

**HALIFAX**

**Case 20928**

**Development Agreement:  
5720-5722 Inglis Street,  
Halifax**

**Halifax Peninsula Planning Advisory Committee**

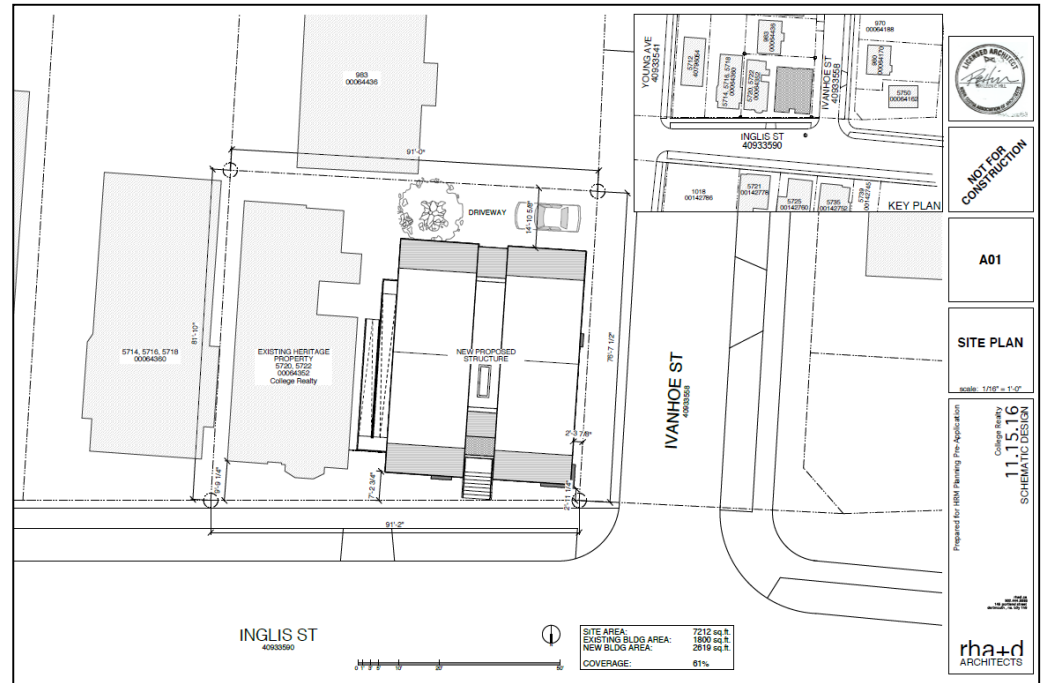
March 26, 2018

# Applicant Proposal

Applicant: RHAD Architects

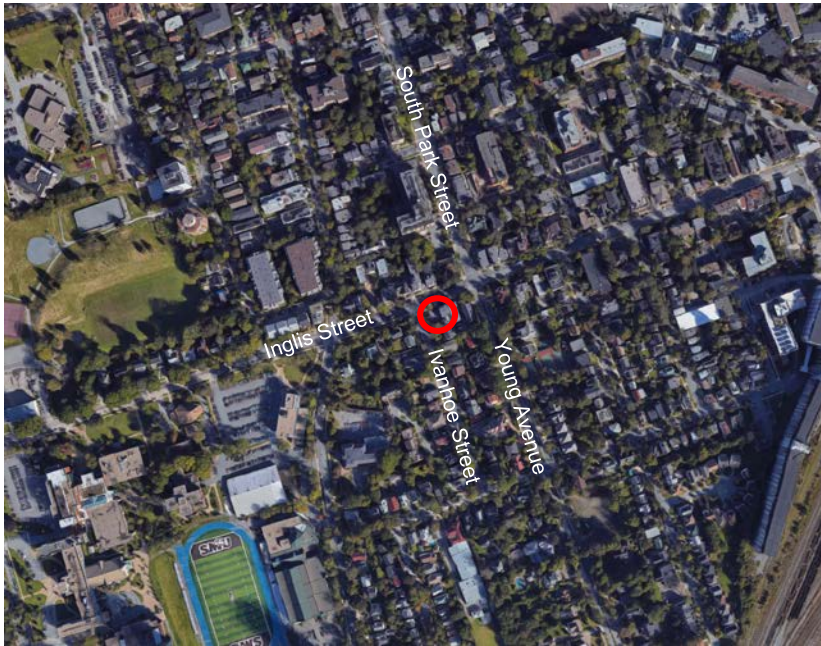
Location: 5720-5722 Inglis Street, Halifax

Proposal: Enter into a development agreement to permit the construction of a 12 unit residential building in the side yard of a registered heritage property.



# Site Context

5720-5722 Inglis Street, Halifax

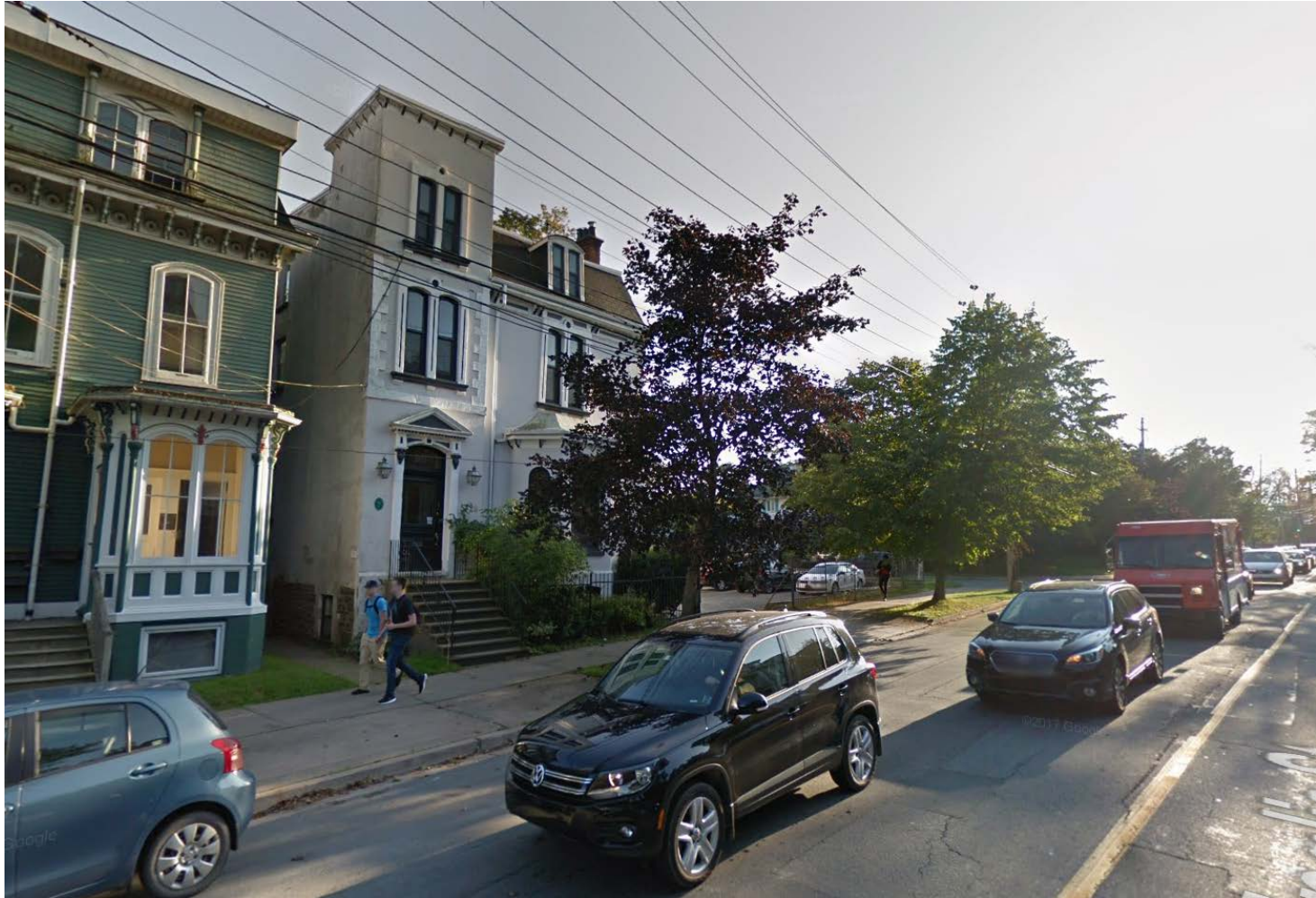


General Site Location



Site Boundaries

# Site Context



Subject Property from Inglis Street

**HALIFAX**

# Site Context



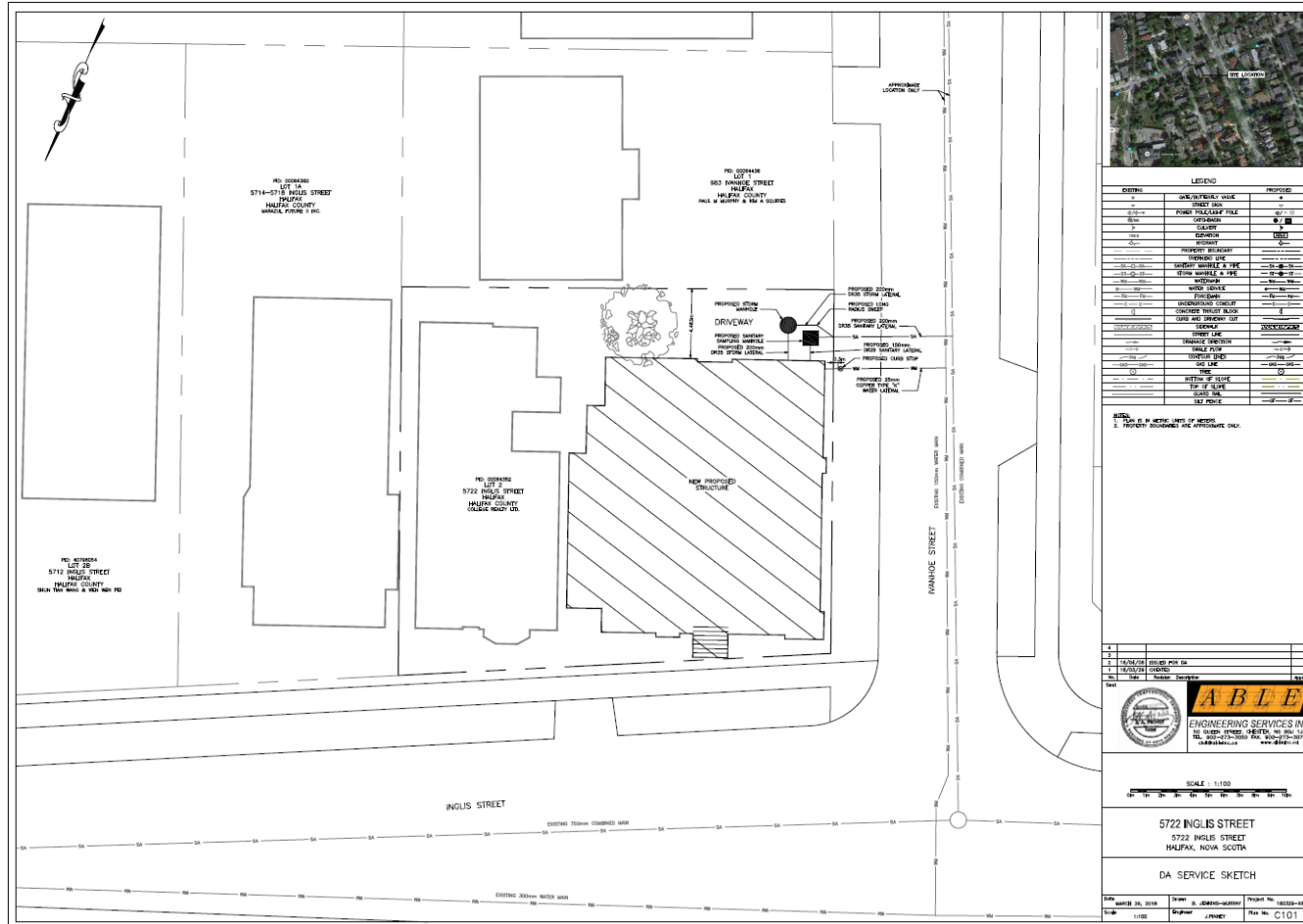
Subject Property from Ivanhoe Street

# Proposal



Proposed Front Elevation

# Proposal



NOT FOR CONSTRUCTION

A12

SERVICE SKETCH

Prepared for H&M Planning Development: Application

College Realty  
11.06.17  
SCHEMATIC DESIGN

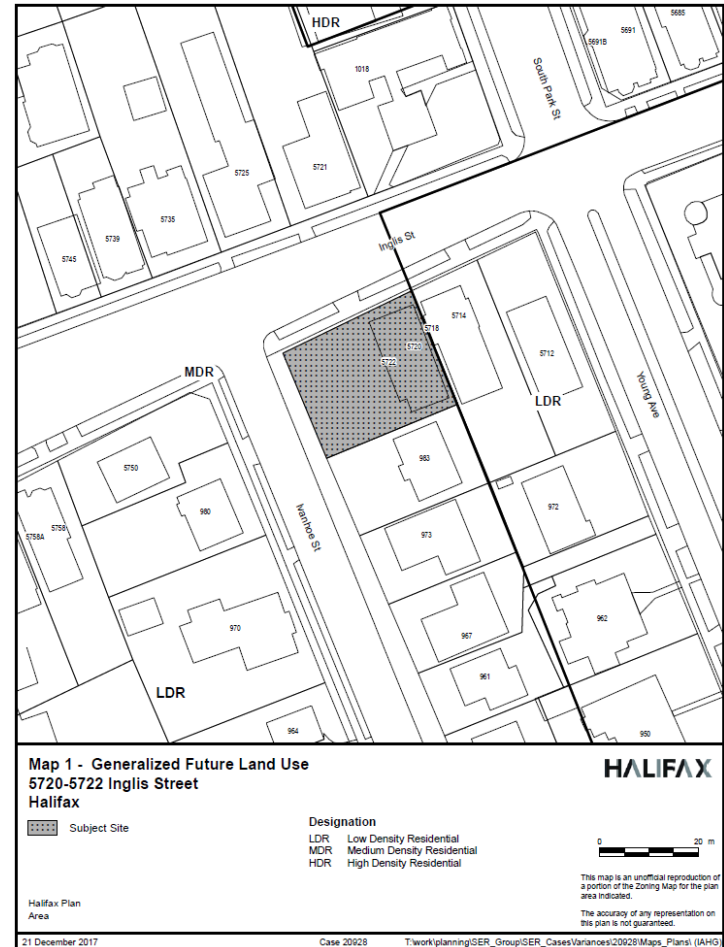
Proposed Site Plan



# Planning Policy

## Halifax Municipal Planning Strategy

- **Designation**
  - Medium Density Residential
- Regarded as residential environments which provide a mix of family and non-family dwelling units in buildings of not more than four storeys.
- **Enabling Policy**
  - Section 6.8





# Enabling Policy (Section 6.8)

In any building, part of a building, or on any lot on which a registered heritage building is situated, the owner may apply to the City for a development agreement for any development or change in use not otherwise permitted by the land use designation and zone subject to the following considerations:

- i. that any registered heritage building covered by the agreement shall not be altered in any way to diminish its heritage value;
- ii. that any development must maintain the integrity of any registered heritage property, streetscape or conservation area of which it is part;
- iii. that any adjacent uses, particularly residential use are not unduly disrupted as a result of traffic generation, noise, hours of operation, parking requirements and such other land use impacts as may be required as part of a development;
- iv. that any development substantially complies with the policies of this plan and in particular the objectives and policies as they relate to heritage resources.

# Land Use By-law

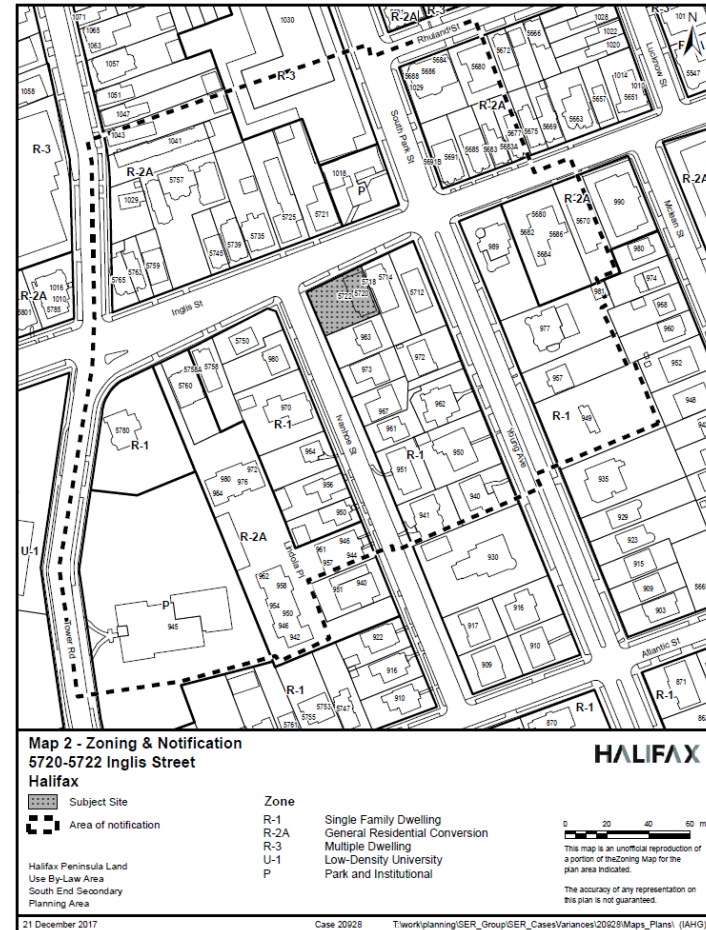
## Halifax Peninsula Land Use By-law

### R-1 Zone

- Permits single detached dwellings, home occupations and professional offices, parks, churches, day care facilities and special care homes
- Minimum Lot Frontage 40ft
- Minimum Lot Area 4,000sqft
- Maximum Height 35ft
- Maximum Lot Coverage 35%

### Current Use:

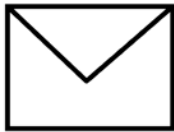
- 5 unit residential building (non-conforming)



# Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification, newspaper ad and a public information meeting February 15, 2018.
- Feedback from the community generally included the following:
  - Concerns about the density of the building
  - Concerns about the building design and setback along Ivanhoe Street
  - Concerns about lack of parking
  - Concerns about potential for student housing

**Notifications  
Mailed**



**65**

**Meeting  
Attendees**



**12**

**Letters  
Received**



**1**

# Scope of Review

- Compatibility with heritage building and surrounding area
- Building massing
- Intensity of the proposed use
- Site design and setbacks
- Parking

# Questions / Comments

HALIFAX

# HALIFAX

## Thank You

**HALIFAX**

Planning & Development  
PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

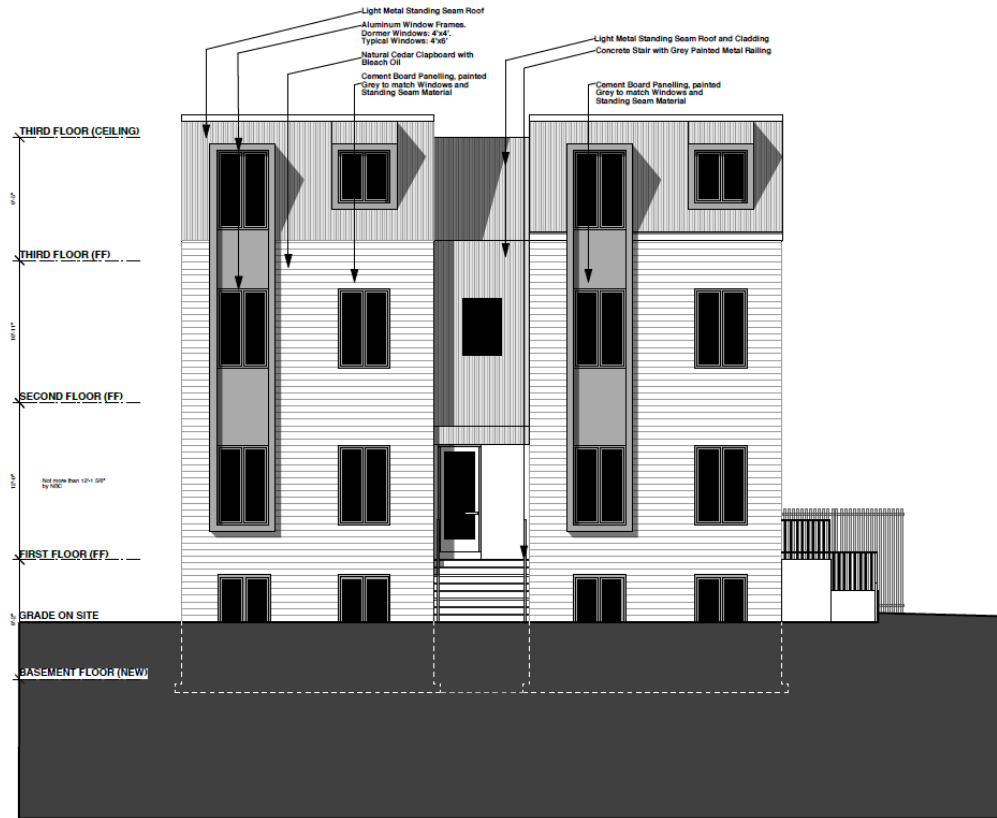
**Kathleen Fralic**

*Planner II*

[fralick@halifax.ca](mailto:fralick@halifax.ca)  
Tel: (902) 490-4904

[www.halifax.ca](http://www.halifax.ca)

# Proposed Rear Elevation



**NOT FOR  
CONSTRUCTION**

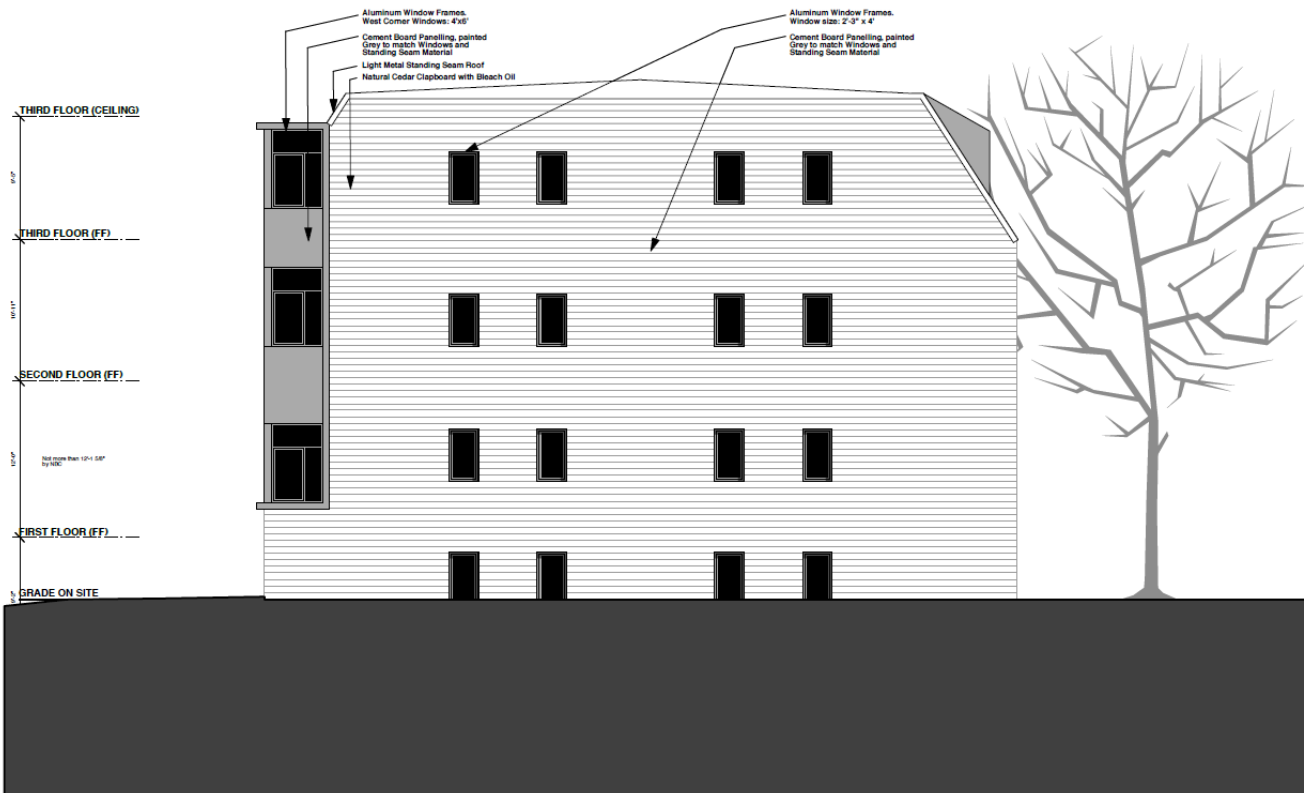
**A07**

**BACK  
ELEVATION**  
scale: 1/8" = 1'-0"

Prepared for HRM Planning Development Application  
College Realty  
**11.06.17**  
SCHEMATIC DESIGN

**chad**  
ARCHITECTS

# Proposed West Elevation



**NOT FOR  
CONSTRUCTION**

**A08**

**WEST  
ELEVATION**

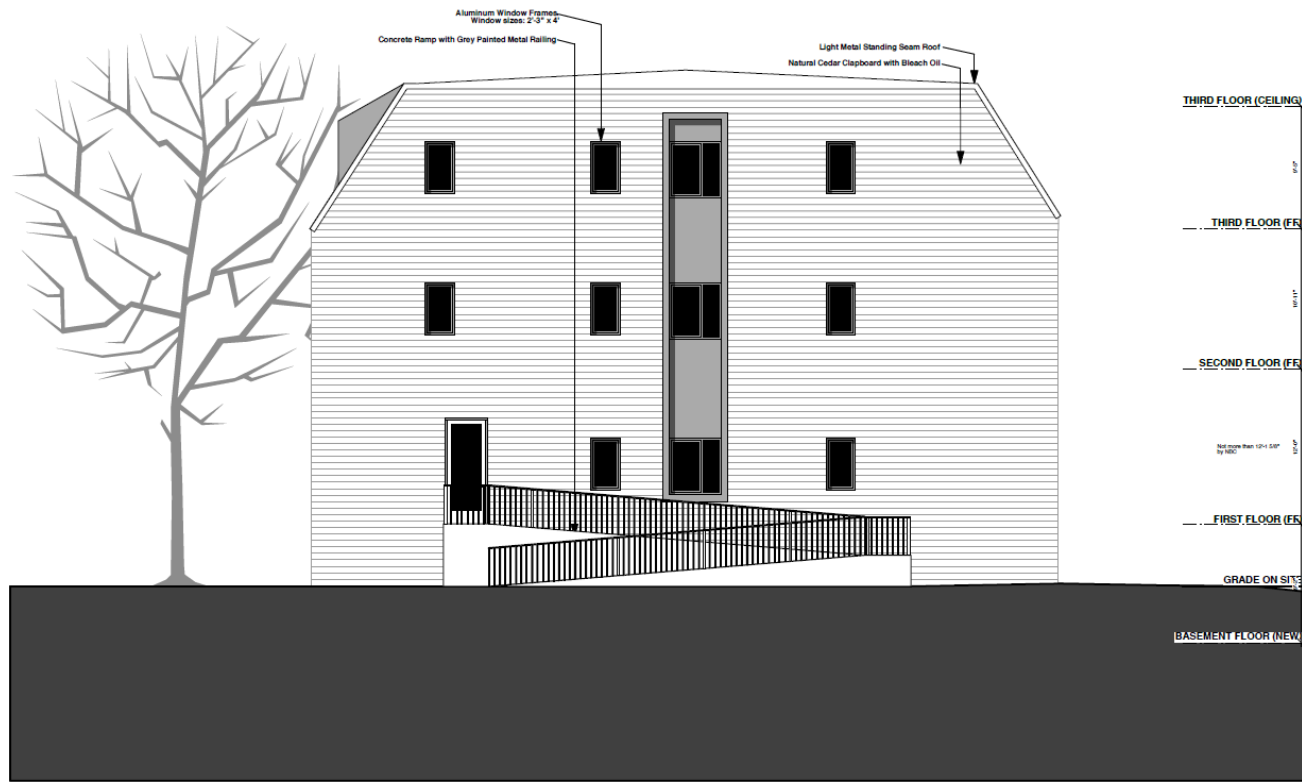
scale: 1/8" = 1'-0"

Prepared for HRM Planning Development Application  
 College Realty  
**11.06.17**  
 SCHEMATIC DESIGN

chad ARCHITECTS



# Proposed East Elevation



**NOT FOR  
CONSTRUCTION**

**A09**

**EAST  
ELEVATION**  
scale: 1/8" = 1'-0"

Prepared for HRM Planning Development Application  
College Realty  
**11.06.17**  
SCHEMATIC DESIGN

CHAD ARCHITECTS