

The word "HALIFAX" is written in a bold, white, sans-serif font. It is positioned in the upper right quadrant of the slide, set against a dark blue background that is part of a larger geometric design consisting of overlapping triangles in various shades of blue.

# Public Hearing for Case 19110

Development Agreement for  
592 Bedford Highway, Halifax

June 12, 2017

# Applicant Proposal

Applicant: KWR Approvals Inc.

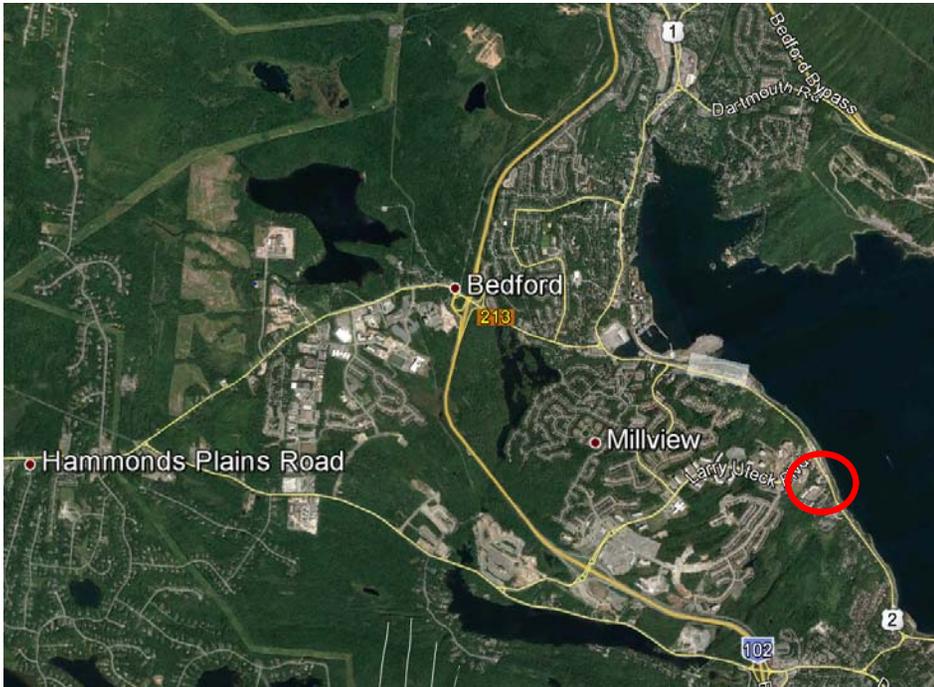
Location: 592 Bedford Highway,  
Halifax

Proposal: 50 unit, 8 storey,  
multiple unit dwelling



# Site Context

592 Bedford Highway, Halifax



General Site location in Red



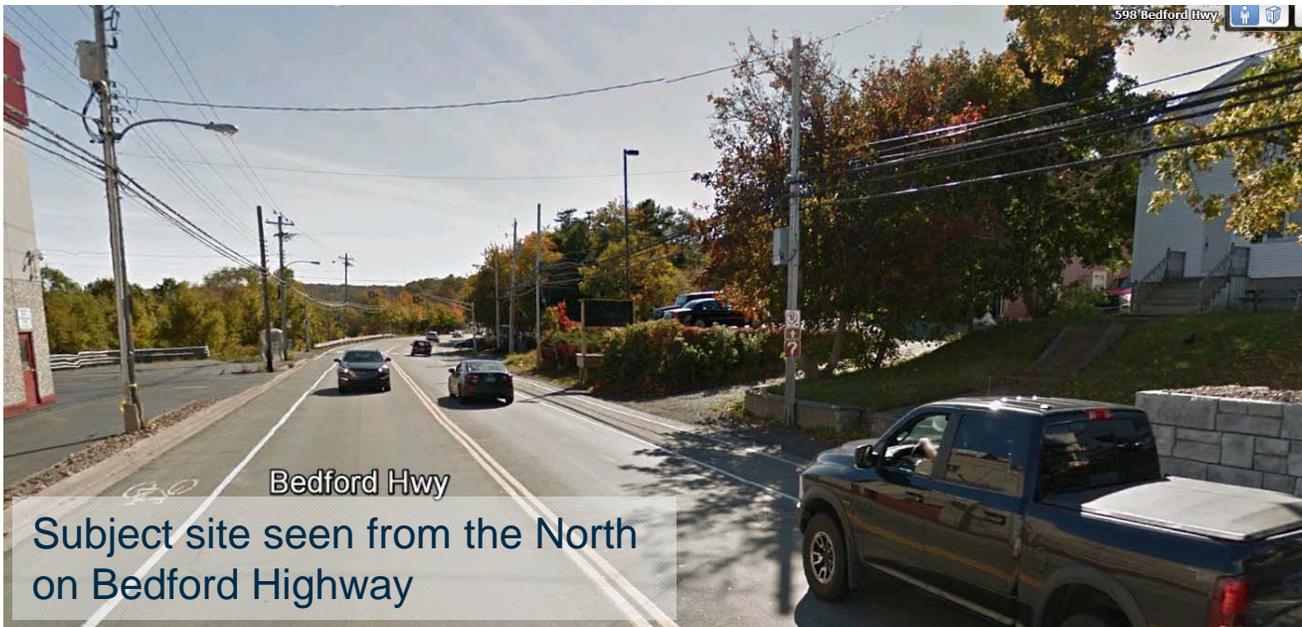
Site Boundaries in Red

# Site Context



Aerial view of subject site looking west.

# Site Context



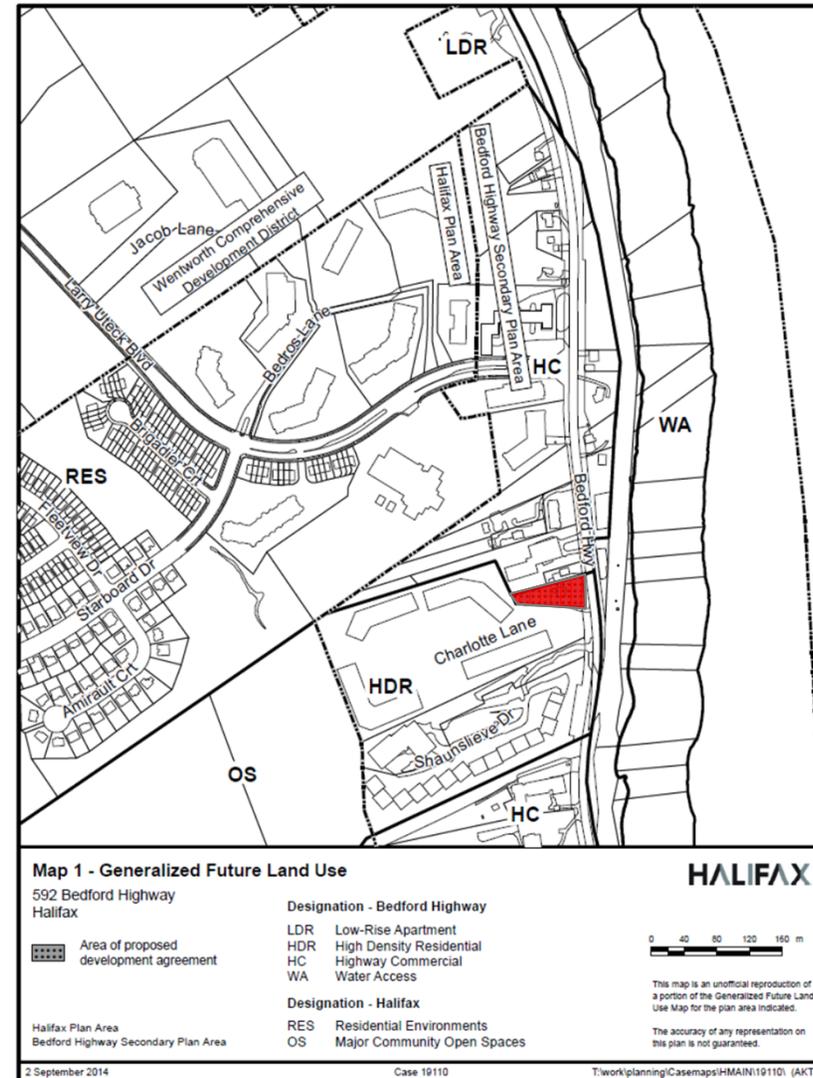
# Planning Policy

## Halifax Municipal Planning Strategy

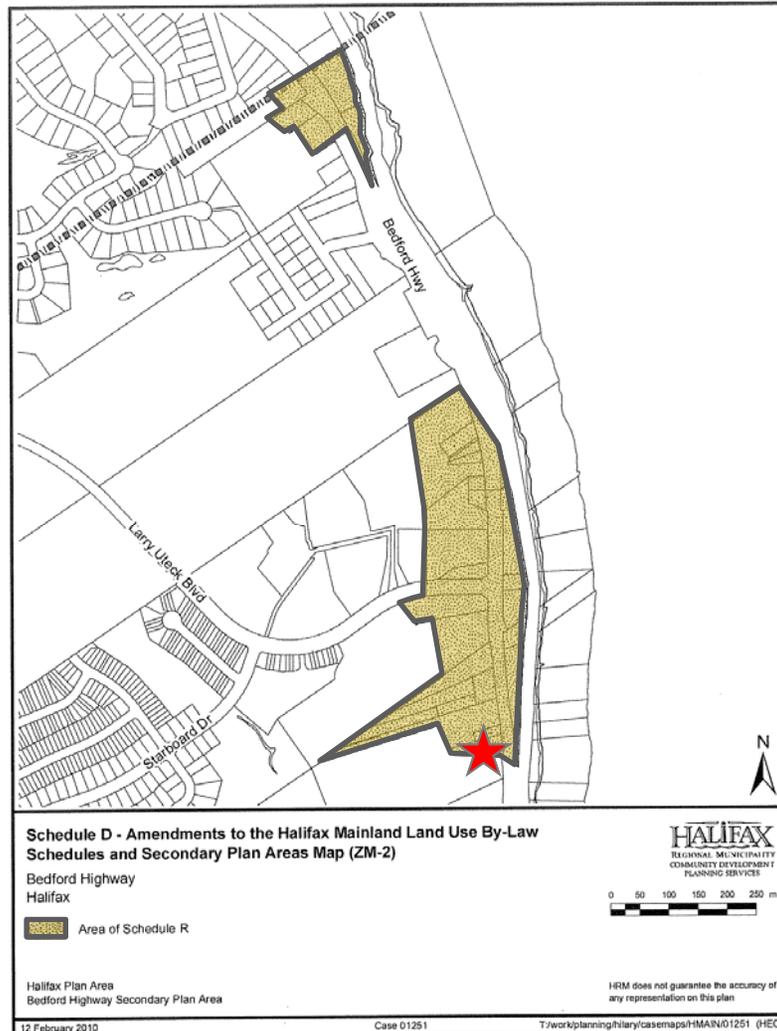
Development agreement for a mixed use building:

- Bedford Highway Secondary Planning Strategy
- HDR High Density Residential Designation <sup>1</sup>
- Schedule R
  - Promotes residential and mixed residential / commercial development over 35 feet in height by development agreement

<sup>1</sup> updated from staff report



# Schedule R

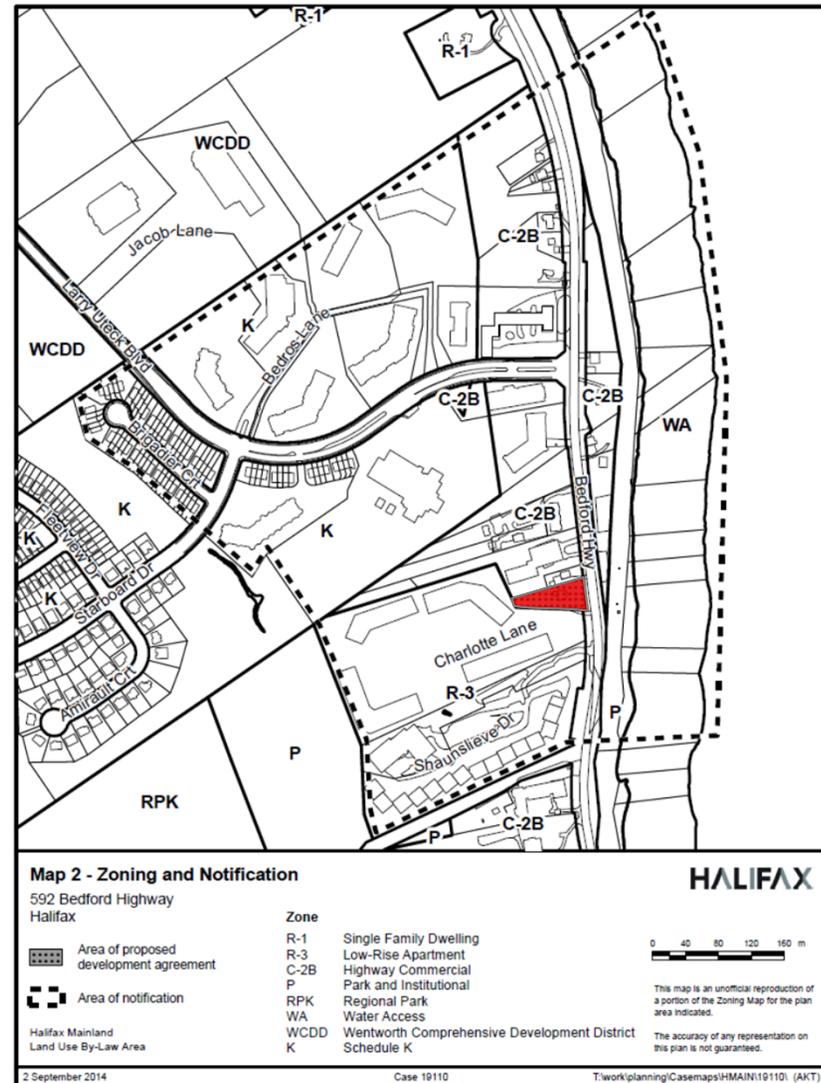


Sites within Schedule R are permitted to request heights greater than 35 feet by development agreement for residential or mixed use buildings.

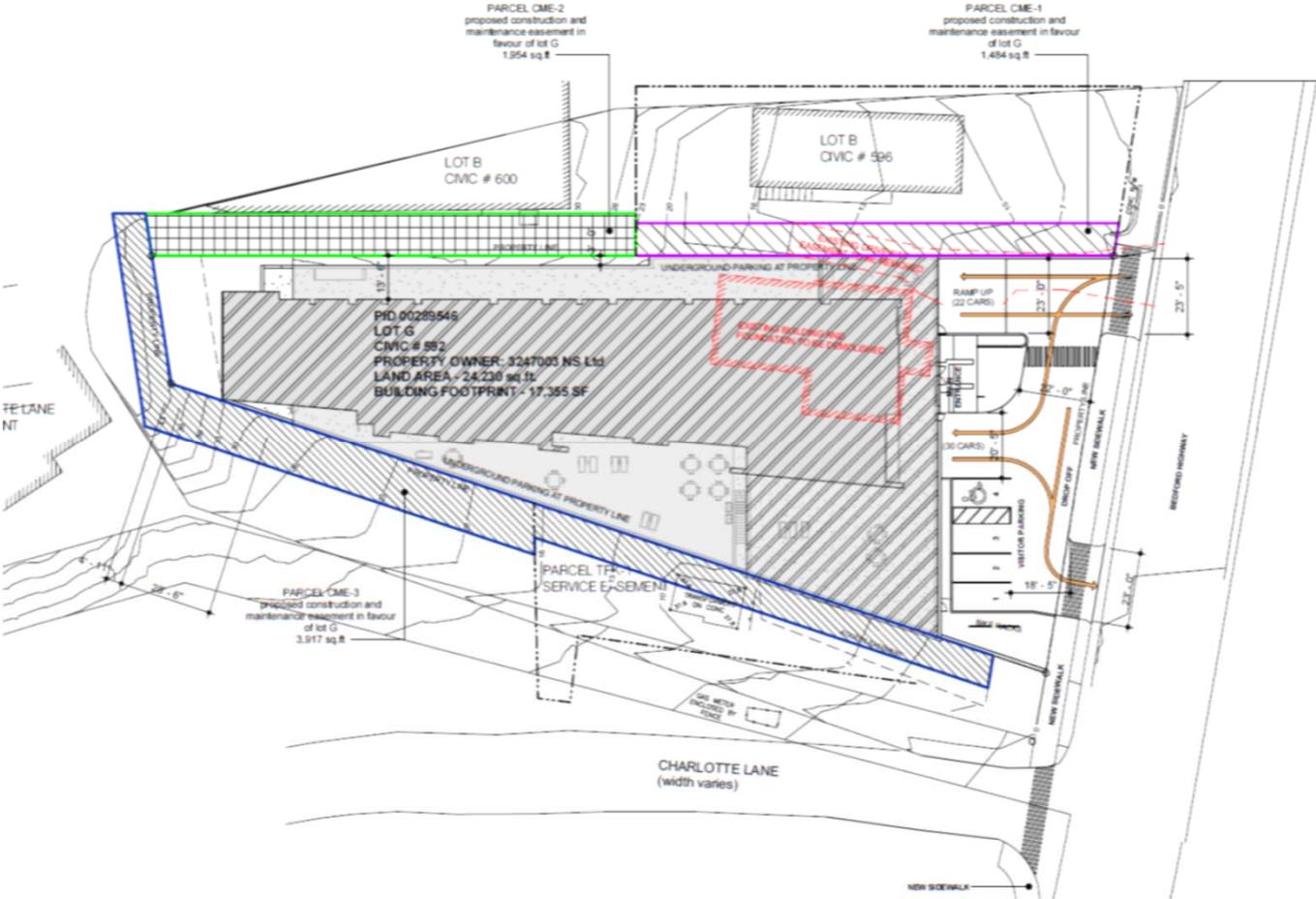
# Land Use By-law

## Halifax Mainland LUB

- C-2B (Highway Commercial) zone
- Various commercial and multiple unit dwellings to a maximum height of 35 feet.



# Proposal



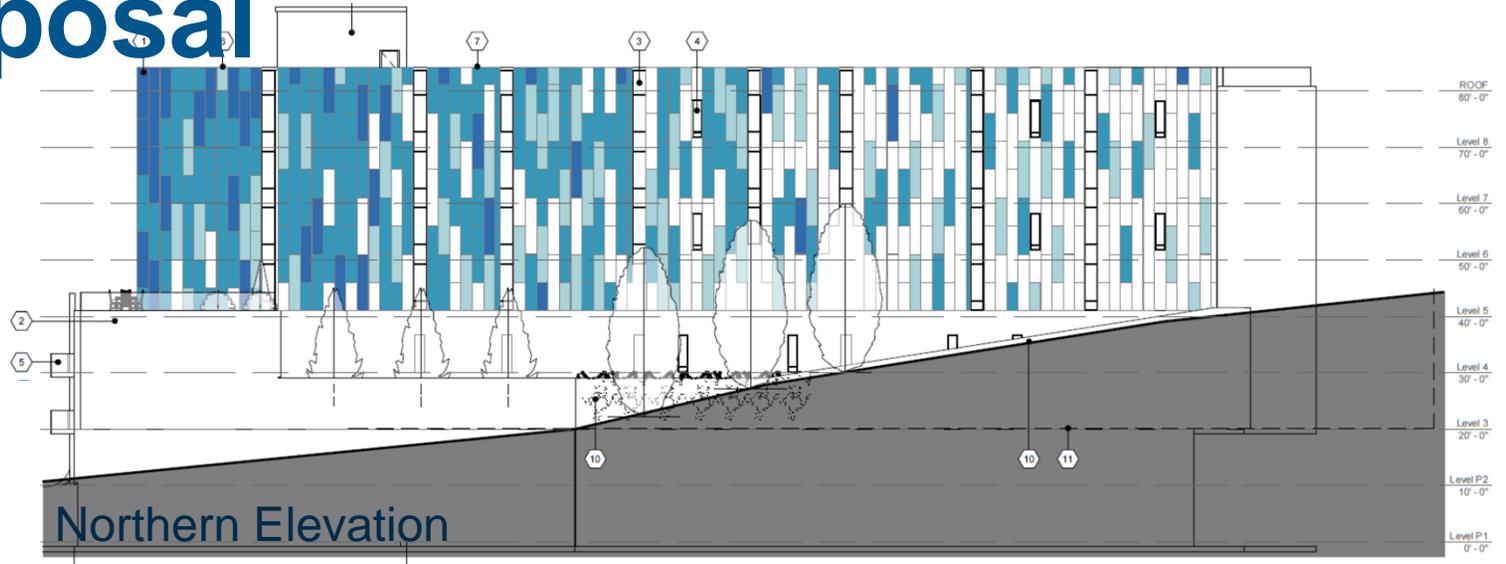
Proposed Site Plan

# Proposal

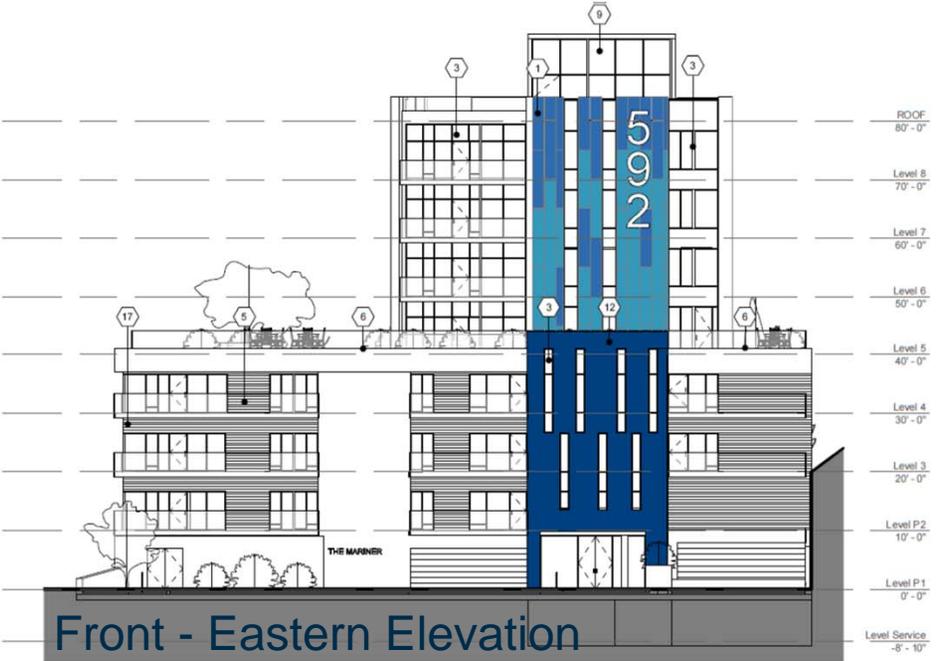
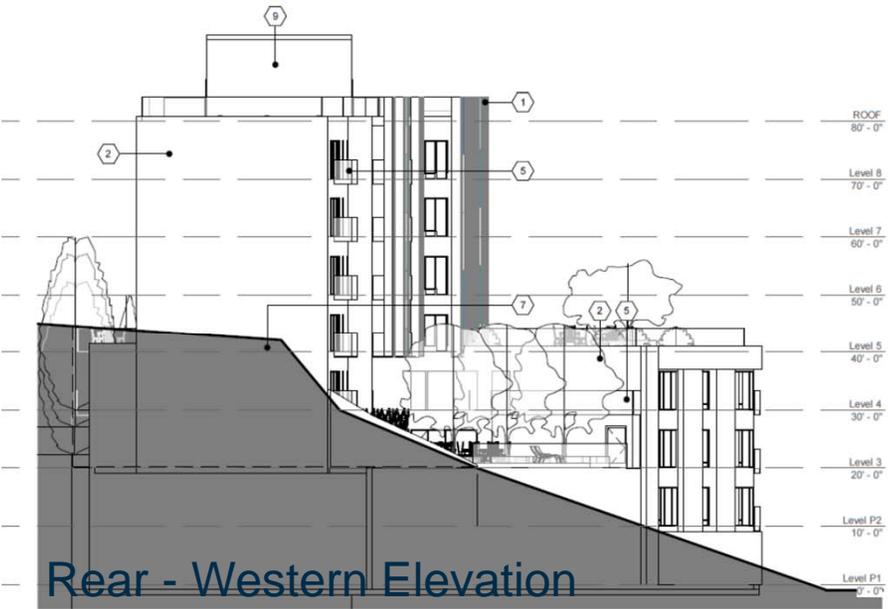


Southern Elevation Plan

# Proposal



# Proposal



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# Policy & By-law Overview

Halifax Municipal Planning Strategy – Halifax Mainland LUB

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- **Zone**
  - C-2B (Highway Commercial) Zone – Schedule R
- **Designation**
  - High Density Residential
- **Existing Use**
  - Commercial building
- **Enabling Policy**
  - BHSPS – Policy 1.8 – Multi Unit Dwelling over 35 feet by development agreement

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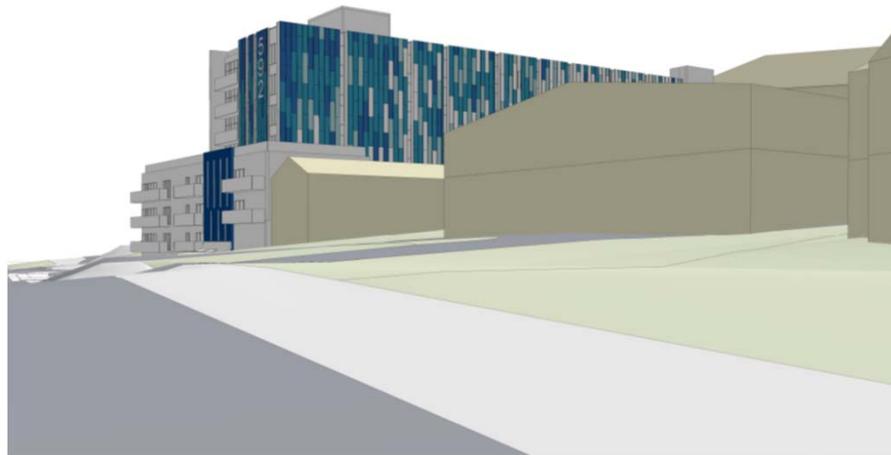
# Policy Consideration

Enabling Policy 1.8: Mixed Use or Residential uses > 35 feet, requires Council consideration the following (relevant matters):

- the relationship to adjacent properties
- the mitigation of impacts on adjacent properties;
- access to and street frontage on Bedford Highway;
- the architectural design
- scale having regard of views of Bedford Basin from public spaces;
- safe vehicular and pedestrian access;
- vehicle and bicycle parking facilities;
- interior and exterior amenity areas and open space;
- servicing capacity;
- appropriate buffering and landscape treatment;
- impact of shadowing
- Crime Prevention Through Environmental Design (CPTED) principles

# Policy Review - Building Design

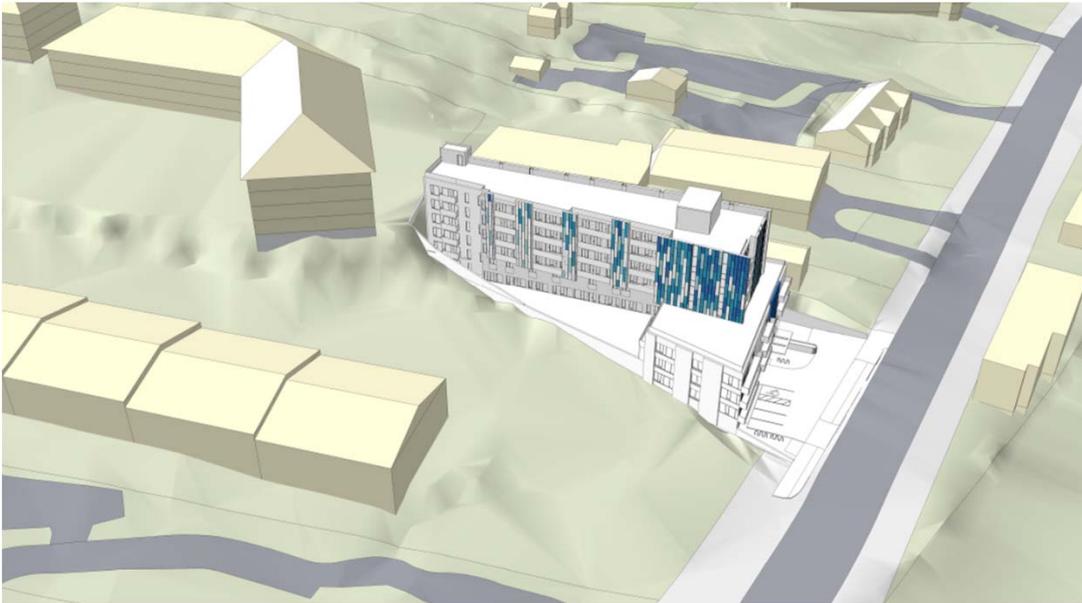
- Northern Elevation – 3-7 storey wall, pixelated design, narrow vertical windows. Plantings along wall to break up appearance.
  - Designs which introduce additional shifts in building massing, variations in height and profile and the addition of greater relief to the façade may be more effective.



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# Policy Review - Relationships

- Northern property line – 10-13 feet and 0 feet.  
Winter shadowing impacts.



# Policy Review - Views

- Views – only public views are considered. Minor impacts on public views. Private views not protected.



# Policy Review - Other

- Lot Coverage – high compared (~64%) with typical suburban development (35-50%).
- Density – high compared (91 u.p.a) (~204% greater<sup>1</sup>) with adjacent development and recently approved (11-45 u.p.a.) via Schedule R
- Transportation – traffic impact analysis reviewed, capacity available.
- Parking – minimum 49 spaces required (minimum req.)
- Landscaping – significant amount of landscaping / amenity space

<sup>1</sup> updated from figure in staff report

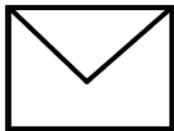
# Policy Summary

- Proposed building is a larger building on a smaller lot.
- Within the scope of what can be considered by policy.
- Staff is of the opinion that the proposed building is the largest, most dense and highest height of what can be considered by policy for the subject lands.
- North side causes some issues but in totality staff offers a positive recommendation.

# Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and a public open house (April 16, 2014)
- Feedback from the community generally included the following:
  - 4-6 storeys more appropriate.
  - Adjacent land owner satisfied with final proposal.

**Notifications  
Mailed**



**1622**

**Meeting  
Attendees**



**56**

**Letters  
Received**



**2**

**Total Public  
Interactions**



**1680**

# Amendments Made Responding to Consultation

- Height was reduced by 2 storeys
- Reduced number of units
- Increased setback
- Reduced streetwall and stepbacks
- Increased landscaping
- Increase architectural detailing
- Addition of visitor parking
- Removed groundfloor commercial

# Key Aspects of Proposed Development Agreement

- Height
  - Building limited to 8 storeys (~85 feet)
  - Rooftop mechanical (~95 feet)
- Number of Dwelling Units
  - 50
- Materials
  - Fibre cement and concrete panels
- Landscaping
  - Extensive landscaping

# Non-Substantive Amendments

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.

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

- Architectural design changes;
- Extension to the date of commencement; and
- Extension to the date of completion.

# Staff Recommendation

Staff recommend that Regional Council:

1. Approve the proposed development agreement as set out in Attachment A of the staff report dated March 10, 2017

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**Thank You**