

HALIFAX

Case 20761

Municipal Planning Strategy and Land
Use By-law Amendment Request
Robie, College and Carlton Streets

Halifax Peninsula PAC

August 20, 2018

Direction by Regional Council

August 1, 2017: Continue to process this site-specific MPS amendment, subject to the proposal:

- a) addressing the planning principles of:
 - Transition;
 - Pedestrian-orientation;
 - Human-scale;
 - Building design; and
 - Context-sensitive.

- b) generally aligning with the June 2017 Centre Plan document relative to:
 - **Urban Structure** (Centre Designation)
 - **Height** (16-20 storeys); and
 - **Floor Area Ratio** (not specified)

Regional Plan Policy - Heritage

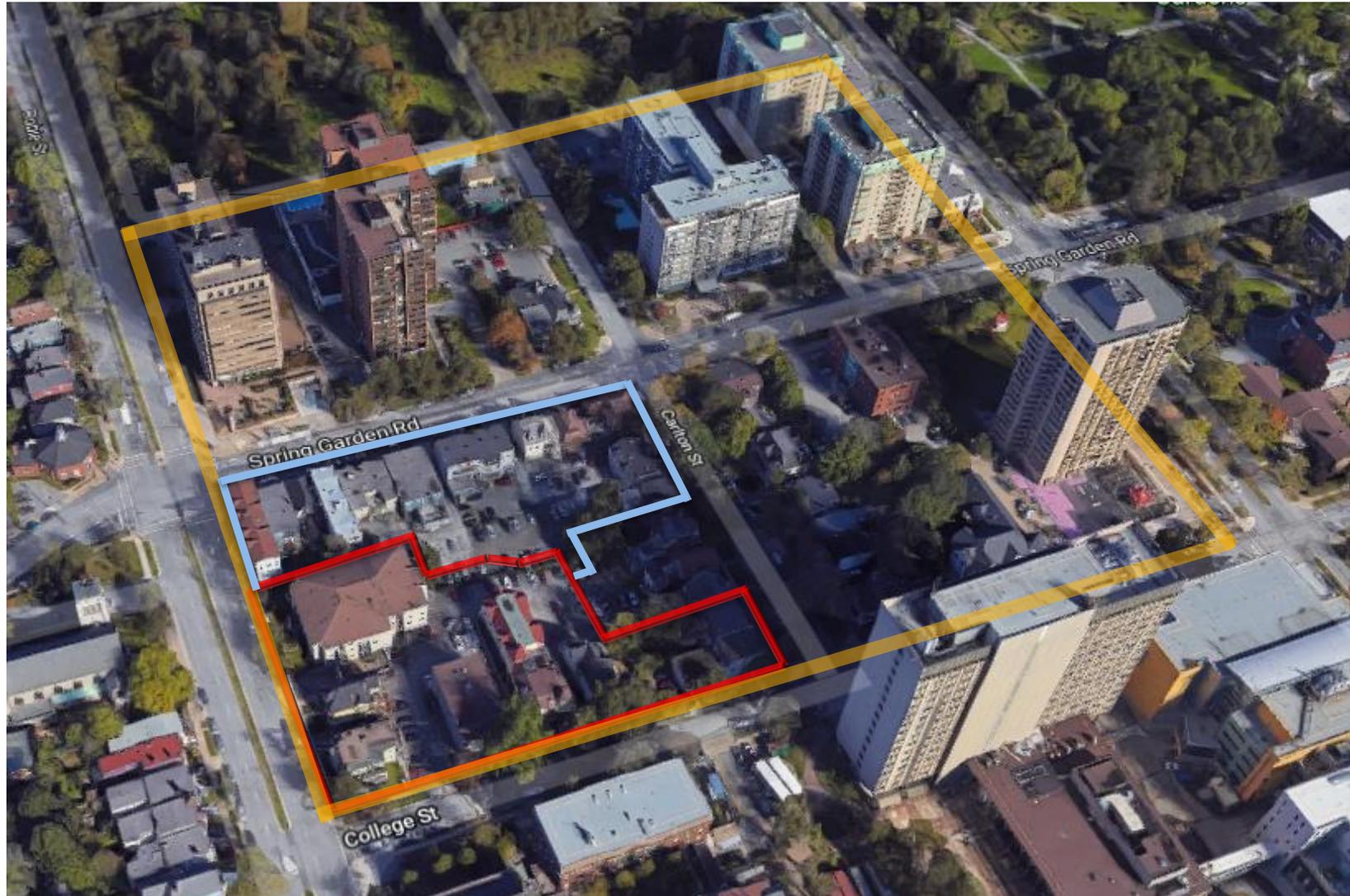
Regional Plan contains policy requiring that consideration be given to the architecture of new development in the immediate environs of heritage properties and that such architecture be sensitive and complementary to existing heritage properties.

Policy CH-16 provides guidance for development abutting heritage properties. The intent is to support innovative design solutions, with emphasis on heritage integration, that incorporate architecture, place-making, and material selection of the highest quality that are appropriate in relation to their abutting neighbours.

Site Context



Site Context



Peninsula Centre Plan Area – Spring Garden Sub Area

Site Context



Subject site looking southeast from Robie Street.

Site Context



Subject site looking northeast from Robie Street.

Site Context



Subject site looking northeast from College Street.

Site Context



Subject site looking northeast from College Street.

Site Context



Subject site looking west from College Street.

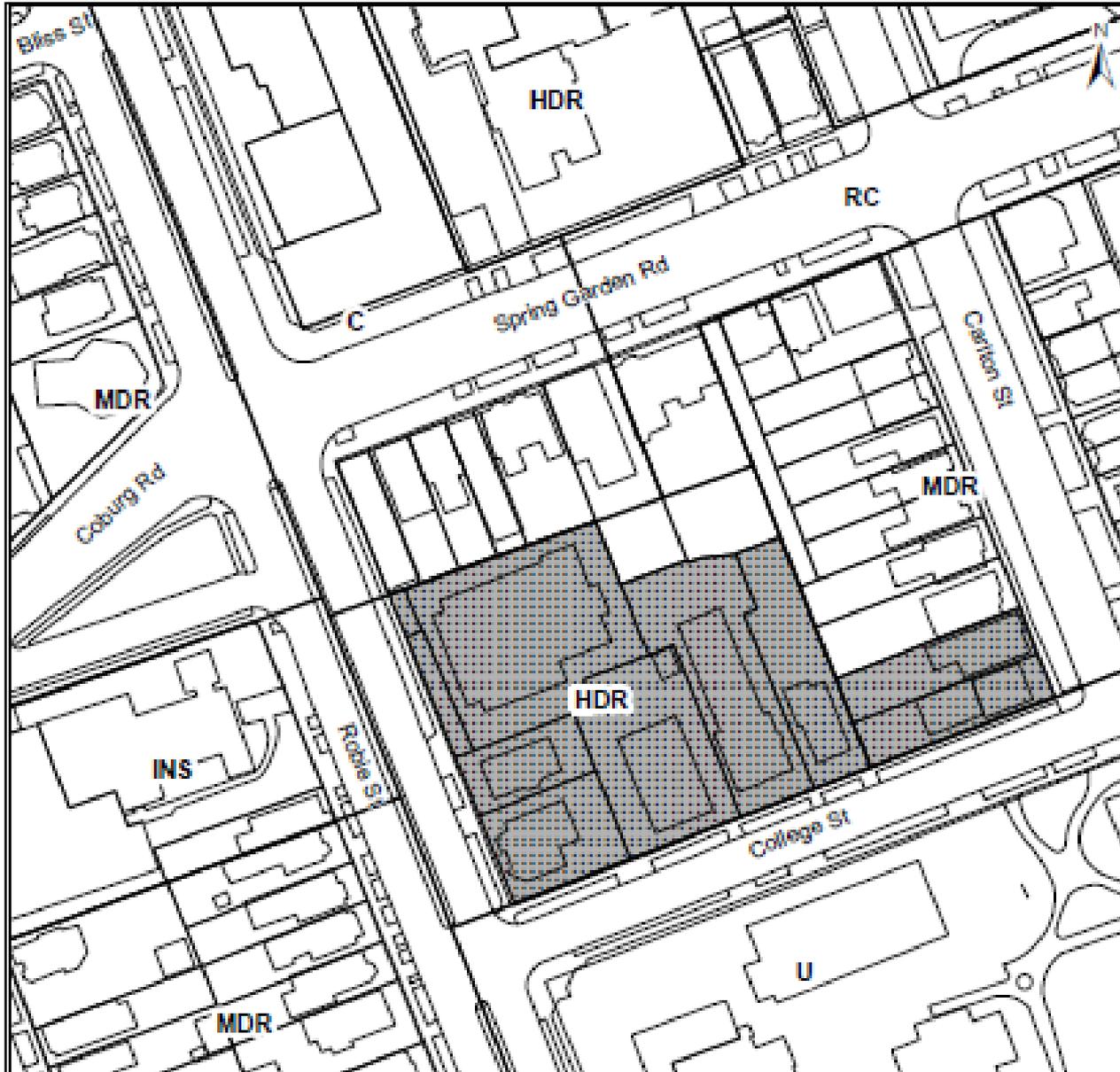
Site Context



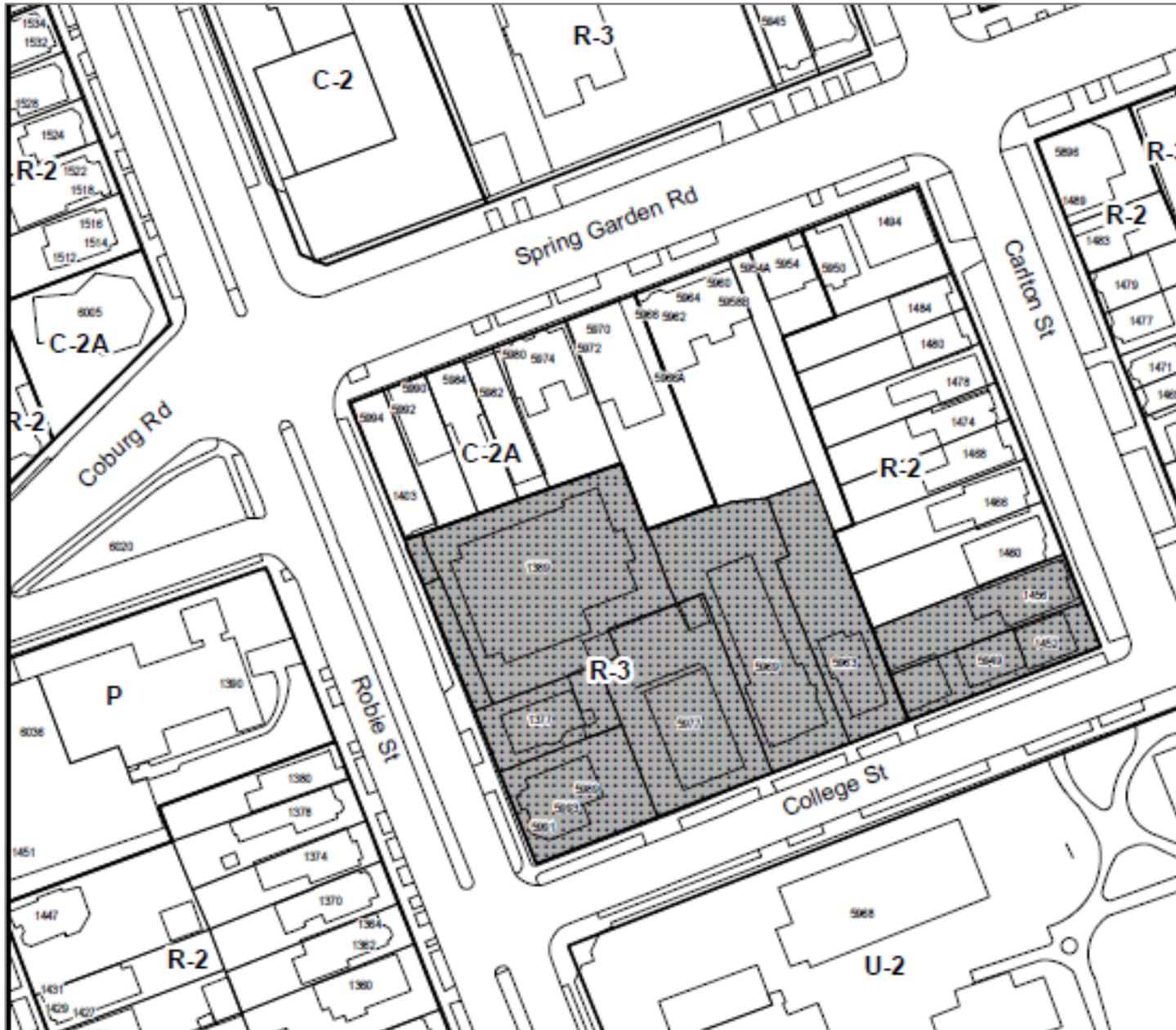
Subject site looking west from Carlton Street.

Existing Halifax Municipal Planning Strategy (MPS)

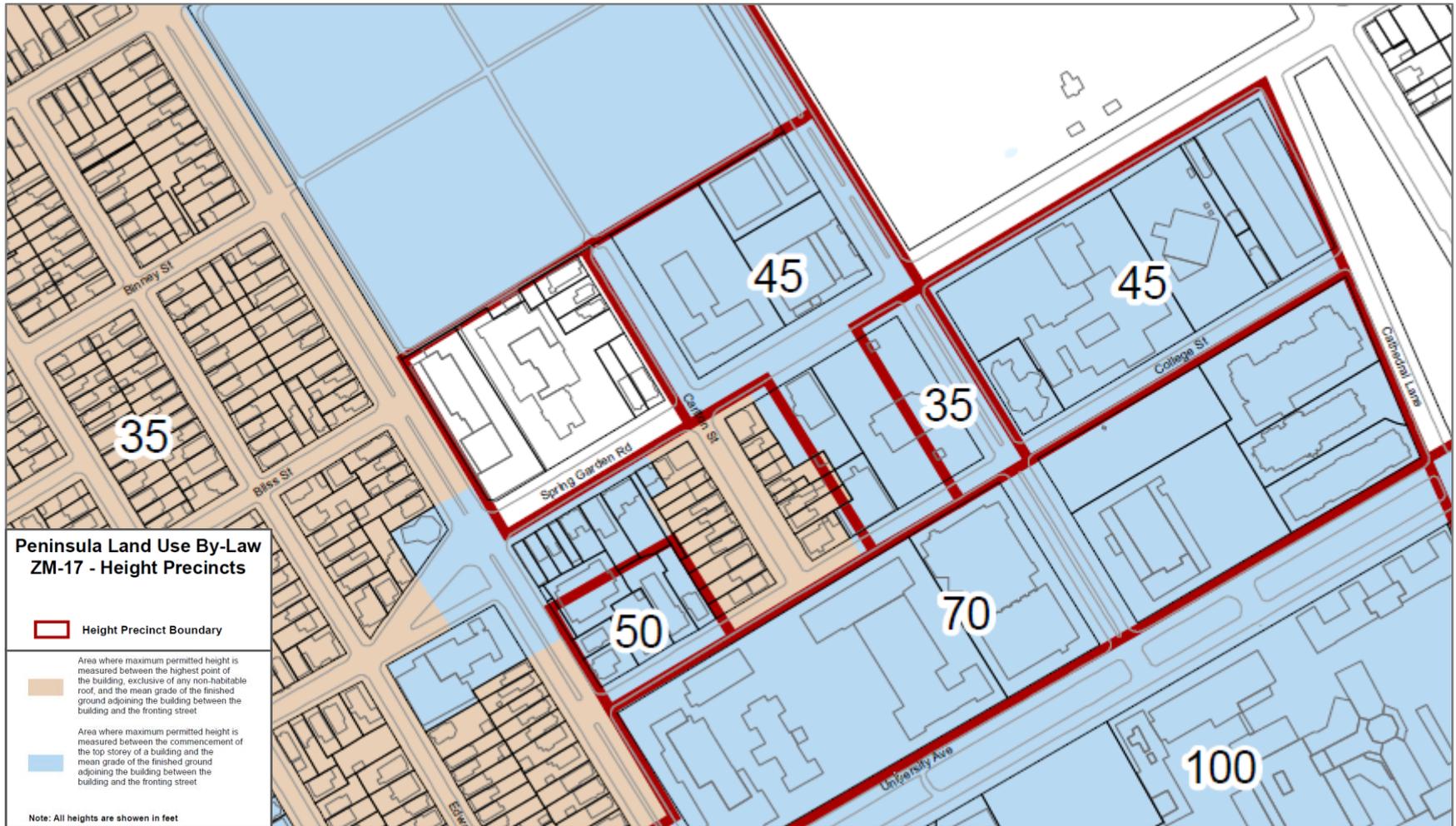
Designations – Peninsula Centre Secondary Plan Area



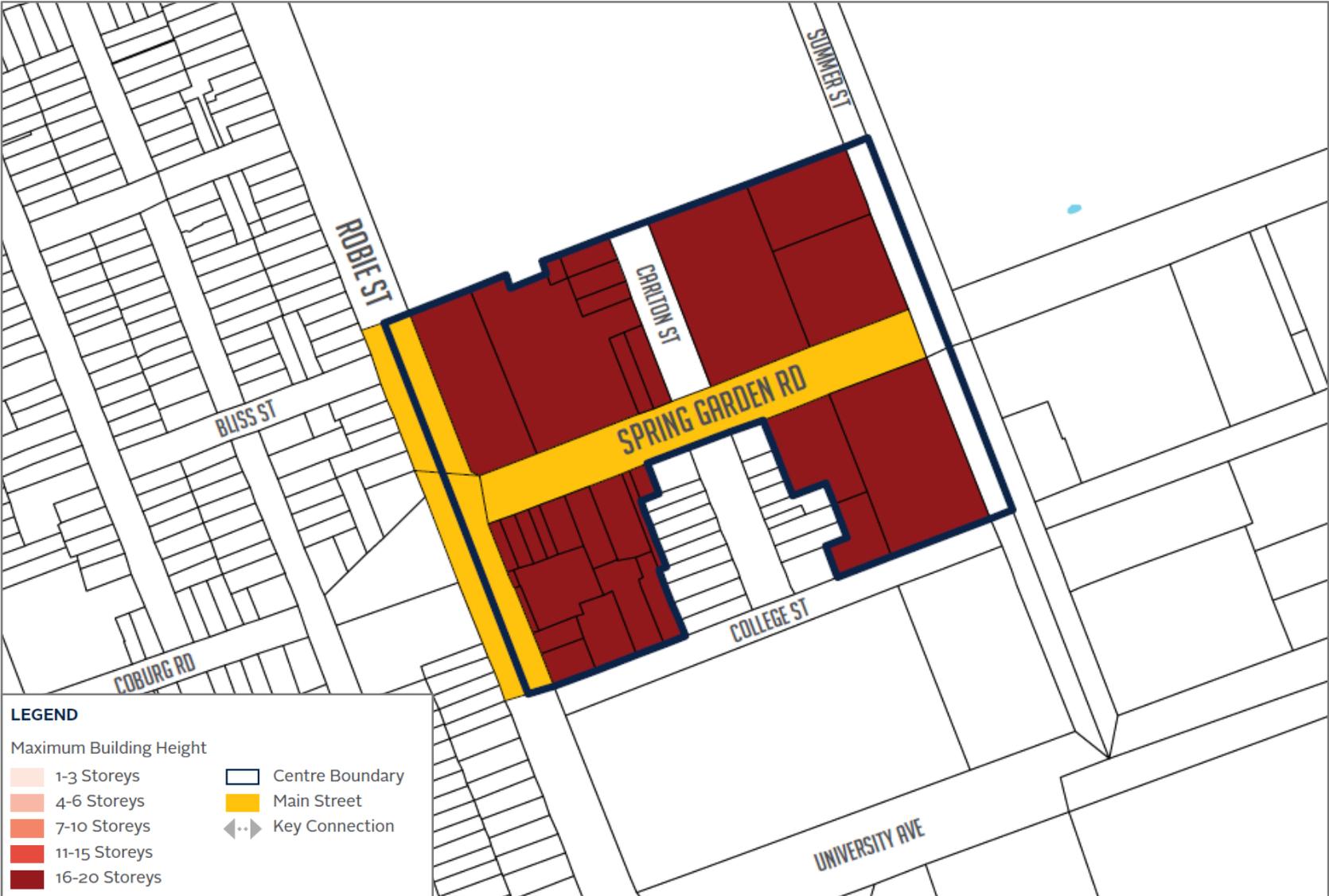
Existing Halifax Land Use By-law (LUB)



Height Map – Halifax Peninsula LUB



2017 Centre Plan – Urban Structure/Height Map



Proposal

Applicant: Kassner
Goodspeed Architects Ltd.

Location: Robie, College
and Carlton Streets, Halifax.

Proposal: 26 and 20–storey
mixed-use development



- Total Site Area: 63,520 ft²
- ~400 Residential Units
- ~32,000 ft² of commercial space
- Underground parking for ~384 vehicles
- Relocation of Registered Heritage Structure at 5969 College Street (subject to separate process)

HALIFAX

Proposal



Perspective View - North West View

Proposal



Perspective View – College Street

Proposal



Perspective View – Robie Street

Proposal



Perspective View – Carlton Street

Proposal



Perspective View – College Street

Perspective View



Perspective View 1 (Site Plan View)

Perspective View



Perspective View 2 (Looking Northeast)

HALIFAX

Perspective View



Perspective View 3 (Looking East)

HALIFAX

Perspective View



Perspective View 4 (Looking Southeast)

HALIFAX

Perspective View



Perspective View 5 (Looking North)

HALIFAX

Perspective View



Perspective View 6 (Looking Southwest)

HALIFAX

Perspective View



Perspective View 7 (Looking West)

HALIFAX

Direction by Regional Council

August 1, 2017: Continue to process this site-specific MPS amendment, subject to the proposal:

- a) addressing the planning principles of:
 - **Transition;**
 - **Pedestrian-orientation;**
 - **Human-scale;**
 - **Building design; and**
 - **Context-sensitive.**

- b) generally aligning with the June 2017 Centre Plan document relative to:
 - **Urban Structure** (Centre Designation)
 - **Height** (16-20 storeys); and
 - **Floor Area Ratio** (not specified)

Regional Plan Policy – CH-16 (Heritage)

Regional Plan Policy – CH-16

- (a) the careful use of materials, colour, proportion, and the rhythm established by surface and structural elements should reinforce those same aspects of the existing buildings;
- (b) ensuring that new development is visually compatible with yet distinguishable from the abutting registered heritage property. To accomplish this, an appropriate balance must be struck between mere imitation of the abutting building and pointed contrast, thus complementing the abutting registered heritage property in a manner that respects its heritage value;

Regional Plan Policy – CH-16

(a) the careful use of materials, colour, proportion, and the rhythm established by surface and structural elements should reinforce those same aspects of the existing buildings;

(b) ensuring that new development is visually compatible with yet distinguishable from the abutting registered heritage property. To accomplish this, an appropriate balance must be struck between mere imitation of the abutting building and pointed contrast, thus complementing the abutting registered heritage property in a manner that respects its heritage value;

Regional Plan Policy – CH-16

- (c) ensuring that new developments respect the building scale, massing, proportions, profile and building character of abutting federally, provincially or municipally registered heritage structures by ensuring that they:
 - (i) incorporate fine-scaled architectural detailing and human-scaled building elements.
 - (ii) reinforce, the structural rhythm (i.e., expression of floor lines, structural bays, etc.) of abutting federally, provincially or municipally registered heritage properties; and
 - (iii) any additional building height proposed above the pedestrian realm mitigate its impact upon the pedestrian realm and abutting registered heritage properties by incorporating design solutions, such as stepbacks from the street wall and abutting registered heritage properties, modulation of building massing, and other methods of massing articulation using horizontal or vertical recesses or projections, datum lines, and changes in material, texture or colour to help reduce its apparent scale;

Regional Plan Policy – CH-16

(d) the siting of new developments such that their footprints respect the existing development pattern by:

(i) physically orienting new structures to the street in a similar fashion to existing federally, provincially or municipally registered heritage structures to preserve a consistent street wall; and

(ii) respecting the existing front and side yard setbacks of the street or heritage conservation district including permitting exceptions to the front yard requirements of the applicable land use by-laws where existing front yard requirements would detract from the heritage values of the streetscape;

Regional Plan Policy – CH-16

- (e) not unreasonably creating shadowing effects on public spaces and heritage resources;
- (f) complementing historic fabric and open space qualities of the existing streetscape;
- (g) minimizing the loss of landscaped open space;

Regional Plan Policy – CH-16

(h) ensuring that parking facilities (surface lots, residential garages, stand-alone parking and parking components as part of larger developments) are compatible with abutting federally, provincially or municipally registered heritage structures;

(i) placing utility equipment and devices such as metering equipment, transformer boxes, power lines, and conduit equipment boxes in locations which do not detract from the visual building character or architectural integrity of the heritage resource;

Regional Plan Policy – CH-16

- (j) having the proposal meet the heritage considerations of the appropriate Secondary Planning Strategy, as well as any applicable urban design guidelines; and
- (k) any applicable matter as set out in Policy G-14 of this Plan.