

**HALIFAX**

# **Public Hearing: Case 21979**

LUB Amendment for Civic 2165  
Gottingen Street, Halifax

Halifax & West Community Council

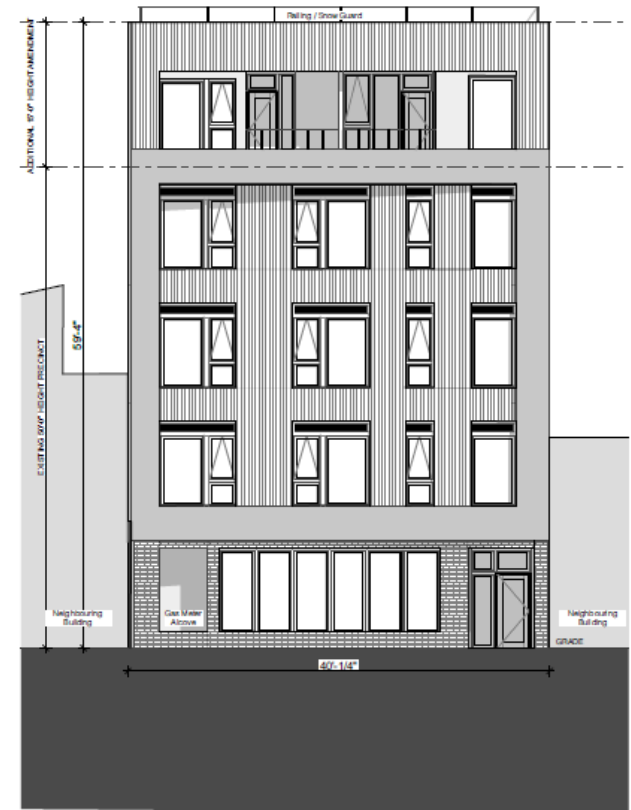
June 5, 2019

# Applicant Proposal

Applicant: EDM Planning Services/ Geome Properties Ltd.

Location: 2165 Gottingen Street, Halifax

Proposal: Amend LUB to increase height precinct limit to 70 feet, with upper-storey setback of 6 feet.



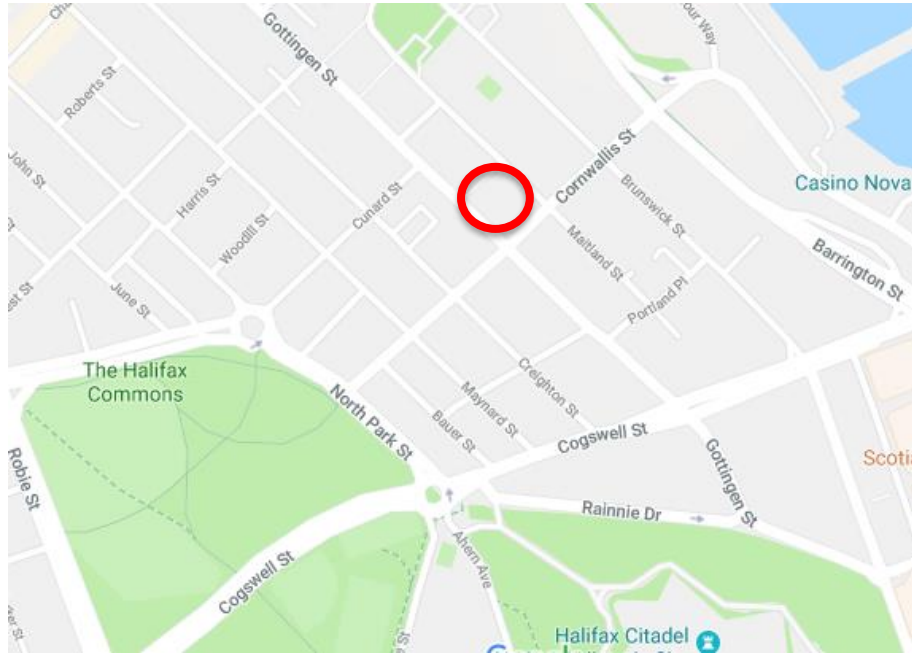
West Elevation - From Gottingen St

2165 Gottingen Street

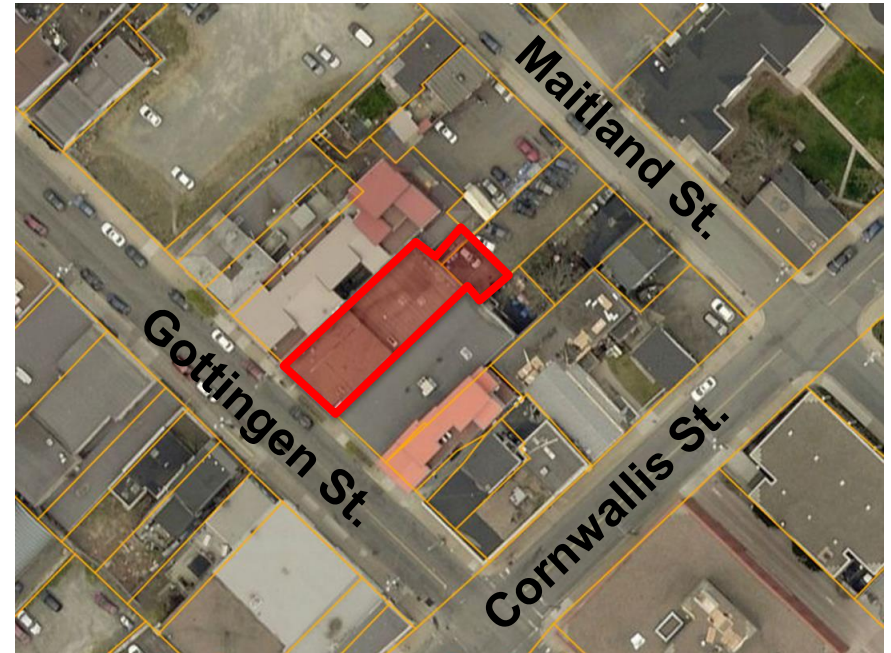
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# Site Context

2165 Gottingen Street, Halifax



General Site location



Site Boundaries in Red

# Site Context



Subject site.

# Site Context



August 2018

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



January 2019

# Site Context



August 2018

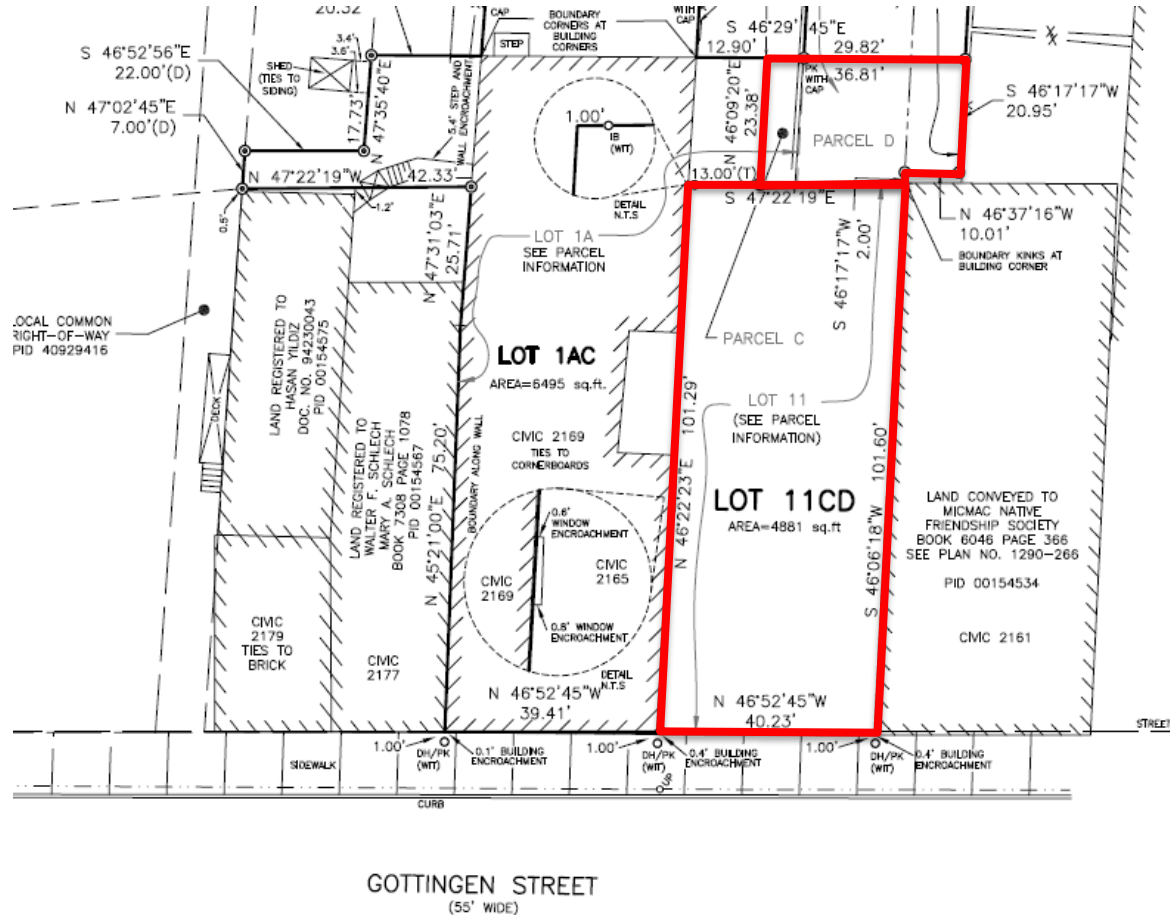
Rear view along Maitland Street



January 2019

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# Site Context



## Lot 11CD :

- Rear parcel addition (consolidation) was approved Feb. 2019





# Enabling Policy

## Halifax Municipal Planning Strategy

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- 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)



# Proposal

## Height Increase:

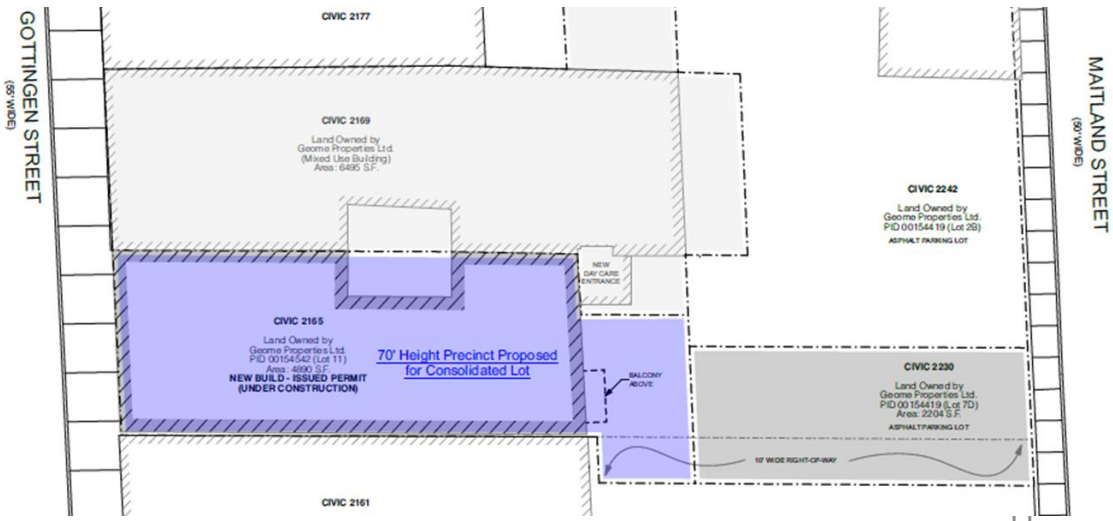
- From 40 ft./ 50 ft. to **70 ft.**;

## Upper-storey setback:

- 6 feet from Gottingen St.  
(above 4<sup>th</sup> storey)

## One-storey addition (with possible mezzanine):

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



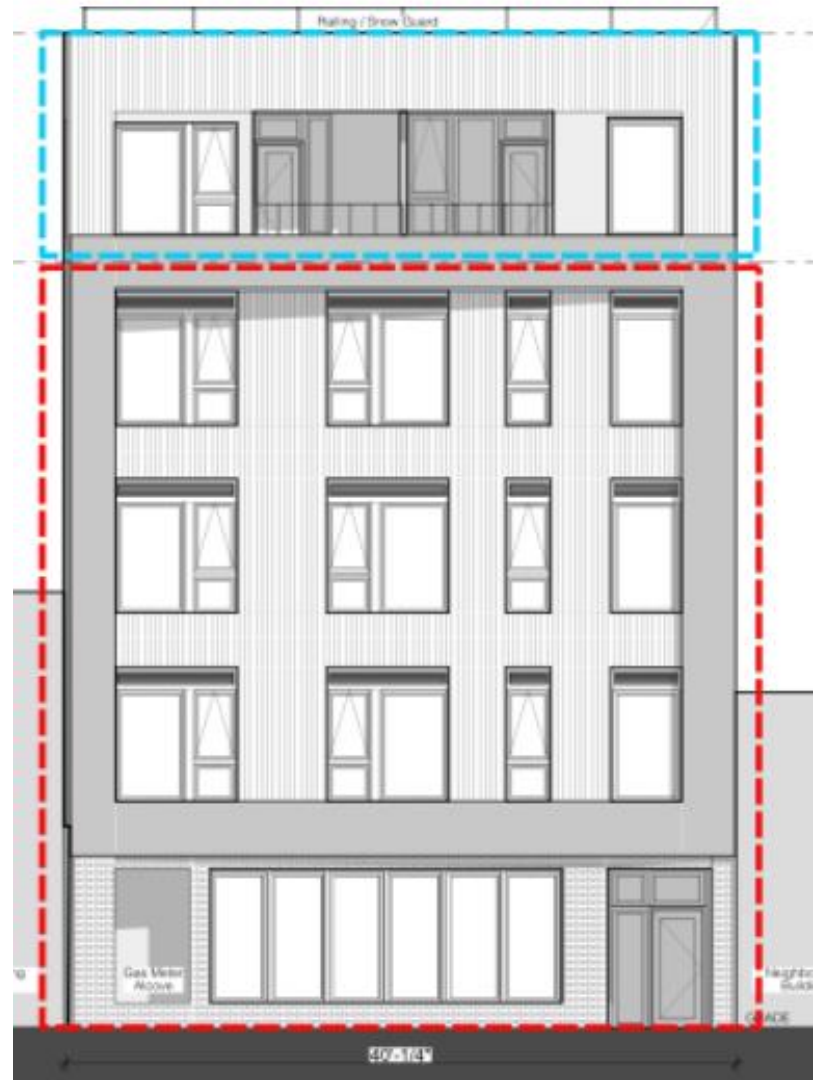
Subject Site/ Building

# Proposal

LUB Amendment  
(up to 70 feet)



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



Proposed West Elevation – Gottingen Street

# Proposal



West Elevation - From Gottingen St



East Elevation - From Rear of Lot

Proposed Front/ Rear Elevations

# Proposed LUB Amendments

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- Amend height precinct map (ZM-17) to increase height limit from 40 ft./ 50 ft. to **70 feet**; and
- Text amendment to require a minimum setback of 6 feet for portions of the building above the 4<sup>th</sup> floor, from Gottingen St. line;

# Policy Considerations

## Halifax Municipal Planning Strategy

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- MPS calls for medium-rise residential and commercial development in this area of Peninsula North;
- MPS calls for neighbourhood compatibility (general “City-Wide” policies).

# Public Engagement Feedback

- Level of engagement completed was consultation, achieved through a mail out notification requesting feedback (220 postcards), 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.



# PAC Recommendation

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## The Halifax Peninsula PAC:

- Believes the design is in character with the surrounding neighbourhood;
- Appreciates efforts to provide affordable housing and community-use space in the area;
- Appreciates design efforts to increase natural light for residential units;
- Encourages incorporating a step-back of additional level on Gottingen Street side to improve pedestrian experience at street-level; and
- Requests that Halifax & West Community Council consider unit make-up in order to achieve affordable housing.

# Staff Recommendation

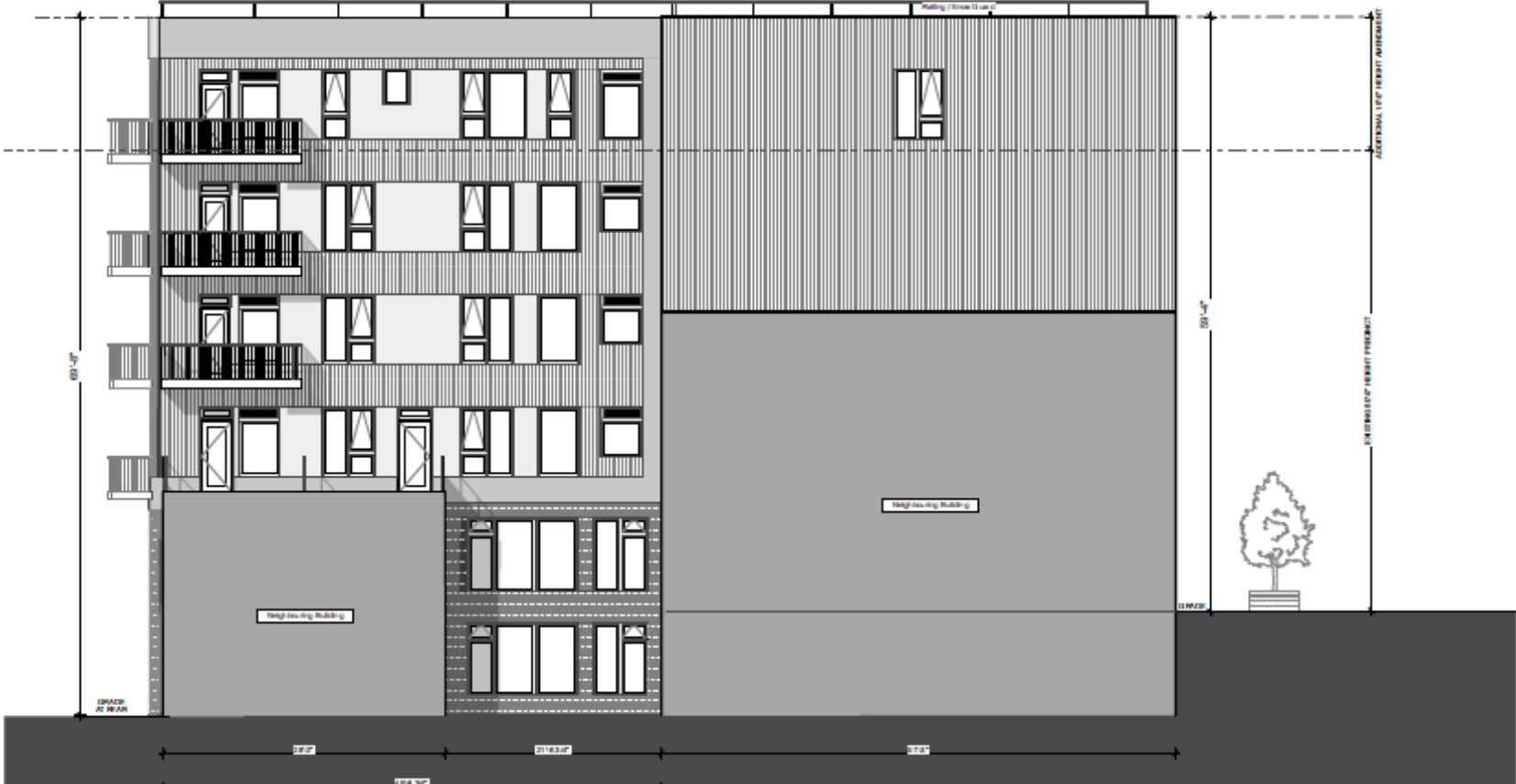
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- Staff recommend that Halifax and West Community Council approve the proposed Land Use By-law amendments, as set out in Attachment A.

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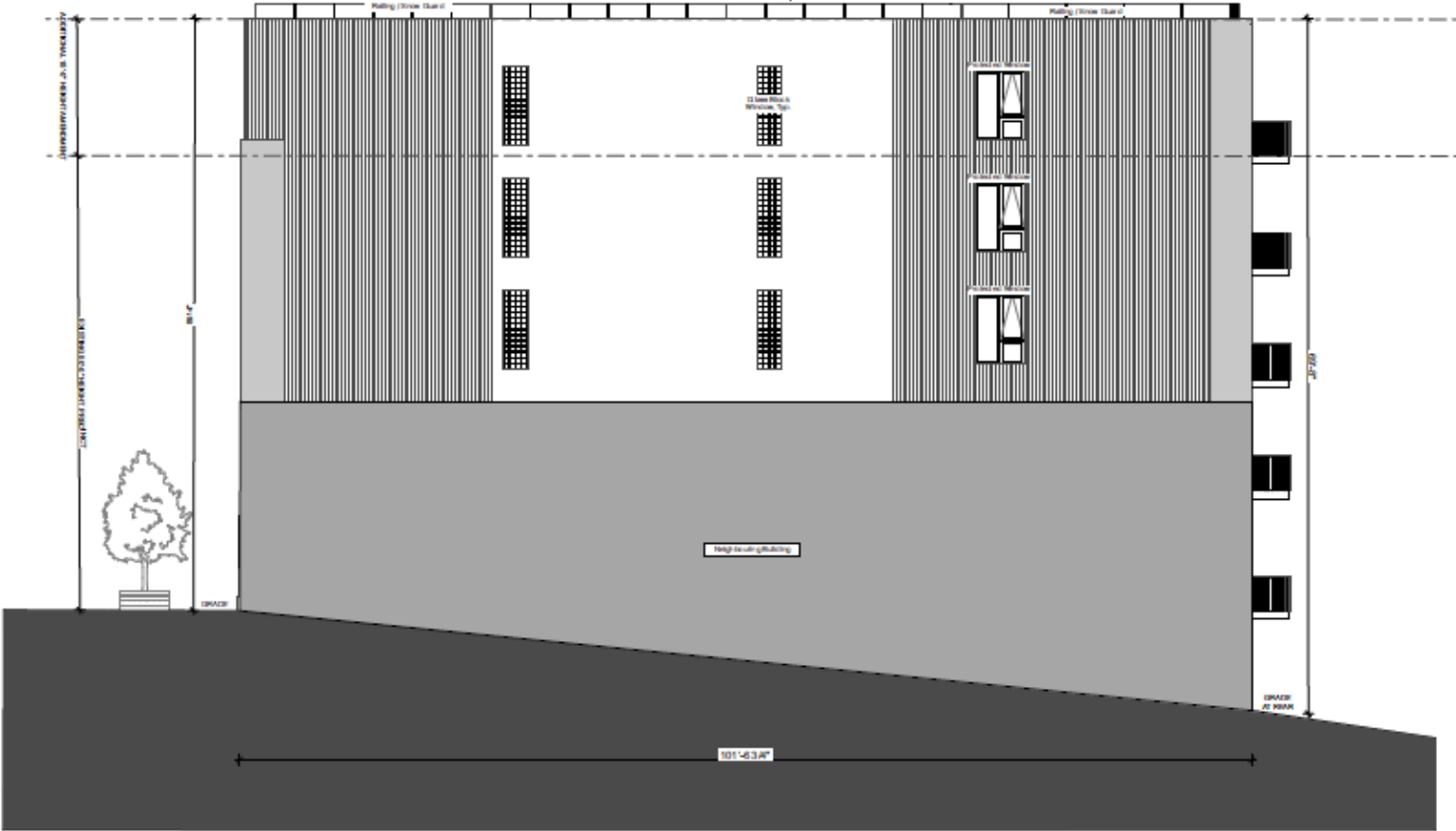
**Thank You**

# Proposal



Proposed North/ Side Elevation

# Proposal

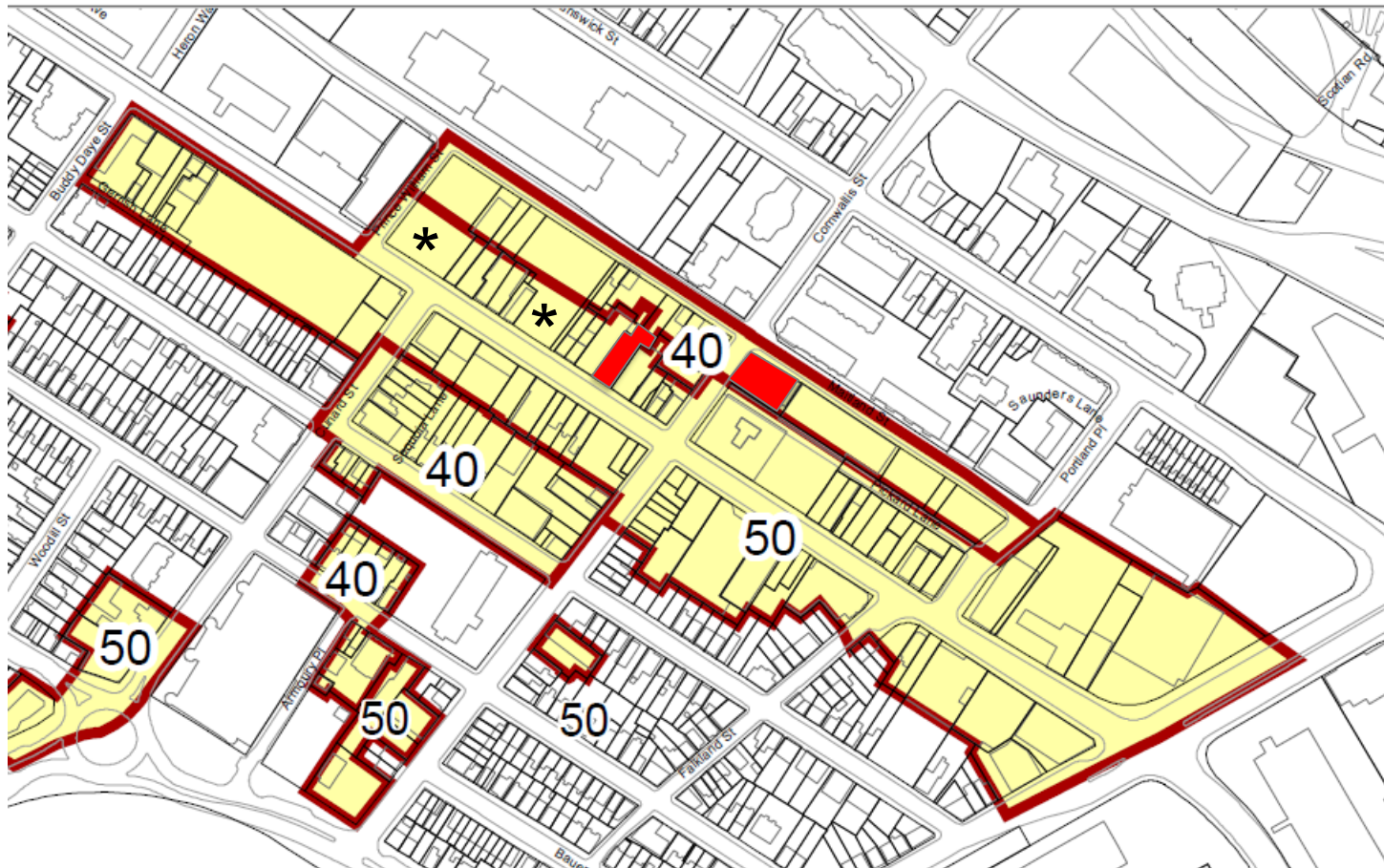


Proposed South/ Side Elevation

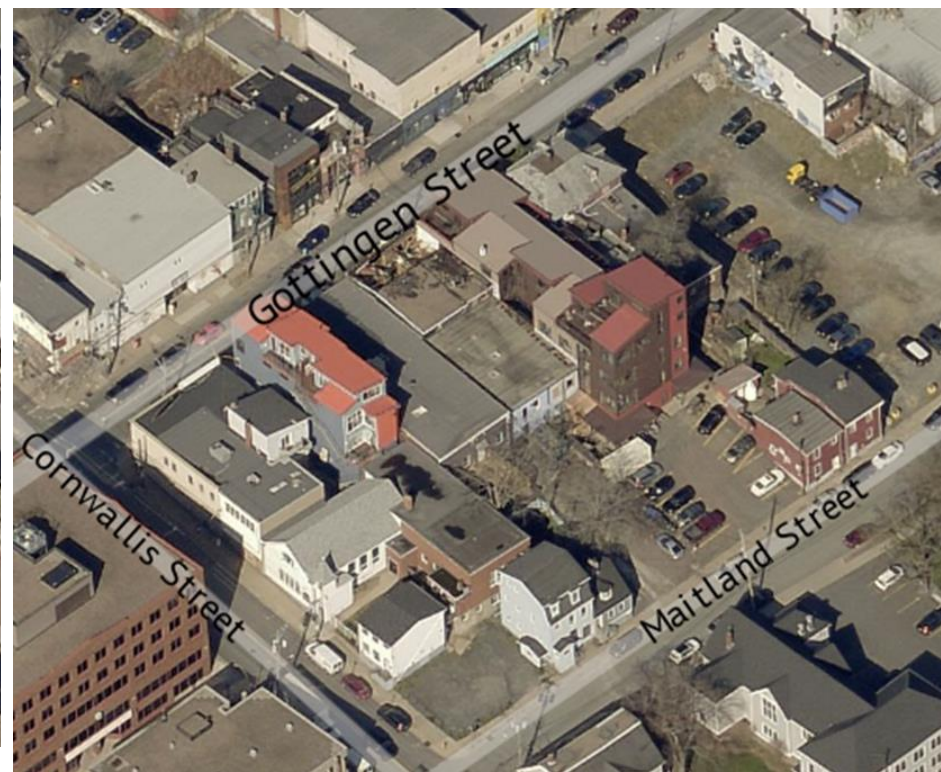
# Land Use By-law

## Halifax Peninsula LUB

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



# Site Context



Arial views.

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