

HALIFAX

Amending Development Agreement The Narrows Public House (2720 Gottingen Street)

Case 2023-00034

Public Hearing
Halifax and West Community Council
Wednesday, August 9, 2023

Applicant Proposal

Applicants:

Patrick Kane and Myles Baldwin

Location:

The Narrows Public House,
2720 Gottingen Street, Halifax

Proposal:

Extend an existing restaurant use to an exterior patio at the rear of the heritage building

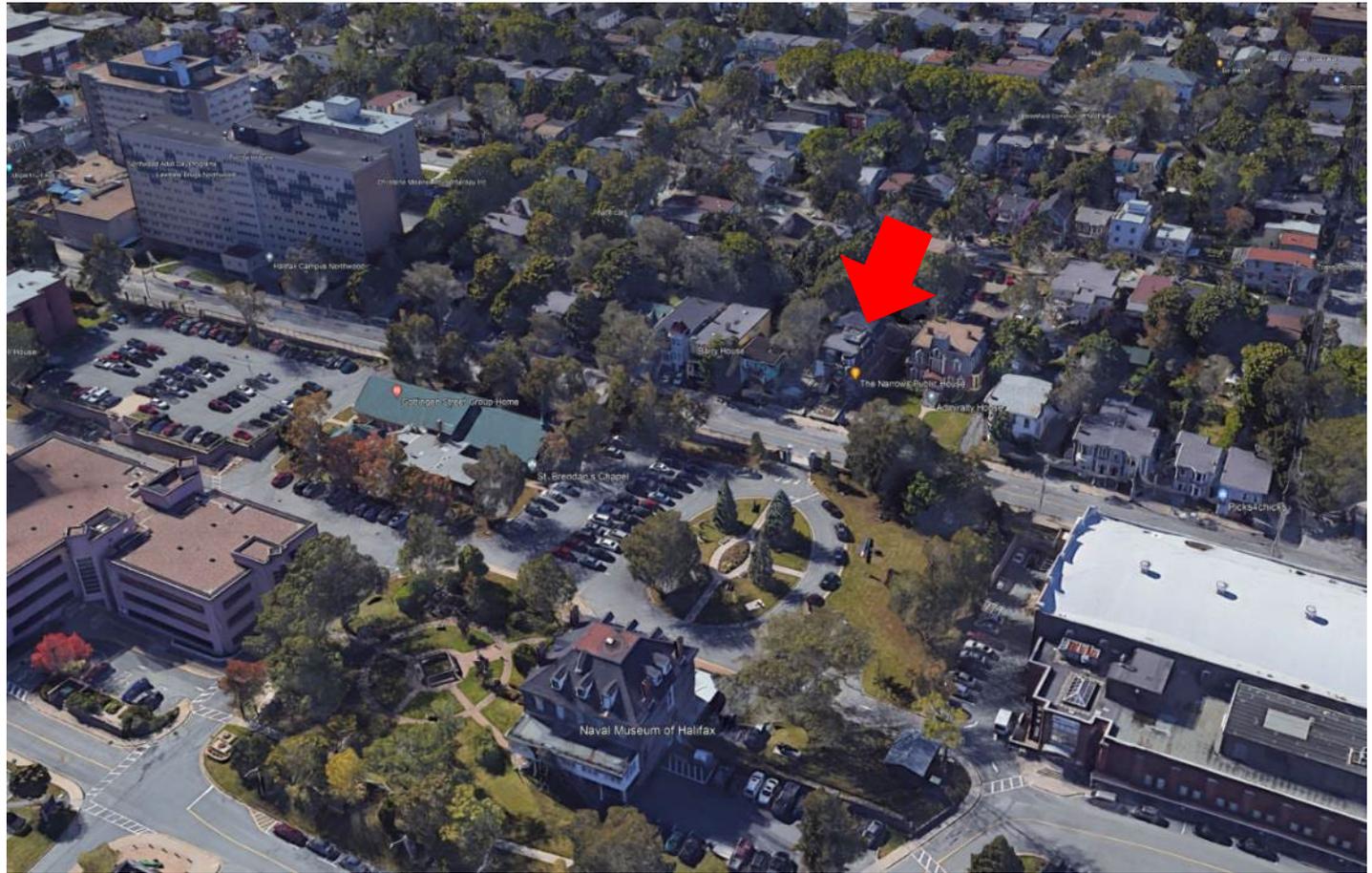


Site Context

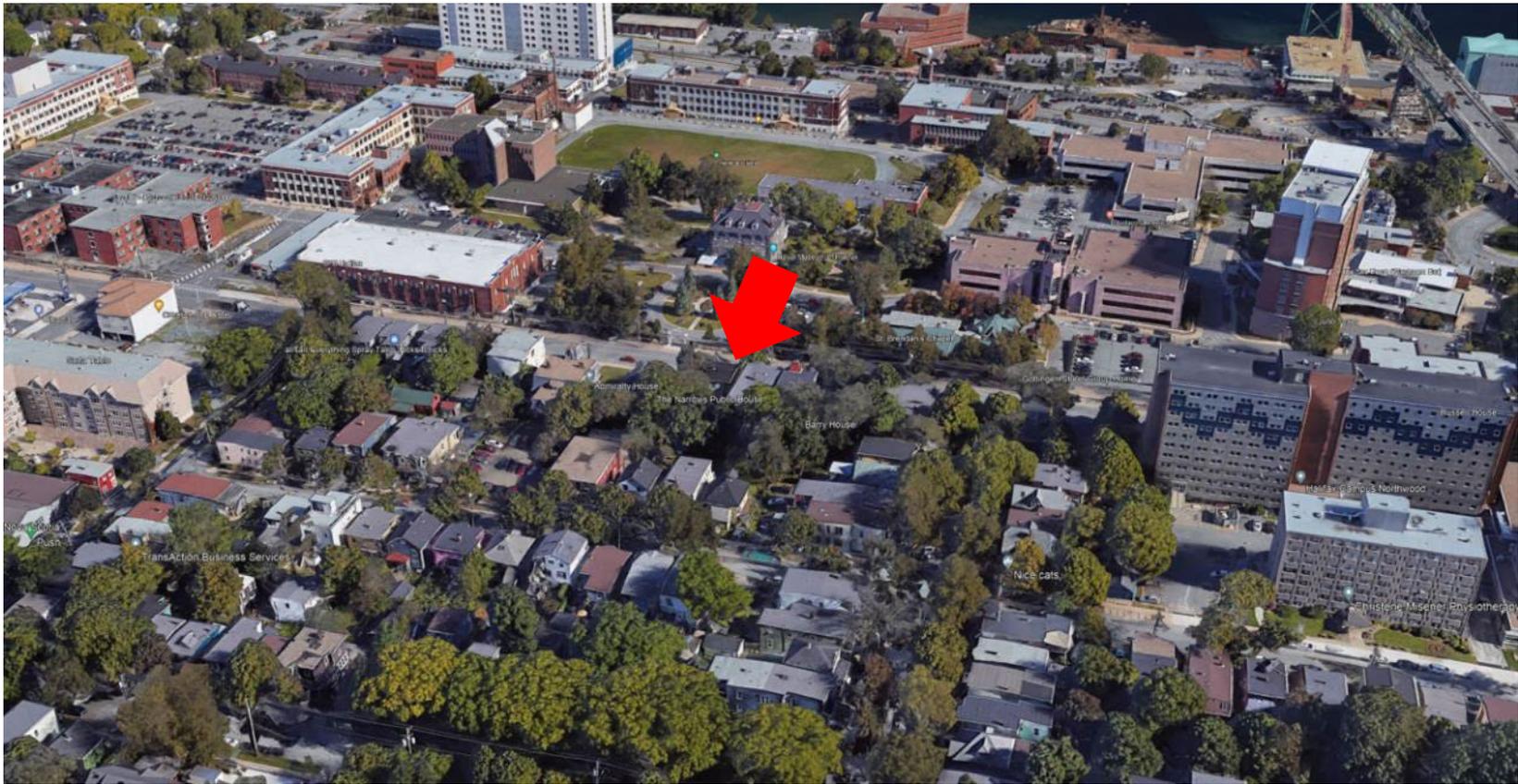
Designation	Established Residential
Zoning	Established Residential (ER-1)
Size of Site	840s/m (9,000s/ft)
Street Frontage	30m (60ft)
Surrounding Use(s)	Single, duplex and multi-unit residential to the north, west and south; Military uses to the east

Subject property identified with **red arrow**





View looking west



View looking east



1. Block with subject property (looking southeast)

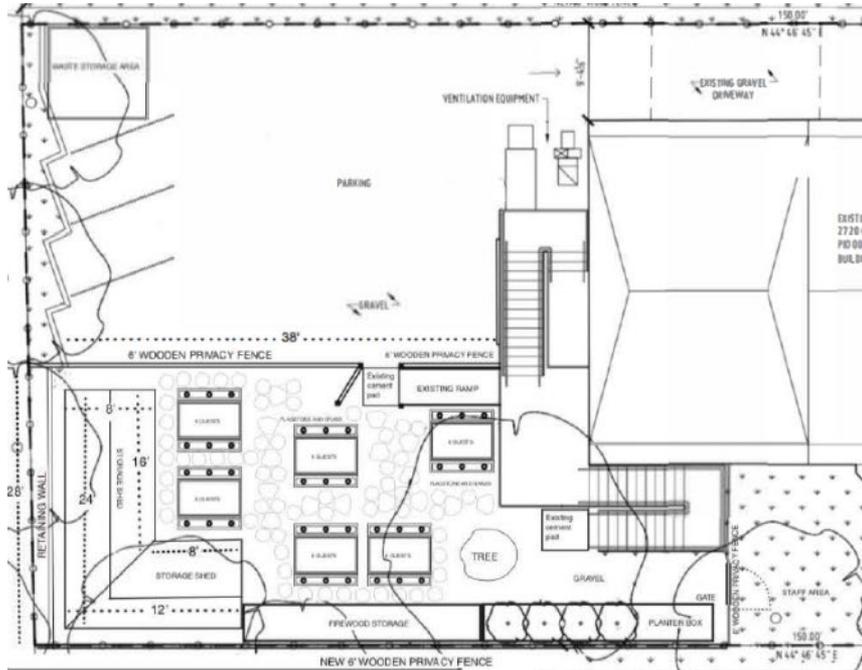


2. One block north of subject property (looking northwest)



3. Two blocks north of subject property (looking west)

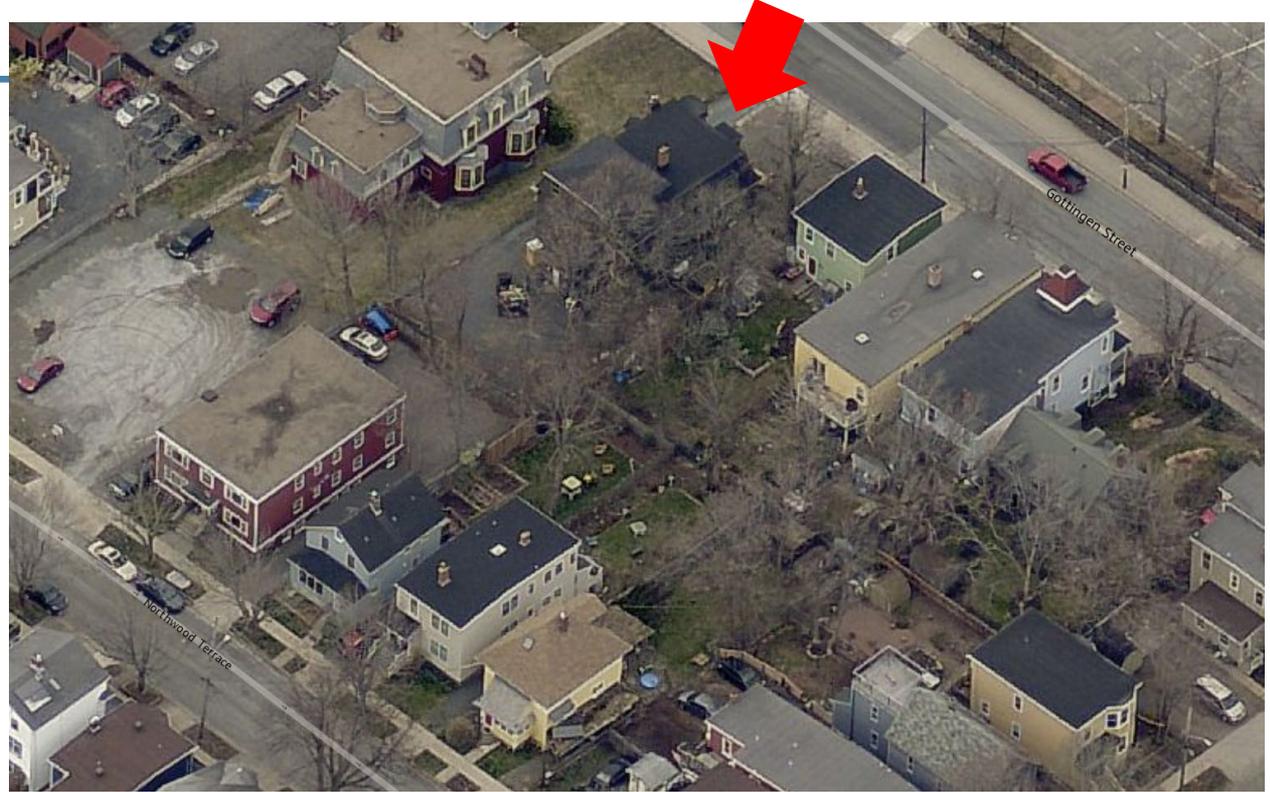
Proposal



The major aspects of the proposal are as follows:

- Extending the existing restaurant use onto a patio in the rear yard;
- Limiting the hours of restaurant operation on the rear patio as follows:
 - **Rear Patio Hours of Operation**
Sunday-Thursday: 11 a.m. - 9:30 p.m.
Friday & Saturday: 11 a.m. - 10:00 p.m.
- Changing the off-street parking requirements to require a total of four parking spaces and one bicycle rack in the rear yard;

Site Context



Site Context



Heritage Property



H.R. Silver House (1896)

Enabling Policy and LUB Context



Policy CHR-7 of the Regional Centre Secondary Municipal Planning Strategy (SMPS):

- allows owners of registered heritage properties to apply for a development agreement to permit a use not allowed by the underlying zone

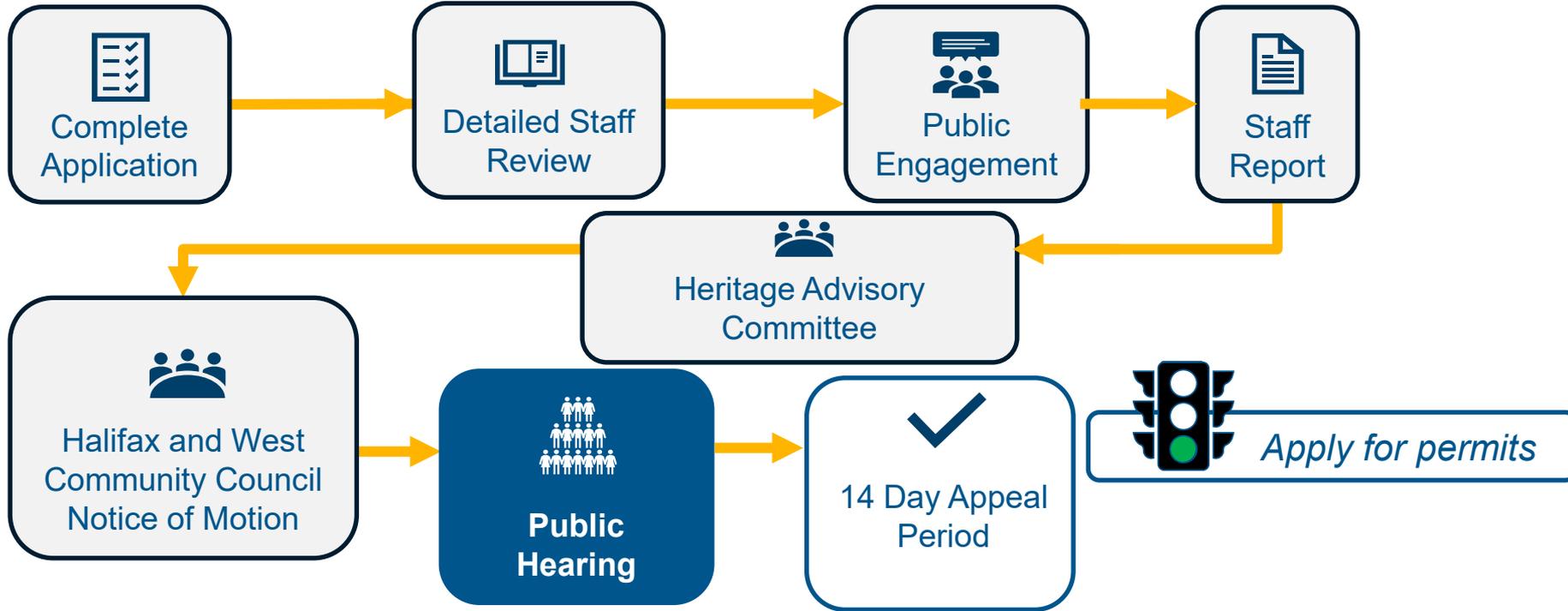
Enabling Policy and LUB Context



Situated within the Established Residential (ER) Designation

- intended to retain the scale of existing low-density residential neighbourhoods while providing opportunities for additional housing units.
- permits local commercial uses by development agreement to provide opportunities for small-scale businesses in residential areas.

Planning Process



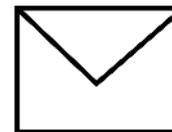
Public Engagement Feedback

Level of engagement completed was consultation achieved through a webpage and a neighbourhood mail-out

The public comments received include the following topics:

- Concerns:
 - increased noise;
 - obnoxious behaviour of customers;
 - odours from the commercial kitchen; and
 - reduced privacy and property values for adjacent properties.
- Support:
 - expansion of the restaurant is seen as an asset to the neighbourhood.

Notifications Mailed



97

Responses Received



14

Consistency with Relevant Policies



Policy CHR-7

a) the development proposal maintains the heritage value of any registered heritage property of which it is part, including a registered heritage streetscape, and does not propose to demolish any registered heritage buildings that exist on the lot;

Consistency with Relevant Policies

Policy CHR-7

b) the impact on adjacent uses, particularly residential uses, is minimized in terms of intensity of use, scale, height, traffic generation, noise, hours of operation, and such other land use impacts as may be required as part of a development;

Consistency with Relevant Policies

Policy IM-7

In considering proposals to amend the Land Use By-law, amend the zoning boundaries, or enter into development agreements, Council shall consider that:

a) the proposal is consistent with the Vision, Core Concepts, Urban Design Goals, and all applicable objectives and policies set out in the Regional Plan and this Plan;

Consistency with Relevant Policies

Established Residential Designation Objectives:

1. Retain the scale of the existing built form of low-rise residential areas.
2. Support the retention and rehabilitation of the existing housing stock while creating opportunities for new housing units through secondary suites, backyard suites, infilling and, where appropriate, townhouses, three-unit dwellings and internal conversions.
3. Support complete communities, access to food through urban agriculture uses, and opportunities for home occupations and local commercial uses.
4. Provide for a diverse range of housing options to meet different lifestyle needs, and encourage affordable housing and housing for vulnerable populations.

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Thank You

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Recommendations

It is recommended that Halifax and West Community Council:

1. Approve the proposed amending development agreement; and
2. Require the agreement be signed by the property owner within 120 days.