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Halifax Peninsula Planning Advisory Committee: Case 21979

LUB Amendment for Civic 2165
Gottingen Street, Halifax

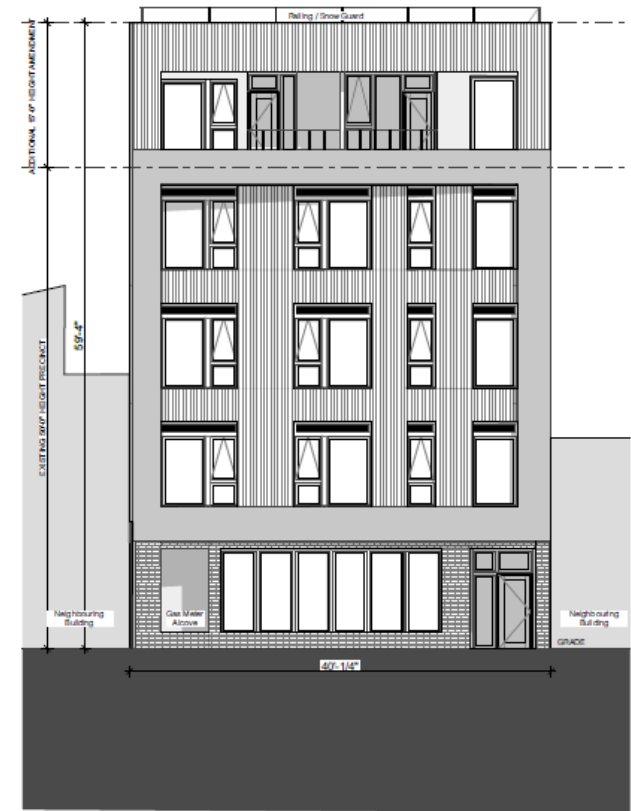
January 28, 2019

Applicant Proposal

Applicant: EDM Planning Services

Location: 2165 Gottingen Street, Halifax

Proposal: Amend LUB to increase height precinct limit from 50 feet to 70 feet.

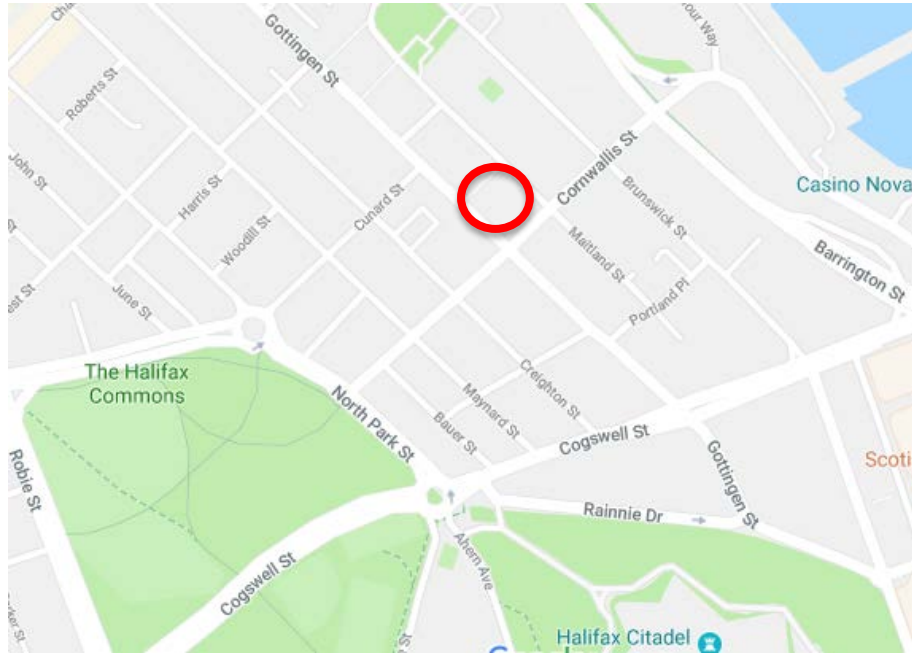


West Elevation - From Gottingen St
2165 Gottingen Street

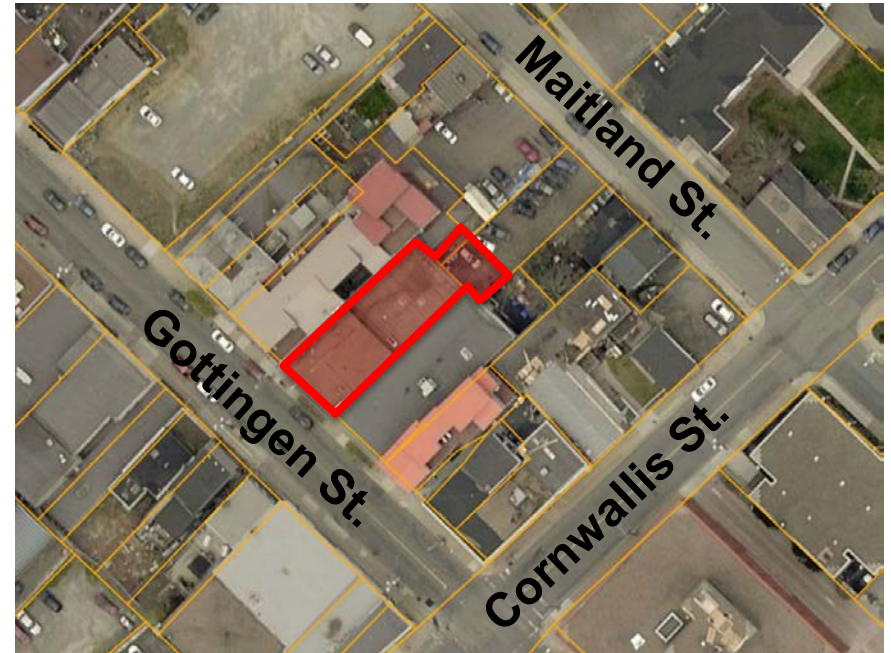
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Site Context

2165 Gottingen Street, Halifax



General Site location



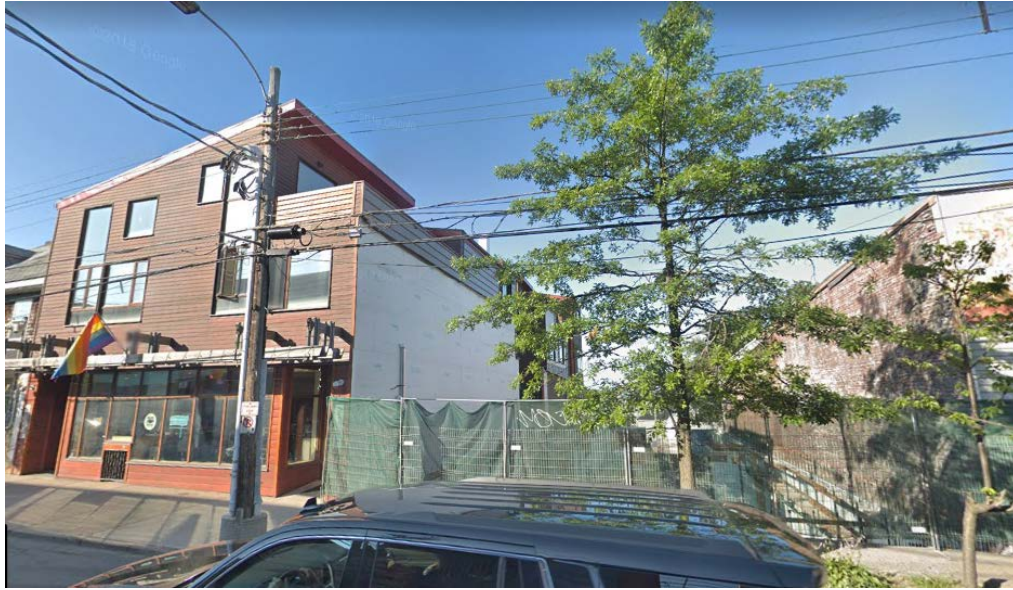
Site Boundaries in Red

Site Context



Subject site.

Site Context



August 2018



January 2019

**Subject site, from Gottingen
(under construction)**

Site Context



August 2018

Rear view along Maitland Street



January 2019

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Site Context



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Arial view from SW.

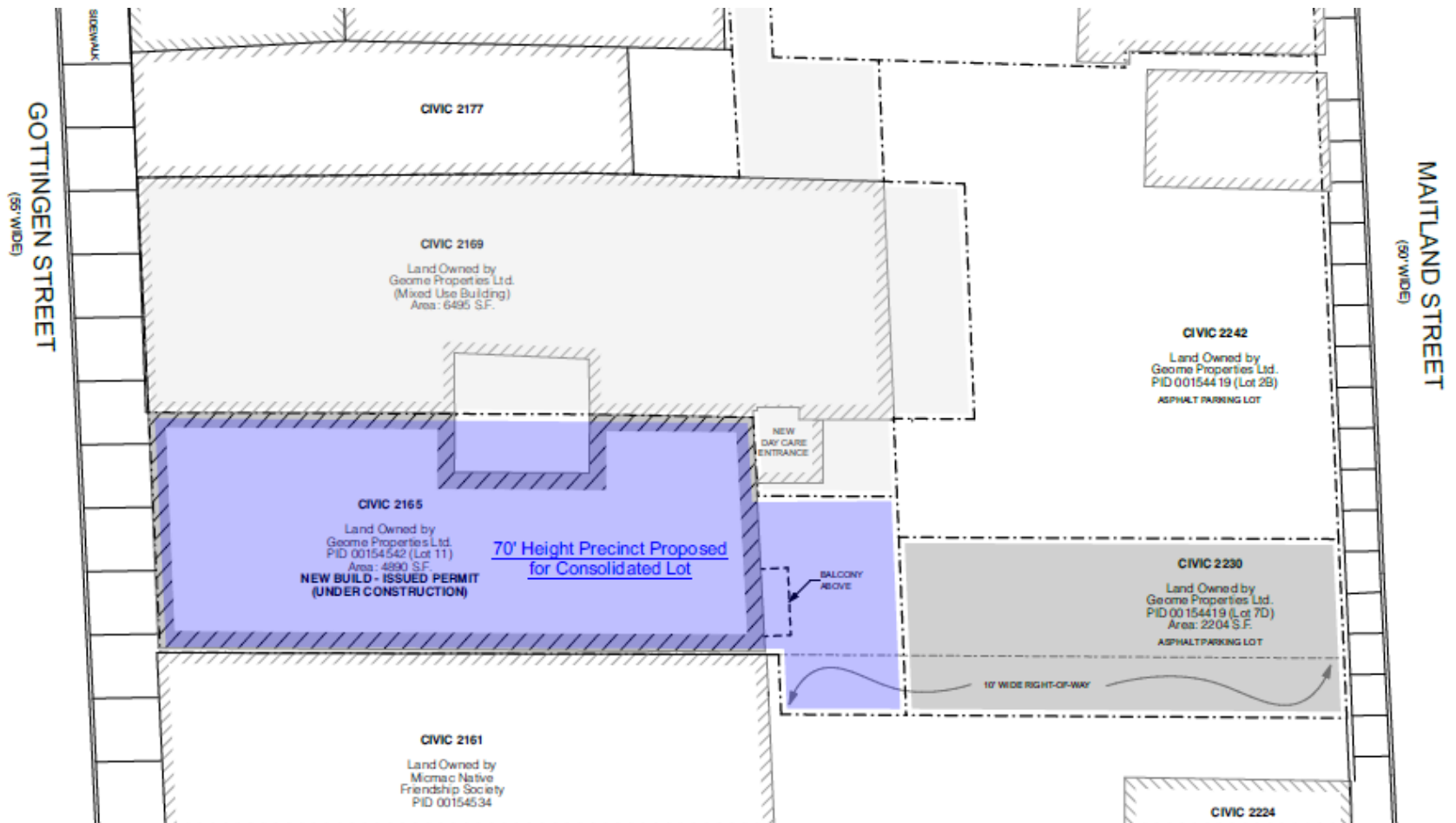
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Site Context



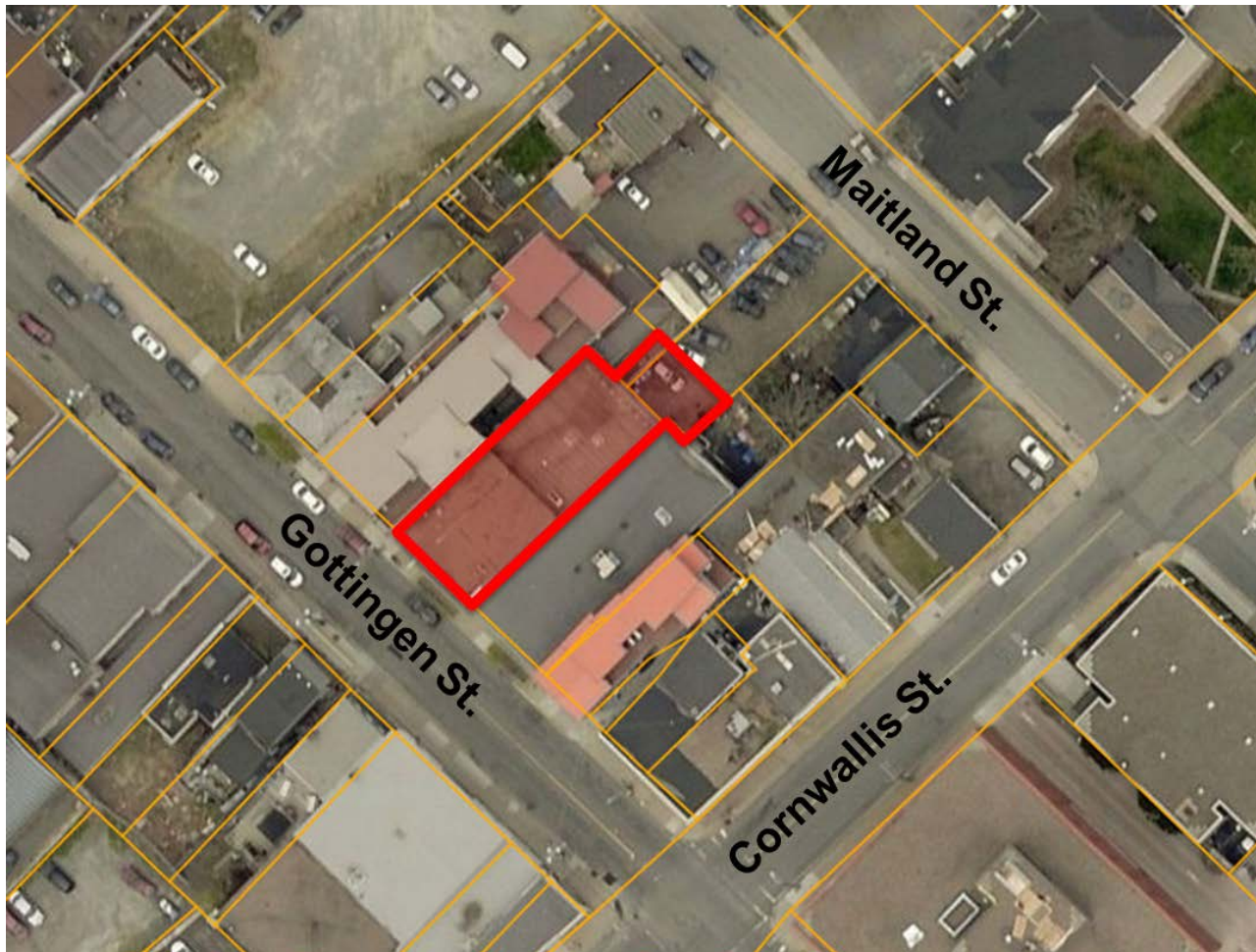
Arial view from SE.

Proposal



Proposed Site Plan

Proposal



Subject Site/ Building

Height Increase:

- From 50 ft. to 70 ft.;
(*initial request was for 65 ft.)

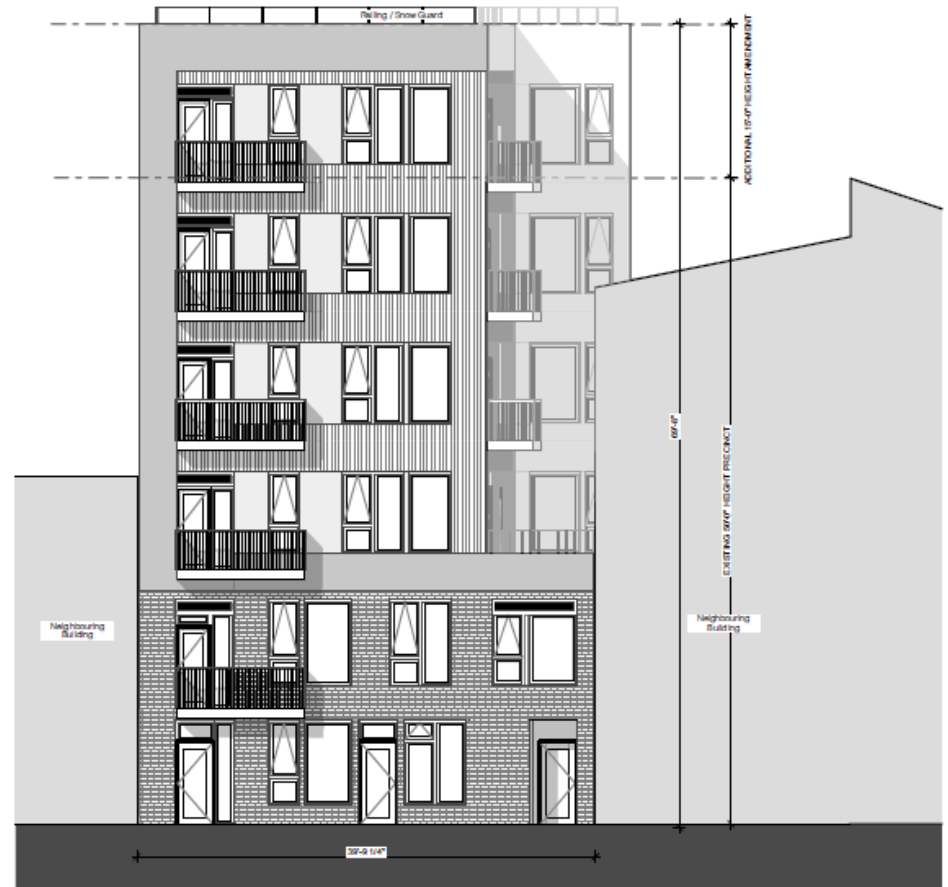
One-Storey addition:

- As-of-right permit process, C-2 zone;

Proposal



West Elevation - From Gottingen St



East Elevation - From Rear of Lot

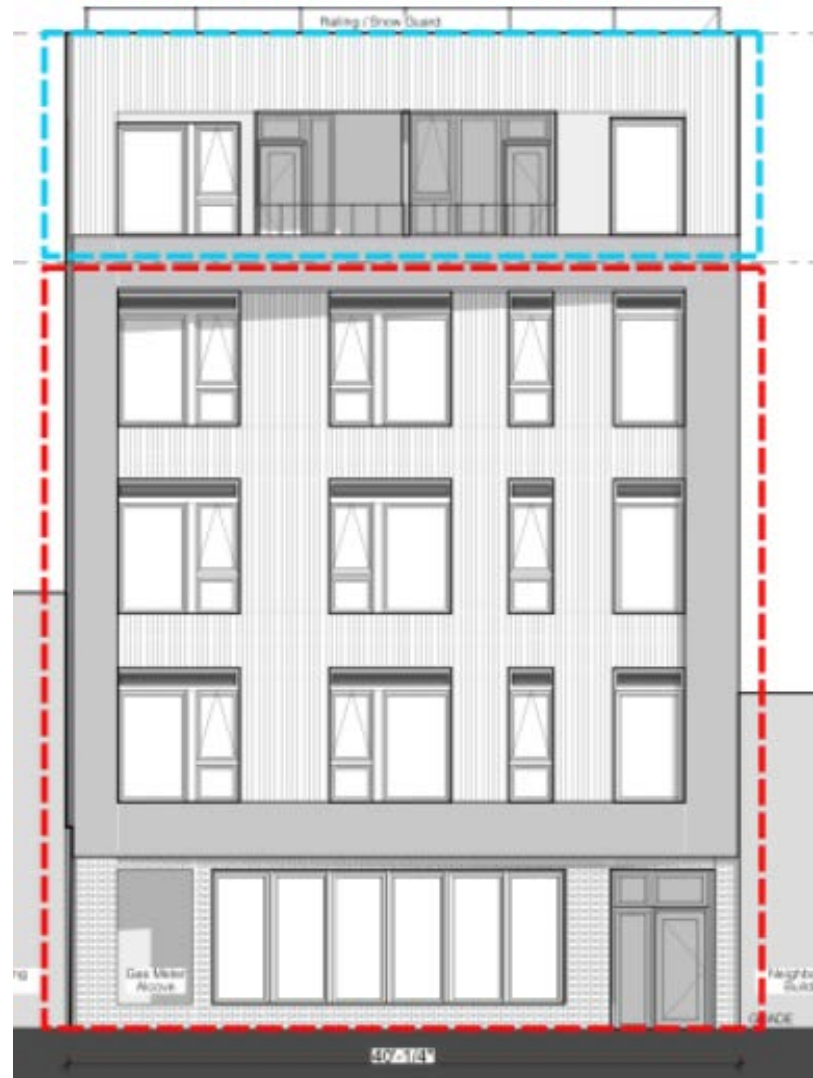
Proposed Front/ Rear Elevations

Proposal

LUB Amendment
(up to 70 feet)

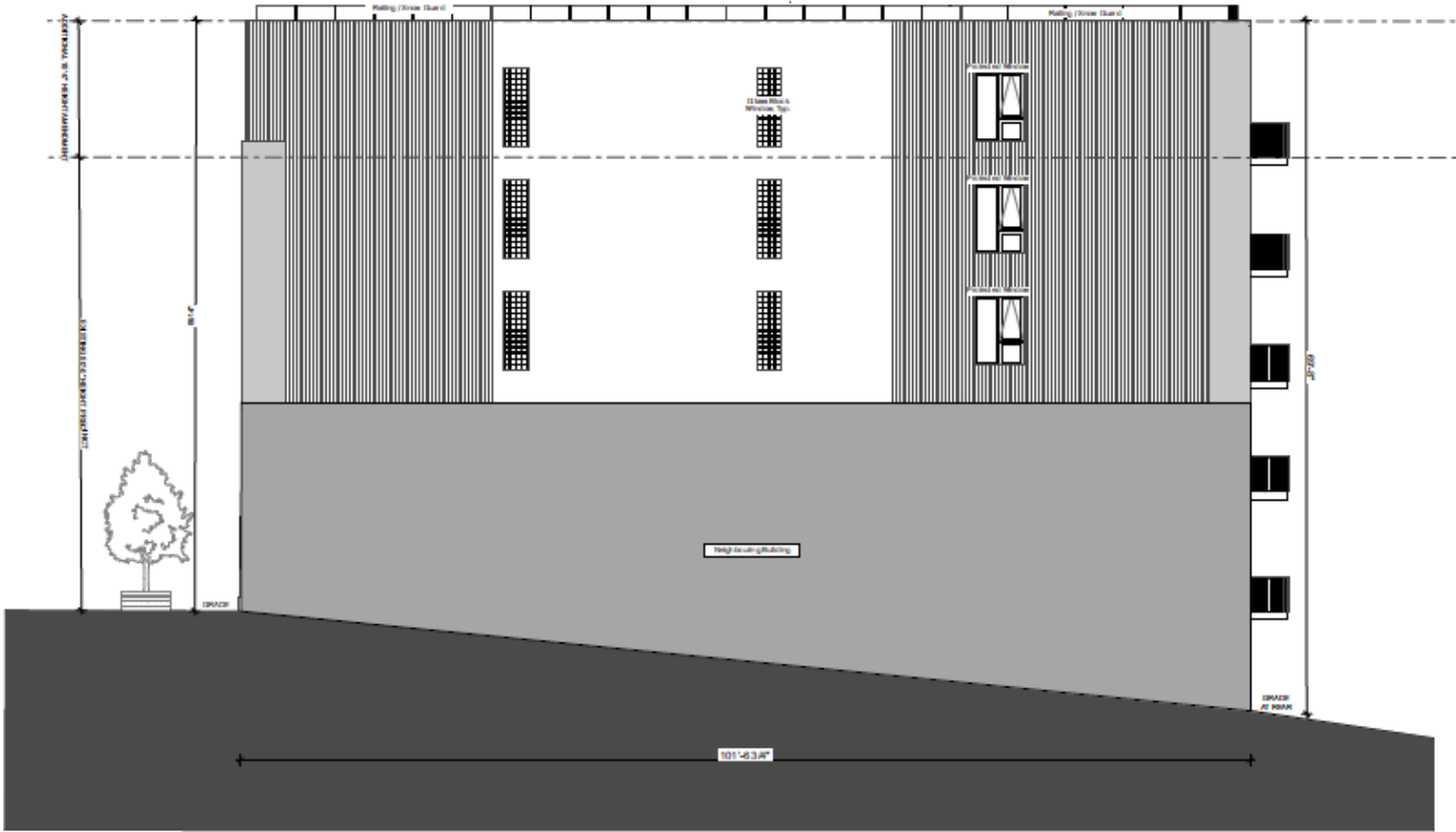


As-of-Right Permit
(up to 50 feet)



Proposed West Elevation – Gottingen Street

Proposal



Proposed South/ Side Elevation

Enabling Policy

Halifax Municipal Planning Strategy

- Peninsula North SPS, Major Commercial designation:
 - Policy 2.9 calls for medium-rise residential and commercial development:
 - *“In Area 8 of this Section, a height limit shall be established for the Major Commercial area of Gottingen Street and for the Residential/Commercial mix area along Gottingen Street to maintain a **medium rise** building form and to ensure compatibility with surrounding residential properties.”*

Land Use By-law

Halifax Peninsula LUB

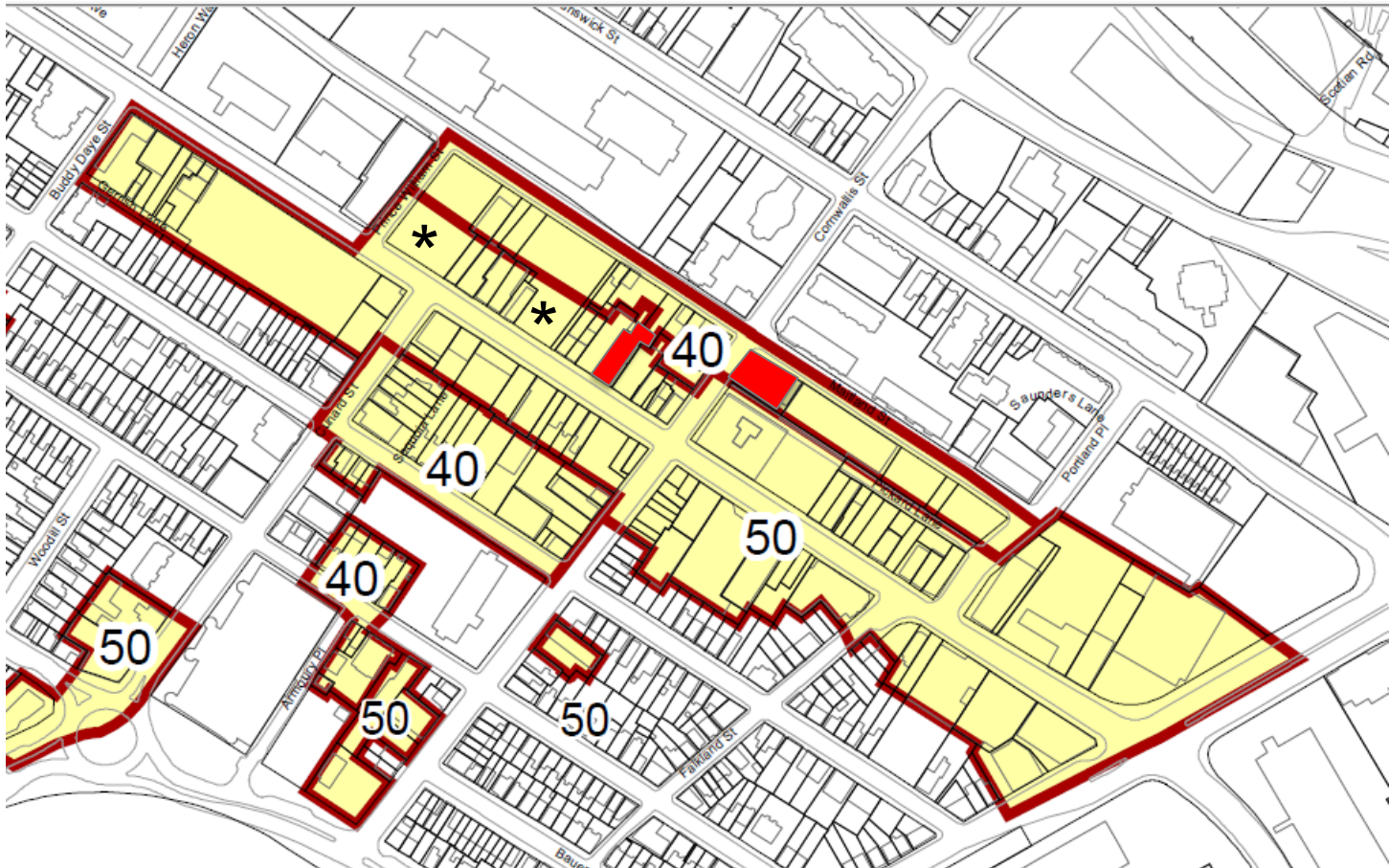
- C-2 Zone (General Business)
Peninsula North Area 8:
 - “Major” Commercial uses, including mixed-use & residential;
- Height Precinct – 50 feet
 - (*small parcel in rear has 40 ft. height)



Land Use By-law

Halifax Peninsula LUB

- Existing Height Precincts
- (Note: * Development agreement approved for additional height, between 6 – 11 storeys)



Public Engagement Feedback

- Level of engagement completed was consultation, achieved through a mail out notification requesting feedback, on-site sign and information on HRM website.
- Feedback from the community (3 emails) generally included the following:
 - Clarification of proposal details;
 - Concern with the additional building height;
 - Concern that there was no public information meeting.

Scope of Review

- Please advise whether the proposal complies with the Halifax MPS, taking into account the following policy considerations:
 - Compatibility – is the proposed increase in building height (one additional floor) compatible with the surrounding neighbourhood?
 - Medium rise – is the proposal consistent with the medium-rise intent of the MPS?
 - Any other land use impacts?

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Questions / Comments

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