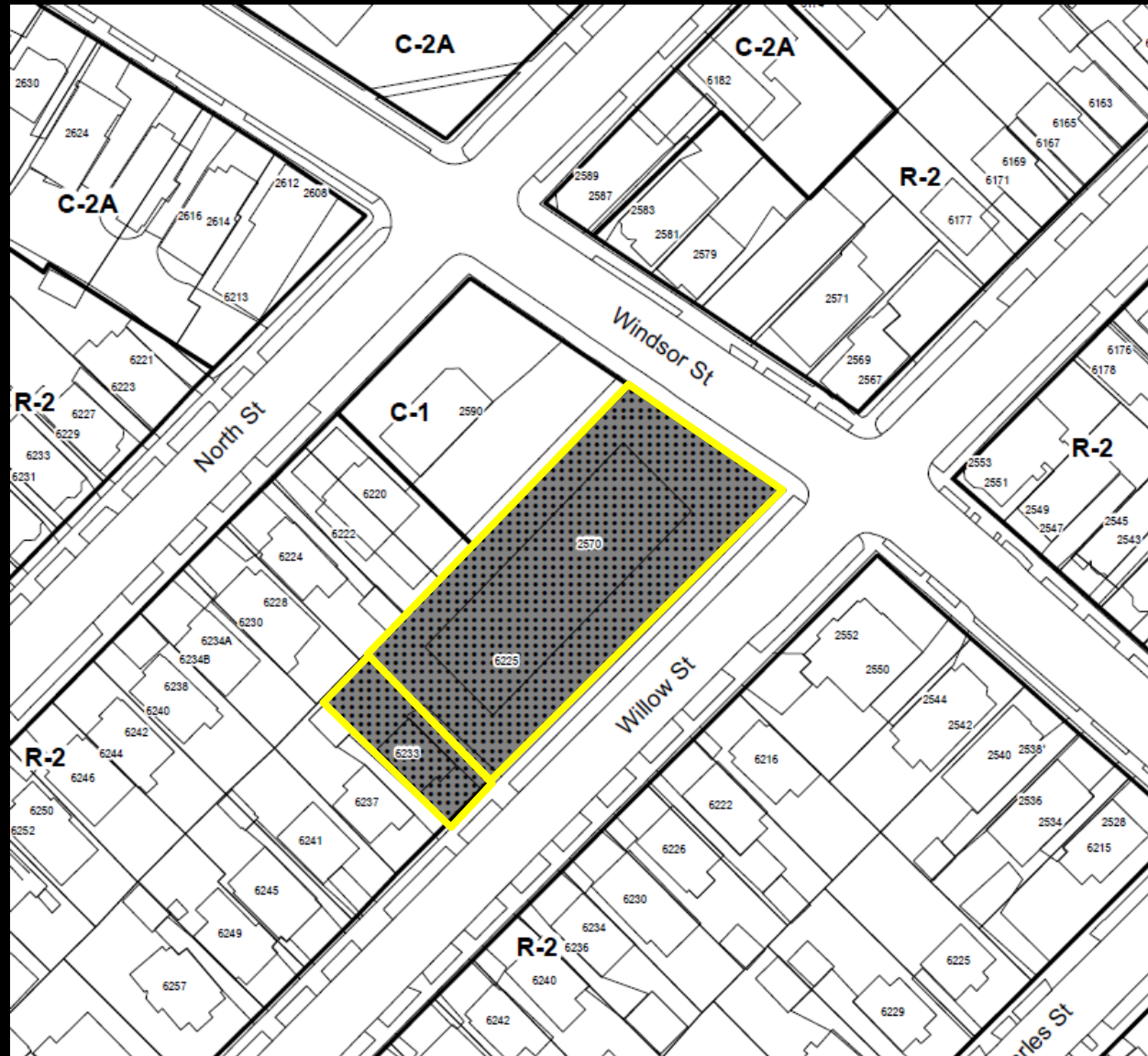
Introduction



Site and Surroundings

The map displays a section of Chicago with the following details:

- Streets:** North St, Windsor St, Willow St, and Charles St.
- Zoning Districts:** C-1, C-2A, and R-2.
- Subject Property:** A lot located at the intersection of North St and Willow St, bounded by Windsor St to the north and Charles St to the south. It is highlighted with a yellow border and a black dot pattern.
- Lot Numbers:** Numerous lot numbers are visible, including 2570, 2571, 2579, 2581, 2583, 2587, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000.



Site and Surroundings



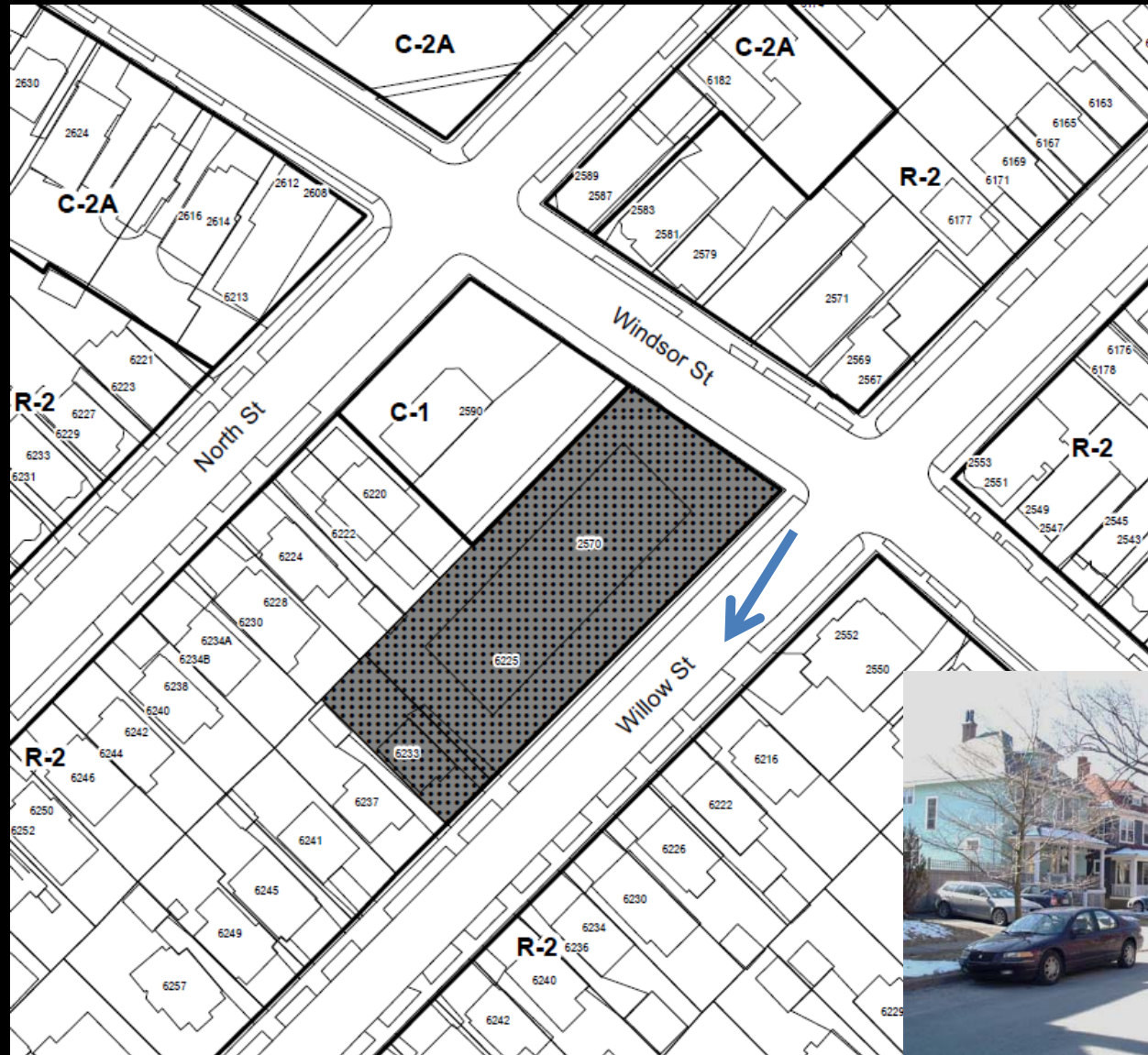
Site and Surroundings



Site and Surroundings



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Site and Surroundings



Proposal



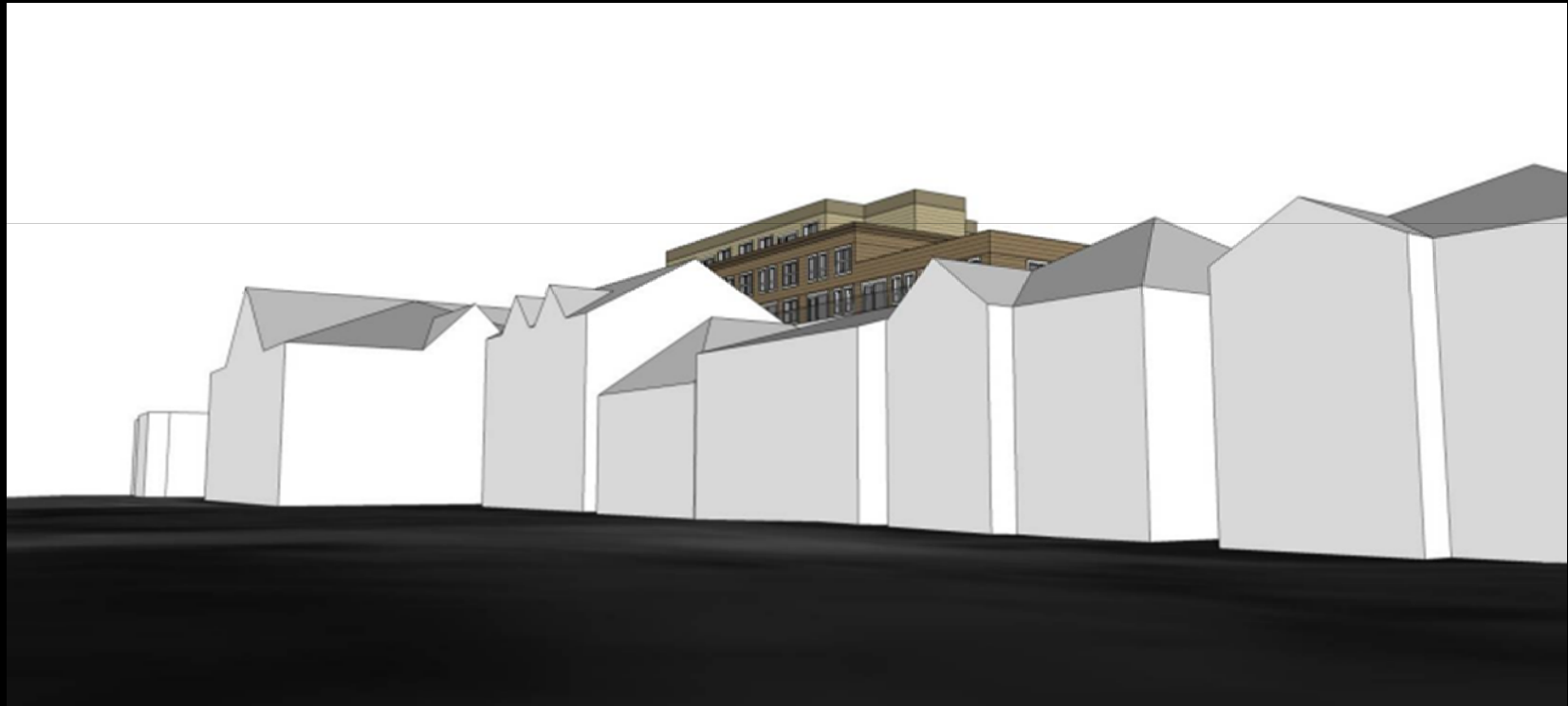
Proposal



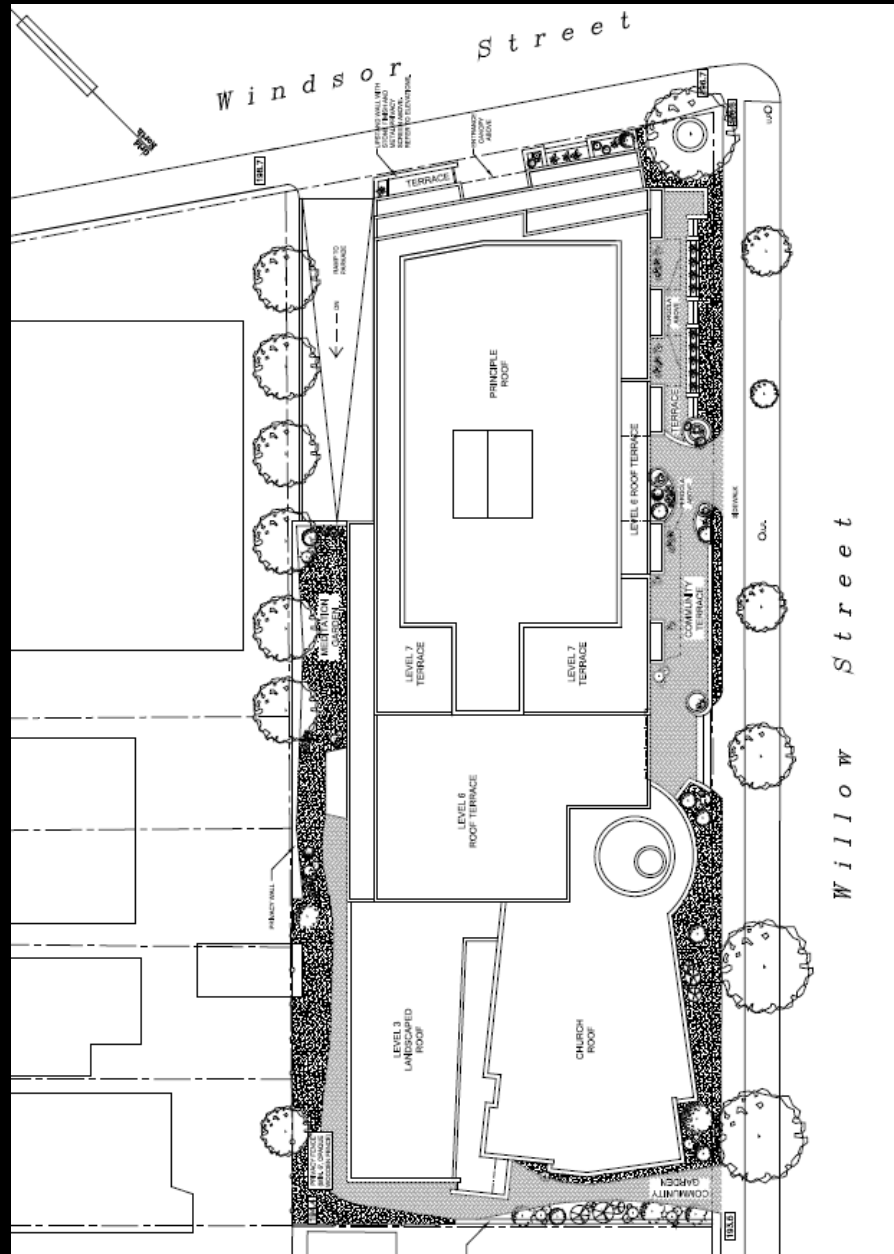
Proposal



Proposal

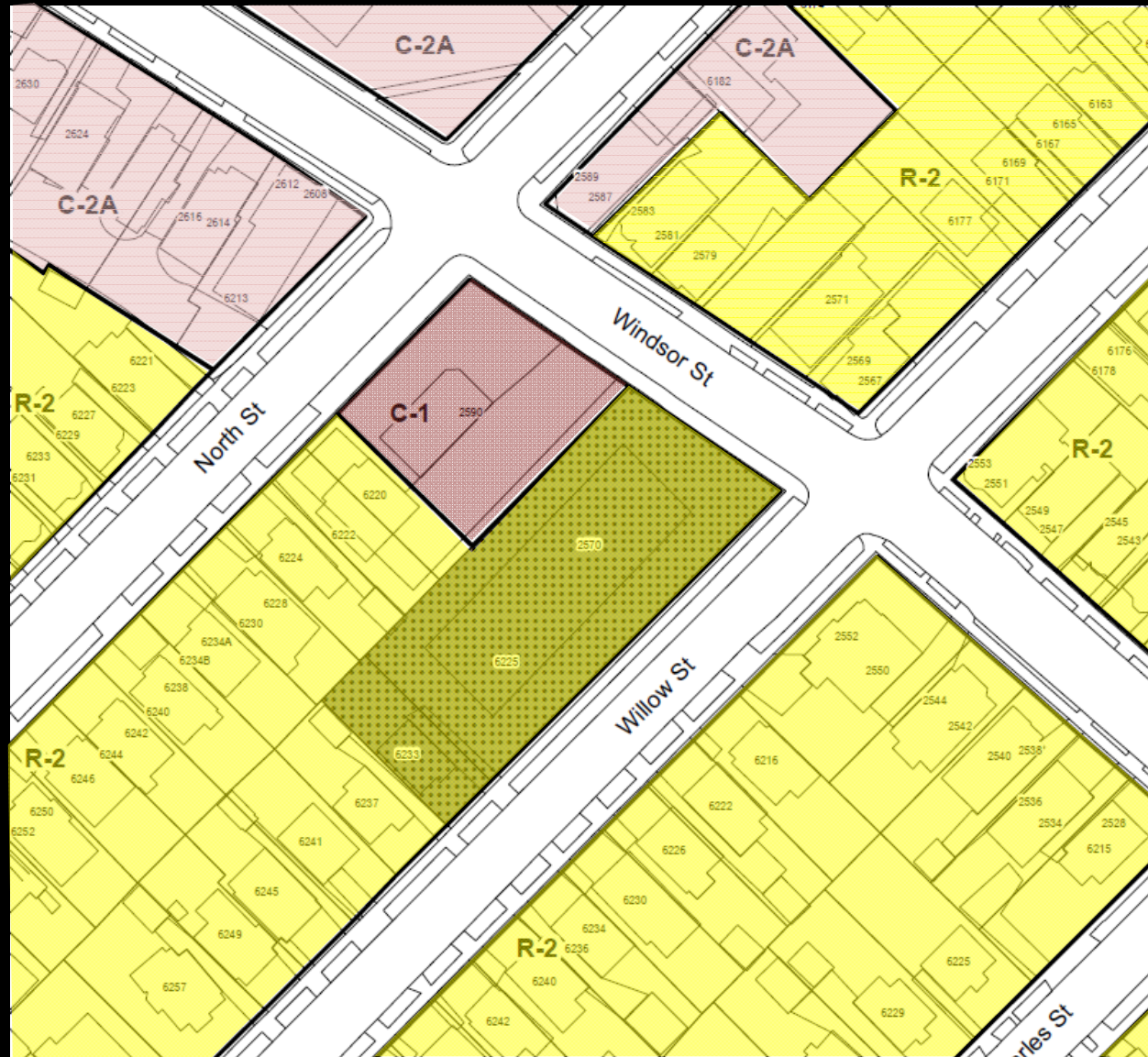


Proposal



Proposal



[illegible]

Proposed Amendments

The proposed MPS/LUB amendments would be specific to the church properties and contain specific conditions to related to the proposed project

The amendments would allow the development agreement that is also the subject this public hearing

Proposed Amendments

The properties identified as 2570 Windsor Street/6225 Willow Street and 6233 Willow Street are proposed to be consolidated and developed with a seven storey building comprised of apartments, church, and community facilities. Notwithstanding the Medium Density Designation and other policies, Council may consider such a proposal by development agreement.

Proposed Amendments

- a) *that land uses may be comprised of apartments, a church, and community facility uses;*
- b) *that there is underground parking containing a minimum of 40 parking spaces;*
- c) *that the building is a maximum height of seven storeys adjacent to Windsor Street and transition to lower heights towards the western portions of the site;*
- d) *that there is a minimum setback of 10 feet from any property line that is not coincident with a streetline except for the area occupied by the underground parking and associated entrances;*

Proposed Amendments

- e) *that setbacks along Windsor and Willow Streets are consistent with those found along said streets;*
- f) *that the mass of the building be varied and include design elements that are consistent with those found along Windsor and Willow Streets; and*
- g) *that at-grade and roof-top landscaped open space areas have screening features such as fences and walls to minimize compatibility concerns.*

Review

There is merit to the project as stated in the staff report and as outlined in the applicant's submission

However, staff continue to have issue with the size of the proposal in light of the characteristics of the site, the surroundings, and the existing policy context of recognising the site as a medium density designation with R-2 zoning

Review

- 2.1.1 On the Peninsula, residential development should be encouraged through retention, rehabilitation and infill compatible with existing neighbourhoods; and the City shall develop the means to do this through the detailed area planning process.

Review

- 2.4 Because the differences between residential areas contribute to the richness of Halifax as a city, and because different neighbourhoods exhibit different characteristics through such things as their location, scale, and housing age and type, and in order to promote neighbourhood stability and to ensure different types of residential areas and a variety of choices for its citizens, **the City encourages the retention of the existing residential character of predominantly stable neighbourhoods, and will seek to ensure that any change it can control will be compatible with these neighbourhoods**

Recommendation

On the basis of our review, HRM staff recommend that the project in its current form, and specifically the proposed amendments to the MPS, not be approved

However, proposed amendments and a development agreement have been prepared for consideration

Should Regional Council adopt the amendments, the development agreement would be considered at a later time by the HWCC