

## Public Hearing for Case 21321

2856 Gottingen Street

Amend LUB Schedule "Q"

Amend Development Agreement 18149

Halifax and West  
Community Council  
October 9, 2018

# Applicant Proposal

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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.

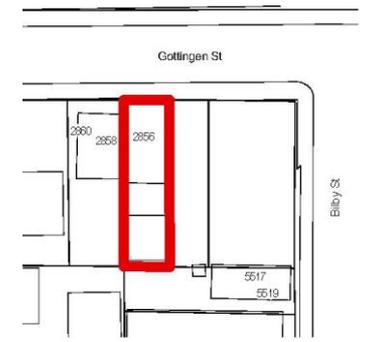
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# Site Context

2856 Gottingen Street, Halifax



General Site location



Site Boundaries in Red

# Site Context

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Subject site seen from Gottingen Street

# Policy & By-law Overview

## Halifax Municipal Planning Strategy

- **Designation**

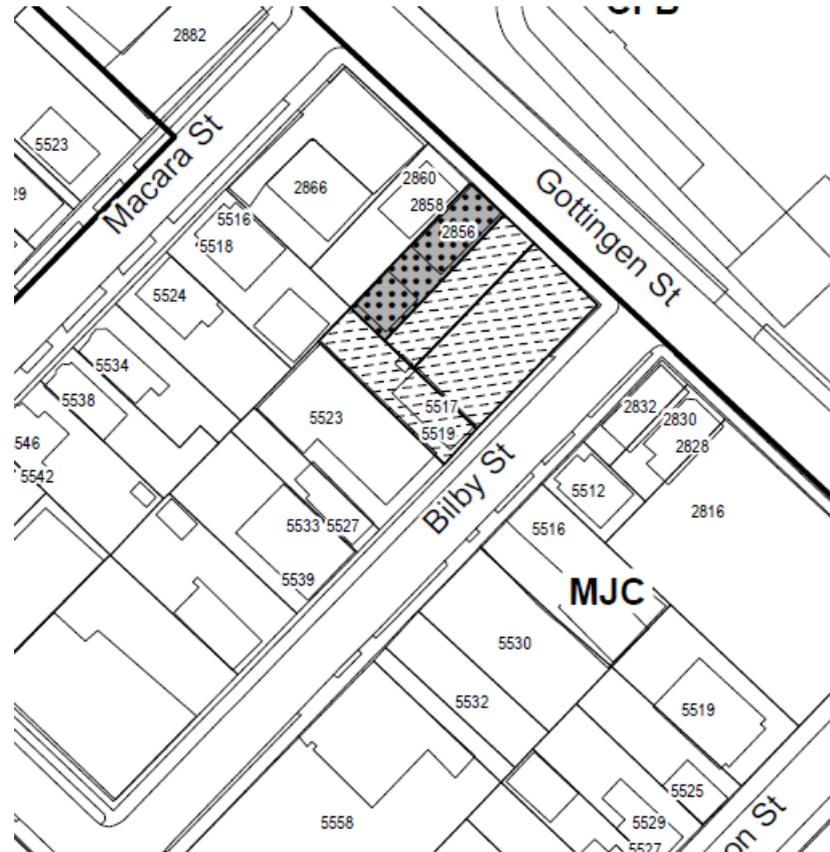
Major Commercial, Peninsula  
North Secondary Plan, Area 5

- **Enabling Policies**

2.3.1, 2.3.2, 2.3.3

Allow consideration of residential  
use by development agreement

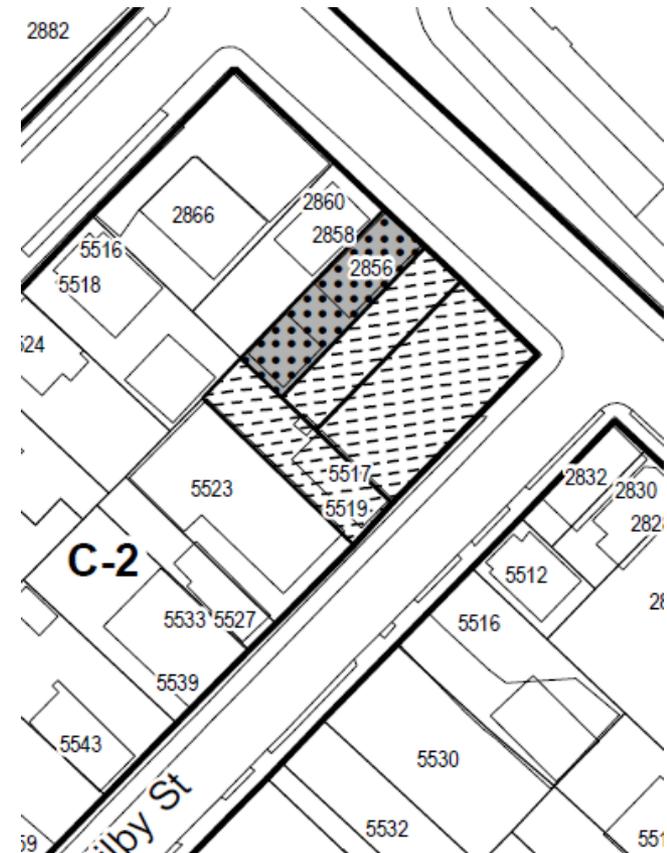
- Impacts on adjacent properties
- Open space and amenity areas
- High quality materials
- High quality design at street  
level



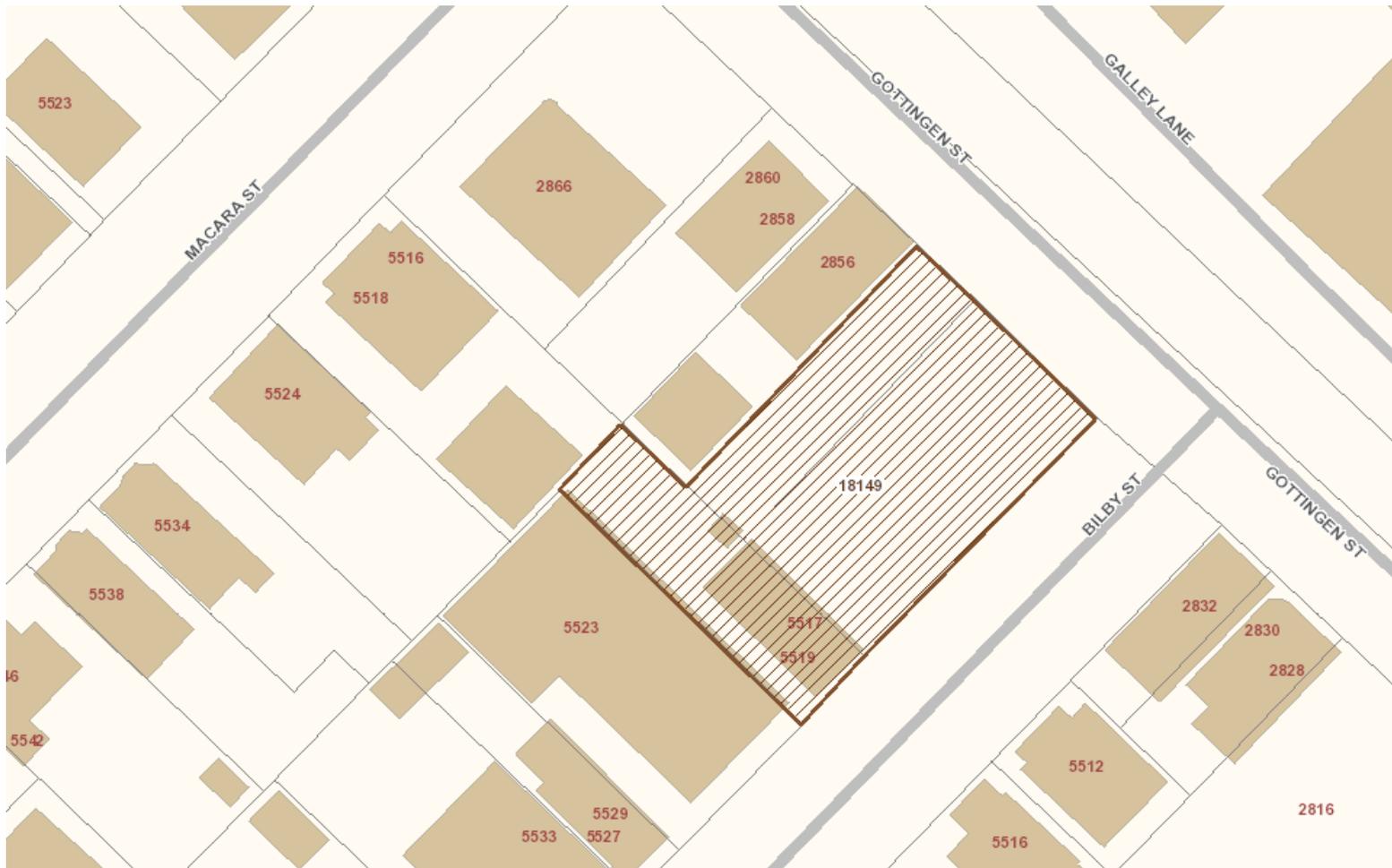
# Land Use By-law

## Halifax Peninsula LUB

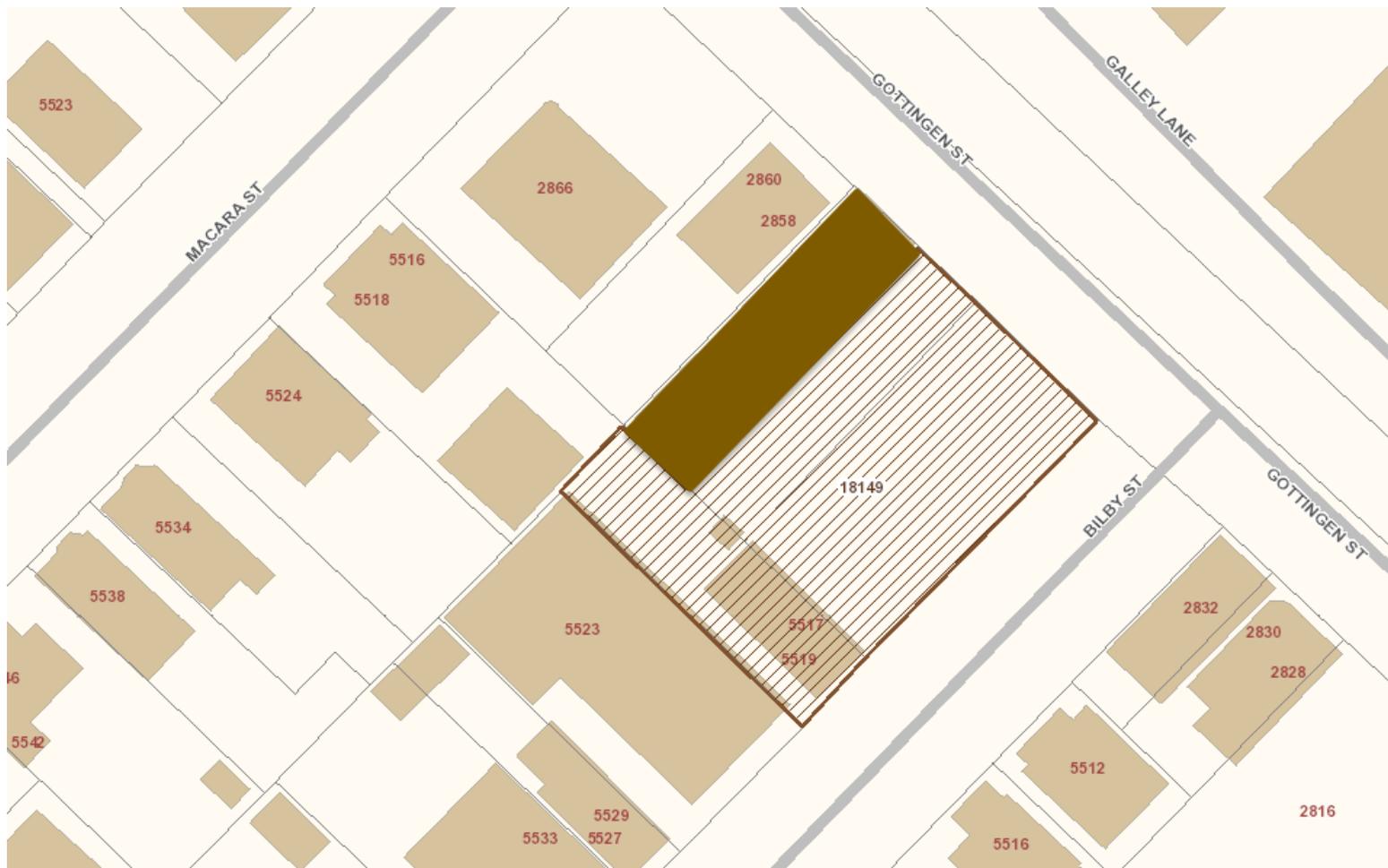
- **C-2 (General Business) Zone**
  - Allows for wide range of commercial and residential uses
- Schedule Q allows consideration of multi-unit residential by DA



# Existing Agreement



# Proposed Amending Agreement

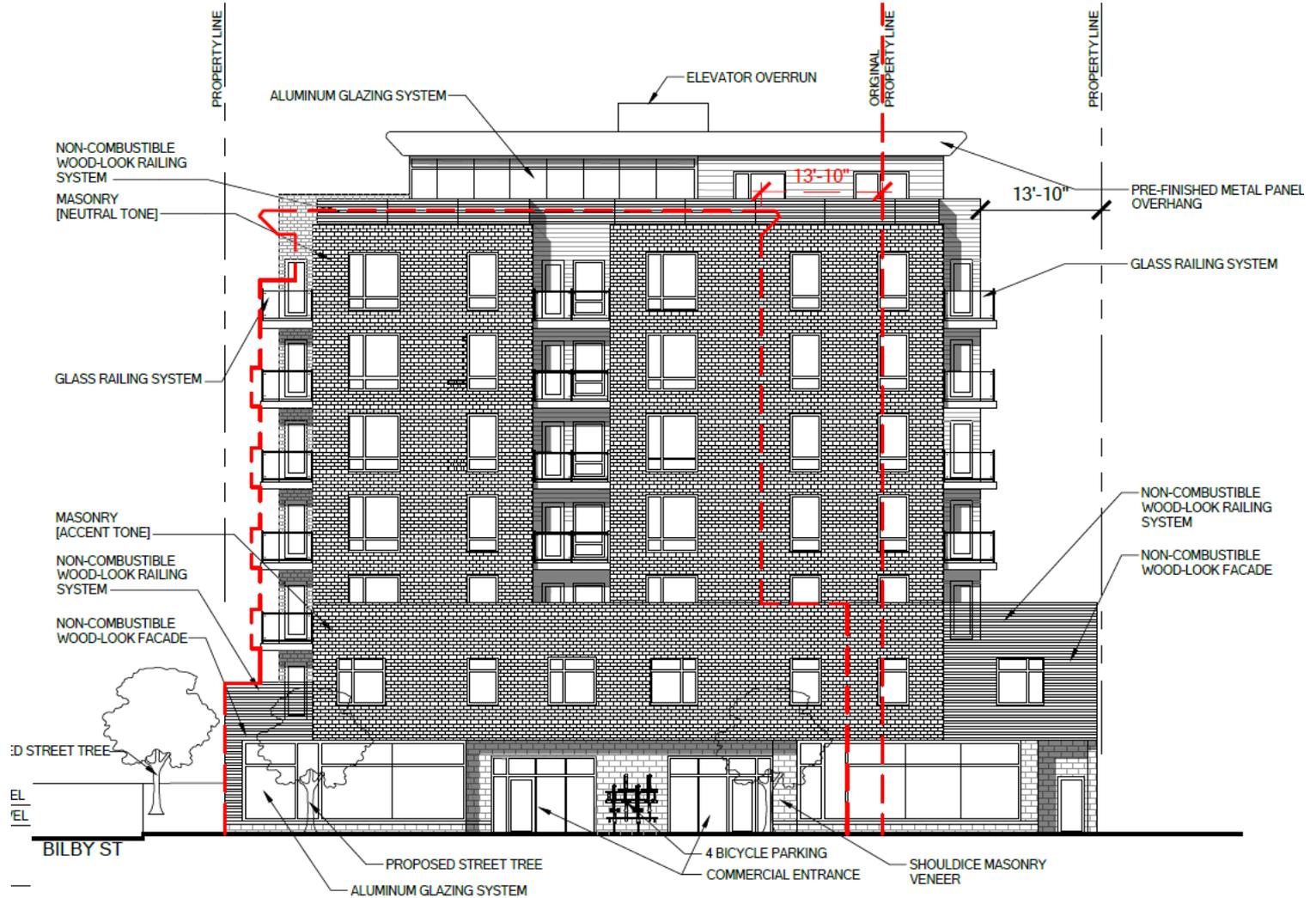


# Proposed Amending Agreement

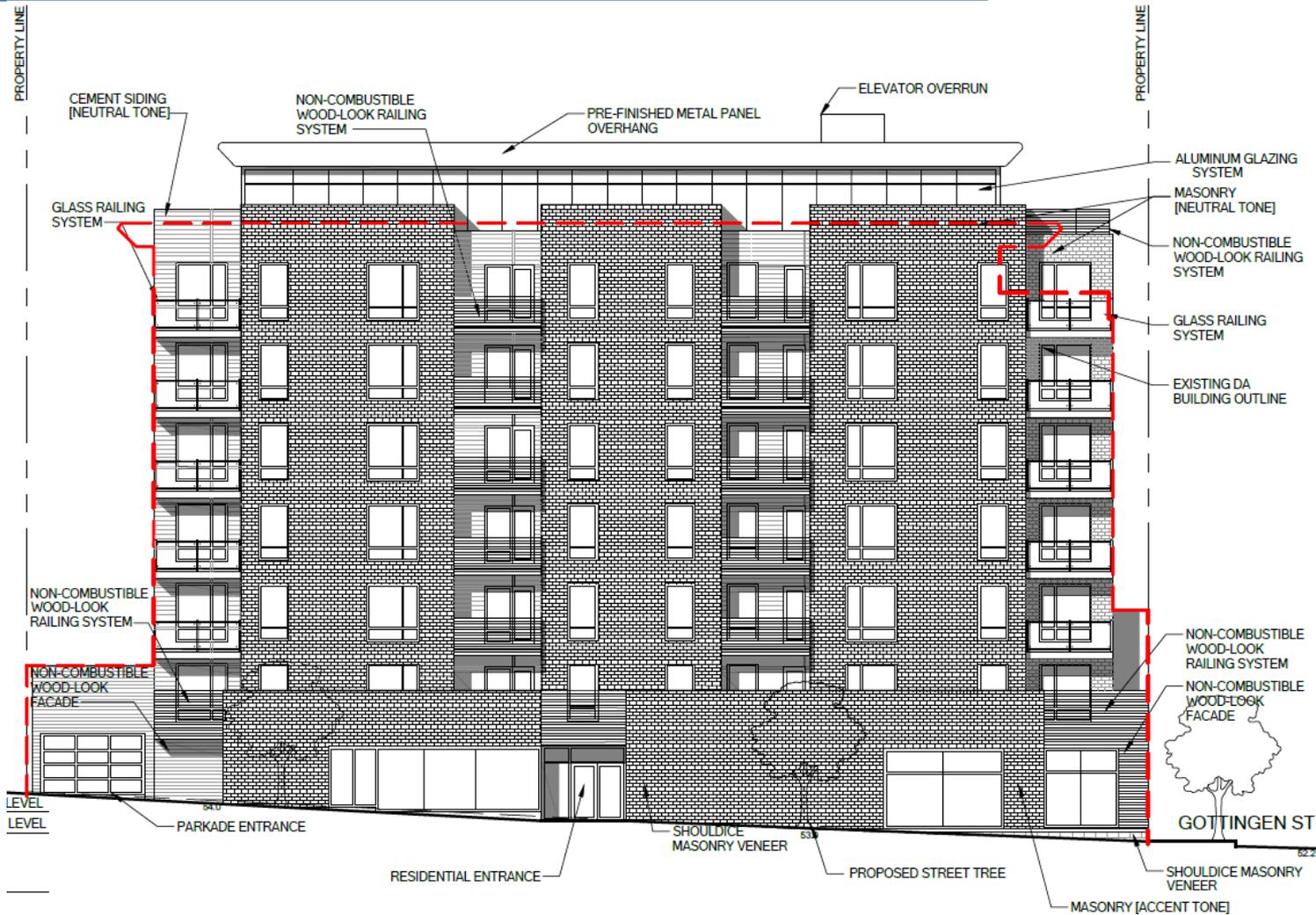
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	Existing Agreement	Increase	Amending Agreement
Residential Units	39	24	63
Stories	7	1	8
Amenity Space	1,654 square feet	846 square feet	2,500 square feet
Parking Spaces	25	16	41

# Proposed Elevation from Gottingen Street

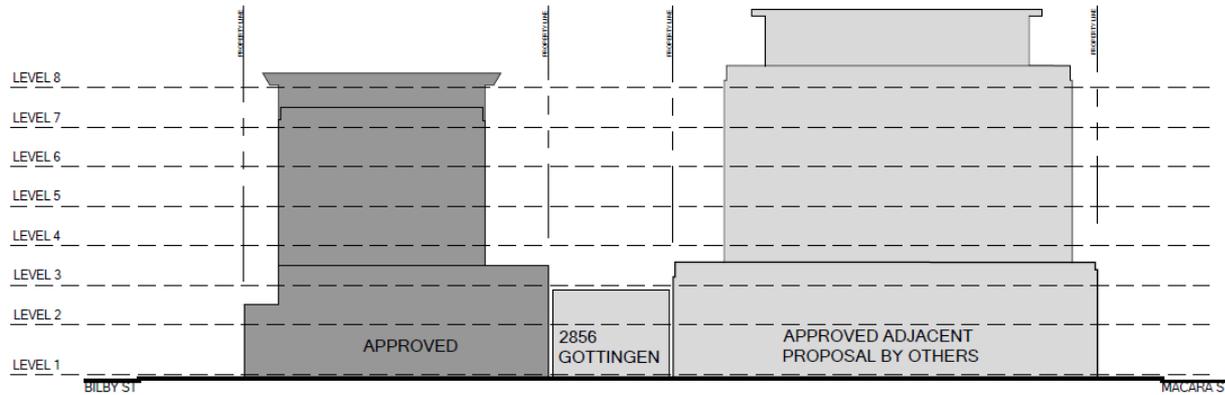


# Proposed Elevation from Bilby Street



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# Proposed Elevation from Gottingen Street



CURRENTLY APPROVED



PROPOSED

# Approved Rendering

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# Proposed Rendering

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# Proposed By-law Amendments

Add 2856 Gottingen Street to Schedule Q of the Halifax Peninsula Land Use By-law



# Highlights of Policy Review

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- 2.3.1: Schedule “Q”
- 2.3.3: Building height, design, and neighborhood compatibility
  - Traffic and site access
  - Landscaped space and amenity areas
  - Parking

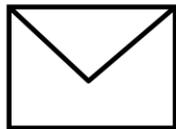


# Public Engagement Feedback

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- 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.
  - Community 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**



**0**

# Halifax Peninsula PAC Recommendation

March 26, 2018

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The PAC recommended that the application be approved subject to the following considerations:

- Spacing between neighboring building is of concern.
- Delivery access plan needed.
- Extra story is not in line with Center Plan (4-6 stories in Corridor-8 is an exception).
- Public art/wall treatment for blank surface on Gottingen Street.

# Summary: Key Aspects of Proposed Amending Agreement

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- Residential uses limited to a maximum of 63 units with a minimum of 25 of those units containing two or more bedrooms);
- Maximum building height of 25.9 metres (85 feet);
- Minimum 232.2 square metres (2,500 square feet) of a combination of landscaped open space and recreational space. A minimum 107.7 square metres (1,160 square feet) of landscaped open space required on level 2;
- Minimum of 41 vehicular parking spaces;
- Bicycle parking requirements; and
- Time extensions to commencement of construction and completions dates.

# Staff Recommendation

Staff recommend that Halifax and West Community Council:

1. Approve the proposed amendments to the Halifax Peninsula LUB as set out in Attachments A of the staff report dated August 27, 2018; and

At a future meeting of HWCC:

1. Approve the proposed development agreement as set out in Attachment B of the staff report dated August 27, 2018.

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**Thank You**

