

# HALIFAX

**Case 22115**  
**Development Agreement:**  
**2438 Gottingen Street, Halifax**

**Halifax Peninsula Planning Advisory Committee**

Aaron Murnaghan, Principal Heritage Planner  
June 2<sup>nd</sup> 2020

# Applicant Proposal

Applicant: Fathom Studios  
(formerly Ekistics)

Location: 2438 Gottingen  
Street, Halifax

Proposal: Enter into a  
development agreement to  
permit the construction of a  
16 storey multi-unit  
apartment building



# Site Context

2438 Gottingen Street, Halifax



# Site Context



Subject Property from Gottingen Street

# Site Context



Subject Property from Creighton Street



# Proposal

## Details

Height – 50m (164')

Storeys – 16

Units – 164 (145 in new building)

- 2 Bachelor
- 76 One Bedroom
- 67 Two Bedroom

Parking – 78 Stalls

Vehicular access via Creighton St.

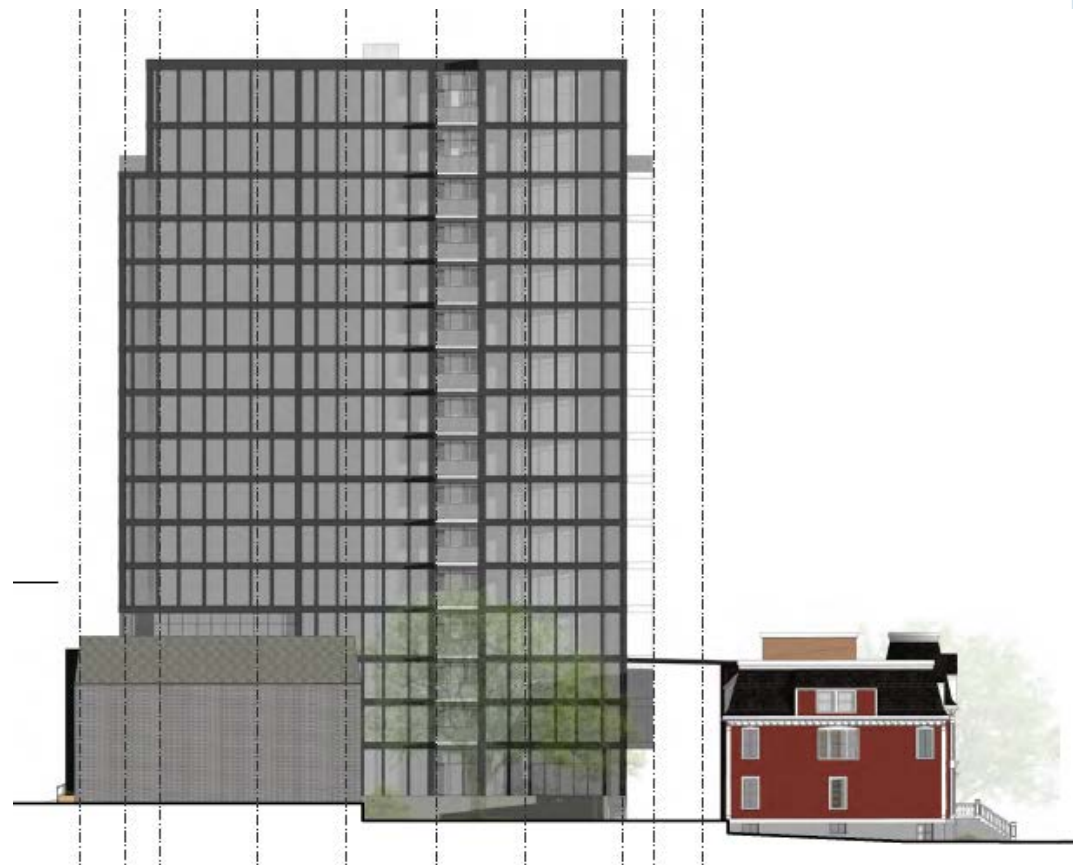


Gottingen Street Elevation

# Proposal



Creighton Street Elevation



South Elevation

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# Proposal



Gottingen Street Rendering

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# Proposal



Creighton Street Rendering

# Traffic Generation

Table 3-1: Trip Generation Table

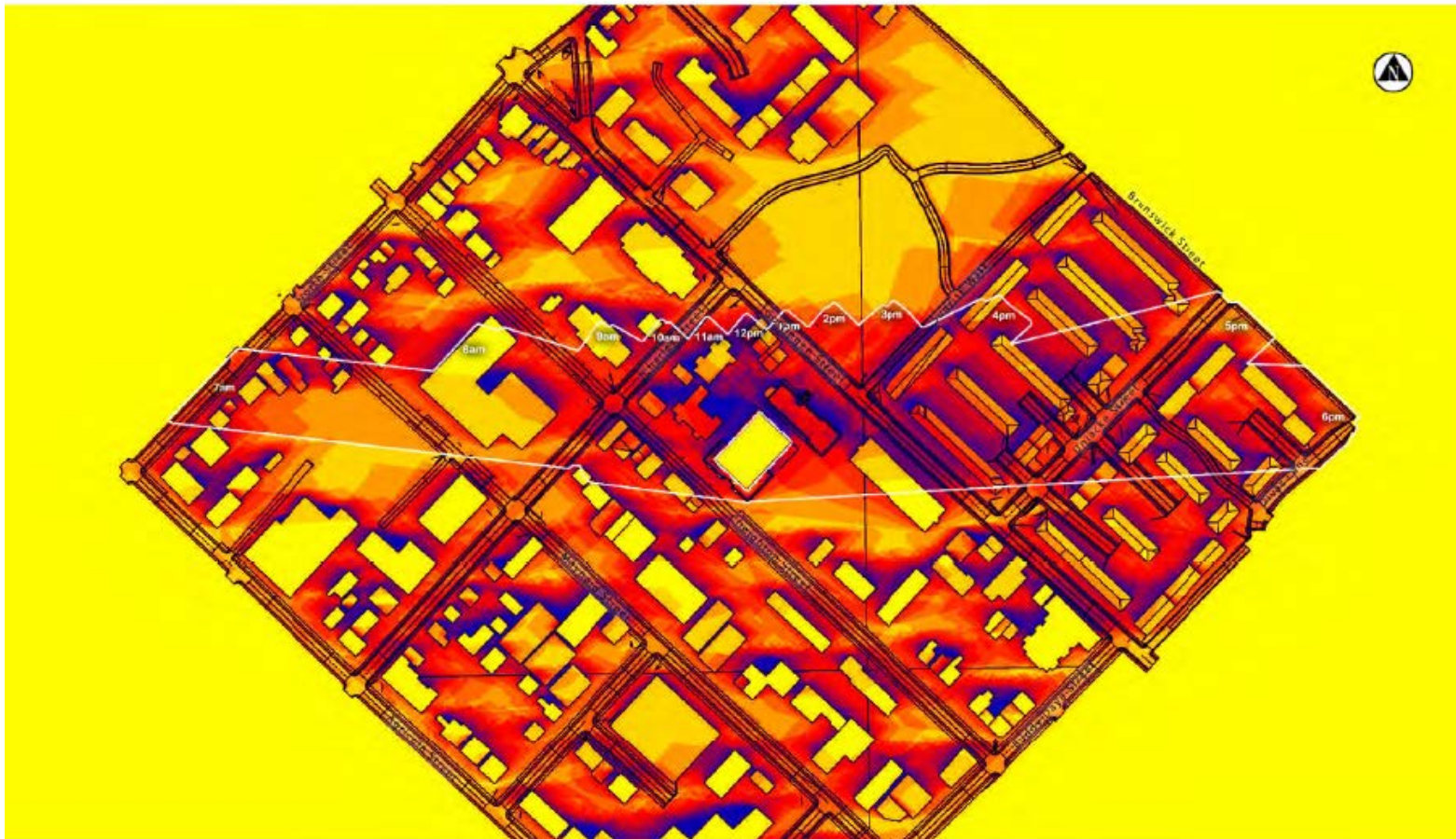
		ITE Land Use Type	AM Peak			PM Peak		
			Enter	Exit	Total	Enter	Exit	Total
Apartments	137 Units	ITE 222	11	31	42	34	22	56
<b>Sub-Total</b>			<b>11</b>	<b>31</b>	<b>42</b>	<b>34</b>	<b>22</b>	<b>56</b>

Total Onsite Parking – 78 Stalls

# Shadow Analysis

## Gottingen Street Development

Shade Study for March & September 21



# Wind Analysis

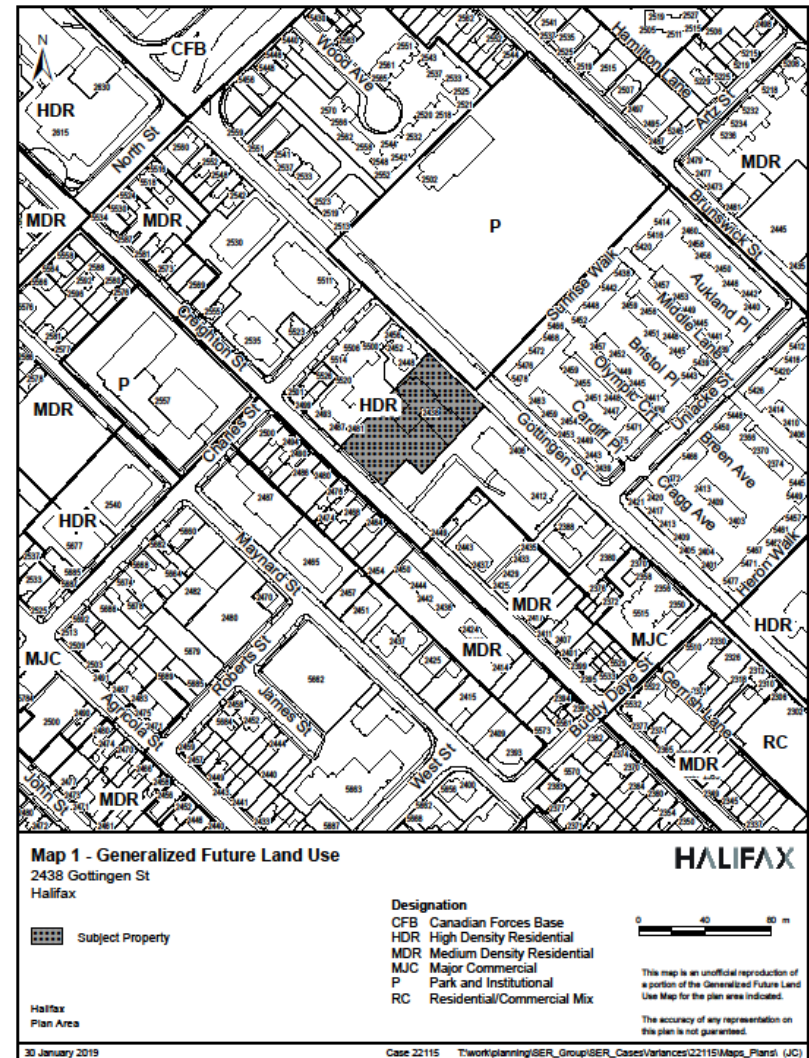


**Figure 3.** Wind Rose overlain on top of the proposed development site.

# Planning Policy

## Halifax Municipal Planning Strategy

- **Designation**
  - High Density Residential (HDR)
- In areas designated High Density Residential, the municipality shall permit apartment buildings. (Policy 1.4)
- **Enabling Policy**
  - Section 6.8



# 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.

# Land Use By-law

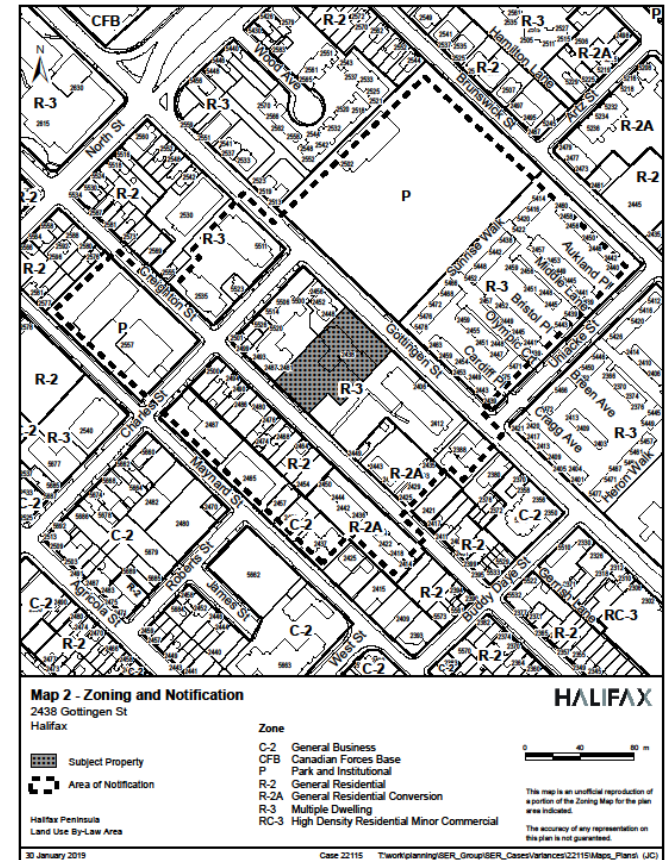
## Halifax Peninsula Land Use By-law

### R-3 Zone

- Permits R-1, R-2 and R-2T Uses, rooming houses and apartment buildings.
- Permits limited accessory commercial uses.
- Maximum height calculated by angle controls (rampart maximum on this site).

### Current Use:

- 19 unit residential building





# Public Engagement Feedback

The Level of engagement completed was consultation achieved through a mail out notification, newspaper ad and a public Open House held on October 24<sup>th</sup> 2020.

Feedback from the community generally included the following:

- Concerns about the height and scale of the building
- Concerns about the provision of affordable housing units
- Concerns about the development being sensitive to the existing community
- Concerns about loss of open space on the site
- Concerns about retaining the character of the heritage building

**Notifications  
Mailed**



**513**

**Meeting  
Attendees**



**22**

**Letters  
Received**



**6**

# Scope of Review

- Building massing (including height, step-backs, set-backs and articulation)
- Building design and materials;
- The mix of unit type and number of units;
- Site design, layout and landscaping;
- Amenity space and public benefit (mainly confined to restoration of the heritage building and related features);
- Traffic/parking; and
- Relationship to surrounding neighbourhood (traffic, scale, shadow and wind).

# Questions / Comments

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