

**HALIFAX**

**Case 22523  
Amending  
Development  
Agreement**

**2856 Gottingen Street, Halifax**

**Halifax Peninsula Planning Advisory Committee**

March 9, 2020



# Applicant Proposal

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Applicant: Breakhouse  
Architecture on behalf of the  
property owner.

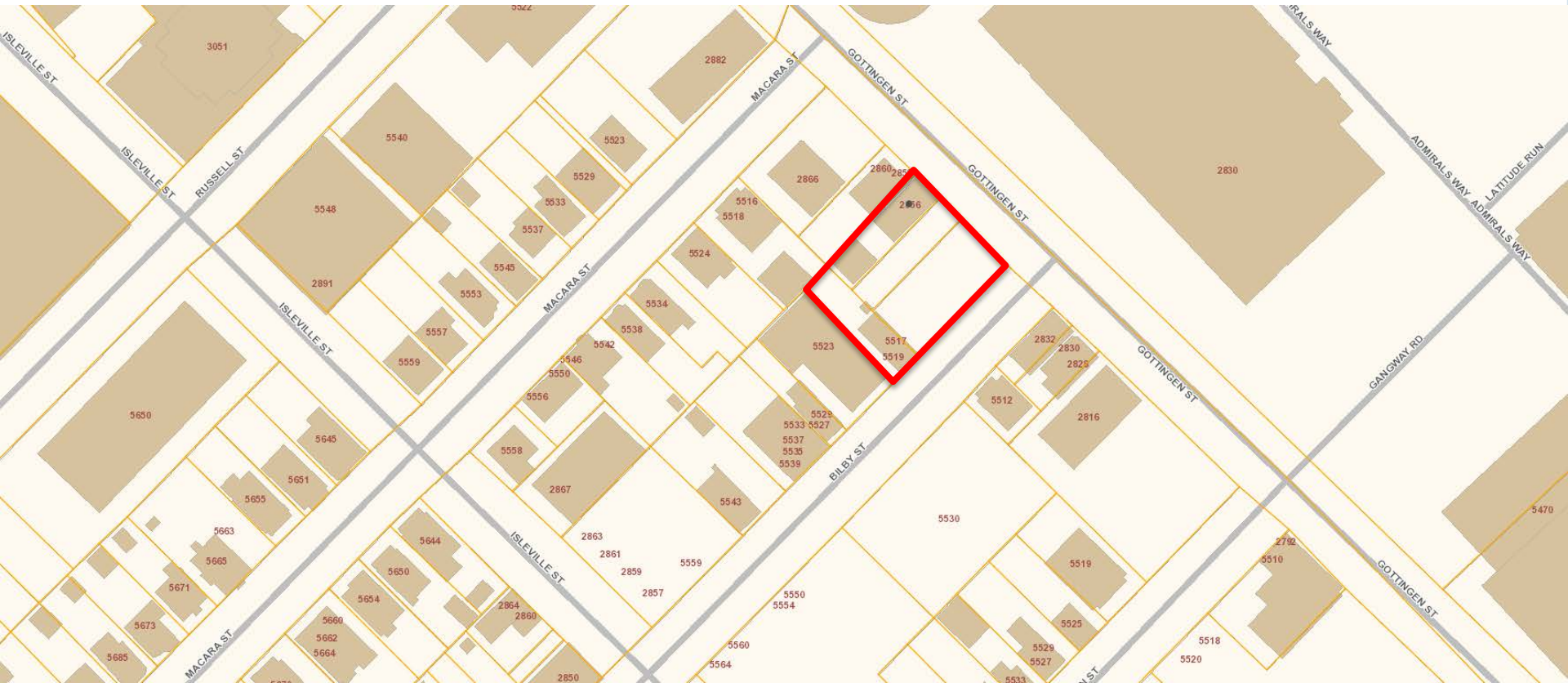
Location: Corner of Gottingen  
and Bilby Streets, Halifax.

Proposal: non-substantive  
amendments to an existing DA  
for an eight-storey mixed-use  
building.



# Site Context

2856 Gottingen Street, Halifax



Site location outlined in red



# Site Context

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Bilby Street

Gottingen Street



# Site Context

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Bilby Street

Gottingen Street



# Proposal Details

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Approved



Proposed

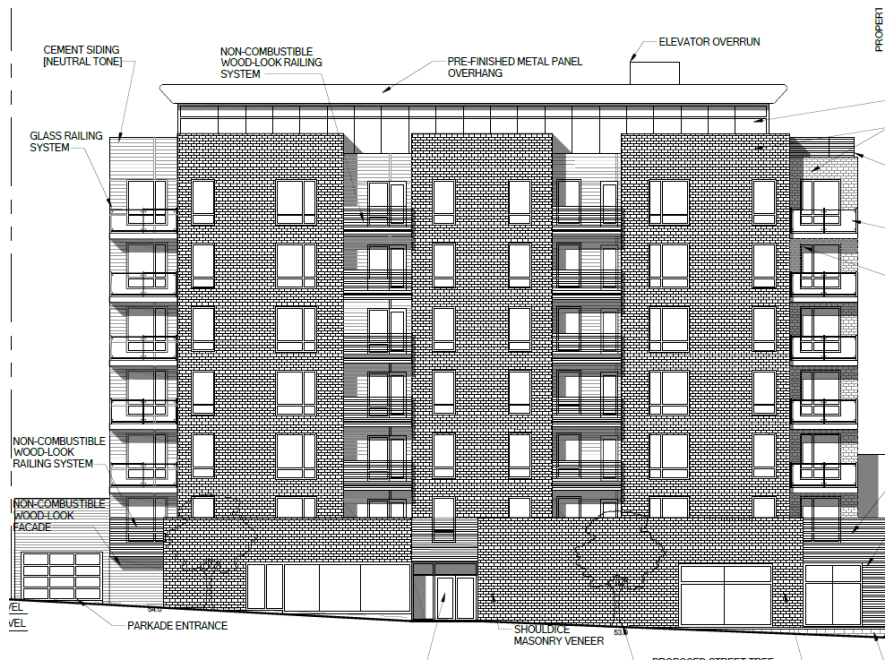


# Proposal Details



Gottingen Street Elevation

# Proposal Details



Approved



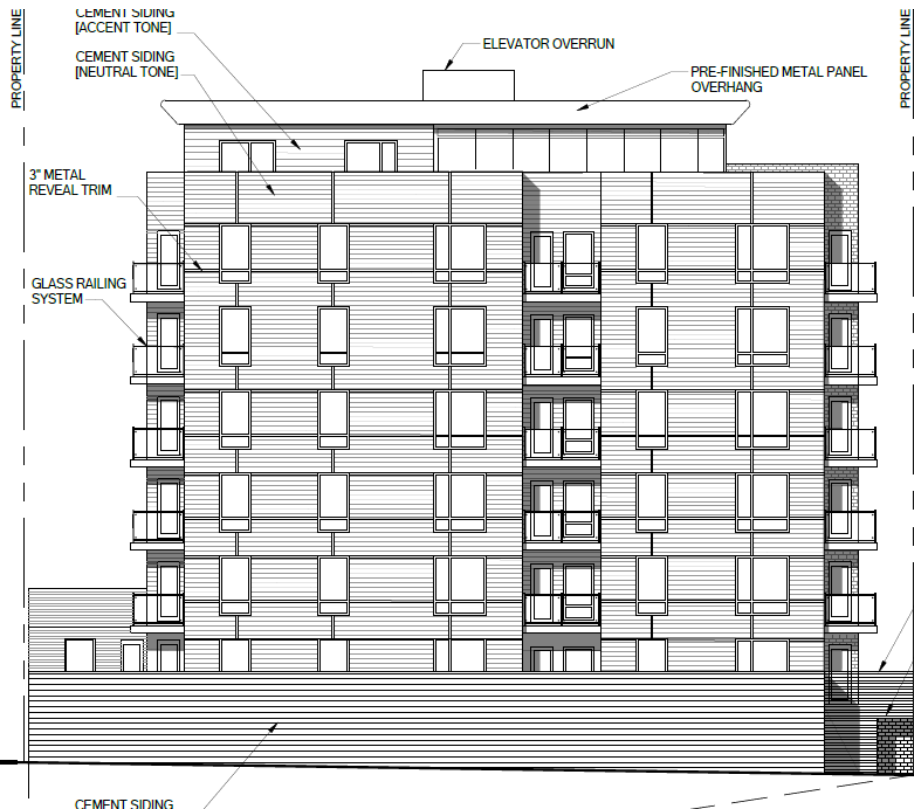
Proposed

Bilby Street Elevation

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# Proposal Details



Approved

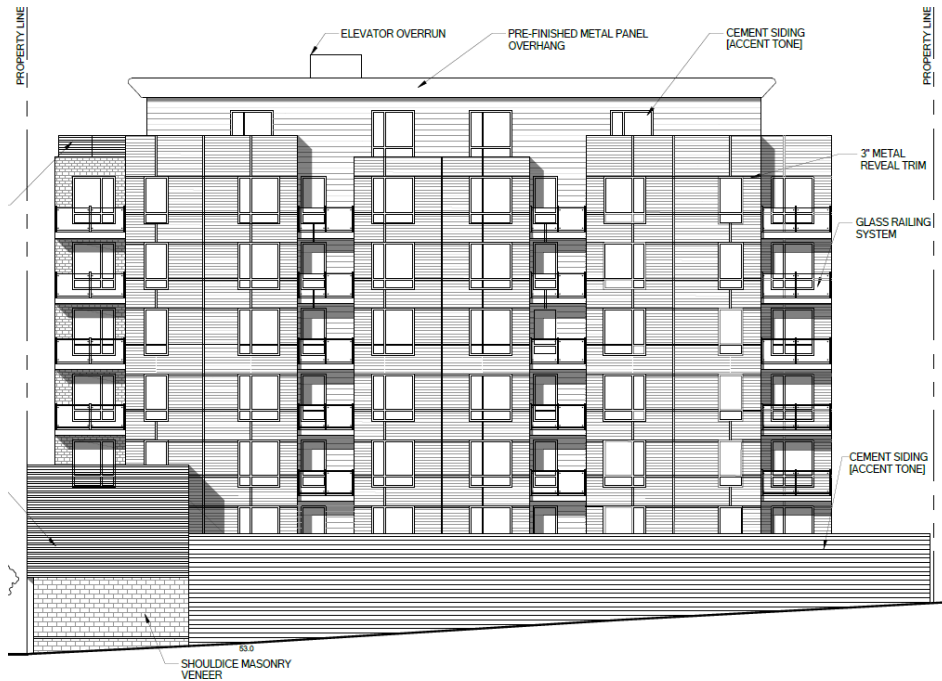


Proposed

West Elevation

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# Proposal Details



Approved

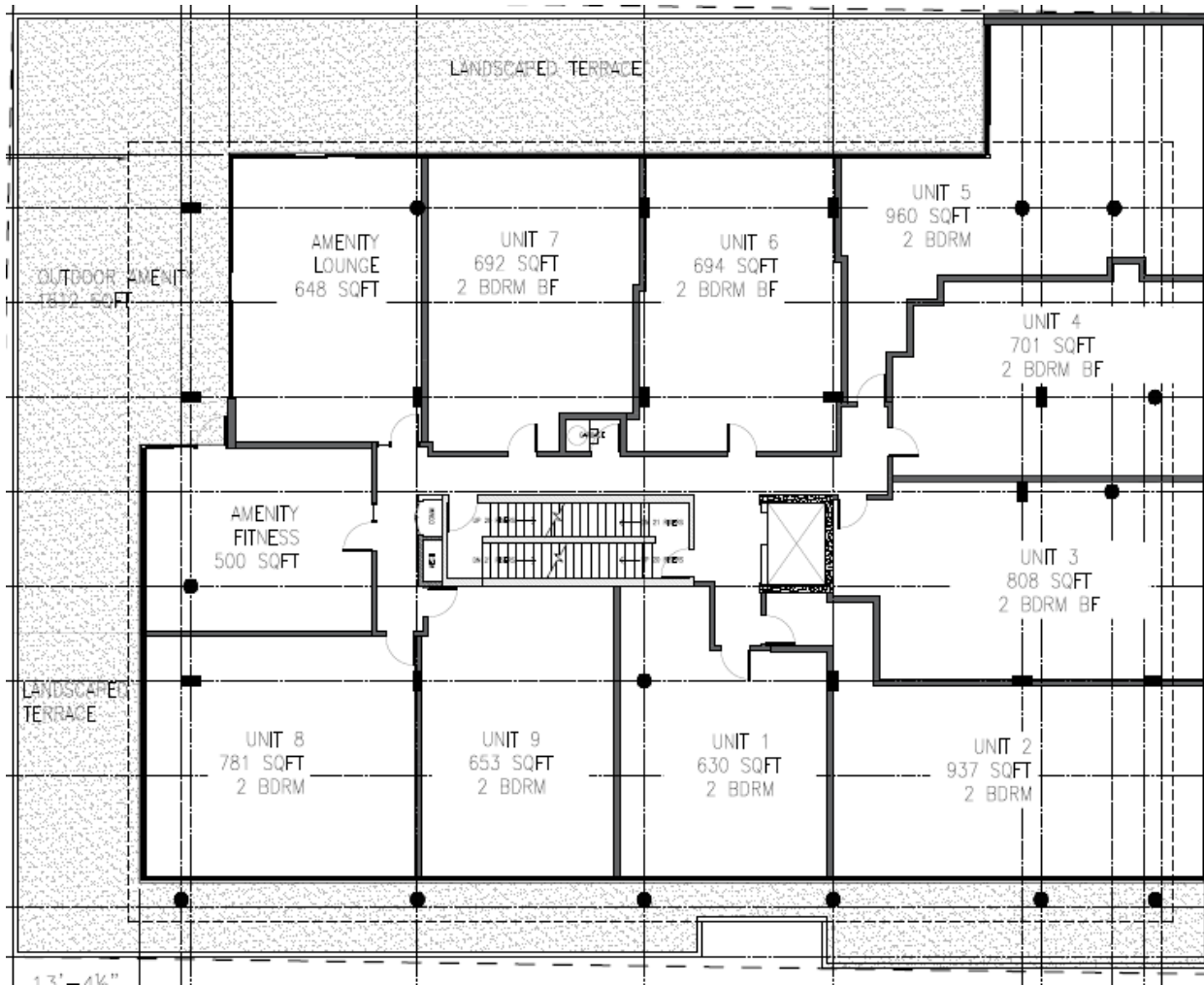


Proposed

North Elevation

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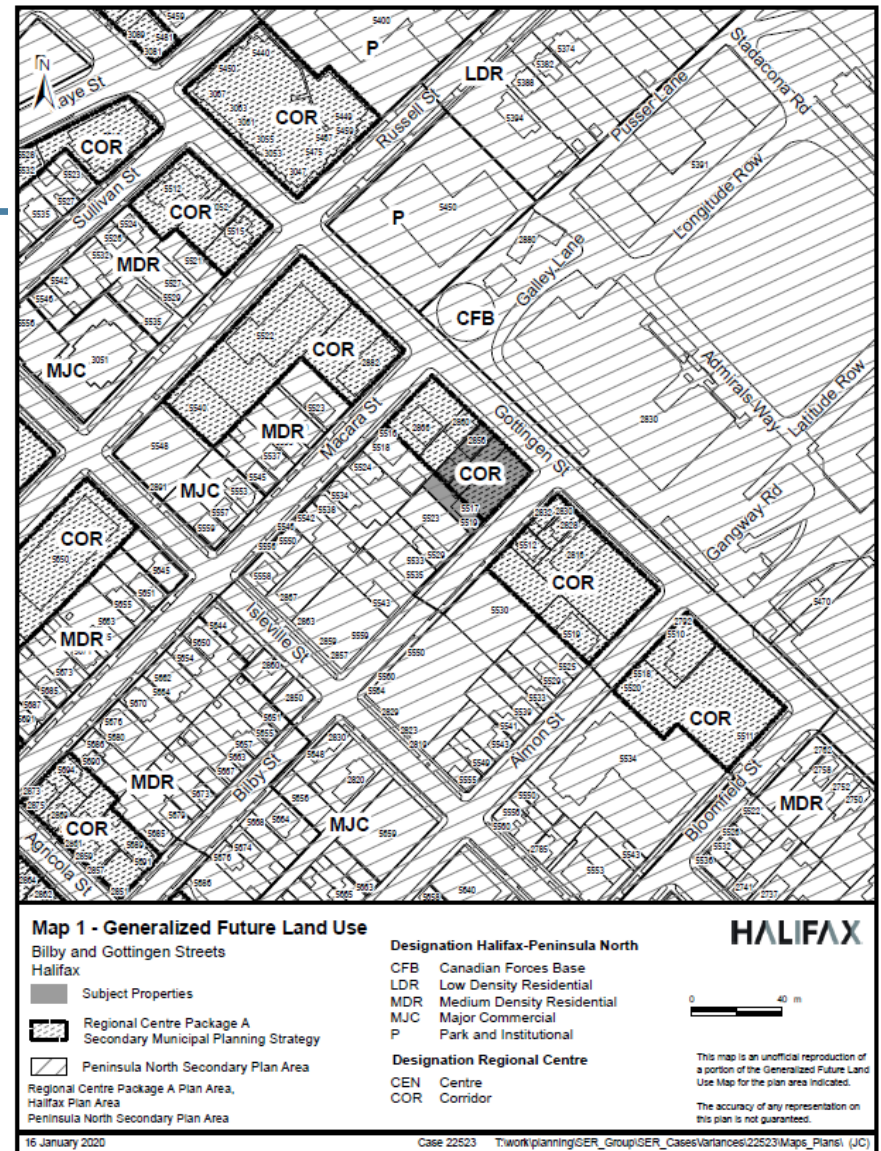
# Proposal Details



# Planning Policy

## Halifax Municipal Planning Strategy

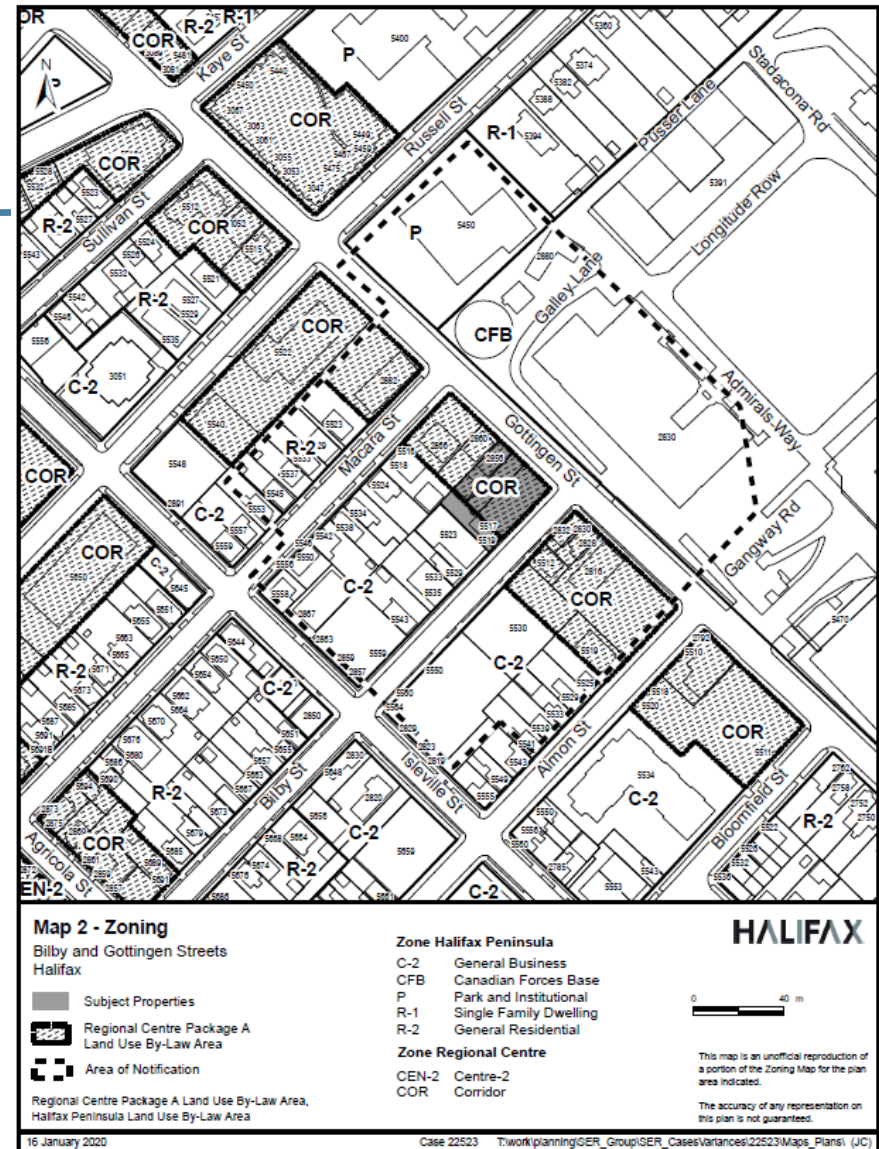
- Designated Corridor under the Regional Centre Secondary Municipal Planning Strategy and a parcel at the rear of the site is designated Major Commercial under the Halifax Municipal Planning Strategy



# Land Use By-law

## Halifax Peninsula LUB

- Zoned COR under the Regional Centre Land Use By-Law and a parcel at the rear of the site is zoned C-2 (major commercial) under the Halifax Peninsula Land Use By-law





# Enabling Policy (Policy 2.3)

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## **Policy 2.3.3**

In considering agreements for residential/commercial development, Council shall consider:

- the relationship of new development to adjacent properties and uses including urban design and landscape treatment
- the creation of high quality design detail at street level
- High quality open space and leisure for residents
- High quality exterior building materials



# Scope of Review

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Quality of:

- Mitigation of impacts on the adjacent properties through effective urban design and landscape treatment;
- Creation of high quality design at street level (building entrances, landscaping, etc) and high quality exterior construction materials;
- High quality open space and leisure areas for the residents.



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## Thank You

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