

HALIFAX

Public Hearing Case 20417

Development Agreement for 2267
Brunswick Street, Halifax

Halifax and West Community Council
July 9, 2019

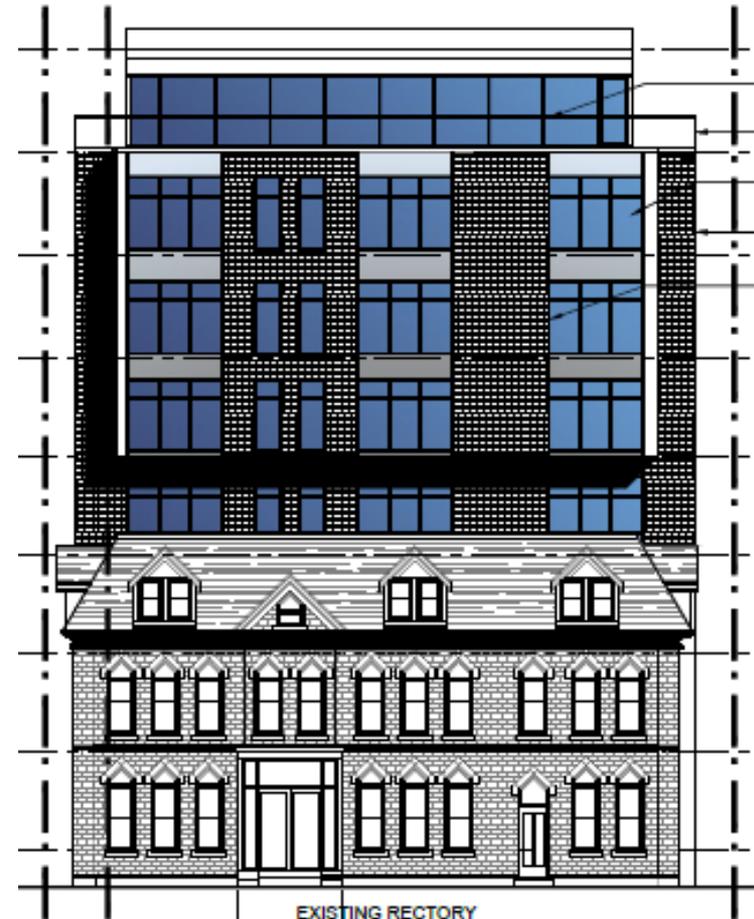
Applicant Proposal

Applicant: Studio Works International Inc.

Location: 2267 Brunswick Street, Halifax

Proposal:

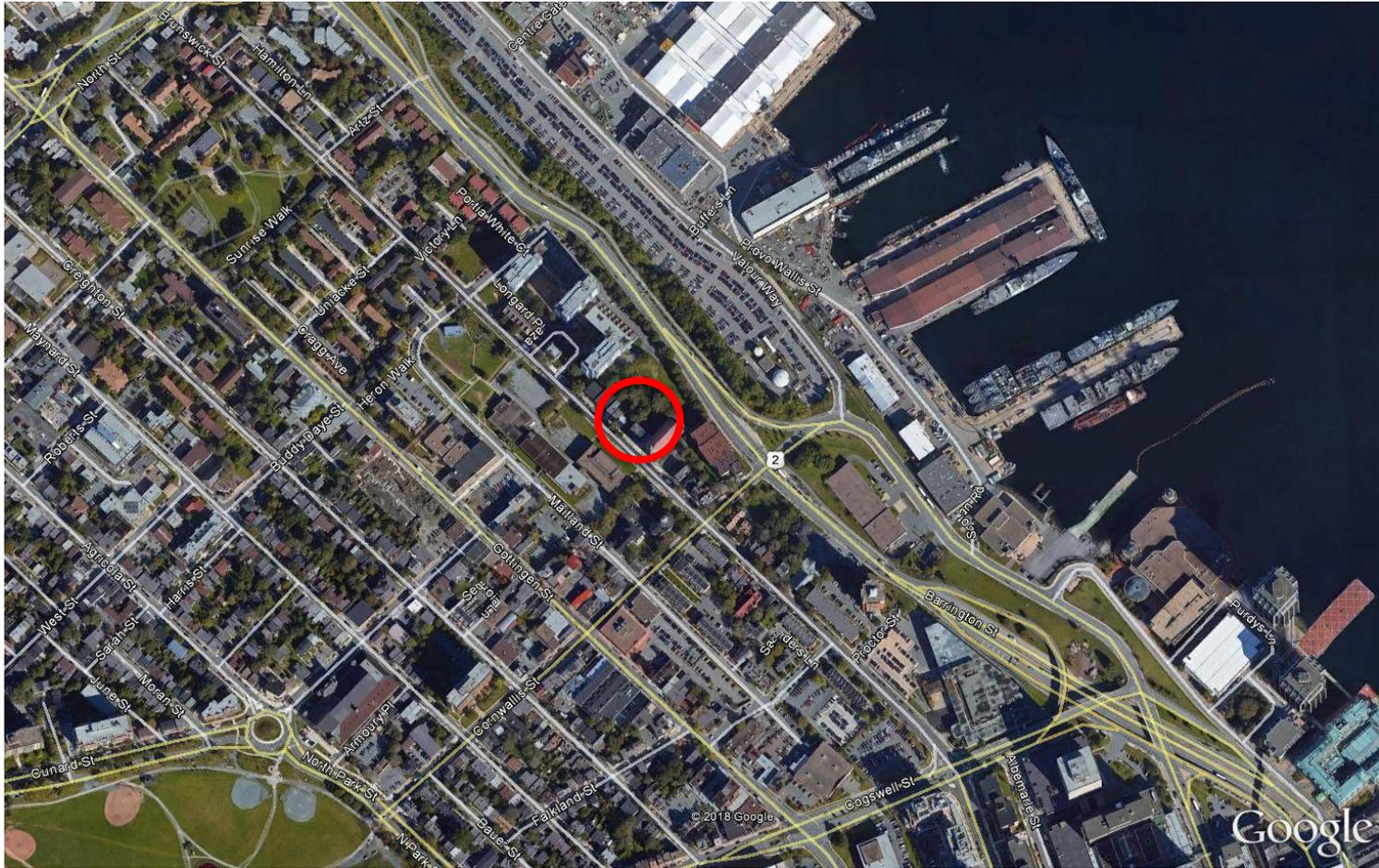
- 8 storey residential apartment building;
- located about nine feet from the rear wall of St. Patrick's rectory; connected to rectory by pedestrian bridge ;
- 87.5 feet from the floor of the parking level to top of roof slab; 42 residential units;
- At-grade parking level for 4 vehicles and 24 Class "A" bicycle parking stalls;
- 500 square feet roof top and 1200 square feet ground level amenity space.



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Site Context

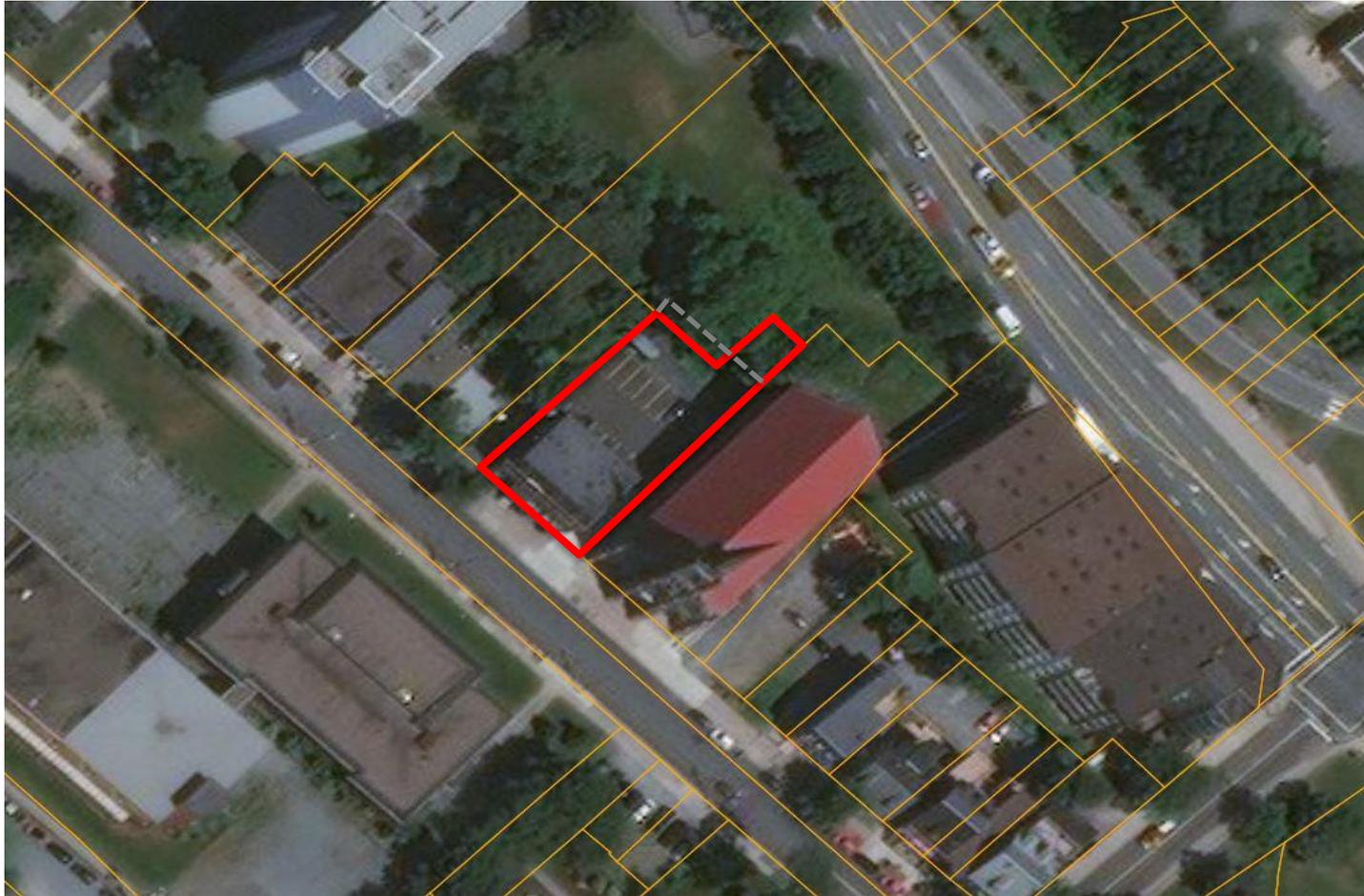
2267 Brunswick Street, Halifax



General Site location

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

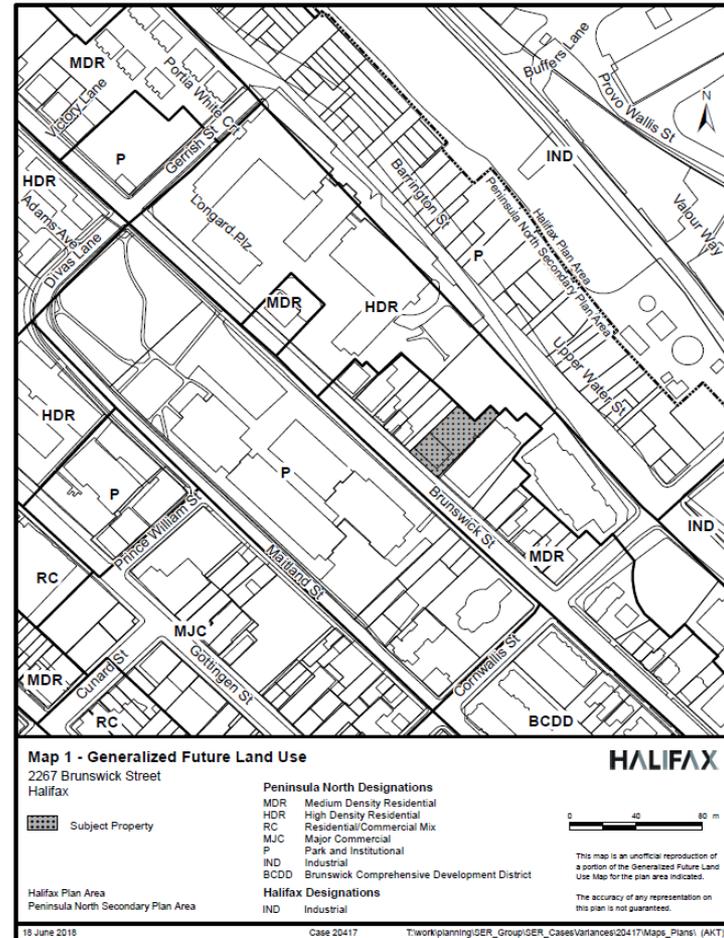


Subject site seen from front of rectory

Planning Policy

Halifax Municipal Planning Strategy

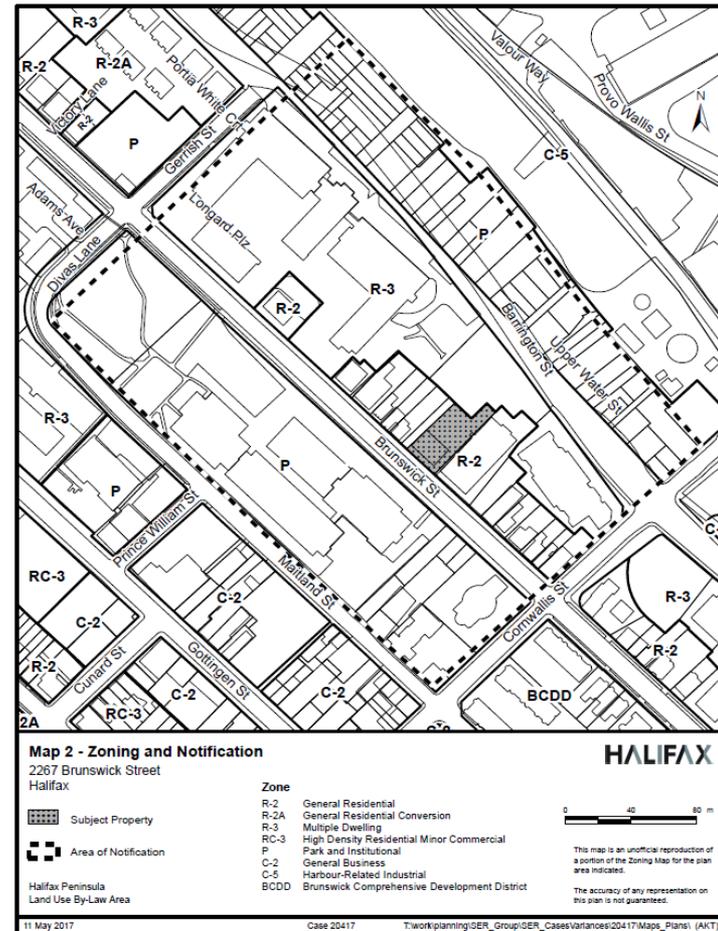
- Policy 9.3.2 permits new apartment buildings with over four dwelling units in areas zoned general residential (R-2) by development agreement in the area identified in the LUB pursuant to Policy 9.3;
- Intended to support the preservation of historic properties and municipally registered heritage buildings;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



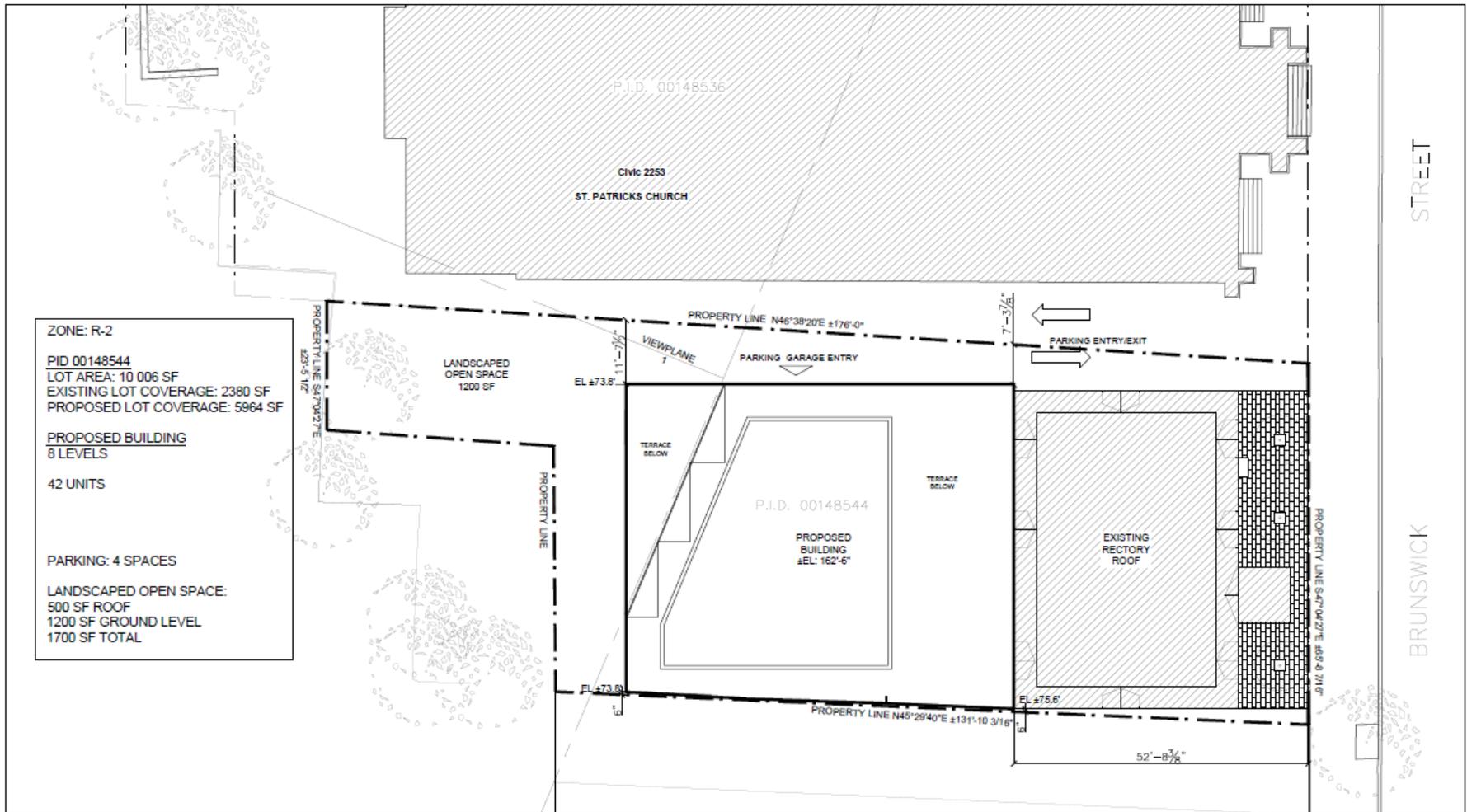
Land Use By-law

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

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.

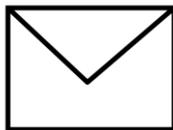
Public Engagement Feedback

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

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.

HAC Recommendation

March 27, 2019

The HAC provided the following feedback:

- Proposed building height should not exceed roofline of St Patrick's church;
- Lack of clarity in the proposed DA regarding permitted colour and materials;
- Lack of congruency in design elements in relation to surrounding heritage properties; and
- Blank (Heustis house) façade not in keeping with heritage character of neighbourhood.

The PAC recommended HWCC not enter into a development agreement for an 8 storey residential building due to above concerns.

HAC Recommendation

June 5, 2019

The HAC recommended that HWCC direct staff to work with with the applicant on further modifications to the development proposal for the site:

- Reduce total height to seven stories; and
- Modify the west elevation wall to introduce more design variation.

Revisions Made Responding to Consultation

- Height was reduced to 8 floors (87.5 feet);
- Brunswick Street façade composed of two vertical brick walls interjected with glass curtain wall verticals ;
- Right hand side of Brunswick Street façade indented to mirror left hand side;
- West Elevation facing Heustis House was redesigned to offer depth with surface detailing and variety of materials – stone masonry, brick of similar colour to rectory and light coloured textured cladding in recessed centre area;
- Overhang of penthouse roof removed on all elevations and penthouse setback to create green space at front edge of building; and
- Remaining facades were revised; window and materials changes.

Summary: Key Aspects of Proposed Development Agreement

- A landscape plan is required before a Development Permit may be issued;
- Permits multiple unit building land use and associated bike and car parking;
- Prior to site disturbance, the Curator of Special Places with Heritage Division of Nova Scotia Communities must be contacted;
- Siting requirements;
- Architectural requirements; blank wall treatment requirement;
- No vinyl siding;
- Access from lands to public realm to be demarcated for safety;
- Screening of propane tanks and transformers to ensure minimal impact from Brunswick Street, St. Patrick's Church and Huestis House.

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:

- 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

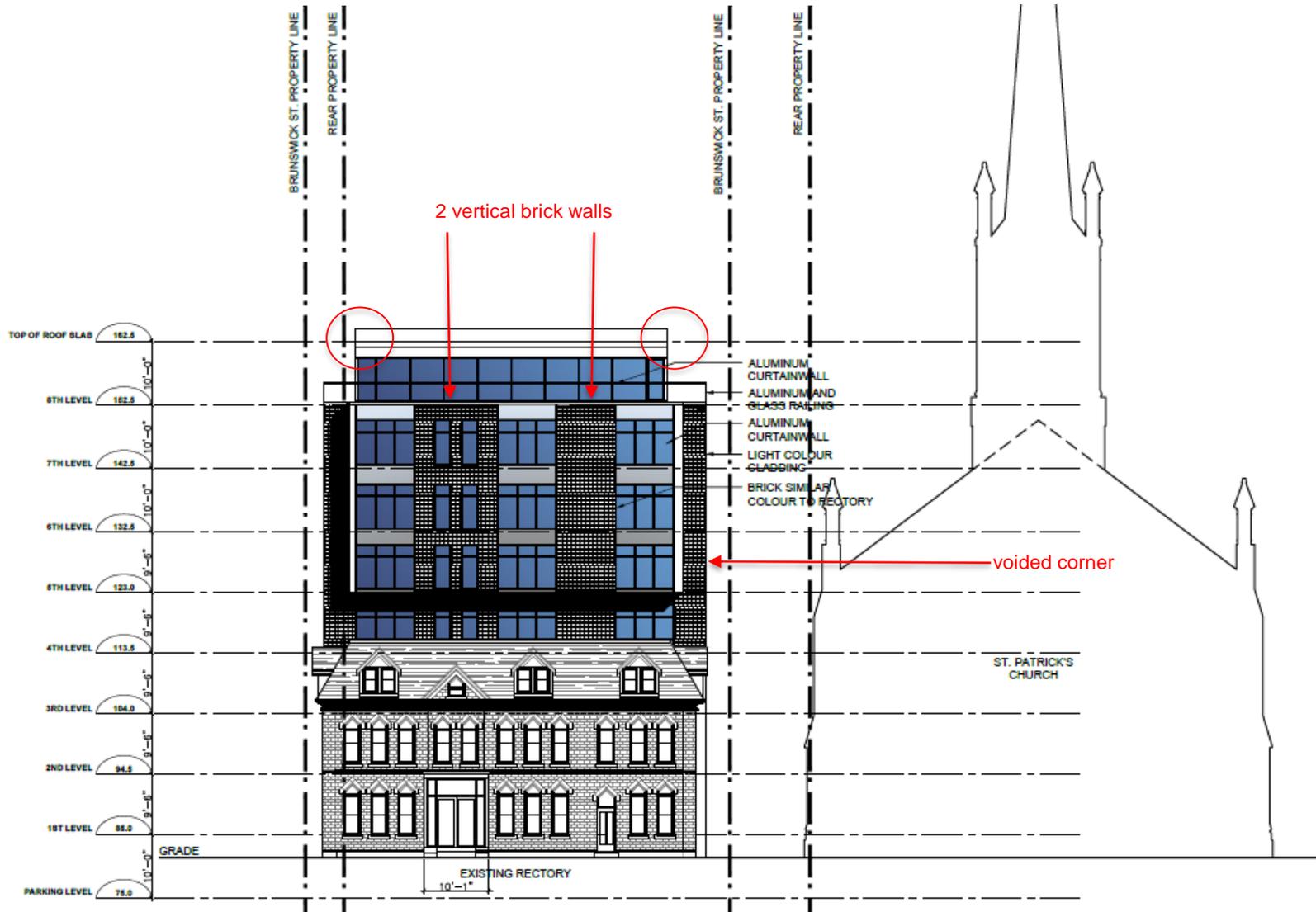
Staff recommend that Halifax and West Community Council:

Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the May 9, 2019 staff report,

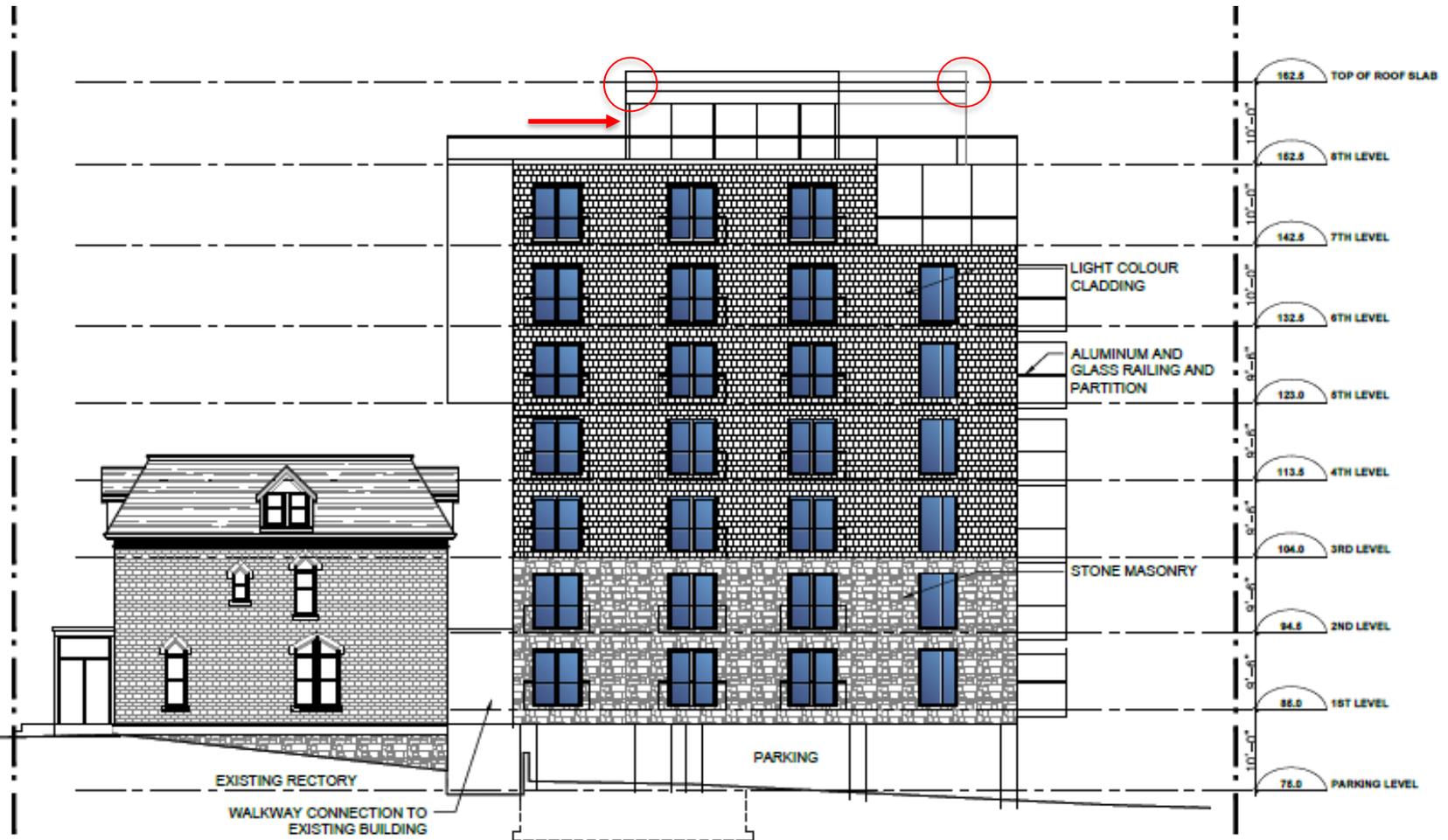
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Thank You

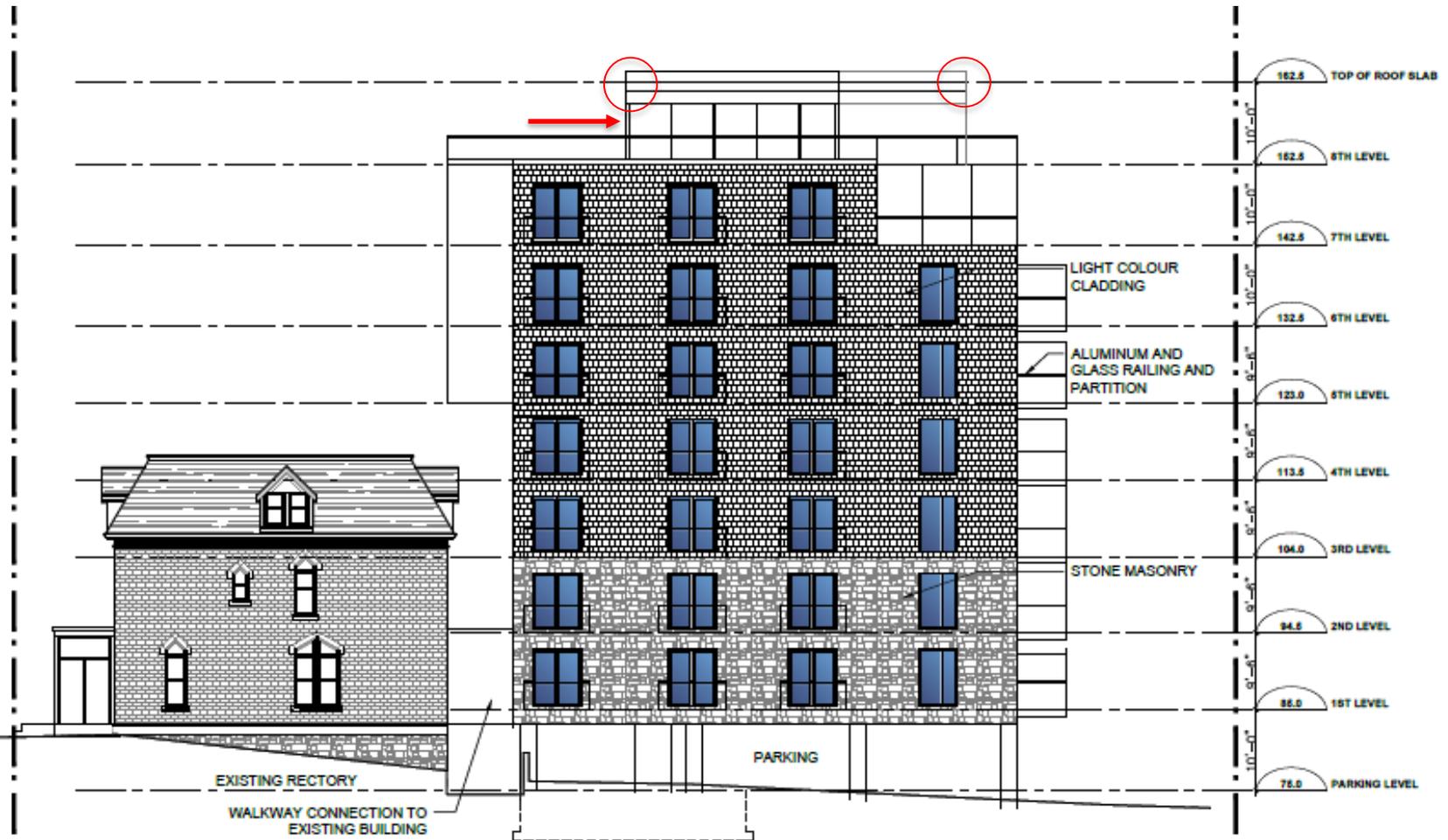
Revisions Post-HAC



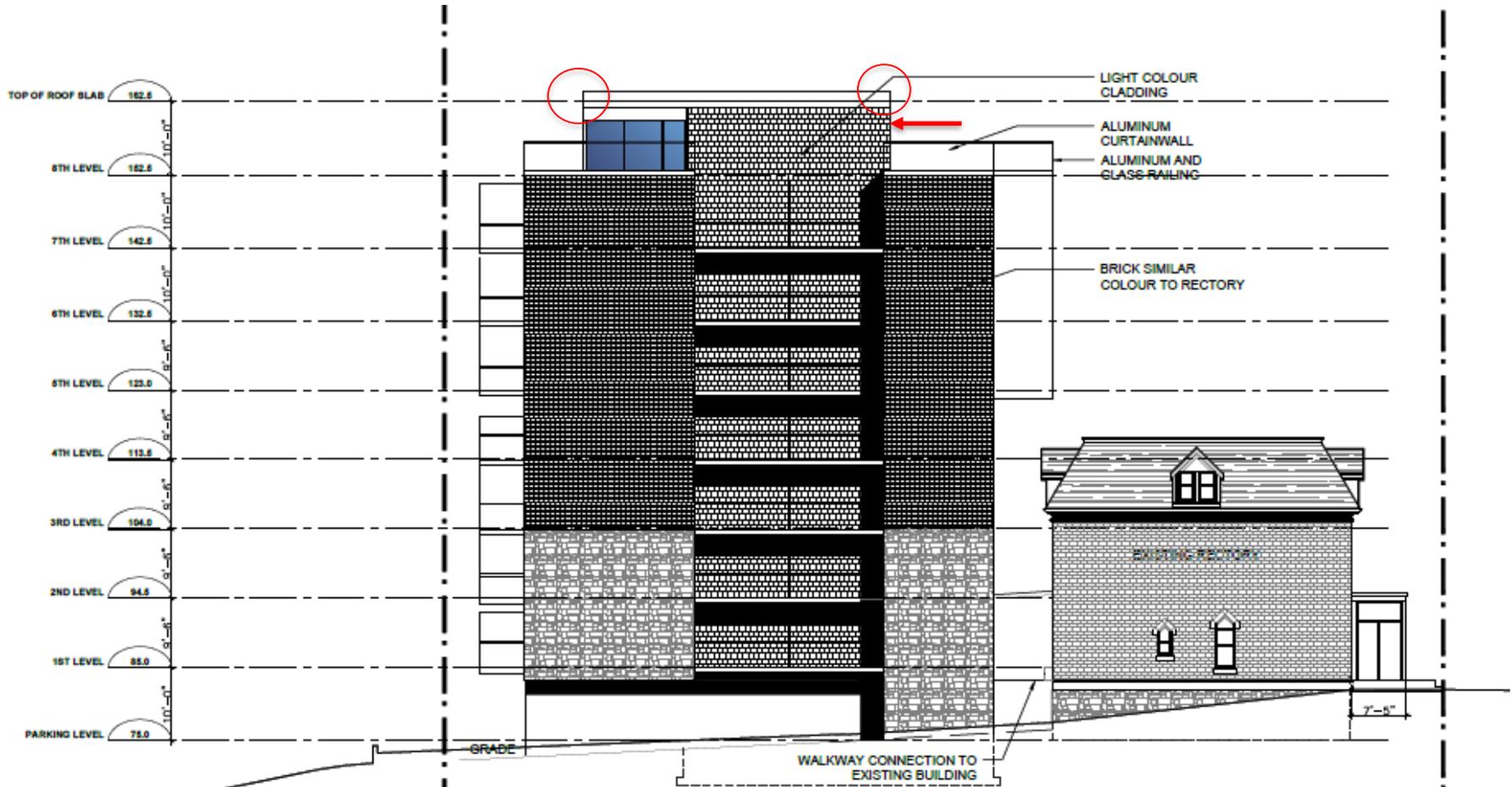
Revisions Post-HAC



Revisions Post-HAC



Revisions Post-HAC



Proposed Building Rendering



	use ST. PATRICK'S RECTORY VIEW DOWN BRUNSWICK ST.			scale 1/16"=1'-0" date 11/02/15 drawn LG proj. SP15D1	dwg no: A17 rev 5 (APRIL 5 2015)
	location 2267 BRUNSWICK ST. HALIFAX, N.S.				