

HALIFAX

Case 20417

**Development Agreement
2267 Brunswick Street, Halifax**

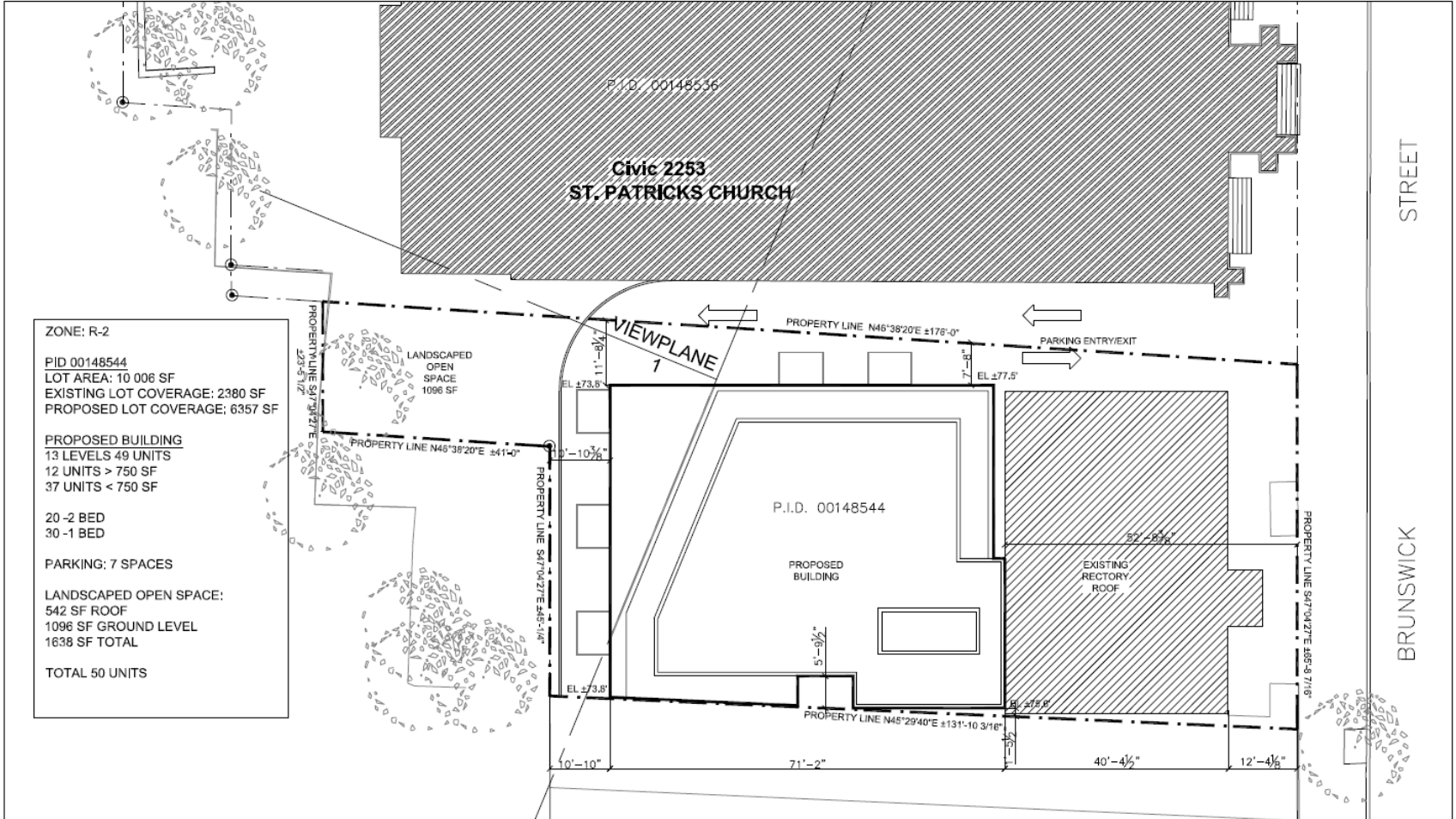
**District 7 and 8 Planning Advisory
Committee**

May 29, 2017

Application

- **Applicant:** Studioworks International Inc.
- **Proposal:** The applicant wishes to enter into a development agreement to construct a 13 storey multiple unit residential building at 2267 Brunswick Street.
 - 49 dwelling units
 - 7 underground parking spaces
 - 1093 square feet of proposed landscaped open space at ground level

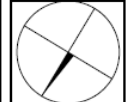
Proposal



STUDIO WORKS
 INTERNATIONAL INC.
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**ST. PATRICK'S RECTORY
 SITE PLAN**

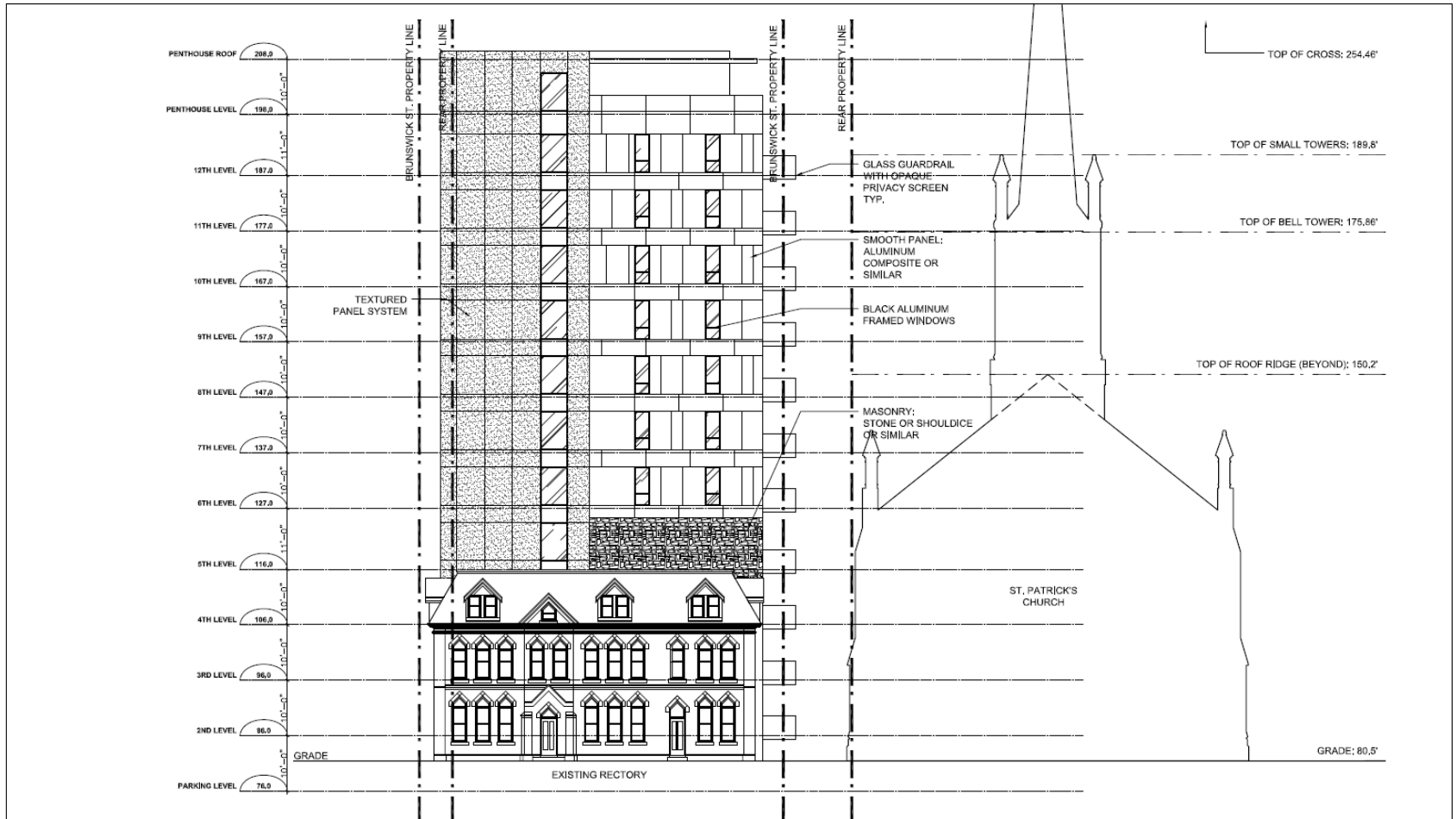
2267 BRUNSWICK ST, HALIFAX, N.S.



scale	1/16"=1'-0"
date	11/02/15
drawn	LG
proj.	SP1501

dwg no:	S01
rev:	REV

Proposal

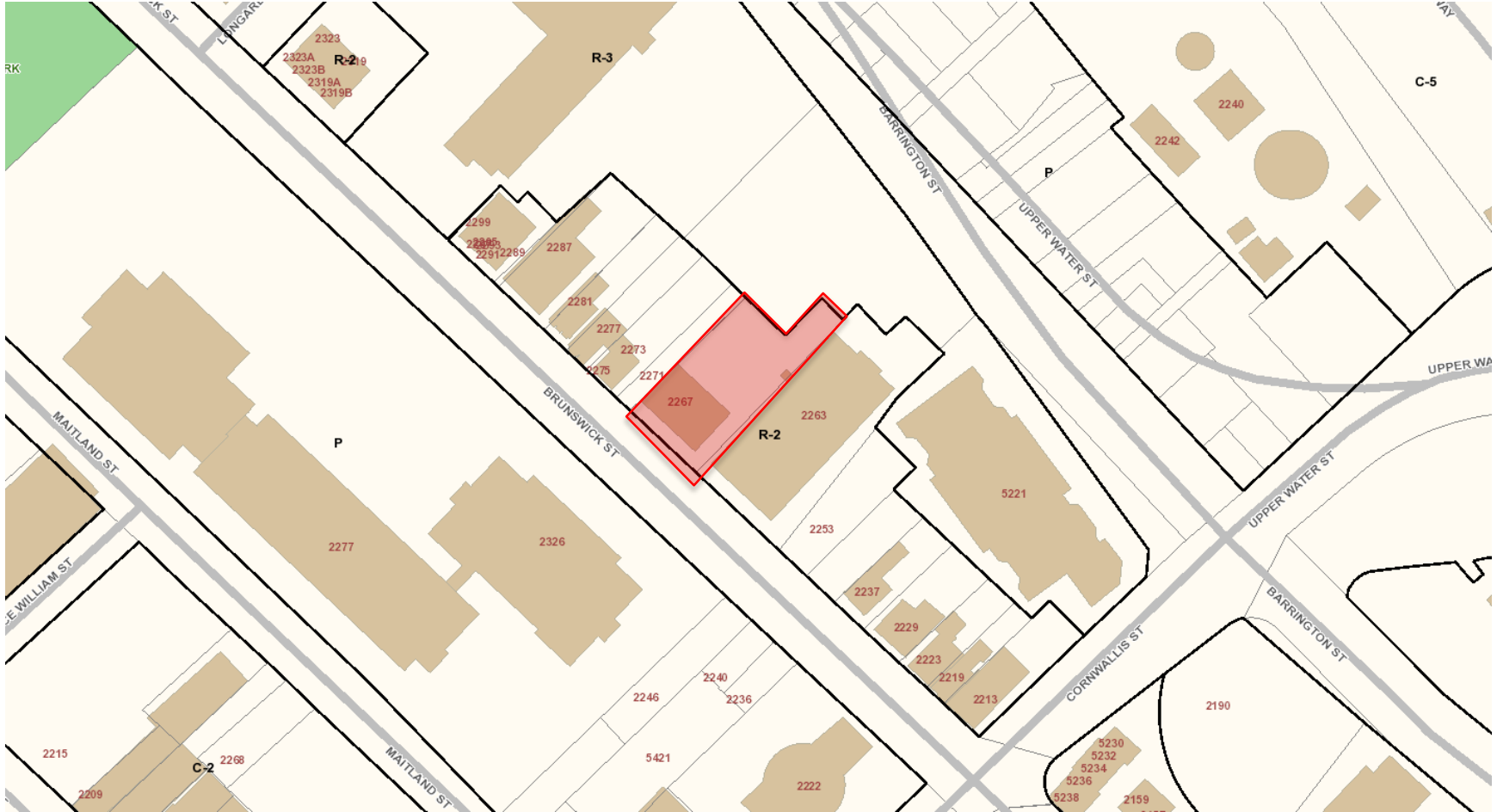


STUDIO WORKS INTERNATIONAL INC. <small>Architectural • Planning • Urban Design • Interior Architecture</small> Suite 100 phone: 902 429 0338 1110 Quappell Road fax: 902 429 1072 2208 - 10th Street email: studio@studio-works.ca Halifax, NS web: www.studio-works.ca	title ST. PATRICK'S RECTORY WEST ELEVATION (BRUNSWICK ST.)			scale 1/16"=1'-0"	dwg no: A07
	location 2267 BRUNSWICK ST., HALIFAX, N.S.			date 11/02/15	drawn LG
				proj: SP1501	rev: REV

Proposal



Subject Site





High Density Residential

Brunswick Street

Low rise Mixed Use

St. Pats Alex

R-2

R-3

Institutional Uses

Cornwallis Street

Barrington Street

C-2

P

R-2

P

R-3

Policy Context

Halifax Municipal Planning Strategy

- Designation: MDR (Medium Density Residential)
- Secondary Plan: Peninsula North, Area 7
- Brunswick Street Heritage Area
- Section XI, Policy 9.3.2

Development Agreement

A development agreement is a legal contract between the Municipality and the property owner regarding a specific land use, and ways to regulate that land use.

Policy Context

9.3.2 In the area identified in the land use by-law pursuant to Policy 9.3 above, a new apartment house with over four dwelling units, or an addition to an existing building which produces an apartment house with over four dwelling units, may be permitted in areas zoned as general residential by development agreement; any such residential development in the area zoned as general residential conversion and townhouse, multiple dwelling, or general business, shall only be by development agreement.

Policy Context

Policy 9.3.2.1 In considering agreements pursuant to Policy 9.3.2, Council shall consider the following:

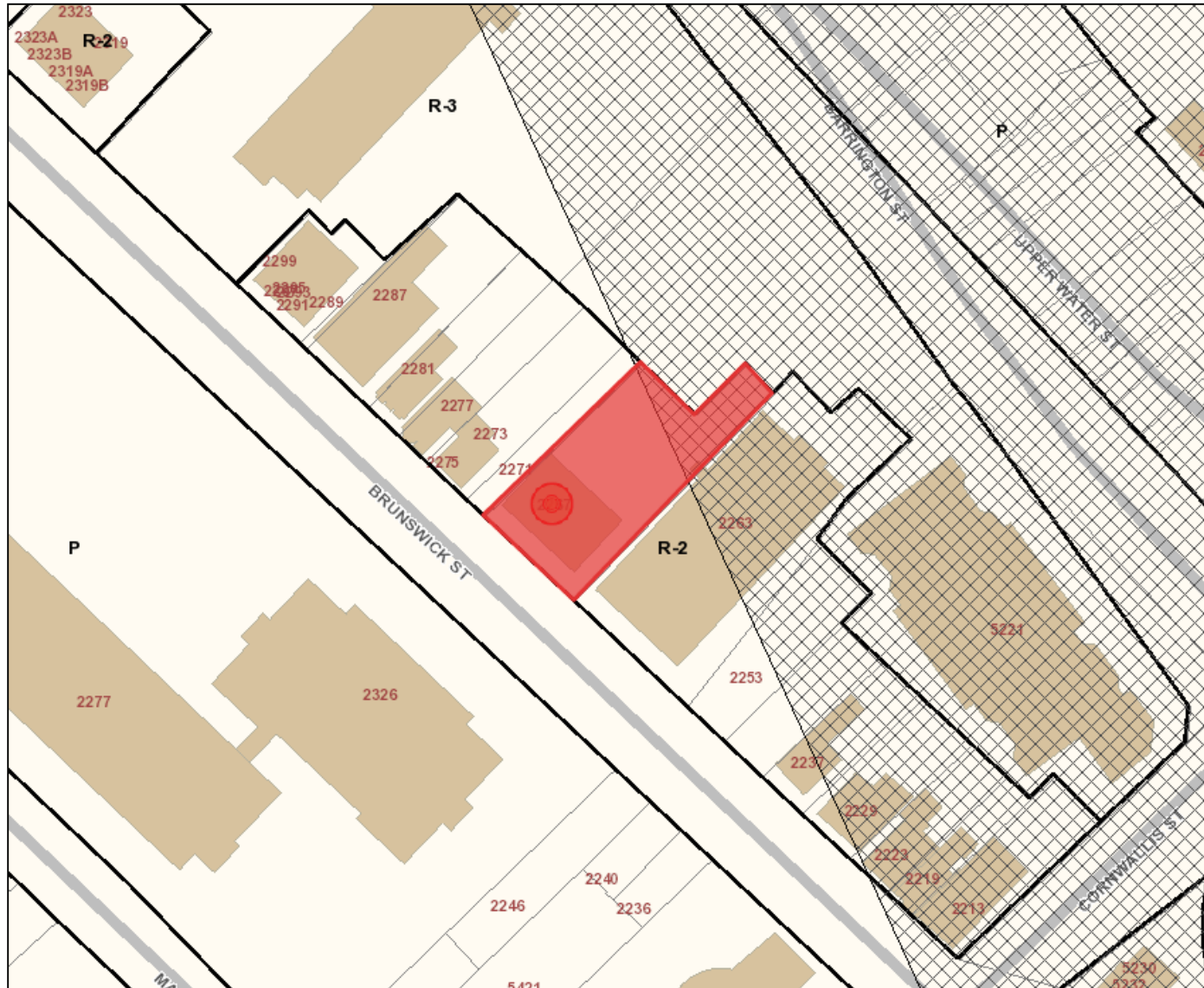
- (a) The building or addition shall complement adjacent properties and uses, particularly any adjacent registered heritage buildings;*
- (b) the impact of vehicle access and egress and parking on adjacent properties and uses shall be minimized;*
- (c) the new development shall complement or maintain the existing heritage streetscape of Brunswick Street, by ensuring that features, including but not limited to the following, are similar to adjacent residential buildings particularly any registered heritage properties in the area identified in the land use by-law pursuant to Policy 9.3 above, on which Council shall specify conditions to be met in the development agreement:
 - (i) architectural design including building forms such as roofs, entrances, porches and dormers;*
 - (ii) height, scale and massing;*
 - (iii) location and style of building details such as doors, windows and exterior walls;*
 - (iv) front and side yard setbacks;*
 - (v) building materials.**
- (d) open space and landscaped areas shall be provided where appropriate;*
- (e) other relevant land use considerations which are based on the policy guidance of this Section.*

Existing Zoning

Halifax Peninsula Land Use By-law

- Zone: R-2 (General Residential Zone)
 - R-1 uses
 - Semi-detached and Duplex Dwellings
 - Buildings containing not more than four units
- Schedule HA-1- Brunswick Street Heritage Area
- View plane 1

View Plane



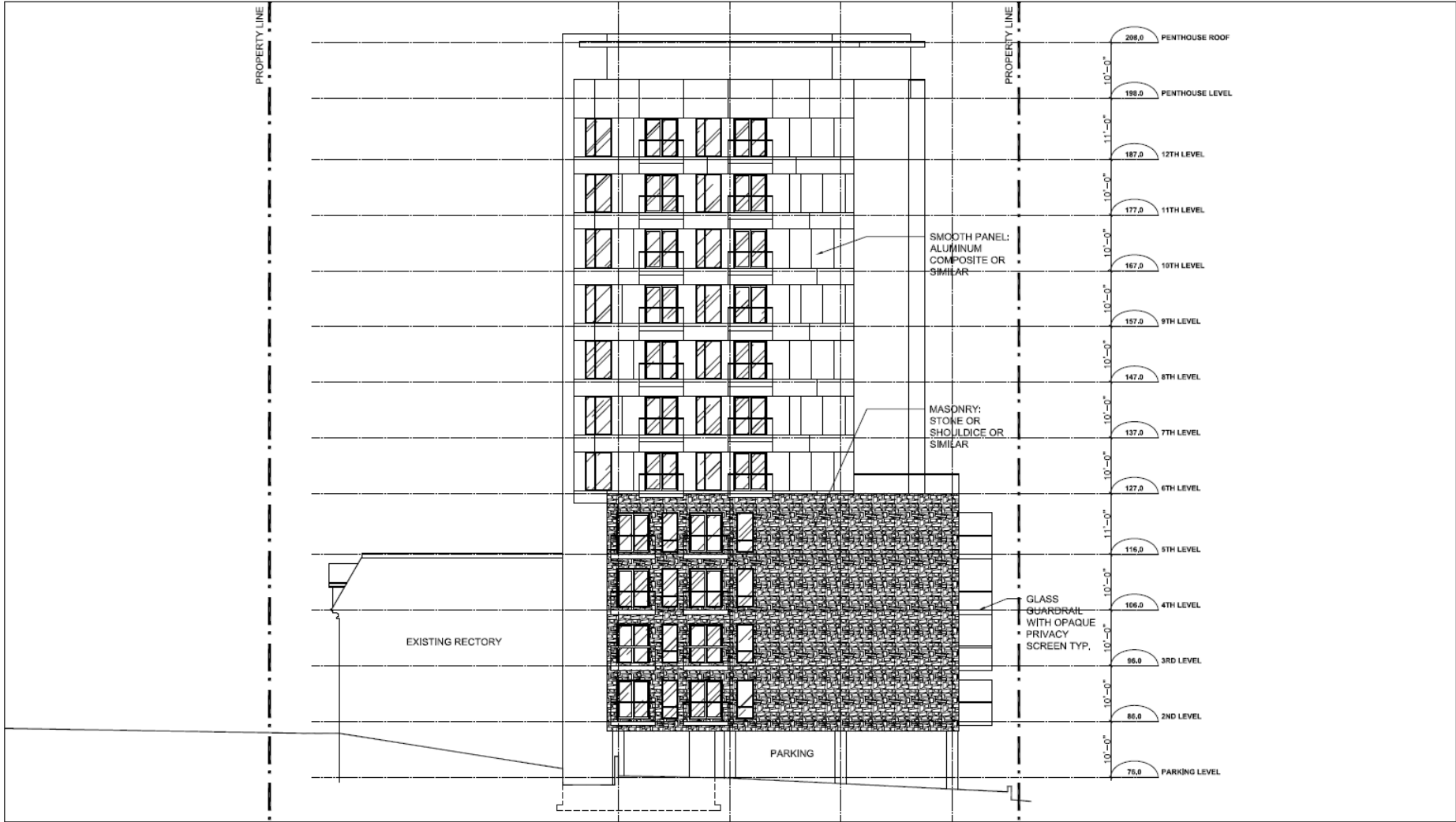


STUDIO WORKS
 INTERNATIONAL INC.
 ARCHITECTURE INTERIORS DESIGN CONSTRUCTION
 Suite 108 (404) 429-3339
 41 St. Charles Street (404) 429-1175
 Atlanta, Georgia 30302 (404) 429-1175
 901, 192 www.studioworks.com

Site ST. PATRICK'S RECTORY
 SOUTH ELEVATION
Location 2267 BRUNSWICK ST, HALIFAX, N.S.

scale 1/16"=1'-0"
 date 11/02/15
 drawn LG
 proj. SP1501

diag. no. A09
 rev. REV



STUDIO WORKS
INTERNATIONAL INC.

ARCHITECTURE PLANNING INTERIOR DESIGN PROJECT MANAGEMENT

Suite 100 phone: 852 439 3339
 1475 Oxbow Drive fax: 852 439 3332
 Halifax, Nova Scotia office: studio@studio-works.ca
 B3A 1A2 site: www.studio-works.ca

title	ST. PATRICK'S RECTORY EAST ELEVATION	
	2267 BRUNSWICK ST. HALIFAX, N.S.	
location		

scale	1/16"=1'-0"	dwg no:	A08
date	11/02/15		
drawn	LG	rev:	REV
proj.	SP1501		