

HALIFAX

Case 22523

Gottingen and Bilby Amending Development Agreement

Halifax and West Community Council

December 15, 2021

Slide 1

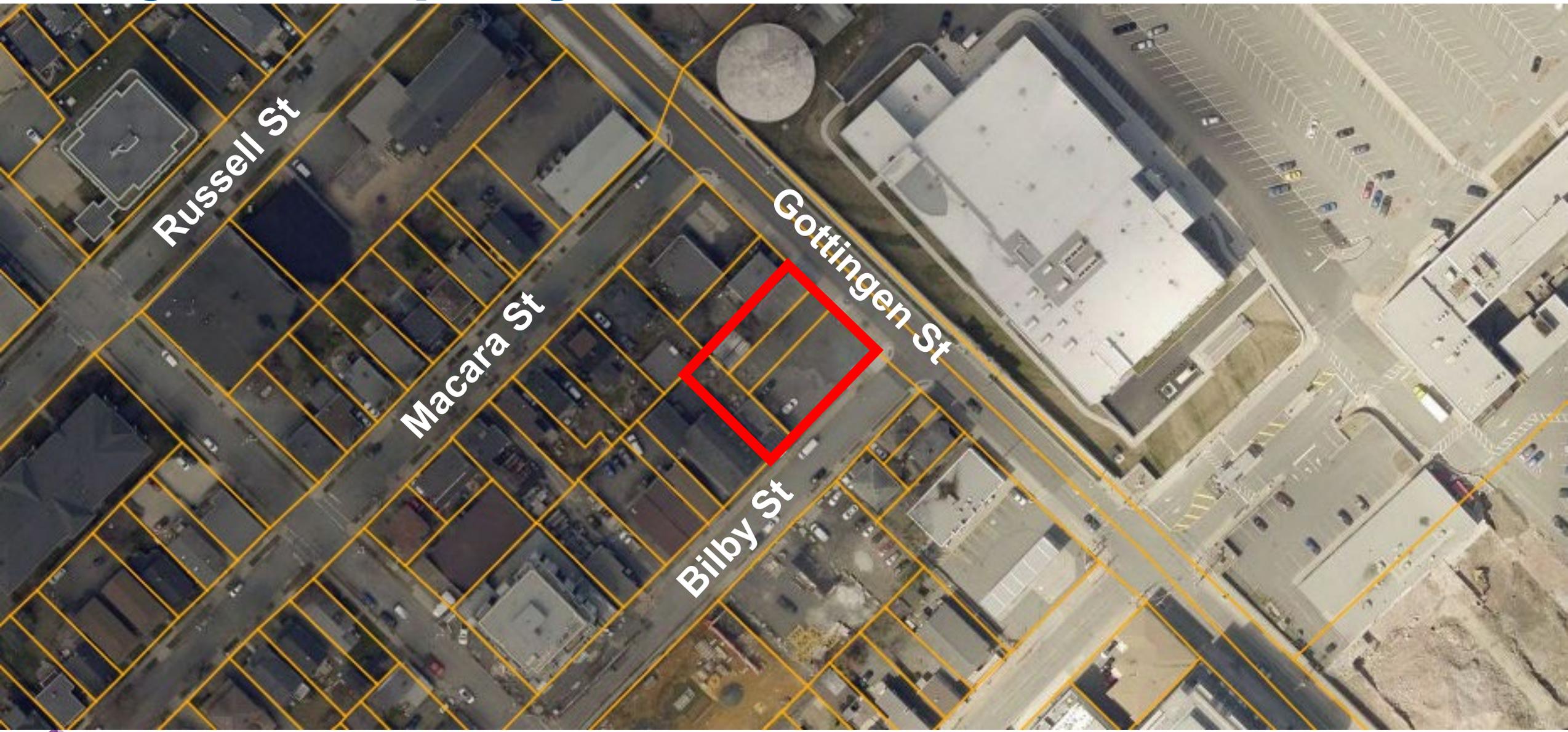
Applicant Proposal

Applicant: Breakhouse Architecture

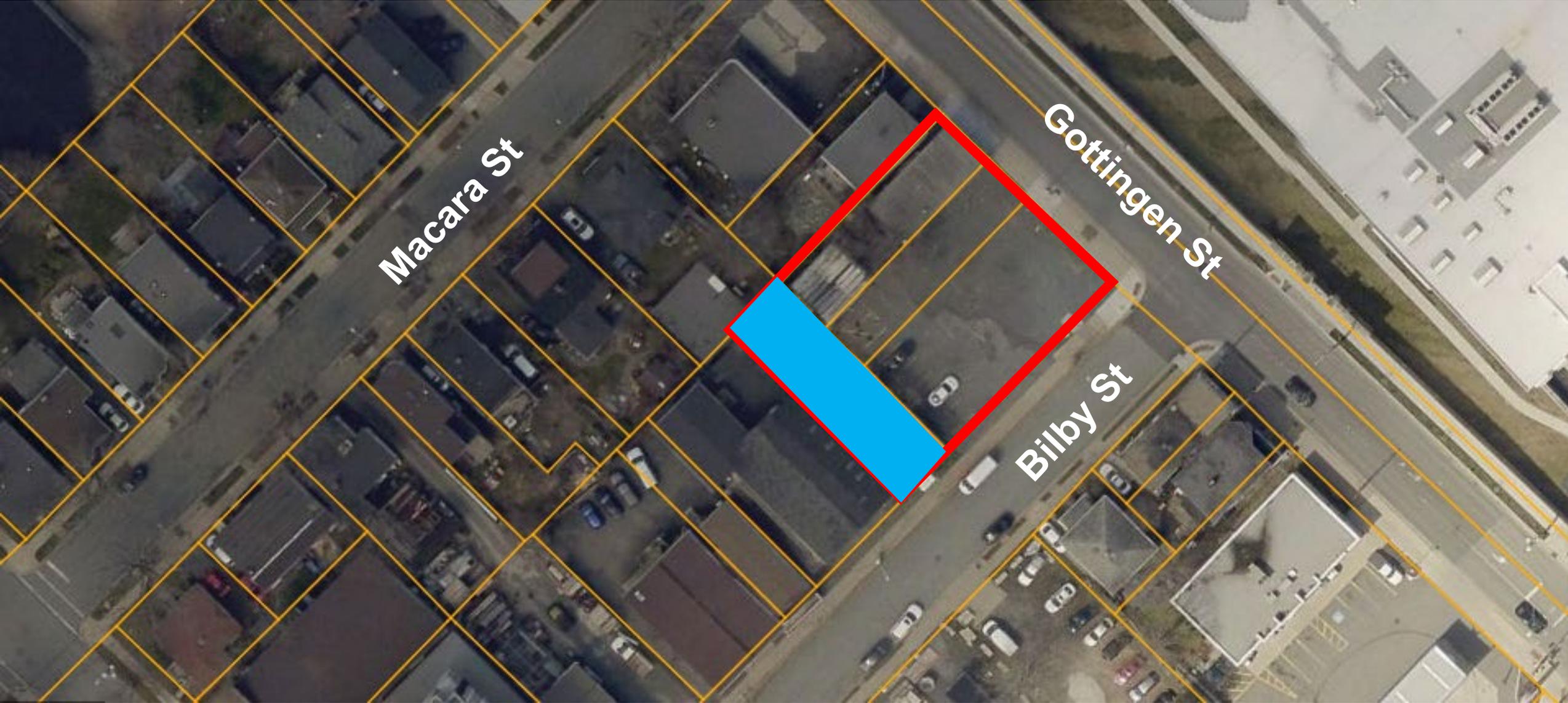
Location: on lands at the corner of Gottingen and Bilby Streets (PID's 00127548, 00127530, 00127555, and 00127522)

Proposal: Non-substantive amendments to an existing development agreement to enable changes to the previously approved 8 storey mixed-use building.

Subject Property



Subject Property



Macara St

Gottingen St

Bilby St

Subject Property



Application History

- Oct 2013: rezoning to Schedule Q enabling a Development Agreement
- Jan 2014: Development Agreement approved for a mixed use 7 storey building
- Nov 2018: Amendments to the Development Agreement were approved to include another property (4 total), add commercial floor space, 24 more residential units, and an extra storey on the building
- Presently: New owner applying for amendments to the Development Agreement

Policy & By-law Overview

Regional Centre Secondary Municipal Planning Strategy & Land Use By-law

- **Zone**

- Corridor and High Order Residential 1, Regional Centre Land Use By-law

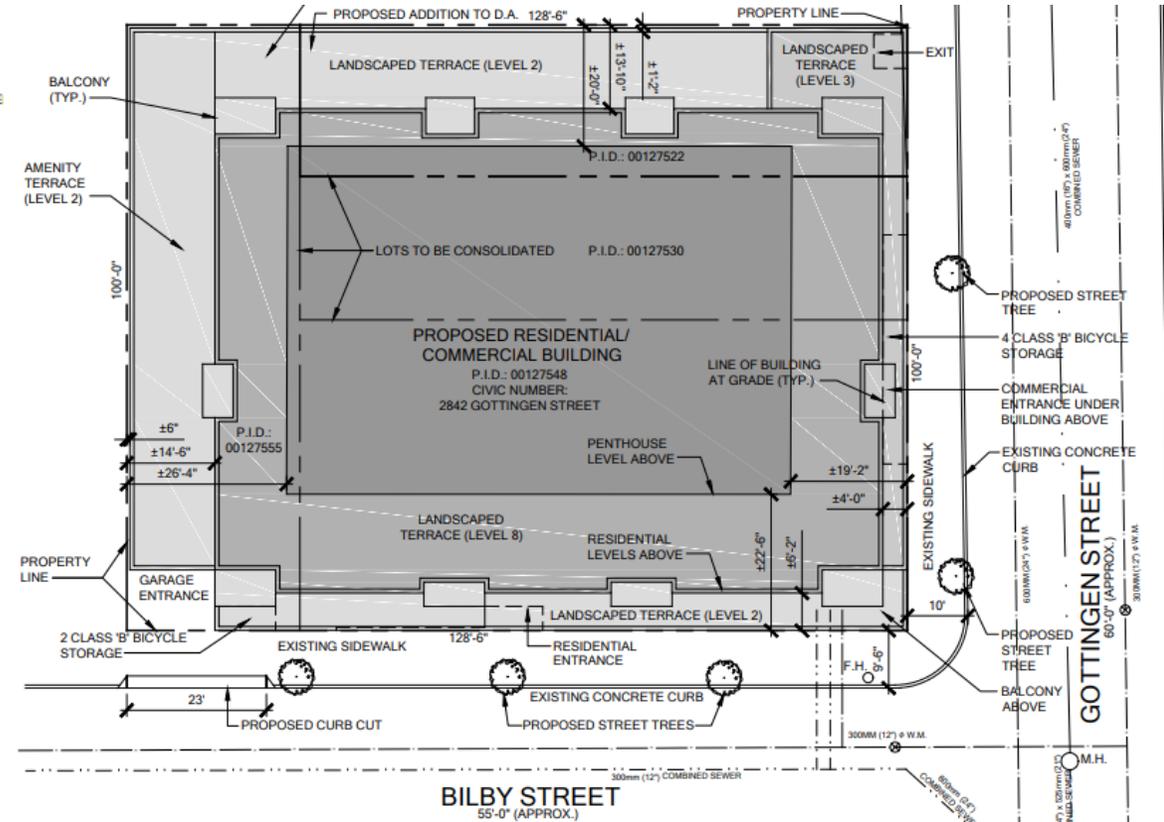
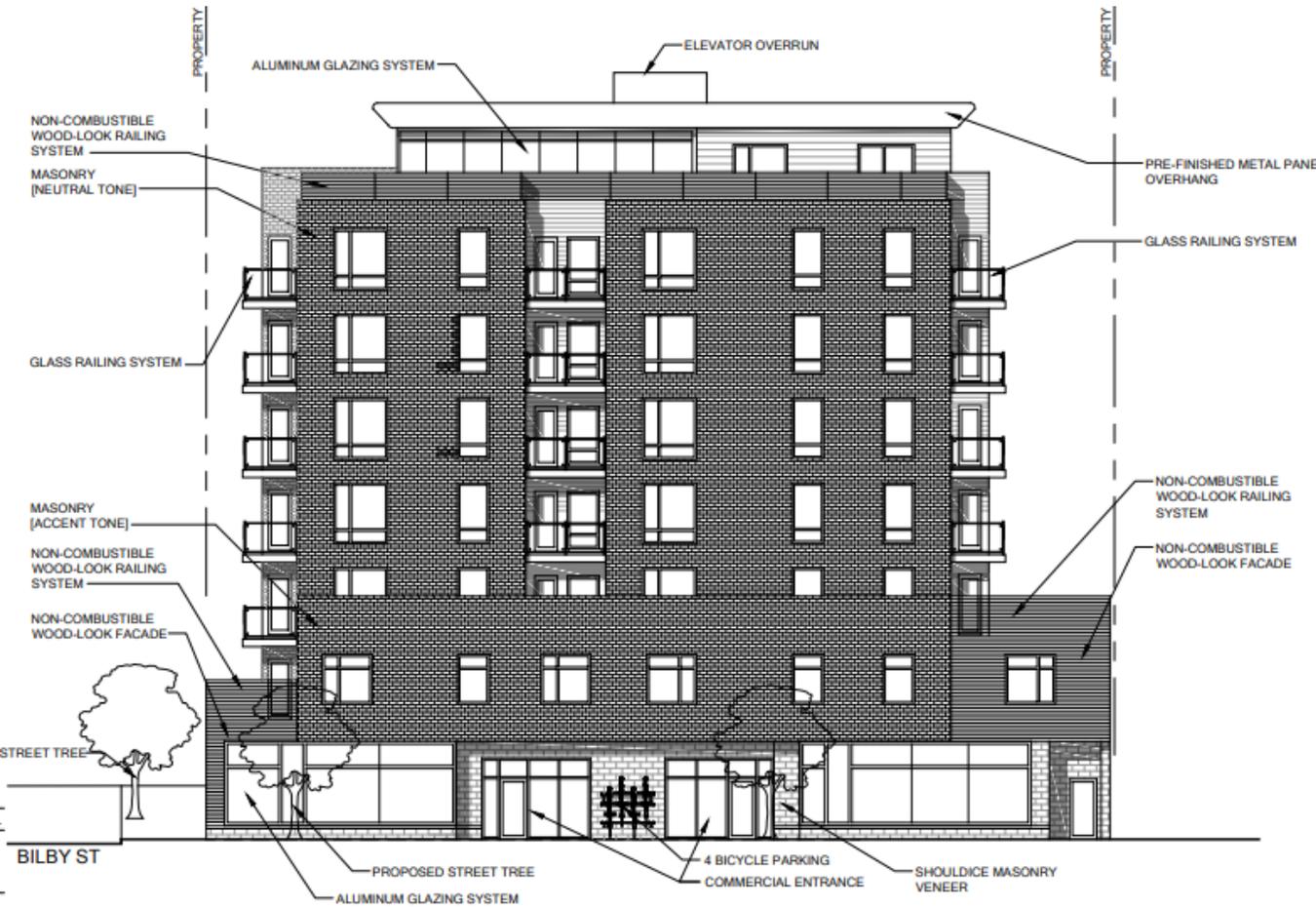
- **Designation**

- Corridor and High Order Residential, Regional Centre Secondary Municipal Planning Strategy

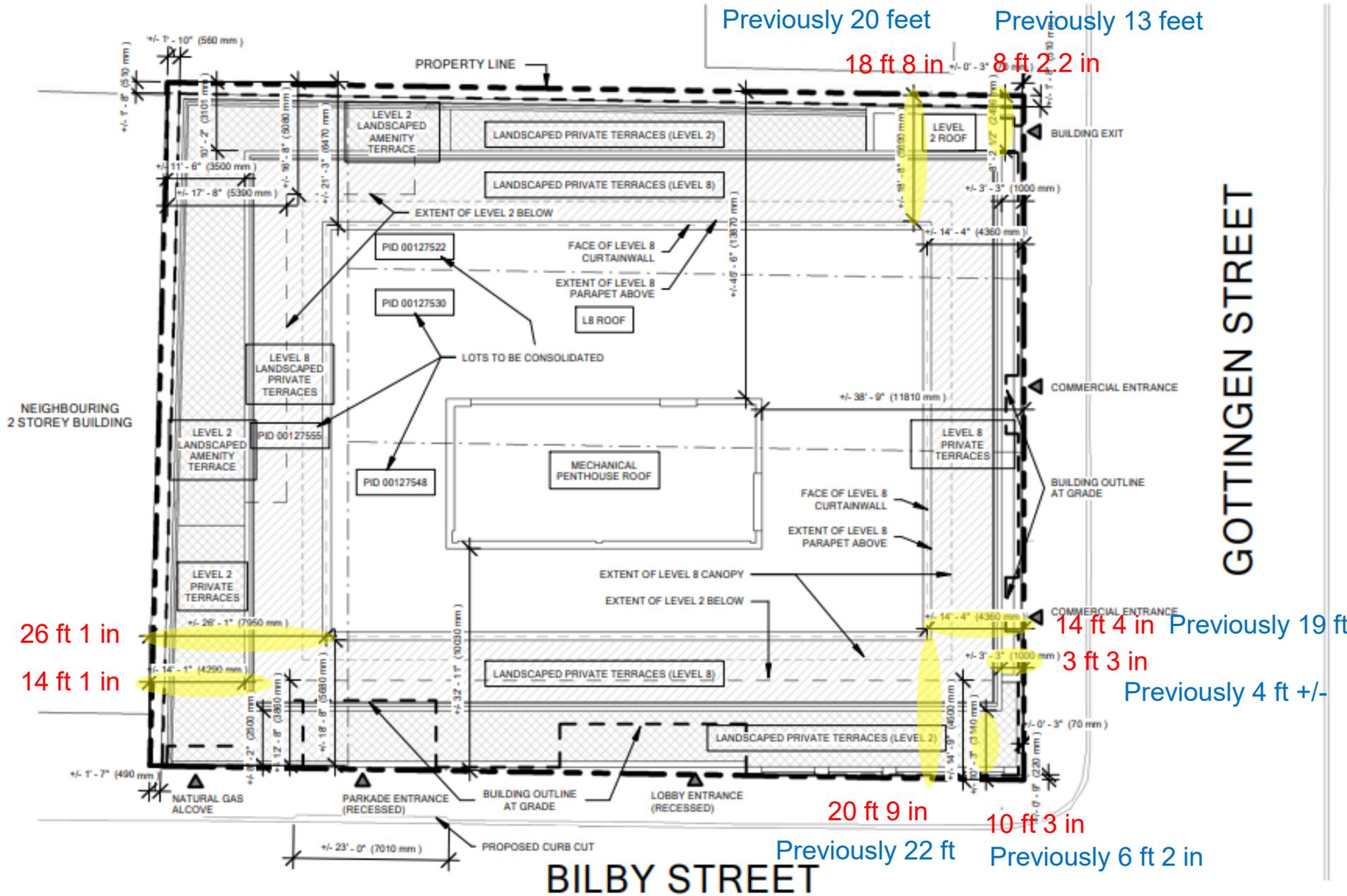
- **Enabling Policy**

- IM-30 and IM-33 of the RCSMPS
- Policies in effect at the time of the RCSMPS adoption are 2.3.1 and 2.3.2 of the Halifax MPS.

Existing Development Agreement



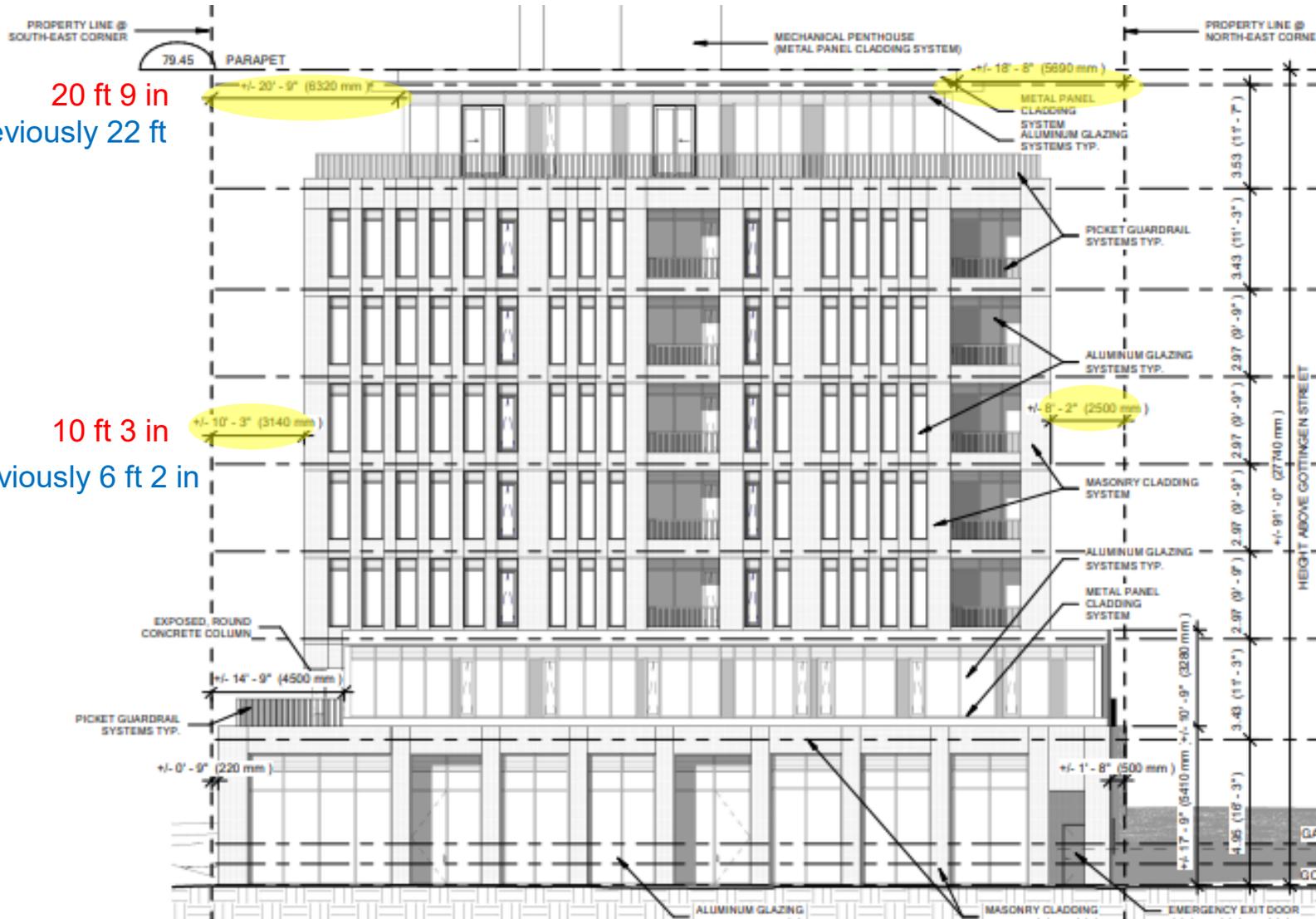
Proposal



No change
No change

Proposal

Gottingen Street Elevation



20 ft 9 in
Previously 22 ft

18 ft 8 in
Previously 20 feet

10 ft 3 in
Previously 6 ft 2 in

8 ft 2.2 in
Previously 13 feet

Proposal

Bilby Street Elevation



Public Engagement Feedback

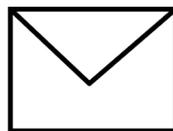
- Level of engagement completed was consultation achieved through a website, site signage, and a mail out notification.

**Webpage
Viewers**



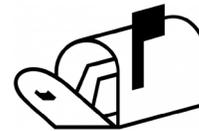
1084

**Notifications
Mailed**



73

**Letters/Emails
Received**



0

**Individual Contacts
(Phone Calls)**



0

Halifax and West Planning Advisory Committee

March 9, 2020

Positive Recommendation along with consideration of the following:

- Additional landscaping on the west side to soften the transition to the neighboring property
- The size of the units and the number of bedrooms per unit
- Additional privacy measures on the sides of the building abutting residential homes

Proposed Amending Development Agreement

- Schedule replacements for site plan and building elevations
- Residential uses limited to a maximum of 71 units with a minimum of 30 of those units containing two or more bedrooms)
- Maximum building height of 27.7 m (91 ft.), and
- Includes aluminum railings and glazing to the list of acceptable cladding materials.

Policy Review

Regional Centre Secondary Municipal Planning Strategy – Halifax MPS

- Policies in effect at the time of the RCSMPS adoption are 2.3.1 and 2.3.2 of the Halifax MPS.

“the relationship of new development to adjacent properties and uses” and “the mitigation of impacts on the amenity, convenience and development potential of adjacent properties through effective urban design and landscape treatment”.

“effective urban design treatments and the use of high quality building materials”

“on-site open space and leisure areas which are adequate for building residents”

Staff Recommendation

Staff recommend that the Halifax and West Community Council:

- Approve the proposed amending development agreement, which shall be substantially of the same form as set out in Attachment A.



Thank You

HALIFAX

Contact the Planner

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