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## MEMORANDUM

TO: Chair and Members of Districts 7 and 8 Planning Advisory Committee  
FROM: Paul Sampson, Planner, Development Approvals  
DATE: January 20, 2015

**SUBJECT: Case 19646 - Application by GTL Investments Ltd. for non-substantive amendments to an existing development agreement at the former St. Joseph's Church Site on Gottingen, Kaye and Russell Streets, Halifax, to allow for changes to the landscaping requirements, an increase in dwelling units from 83 to 105, and minor changes to the exterior architectural appearance of the building, including materials, architectural treatments and fenestration pattern.**

An application has been received by GTL Investments Limited for non-substantive amendments to an already approved development agreement to allow for changes to the landscaping, exterior of the building, and an increase in the number of dwelling units. Pursuant to section 6.1 of the development agreement, non-substantive amendments require a resolution of Community Council. A copy of the application submission, including the proposed site plan, floor plans and elevations, are attached to this memo.

### Location and Surrounding Area

The property has been vacant since the demolition of the former St. Joseph's Church in 2009. The immediate surrounding land uses include:

- St. Joseph's A. Mackay school, which is immediately to the east;
- Shambhala School, which is across Russell Street;
- Houses across Kaye Street and a commercial uses at the corner of Gottingen Street;
- St. Mark's Church, houses, a home for special care, and an apartment building across Gottingen Street; and
- Significant landmarks in the area include the Hydrostone Market, Stadacona (Canadian Forces Base Halifax) and Fort Needham Memorial Park.

The site is within the Peninsula North Secondary Planning Area, designated Park and Institutional in the Municipal Planning Strategy for Halifax and is zoned P (Park and Institutional) by the Halifax Peninsula Land Use By-law.

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### Planning & Development

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### **Existing Development Agreement**

The approval of the existing development agreement (attached) was following Regional Council's adoption of site-specific amendments to the Municipal Planning Strategy and Land Use By-law. Among other matters, the existing development agreement specifies that the building is to:

- contain a maximum of 83 dwelling units;
- contain a minimum of 90 parking spaces within two parking levels;
- have a ground floor that is to be comprised of commercial uses extending from the corners of Gottingen and Kaye Streets and townhouse style units along other parts of the Gottingen Street and Russell Street frontages;
- have a two storey base and a seven storey tower that includes a penthouse; and
- have a size, shape, and exterior cladding materials that is to be consistent with the schedules of the existing development agreement

### **Proposal**

The applicant proposes changes to the approved project as follows:

- changes to the landscaping;
- an increase in the number of dwelling units from 83 to 105; and
- changes to the exterior appearance of the building, including;
  - changes to the pattern of windows and building materials;
  - a relocation of the main residential entrance from Gottingen Street to Kaye Street;
  - changes to the townhouse designs;
  - an increase in the size of the penthouse; and
  - a relocation of the areas of the building where salvaged stone from the former church are to be installed.

### **Planning Policy**

The original development proposal was considered pursuant to Policy 3.4 of Section XI of the Halifax Municipal Planning Strategy (attached). Proposed changes to the development must also be consistent with the policies of the municipal planning strategy.

### **Input Sought from the Committee**

Pursuant to the Committee's Terms of Reference, feedback is sought from the Committee relative to the non-substantive changes to the proposal. The recommendation will be included in the staff report to Halifax and West Community Council.

### **Attachments**

- Letter of Submission
- Plans and Elevations
- Renderings
- Building Material Information
- MPS Policy 3.4 (Section XI)
- Existing Development Agreement