

The logo for the Halifax Regional Council is a large, stylized letter 'H' composed of three overlapping triangles. The top triangle is dark blue and contains the word 'HALIFAX' in white, bold, sans-serif capital letters. The bottom-left triangle is a lighter blue, and the bottom-right triangle is a medium blue. The background of the slide is white.

HALIFAX

Regional Council public hearing

Case 18950:

creating new zoning for
1057/1065 & 1047
Barrington Street, Halifax

November-18-14

Location- 1057/1065 & 1047 Barrington Street



Case: 18950

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Background

Proposal to develop 1057/1065 Barrington Street with a 6 storey building (142 units) and ground floor commercial (Southport)



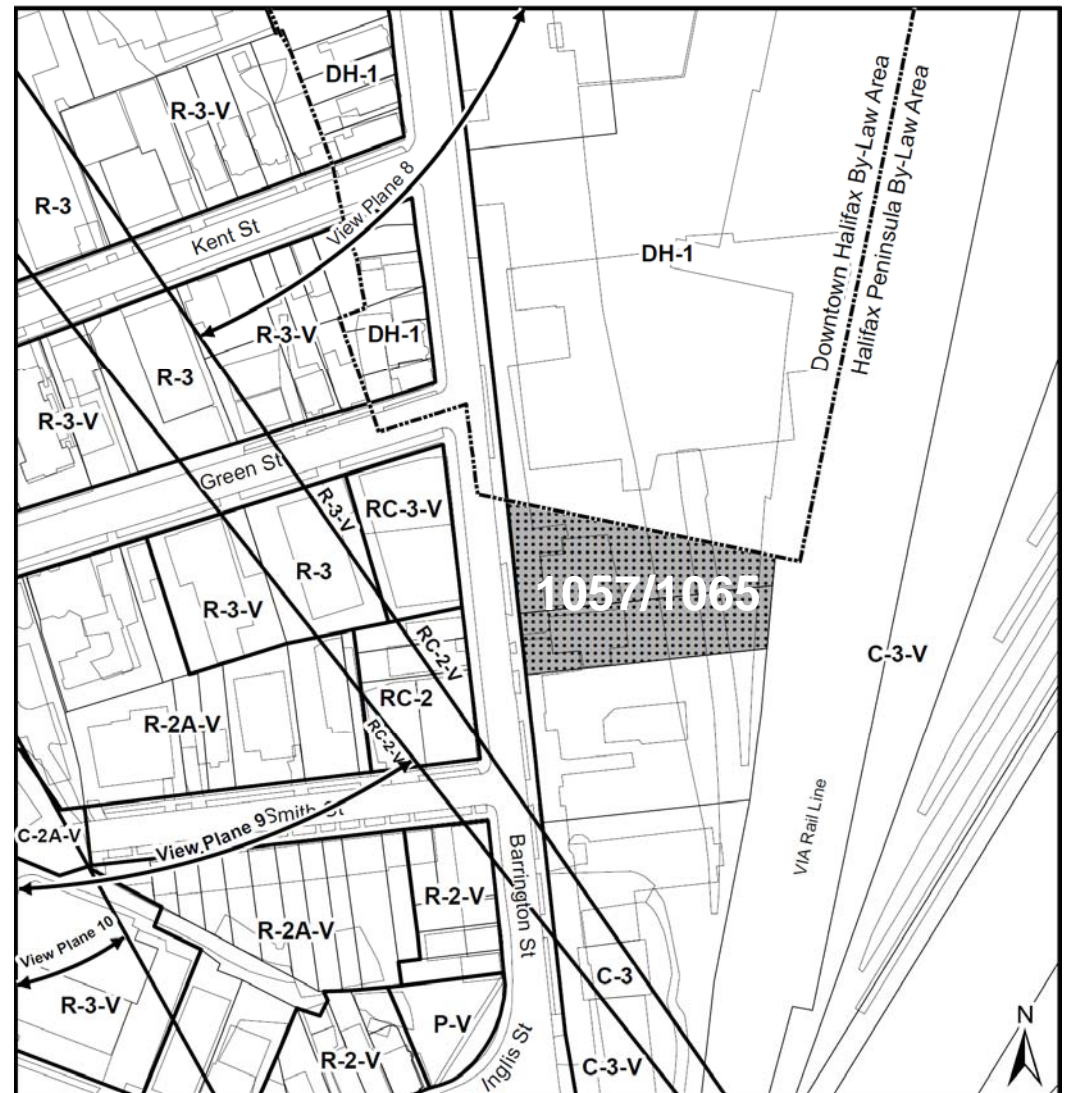
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Land Use By-law (LUB)

- zoned C-3 (Industrial)
- multi unit-residential permitted
- commercial permitted
- restricted to 35 feet in height (commencement of top floor)
- restricted to 250 persons per acre (density)
- abutting the Downtown Halifax Land Use By-law



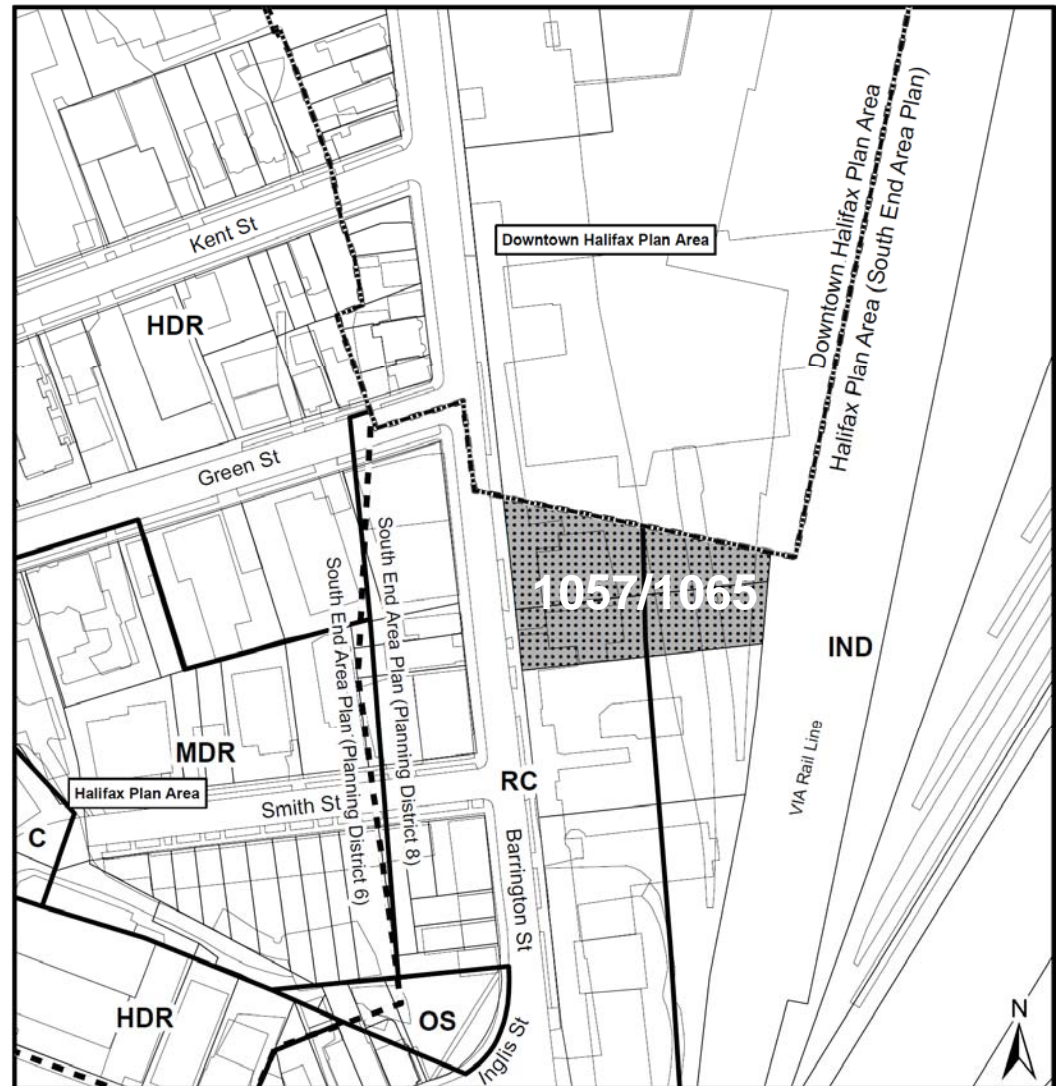
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Municipal Planning Strategy (MPS)

- South End Area Plan (SEAP)
- designated:
 - residential commercial mix
 - industrial
- up to 6 storeys of height can be permitted by development agreement provided other LUB requirements are met:
 - density
 - building massing
 - open space



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Applicant Request

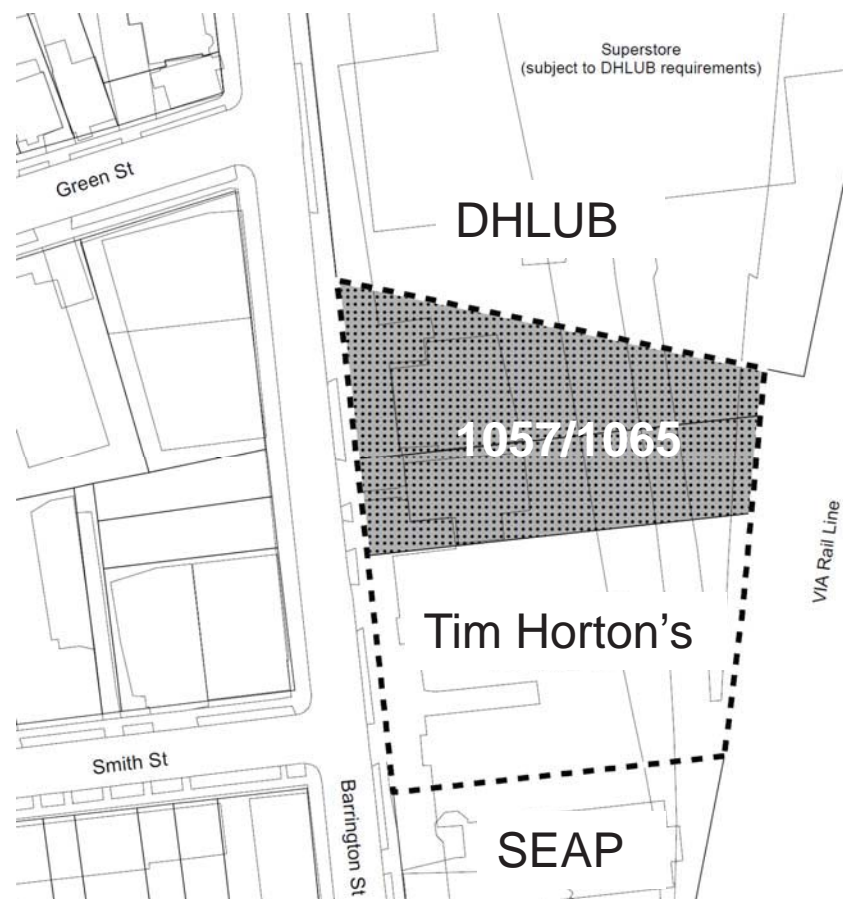
- amend planning documents
- allow proposal to be considered subject to new zoning

Benefits of New Zoning

- ability to:
 - create certainty for land owner and surrounding neighbours on building mass and height
 - incorporate urban design principles from the Downtown Halifax LUB

Regional Council Direction

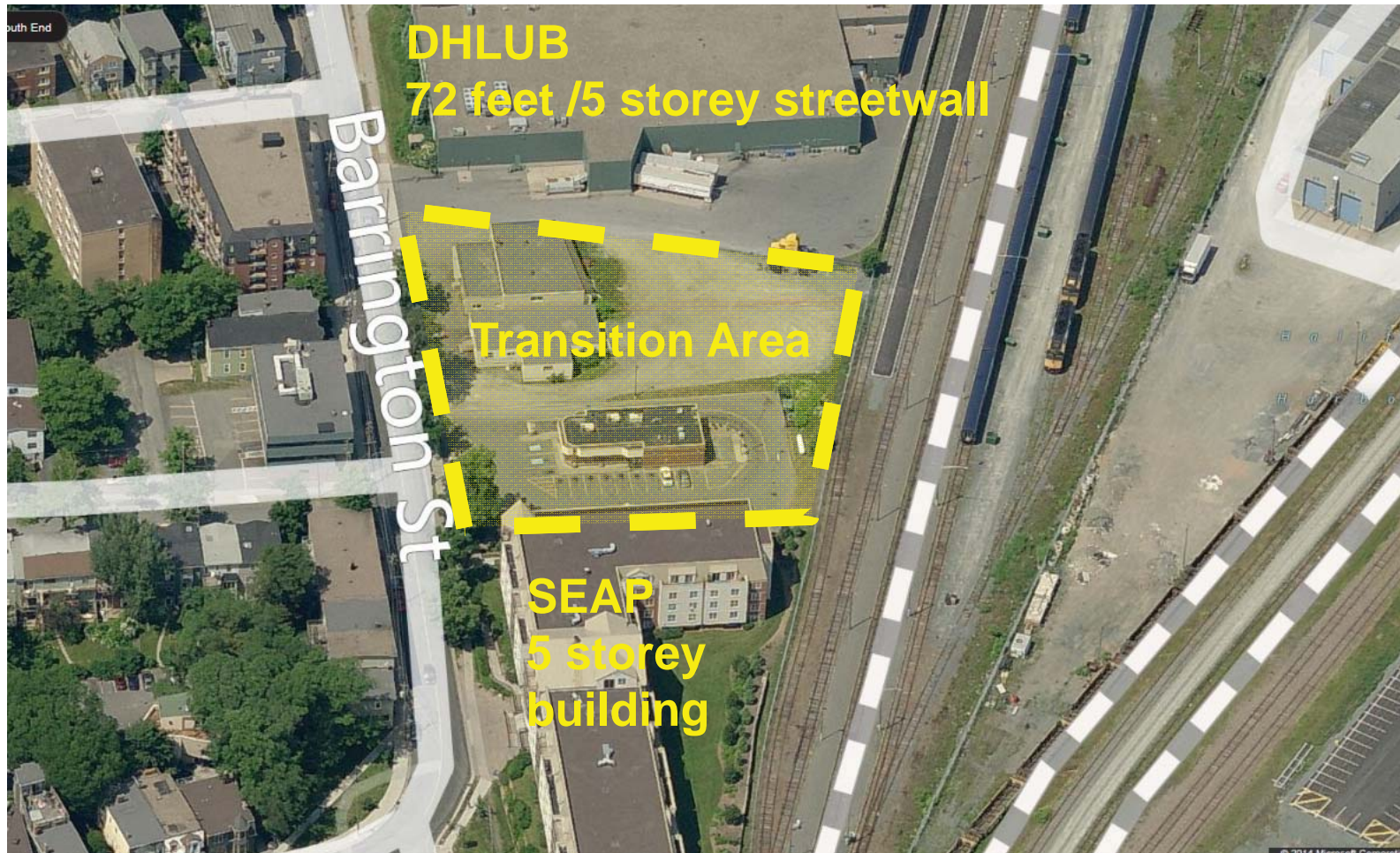
- undertake a process to consider amending planning documents
- include 1057/1065 Barrington **AND** 1047 Barrington Street (Tim Horton's site)
- aim to create new zone that acknowledges transition between the Downtown Halifax Land Use By-law (DHLUB) and the South End Area Plan (SEAP)



Zoning

What Zoning CAN Do	What Zoning CAN NOT Do
regulate height	compel the applicant to build the exact building shown
regulate setbacks	regulate hours of operation
regulate building shape	
require/prohibit materials	
regulate parking	
require amenity space	
regulate uses	
regulate landscaping	
regulate density	
regulate signage	

Transition Area



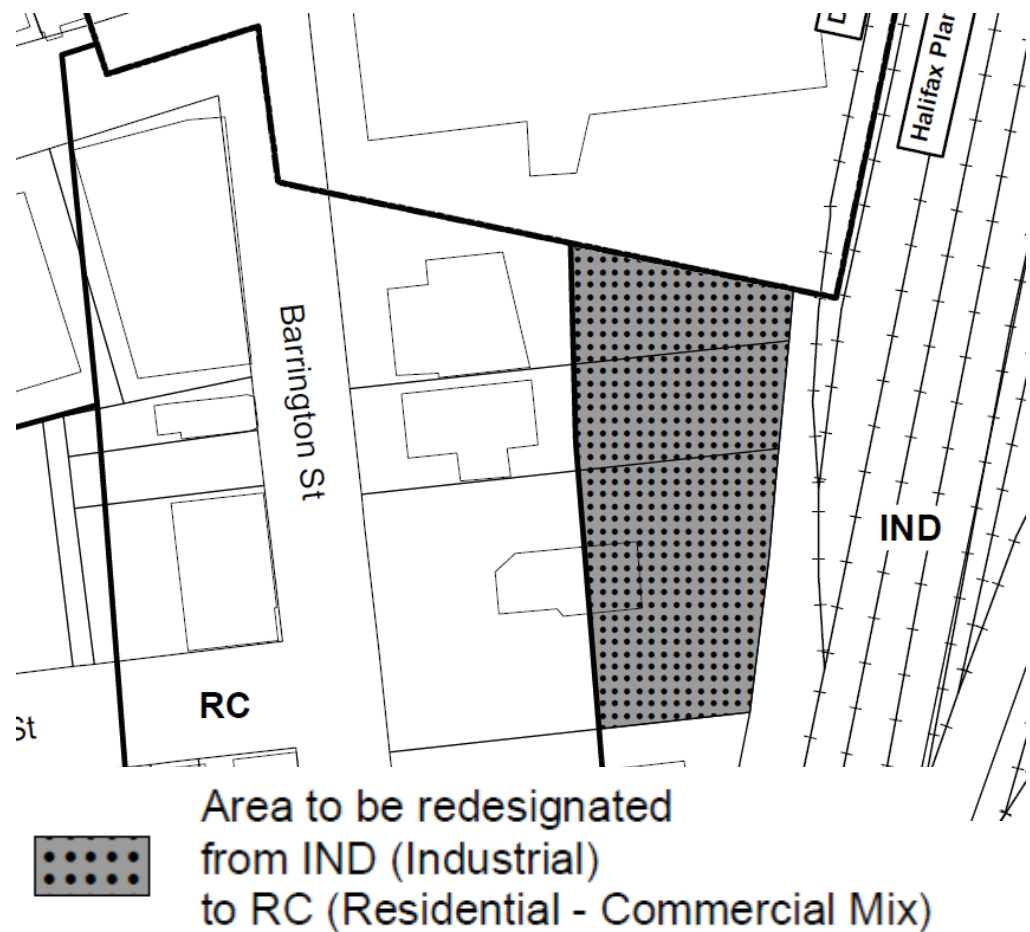
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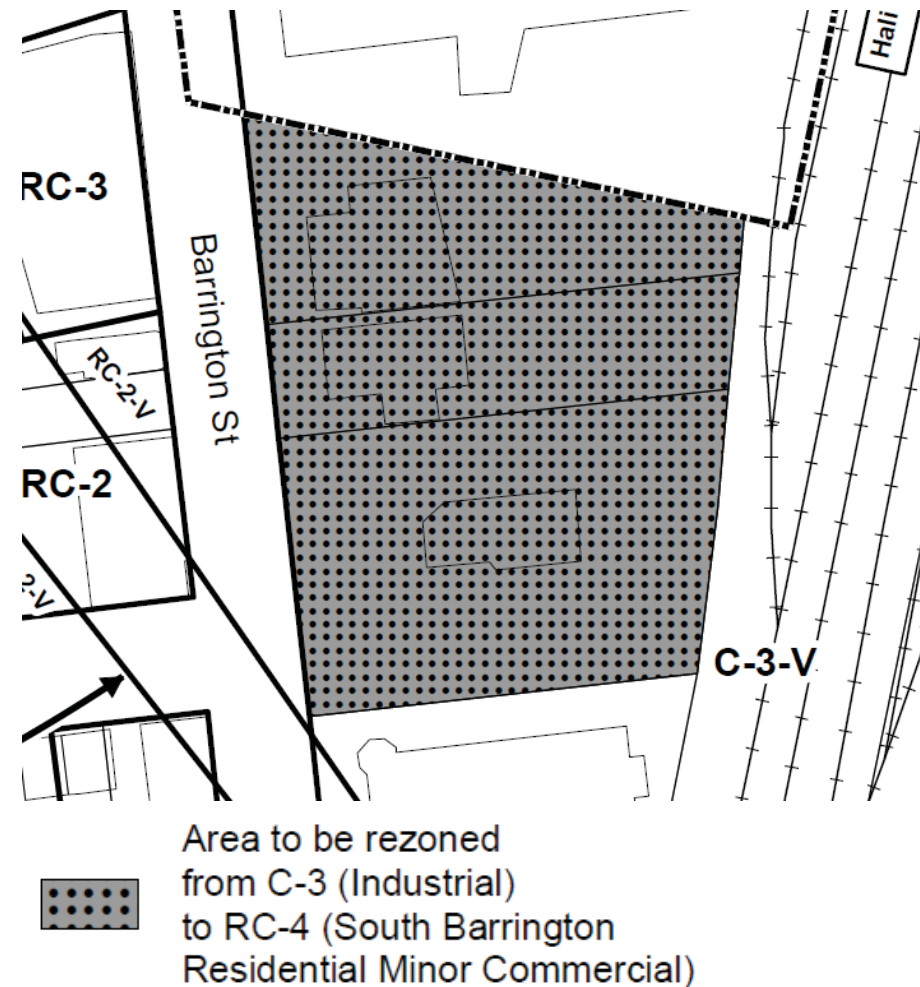
Proposed MPS Amendments

- Residential Commercial Mix Designation
- Create new zone built on principles of urban design
- Support a building height of 70 feet



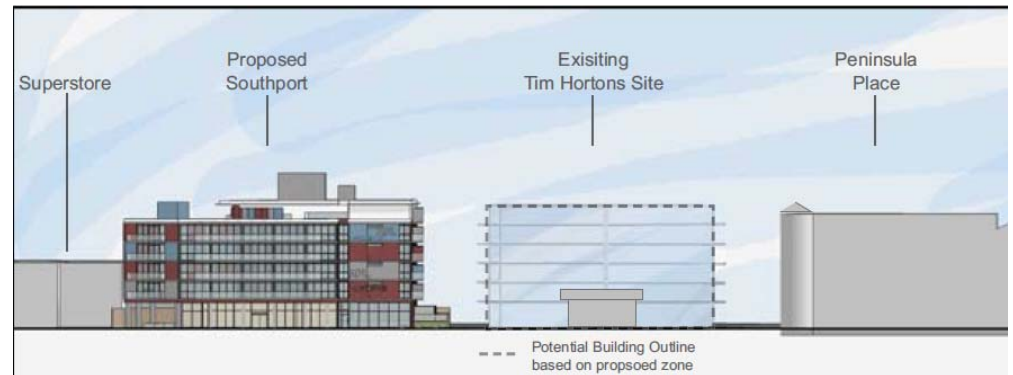
Proposed LUB Amendments

- Create RC-4 Zone and apply it to the Transition Area
- Require ground floor pedestrian-oriented commercial uses and residential uses in the remainder of a building.



Content of the Proposed RC- 4 Zone

- Regulate built form, including:
 - building height
 - streetwall height
 - streetwall setbacks
 - building mass
 - exterior cladding
- Regulate other matters, including:
 - parking (underground required)
 - signage
 - landscaping
 - amenity space
 - railway mitigation



Halifax and West Community Council Recommendation

- Adopt the proposed MPS and LUB amendments contained in the October 9, 2014 staff report, provided that:
 - the minimum side yard setback along lot lines that share an RC-4 Zone be reduced to 5.5 metres (18.0 feet)
 - allow balconies along the same lot lines to be reduced to 3.5 metres (11.5 feet).

Setbacks in Question



Report:

- 6 m (19.7') - building
- 4 m (13.1') - balconies

Revision:

- 5.5 m (18') – building
- 3.5 m (11.5') - balconies
- request of both owners
- minor reduction

Recommendation

- Adopt the proposed MPS and LUB amendments as contained in Attachments A and B of the October 9, 2014 staff report, provided that the minimum side yard setback along lot lines that share an RC-4 Zone be reduced to 5.5 metres (18.0 feet) and to allow balconies along the same lot lines to be reduced to 3.5 metres (11.5 feet).