

# HALIFAX

## **Public Hearing: Case 20923**

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

June 12<sup>th</sup> 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

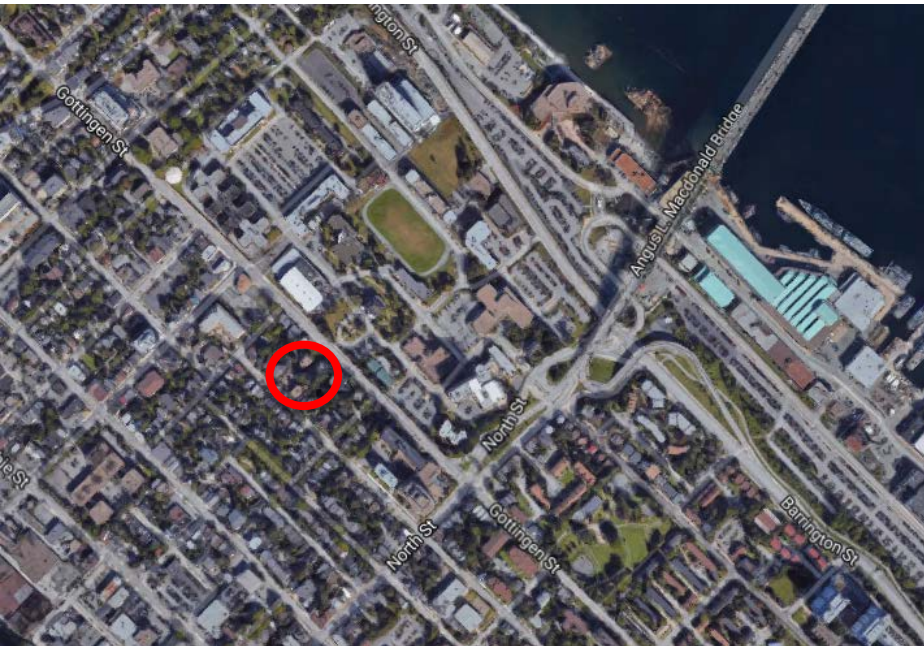
Enabling Policy: Halifax MPS Policy 6.8 (allows a change of use on registered heritage properties to incentivize adaptive re-use and conservation).



H.R. Silver House

# Site Context

2720 Gottingen Street, Halifax



General Site location



Site Boundaries in Red

# Site Context



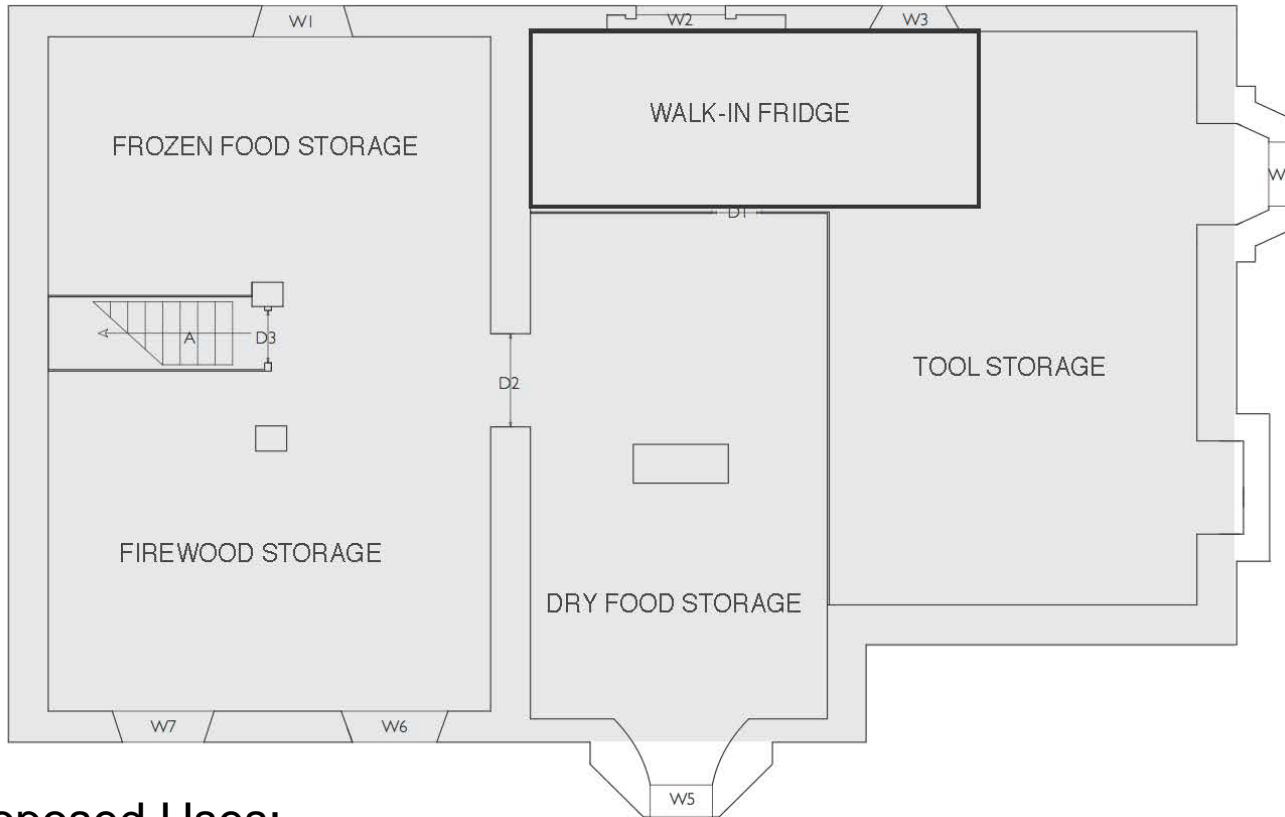
Subject site in April 2018

# 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

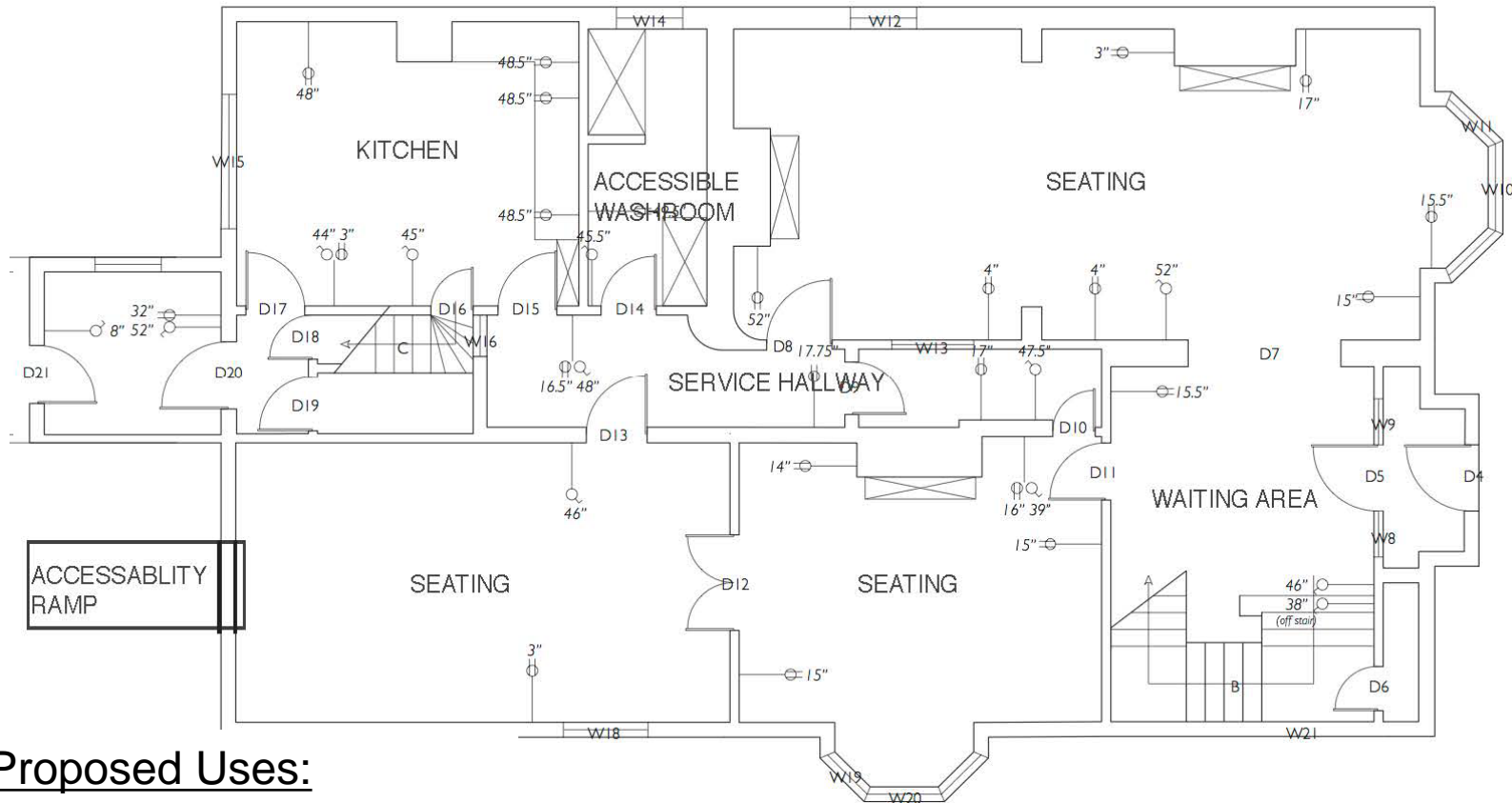


### Proposed Uses:

- Storage
- Accessory restaurant uses

# Proposal

## Main Floor

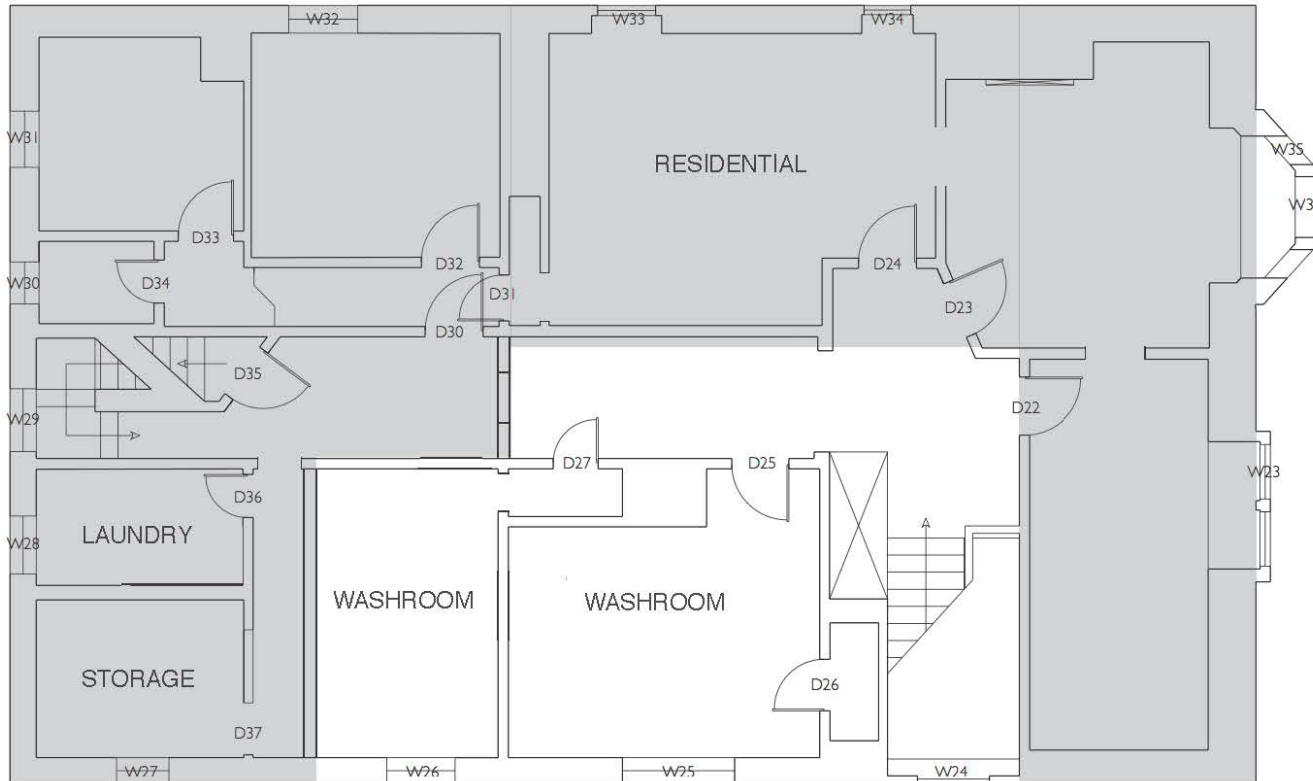


### Proposed Uses:

- Restaurant Seating
- Kitchen
- Accessible Washroom

# Proposal

## Second Floor



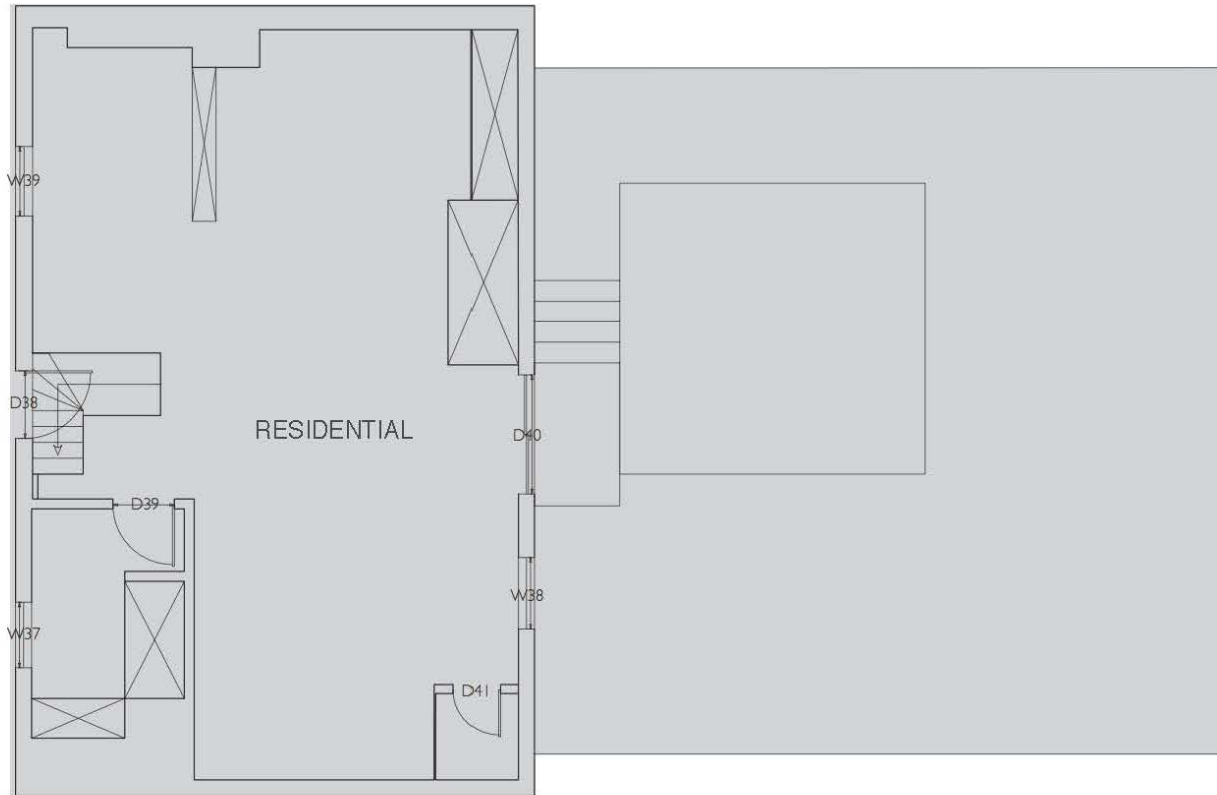
### Proposed Uses:

- 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

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# Current Conditions



Before and After Renovations

# Policy & By-law Overview

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

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## ○ 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

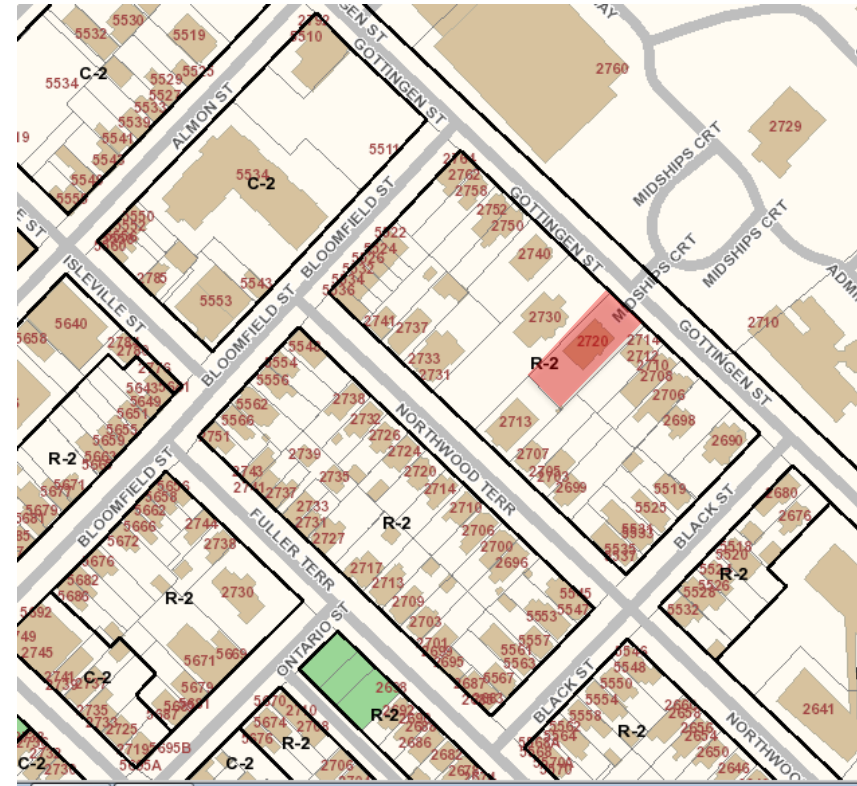
- Municipally Registered Heritage Property – 2720 Gottingen St. (H.R. Silver House)

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# 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

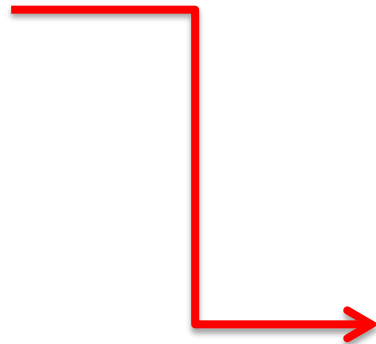
- Level of engagement completed was consultation achieved through a mail out notification, newspaper ad and a public information meeting (held on August 10<sup>th</sup>)
- Feedback from the community generally included the following:
  - Several respondents and attendees supported the proposal;
  - Some 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

**Public Hearing &  
Community Council Vote**

Appeal to NSUARB

# Staff Recommendation:

Staff recommend that Halifax and West Community Council approve the proposed Development Agreement as set out in Attachment “A” of the staff report.