

Item 9.1

HALIFAX

Case 20928

Development Agreement:

5720-5722 Inglis Street

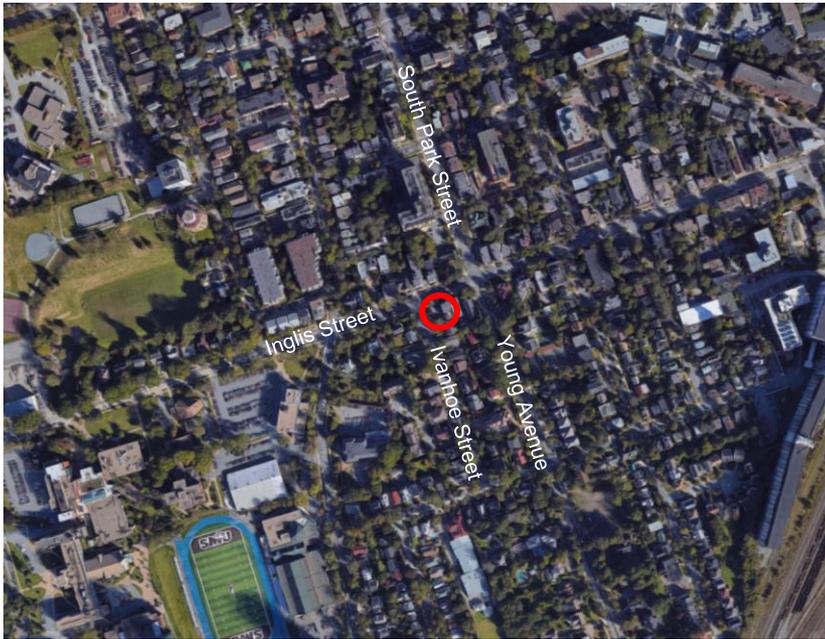
Halifax

Heritage Advisory Committee

January 31, 2018

Site Context

5720-5722 Inglis Street, Halifax



General Site Location



Site Boundaries

Site Context



Subject Property from Inglis Street

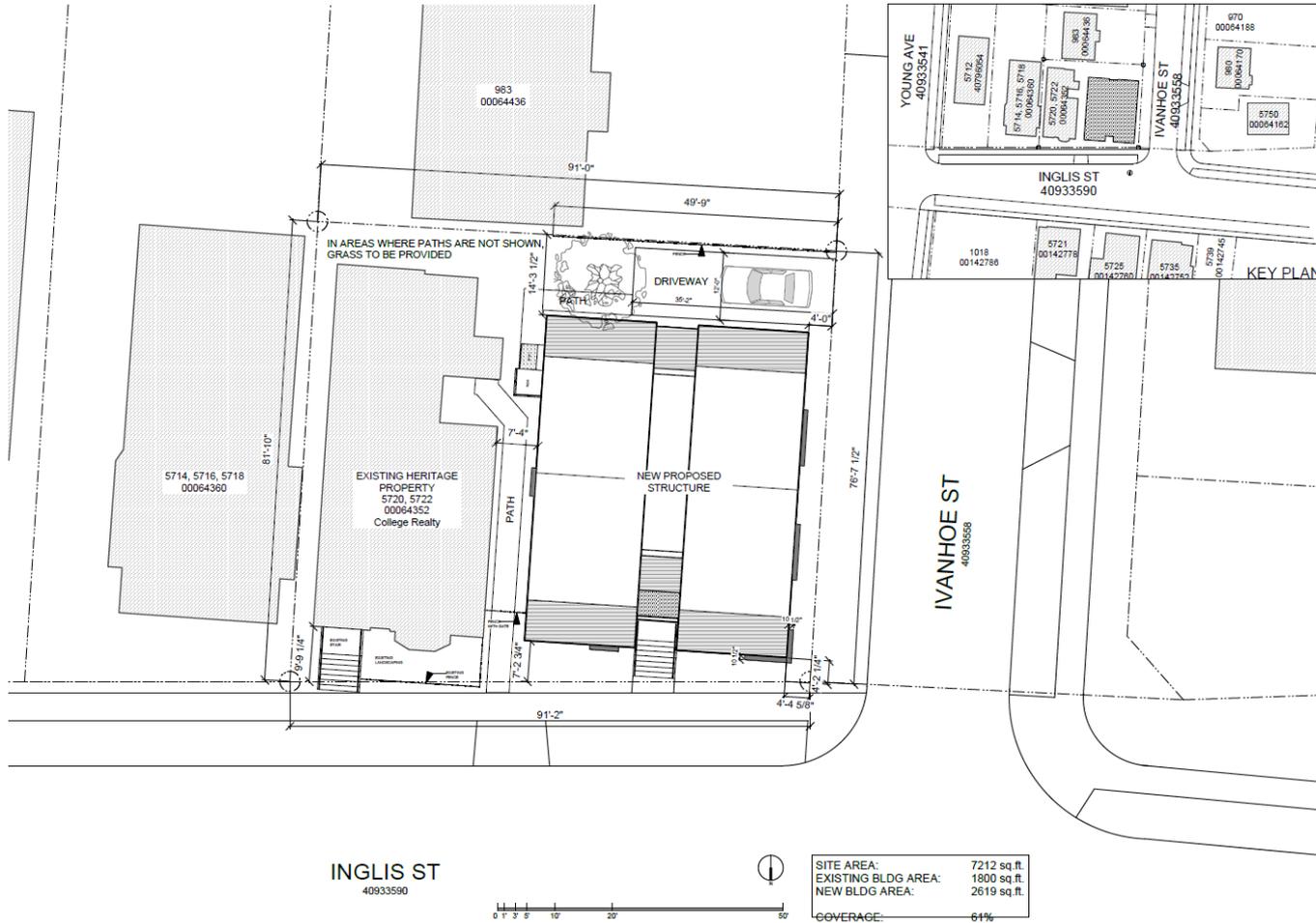
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Site Context



Subject Property from Ivanhoe Street

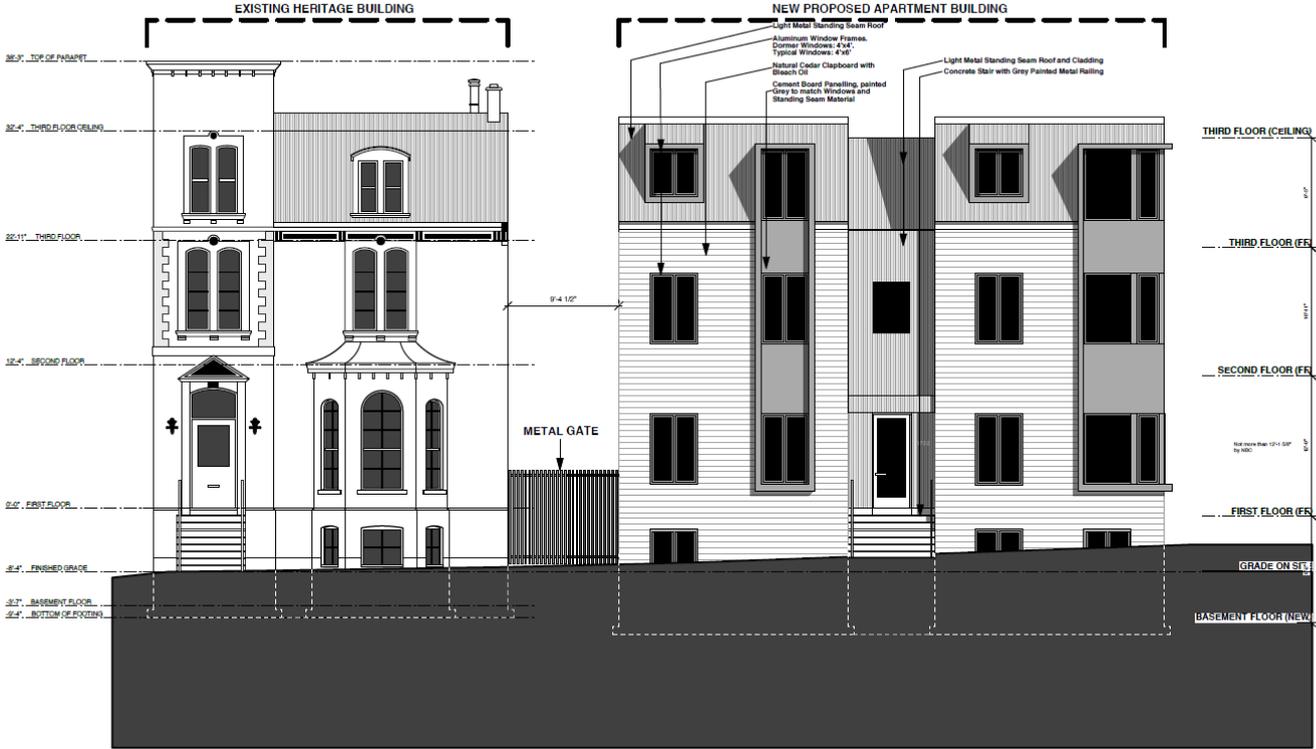
Proposal



Proposed Site Plan



Proposal



NOT FOR CONSTRUCTION

A06

FRONT ELEVATION

scale: 1/8" = 1'-0"

Prepared for HRM Planning Development Application

College Realty
11.06.17
 SCHEMATIC DESIGN

chad ARCHITECTS

Proposed Front Elevation



Land Use By-law

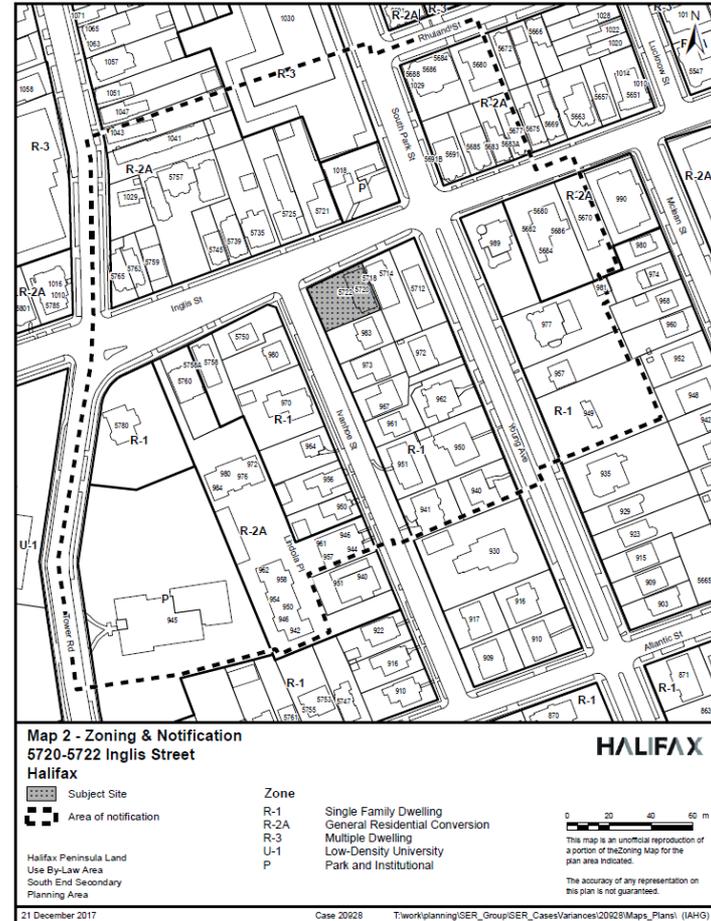
Halifax Peninsula Land Use By-law

R-1 Zone

- Permits single detached dwellings, home occupations and professional offices, parks, churches, day care facilities and special care homes
- Minimum Lot Frontage 40ft
- Minimum Lot Area 4,000sqft
- Maximum Height 35ft
- Maximum Lot Coverage 35%

Current Use:

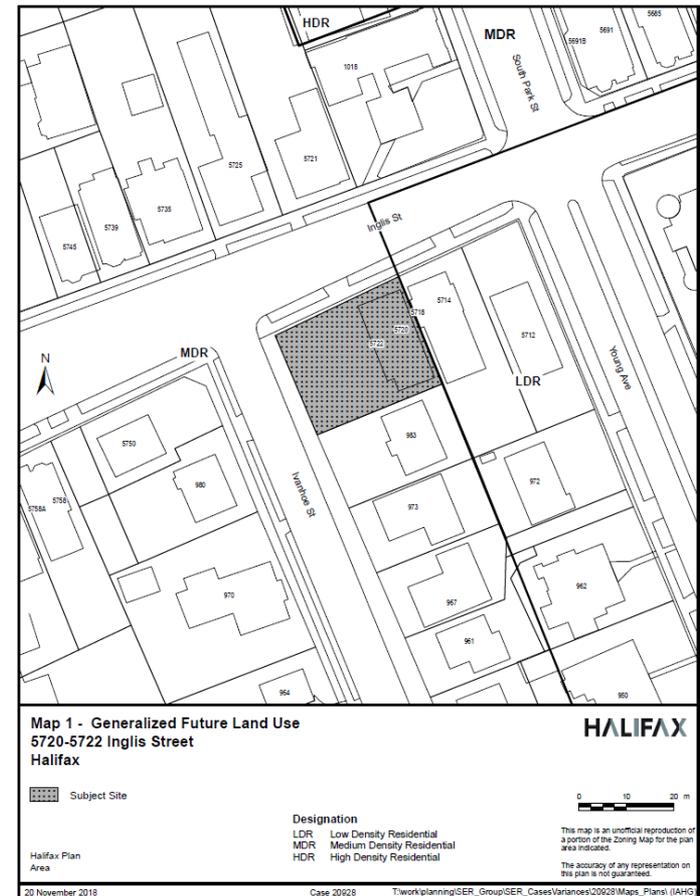
- 5 unit residential building (non-conforming)



Planning Policy

Halifax Municipal Planning Strategy

- **Designation**
 - Medium Density Residential
- Regarded as residential environments which provide a mix of family and non-family dwelling units in buildings of not more than four storeys.
- **Enabling Policy**
 - Section 6.8



HALIFAX

Enabling Policy (Section 6.8)

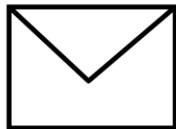
In any building, part of a building, or on any lot on which a registered heritage building is situated, the owner may apply to the City for a development agreement for any development or change in use not otherwise permitted by the land use designation and zone subject to the following considerations:

- 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 February 15, 2018.
- Feedback from the community generally included the following:
 - Concerns about the density of the building
 - Concerns about the building design and setback along Ivanhoe Street
 - Concerns about lack of parking
 - Concerns about potential for student housing

**Notifications
Mailed**



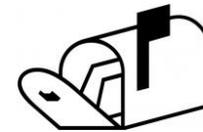
65

**Meeting
Attendees**



12

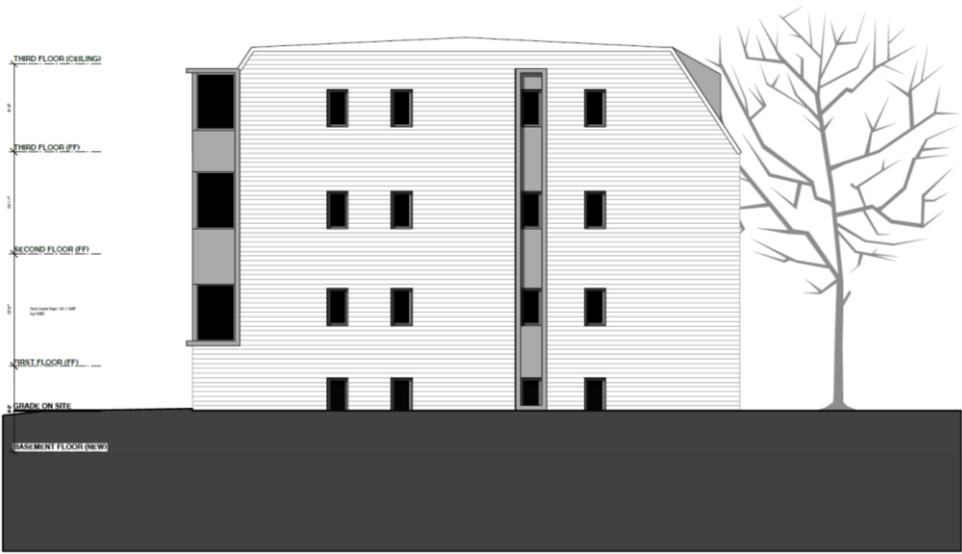
**Letters
Received**



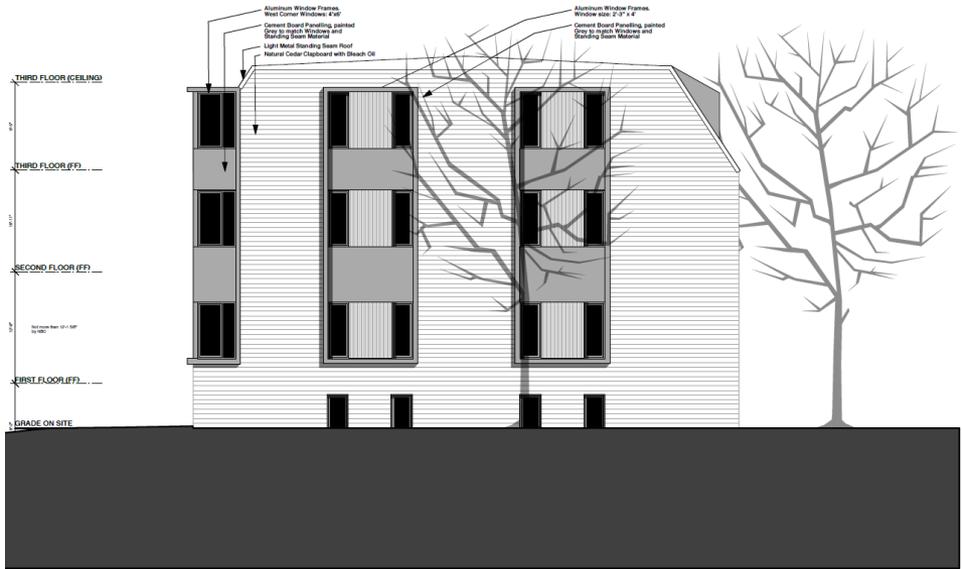
1

Proposed West Elevation

Before

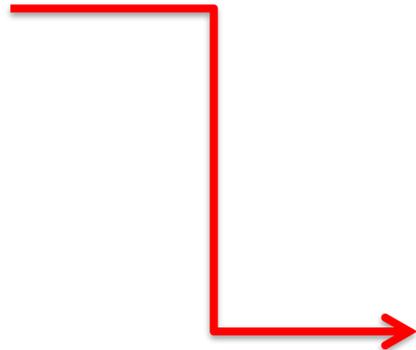


After



Planning Application Process

We Are Here



| |
|---|
| Application Submitted |
| HRM Internal Circulation & Review |
| Public Consultation |
| 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, to allow a twelve unit residential building located at 5720-5722 Inglis Street and schedule a public hearing;
2. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A; and
3. Require the agreement be signed by the property owner within 120 days, 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.

Proposed Rear Elevation



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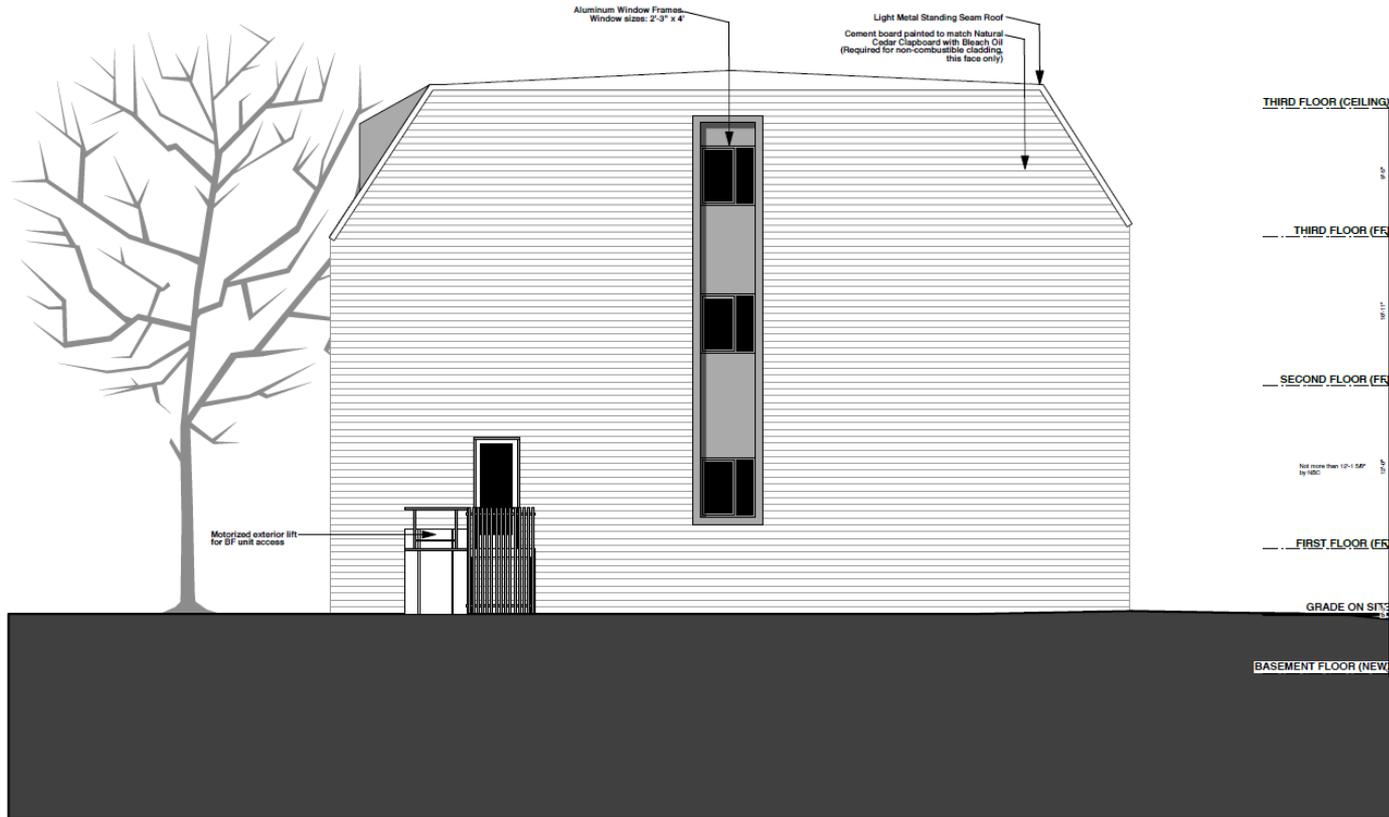
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BACK ELEVATION
 scale: 1/8" = 1'-0"

Prepared for HRM Planning Development Application with Revisions
 College Realty
 05.09.18
 SCHEMATIC DESIGN
 PHILLIP CHAD ARCHITECTS
 400 AVENUE OF DISCOVERY
 HALIFAX, NS B3Y 3R7
chad
 ARCHITECTS

HALIFAX

Proposed East Elevation



NOT FOR CONSTRUCTION

A09

EAST ELEVATION
scale: 1/8" = 1'-0"

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SCHEMATIC DESIGN
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