

HALIFAX

Public Hearing - Case 18547
**Land Use By-law Amendment &
Development Agreement for
2183 Gottingen Street**

Halifax & West Community Council

Mitch Dickey, Planner
HRM Development Approvals
Community & Recreation Services

June 17, 2014

Subject Site



100 feet 25 m

Subject Site - Gottingen Street View

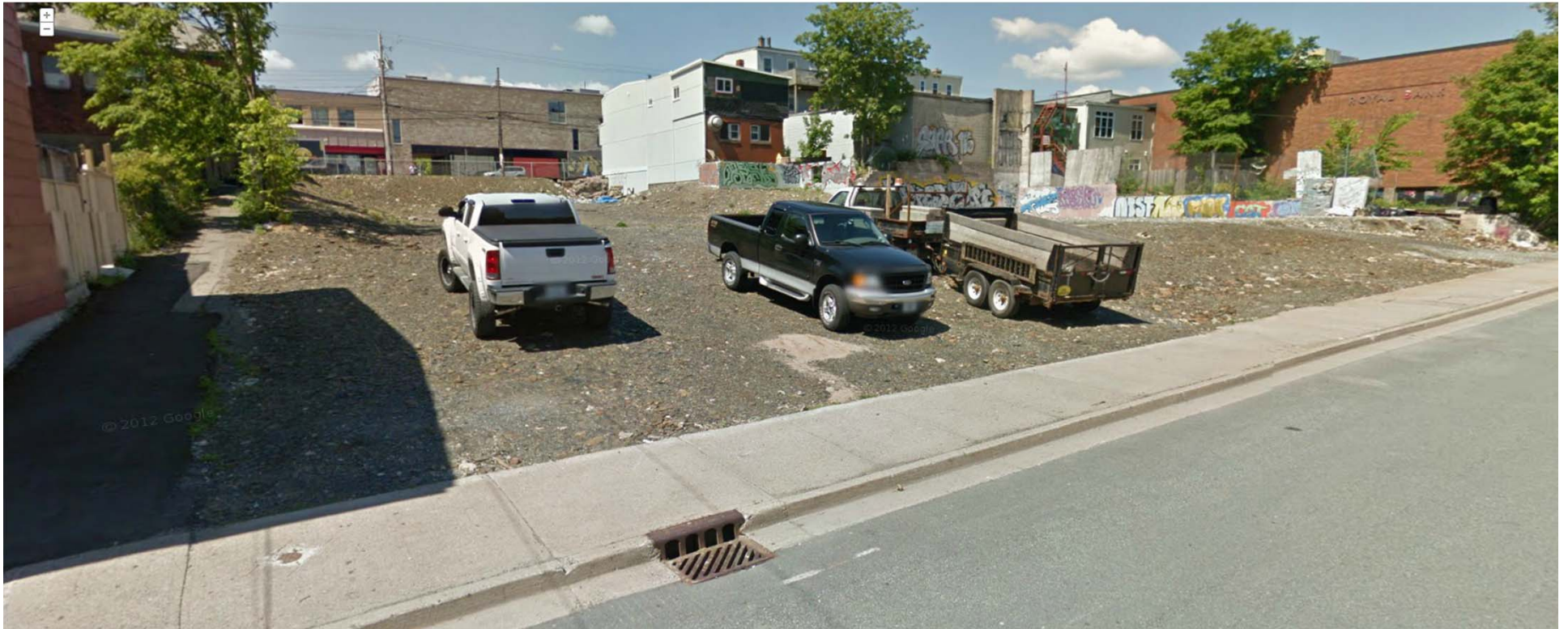


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Subject Site – Maitland Street View



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Designation & Zoning



- Peninsula North Secondary Plan – Gottingen Street Area
- Major Commercial Designation
- C-2 General Business Zone
 - Allows major as of right development
 - No density limits
 - No angle controls
- Height limits of 50' & 40'

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Proposal

For Halifax and West Community Council to:

1. Amend Land Use Bylaw (LUB) by applying Schedule Q to site; and
2. Approve a development agreement to allow a 6/8 storey mixed use building with:
 - up to 117 residential units,
 - up to 5,000 square feet of commercial space,
 - underground parking for 52 vehicles.

Proposal

Affordable Housing Component

- The applicant has agreement with Province whereby half the units must be affordable housing;
- City-wide Policy 2.8 and Peninsula North Policy 1.1.4 encourage affordable housing;
- HRM has no mechanism under existing MPS policy to require the provision or maintenance of affordable units.

Proposal



GOTTINGEN STREET LOOKING NORTH

Proposal



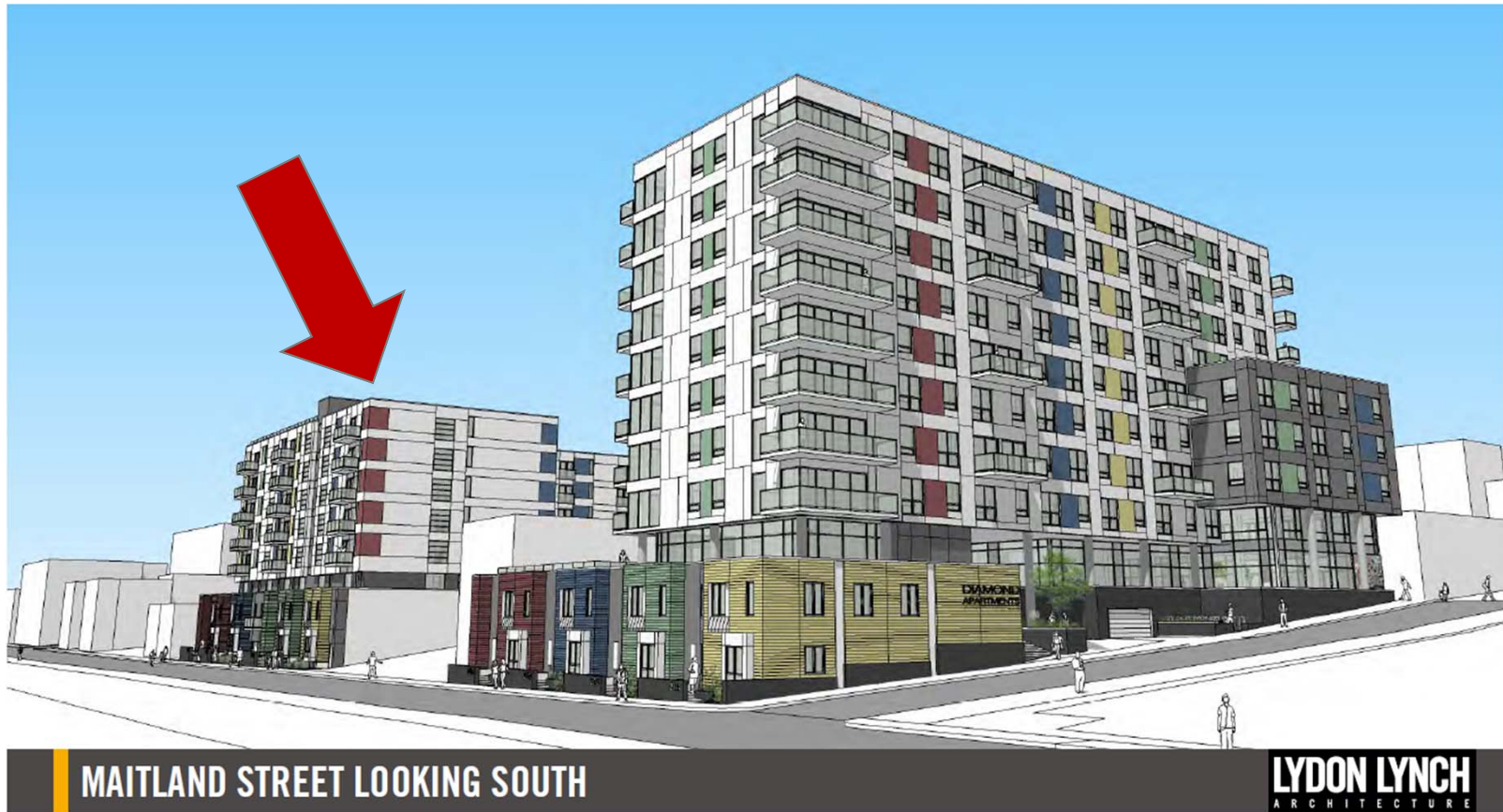
Proposal



MAITLAND STREET LOOKING SOUTH - MET SITE

LYDON LYNCH
ARCHITECTURE

Proposal



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MPS Policy Considerations

Peninsula North Secondary Planning Strategy

- **Policy 2.3, 2.3.1, 2.3.2 & 2.3.3:**
 - Design of building - massing, exterior cladding, street-level elements, etc
 - Landscaping/open space
 - Traffic, site access, parking
 - Impact on municipal services
- **Policies 1.4.8 and 2.9:**
 - Maintain and promote a medium rise built form on Gottingen and Maitland Streets
- **Policy 1.4.1**
 - Encourage housing for all income levels, address needs of community, and promote neighbourhood stability

Development Agreement

○ Building Design/Compatibility

- ✓ 6/8 Storeys – medium rise
- ✓ Pedestrian friendly streetwalls
- ✓ Stepbacks of upper storeys to reduce massing, provide for development of adjacent lands
- ✓ High quality materials

○ Land Use

- ✓ Maximum of 117 units
- ✓ Includes 4 townhouse units
- ✓ Mix of apartment types
- ✓ Up to 5,000 square feet of commercial space

○ Landscaping & Open Space

- ✓ Rooftop landscaped areas
- ✓ Private balconies & indoor amenity space
- ✓ Adherence to landscaping requirements

○ Traffic/Site Access

- ✓ TIS – No issues identified
- ✓ Access to Underground Parking via Maitland Street (52 spaces)

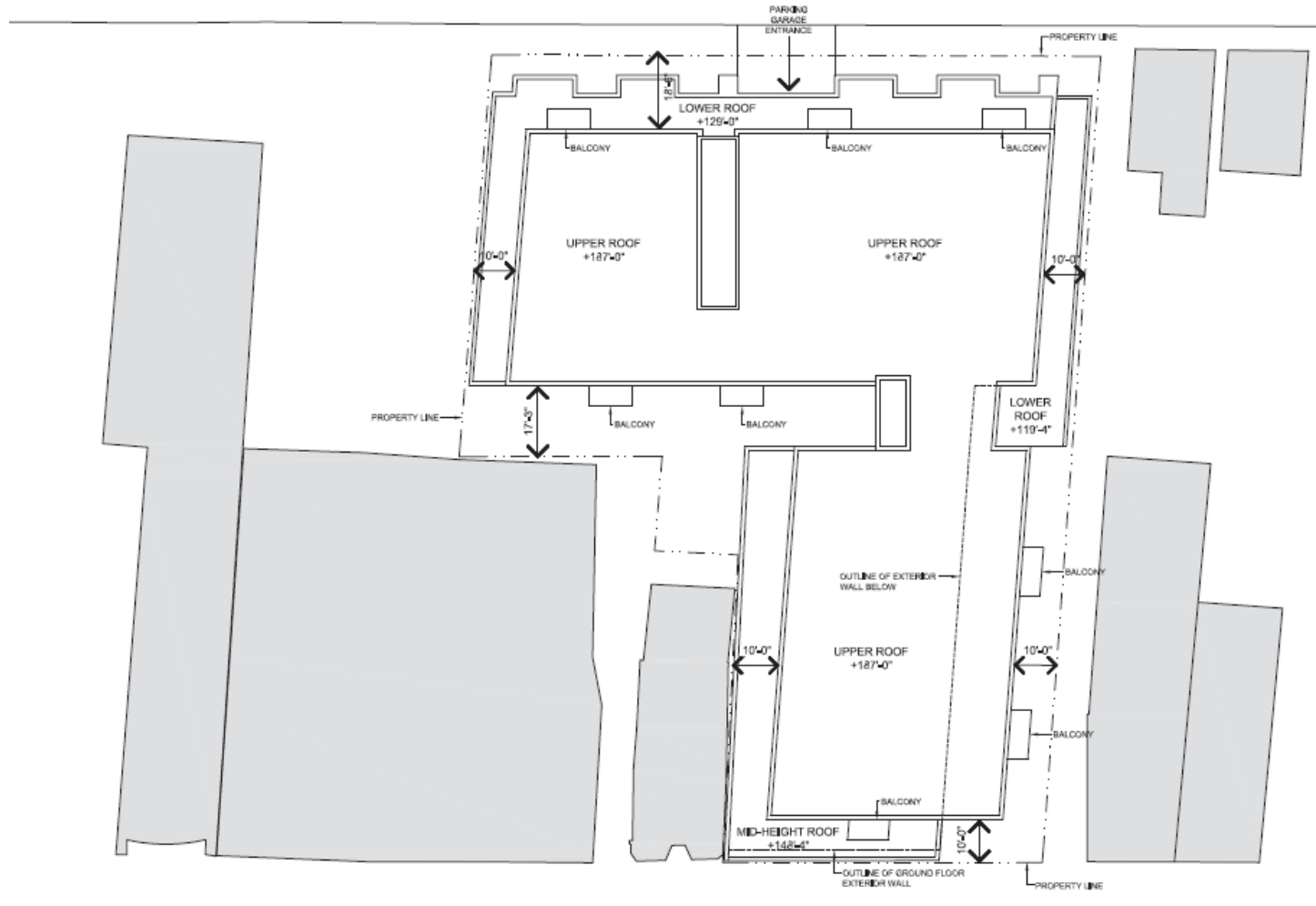
Process

- Public hearing tonight on both the Land Use Bylaw Amendment and Development Agreement;
- Council first to make decision on Land Use Bylaw amendment,
- Once the Land Use Bylaw amendment is effective, Council can then make a decision on the development agreement.

Recommendation

- Staff recommend that Halifax and West Community Council approve the proposed amendment to the Halifax Peninsula Land Use By-law (Schedule Q), as set out in the Staff Report dated May 6, 2014.

MAITLAND STREET



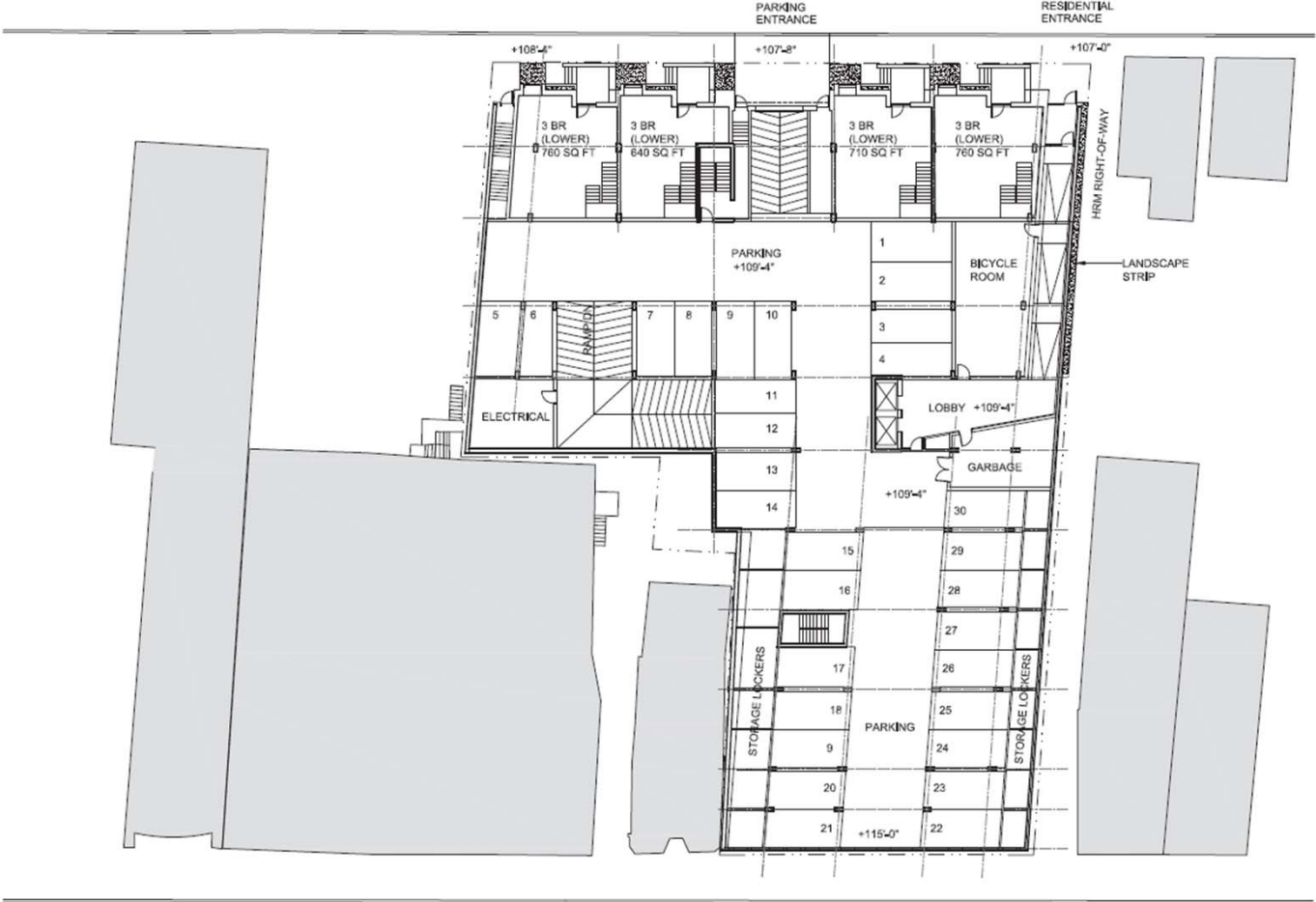
GOTTINGEN STREET

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Level 1 – Maitland Street



GOTTINGEN STREET

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Level 2 – Maitland Street

MAITLAND STREET



100 FEET

GOTTINGEN STREET



Level 3 – Gottingen Street

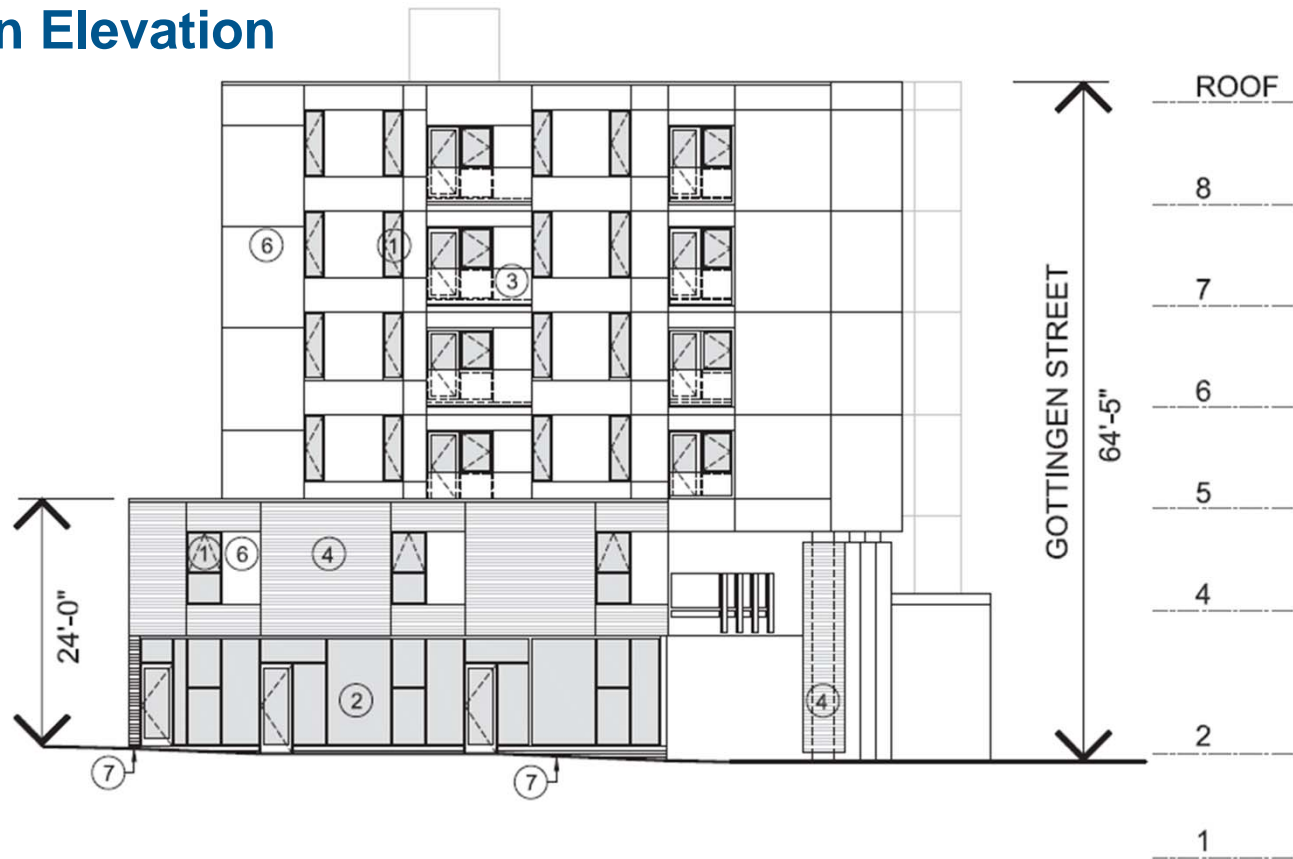


100 FEET

GOTTINGEN STREET

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Gottingen Elevation



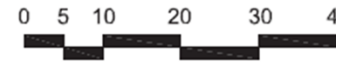
- | | | | |
|--|---------------------------------------|---|------------|
| ① INSULATED GLAZING IN VINYL FRAMES | ③ GLASS BALCONY RAILING | ⑤ PREFINISHED FIBRE REINFORCED CLAPBOARD SIDING OR EQUIVALENT | ⑦ BRICK |
| ② INSULATED GLAZING IN ALUMINUM FRAMES | ④ PREFINISHED CORRUGATED METAL SIDING | ⑥ PREFINISHED FIBRE REINFORCED PANELS OR EQUIVALENT | ⑧ CONCRETE |



South Elevation



- ① INSULATED GLAZING IN VINYL FRAMES
- ② INSULATED GLAZING IN ALUMINUM FRAMES
- ③ GLASS BALCONY RAILING
- ④ PREFINISHED CORRUGATED METAL SIDING
- ⑤ PREFINISHED FIBRE REINFORCED CLAPBOARD SIDING OR EQUIVALENT
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- ⑦ BRICK
- ⑧ CONCRETE



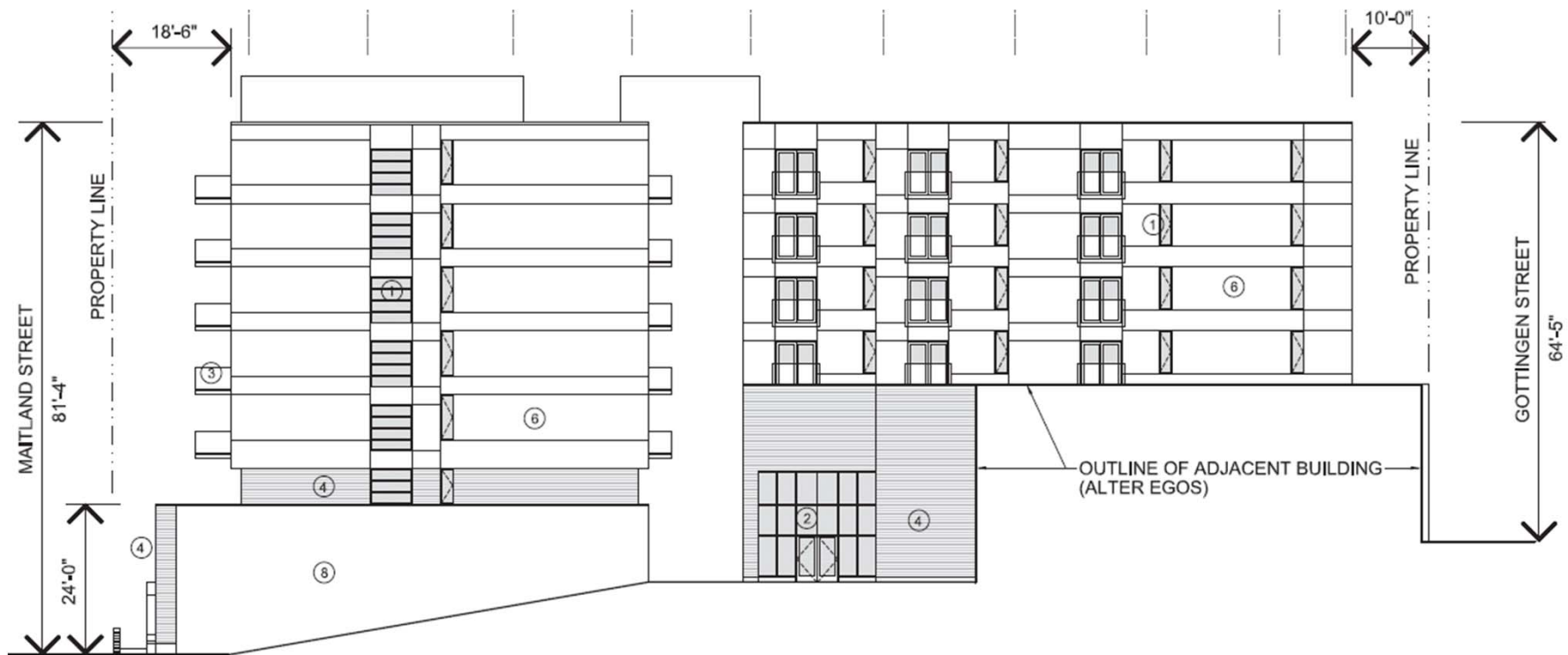
Maitland Elevation



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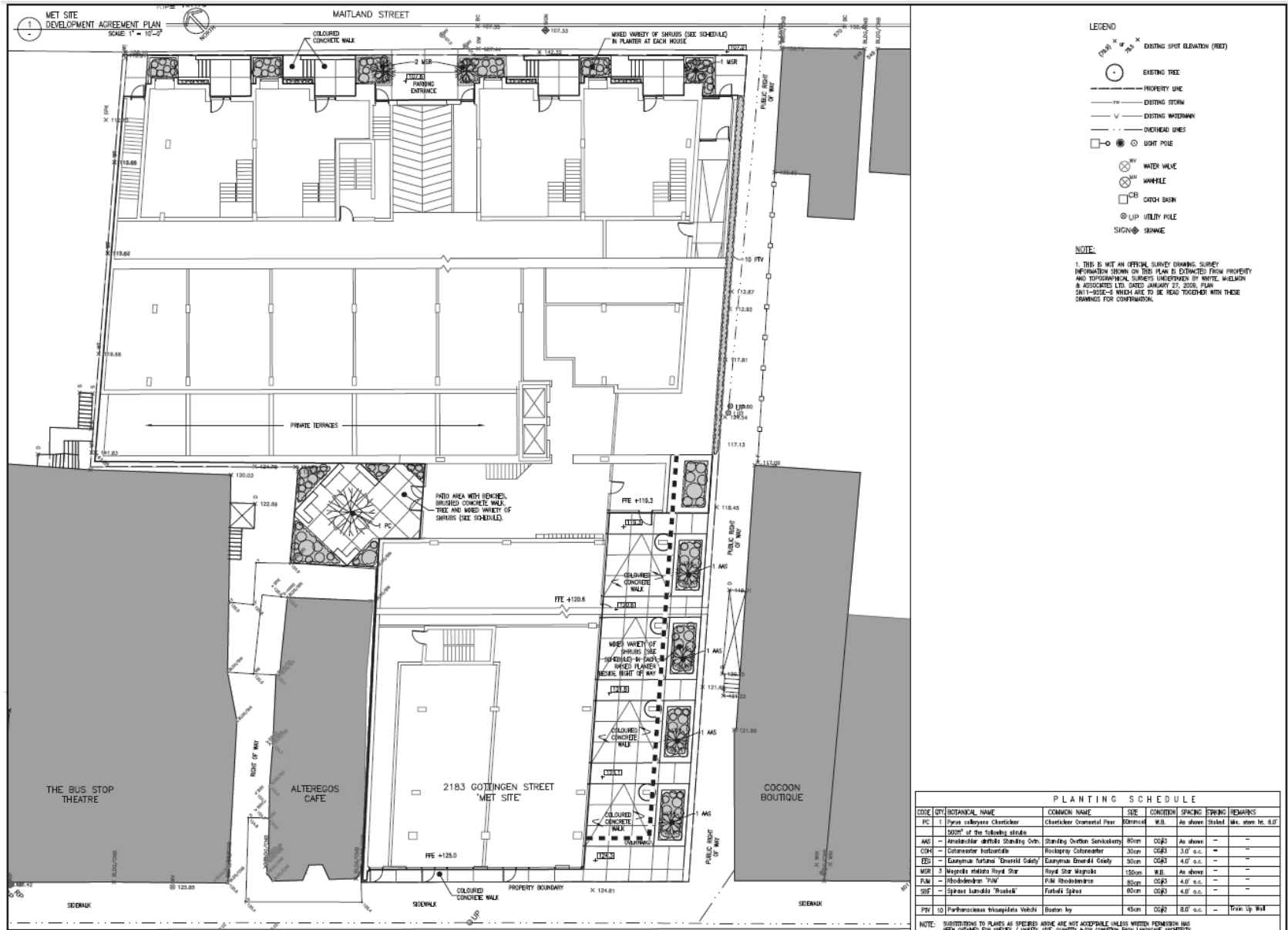
North Elevation



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Landscaping Plan





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Initial Proposal

