

The word "HALIFAX" is written in a bold, white, sans-serif font. It is positioned on a dark blue background that is part of a larger graphic consisting of several overlapping triangles in various shades of blue and white.

# Halifax Regional Council

## Case 19326:

To amend the Halifax Municipal Planning Strategy, the  
Halifax Peninsula Land Use By-law and to enter into a  
development agreement at 1034-1056 Wellington  
Street, Halifax

December 9, 2014

# Background

- Original application for a dual tower 10 and 12 storey building
- Initiation Report to Regional Council: September 10, 2013
- Public Meeting: November 20, 2013
- Districts 7 & 8 Planning Advisory Committee: January 27, 2014
- 1<sup>st</sup> Reading of By-law rescinded prior to a Public Hearing taking place

# Applicant Proposal

- Application is to construct a dual tower development containing 10 storeys to the north and 8 storeys to the south
- The building height and the number of units proposed are inconsistent with existing policy and require amendments
- A Development Agreement is running concurrently with the policy amendment

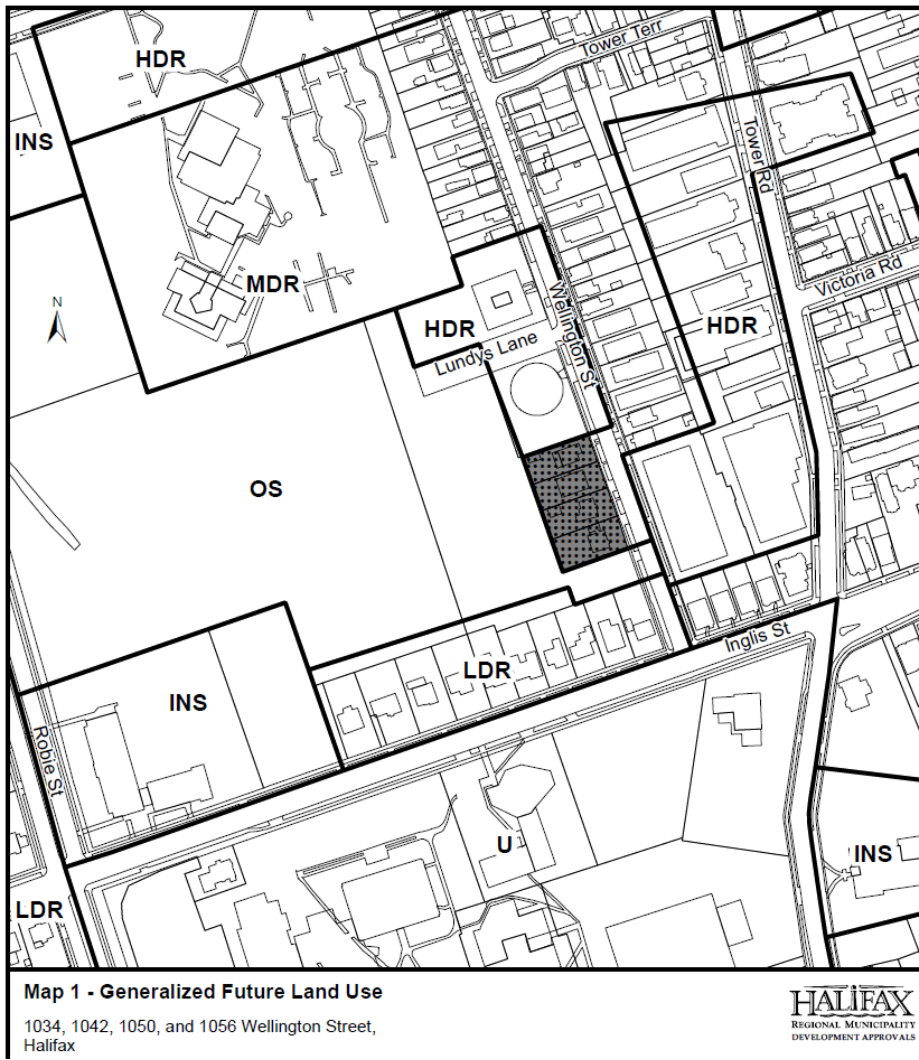
# Site Context



## The Site:

- 4 lots, each containing a single unit dwelling
- 26,940 sq ft total (0.62 acres)
- Within the South End Area of Halifax MPS

# Zoning and Designation



## Halifax Plan Area

- Designated Medium Density Residential (MDR)
- Located within Area 6 of the South End Secondary Municipal Planning Strategy
- Within 35' Height Precinct

Zoned R-2A (General Residential Conversion Zone) under the Land Use By-Law



# R-2A Zoning



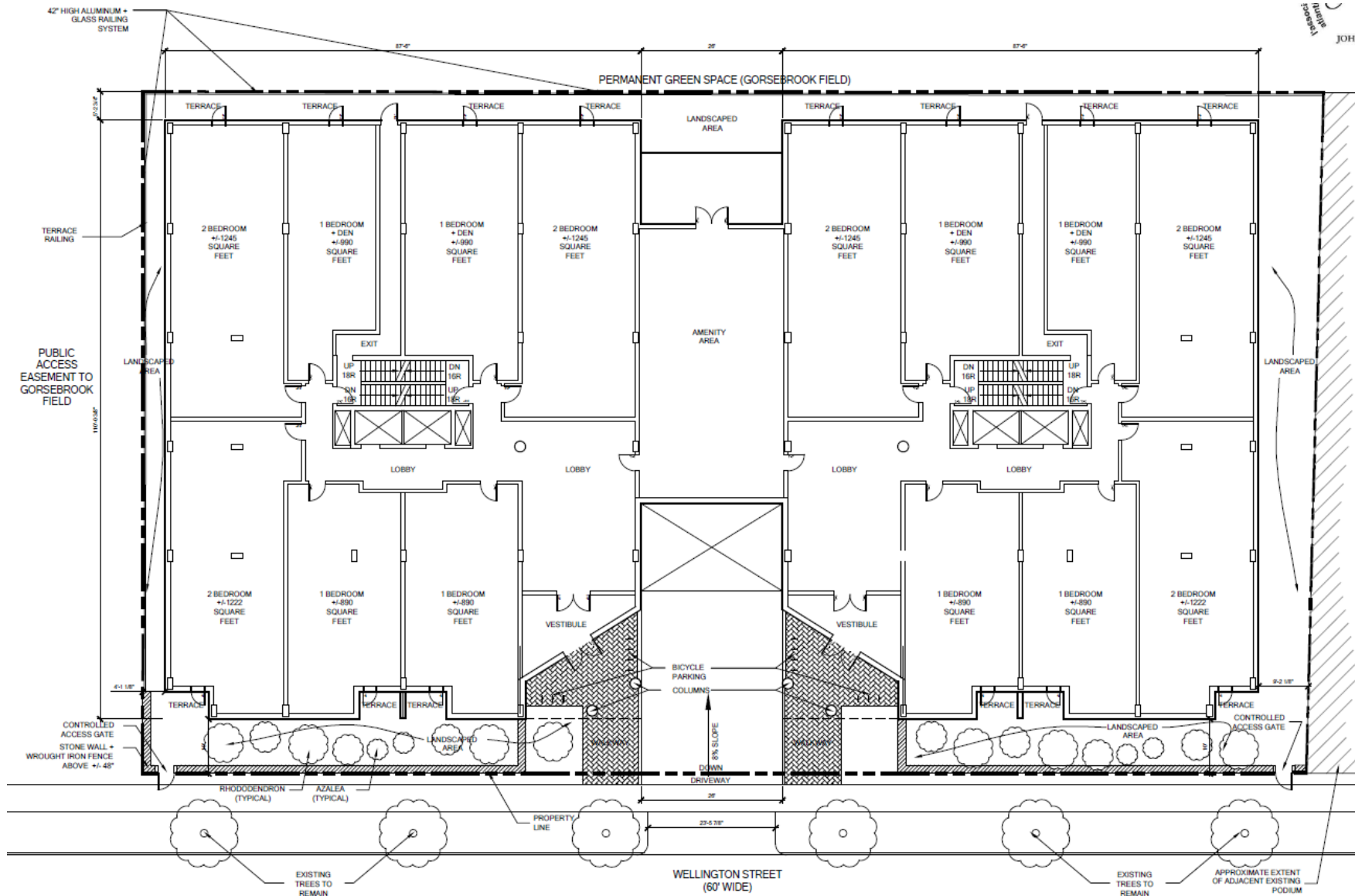
- Density limited by a max 14 units per building
- Development Permits issued for additions to 4 homes to create 23 units
- These Permits were issued under the 'As of Right' process and conform to the R-2A Zone rules

# Key Features of Proposed Development



- 2 Towers 8 and 10 storeys in height respectively
- 194,000 sq. ft. of Gross Floor Area
- 150 Underground Parking Stalls
- 4' south setback, 9' north setback, and 26' between towers
- Extensively planted green roof

IOH





## Applicant Rendering: View from East Side of Wellington



## 4 Primary Concerns for Proposal

1. Density
2. Massing
3. Livability
4. Compatibility

# #1 - Concern for Density

- Lot Coverage of 75%
- Setbacks Ranging Between 4 and 9 Feet from Property Line
- Deficient on Landscaped Open Space Requirements 29,867 ft<sup>2</sup> Provided vs. 36,720 Required

## R-3 Multiple Dwelling Zone

- The most dense & most permissive pure residential zone
- 250 pp Acre if Located in Schedule A identified as Appropriate for High Levels of Density
- 125 pp Acre if Not Located in Schedule A
- 1034-1056 Wellington Street Proposes 357 pp Acre

# #2 - Concern for Massing

Proposed  
Development

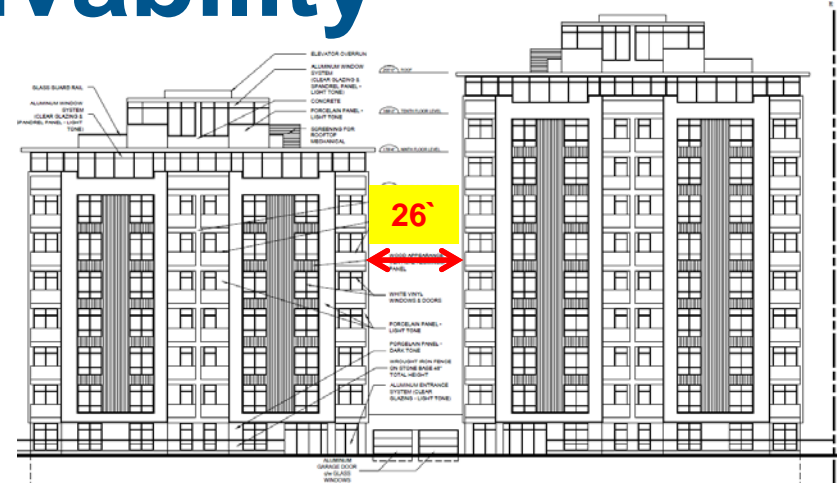


Best  
Practice

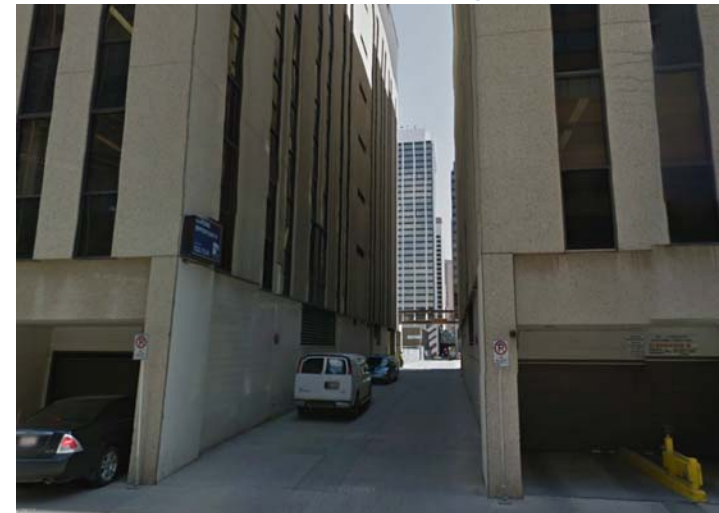


# #3 - Concern for Livability

- One of the 3 facets to sustainability is social sustainability
- Proposed design involves 26' tower spacing
- Less spacing than expected in a transitional residential site on par with Downtown Halifax spacing



Proposed Development – 7.9 metre (26 Feet) Tower Spacing



Calgary, AB – “Atrium” One & Two  
Circa 1960's - Two 8 storey buildings  
6 metres (19.68 feet) Tower Spacing



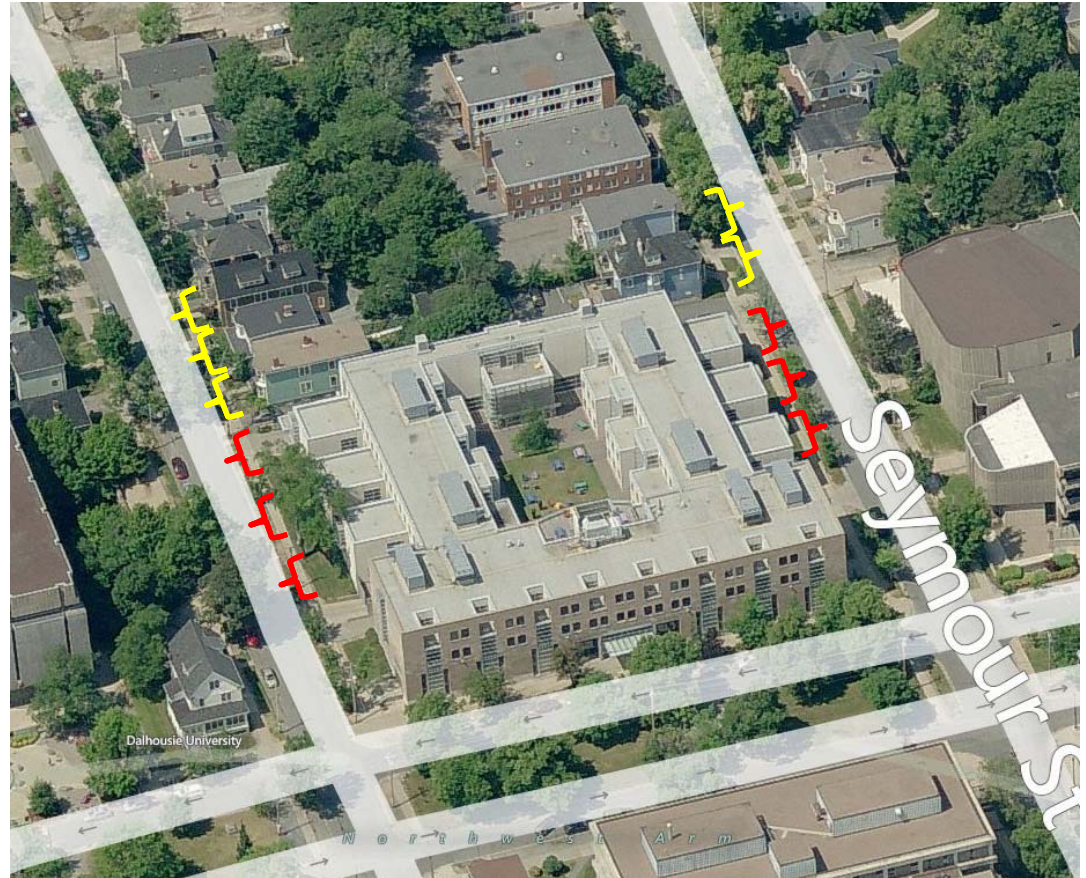
# Concern for Livability



Source:  
Jan Gehl.  
'Cities For  
People'  
2010.

# #4 - Concern for Compatibility

- Site should provide transition between single family homes to south and 13 storey tower to north
- Current towers are the exception – not the rule, as evident in existing policy
- Development should be ground oriented, open to the street, and reflect existing lot rhythm



Marion McCain Arts and Social Sciences  
Building- LeMarchant / Seymour Frontages

# Abbreviated Policy Attached to Report

## No Reference to:

- Shadow or Wind Mitigation
- Landscaping & appropriate Park Interface
- Maximizing Physical and Visual Permeability At-Grade
- Setbacks & Lot Coverage Which Complement Existing Context
- Grade-Oriented Access to Units

# Staff Recommendation

For these reasons, and those stated in the report, Staff recommends refusal of this application to amend the SMPS, and Land Use By-law as well as to enter into a Development Agreement

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**HALIFAX**

**Thank You**