



PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

**MEMORANDUM**

To: Chair and Members of Halifax & West Community Council

CC: Ms. Gail Harnish, PAC Coordinator  
Mr. Mitch Dickey, Planner, Development Approvals  
Mr. Kurt Pyle, Supervisor, Planning Applications and Heritage

From: Mr. David Fleming, Interim Chair, District 7 & 8 Planning Advisory Committee

Date: November 6, 2013

**Subject:**

Case 18547 - Request by the Housing Trust of Nova Scotia for lands at 2183 Gottingen Street to amend the Halifax Peninsula Land Use By-law by adding the site to Schedule Q and to amend the height precinct to increase allowable building height; and to enter into a development agreement to allow a 6 storey, 115 unit building with ground floor commercial space; and

Case 18548 - Request by the Housing Trust of Nova Scotia for lands at 2215 Gottingen Street to amend the Halifax Peninsula Land Use By-law by adding the site to Schedule Q and to amend the height precinct to increase allowable building height; and to enter into a development agreement to allow a 9 storey, 124 unit building with ground floor commercial space

---

**ORIGIN**

The District 7 & 8 Planning Advisory Committee October 28, 2013 and special November 4, 2013 meetings.

**BACKGROUND/DISCUSSION**

The District 7 & 8 PAC received a staff memorandum dated October 16, 2013, and heard staff presentation on Case 18547 and 18548, at their October 28, 2013 meeting, and subsequent special meeting held on November 4, 2013. The following recommendations were agreed to by the Committee in regards to Case 18547 and 18548:

The District 7 & 8 Planning Advisory Committee recommends:

1. That staff consider as short a possible time frame for the development agreement so the project proceeds expediently and affordable and market housing benefits are achieved.

---

**OFFICE OF THE MUNICIPAL CLERK**

Tel: (902) 490-4210 Fax: (902) 490-4208  
Email: clerks@halifax.ca Website: www.halifax.ca

2. That they value the affordable housing aspect of the project (Policy 2.8 and 1.4.4 of the Municipal Planning Strategy).
3. Their strong support for the community steering group's ongoing involvement in the design aspects of the project. It was noted that the designs were still in draft form and, as the developer works with the community liaison group, it is recommended that planning staff should monitor how the interest of the community and comments from the PAC are considered in the final plan.
4. The Committee commented on a number of design considerations related to safety including alleyways, recessed entryways and other aspects of the overall design of the project and recommended that the design be reviewed with regard to Crime Prevention Through Environmental Design (CPTED) principles.
5. That consideration should be given to the pedestrian experience along all frontages, including those along Gottingen and Maitland but especially along Prince William, and the potential blank wall posed there.
6. Specific consideration was given to the laneway on the north side of the Met site with interest in incorporating the right of way into the design or utilizing other design mechanisms that will lead to a more safe and pedestrian friendly environment.
7. That close attention should be paid to the inclusion of seating, bike racks, quality lighting, planters and other amenities that enliven the public realm and create connectivity with the community. Consideration should also be given to activating the entrance ways on Gottingen as well as Maitland.
8. Consideration should be given to historical references to the area and treatment of townhouses could be multi-colored or other ways reflect the local character of the North End Neighborhood. It was observed that the porches on Maitland are generic and they could provide an opportunity to be more visually interesting and connect with the aesthetic of the local community.
9. Consideration was requested in regards to the Met site to consider the orientation of the commercial space so that these areas face Gottingen rather than the interior of the site.
10. That the height of the project was considered appropriate to the policies as long as consideration is given to step backs and street wall heights.
11. That special attention is required along the North side of the Diamond site that lies adjacent to Dalhousie Legal Aid to address the blank wall (through the use of a mural, wall treatment, living wall etc.).
12. That the Project needs to incorporate, as much as possible, usable green space and careful consideration needs to be paid to this in the landscape plan included in the development agreement:
  - Green planting should be considered in accordance with the Urban Forest Master, Plan and consultation with HRM,
  - Green roofs should be considered if feasible, and
  - Only vegetation appropriate to the local climate should be considered.

The recommendations have been provided to HRM planning staff for review and consideration, and will be addressed in their staff report to Halifax & West Community Council.

---

**OFFICE OF THE MUNICIPAL CLERK**