

HALIFAX

Public Hearing for Case 20871

Development Agreement: 6070 Almon Street

Halifax and West Community
Council April 27, 2021

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Applicant Proposal

Slide 2

Applicant: WSP Canada

Location: 6070 Almon St

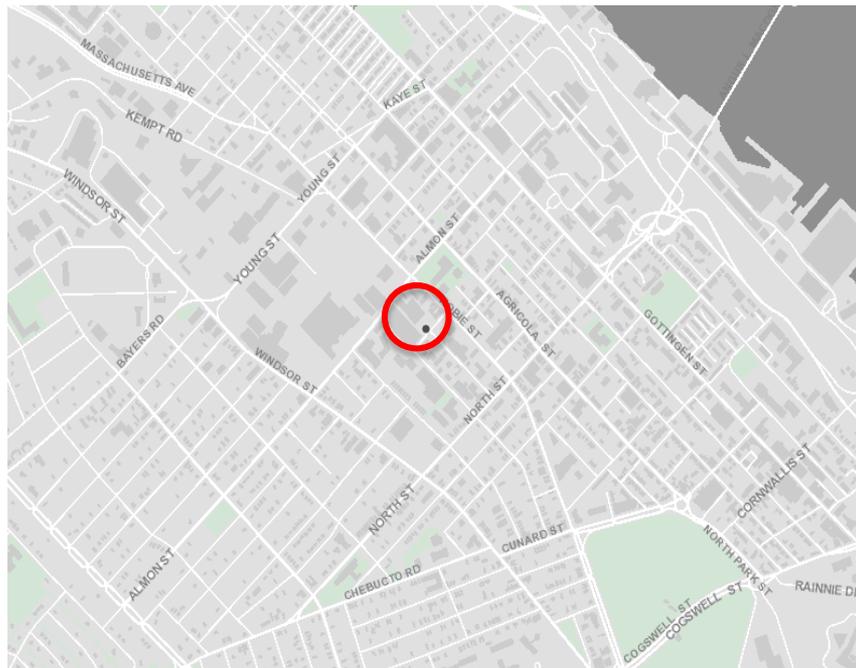
Proposal: Construct a large scale development project with five building towers (the “Building Elements”) and a total of 620 units and 4,950 sq. m of commercial space;



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Almon Street & St. Albans Street

Slide 3



General Site location



Site Boundaries in Red

Site Context/Photos

Slide 4





**Regional Plan &
Subdivision
Bylaw**

Guide where population growth and the investment of services like transit, piped water and sewer should occur.



Community Plan

Outlines where and how different types of development may occur. Particular uses may not be permitted in some areas, other uses may only be allowed by going to Council for approval and getting feedback from the community.



**Land Use Bylaw
(Zoning)**

Specifies what can be approved without going to Council and seeking feedback from the public.

Policy & By-law Overview

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Halifax Municipal Planning Strategy & Regional Centre Secondary Municipal Planning Strategy

- **Zone**

- CEN-2 (Center-2) Zone

- **Designation**

- Centre

- **Existing Use**

- Under Construction

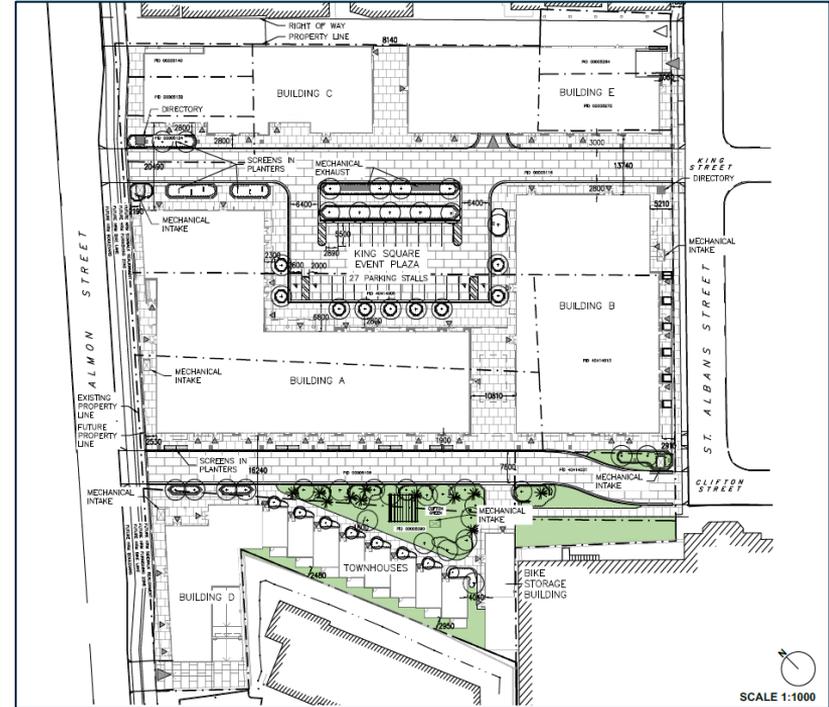
- **Enabling Policy**

- 10.25 Regional Centre SMPS enable applications submitted before the advertising of Council's intent to adopt the new plan to be considered under the policies of the previous MPS
- Policies 2.3.1, 2.3.2 and 2.3.3 (deleted) of the Halifax MPS allowed for the consideration of residential and mixed-use buildings by development agreement provided the land was located on Schedule Q of the LUB.

Proposal

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- Maximum of 620 residential units;
- 5 towers and 1 row of townhouses on shared building podium;
- Requires a minimum of 50% of the residential units to be 2 bedrooms;
- 10% of the units in Building Element A will be a minimum of 3 bedrooms;
- Maximum of 4,950 sq. m of commercial space;
- Provides a shared street design for multi-modal transportation through the site; and
- Requirements for landscaping including the provision of interim landscaping should areas of the site remain undeveloped for 18 months.



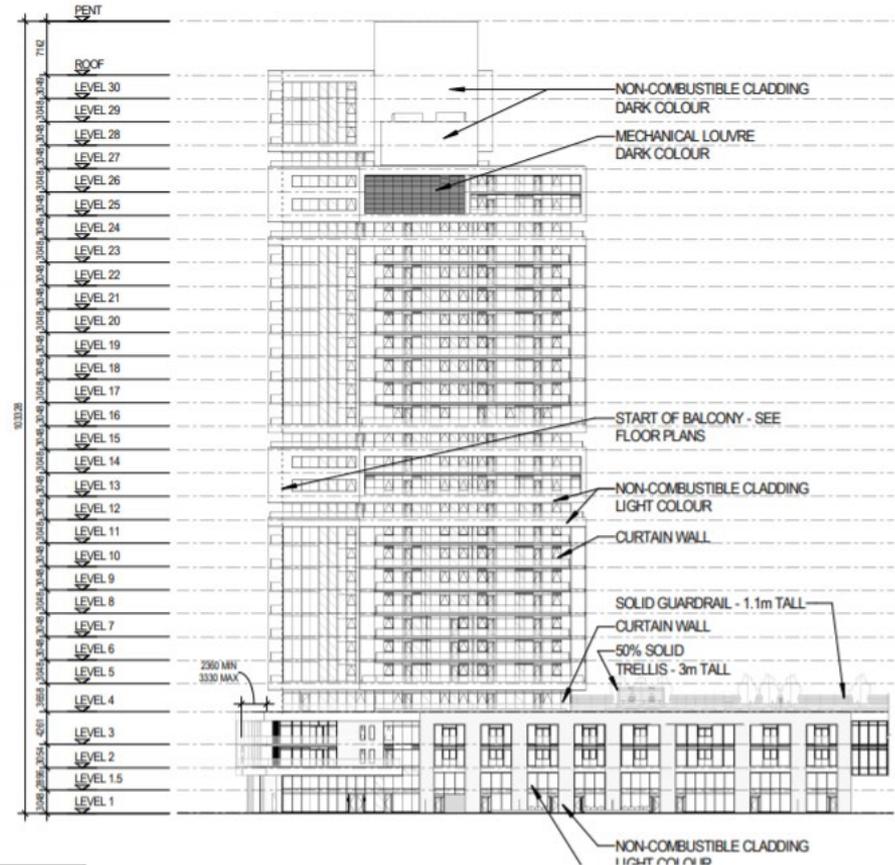
Site Plan

Proposal

Slide 8

Building Element A

- Maximum height of 103.3 m and 30 storeys;
- Maximum of 257 residential units;
- Maximum of 1,397 sq. metres of commercial space;
- The minimum unit size of a 2 bedroom unit will be 102.2 sq. metres; and
- The minimum unit size of a 3 bedroom unit will be 125 sq. metres.



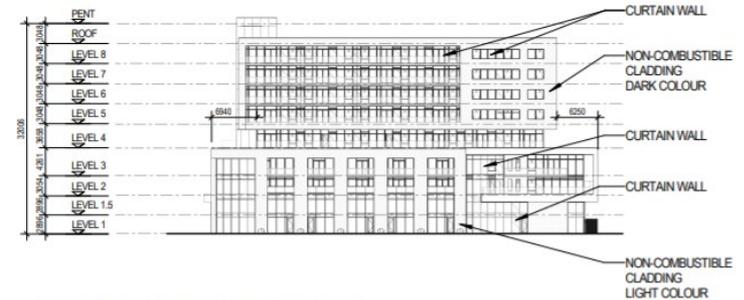
HALIFAX

Proposal

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Building Element B

- Maximum height of 32 m and 8 storeys;
- Maximum of 94 Residential units; and
- Maximum of 1,753 sq. metres of commercial space.



BLDG B - SOUTH ELEVATION



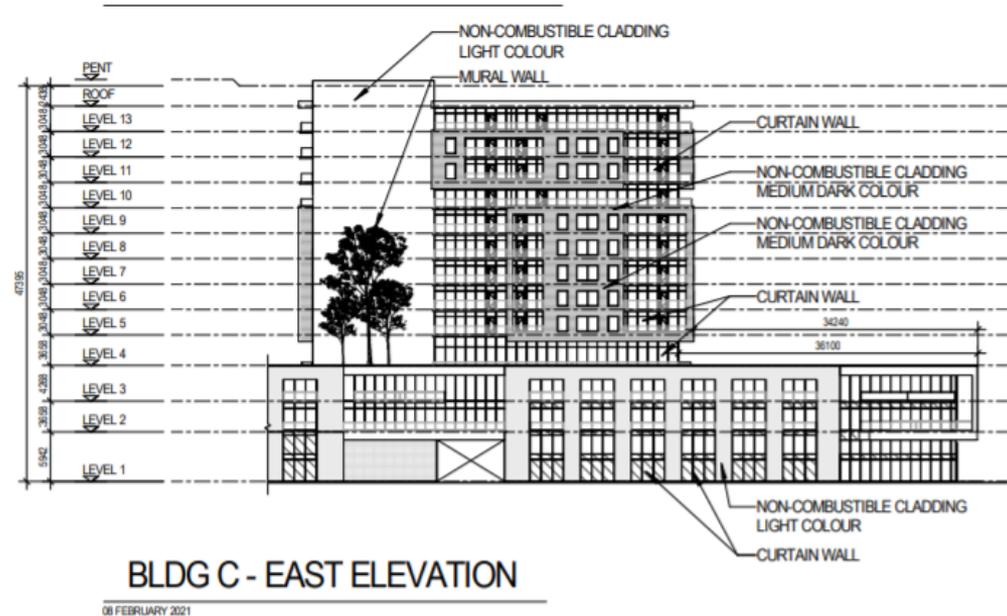
BLDG B - WEST ELEVATION

Proposal

Slide 10

Building Element C

- Maximum height of 47.39 m and 13 stories;
- Maximum of 110 residential units; and
- Maximum of 1,124 sq. metres of commercial space.



Proposal

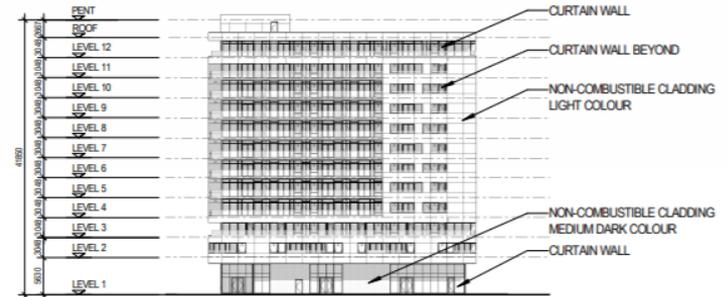
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Building Element D

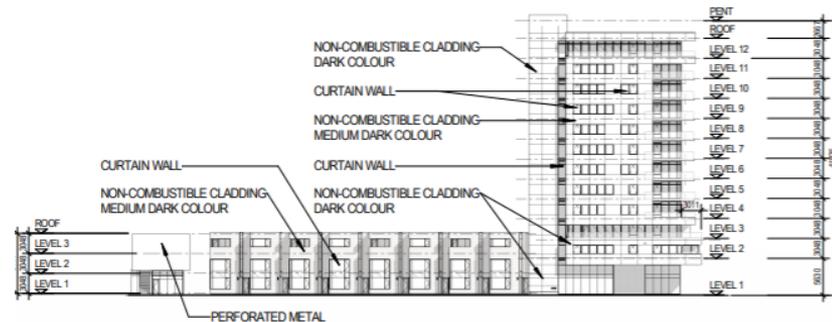
- Maximum height of 41.83 m and 12 storeys;
- Maximum of 86 residential units; and
- Maximum of 352 sq. metres of commercial space.

Building Element Townhouses

- Maximum height of 9.14m and 3 storeys; and
- Maximum of 8 residential units.



BLDG D - NORTH ELEVATION



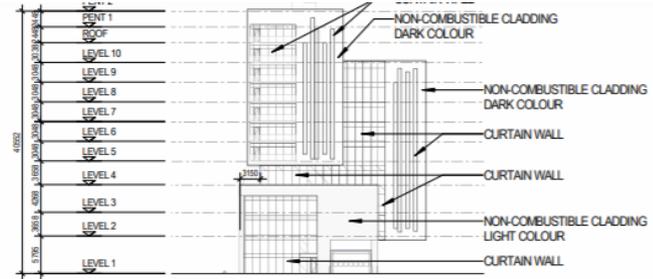
TOWNHOUSE + BLDG D - EAST ELEVATION

Proposal

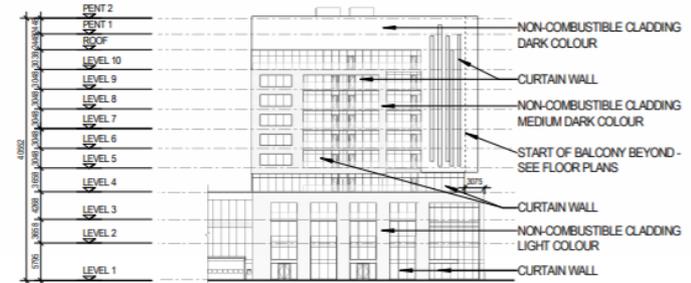
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Building Element E

- Maximum height of 40.55 m and 10 storeys;
- Maximum of 65 residential units; and
- Maximum of 324 sq. metres of commercial space.



BLDG E - SOUTH ELEVATION



BLDG E - WEST ELEVATION

08 FEBRUARY 2021

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2.3.2 and 2.3.3, requires Council to consider:

- (i) the relationship of new development to adjacent properties and uses; and, the mitigation of through effective urban design and landscaping;
- (ii) integration into the traditional grid street system;
- (iii) encourage vehicular traffic to use Principal Streets and discourage traffic from infiltrating through existing neighbourhoods;
- (iv) high quality design detail at street level through attention to such matters as landscaping, signs, building entrances, and vehicle layby areas;
- (v) the provision of high quality open space and leisure areas;
- (vi) residential and commercial densities consistent with municipal services; and
- (vii) encouraging high quality exterior construction materials such as masonry.

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification, newspaper ad and a public information meeting with table discussions on January 22, 2019
- Feedback from the community generally included the following:
 - Liked the neighbourhood concept, the mobility through the site and the design of the buildings
 - Concerns around traffic, parking and the height of the towers

Notifications
Mailed



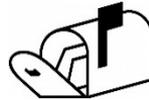
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Meeting
Attendees



91

Correspondence
Received



7

Webpage Views



351 in
April



February 25, 2019

The Halifax Peninsula PAC provided the following feedback:

- Values diversity in building forms across site;
- Appreciates efforts to incorporate affordable housing within development, and encourage inclusion of affordable housing units dispersed throughout site;
- Recommends housing units be represented in all unit types;
- Recommends incorporating traffic-slowing measures in shared pedestrian-focused space;
- Recommends a maximum 3 storey street-wall or other efforts to prioritize pedestrian experience;
- Appreciates step-backs in building design to improve pedestrian experience, and encourages additional step-backs on Building Element C;
- Values efforts by developer to elicit public input on design;
- Appreciates the inclusion of cultural space and unique design elements of Building Element E; and
- Recognizes and appreciates the building design is in line with proposed Centre Plan parameters.

Changes After Public Consultation

Height

Various height increases to the building elements:

- A increased from 27 to 30 storeys
- B increased from 7 to 8 storeys
- C increased from 10 to 13 storeys
- D increased from 10 to 12 storeys
- E increased from 2 to 10 storeys
- Townhouses went from 4 to 3 storeys

Building Massing and articulation

- Building setbacks increased and articulation changes for all buildings
- Podium height increased from 2 storeys to 3 storeys for central podium

Land Use

- Commercial use decreased to just ground floor commercial
- Institutional use in E changed to residential

Summary: Key Aspects of the Proposed Development

- Maximum of 620 residential units;
- 5 towers and 1 row of townhouses on shared building podium;
- Requires a minimum of 50% of the residential units to be 2 bedrooms;
- 10% of the units in Building Element A will be a minimum of 3 bedrooms;
- Maximum of 4,950 sq. m of commercial space;
- Provides a shared street design for multi-modal transportation through the site; and
- Requirements for landscaping including the provision of interim landscaping should areas of the site remain undeveloped for 18 months

A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution. The only amendments that can be considered for these “grandfathered” applications are non-substantive and future substantive amendments are not permitted.

As proposed, Non-Substantive Amendments within this agreement include the following:

- Changes to the landscaping plan as detailed in Section 3.12 or which, in the opinion of the Development Officer, do not conform with Schedule C;
- Changes to enable the conversion of the parking podium for the building located on Gladstone Street which is located adjacent to the townhouses in the southern corner, to townhouses;
- Reduction in the heights of the Building Elements;
- The granting of an extension to the date of commencement of construction as identified in Section 7.3.1 of this Agreement; and
- The length of time for the completion of the development as identified in Section 7.4 of this Agreement.

Staff recommend that Halifax and West Community Council:

- Approve the proposed development agreement as set out in Attachment A of the staff report dated March 10, 2021

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Thank You

Jennifer Chapman



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