Re: Item No. 11.1

HALIFAX

Case 19858 – Public Hearing MPS & LUB Amendment Coburg Road & Larch Street

Halifax Regional Council

January 24, 2017

Requested Amendments

Purpose

To enable a 5 storey multi-unit residential building by development agreement

Municipal Planning Strategy

Add site specific development agreement policy to allow such an agreement to be considered by community council

Land Use By-law

Include references to site specific Municipal Planning Strategy policy

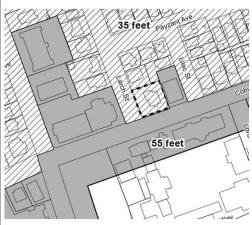
Site Location



- Single Lot
- 982 m² (10,566 ft²) area
- Vacant 2 ½ storey house (former student residence, chaplaincy services)



Current MPS Policy Context



Peninsula Centre Secondary Plan

• Medium Density Residential

Halifax Peninsula LUB

- General Residential (R-2)
- Max. 4 units
- Height Precinct = 35 feet
- Max. lot coverage = 35%

H\(\text{LIF}\(\text{X}\)

Community Engagement

Initiation of MPS Amendments - June 23, 2015

- · No proposed design; Design Guidelines:
- 4-5 storey with 3 storey streetwall
- setbacks from residential properties

Public Information Meeting - Dec. 3, 2015

• 5-6 storeys & 28 units



Planning Advisory Committee - Feb. 22, 2016

• 5 storeys & 28 units



HALIFAX

Draft Centre Plan Alignment

- Centre Plan has engaged the community on location and form of development in the Regional Centre
- Current applications often form part of the discussion with the public
- Centre Plan used as a informative comparison document, not a decision making tool

H Λ LIF Λ X

Draft Centre Plan Alignment

Proposed Higher Order Residential area

Urban Structure Characteristics

- moderately scaled (four to six storey) ground oriented apartment style buildings
- · appropriate transitions to adjacent buildings
- · access to the street at-grade
- building setbacks that support the pedestrian environment
- private outdoor amenity space
- · on-site parking requirements in high demand areas

H\LIF\\X



Proposed Development Agreement Criteria

- Maximum building height of five storeys
- Four storey streetwall
- Stepbacks required above streetwall
- Required transition to adjacent lower scale buildings
- Main floor unit individual entries
- Streetscaping at pedestrian level
- Housing diversity via bedroom mix

Recommendation Rationale

- Strategic location
- · Good access to transit
- Corner lot
- · Underutilized site
- · Existing larger scale buildings in area

H\(\text{LIF}\(\text{X}\)

Recommendation

It is recommended that Halifax Regional Council:

Approve the proposed amendments to the Halifax Municipal Planning Strategy (MPS) and Halifax Peninsula Land Use By-law (LUB), as set out in Attachments A and B of the staff report, dated Nov. 1/16 to enable a multi-unit residential building at 6345 Coburg Road, Halifax.

