

**HALIFAX**

# Case 20774

## MPS & LUB Amendments and DA Wellington Street, Halifax

Regional Council &  
Halifax and West Community Council  
Joint Public Hearing  
July 10, 2019

# Applicant Proposal

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

Location:

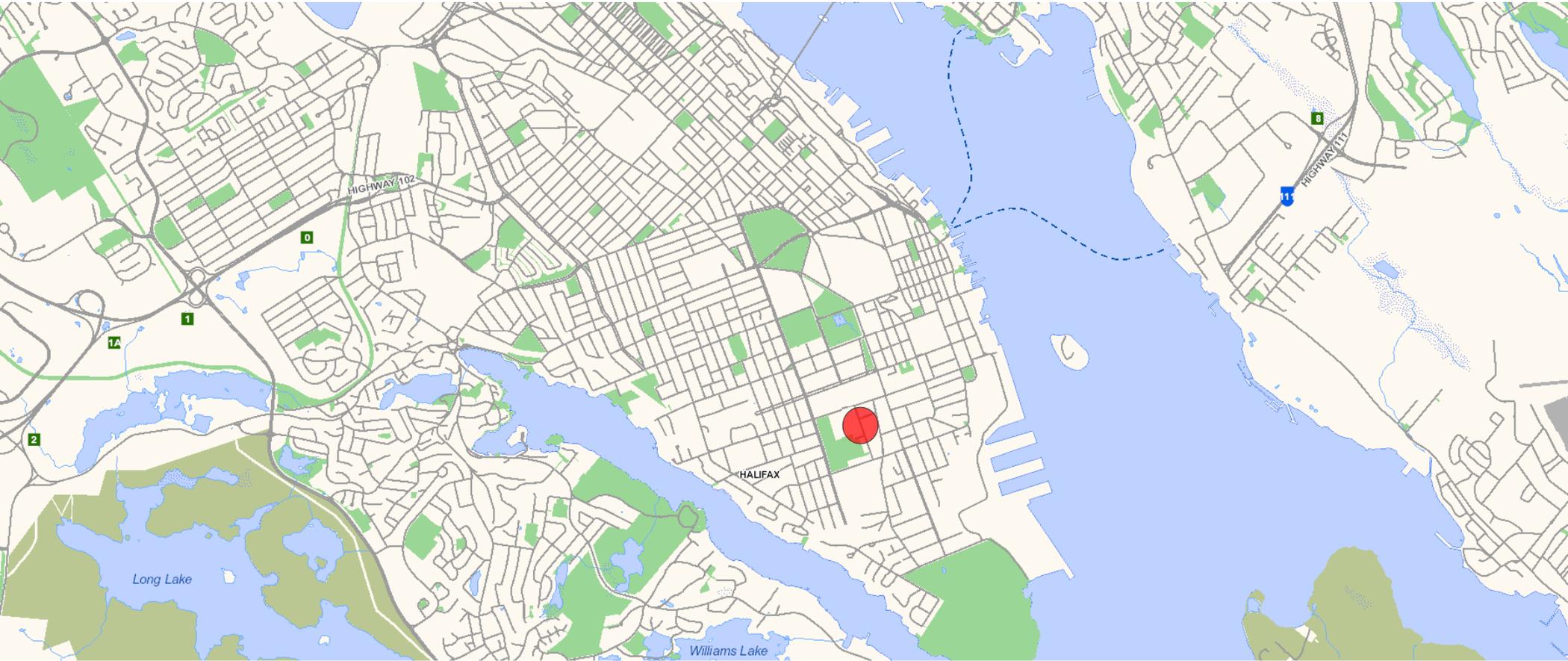
Lands fronting onto Wellington Street (1110, 1116, 1120, 1122, 1126A, 1126B, 1126C, and 1130/1132 Wellington Street, Halifax)

Proposal:

Amendments and a Development Agreement to permit an eight-storey (plus penthouse) residential building and commercial parking on the subject site.

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# Site Context



# Site Context

Wellington Street, Halifax



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Wellington Street, Halifax



Site looking west from Wellington Street

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# Site Context

Wellington Street, Halifax

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Site looking west from Wellington

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# Site Context

Wellington Street, Halifax



Site looking south from Wellington Street

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# Site Context

Wellington Street, Halifax

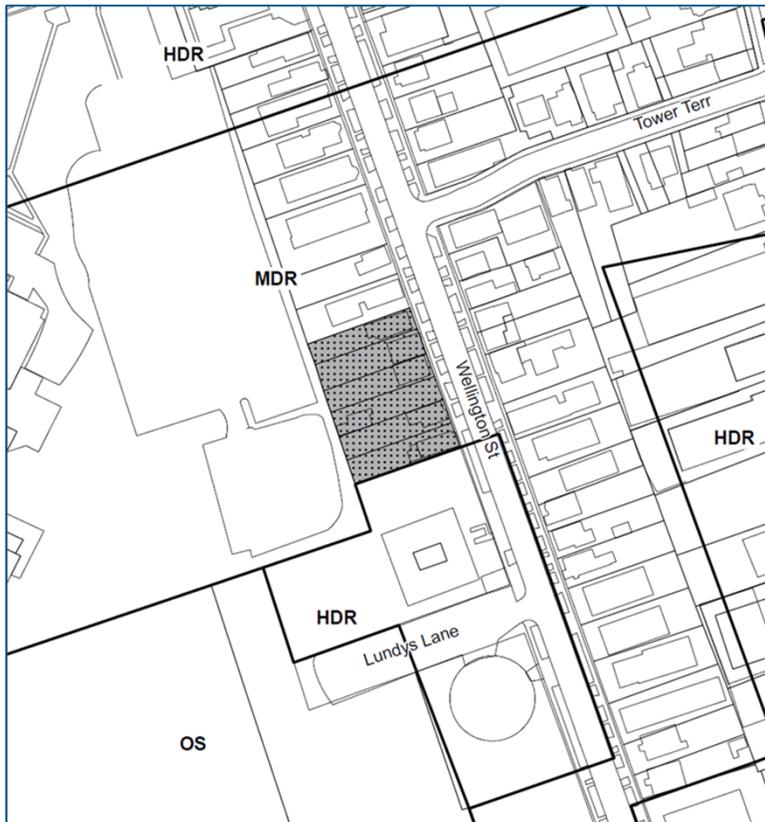


Site looking southeast from 5940/5944 South Street

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# Planning Policy

## Halifax Municipal Planning Strategy



- **Plan Area:**
  - Halifax
  - South End Secondary Plan Area
- **Designation:**
  - Medium Density Residential Designation
- **No Enabling Policy**

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# Land Use By-law

## Halifax Peninsula LUB



- **Zoning:**
  - R-2A (General Residential Conversion Zone)
  - Maximum height of 35 feet
- **Surrounding Zoning:**
  - R-2A (General Residential Conversion Zone)
  - R-3 (Multiple Dwelling Zone)
  - P (Park and Institutional Zone)
  - Maximum heights range from 35 feet to 90 feet

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# Regional Council Direction

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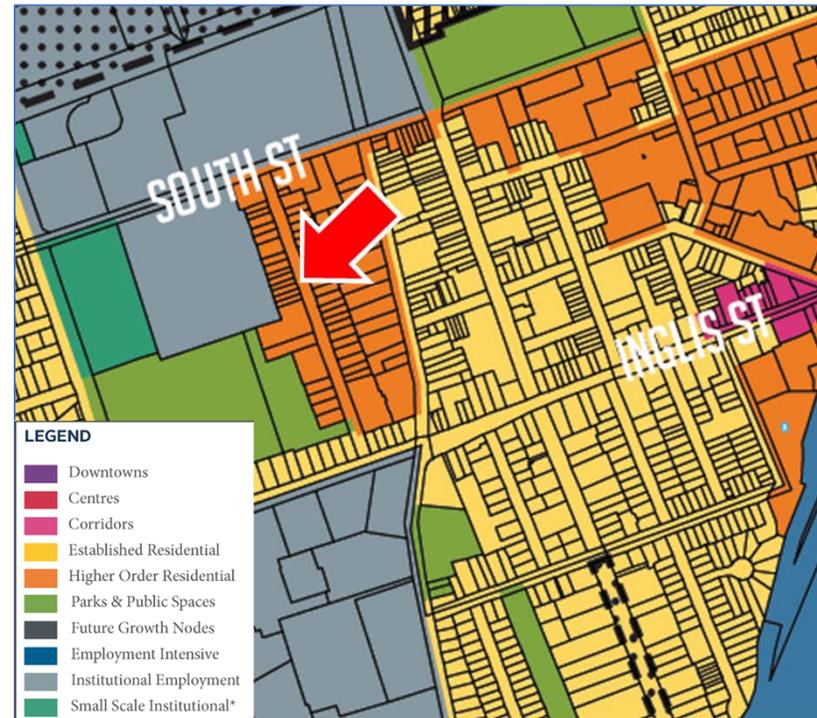
On January 16, 2018, Regional Council directed staff to process this request, subject to the proposal:

- Generally aligning with the **June 2017 Centre Plan document** relative to Urban Structure, Height and Floor Area Ratio; and
- Addressing the **planning principles** of:
  - Transition;
  - Pedestrian-orientation;
  - Human-scale;
  - Building design; and
  - Context-sensitive.

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# Centre Plan

- **June 2017 Centre Plan:**
  - **Urban Structure:** Higher Order Residential Area
  - **Height:** 4 to 6 storeys
  - **Floor Area Ratio (FAR):** Consider a FAR of 3.5 in the development of regulations



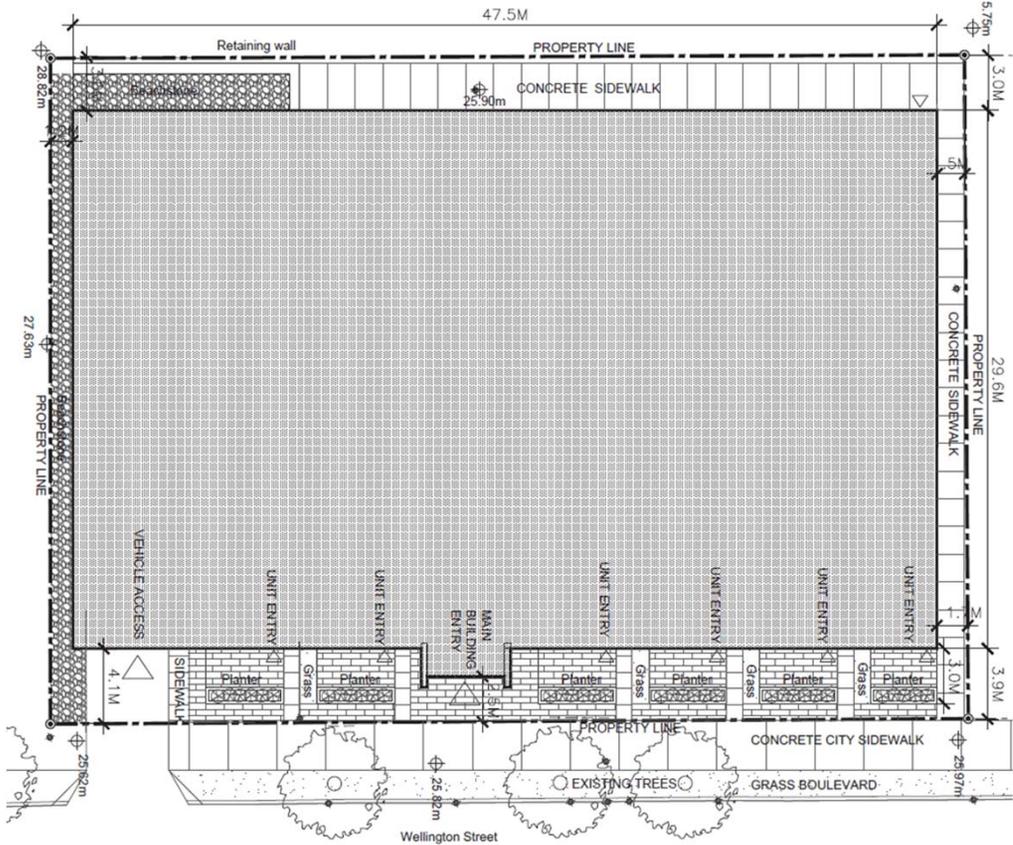
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# Proposal



# Proposal

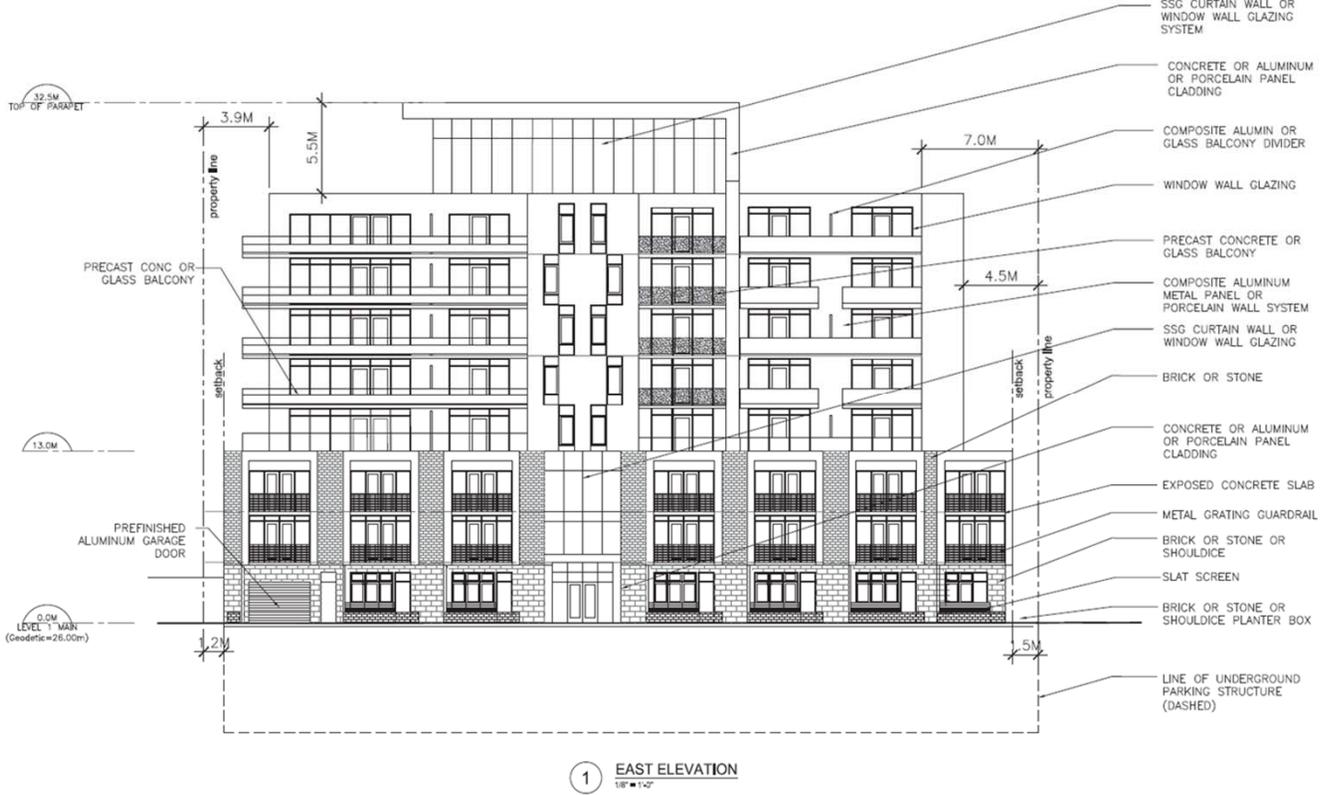
Site Plan



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# Proposal

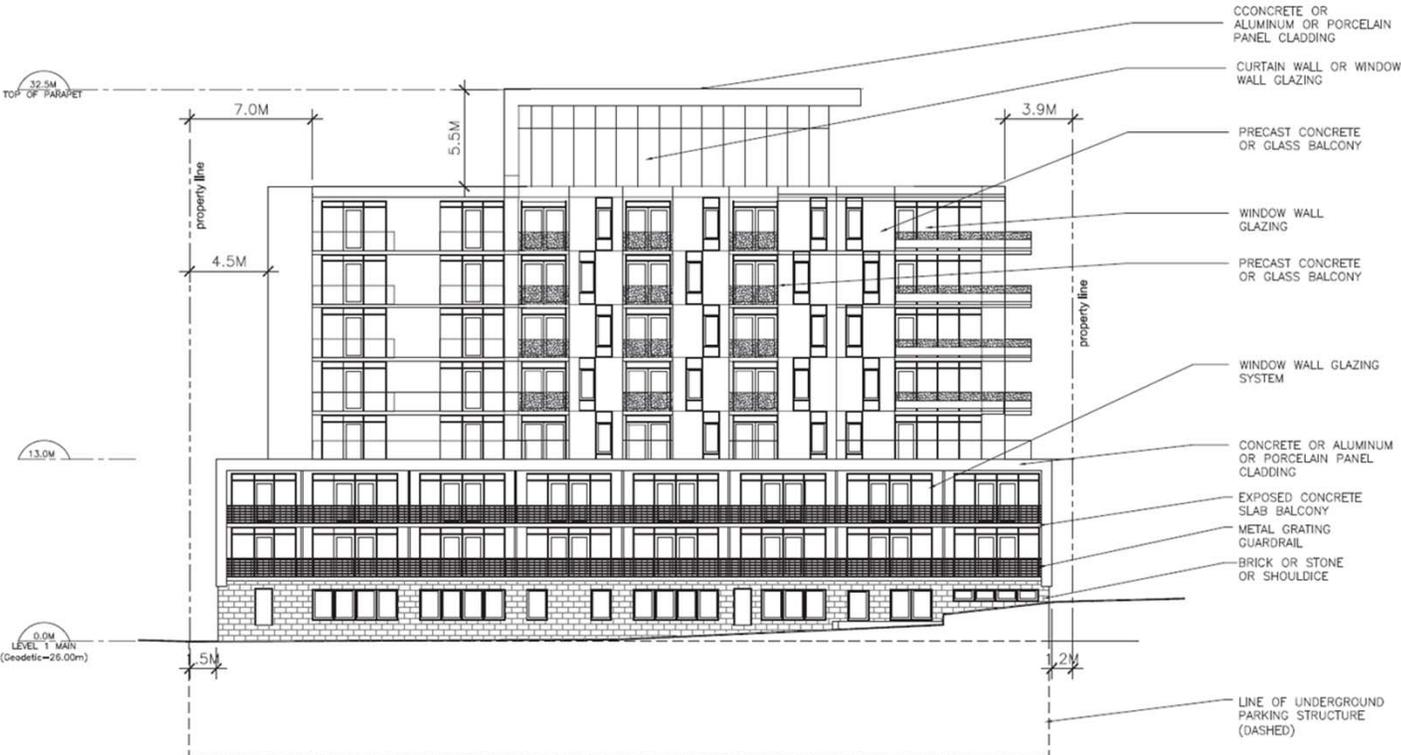
## Elevation Plan



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# Proposal

## Elevation Plan

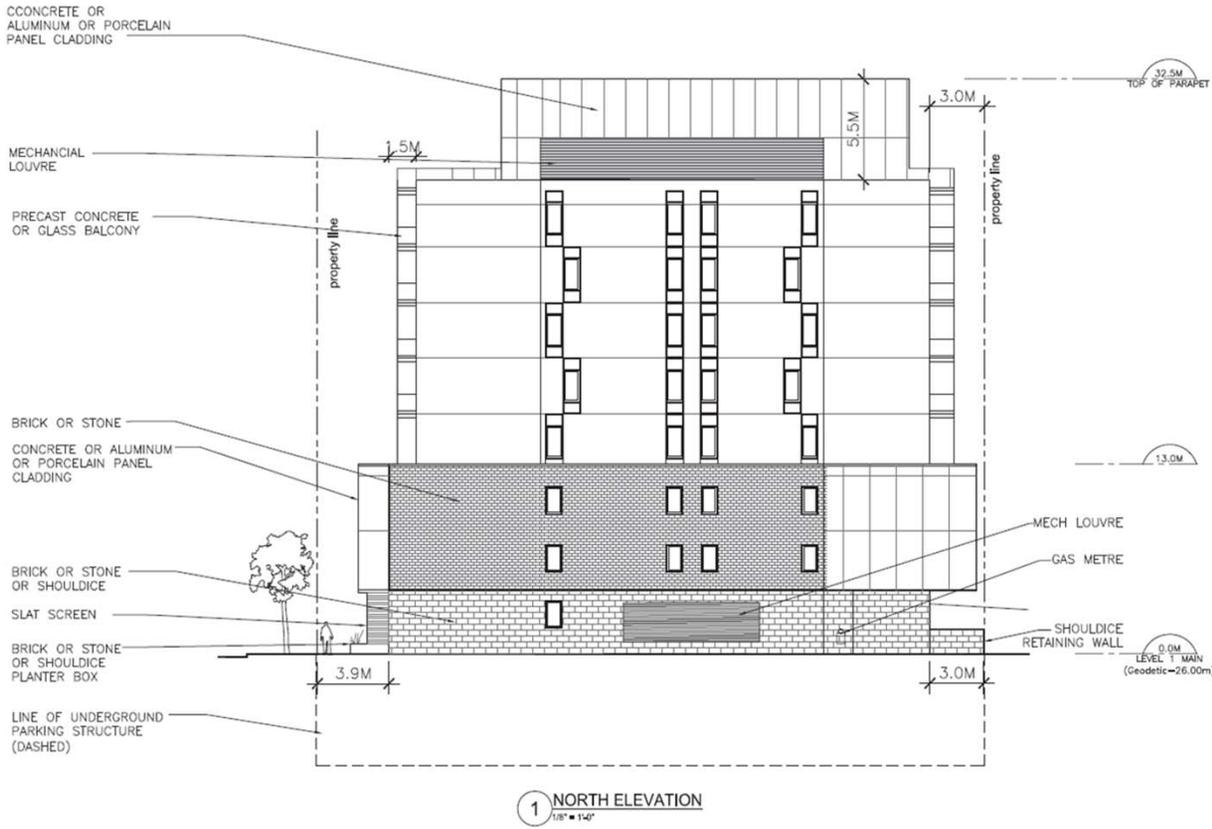


1 WEST ELEVATION  
1/8" = 1'-0"

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# Proposal

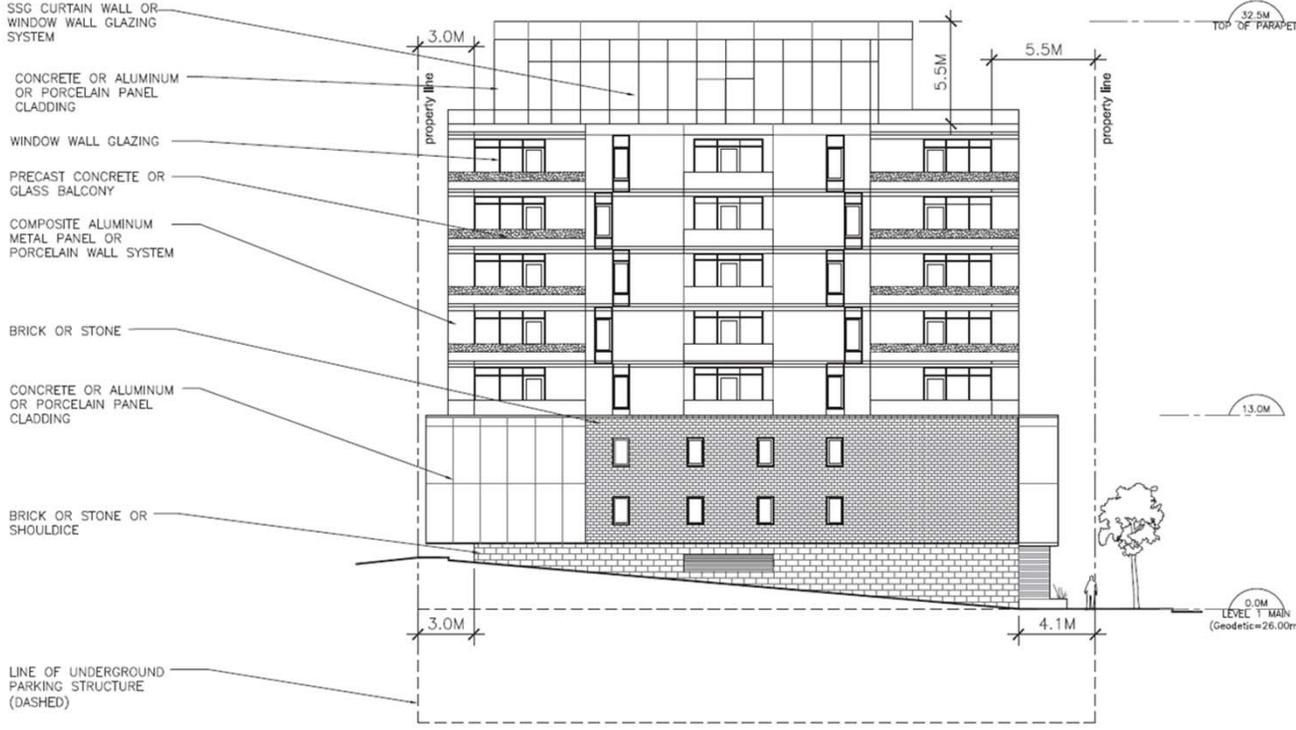
## Elevation Plan



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# Proposal

## Elevation Plan



1 SOUTH ELEVATION  
1/8" = 1'-0"

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# Public Engagement

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- **Open House** - December 2016;
- **Webpage and Signage** on property
- **Public Meeting** - April 2018;

Comments included:

- Concern for the design and scale of the proposal in relation to the neighbourhood's character and context.
- Participants expressed the need for increased building setbacks.
- Some general support for the proposed project.
- Concern about the relationship to the Centre Plan process

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# Halifax & West PAC

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The Halifax & West Planning Advisory Committee (HWPAC) recommended that Halifax & West Community Council (HWCC) not proceed with the approval of this proposal:

The committee also communicated that:

- the proposal does not align enough with the recommendations of the Centre Plan to be considered;
- the proposal has not presented sufficiently special circumstances or public benefits to warrant the exceptions to the Centre Plan principles;
- the proposal does not offer significant enough step-backs and other features to improve pedestrian experience along the street; and
- they appreciate the design of the top floor and significant amenity space available to all residents.

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# Amendments Responding to Consultation



VIEW FROM PARK

Original



WELLINGTON VIEW FROM PARK

Current

# Staff Recommendation

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Staff recommend that Regional Council:

1. Adopt the proposed amendments to the Halifax Municipal Planning Strategy (MPS) and the Halifax Peninsula Land Use By-law (LUB), as set out in Attachments A and B of the staff report dated April 11, 2019, to allow an eight storey (plus penthouse) residential building and commercial parking by development agreement at the subject site.

The background features a large, stylized graphic of a chevron or arrow pointing to the right. The graphic is composed of several overlapping geometric shapes in various shades of blue, ranging from a deep navy to a light sky blue. The word "HALIFAX" is positioned in the upper right quadrant of the image, within the dark blue area of the graphic.

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**Thank You**