

HALIFAX

Public Hearing - Case 18548
**Land Use By-law Amendment &
Development Agreement for
2215 Gottingen Street**

Halifax & West Community Council

Mitch Dickey, Planner
HRM Development Approvals
Community & Recreation Services

June 17, 2014

Subject Site



Case 18548 Public Hearing

June 17, 2014

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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 9/11 storey mixed use building with:
 - up to 126 residential units,
 - up to 11,000 square feet of commercial space,
 - underground parking for 70 vehicles.

Proposal

Affordable Housing Component

- The applicant has agreement with Province whereby half the units must be affordable;
- 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 and maintenance of the affordable units.

Proposal



GOTTINGEN STREET LOOKING EAST

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Proposal



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Proposal



MAITLAND STREET LOOKING SOUTH - DIAMOND SITE

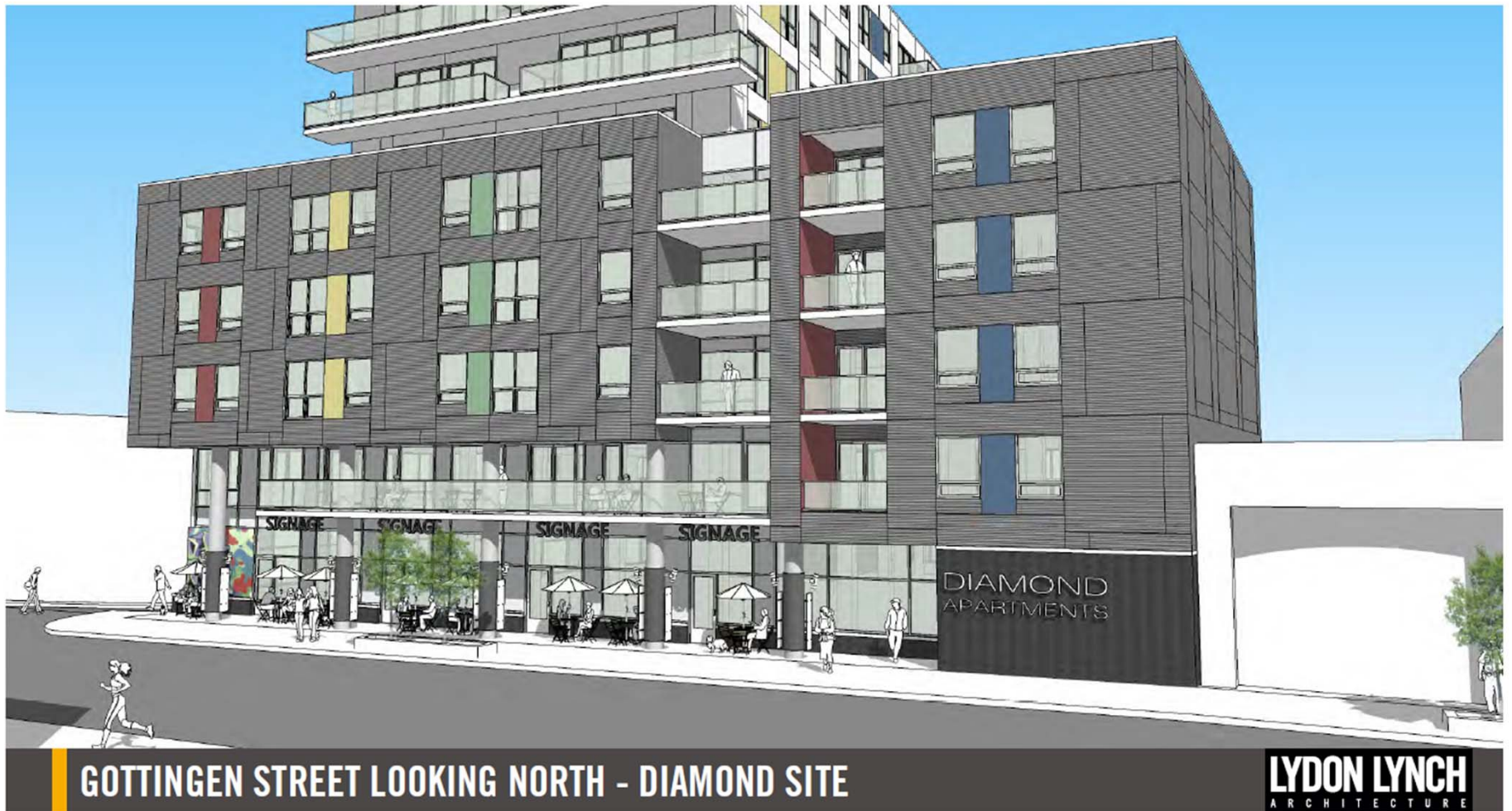
LYDON LYNCH
ARCHITECTURE

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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

- ✓ 9/11 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 126 units
- ✓ Includes 4 townhouse units
- ✓ Mix of apartment types
- ✓ Up to 11,000 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 (70 spaces)

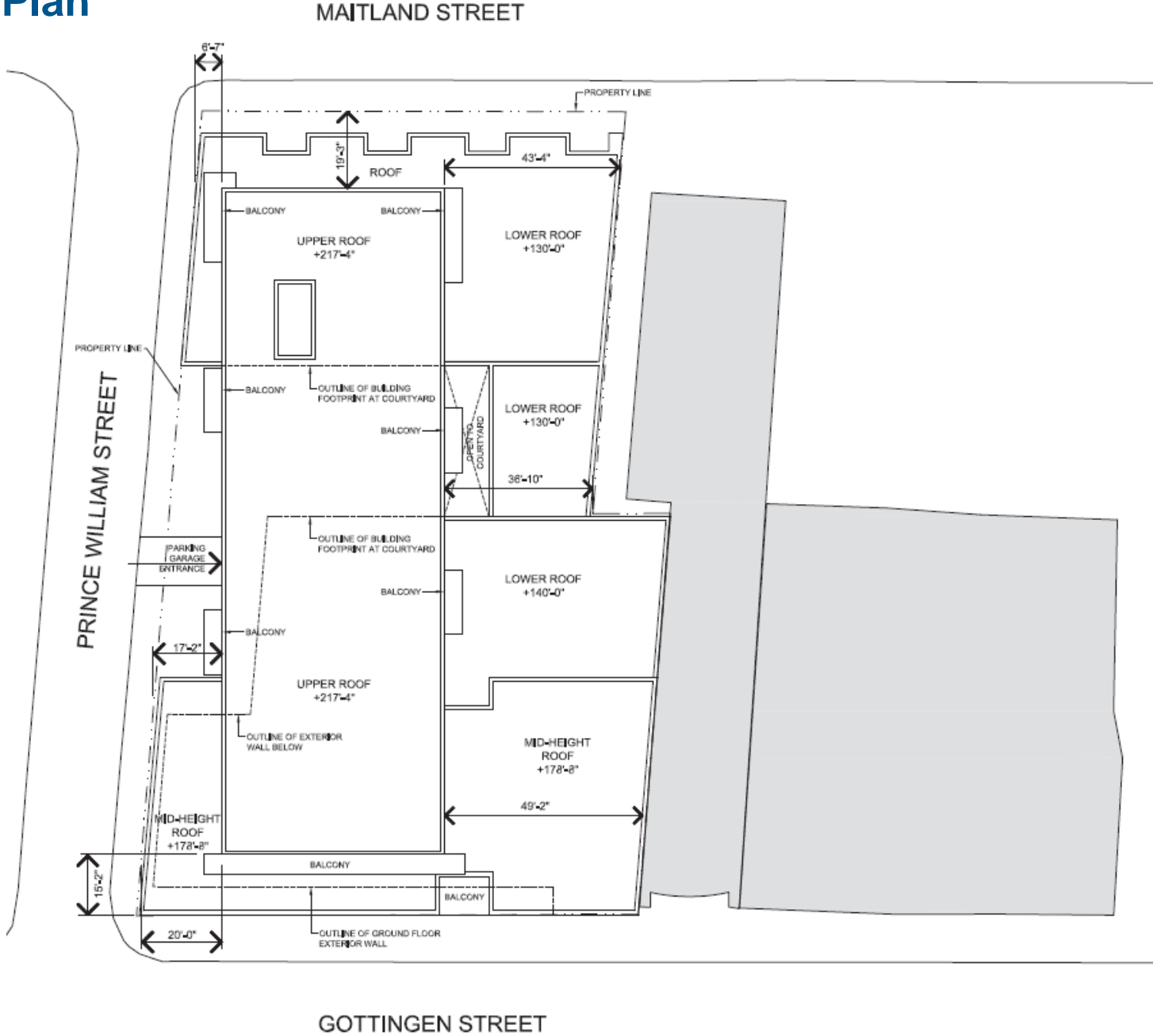
Process

- 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.

Site Plan



Level 1

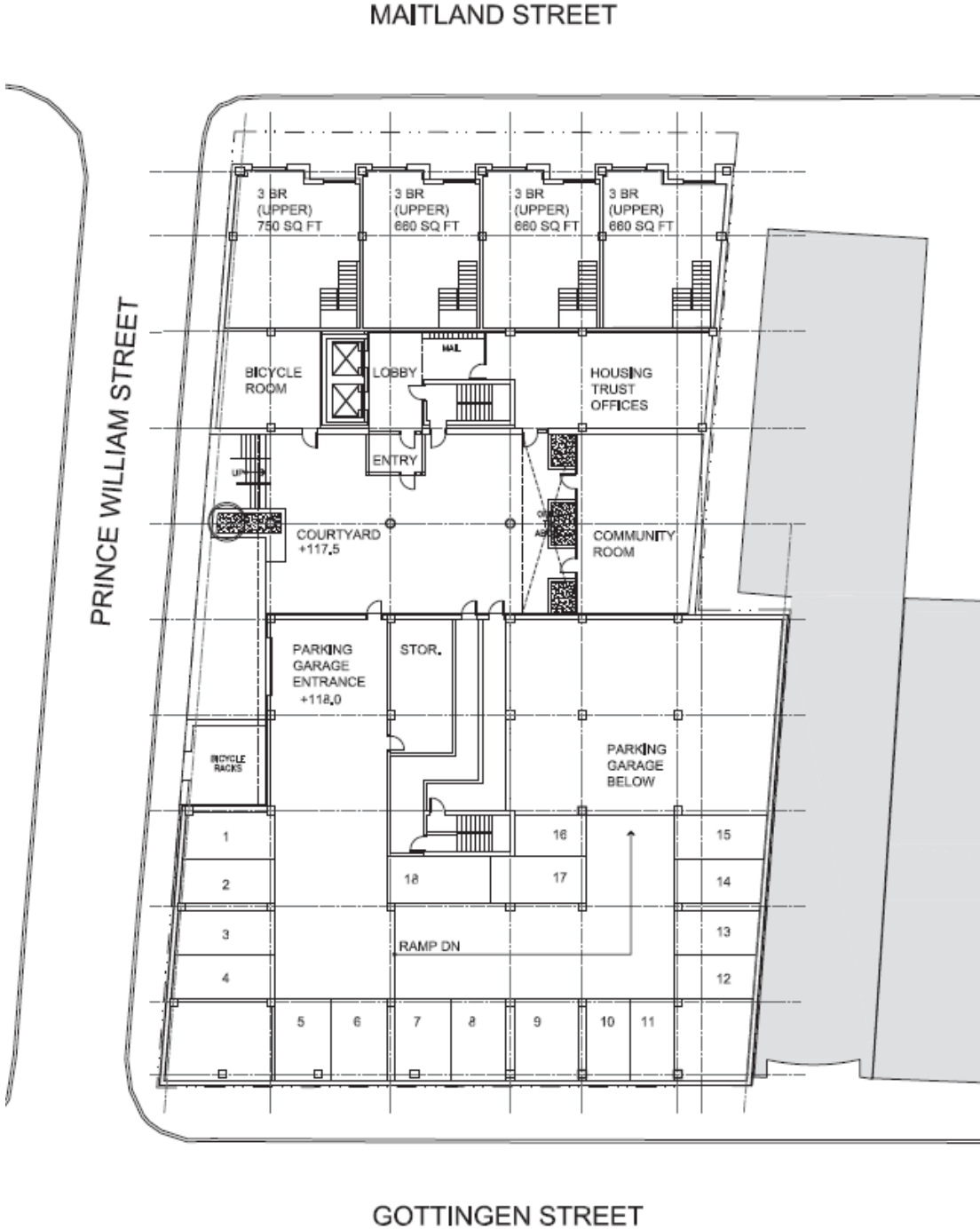
MAITLAND STREET



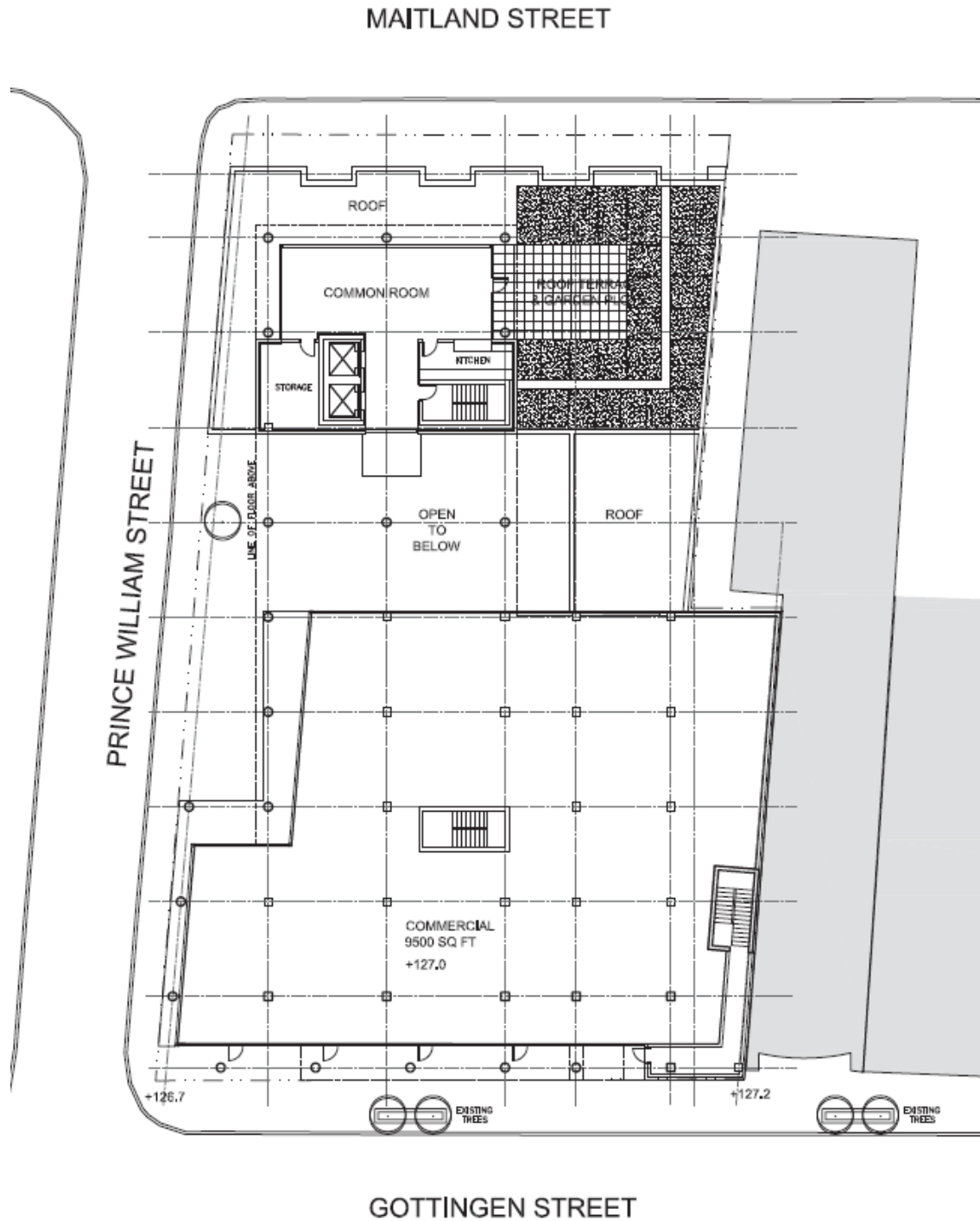
GOTTINGEN STREET



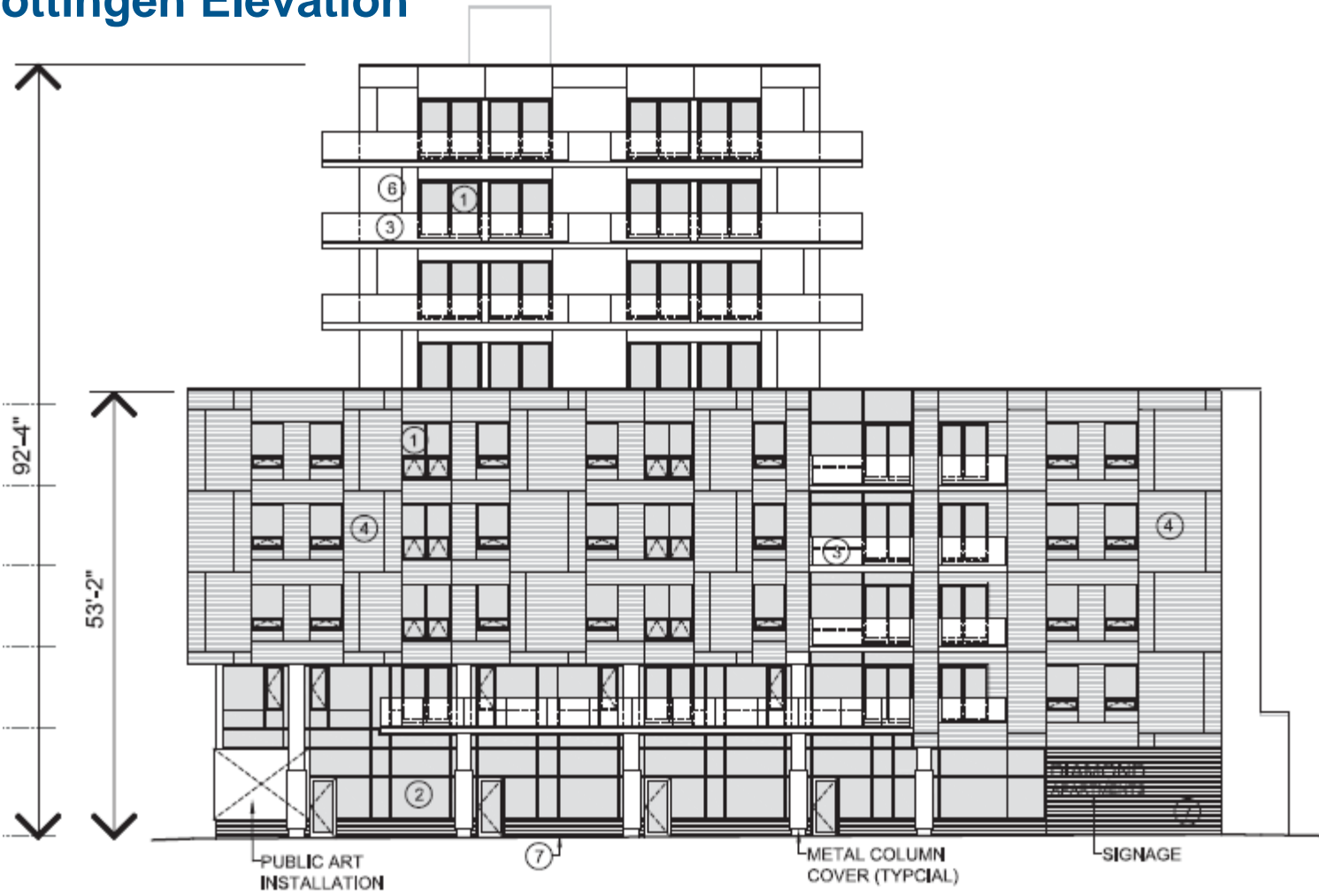
Level 2



Level 3



Gottingen Elevation



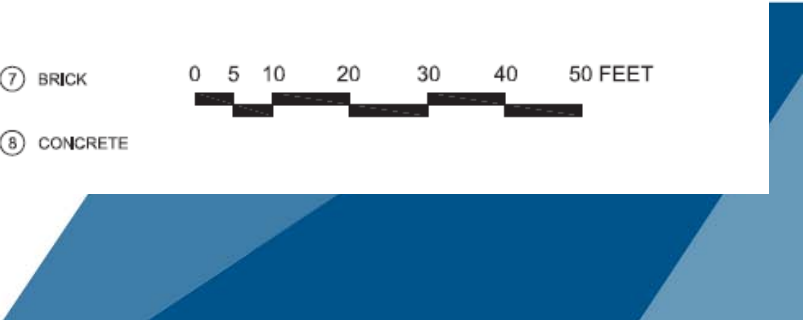
- ① INSULATED GLAZING IN VINYL FRAMES
- ② INSULATED GLAZING IN ALUMINUM FRAMES
- ③ GLASS BALCONY RAILING
- ④ PREFINISHED CORRUGATED METAL SIDING
- ⑤ PREFINISHED FIBRE REINFORCED CLAPBOARD SIDING OR EQUIVALENT
- ⑥ PREFINISHED FIBRE REINFORCED PANELS OR EQUIVALENT
- ⑦ BRICK
- ⑧ CONCRETE



Prince William Elevation



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



Maitland Elevation



- ① INSULATED GLAZING IN VINYL FRAMES
- ② INSULATED GLAZING IN ALUMINUM FRAMES
- ③ GLASS BALCONY RAILING
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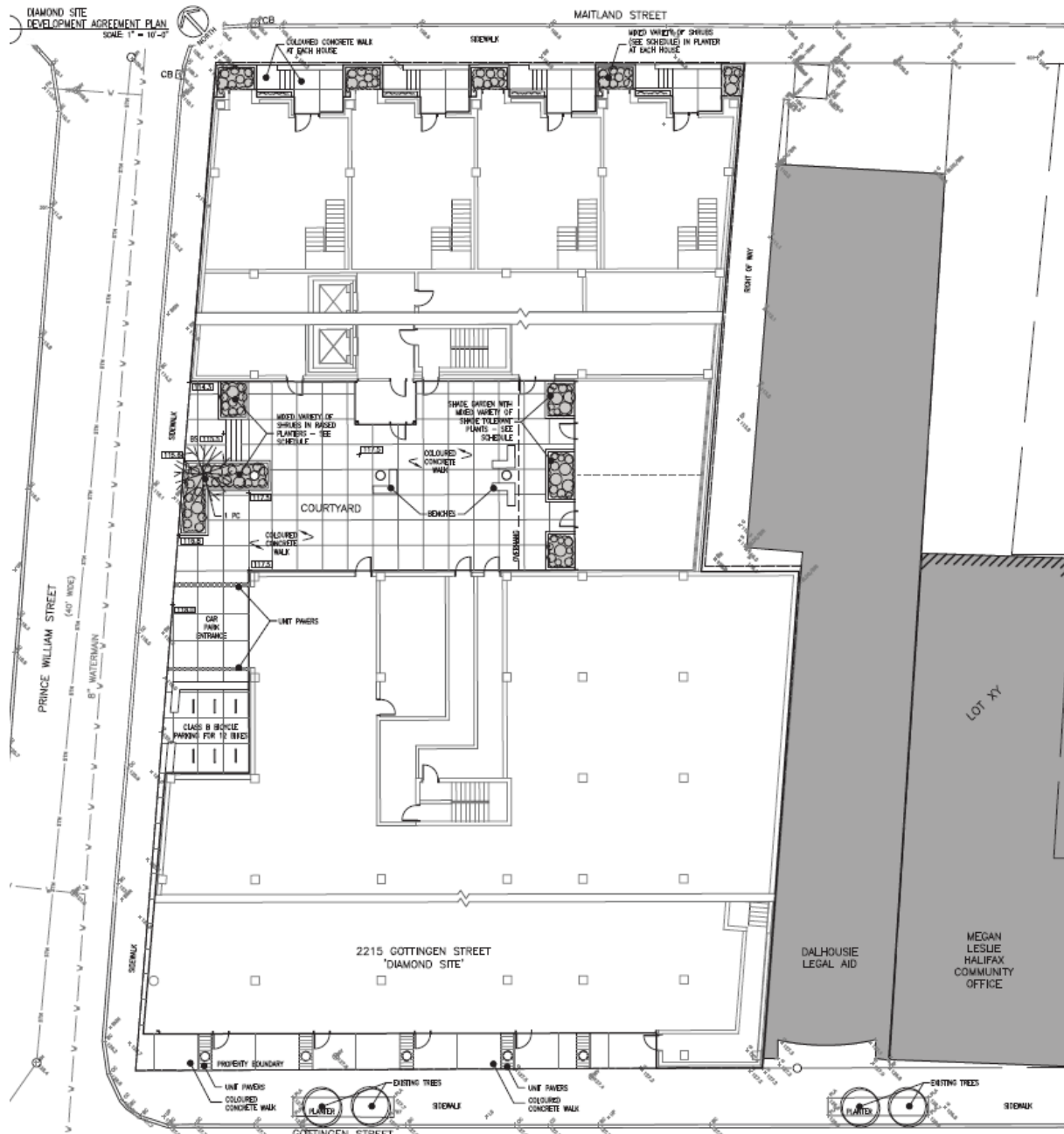
South Elevation



- ① INSULATED GLAZING IN VINYL FRAMES
- ② INSULATED GLAZING IN ALUMINUM FRAMES
- ③ GLASS BALCONY RAILING
- ④ PREFINISHED CORRUGATED METAL SIDING
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- ⑦ BRICK
- ⑧ CONCRETE



Landscape Plan



- LEGEND**
- EXISTING SPOT ELEVATION (FEET)
 - EXISTING TREE
 - PROPERTY LINE
 - EXISTING STORM
 - EXISTING WATERMAIN
 - OVERHEAD LINES
 - UNIT POLE
 - WATER VALVE
 - MANHOLE
 - CATCH BASIN
 - UTILITY POLE
 - SEWAGE

NOTE:
 1. THIS IS NOT AN OFFICIAL SURVEY DRAWING. SURVEY INFORMATION SHOWN ON THIS PLAN IS DERIVED FROM PROPERTY AND TOPOGRAPHICAL SURVEYS UNDERTAKEN BY WHITE, McLEOD & ASSOCIATES LTD. DATED JANUARY 27, 2009, PLAN 0811-0326-0 WHICH ARE TO BE READ TOGETHER WITH THESE DRAWINGS FOR CORRELATION.

PLANTING SCHEDULE							
CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING	PLANTING	REMARKS
PC	1	Dryas octopetala Chrysanther	Chrysanther Ornamental Per	100cm	W.S.	As shown	Shaded
1/200' of the following:							
ACS	- Anemone pulsatilla	Windflower	80cm	CGS3	As shown	-	-
CBH	- Cistecephalus latifolius	Rocking Cistecephalus	20cm	CGS3	3.0' o.c.	-	-
EGC	- Eryngium yuccifolium Emerald Gait	Eryngium Emerald Gait	50cm	CGS3	4.0' o.c.	-	-
MRP	2	Magnolia xhindsii Royal Star	Royal Star Magnolia	100cm	W.S.	As shown	-
TRM	- Thalictrum 'Foli'	Foli Thalictrum	80cm	CGS3	4.0' o.c.	-	-
SPF	- Spirea japonica 'Frostfall'	Frostfall Spirea	80cm	CGS3	4.0' o.c.	-	-
ADP	- Adiantum pedatum	Walden Fern	-	CGS2	2.0' o.c.	-	-
LEF	- Alyssum 'Rita-Serrina'	Lady Face	-	CGS2	2.0' o.c.	-	-
TRT	- Hosta Grand Tiers	Grand Tiers Hosta	-	CGS3	3.0' o.c.	-	-
TRM	- Hosta 'Gold Standard'	Gold Standard Hosta	-	CGS3	3.0' o.c.	-	-
TRM	- Helleborus nigra Ardena	Walden Hosta	-	CGS2	3.0' o.c.	-	-
HEI	- Hederia helix	Ivy	45cm	CGS2	8.0' o.c.	-	-
TRV	5	Parthenocissus tricuspidata Veitchii	Veitchii Ivy	45cm	CGS2	8.0' o.c.	TRIM UP WALL

NOTE: SUBSTITUTIONS TO PLANTS AS SPECIFIED ABOVE ARE NOT ACCEPTABLE UNLESS WRITTEN PERMISSION HAS BEEN OBTAINED FROM SPECIES / VARIETY / SIZE QUANTITY &/OR CONDITION FROM LANDSCAPE ARCHITECTS.



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Initial Proposal

