

HALIFAX

**Council
Resolution for
Case 23219**

Development Agreement Discharge for
2215 Gottingen Street

Halifax and West Community Council
December 9, 2020

Applicant Proposal

Applicant: Housing Trust of Nova Scotia

Location: 2215 Gottingen Street, Halifax

Proposal: Discharge an existing development agreement that would have allowed the construction of an eleven-storey, mixed use building



Site Context

2215 Gottingen Street, Halifax



General Site location



Site Boundaries in Red

Site Context

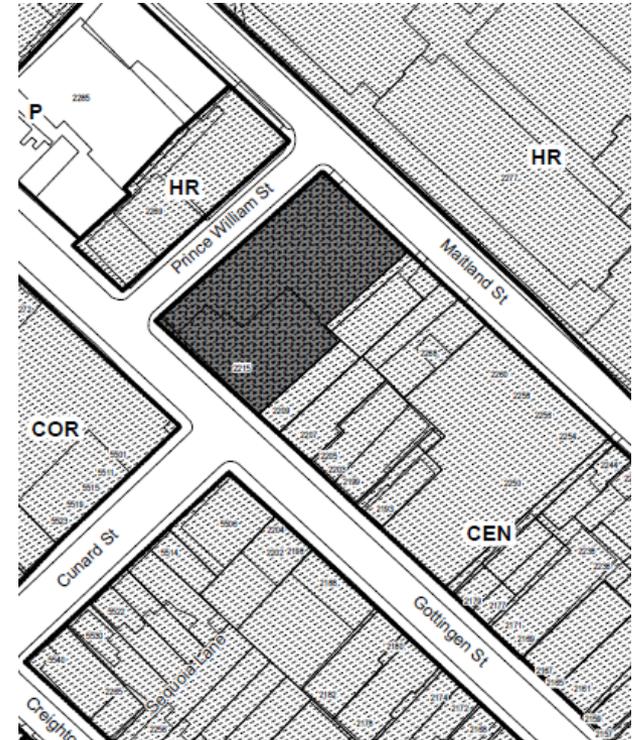


Subject site seen from the west
on Gottingen Street

Planning Policy

Regional Centre Municipal Planning Strategy

- The subject site is Designated 'Centre' in the Regional Centre MPS
- Centre Enabled a wide range of uses and high density development
- Maximum FAR for development on the subject site is 6.00
- Maximum height of a building on this site is limited to a maximum of 90 metres



Map 1 - Generalized Future Land Use

2215 Gottingen Street
Halifax

 Discharge the Development Agreement on this Site

 Regional Centre Package A

Halifax Plan Area
Peninsula North Secondary Plan Area
Regional Centre Package A Plan Area

Regional Centre Package A Designations

CEN Centre
COR Corridor
HR Higher-Order Residential

Halifax Peninsula North Designations

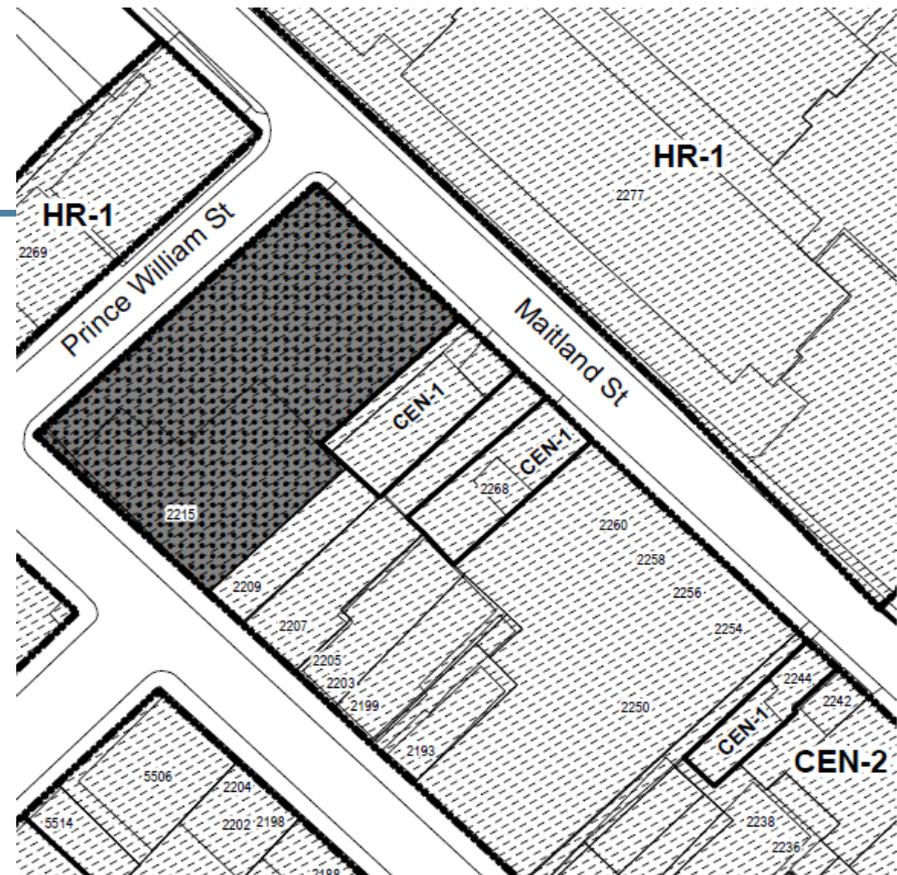
MDR Medium Density Residential
HDR High Density Residential
P Park and Institutional

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Land Use By-law

Regional Centre LUB

- The subject site is zoned CEN-2 in the Land Use By-law for the Regional Centre
- The CEN-2 Zone permits a wide range of residential, commercial, open space, institutional and industrial uses



2215 Gottingen Street
Halifax

Regional Centre Package A Zones

 Discharge the Development Agreement on this Site

CEN-1 Centre 1
CEN-2 Centre 2
COR Corridor
HR-1 Higher-Order Residential 1

 Regional Centre Package A

Halifax Peninsula Zones

Halifax Peninsula Land Use By-Law Area
Regional Centre Package A Land Use By-Law

R-2 General Residential
R-3 Multiple Dwelling
P Park and Institutional

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Proposal

- Housing Trust of NS wishes to discharge a Development Agreement originally approved in 2015
- Agreement permits a building no greater than 28.9 metres in height containing ground floor commercial space and up to 126 residential units
- It was originally proposed that one half of the units would be for affordable housing, however the Development Agreement did not require this
- Proposal is to discharge the agreement from the lands so the proceeds from the sale can be used to construct affordable housing on another property

Staff Recommendation

Staff recommend that Halifax and West Community Council:

1. Approve, by resolution, the Discharge Agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated October 29, 2020; and
2. Require the Discharge Agreement be signed by the property owner within 240 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