

# HALIFAX

## **Public Meeting Case 20774**

Municipal Planning Strategy and Land  
Use By-law Amendment for 1110-1132  
Wellington Street, Halifax.

April 19, 2018

# Agenda for Tonight's Meeting

- |                                            |                       |
|--------------------------------------------|-----------------------|
| 1. Viewing of Display Boards               | 6:30 p.m. - 7:00 p.m. |
| 2. Welcome and Introductions               | 7:00 p.m. - 7:05 p.m. |
| 3. HRM Staff Presentation                  | 7:05 p.m. - 7:20 p.m. |
| 4. Applicant Presentation                  | 7:20 p.m. - 7:35 p.m. |
| 5. Public Feedback (Questions and Comment) | 7:35 p.m. - 9:00 p.m. |
| 6. Wrap-Up, Next Steps, Feedback Form      | 8:55 p.m. - 9:00 p.m. |

# Introductions

**Sarah MacDonald** – Chair, Halifax Peninsula PAC

## **Members of Halifax Peninsula PAC**

**Tyson Simms** – Planner

**Waye Mason** – Deputy Mayor, District 7

**Sharon Chase** – Legislative Assistant

**Alden Thurston** – Planning Technician

**Keith Tufts** – Applicant (Lydon Lynch Architects)

# HRM Staff Presentation

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# Role of the HRM Planner

- Manage the planning application process.
- Serve as the main contact for the applicant and general public regarding questions, comments or concerns.
- Draft reports, negotiate with the applicant and make recommendations to Council.

# Purpose of this Meeting

- Explain the planning process - Site specific Municipal Planning Strategy and Land Use By-law amendment;
- Provide information regarding the proposed development; and
- Receive feedback and answer questions regarding the planning process and proposed development

Feedback provided tonight will inform the process

No decisions will be made tonight

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# Proposal

Applicant: Lydon Lynch Architects, on behalf of Banc Investments Limited.

Location: 1110 -1132 Wellington Street, Halifax.

Proposal: 8–storey residential development

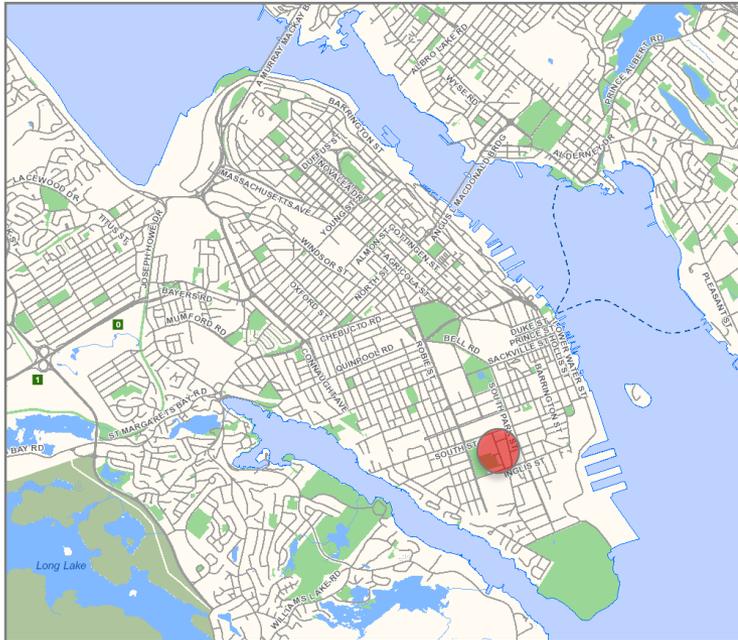
- Consolidate 1110; 1116; 1120; 1122; 1126; 1130 and 1132 Wellington Street; and
- Develop 8 storey multiple unit residential dwelling;
- Total of 101 residential units; and
- Mix of 1 and 2 bedroom units



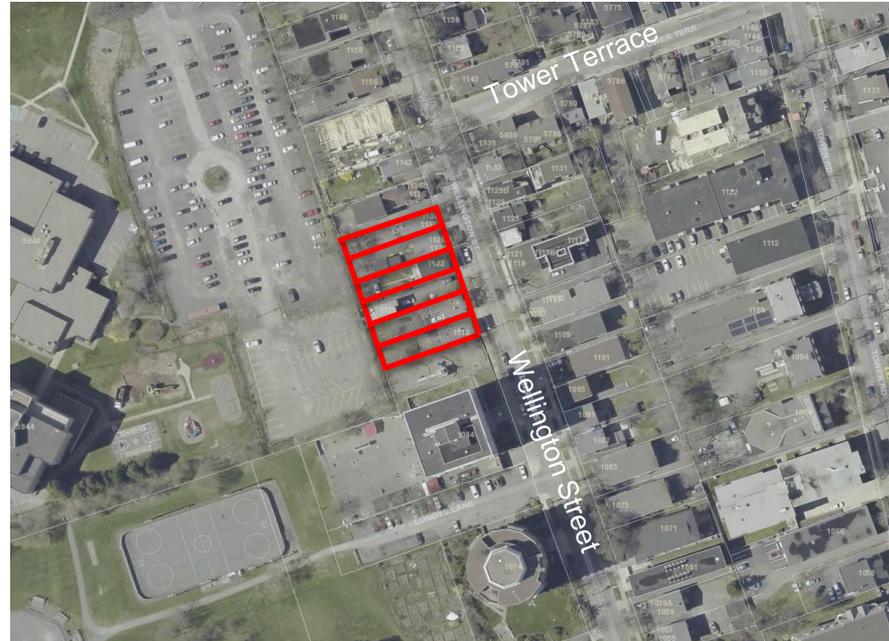
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# Site Context

Wellington Street, Halifax



General Site location



Site Boundaries in Red

**Site size:** 20,870 sq. ft. (0.49 acres)  
**Site frontage:** Wellington Street ~ 49.5m (162 ft.)

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# Site Context



Subject site looking northwest from Wellington Street.

# Site Context



Subject site looking southeast from Wellington Street.

# Site Context



Subject site looking west from Wellington Street.

# Site Context



Subject site looking west from Wellington Street.

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# Existing Halifax Municipal Planning Strategy (MPS)

## Designations - South End Secondary Plan Area



# Existing Halifax Land Use By-law (LUB)

## Zoning – South End Secondary Plan Area



# Amendments in Centre Plan Area

- Proposal is a site specific amendment to the existing MPS.
  - Staff have received 22 requests to amend current planning rules within the area currently being reviewed under the Centre Plan.
- Fall 2016: Open House to introduce proposals.
- Spring/Summer 2017: Staff conducted an initial analysis to determine general alignment with the draft Centre Plan.
  - Staff report was completed and 22 requests were sent to Regional Council for direction in August (2017).
- Council direction with respect to Case 20774:
  - August 2017: No specific direction provided;
  - January 2018: Continue with application process subject to specific consideration.

# Direction by Regional Council

January 2018: Continue to process site-specific secondary municipal planning strategy amendments subject to the proposal:

a) generally aligning with the June 2017 Centre Plan document relative to:

- **Urban Structure** (Higher Order Residential Area)
- **Height** (Moderate 4-6 storeys); and
- **Floor Area Ratio** (3.5)

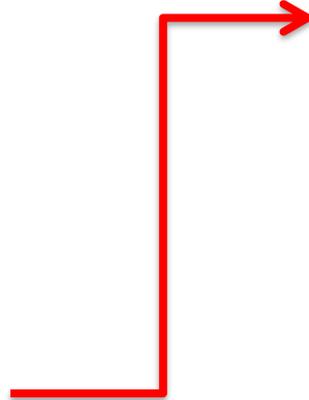
# Direction by Regional Council

b) addressing the planning principles of:

- **Transition;**
- **Pedestrian-orientation;**
- **Human-scale;**
- **Building design; and**
- **Context-sensitivity.**

# Planning Application Process

We Are Here



Application Submitted

Direction by Council (Initiation)

**Public Information Meeting**

HRM Analysis & Review

Planning Advisory Committee Meeting

Staff Report with Draft Policy & Recommendation

Community Council Meeting

Regional Council Public Hearing & Decision

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# Applicant Presentation

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# Public Input Session

- One speaker at a time
- Speakers are asked to please use the microphone
- No applauding or booing please
- Speaker to provide name and community name for the record
- Please respect all points of view and opinions
- Please respect the applicant, staff and your neighbours
- Comments are recorded and provided in a summary format

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## Thank You For Your Participation

We are looking to improve the way we  
communicate with community members

Please complete a survey before leaving

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