

Item 7.3.1

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TELECOPIER COVER PAGE

TO: Heritage Advisory Committee	FROM: David C. Wallbridge
FAX: 902-490-4208	PAGES: 3 including cover page
PHONE: 20923-2720 Gottingen Street	DATE: August 18, 2017
RE: PL Change	COPY TO: Client

Please call Kelsey Millett at (902) 423-7777 if you have any questions concerning this fax.

COMMENTS:

Please see the attached letter.

August 8 2017

Via Fax

Jason Cooke, Chair and members of the Heritage Advisory Committee
Halifax Heritage Advisory Committee
Office of the Municipal Clerk
PO Box 1749
Halifax, NS B3J 3A5

Dear Mr. Cooke:

Case 20928-2720 Gottingen Street Halifax – The Narrows: A Halifax Public House

I represent Elizabeth Pacey. Mrs. Pacey is the owner of a registered heritage property located at 2730 Gottingen Street. This residential property is right beside 2720 Gottingen Street which is the subject of the above Development Agreement application.

Mrs. Pacey asks that the Heritage Advisory Committee not support the proposed application. The application requests a significant change of use that is completely incompatible with Mrs. Pacey's enjoyment and use of her property. The proposal is to operate a bar with a lounge license right beside her home. The proposed hours of operation would have the bar open through the afternoon and into the late evening between Sunday and Thursday (until 11:30pm) and into the next morning on Friday and Saturday (12:30am). In addition to these hours there will be an outdoor patio opened every evening until 9:30pm.

The proposed occupancy would be 80 customers on the main level and up to 25 customers on the patio. What this means for Mrs. Pacey is that from the afternoon until late in the evening there could potentially be 105 customers at the bar consuming alcohol right next door to her residential property. It is difficult to imagine that any residential home owner would want a neighboring property to change its use in this regard.

Mrs. Pacey has several concerns with respect to the proposed Development Agreement, including that it is not reasonably consistent with the Municipal Planning Strategy. In particular, the proposal is inconsistent with the intent of Policy 6.3(III) which states as follows:

(III) that any adjacent uses, particularly residential uses are not unduly disrupted as a result of traffic congestion, noise, hours of operation, parking requirements and such other land use impacts as may be required as part of a development;

[Emphasis Added]

The proposed Development Agreement falls all aspects of Policy 6.3(III) and is completely contrary to its intent. Of particular note, the hours of operation and noise that will be generated by operating a bar is completely incompatible with the residential neighbors. The proposed hours of operation go well beyond the times that many residents would have gone to bed for sleep and rest. Any common sense understanding of what goes on in a bar into the late hours of the evening makes it obvious that the


expected noise and disruption caused by the comings and goings of up to 105 people, some possibly under the influence of alcohol, is going to be extraordinarily disruptive.

In addition, Mrs. Pacey has concerns about the impact of the application on the value of her property.

Mrs. Pacey asks that the Committee consider her concerns and, as the direct neighbor, that her objection is given considerable weight by the Committee.

I understand that the Committee is meeting on August 23rd. Mrs. Pacey asks to appear before the Committee when it considers this application. Please kindly advise when it will be on the agenda.

Yours truly,


David C. Wallbridge
DW/jk

Cc: Paul Sampson, HRM Planning and Development - sampson@halifax.ca
Elizabeth Pacey