

HALIFAX

Case 21321 **2856 Gottingen St**

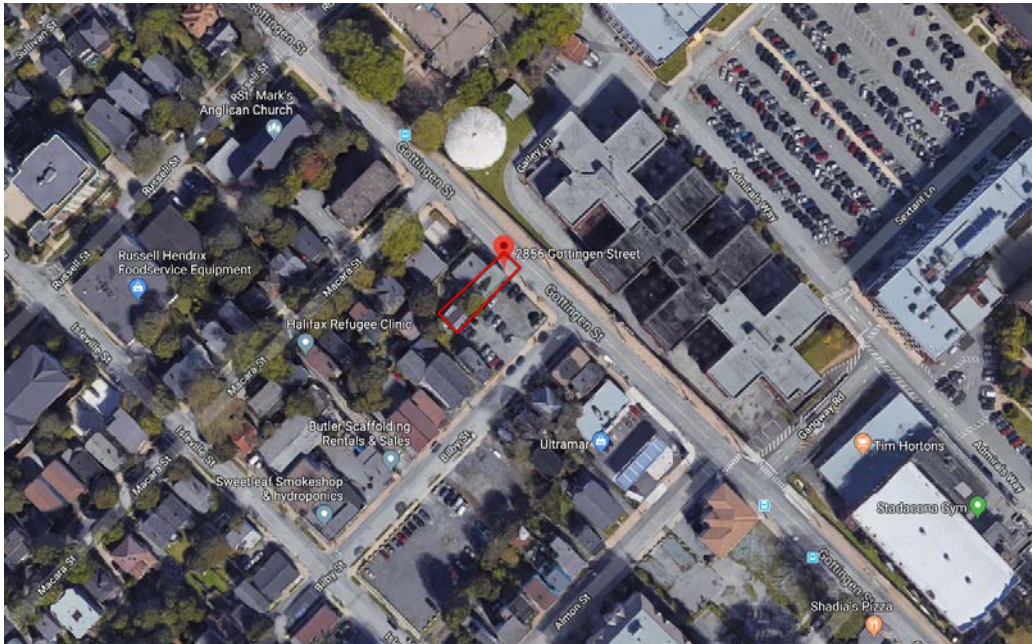
**Halifax Peninsula
Planning Advisory Committee**

Amend LUB Schedule "Q"
Amend Development Agreement 18149

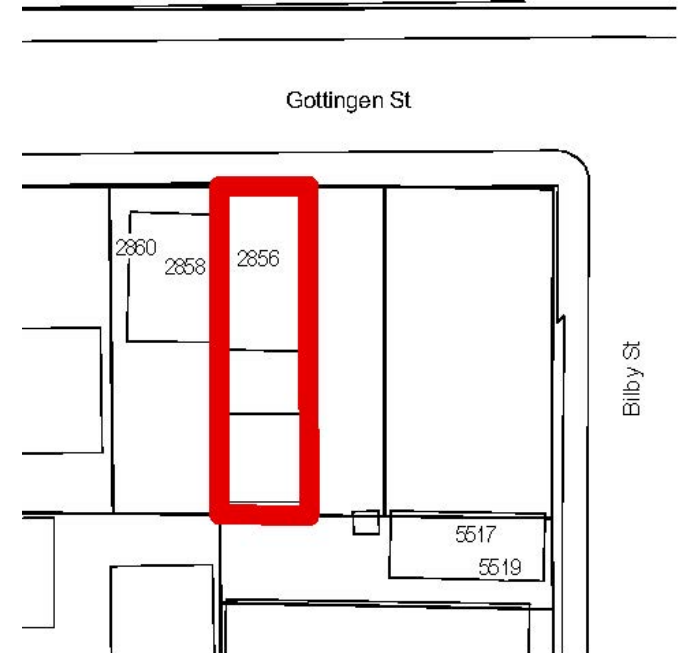
March 26, 2018

Site Context

2856 Gottingen Street, Halifax



General Site location



Site Boundaries in Red

Site Context



Subject site seen from Gottingen Street

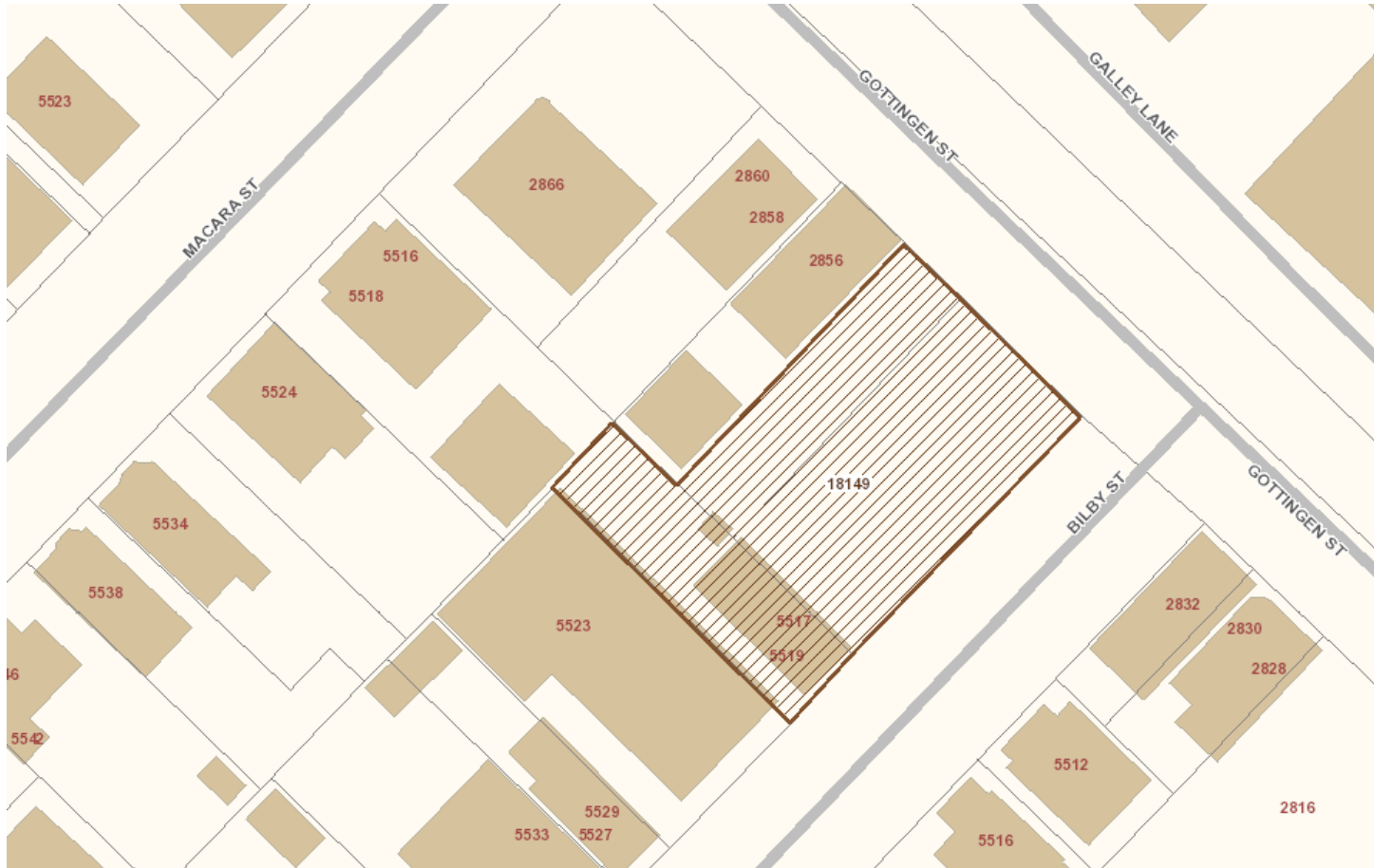
Applicant Proposal

Applicant: Michael Napier Architects

Location: 2856 Gottingen Street, Halifax

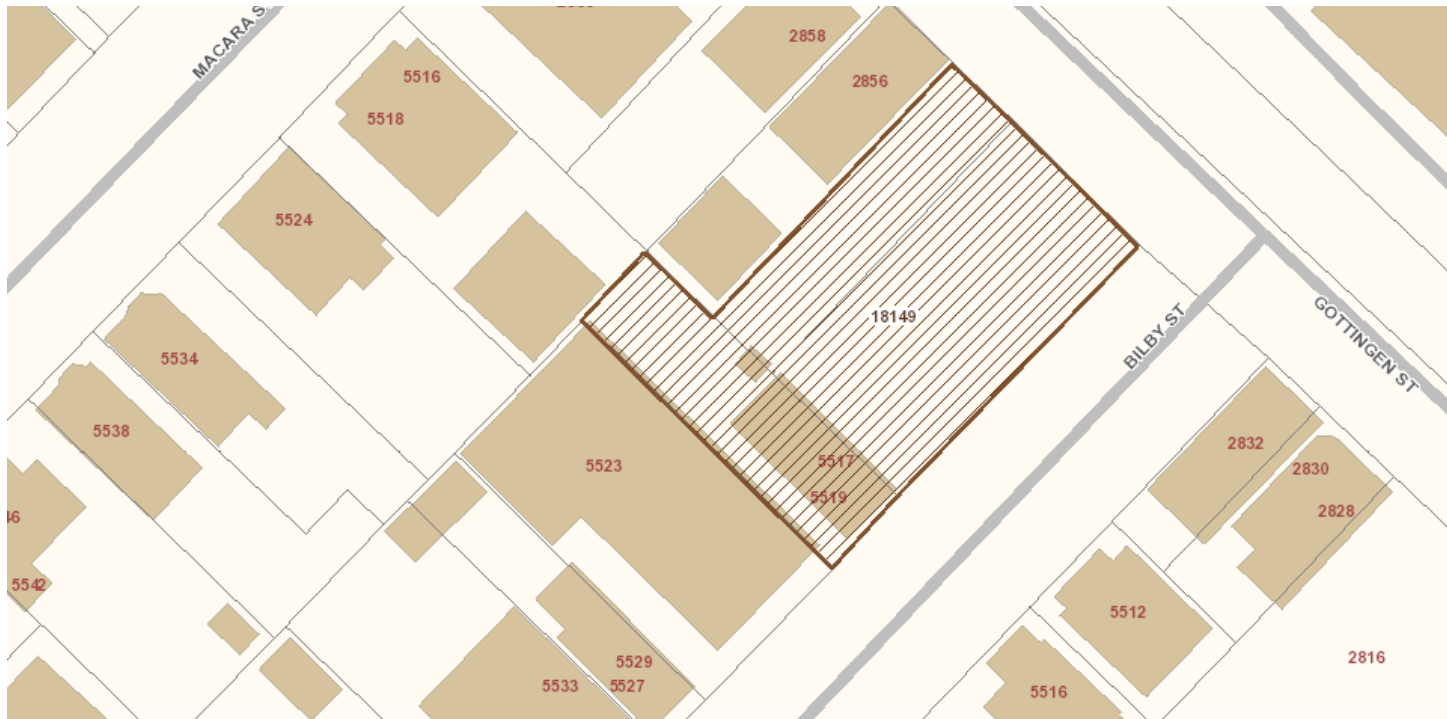
Proposal: To amend Schedule “Q” of the Halifax Peninsula Land Use By-law to include 2856 Gottingen St, and amend the existing Development Agreement (18149, approved by Community Council in 2014) to include this property and allow a multi-use building at the corner of Gottingen and Bilby Streets.

Existing Agreement (18149) applies to the area hatched in brown (3 properties)



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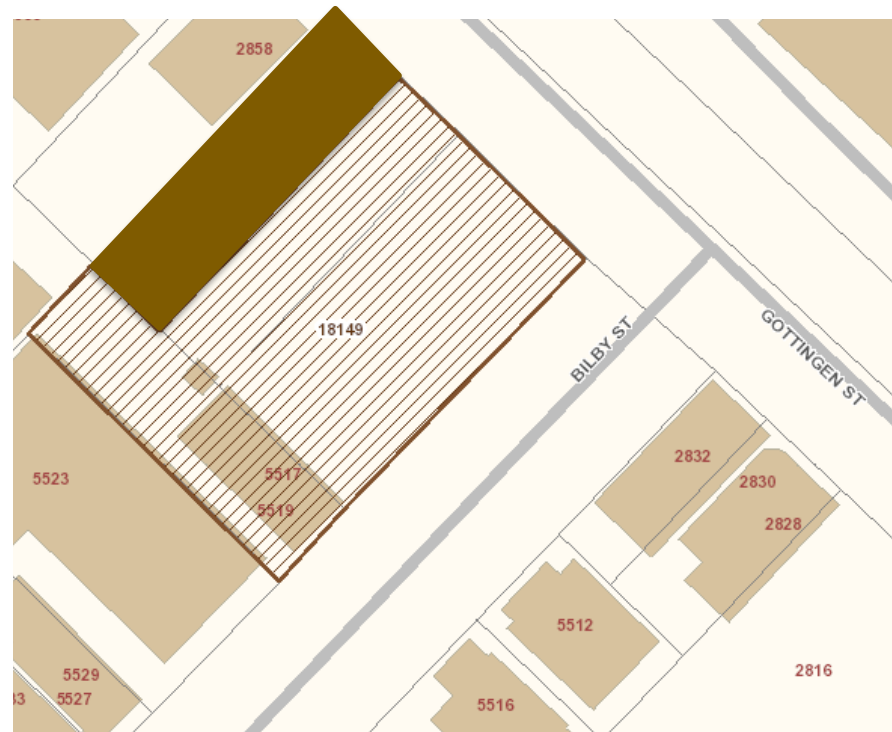
Existing Agreement permits a 39 unit apartment building (minimum of 15 units with 2 or more bedrooms), and ground floor commercial- limited to uses that are permitted within the C-2A minor commercial zone.



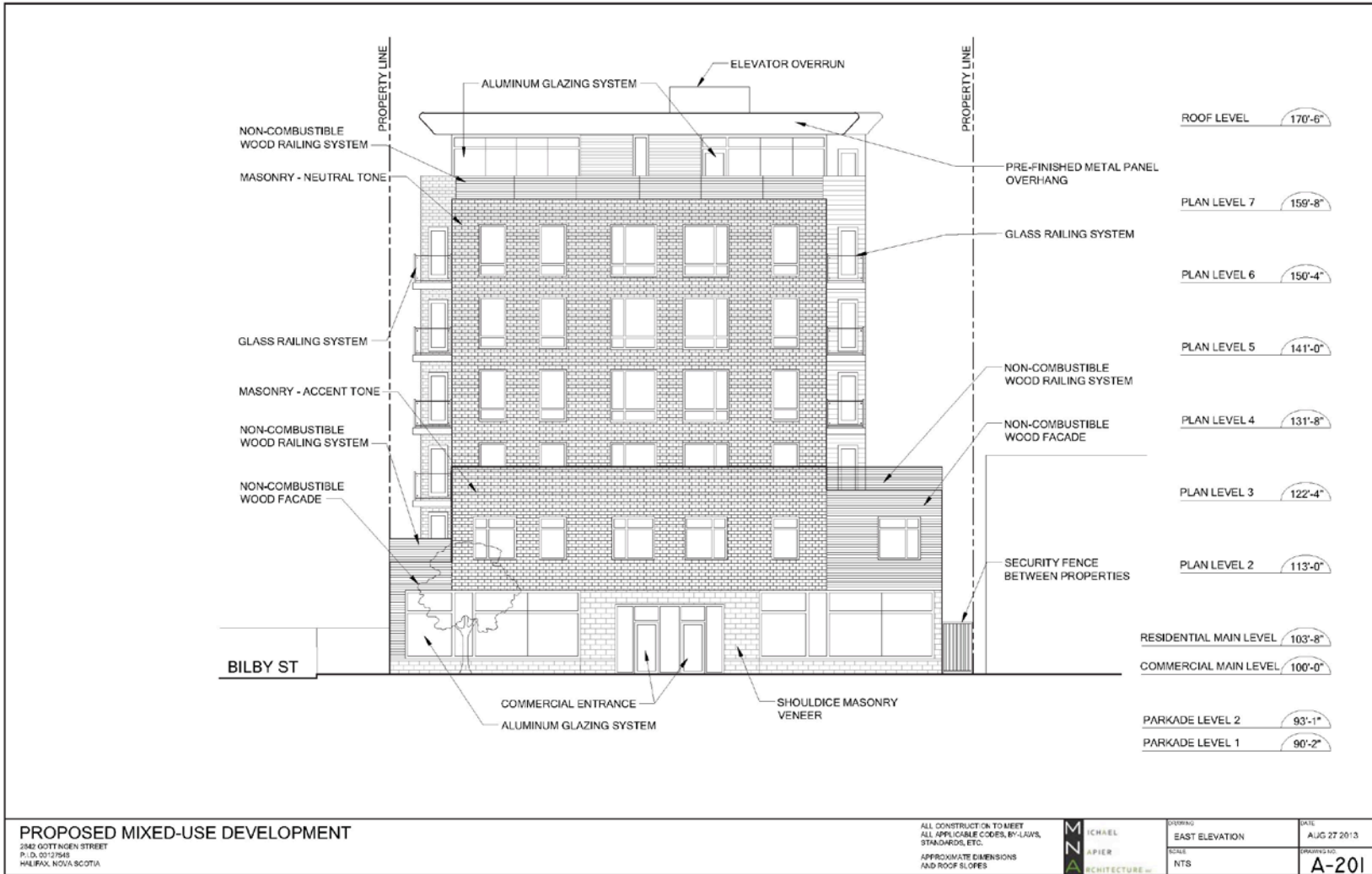
Existing Agreement (18149) applies to the area hatched in brown (3 properties)

Existing 2013 Agreement permits a 39 unit, seven storey apartment building (minimum of 15 units with 2 or more bedrooms), and ground floor commercial-limited to uses that are permitted within the C-2A minor commercial zone.

Proposal is to include 2856 Gottingen to the agreement to allow the building to enlarge onto this property, increase to 64 residential units, increase ground floor commercial area, and add an additional storey to the building (eight stories total).

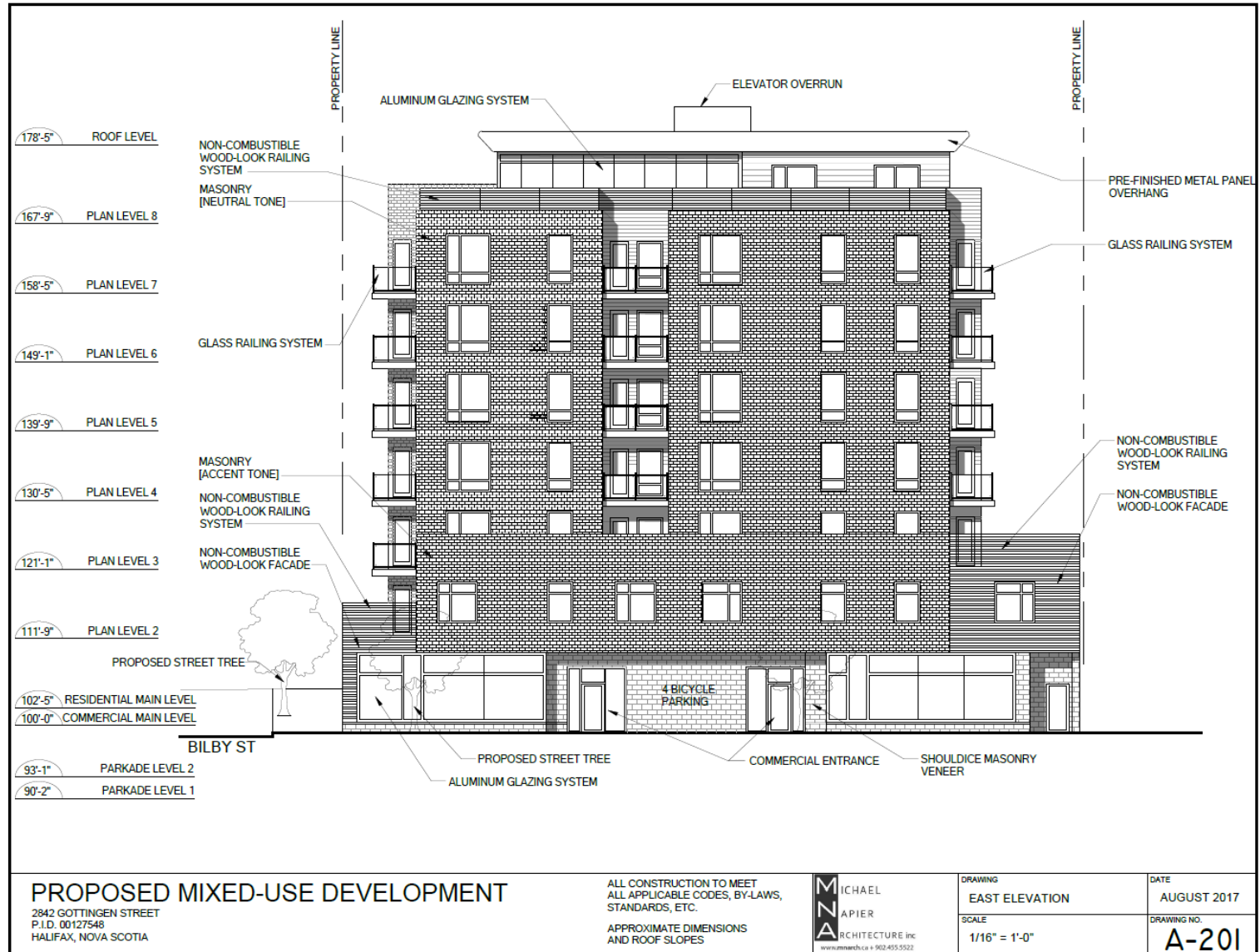


Existing Approved Building Elevation from Gottingen Street

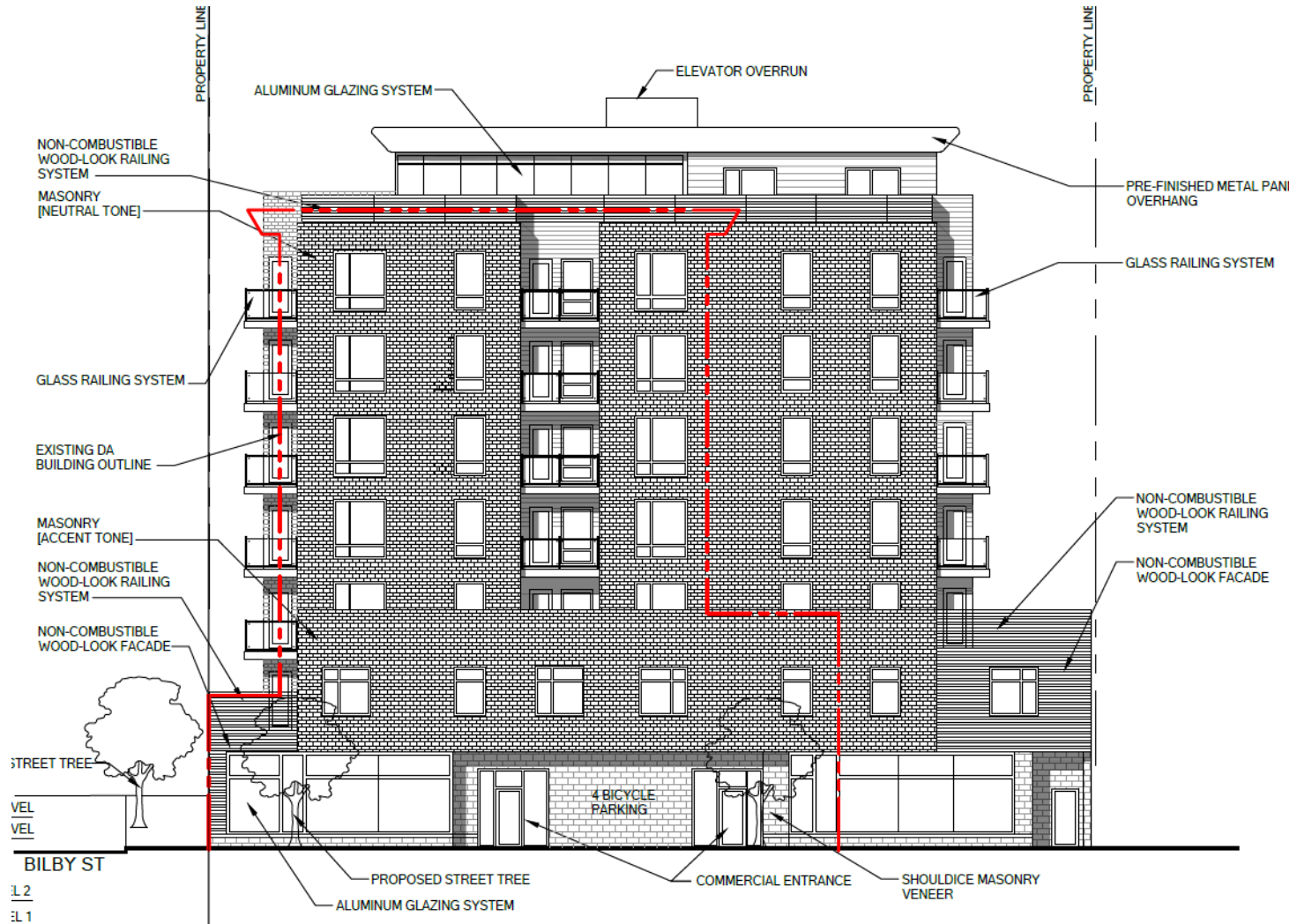


Case 18149 - Schedule D
 East (Gottingen St) Elevation

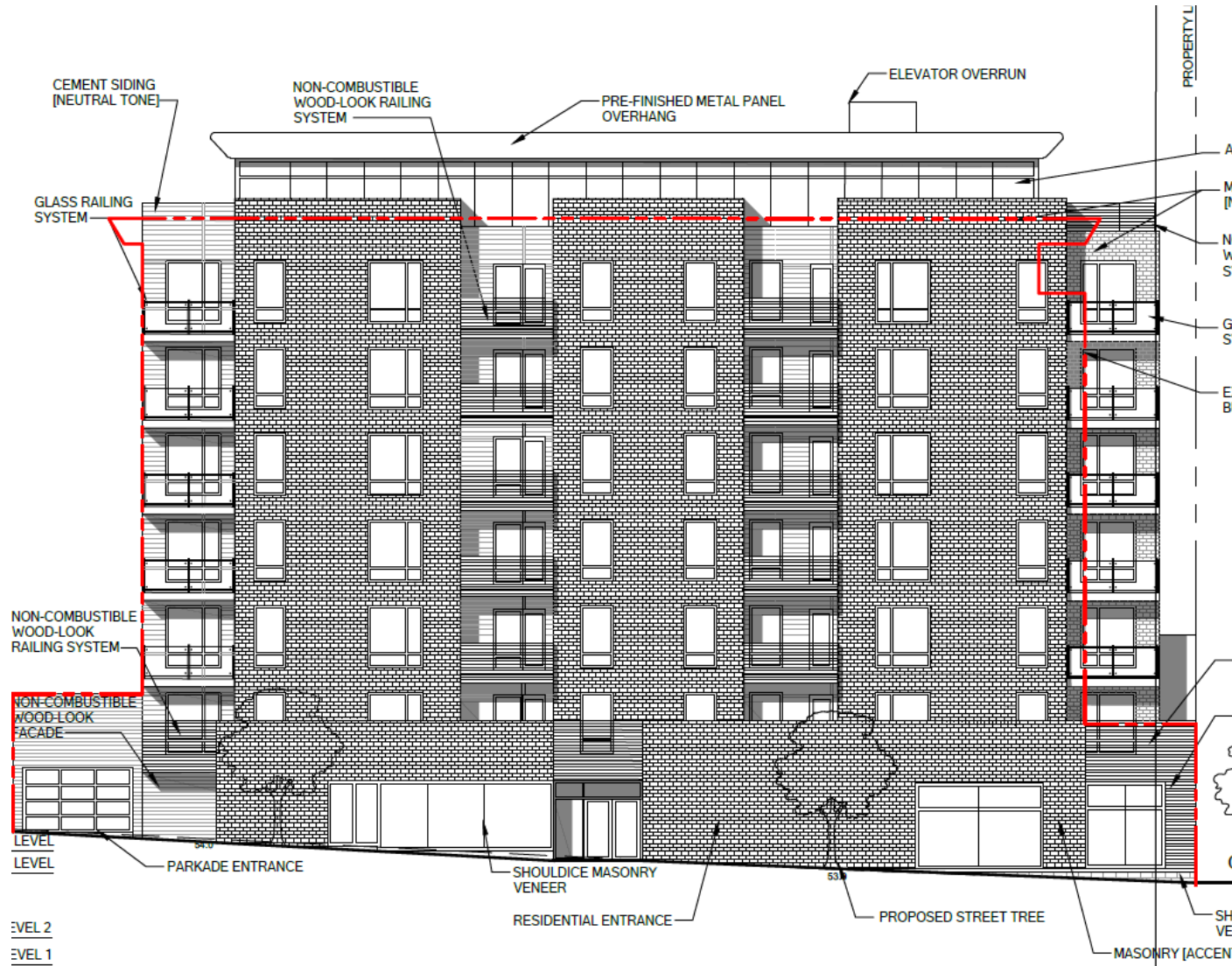
Proposed Elevation from Gottingen Street



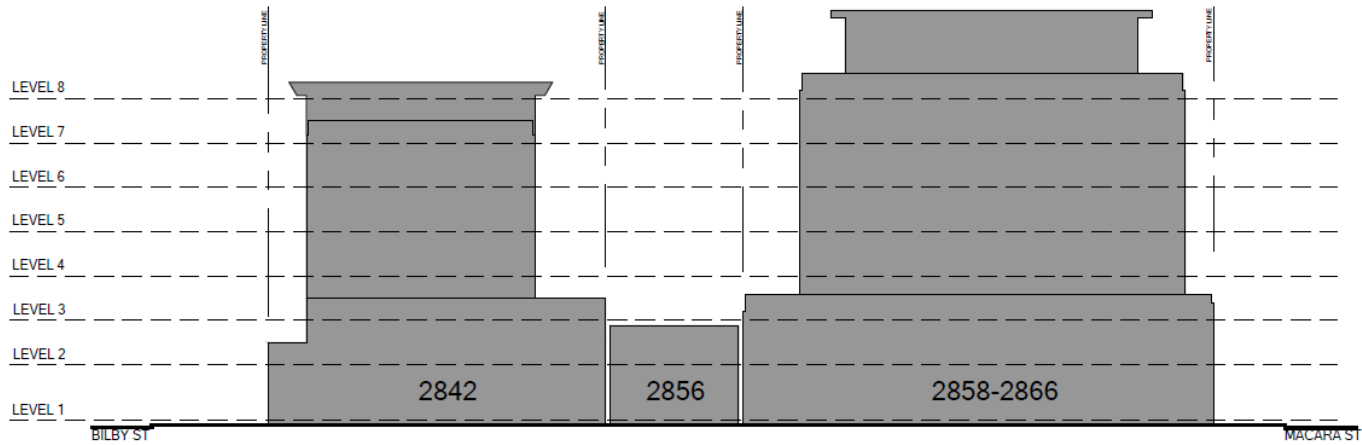
Proposed Elevation from Gottingen Street



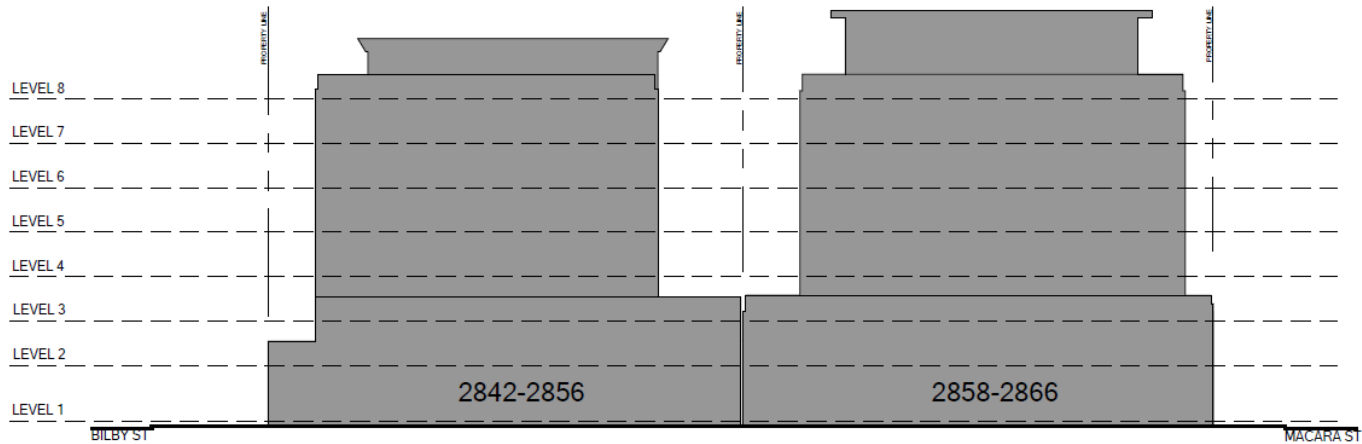
Proposed Elevation from Bilby Street



Proposed Elevation from Gottingen Street



CURRENTLY APPROVED



PROPOSED



Approved Rendering



Proposed Rendering



Policy Consideration

Policy 2.3.1

In order to promote investment in commercial and residential redevelopment and to prevent conflict between new and existing uses the city may identify areas that provide an opportunity for and will benefit from comprehensive site planning. Schedule “Q”

Policy 2.3.2

In those areas, residential and mixed residential-commercial development over four units shall be by agreement.

Policy Consideration

Policy 2.3.3

In considering agreements for residential/commercial development, Council shall consider:

- the relationship of new development to adjacent properties and uses including urban design and landscape treatment
- the creation of high quality design detail at street level through ie. landscaping, signs, building entrances, and vehicle layby areas
- High quality open space and leisure for residents
- High quality exterior building materials

Policy & By-law Overview

Halifax Municipal Planning Strategy – Halifax Peninsula LUB

○ **Zone**

➤ C-2 (General Business) Zone

- R-1, R-2, R-2T, R-2A, R-3, C-1 and C-2A uses;
- Any business or commercial enterprise except when the operation of the same would cause a nuisance or a hazard to the public and except adult entertainment uses, junk yards and amusement centres;

○ **Designation**

- #### ➤ Major Commercial, Peninsula North Secondary Plan, Area 5

○ **Existing Use**

- #### ➤ Vacant Commercial Building and Accessory Building

Centre Plan

- **Designated Corridor**

WHAT IS THE CORRIDOR ZONE?

WHAT IS PERMITTED?

Permits mixed-use buildings (residential and commercial) within low- and mid-rise buildings, tailored to local context.

Eight-storey buildings are permitted where larger-scale buildings are appropriate.

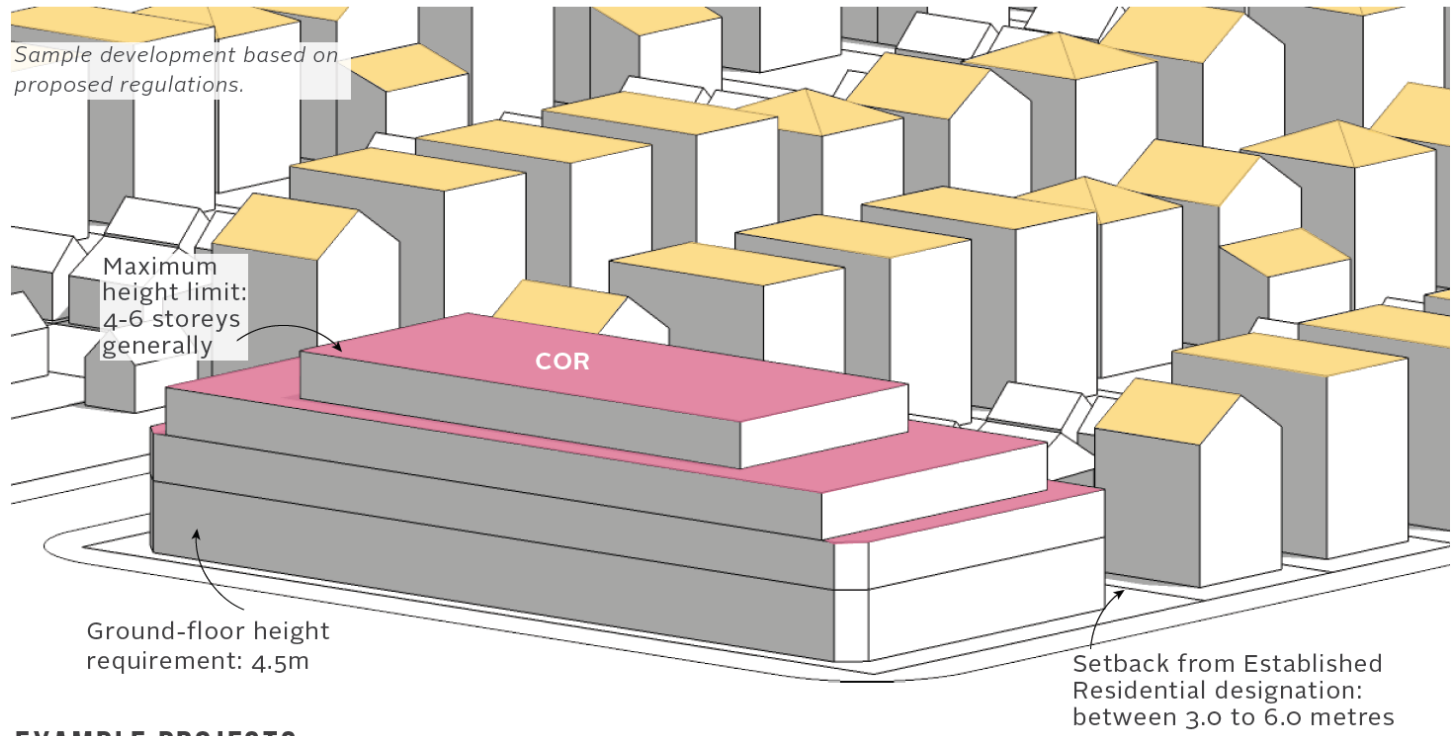
The Corridor zone is permitted the greatest mix of uses such as residential, office, retail, personal service, restaurant, and institutional uses.

WHERE IS THE CORRIDOR ZONE TYPICALLY LOCATED?

The Corridor zone is located along transit corridors, in proximity to lower-density residential neighbourhoods.

CORRIDOR ZONE* - SUMMARY OF PROPOSED REQUIREMENTS

**The Corridor designation contains one zone: Corridor (COR).*



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Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification, newspaper ad and a public information meeting on February 22, 2018.
- Feedback from the community generally included the following:
 - Some felt concern over the number of multi unit buildings being built in the neighborhood recently, some felt it was good to see neighborhood growing.
 - Felt it was an improvement from the approved building.
 - Wanted to ensure the existing smaller homes/neighborhood character were not forgotten about during review process.

**Notifications
Mailed**



32

**Meeting
Attendees**



10

**Letters
Received**



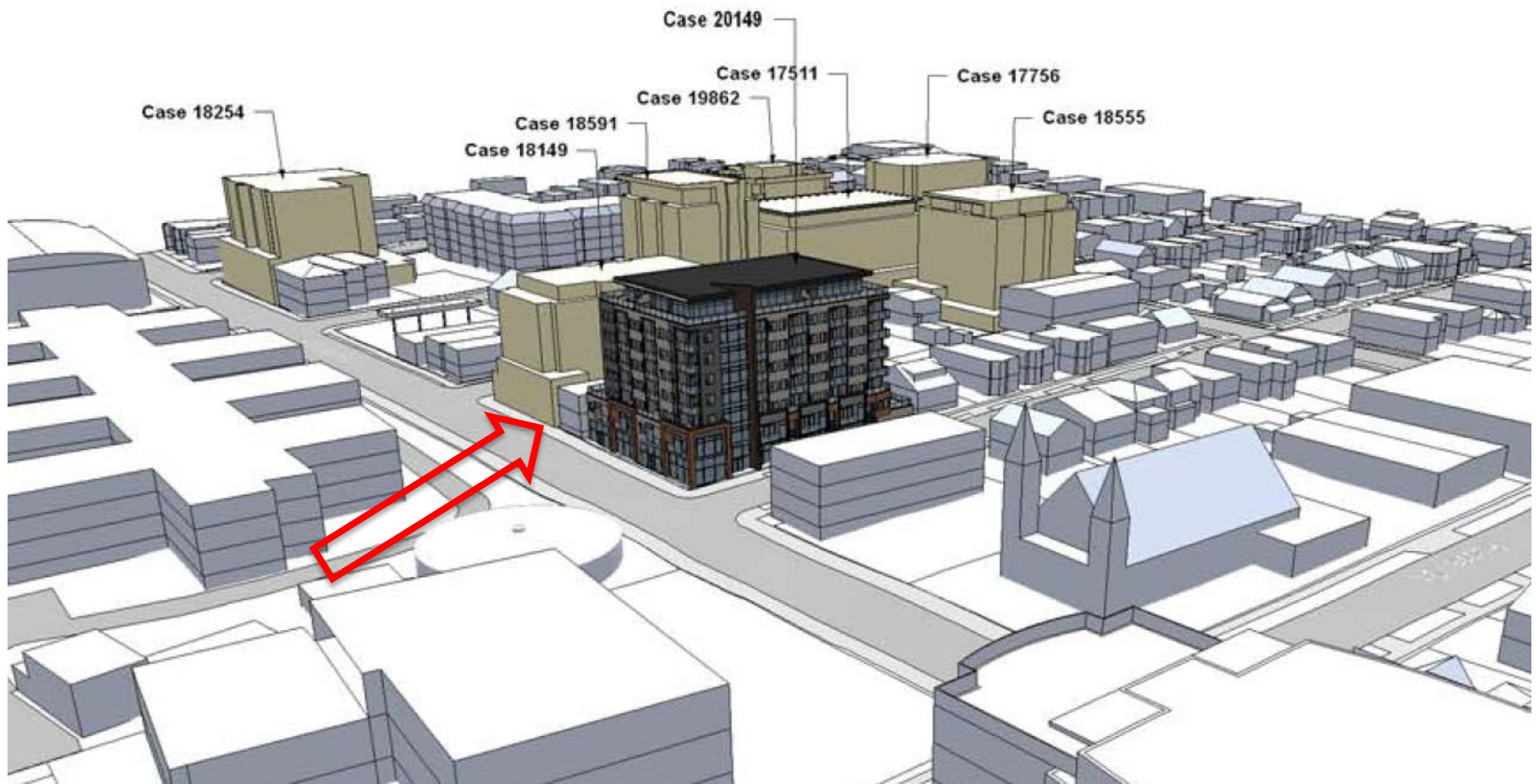
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Scope of Review

- Policy considerations

Quality of:

- Indoor and outdoor amenity space;
- Design detail at street level including landscaping and building entrances; and
- Mitigation of impacts on adjacent properties through effective urban design and landscape treatment.



Questions / Comments

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Thank You

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