

**HALIFAX**

# **Public Hearing Case 20417**

Development Agreement for 2267  
Brunswick Street, Halifax

Halifax and West Community Council  
November 14, 2018

# Applicant Proposal

Applicant: Studio Works International Inc.

Location: 2267 Brunswick Street, Halifax

## Proposal:

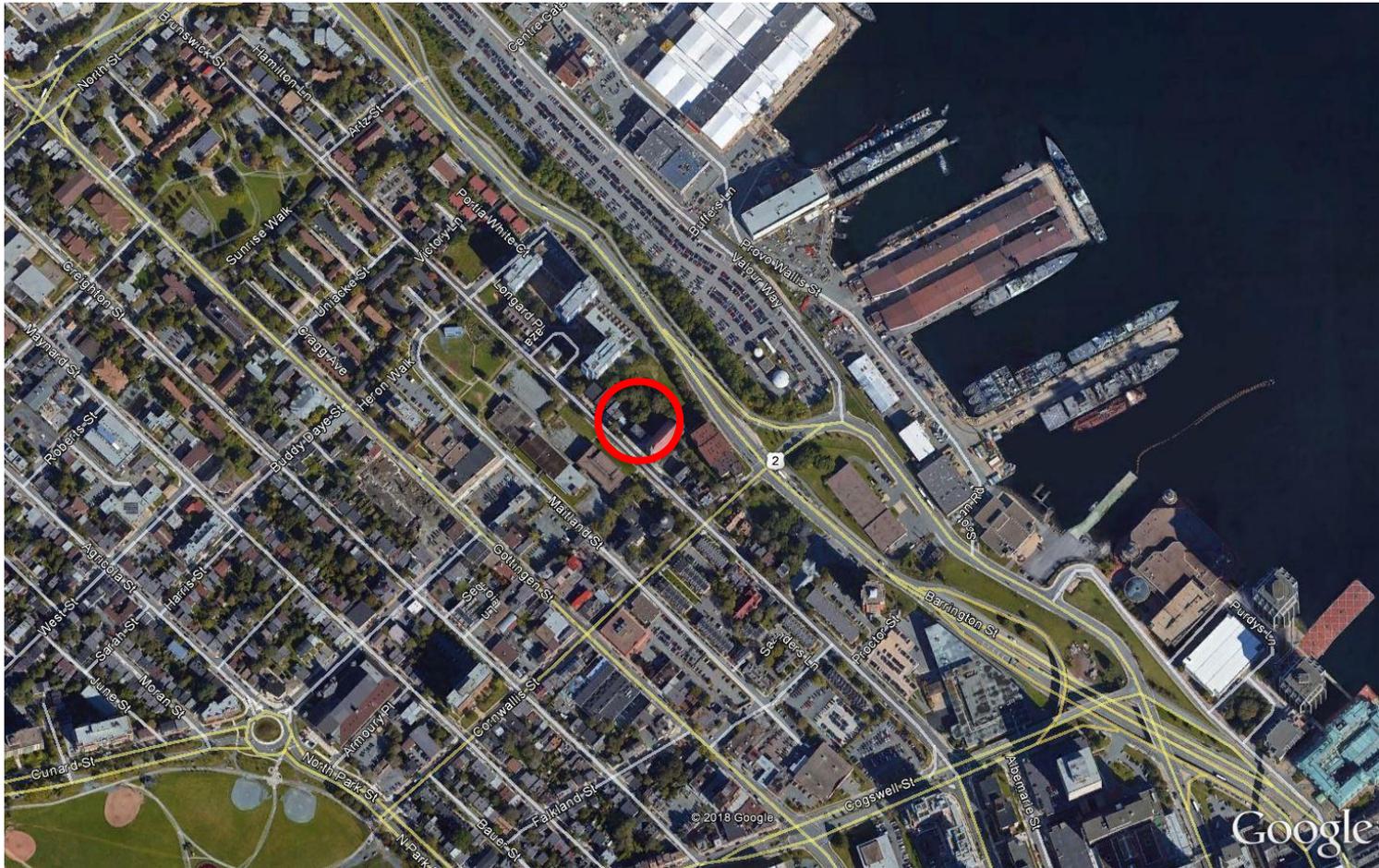
- 9 storey residential apartment building;
- located about nine feet from the rear wall of St. Patrick's rectory; connected to rectory by pedestrian bridge ;
- 102 feet from the floor of the parking level to top of roof slab; 51 residential units;
- At-grade parking level for 8 vehicles and 24 Class "A" bicycle parking stalls;
- 144.93 square metres common private interior amenity space.



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# Site Context

2267 Brunswick Street, Halifax

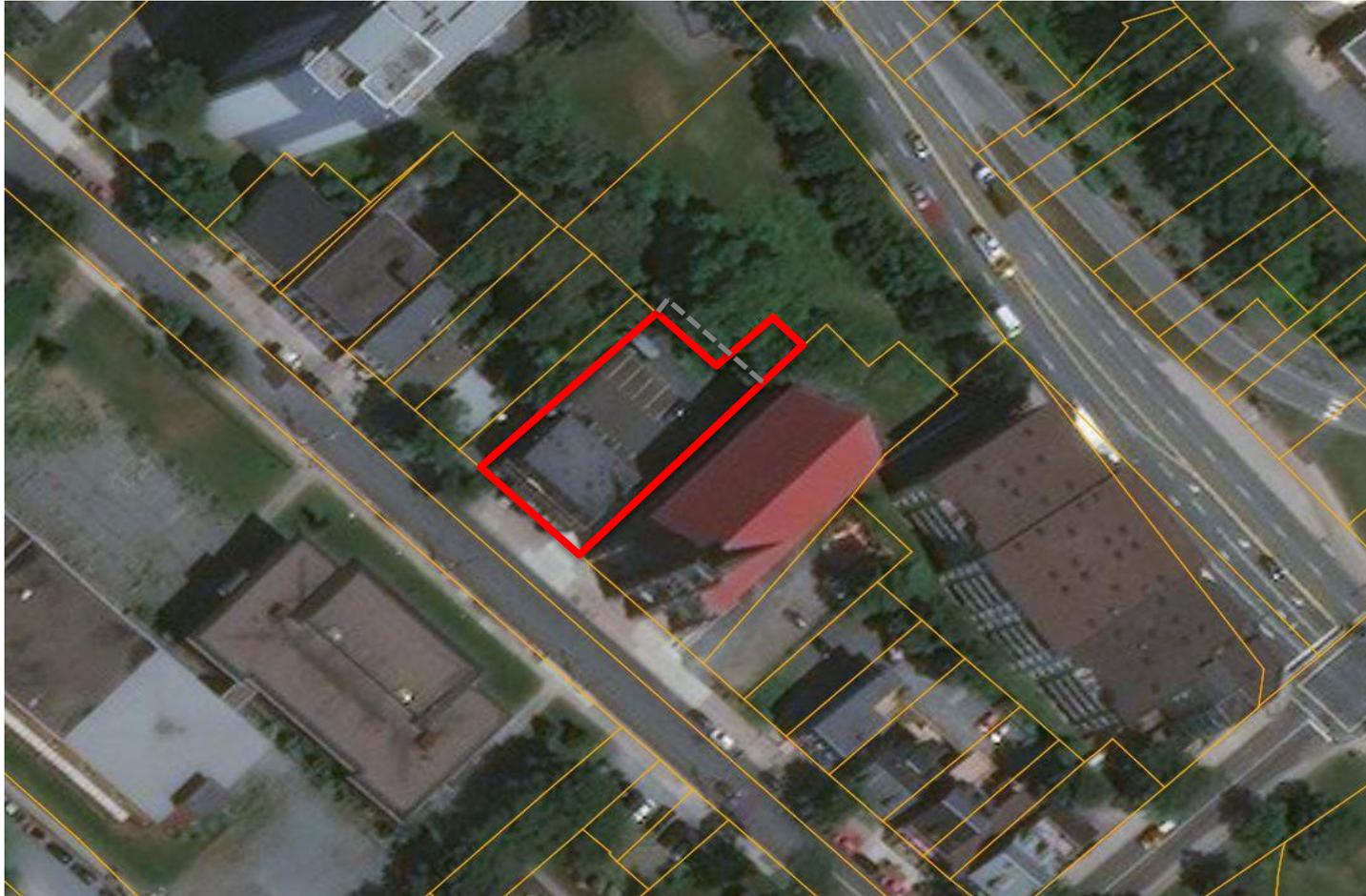


General Site location

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# Site Context

2267 Brunswick Street, Halifax



Site Boundaries in Red

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# Site Context



Subject site seen from street aligned with edge of St. Patrick's church

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# Site Context

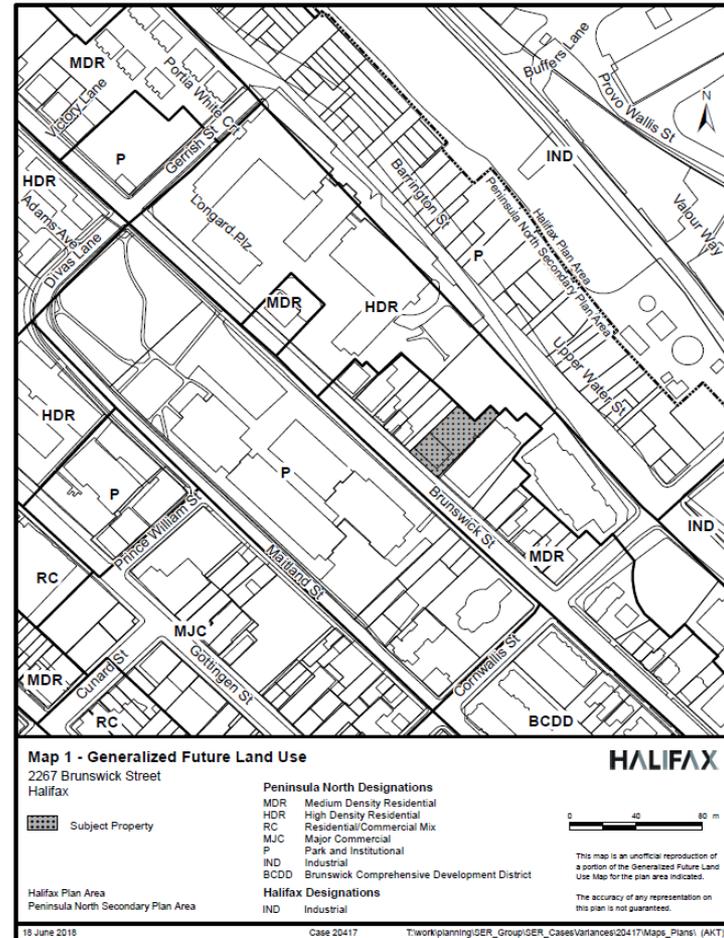


Subject site seen from front of rectory

# Planning Policy

## Halifax Municipal Planning Strategy

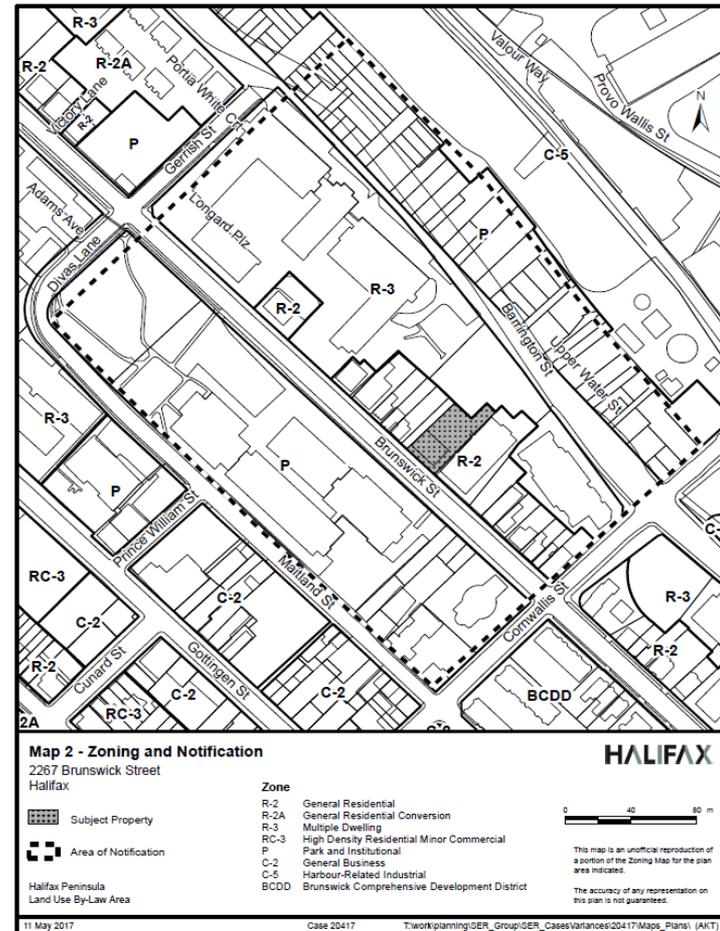
- Policy 9.3.2 permits new apartment buildings with over four dwelling units in areas zoned general residential (R-2) by development agreement in the area identified in the LUB pursuant to Policy 9.3;
- Intended to support the preservation of historic properties and municipally registered heritage buildings;
- Allows new development that achieves preservation of the character and appearance of existing heritage structures.



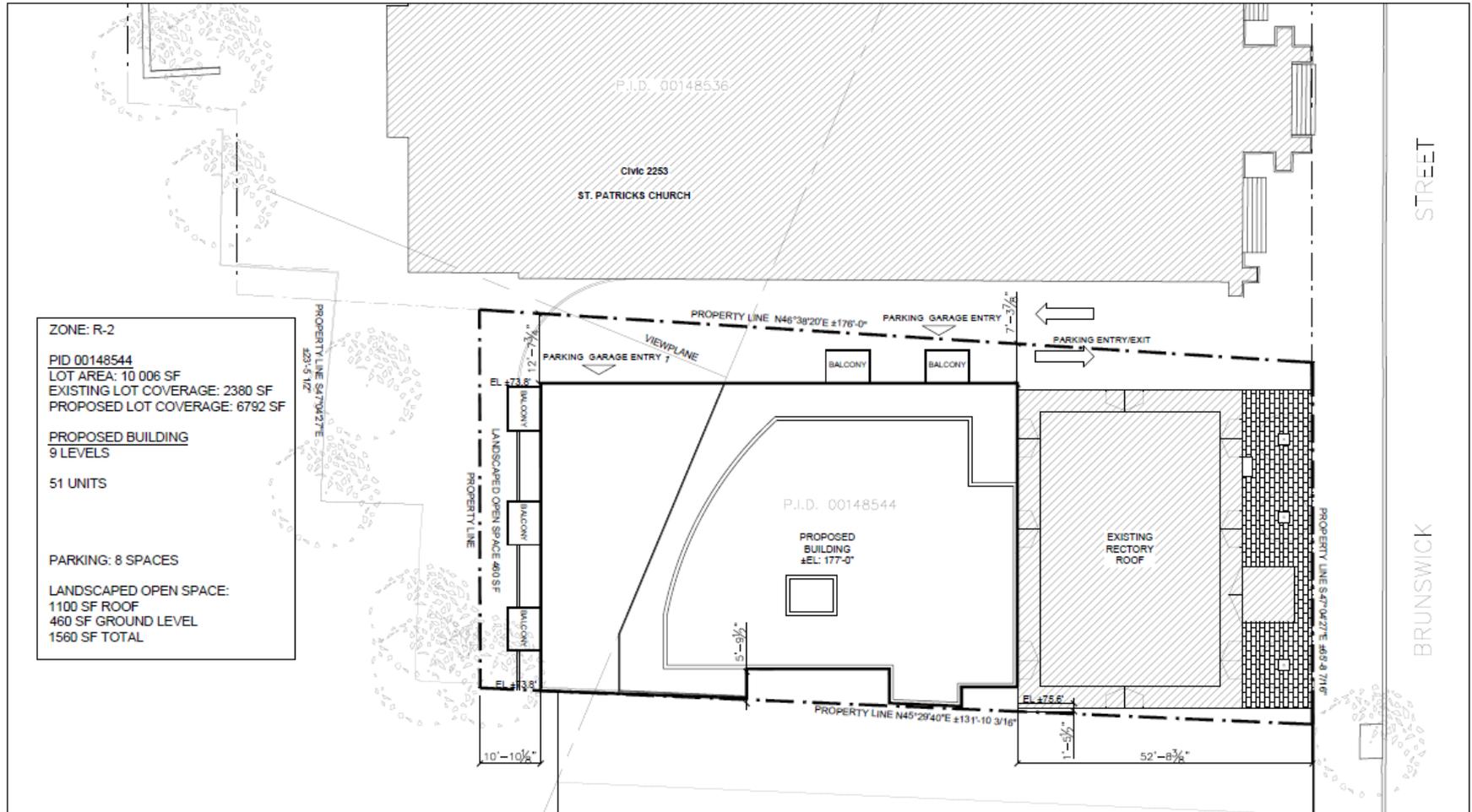
# Land Use By-law

## Halifax Peninsula LUB

- R-2 (General Residential) zone;
- permits R-1 dwelling units, semi-detached or duplex dwellings, apartments of up to 4 units and accessory uses;
- Conversions to multiple unit dwellings, such as the St. Patrick's rectory, are permitted within the Brunswick Street Heritage Area



# Proposal



Proposed Site Plan

# Policy Consideration

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Enabling Policy 9.3.2, requires Council consider the following in rendering their decision on a Development Agreement:

- proposal complements adjacent properties and uses, particularly registered heritage buildings;
- impact of vehicle access/egress and parking on adjacent properties and uses shall be minimized;
- proposal complements or maintains the existing heritage streetscape of Brunswick Street, by ensuring that features are similar to adjacent residential buildings particularly any registered heritage properties in the area:
  - architectural design including building forms such as roofs, entrances, porches and dormers;
  - height, scale and massing;
  - location and style of building details such as doors, windows and exterior walls;
  - front and side yard setbacks;
  - building materials.
- open space and landscaped areas shall be provided where appropriate;
- other relevant land use considerations which are based on the policy guidance of this Section.

# Public Engagement Feedback

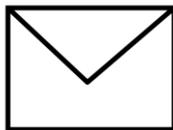
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Level of engagement completed was **consultation** achieved through **a mail out notification** and **a public information meeting** **November 30, 2016**

Feedback from the community generally included the following:

- 13 storey height is overly tall;
- Limited on-site parking creates off-street parking issues;
- Will HRM right-of-way always exist to act as setback; and
- Blank wall facing Heustis House is unattractive.

**Notifications  
Mailed**



**109**

**Meeting  
Attendees**



**10**

**Letters/Emails  
Received**



**4**

# Halifax Peninsula PAC Recommendation

May 29, 2017

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The PAC provided the following feedback:

- The proposal is worryingly high
- It needs to be more iconic
- Concern that no parking is proposed

The PAC recommended that the application be rejected because the concept as presented was not acceptable and that the applicant explore an alternative design.

# Revisions Made Responding to Consultation

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- Height was reduced by 4 floors (133' to 102');
- West Elevation facing Heustis House was redesigned; materials were varied, windows and balconies added; and
- Remaining facades were revised.

# Summary: Key Aspects of Proposed Development Agreement

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- A landscape plan is required before a Development Permit may be issued;
- Permits multiple unit building land use;
- Prior to site disturbance, the Curator of Special Places with Heritage Division of Nova Scotia Communities must be contacted;
- Siting requirements;
- Architectural requirements;
- Access from lands to public realm to be demarcated for safety;
- Subdivision of the lands to occur in accordance with site plan; and
- Screening of propane tanks and transformers to ensure minimal impact from Brunswick Street, St. Patrick's Church and Huestis House.

# Non-Substantive Amendments

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A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution.

As proposed, Non-Substantive Amendments within this agreement include the following:

- changes to architectural requirements, design layout, positioning of the building and an increase in the building floor area; and
- extensions to the date of commencement of construction and time of completion of the development.

# Staff Recommendation

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Staff recommend that Halifax and West Community Council:

Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the September 14 staff report, conditional upon approval of a final plan of subdivision as required in the development agreement.

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**Thank You**

- Add all available plans following last slide for reference in questions as needed
- Include additional site photos in this section as well