

# HALIFAX

## **Cases 20218 & 20761**

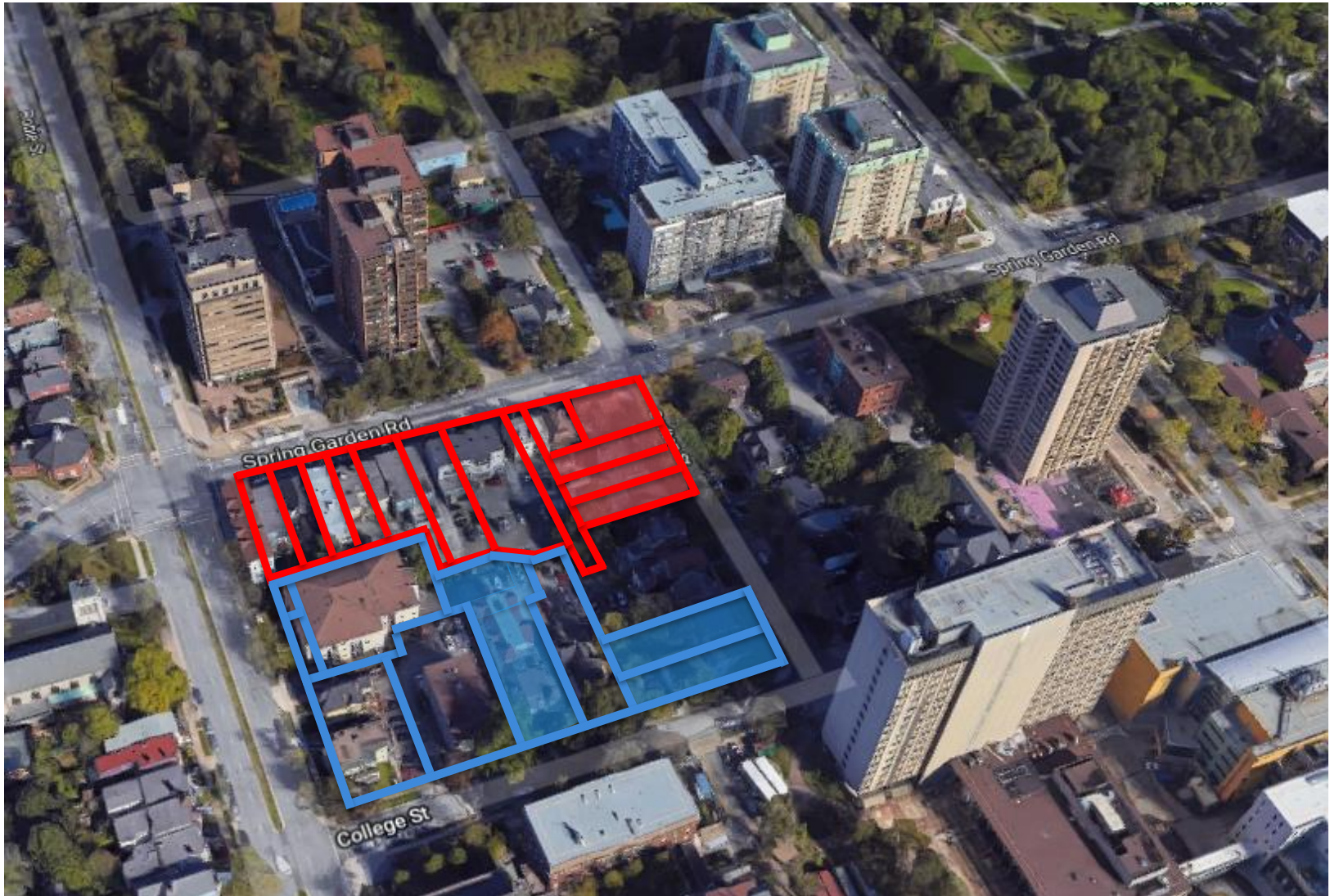
Municipal Planning Strategy and Land  
Use By-law Amendment Request

Spring Garden Road, Robie, College  
and Carlton Streets

**Heritage Advisory Committee**

November 28, 2018

# Site Context



# Proposal

## Case 20218

Applicant: Dixel Developments Ltd.

Location: Spring Garden Road,  
Robie and Carlton Streets, Halifax.

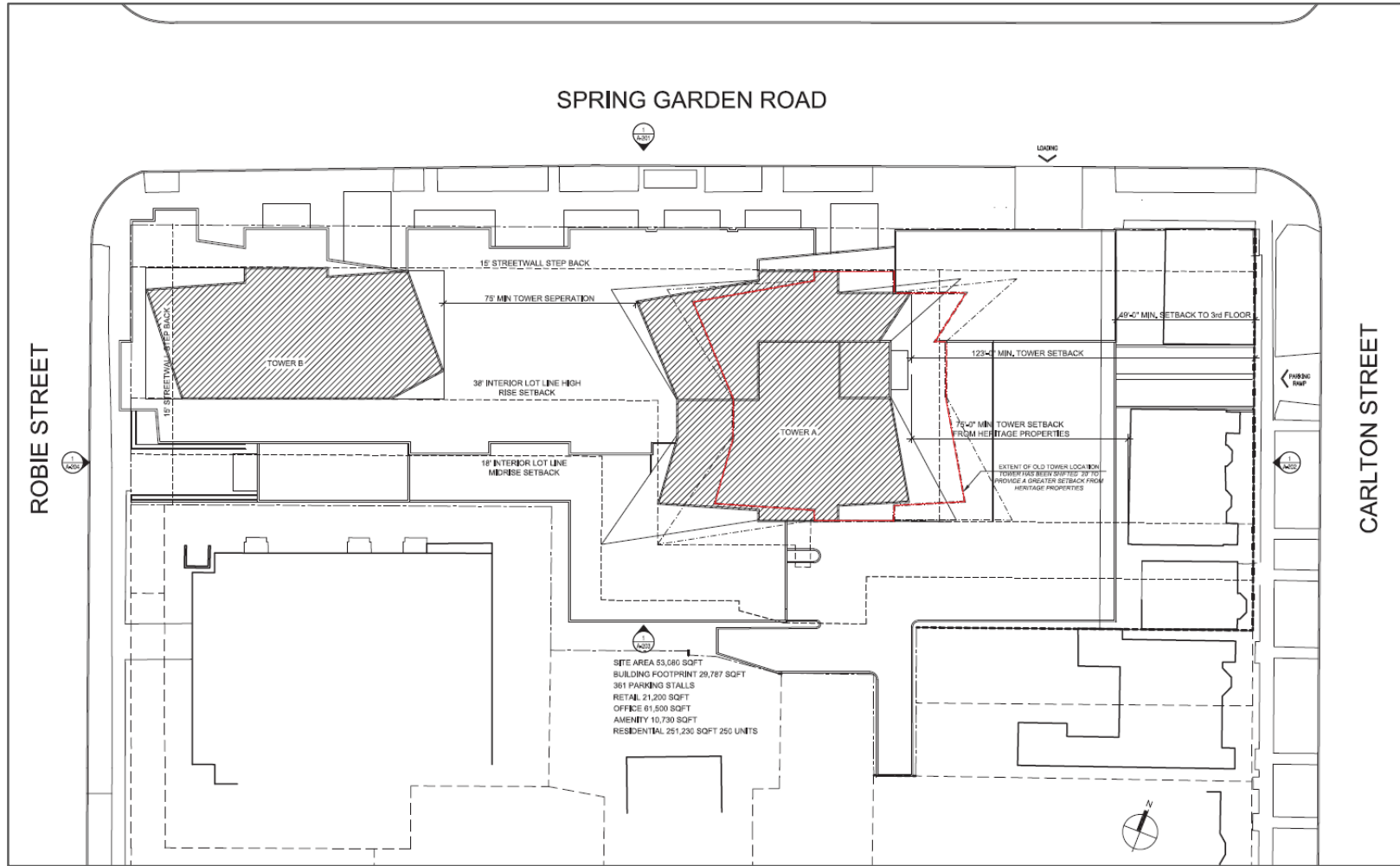
### Proposal:

- 30 and 16 storey mixed-use development
- Total Site Area: 1.22 acres (53,401 ft<sup>2</sup>)
- ~250 Residential Units
- ~60,000 ft<sup>2</sup> of office space
- ~21,000 ft<sup>2</sup> of commercial space
- Underground parking for ~380 vehicles



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# Proposal Case 20218



# Proposal

## Case 20761

Applicant: Kassner Goodspeed Architects Ltd.

Location: Robie, College and Carlton Streets, Halifax.

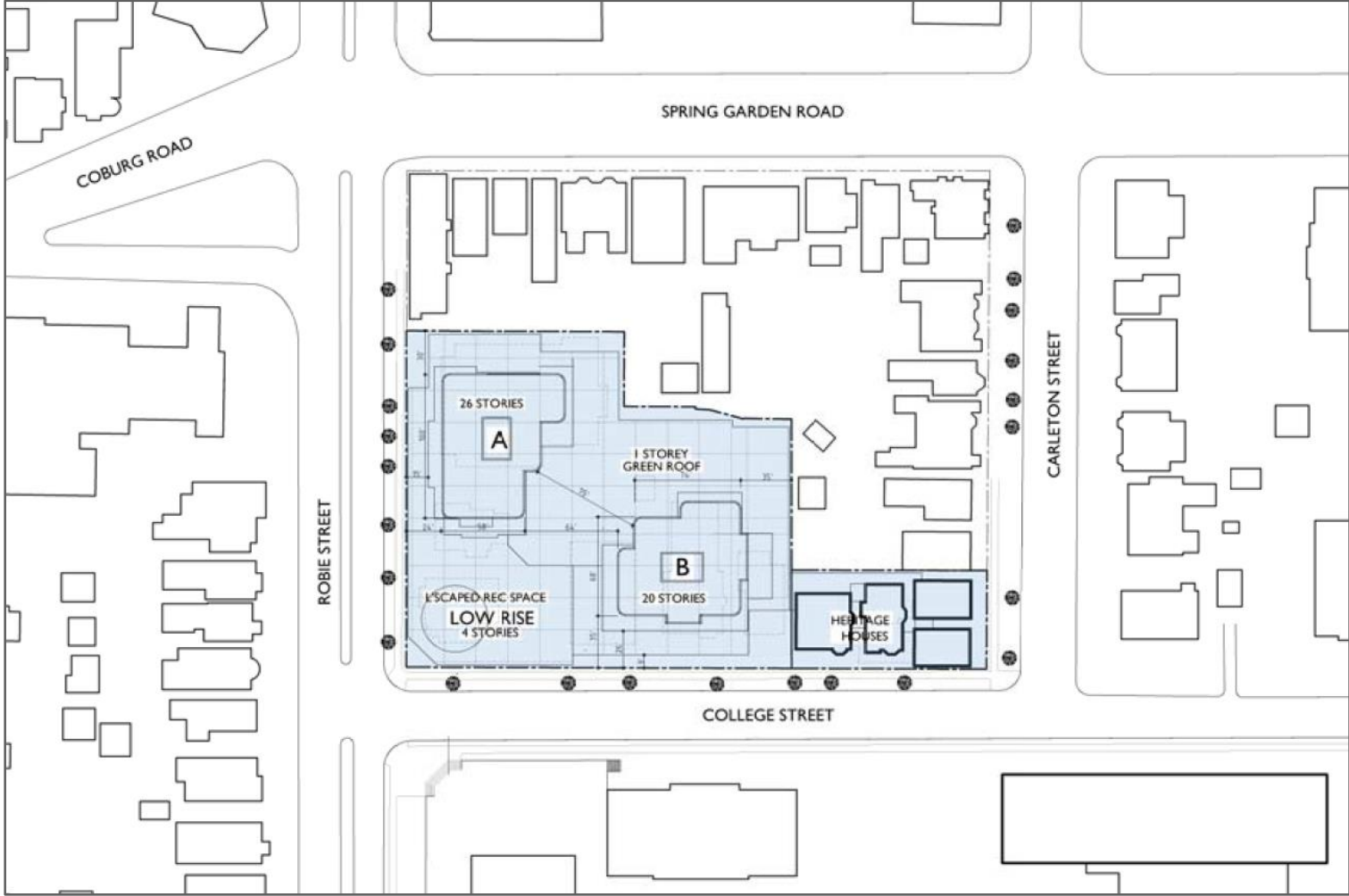
### Proposal:

- 26 and 20 storey mixed-use development
- Total Site Area: 1.45 acres (63,520 ft<sup>2</sup>)
- ~400 Residential Units
- ~32,000 ft<sup>2</sup> of commercial space
- Underground parking for ~384 vehicles



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# Proposal *Case 20761*

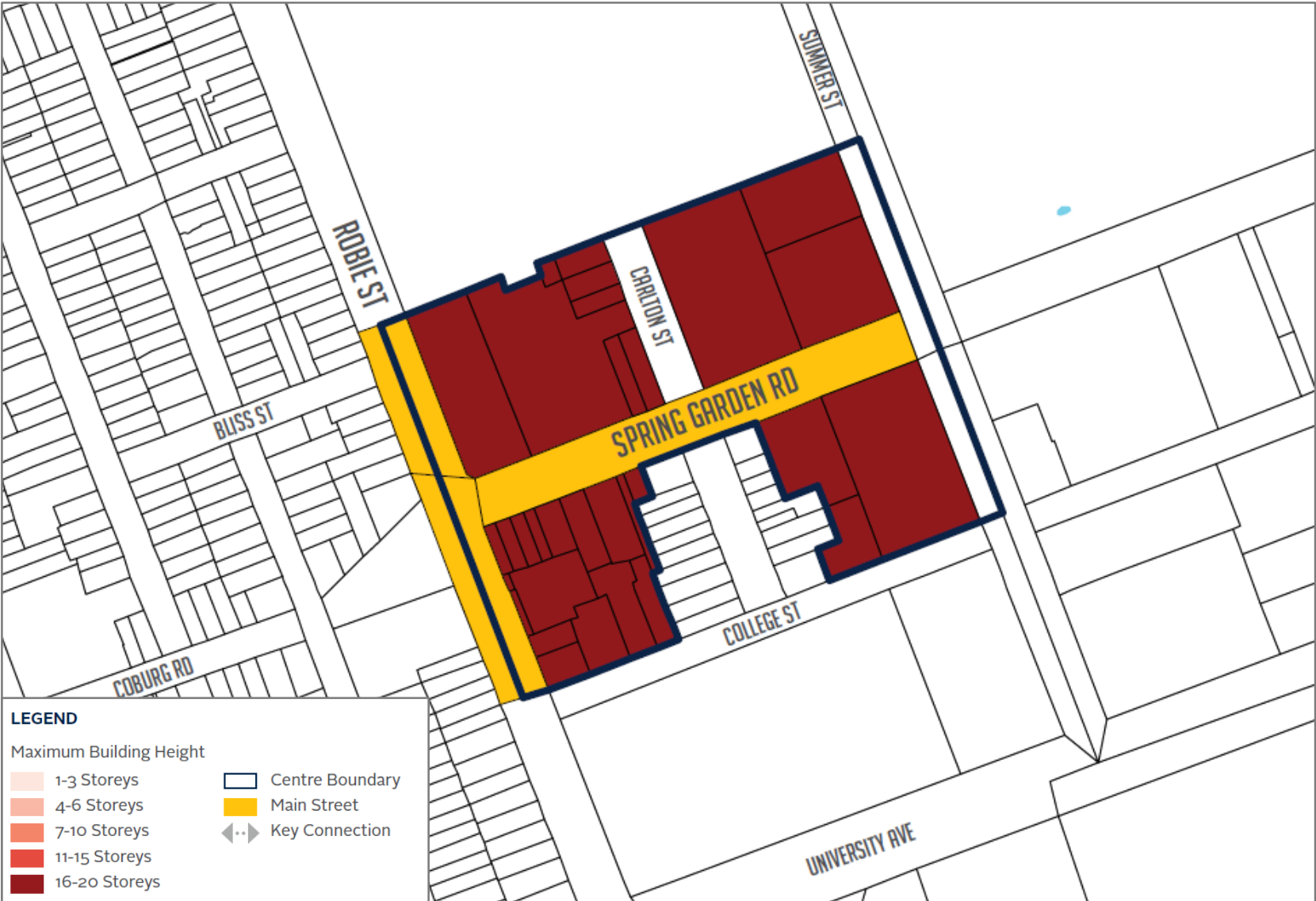


# Direction by Regional Council

August 1, 2017: Continue to process site-specific MPS amendments, subject to the proposals:

- 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)

# 2017 Centre Plan – Urban Structure/Height Map





# Regional Plan Heritage Policy

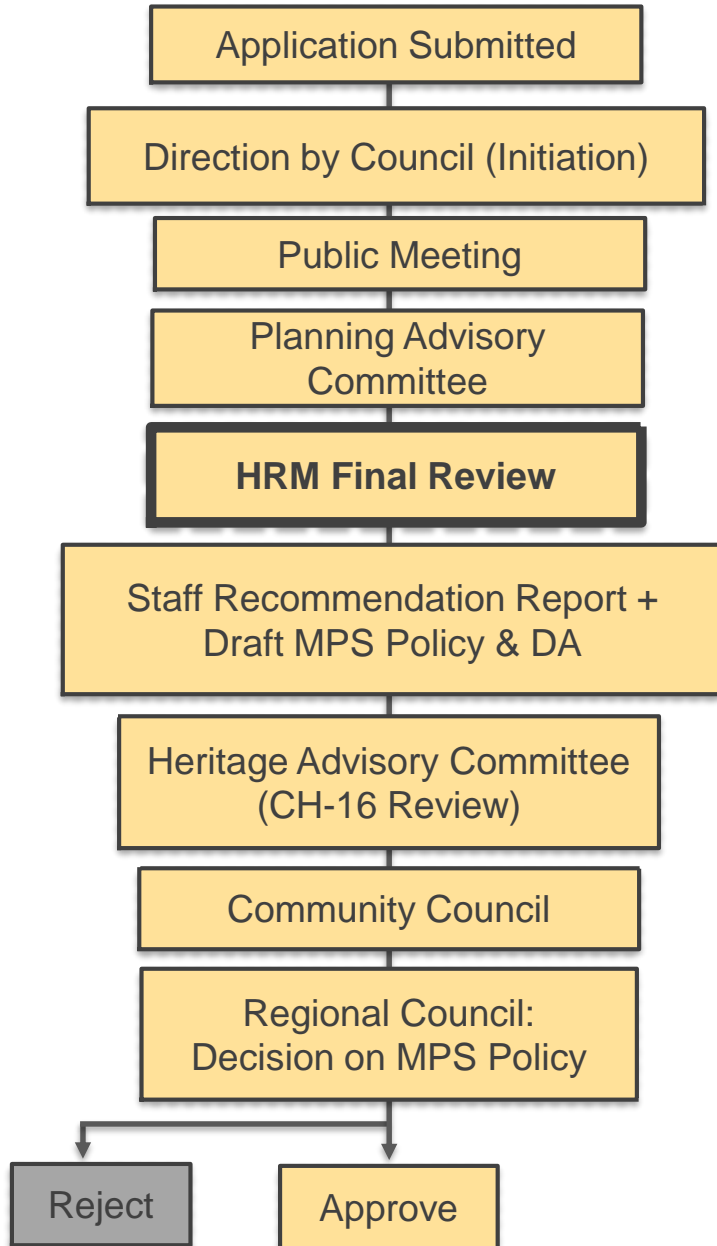
The Regional Plan contains policy requiring that consideration be given to the architecture of new development in the immediate environs of heritage properties and that such architecture be sensitive and complementary to existing heritage properties.

**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.

# Regional Plan Policy – CH-16

- *“ensuring that new development is visually compatible with yet distinguishable from the abutting registered heritage property.”*
- *“ensuring that new developments respect the building scale, massing, proportions, profile and building character of abutting federally, provincially or municipally registered heritage structures.”*
- *“the siting of new developments such that their footprints respect the existing development pattern.”*
- *“not unreasonably creating shadowing effects on public spaces and heritage resources;”*
- *“complementing historic fabric and open space qualities of the existing streetscape;”*

## Planning – Application Process



## Heritage – Substantial Alteration Process

