

HALIFAX

Public Hearing for Case 20928

Development Agreement for
5720-5722 Inglis Street, Halifax

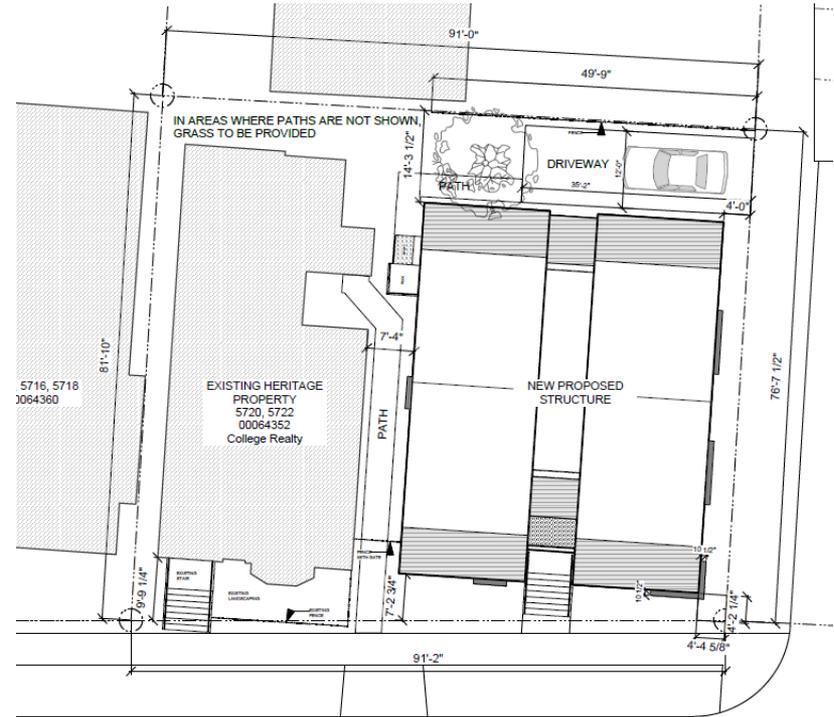
Halifax and West Community Council
April 9, 2019

Applicant Proposal

Applicant: RHAD Architects

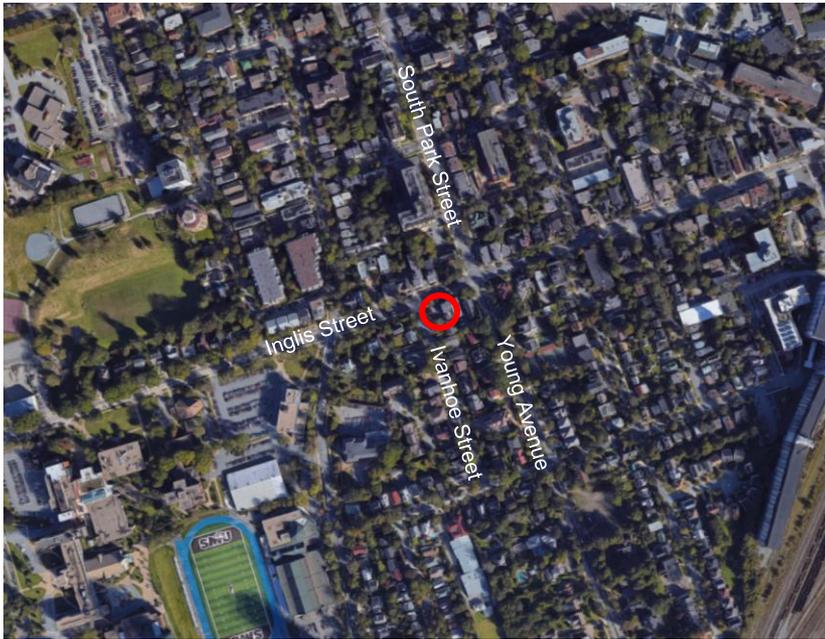
Location: 5720-5722 Inglis Street

Proposal: Enter into a development agreement to permit the construction of a 12 unit residential building in the side yard of a registered heritage property.



Site Context

5720-5722 Inglis Street, Halifax



General Site Location



Site Boundaries

Site Context



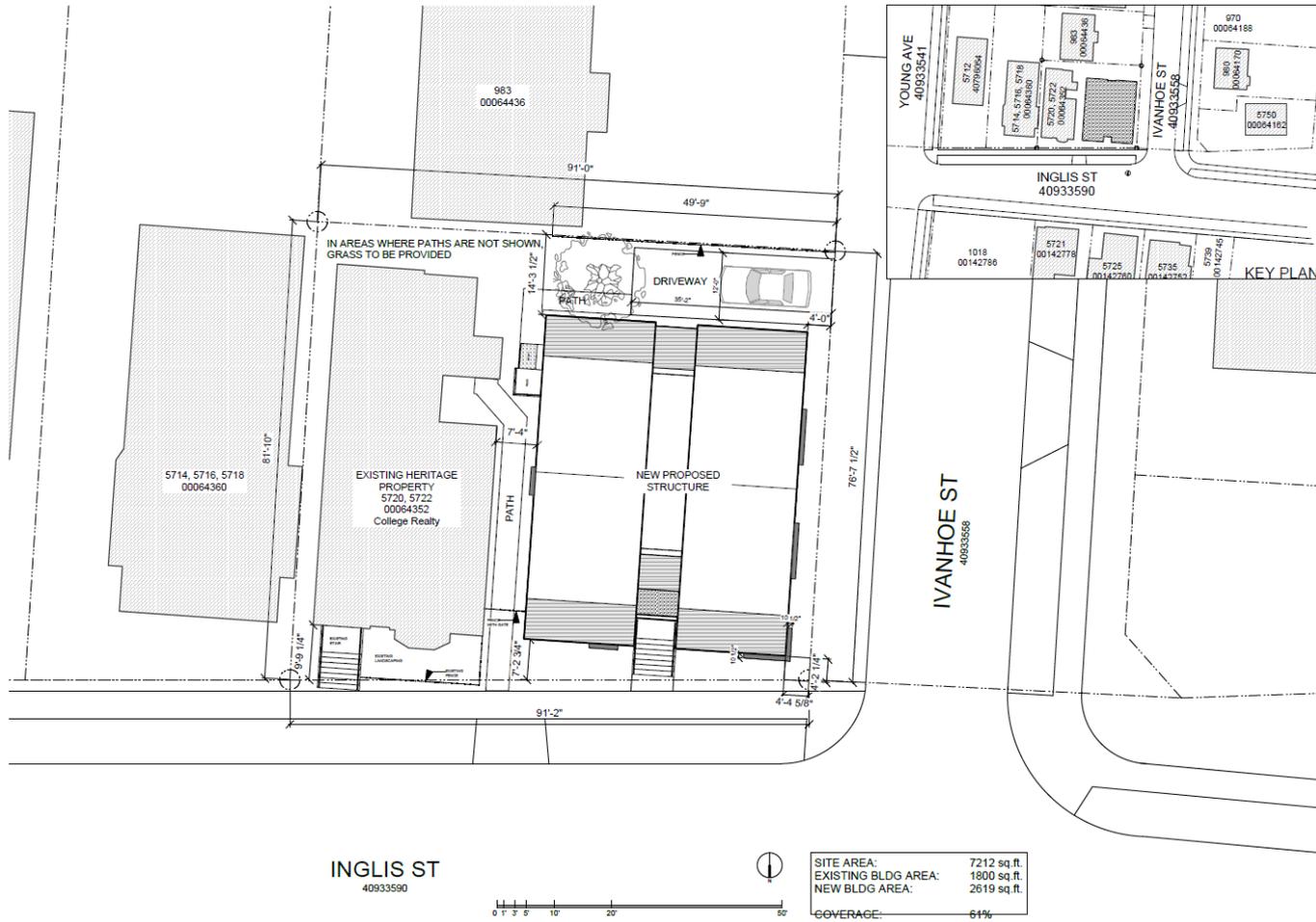
Subject Property from Inglis Street

Site Context



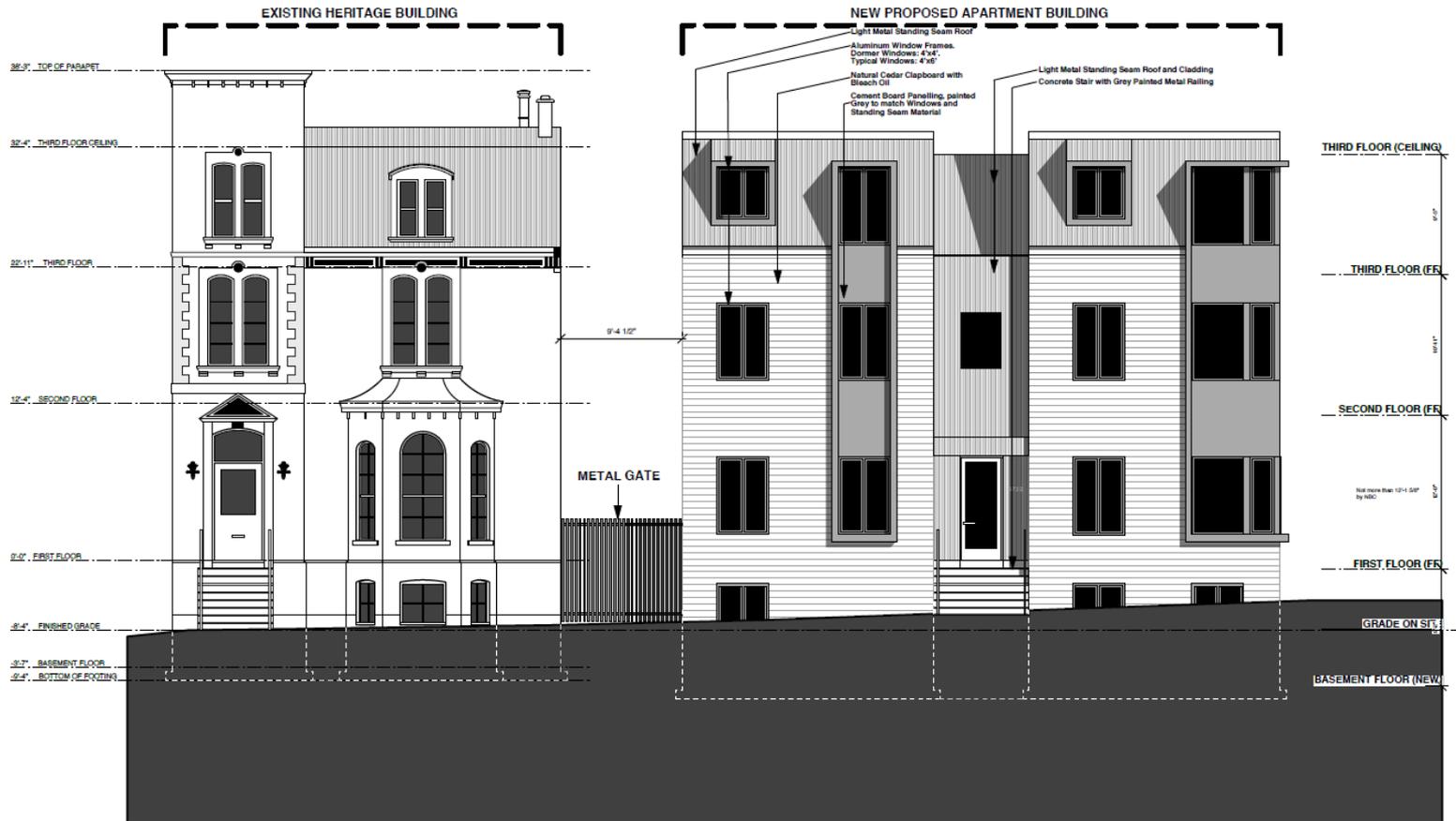
Subject Property from Ivanhoe Street

Proposal



Proposed Site Plan

Proposal



Land Use By-law

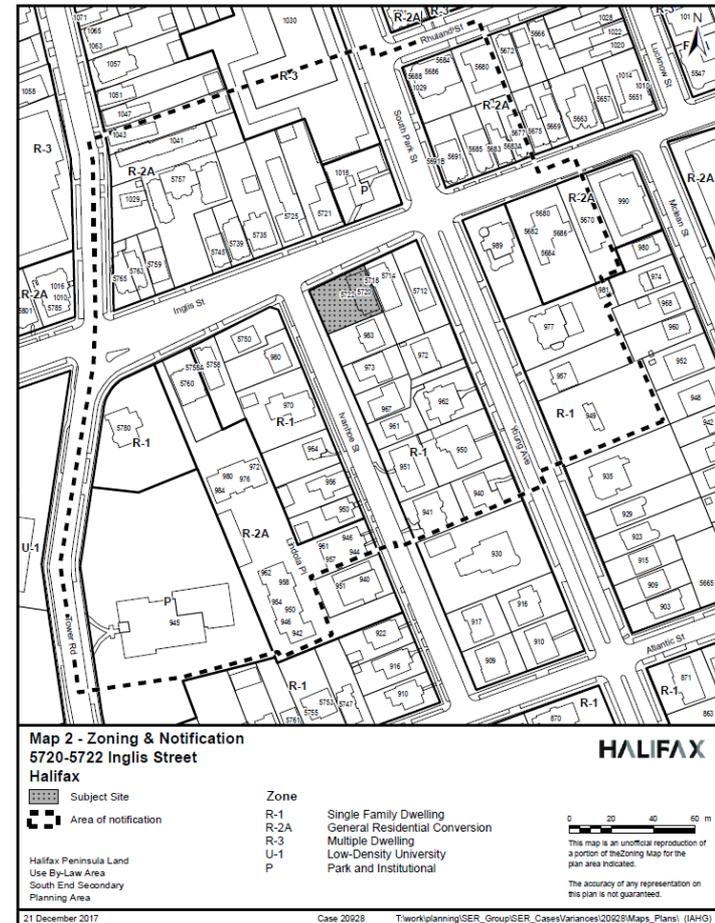
Halifax Peninsula Land Use By-law

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)

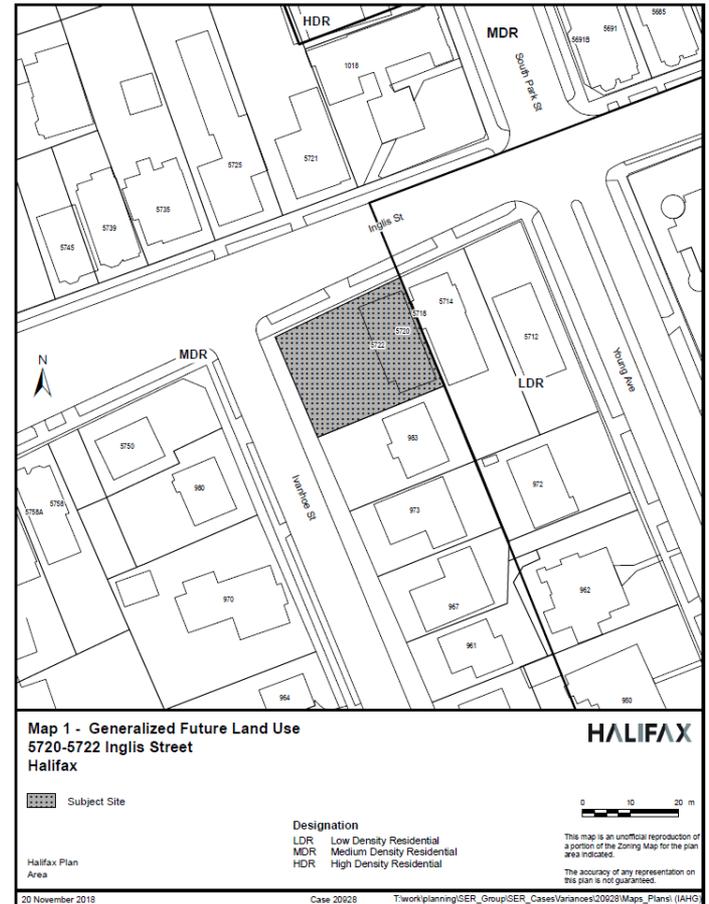


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Planning Policy

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



Policy Consideration

Enabling Policy: Section 6.8

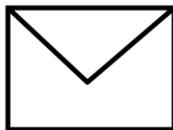
In any building, part of a building, or on any lot on which a registered heritage building is situated, the owner may apply to the City for a development agreement for any development or change in use not otherwise permitted by the land use designation and zone subject to the following considerations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

- 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 from Ivanhoe Street
 - Concerns about lack of parking
 - Concerns about potential for student housing

**Notifications
Mailed**



65

**Meeting
Attendees**



12

**Letters/Emails
Received**



1

Halifax Peninsula PAC Recommendation

March 26, 2018

The PAC provided the following feedback:

- Appreciated design that respects the heritage character of the area ;
- Concerned about design of Ivanhoe Street façade;
- Recommended preserving existing trees as a buffer;
- Did not have any concerns regarding the number of single-bedroom units proposed;
- Did not have any concerns regarding parking or traffic impacts.

The PAC recommended that HWCC proceed with the approval process of Case 20928.

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HAC Recommendation

January 31, 2019



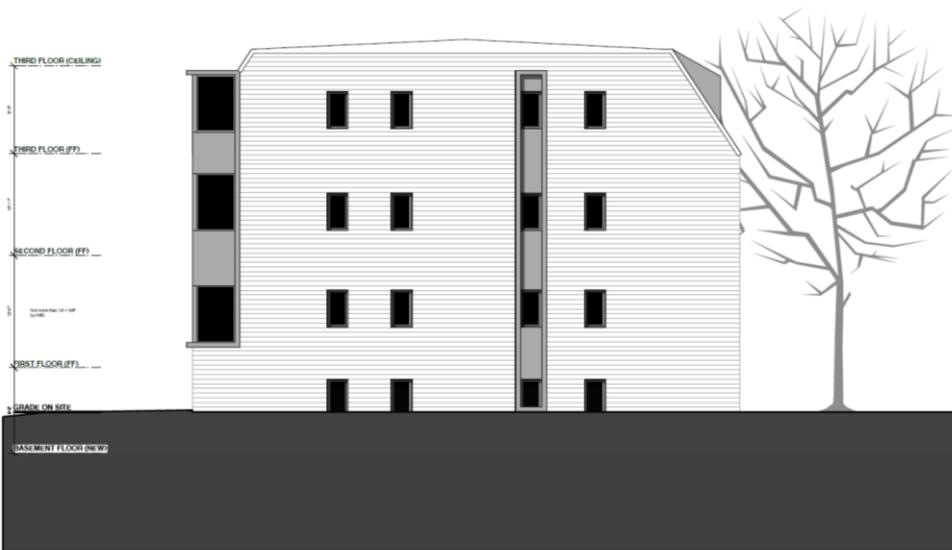
The Heritage Advisory Committee (HAC) reviewed the application and did not identify any concerns regarding the proposal. HAC recommended the approval of the proposed development agreement.

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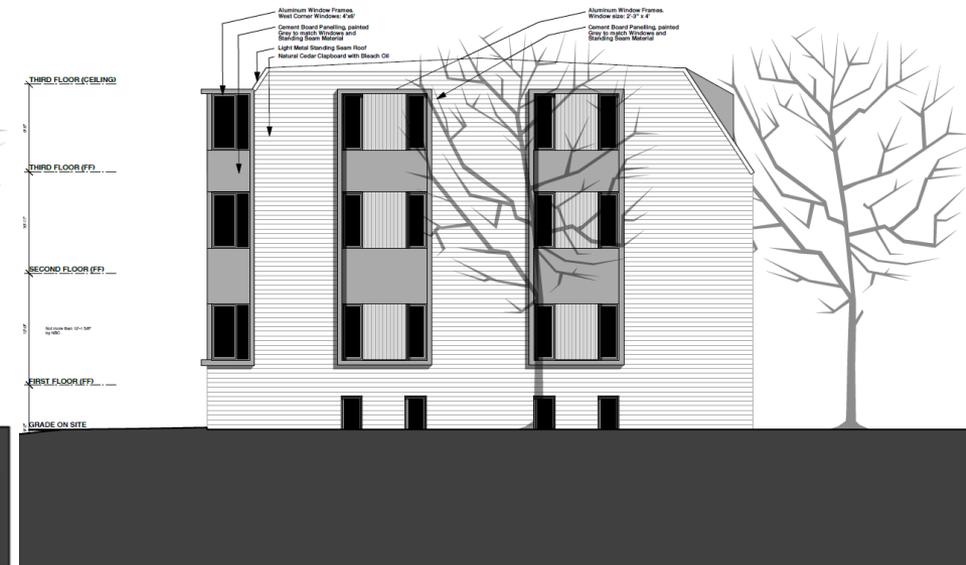
Amendments Made Responding to Consultation

Proposed West Elevation

Before



After



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Non-Substantive Amendments

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:

- Change to the footprint of the proposed building as long as the setbacks from the property lines and Uniacke-Sawyer House are not reduced.
- Extension to the commencement of construction.
- Extension of the time for the completion of the development.

Staff Recommendation

Staff recommend that Halifax and West Community Council:

1. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A; and
2. 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.

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Thank You

Proposed Rear Elevation



Proposed East Elevation

