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MEMORANDUM

TO: Chair and Members of Halifax & West Community Council

CC: Aaron Murnaghan, Principal Planner, Regional Planning

FROM: Jason Cooke, Chair, Halifax Peninsula Planning Advisory Committee

DATE: June 5, 2020

SUBJECT: **Case 22115: Application by Ekistics Planning & Design, on behalf of Joseph Arab, to enter into a Development Agreement at 2438 Gottingen Street, Halifax, to allow a 16-storey residential building.**

The Halifax Peninsula Planning Advisory Committee (HPPAC) considered Case 22115 at their June 2, 2020 special meeting.

RECOMMENDATION SECTION:

The following recommendation to Halifax and West Community Council was approved:

THAT the Halifax Peninsula Planning Advisory Committee has reviewed the application for Case 22115 and recommends approval of the application with consideration given to the following:

- *Maintaining as much of the heritage aspect of Victoria Hall as possible*
- *Non-residents having access to the community space*
- *Affordable Housing Units be spread out over a cross-section of unit types and locations within the building*
- *Greater transition on the Creighton street step-back*
- *Pedestrian connection from Creighton Street to Gottingen Street*
- *The Victoria Hall entrance to Gottingen Street be maintained*

DISCUSSION SECTION:

The Committee was advised that the building known as Victoria Hall that was built in 1885 and fronts on Gottingen Street will maintain its current 19 units. The applicant will perform substantial restoration to the exterior of the building. The 16-storey residential building proposed by the Applicant will be built behind the existing Victoria Hall building. The main entry to the building and all vehicular access will be from Creighton Street.

The Committee considered several points. The Committee noted the lack of units larger than 2-bedrooms and expressed concerns that units of this size would not accommodate a family. Committee

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members feel that the building height is inconsistent compared to the surrounding neighborhood. Members had concerns that affordable housing may be limited to just one type of unit (ie. bachelor units) or be located within one section of the building. Members expressed concerns regarding the shallowness of the step-back on the Creighton Street elevation and expressed the need to minimize the impact of the building at street level.

The Committee liked the accessibility aspects and the landscaping on Creighton Street. Members feel there is a lack of connection between the old and new buildings. The Committee expressed concerns about the main entry being located on Creighton Street and not on Gottingen Street as Creighton is a residential street. Concerns were expressed around the increased traffic on Creighton Street especially with street parking, location of the neighbouring elementary school and ongoing work in the community regarding street calming. The Committee would like to see a pedestrian connection from Creighton Street to Gottingen Street to encourage traffic movement away from Creighton Street.

This information has been provided to HRM planning staff for review and consideration and will be addressed in their staff report to the Halifax and West Community Council.