

HALIFAX

Heritage Advisory Committee: Case 20923

Development Agreement for 2720
Gottingen Street, Halifax
“Narrows Public House”

April 25th 2018

Applicant Proposal

Applicant: Myles Baldwin, Shane Beehan, Jillian Demmons

Location: 2720 Gottingen Street, Halifax (former Fresh Start B&B)

Proposal: Restaurant/Pub and three residential units by development agreement

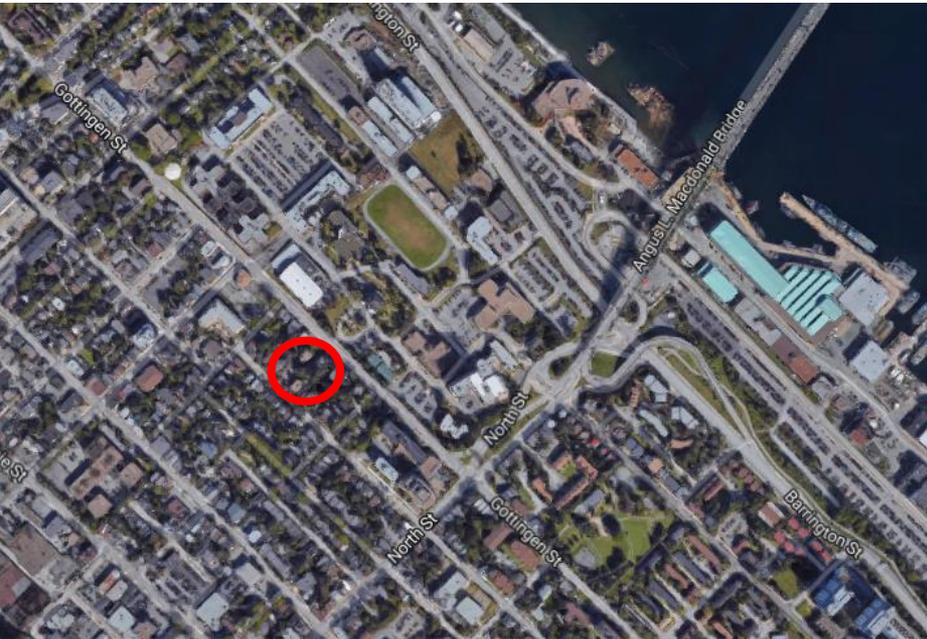
Enabling Policy: Halifax MPS Policy 6.8 (allows a change of use on registered heritage properties to incentivize adaptive re-use and conservation).



H.R. Silver House

Site Context

2720 Gottingen Street, Halifax



General Site location



Site Boundaries in Red

Site Context



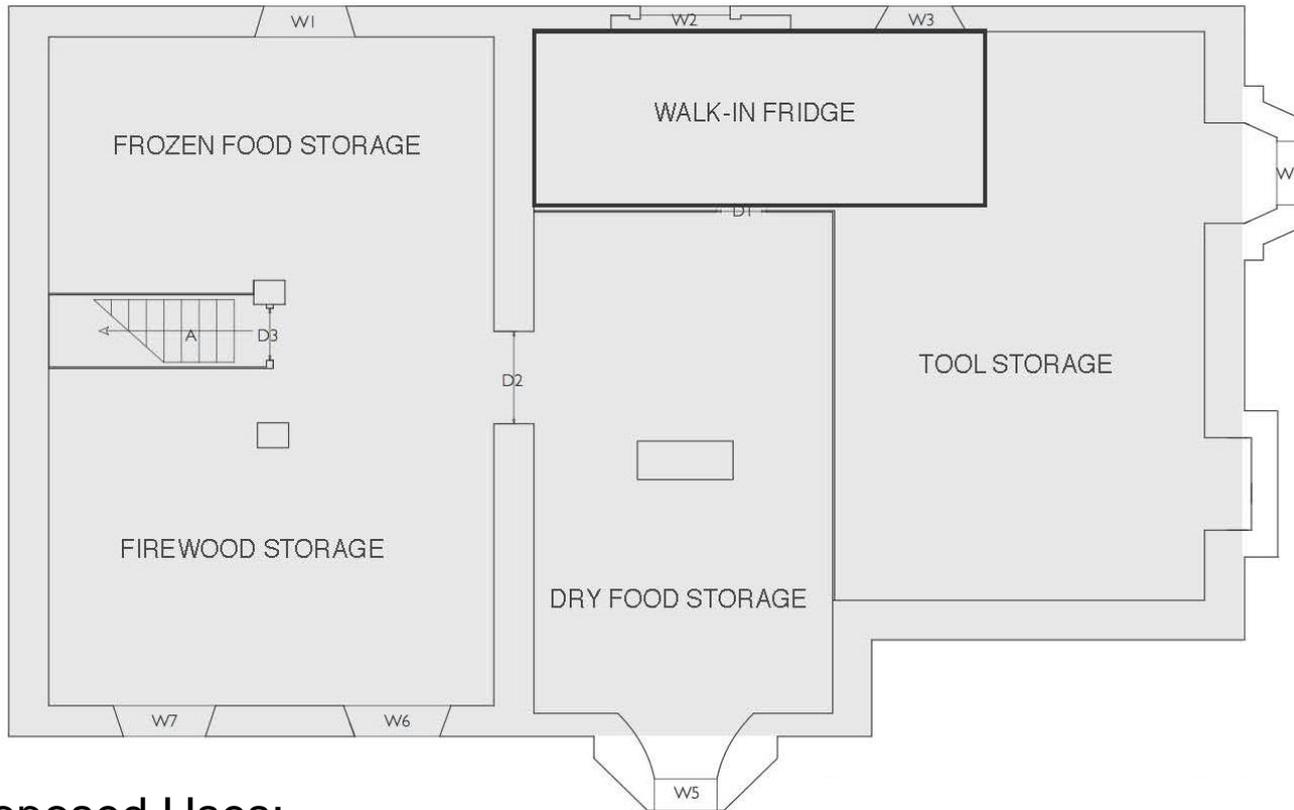
Subject site today

Development Agreement Details

- A Restaurant and pub confined to the main level
- Up to three residential units on the second and third floors
- Landscaping and fencing throughout the site
- Grounds and building to be well maintained
- Commercial occupancy to be limited by fire code
- No outdoor commercial space (patio)
- No amplified music
- Hours of operation:
 - Sunday to Thursday 11am to 11:30pm
 - Friday and Saturday 11am to 12:30pm

Proposal

Basement Level

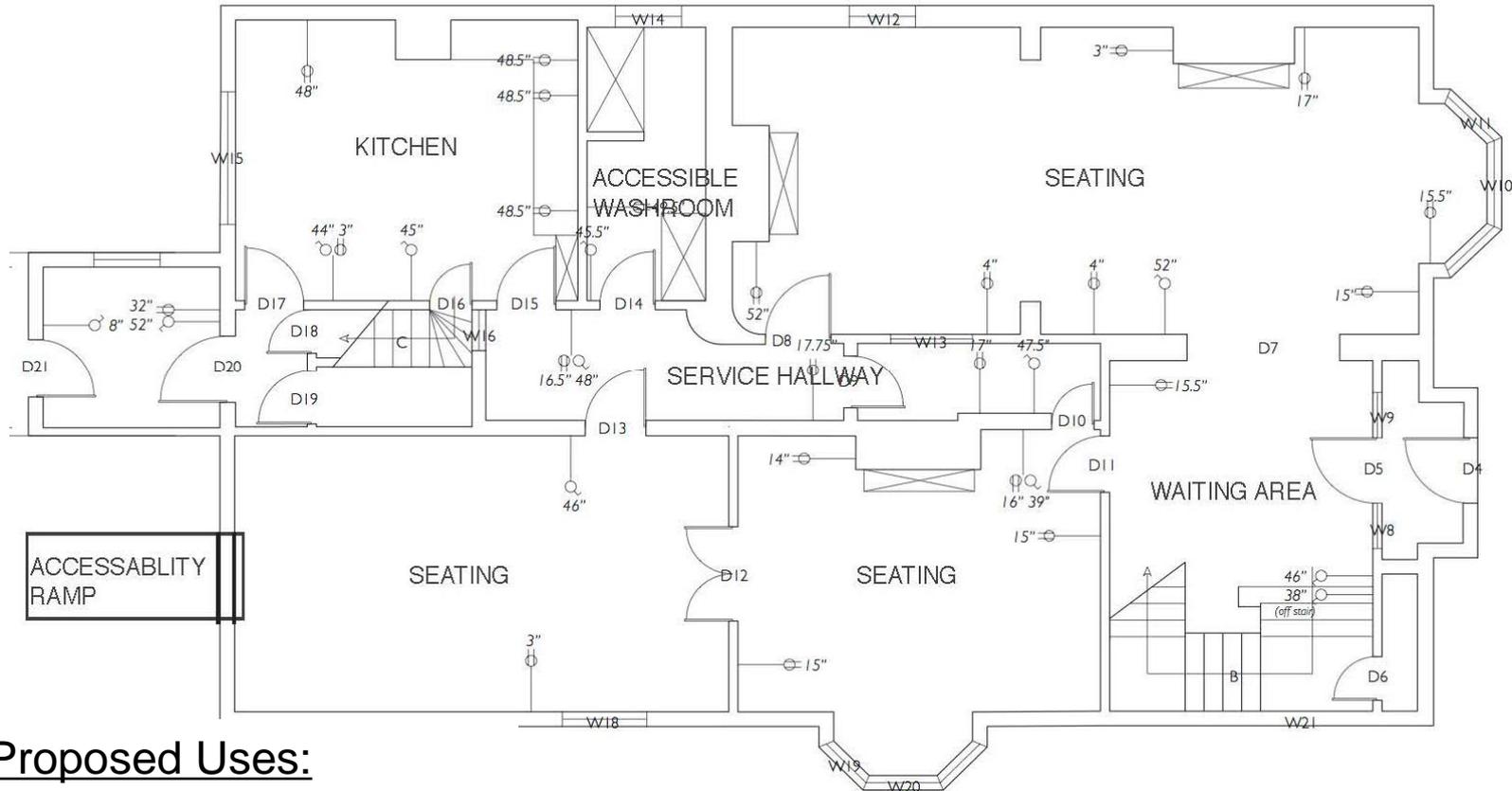


Proposed Uses:

- Storage
- Accessory restaurant uses

Proposal

Main Floor

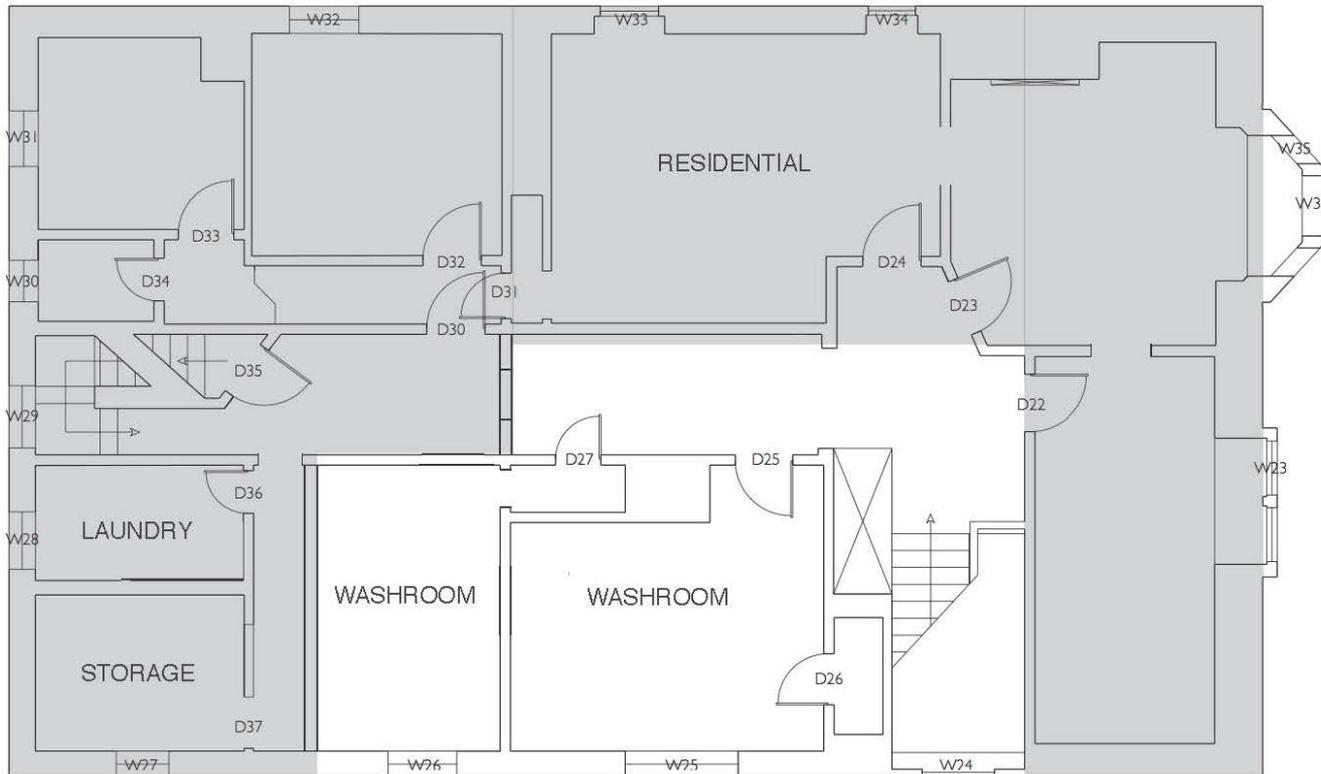


Proposed Uses:

- Restaurant Seating
- Kitchen
- Accessible Washroom

Proposal

Second Floor

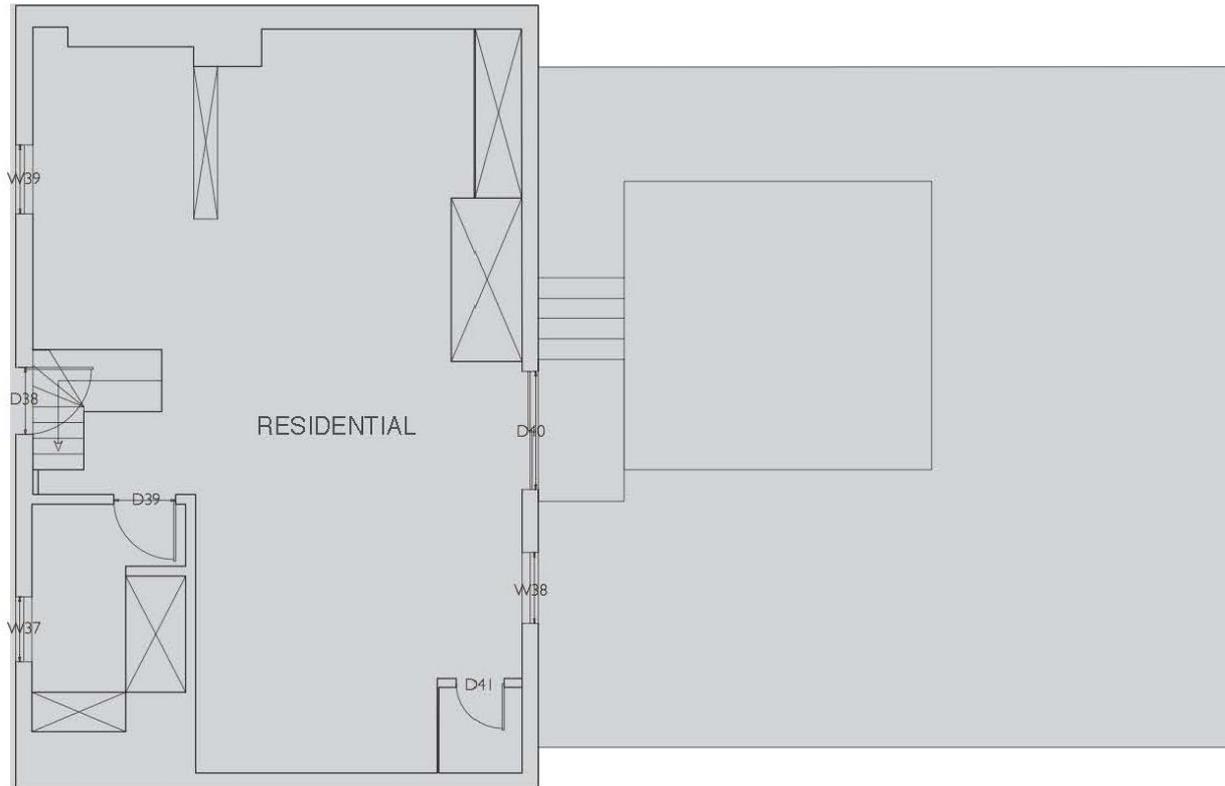


Proposed Uses:

- Restaurant Washrooms
- Two Residential Units

Proposal

Third Floor



Proposed Uses:

- One Residential Unit
- Residential Amenity Space

Proposal

Site Plan



Proposed Uses:

- Parking
- Privacy and decorative fencing
- Landscaping

Current Conditions



Pub

HALIFAX

Current Conditions



Dining Area

Current Conditions



Pub

HALIFAX

Current Conditions



Before and After Renovations

Policy & By-law Overview

Halifax Municipal Planning Strategy / Halifax Peninsula Land Use By-law

○ **Zone**

- R-2 (General Residential) Zone, Peninsula North Secondary Planning Strategy (Section XI of Halifax MPS)
 - Allows residential up to 4 units, boarding houses, B&Bs and home occupation uses

○ **MPS Designation**

- Medium Density Residential, Peninsula North Secondary Planning Strategy

○ **Heritage Designation**

- Municipally Registered Heritage Property – 2720 Gottingen St.

Planning Policy

Halifax Municipal Planning Strategy

- Peninsula North Secondary Plan:
 - Medium Density Residential designation:
 - Low-rise residential housing
- City-Wide Heritage Resources:
 - Development agreement for heritage properties (Policy 6.8)
 - For uses which are not permitted in zone.
- Regional Plan Heritage Policies:
 - Appropriate form and transition for properties adjacent to registered heritage (Policy CH-16).



Enabling Policy

Halifax MPS Policy 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.

Public Engagement Feedback

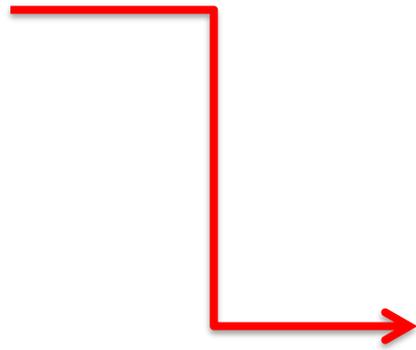
- Level of engagement completed was consultation achieved through a mail out notification, newspaper ad and a public information meeting (held on August 10th)
- Feedback from the community generally included the following:
 - Several respondents and attendees supported the proposal;
 - Some property owners and residents (generally those in close proximity) were concerned about noise, nuisance, traffic, loitering and decreasing property value.

Changes made to the proposal in response to public concerns, and in consideration of Policy 6.8:

- The outdoor patio was removed from the proposal;
- A prohibition on amplified music was added;
- requirements for landscaping and fencing were included to mitigate effects on neighbours;
- residential units were added to create an appropriate mix of uses;
- patrons are to be directed not to loiter on the premises.

Planning Application Process

We Are Here



Application Submitted

HRM Internal Circulation &
Review

Public Information Meeting

Planning Advisory
Committee Meeting

Plan Revisions &
Refinement

Staff Report with Draft DA
& Recommendation

**Heritage Advisory
Committee Meeting**

Community Council Public
Hearing & Decision

Appeal to NSUARB

Recommendation:

It is recommended that the Heritage Advisory Committee recommend that Halifax and West Community Council:

1. Give notice of motion to consider the proposed development agreement, as set out in Attachment A of this report, to allow a restaurant, pub and residential units within the existing building located at 2720 Gottingen Street;
2. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of this report; and
3. Require the agreement be signed by the property owner within 120 days or longer if warranted, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

Character Defining Elements:

The H.R. Silver House, built by a prominent Halifax merchant in 1896, includes the following character defining elements:

- a significant setback from the street;
- a truncated mansard roof with a bell curve and double flue chimney on the north side;
- two shed dormers south elevation, and two gable dormers north elevation;
- rear portion of the building with a truncated steeply pitched roof and a chimney on the north elevation;
- corner boards with brackets supporting the prominent roof eaves overhang and ornamented cornice on the front elevation;
- elaborately detailed projecting front entry which includes transom windows above, side lights and an entry roof with ornamental brackets;
- a large shed dormer with paired windows above the front entry;
- a five sided two storey bay window on the front façade;
- a three sided one storey bay window on the south side of the building.