

Districts 7 & 8 Planning Advisory Committee
October 28, 2013

MEMORANDUM

To: Chair and Members of Districts 7 & 8 Planning Advisory Committee

From: Mitch Dickey, Planner

Date: October 16, 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.**

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.

Overview:

The Housing Trust of Nova Scotia is proposing to develop two mixed use buildings, on two “through-lot” sites that have frontage on both Gottingen Street and Maitland Street, as follows:

- 2183 Gottingen Street – a 6 storey, 115 unit building with ground floor commercial space,
- 2215 Gottingen Street – a 9 storey, 124 unit building with ground floor commercial space.

Existing zoning allows extensive residential and commercial development of these sites on an as-of-right basis, with no density limits. However, building heights are limited by the height precincts of the Land Use Bylaw to 50 feet on Gottingen Street and 40 feet on Maitland Street. The Housing Trust is therefore requesting that the height precincts be amended to allow taller buildings, and that the sites be added to Schedule Q to allow the developments to be considered through the development agreement process. Attached please find the plans and supporting information for these applications.

Existing Use: Each site is vacant and used for parking.

Designation: ‘Commercial Facilities’ under the Halifax Municipal Planning Strategy (MPS) and ‘Major Commercial’ under the Peninsula North Secondary Municipal Planning Strategy. (refer to Map 1)

Zoning: C-2 (General Business) under the Halifax Peninsula Land Use By-law (LUB). (refer to Map 2)

Proposals: The proposals, as shown and described in Attachments A, B, C and D are as follows:

2183 Gottingen Street (Lot area 23,312 square feet)

The development is proposed to consist of:

- A single building of 6 storeys in height on Gottingen Street and 8 storeys on Maitland Street,
- 115 residential units (14 studios, 80 one-bedrooms, 17 two-bedrooms & 4 two-bedroom+den),
- 4200 square feet of ground floor commercial space, and
- 54 underground parking spaces, accessed from Maitland Street.

2215 Gottingen Street (Lot area 22,830 square feet)

The development is proposed to consist of:

- A single building of 9 storeys in height on Gottingen Street and 11 storeys on Maitland Street,
- 124 residential units (8 studios, 95 one-bedrooms, 17 two-bedrooms, & 4 townhouse type units),
- 10,000 square feet of ground floor commercial space, and
- 76 underground parking spaces, accessed from Prince William Street.

MPS Policy: Both sites are located within Area 8 of the Peninsula North Secondary MPS and are designated Major Commercial. The MPS seeks to revitalize Gottingen Street, between Prince William Street and Cogswell Street, as a prominent commercial area and also encourages residential intensification in this area. No density limits are established. The applicable MPS policies are provided as Attachment E.

Schedule Q: The purpose of Schedule Q is to identify sites within the Major Commercial designation of Peninsula North that would benefit from comprehensive planning. This Schedule is currently applied to several areas, and additional lands can be included. Any development of more than four units on a property within Schedule Q is subject to the development agreement process. Policies 2.3, 2.3.1, 2.3.2 and 2.3.3 provide criteria for Council to consider when evaluating development proposals for individual sites within the Schedule. A primary goal of MPS policies is to reduce the potential for land use conflicts between new and existing development. The criteria address the following matters:

- land use, building and site requirements;
- architectural, signage and lighting requirements;
- parking (bicycle and vehicular), circulation and site access;
- detailed landscaping requirements for public and private landscaped areas; and
- building services, maintenance and waste facilities.

Height: The MPS, through Policies 1.4.8 and 2.9, seeks to maintain a mid-rise character in this area of Gottingen Street and Maitland Street. Under the Land Use Bylaw, height precincts are established that limit development on Gottingen Street to 50 feet in height, and to 40 feet in height on Maitland Street, as shown on Map 3. Community Council has discretion to consider amending the height precincts to allow taller development as proposed, provided that buildings remain within the mid-rise range (typically below 12 storeys).

Affordable**Housing:**

Through an arrangement with the Province, the applicant is proposing that 50% of the units would be affordable housing. Although there is high-level MPS support in Policy 1.1.4 for a wide range of housing options to meet all needs, there is no ability for HRM to require the proposed units to be affordable, or to consider a bonus/incentive zoning approach. It is the Province that would, if these projects are approved, require provision of the affordable housing.

Public**Meeting:**

The Community engagement process is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was consultation, achieved through a Public Information Meeting (PIM) held on October 10, 2013. Attachment F contains a copy of the minutes from the meeting and Attachment G contains written comments which were submitted. Notices of the Public Information Meeting were posted on the HRM website, in the newspaper and mailed to property owners and tenants within a broad area.

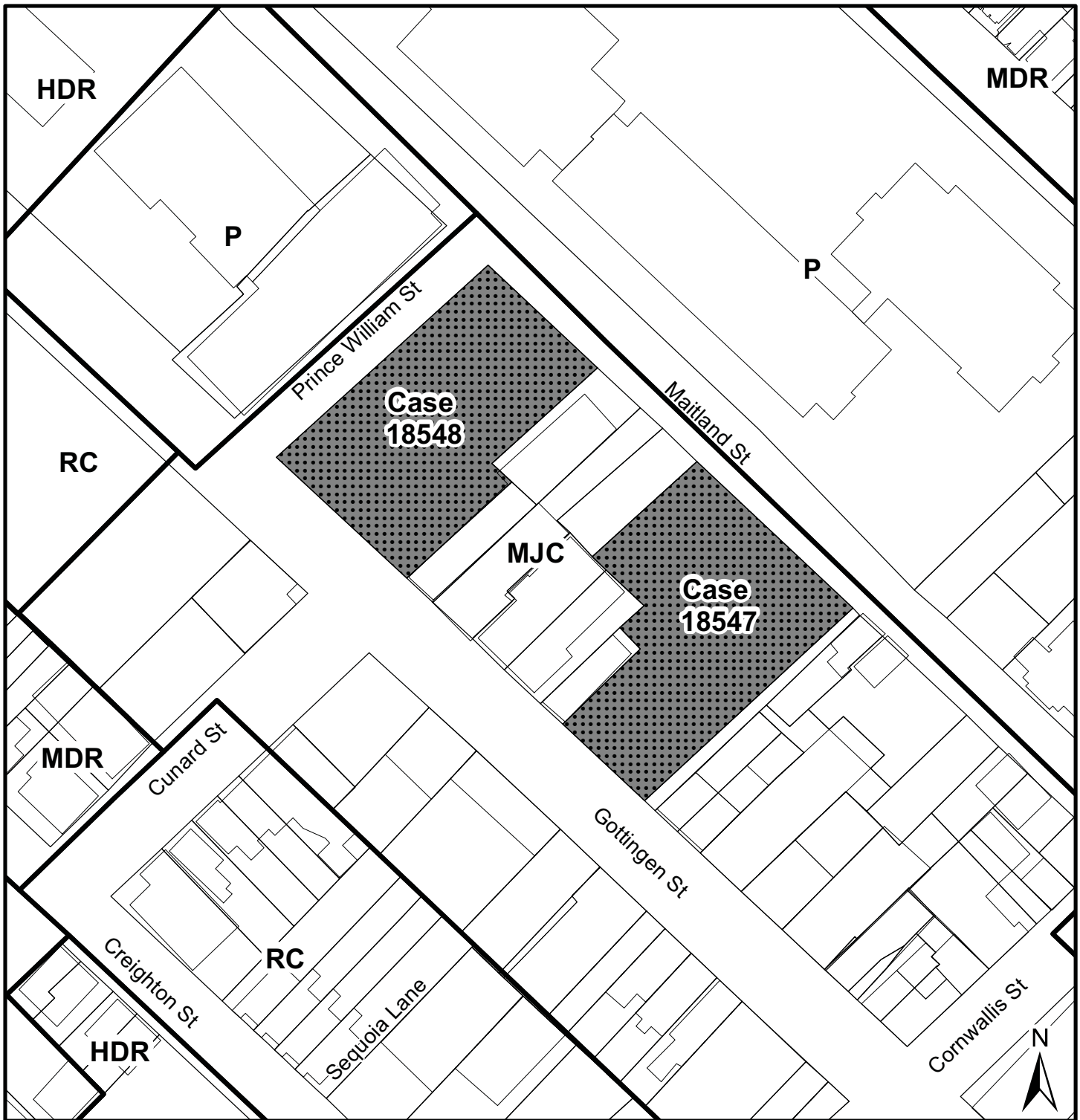
Input Sought from the Committee:

Pursuant to the Committee's Terms of Reference, feedback is sought from the Committee relative to applying Schedule Q and amending the height precinct on each site, and allowing for a mixed use building on each site by way of Development Agreement. PAC's recommendation will be included in the staff report to Halifax and West Community Council. The recommendation for each project can differ.

Attachments:

Map 1: Generalized Future Land Use
Map 2: Zoning
Map 3: Height Precincts

Attachment A: Letter from Applicant
Attachment B: Site and Building Plans
Attachment C: Traffic Impact Statement
Attachment D: Shadow Model
Attachment E: Applicable MPS Policies
Attachment F: Public Information Meeting Minutes – October 10, 2013
Attachment G: Written Comments Received from Public Information Meeting – October 10, 2013



Map 1 - Generalized Future Land Use

2183 Gottingen Street
Halifax

 Subject Sites


Halifax Plan Area
Peninsula North Secondary Plan Area

Designation

MDR Medium Density Residential
HDR High Density Residential
RC Residential/Commercial Mix
MJC Major Commercial
MNC Minor Commercial
P Park and Institutional

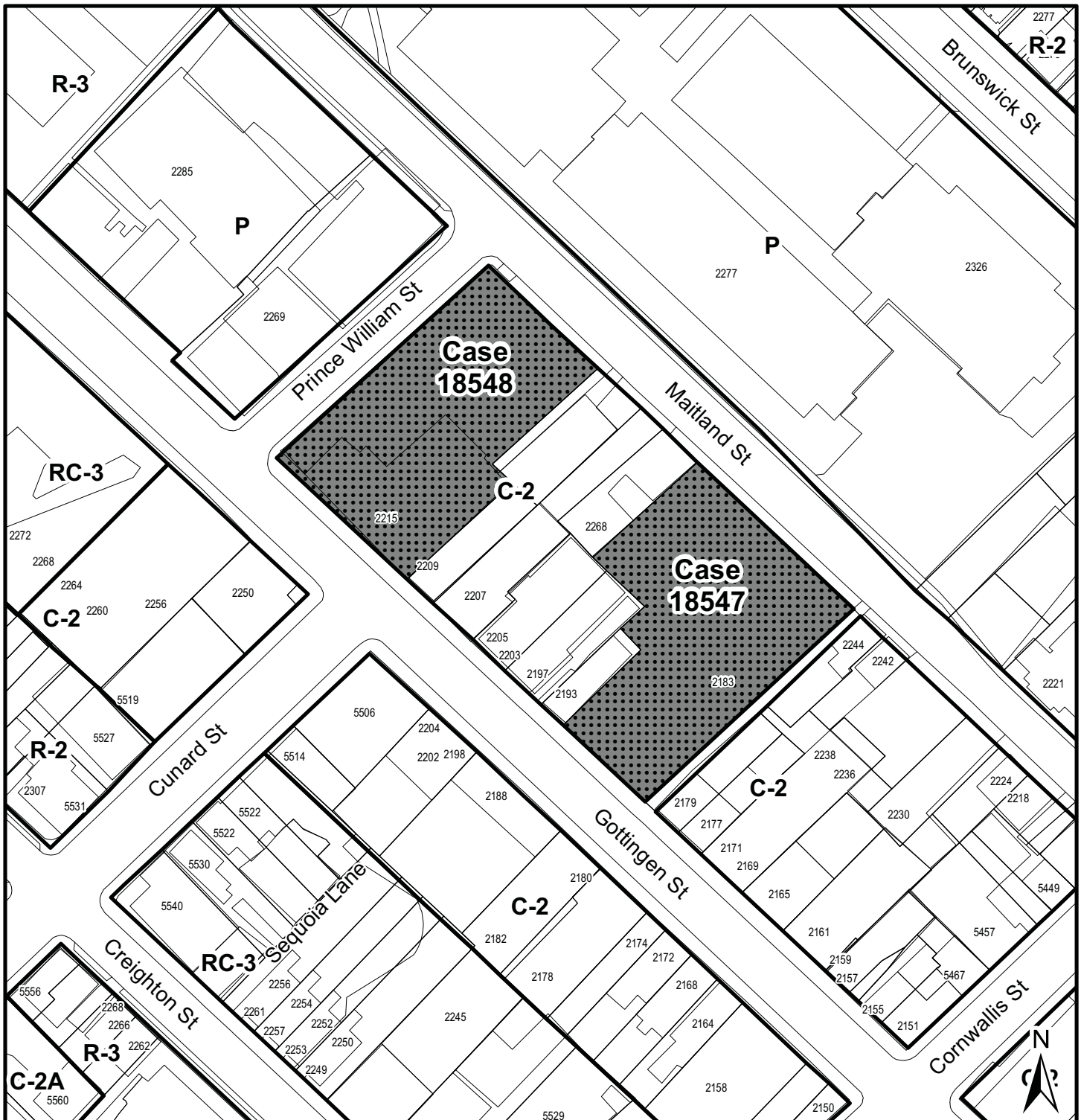
HALIFAX
REGIONAL MUNICIPALITY
DEVELOPMENT APPROVALS

0 20 40 m



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

HRM does not guarantee the accuracy of any representation on this plan.



Map 2 - Zoning and Notification

2183 Gottingen Street
Halifax

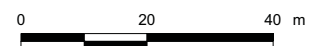


 Subject Sites

Halifax Peninsula
Land Use By-Law Area

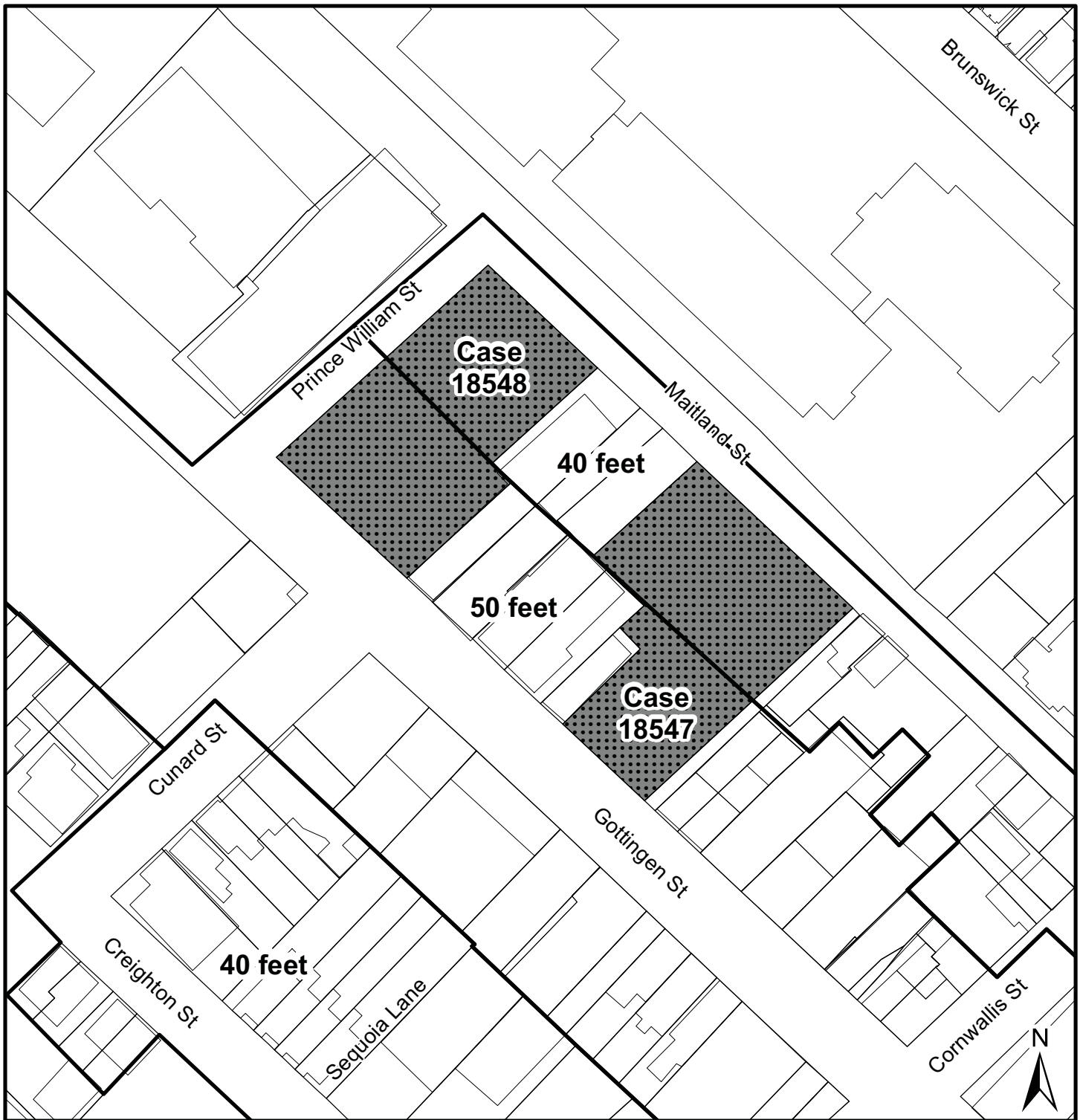
Zone

- R-2 General Residential
- R-3 Multiple Dwelling
- RC-3 High Density Residential Minor Commercial
- C-2 General Business
- C-2A Minor Commercial
- P Park and Institutional




This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

HRM does not guarantee the accuracy of any representation on this plan.



Map 3 - Height Precinct


2183 Gottingen Street
Halifax

 Subject Sites

Halifax Peninsula
Land Use By-Law Area

HALIFAX
REGIONAL MUNICIPALITY
DEVELOPMENT APPROVALS

0 20 40 m



This map is an unofficial reproduction of a portion of the Height Precinct Map for the plan area indicated.

HRM does not guarantee the accuracy of any representation on this plan.

Attachment A: Letter from Applicant



**c/o Ross Cantwell, President
5845 Point Pleasant Drive
Halifax, NS B3H 1B7**

August 15, 2013

Mr. Mitch Dickey
HRM Community Development
Planning Services, Western Region
PO Box 1749,
Halifax, NS B3J 3A5

**Re: Supplementary Information for the recent development application
2183 Gottingen and 2215 Gottingen Street**

Dear Mr. Dickey:

This letter provides supplementary information for our development application for two projects on Gottingen Street. It has been updated from our December 5th 2011 submission and our April 2013 submission and reflects changes as a result of our on-going consultation with the local community and councilor Watts. In this letter we outline a number of reasons why HRM should amend the existing Land Use Bylaw (to add these properties to Schedule Q), increase the height precinct along the east side of Gottingen Street, and negotiate a development agreement for our two properties on Gottingen Street. We feel that there is leeway to do this under Policies 1.4.8, 2.3.1, 2.3.2 and 2.3.3 of the Halifax Peninsula North MPS.

SUMMARY OF EACH PROJECT

2183 Gottingen Street

This is a mixed use building with 4,200 SF of ground floor commercial space on Gottingen Street and 115 apartment units. The unit mix includes 14 studios, 80 one bedrooms, 17 two bedroom units and 4 two bedroom plus den units. The building is six levels from Gottingen Street, and two floors stepping back to 8 floors on Maitland Street.

In response to concerns from the community (Housing Trust open house at the North End Library Jan 17th 2013) we have created four townhouse style family units on Maitland Street (2 Bedroom plus den). This project has 54 parking spaces, a substantial bike storage facility and great access to public transit. We have provided balconies for most units and 2,500 SF of community deck on the roof which faces the harbour.

y

2215 Gottingen Street

This is a mixed use building with 10,000 SF of ground floor commercial space on Gottingen Street and 124 apartment units. The unit mix includes 8 studios, 95 one bedrooms, 17 Two bedroom units, 3 two bedroom plus den and 1 three bedroom unit. This building is five floors high at Gottingen Street, stepping back to a full 9 floors. The Maitland Street frontage is 2 floors high, but steps back to 11 floors.

In response to concerns from the community (Housing Trust open house at the North End Library Jan 17th 2013) we have created four townhouse style family units on Maitland Street (three 2 Bedrooms plus den and one 3 bedroom). This project has 76 parking spaces, a substantial bike storage facility and great access to public transit. We have provided and 800 SF common room on the 3rd floor with access to a 1,500 SF outdoor deck; the majority of all units have balconies.

REASONS WHY HRM NEEDS TO AMEND THE LAND USE BY-LAW AND HEIGHT PRECINCTS FOR THESE PROPERTIES

1. The Current Land Use By-Law and Height Precincts Are Contributing to the Run Down Nature of Some Buildings in the Area.. Many of the older buildings on Gottingen Street are in a poor state of repair. Unfortunately, the unrealistic height precinct doesn't allow enough density for new development to occur (e.g., the buildings are worth more than the redevelopment value of the raw land), and as a result many owners are perpetuating the *status quo*. This contributes to the poor physical condition of some sections of the street and deters future redevelopment. The LUB and Height Precinct need to be amended to allow more development density so that it becomes a catalyst for the redevelopment of the area.

2. The Existing Height Precincts Didn't Anticipate Through Block Development. The current height limit on Gottingen street is 50 feet, while Maitland Street allows buildings only 40 feet high. These policies were clearly intended to deal with the redevelopment of smaller lots (i.e., lots that do not connect from one street to the other). While there is a 10 foot difference between the two height limits, this is difference is exacerbated by the 18 foot grade change between Gottingen and Maitland Street, thus creating a 28 foot drop in the maximum height allowed on the same land parcel. The effect of this is to create an awkward and dysfunctional building envelope, which does not encourage good and efficient architecture.

3. New Commercial Space on Gottingen Street is Not Viable Due to the Lack of Residential Density in the Existing Neighbourhood. Gottingen Street was Halifax's main shopping precinct in the 1940's, 50's and 60's. Its decline is a function of residents leaving the Peninsula to live in the suburbs, and the creation of new competing retail areas on Spring Garden Road and in the business parks. The viability is so bad that one building currently under construction on Gottingen Street has allocated all of its ground floor space as offices. To make matters worse, this new office space is elevated several feet above the sidewalk thus making future conversion to retail very difficult. The owner they looked at building retail space, but the lack of customers made it unfeasible.

More than any other amenity, area residents are asking their Councilor and the North End Business Commission for a bank and a grocery store (among others). Based on

conversations with local banks and several major grocery store chains (including Co-op Atlantic and the Credit Union), there are not enough customers in the neighbourhood to support the development of new stores at this time.

4. The Current Height Limits Discourage Larger Units Suitable For Families.

Given the relatively modest floor area that can be achieved on many properties as of right, the tendency is to fit as many small units into the allocated floor area; the result is that many rent projects are geared towards smaller units that are not suitable for families. This contradicts one of the major thrusts for the new Centre Plan, which is to bring families back to (or retain them on) the Peninsula. Without increased height, development will be forced to make smaller and smaller units geared towards single family households.

5. The Existing Secondary Plan Indicates the Need to Protect the Existing Residential Neighbourhood on Gottingen Street.

There are very few residential housing units adjacent to either of these sites. There are several small and rundown single family homes on Maitland Street that are clearly out of context with their surroundings; in this case, the “tail should not wag the dog” – these single family homes are anachronistic, and will undoubtedly be redeveloped in the near future. The future plan for the area should not be compromised to support an outdated form of development.

The closest development to the 2215 Gottingen Street site (Diamonds Bar site) is 2313 Gottingen, a 9 to 11 story housing development. The building being proposed for the 2215 Gottingen Street is definitely compatible with this existing development. Gordon B Isnor Manor is only two blocks away and it is 16 story's high.

6. Increasing the Density on These Sites is Smart Development.

The population of the Peninsula has been declining for decades. These sites have full access to existing municipal services (street, sewer, water are all existing), and are already served by existing schools, police and fire departments. There is virtually no cost to HRM to allow increased development density on these sites, and the increased density will provide more households to support local retail, the local transportation system, etc.

7. HRM Needs More Modestly Priced Rental Housing Near its Major Employment Centres in order to Stimulate Economic Development. Although the service agreement between the Province and the Municipalities indicates that the Province is responsible for housing, HRM is responsible for economic development. As HRM's economy is primarily based in the service sector (education, administration, professional services, finance, etc.), the cost structure for service firms should be a concern. While many cities are concerned about how competitive their industrial land prices, office rents and property taxes are, these account for no more than 8% to 12% of their total cost structure. For most firms, labour is the major operational cost, which can account for 60% to 70% of their annual budget. Therefore, anything that increases the cost of labour is going to make HRM less competitive economically. Employees tend to spend 30% to 35% of their wages on housing, so every \$1 increase in rents translates to a need for an additional \$3 in salary.

As rental housing prices continue to escalate on the Peninsula, the area is getting less affordable for low paid administration and retail workers (e.g., admin clerks and cashiers,

etc that work downtown). If this trend continues unabated, we are likely to see more pressure for office and retail jobs to move off the Peninsula.

8. HRM Has Recognized the Need for Affordable Housing, Yet Very Little New Housing Is Being Built.

Here is an excerpt from an Affordable Housing fact sheet published by HRM

<http://halifax.ca/capitaldistrict/documents/FactSheetAfford.Housing-final2009.pdf>

You can also refer to general Policy 2.8 of the Halifax MPS and Policy 1.1.4 of the Peninsula North MPS, both of which discuss housing choices.

The Regional Plan adopted by Council in 2006 called for the creation of a Housing Affordability Functional Plan to identify effective strategies to address this regional issue. It recognized the need for a range of housing affordability and the roles of the market and different levels of government and the non-profit sector in this regard. While the vast majority of housing in HRM will not require any municipal intervention (apart from a supportive regulatory framework and a fair and efficient development process), in some cases HRM may opt to develop incentive programs and partnership agreements to take advantage of, and to complement, federal and provincial housing programs.

When completed, the Housing Affordability Functional Plan will include:

- a. A definition of housing affordability for the purpose of regional and local priorities.
- b. A housing needs assessment and the development of neighbourhood change indicators.
- c. Implementation mechanisms to ensure a reasonable distribution of adequate, acceptable and affordable housing including financial and non-financial incentives.
- d. Creating and monitoring affordable housing targets.
- e. Funding opportunities and partnership possibilities for housing projects.
- f. **Strategies that encourage innovative forms of housing.**
- g. **Identifying neighbourhoods requiring revitalization through community input and support.**
- h. Identifying possible locations for affordable housing demonstration projects.
- i. **Identifying possible incentives for non-profit and for-profit affordable housing developers such as bonus zoning.**
- j. Investigating the potential of HRM real estate assets and business strategies (acquisition, leasing and sale) to support affordable housing retention and development.
- k. A public education and communication tool kit to address a range of housing issues.
- l. Accessible and adaptable housing design guidelines.

Although Council has supported the creation of an Affordable Housing Functional Plan for more than 7 years, to date, the plan has not been completed. Less than 100 units of affordable housing have been built on the Halifax Peninsula over the past decade. The two buildings being proposed by the Housing Trust will duplicate the total production of affordable housing in just two buildings.

9. HRM Corporate Plan – Well Planned and Engaged Communities.

The new corporate plan provides support for the Housing Trust's projects as they will foster the sustainability and success of the regional centre through the ongoing implementation of the Regional Plan and HRM by Design. Most notably, these two projects will help increase the population density on the Halifax Peninsula, a goal that HRM has not been able to achieve in the past 5 years.

10. The Project Will Accelerate the Revitalization of Gottingen Street

The redevelopment potential of Gottingen Street has been discussed for several decades. Once the most prominent urban retail district in the former city of Halifax, momentum shifted to Barrington Street and then on to Spring Garden Road. The exodus of population to the suburbs (Clayton Park, etc.) encouraged the construction of new retail parks such as Bayer's Lake and Dartmouth Crossing. Today, retail space on Gottingen Street is struggling and the best practices research indicates that increased population density in the immediate area is one of the key steps to revitalizing inner city retail.

The construction of 240 +/- new apartment units will increase the population of the Gottingen Street neighbourhood, thereby giving the area the boost in disposable income needed to help support new retail, restaurants, etc. Even based on modest average incomes of \$25,000 for affordable units, and \$50,000 for market rate units, the residents of these two new buildings will have a combined household income of \$8,875,000 per year.

References:

Brookings Institute: "Turning Around Downtown: Twelve Steps to Revitalization"
http://www.brookings.edu/reports/2005/03/downtownredevelopment_leinberger.aspx

Urban Land Institute: 10 Principles for Rebuilding Neighbourhood Retail
http://www.uli.org/ResearchAndPublications/Reports/~//media/Documents/ResearchAndPublications/Reports/TenPrinciples/TP_NeighborhoodRetail.ashx

From our perspective, these projects meet the intent of the current MPS policy for the area. We look forward to presenting these plans to Community Council.

If you have any questions, please contact me at

Sincerely
The Housing Trust of Nova Scotia

ORIGINAL SIGNED

Ross A. Cantwell, President

Attachment B: Site and Building Plans

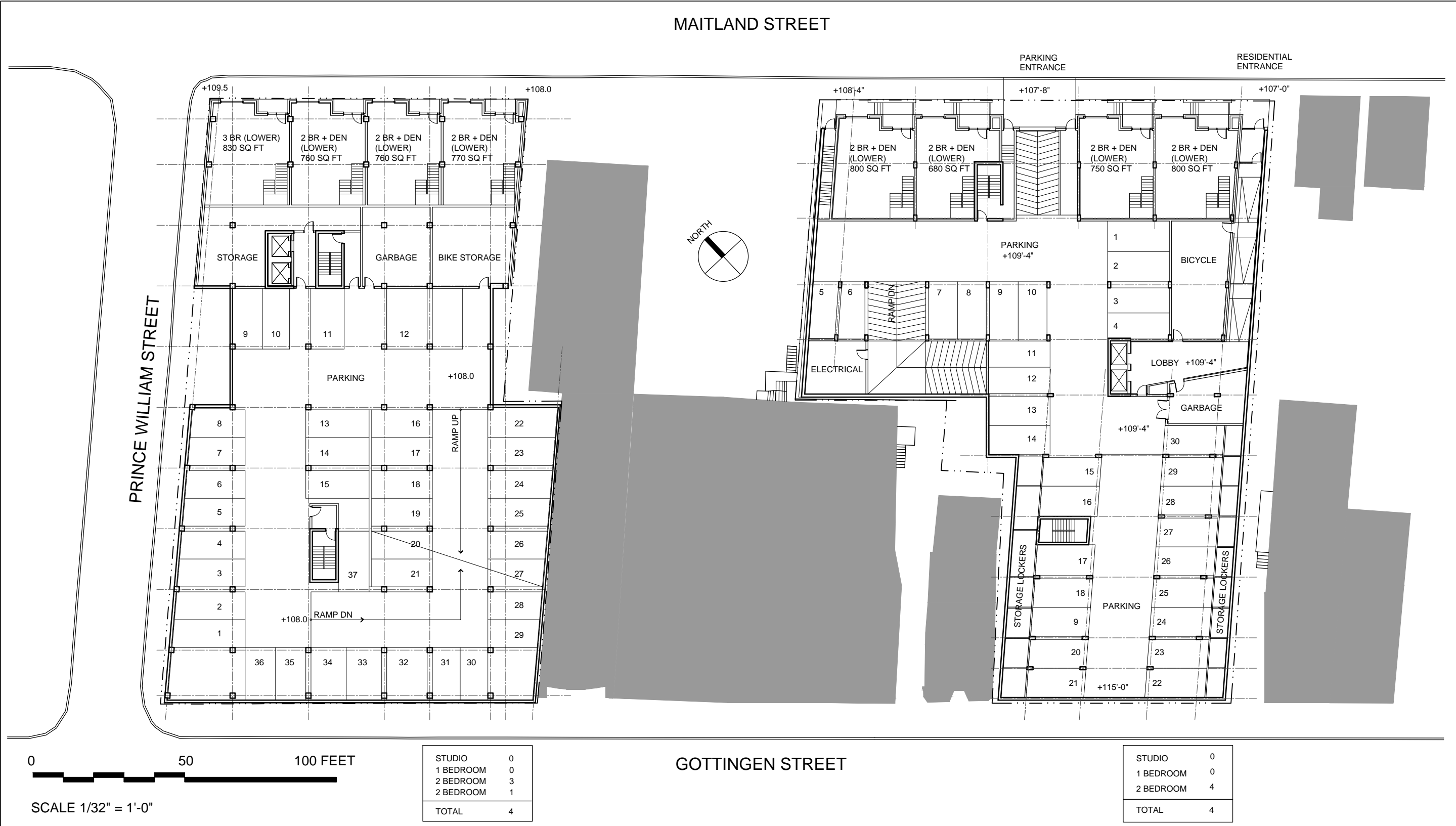


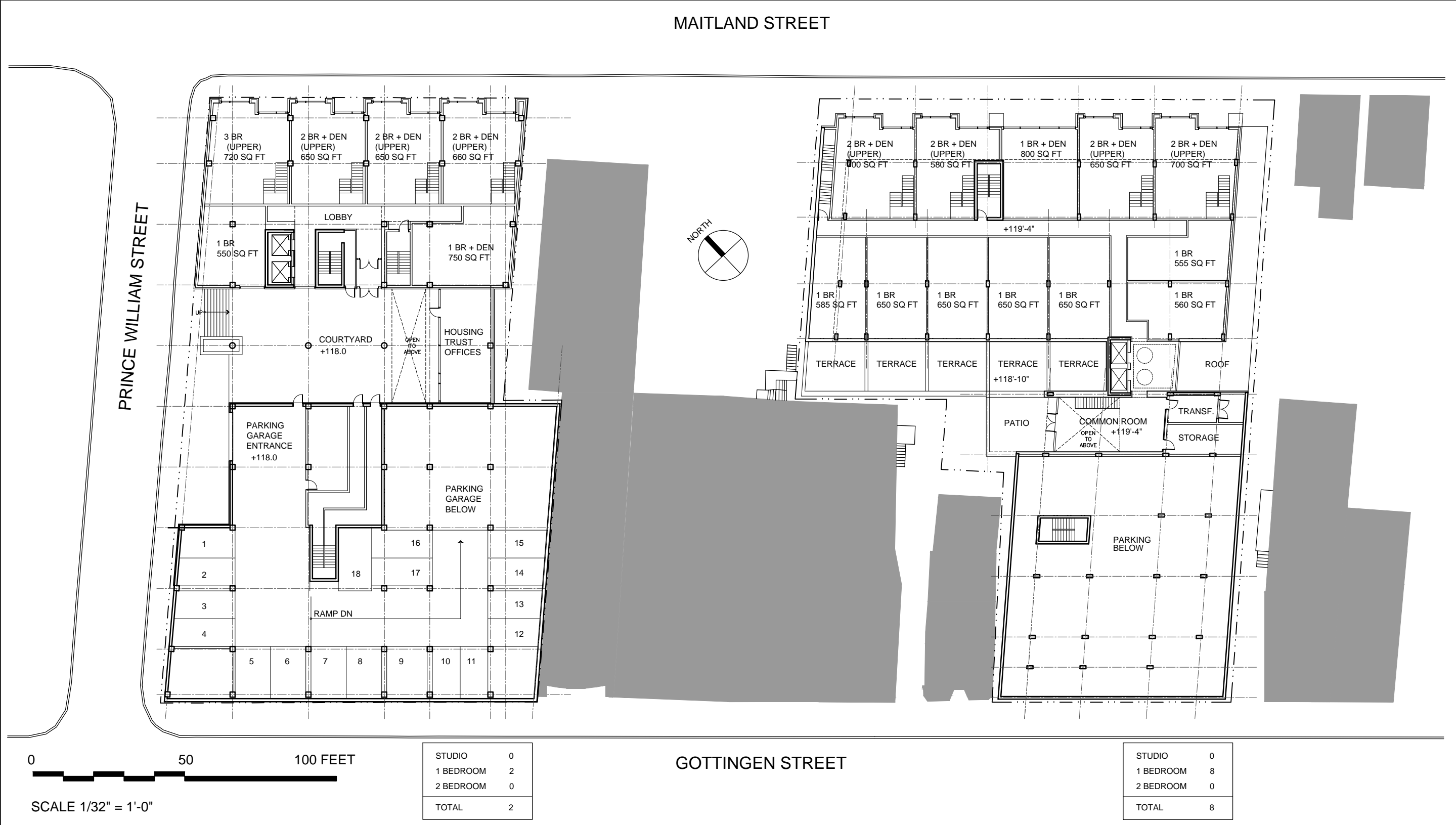
HOUSING TRUST OF NOVA SCOTIA
GOTTINGEN STREET DEVELOPMENT
DIAMOND & MET SITES

LOWER PARKING LEVEL

MAY 16, 2013

LYDON LYNCH
ARCHITECTURE



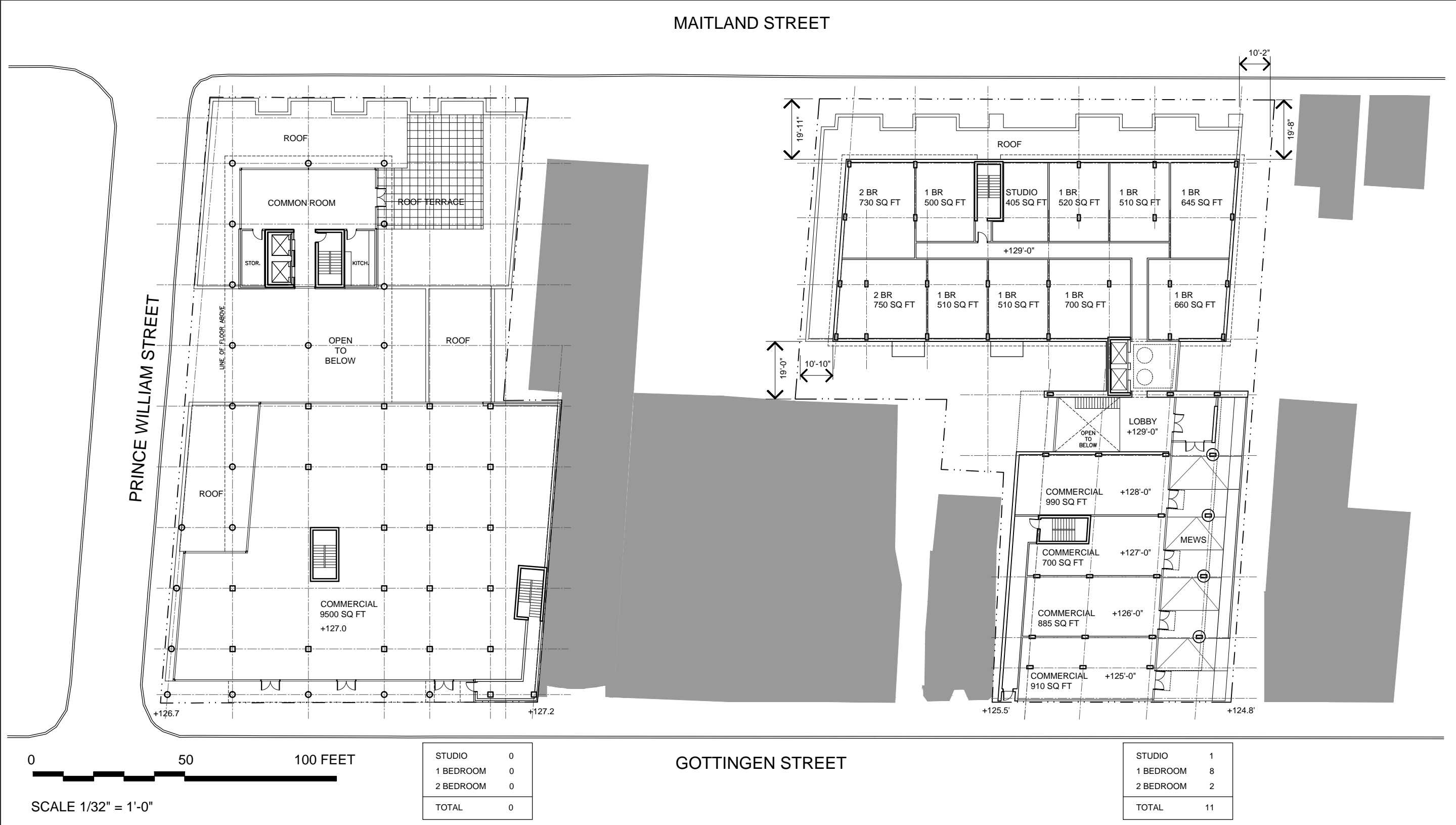


HOUSING TRUST OF NOVA SCOTIA
GOTTINGEN STREET DEVELOPMENT
DIAMOND & MET SITES

LEVEL 2 / MID STREET

MAY 16, 2013

LYDON LYNCH
ARCHITECTURE



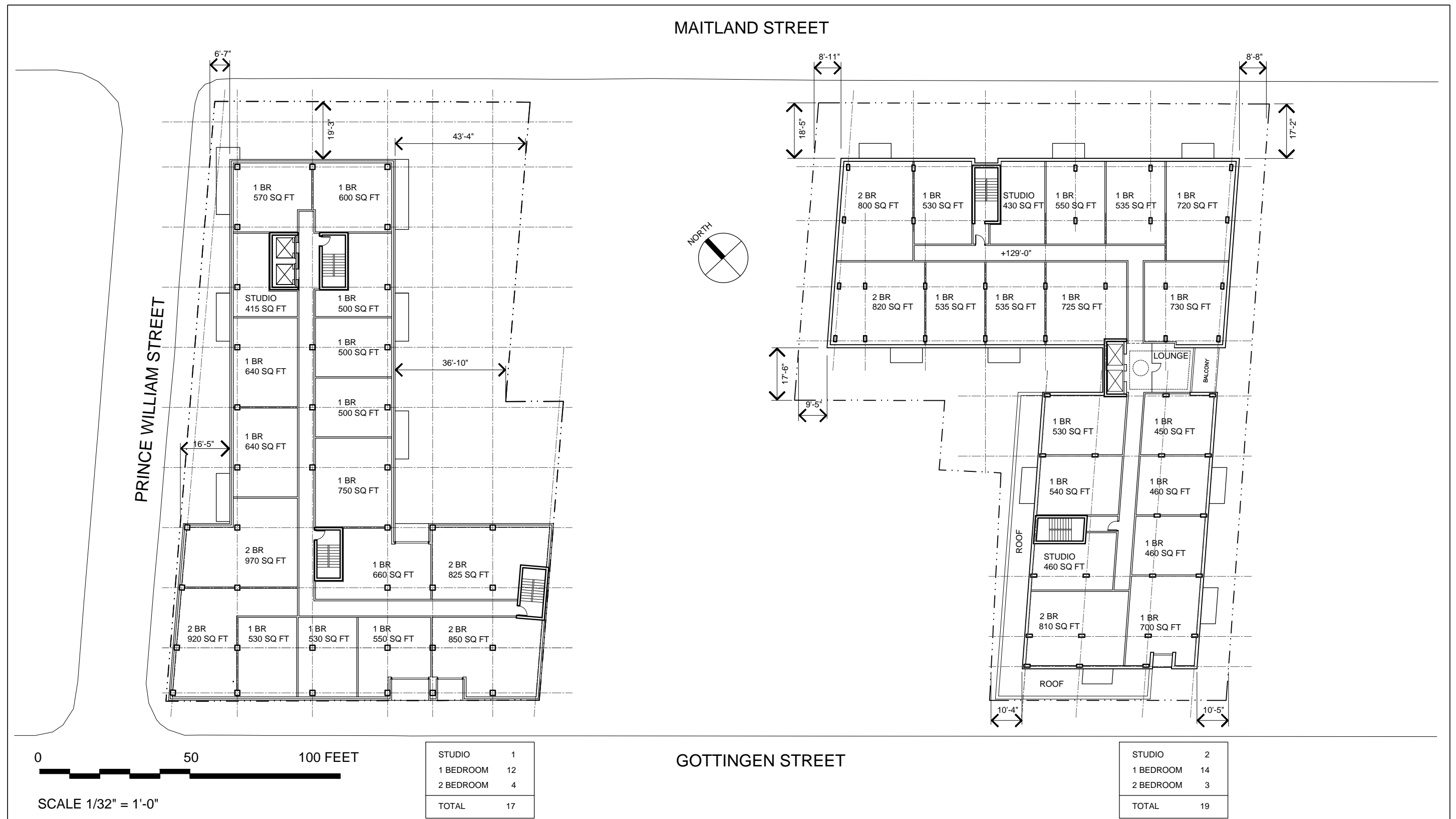


HOUSING TRUST OF NOVA SCOTIA
GOTTINGEN STREET DEVELOPMENT
DIAMOND & MET SITES

LEVEL 4

MAY 16, 2013

LYDON LYNCH
ARCHITECTURE

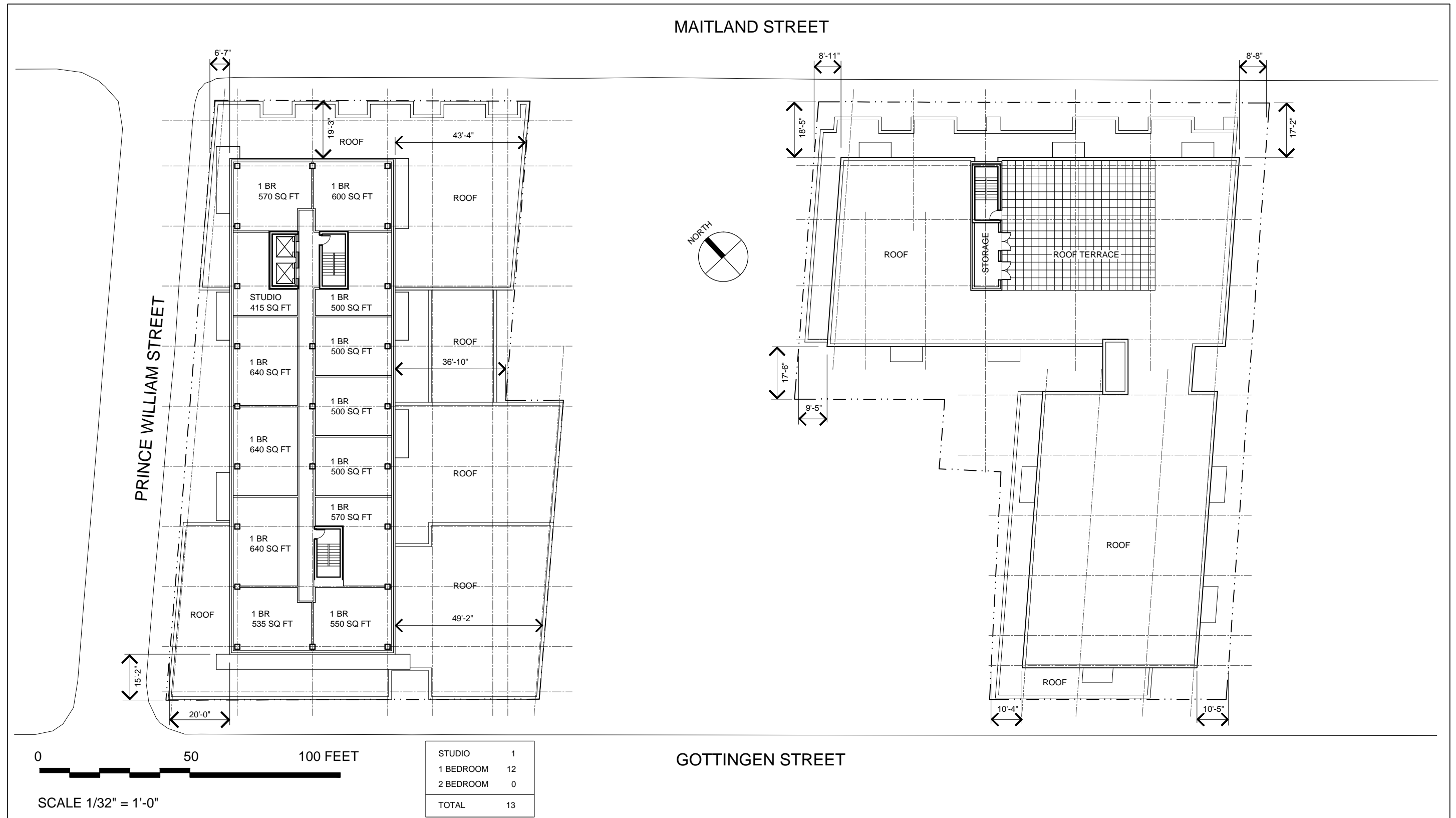


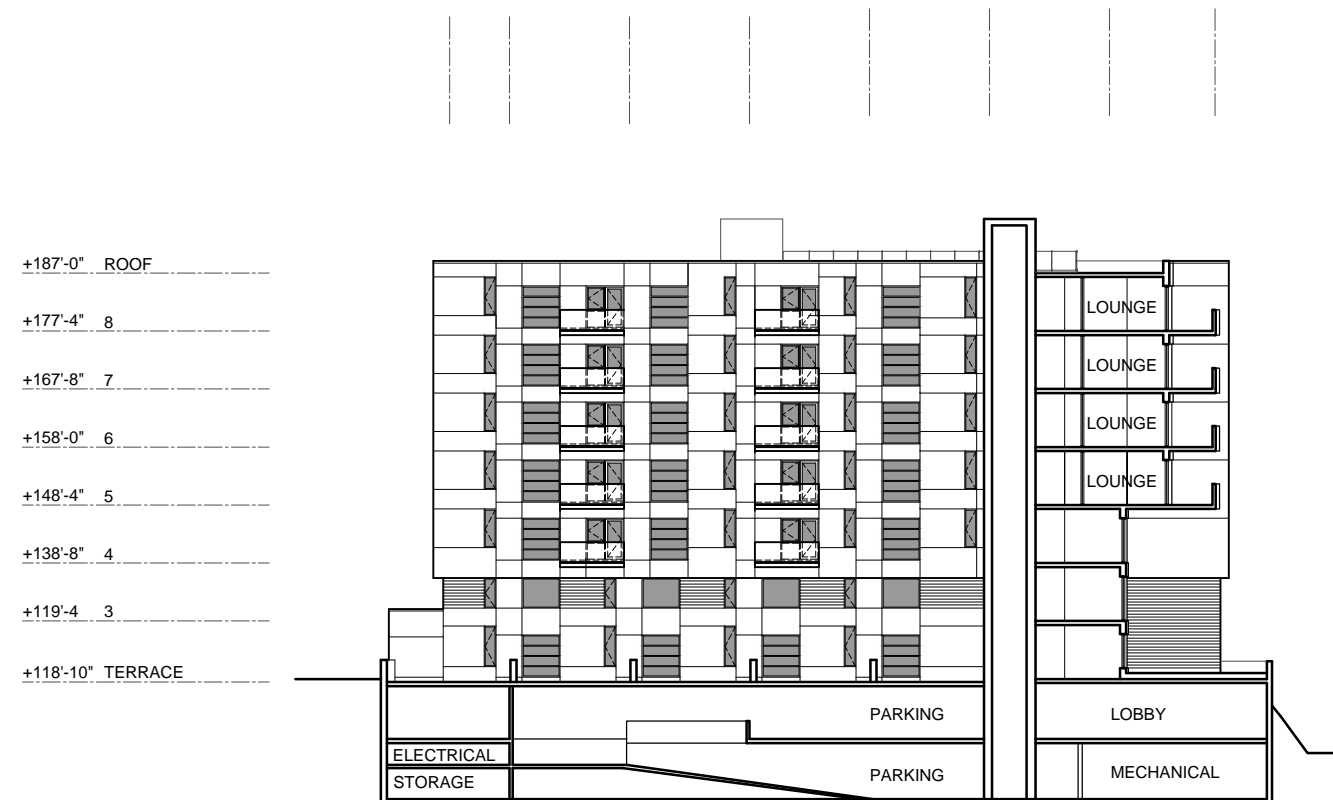
HOUSING TRUST OF NOVA SCOTIA
GOTTINGEN STREET DEVELOPMENT
DIAMOND & MET SITES

LEVEL 5 - 7 / 5 - 8

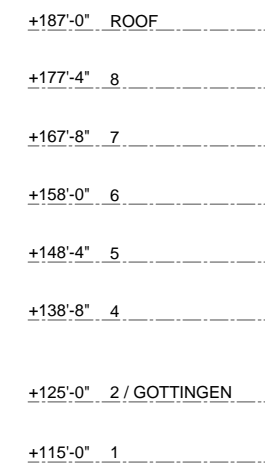
MAY 16, 2013

LYDON LYNCH
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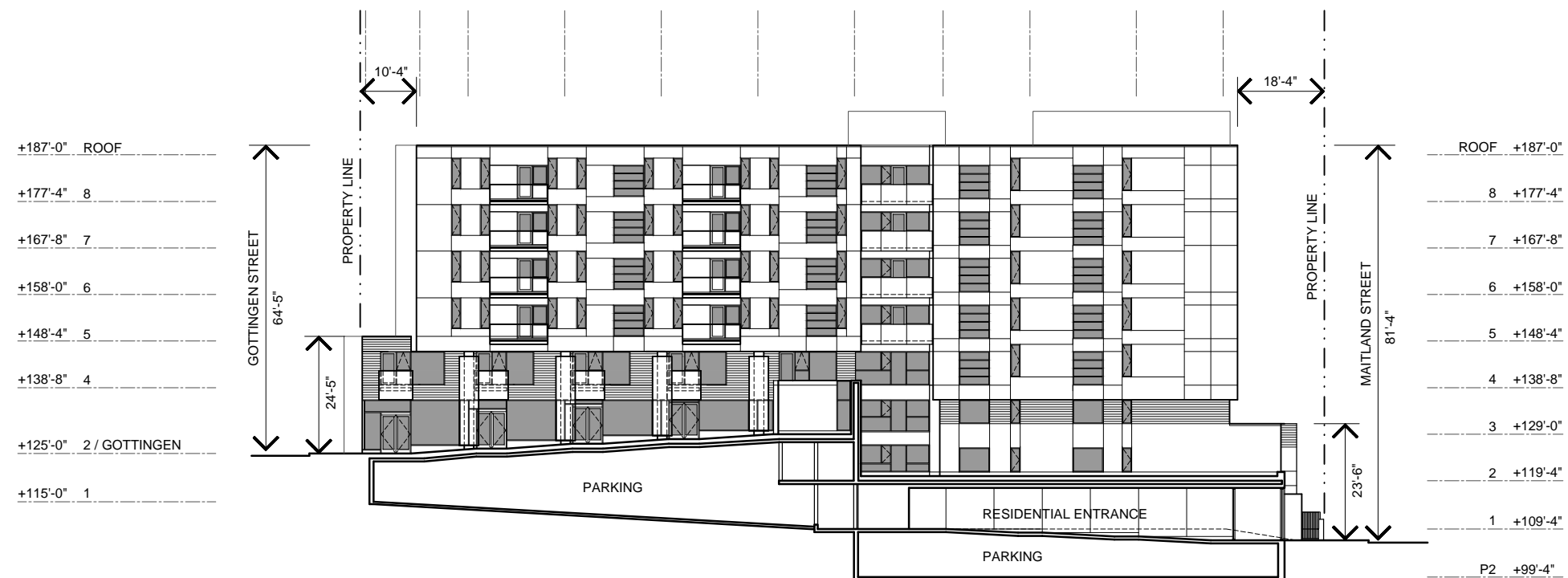
WEST ELEVATION
- COURTYARD



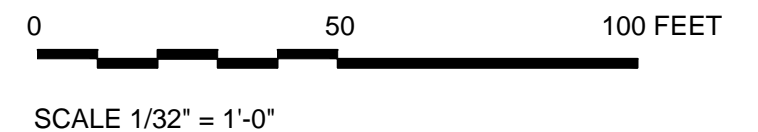
WEST ELEVATION
- GOTTINGEN STREET



SCALE 1/32" = 1'-0"



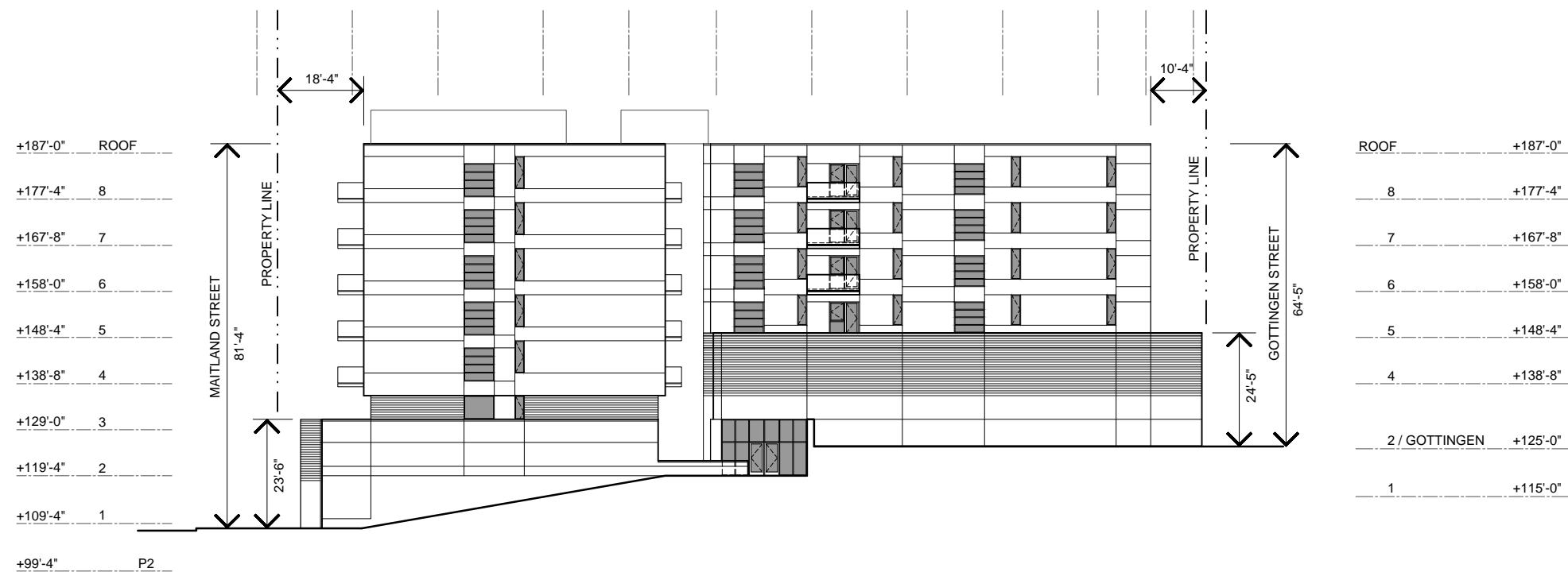
SOUTH ELEVATION
- MEWS



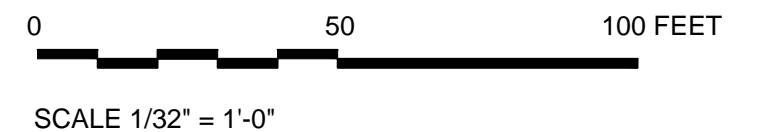


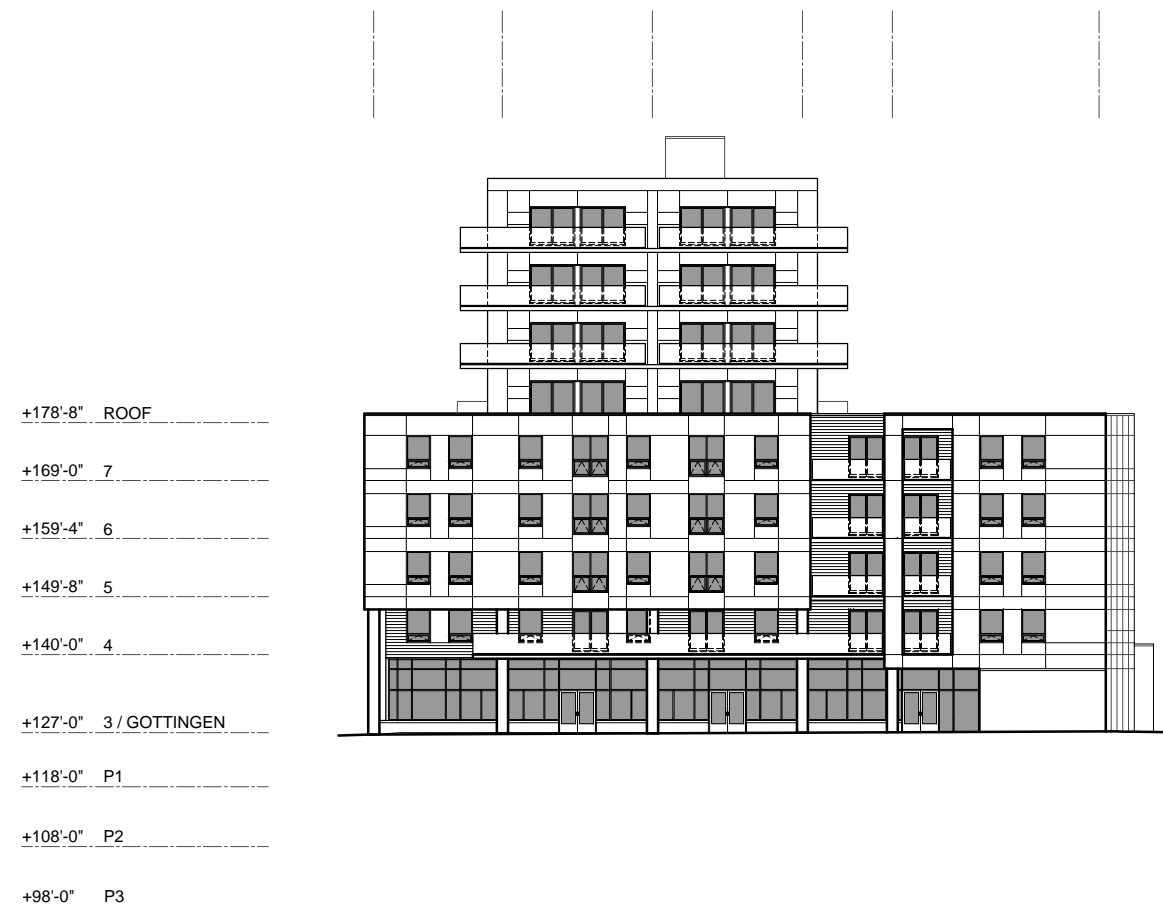
EAST ELEVATION
- MAITLAND STREET

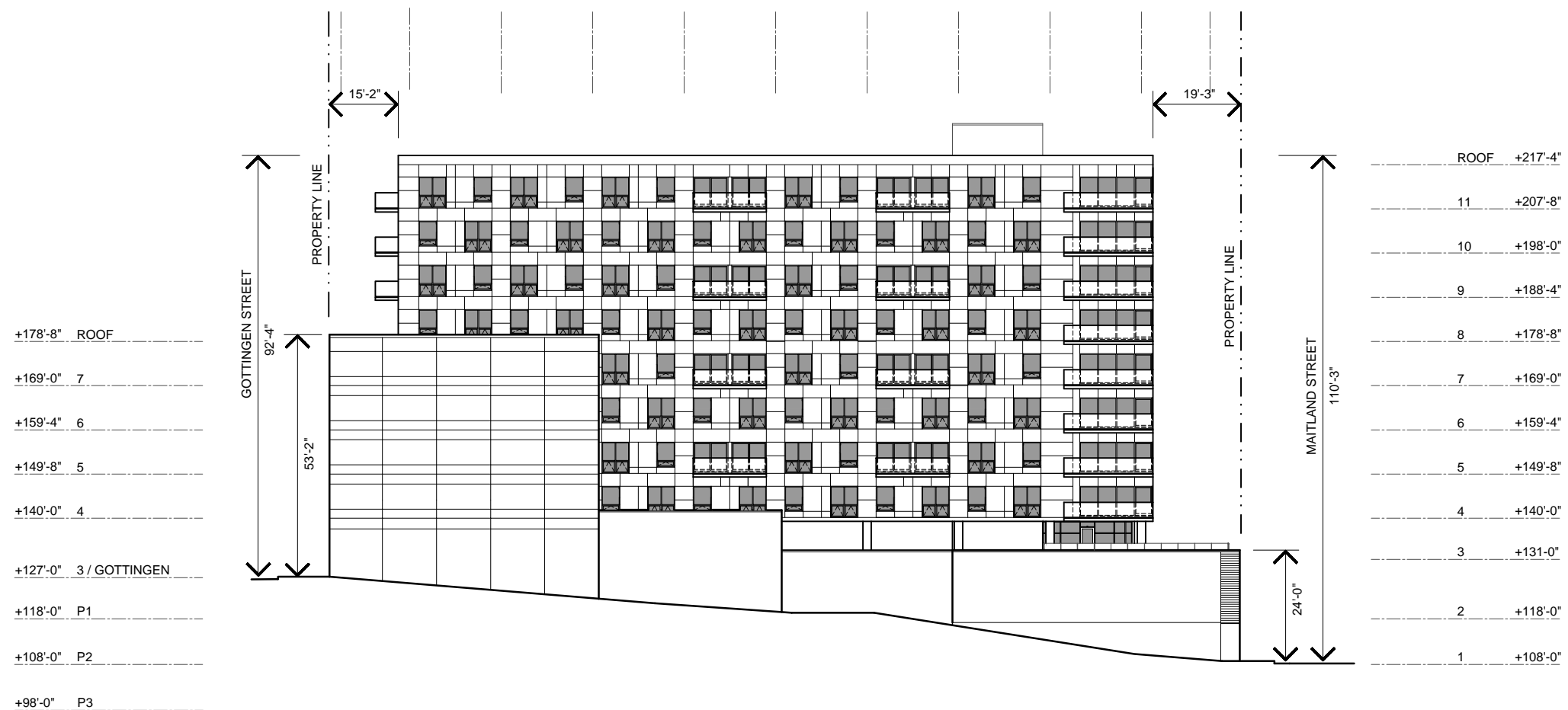




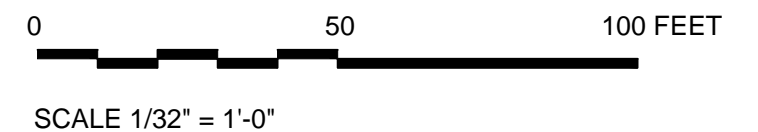
NORTH ELEVATION

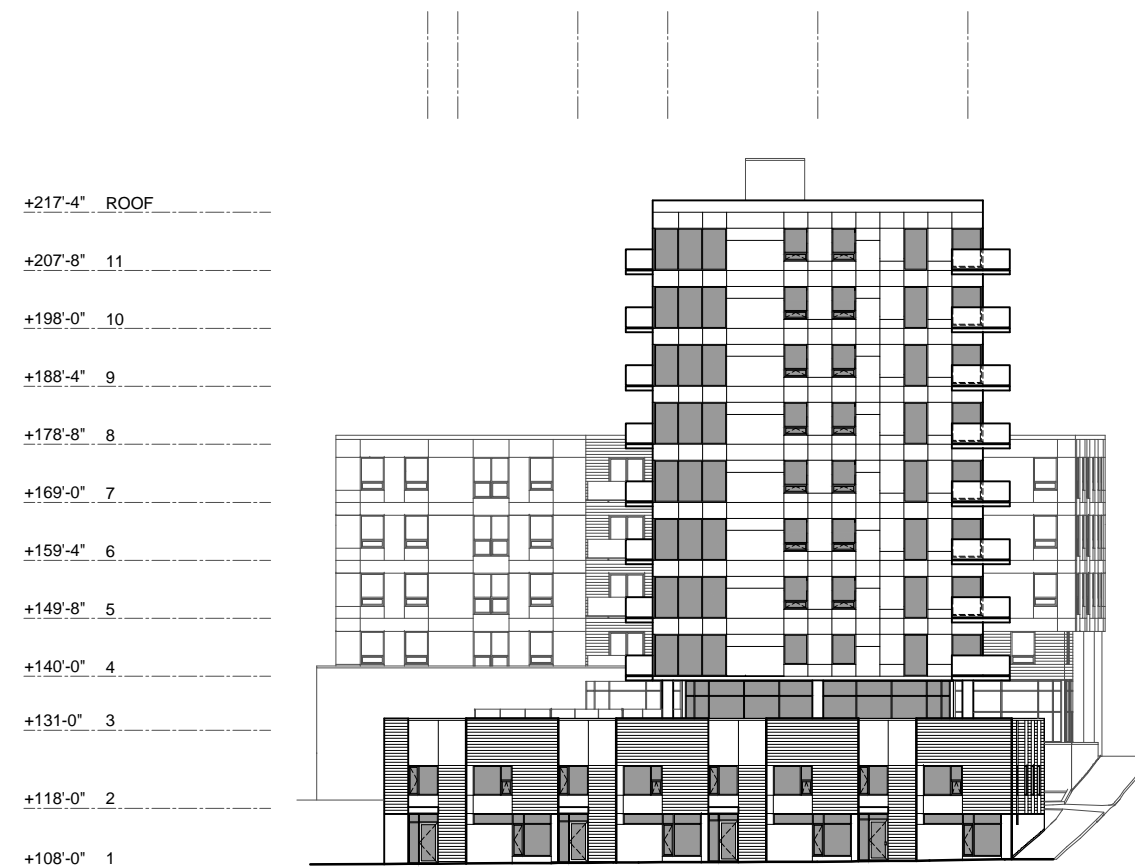




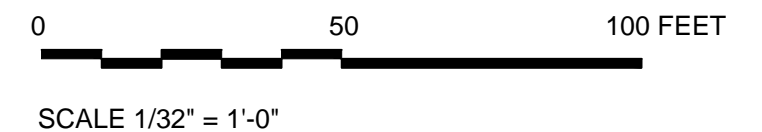


SOUTH ELEVATION





EAST ELEVATION
- MAITLAND STREET





NORTH ELEVATION
- PRINCE WILLIAM STREET



AERIAL VIEW LOOKING NORTH

LYDON LYNCH
ARCHITECTURE



AERIAL VIEW LOOKING EAST

LYDON LYNCH
ARCHITECTURE



AERIAL VIEW LOOKING SOUTH

LYDON LYNCH
ARCHITECTURE



AERIAL VIEW LOOKING EAST

LYDON LYNCH
ARCHITECTURE



GOTTINGEN STREET LOOKING NORTH

LYDON LYNCH
ARCHITECTURE



GOTTINGEN STREET LOOKING EAST

LYDON LYNCH
ARCHITECTURE



MAITLAND STREET LOOKING SOUTH

LYDON LYNCH
ARCHITECTURE



MAITLAND STREET LOOKING WEST

LYDON LYNCH
ARCHITECTURE



GOTTINGEN STREET LOOKING NORTH - MET SITE

LYDON LYNCH
ARCHITECTURE



GOTTINGEN STREET LOOKING EAST - DIAMOND SITE

LYDON LYNCH
ARCHITECTURE



MAITLAND STREET LOOKING SOUTH - DIAMOND SITE

LYDON LYNCH
ARCHITECTURE



MAITLAND STREET LOOKING SOUTH - MET SITE

LYDON LYNCH
ARCHITECTURE

Attachment C: Traffic Impact Statement



Ref. No. DA11047

April 26, 2013

Ms. Ashley Blissett, P. Eng., Development Engineer
HRM Community Development
PO Box 1749
HALIFAX NS B3J 3A5

RE: Addendum - Traffic Impact Statement, Proposed Apartment Building Development, 2183 and 2215 Gottingen Street, Halifax, Nova Scotia : GENIVAR Inc. February 7, 2011

Dear Ms. Blissett:

This is an *Addendum Traffic Impact Statement* for the Apartment Building Development at 2183 and 2215 Gottingen Street proposed by *The Housing Trust of Nova Scotia*, that was previously reviewed in a Traffic Impact Statement prepared by GENIVAR Inc. in February 2011 (copy attached). The Addendum is required to account for land use changes (Figure 1-A) from the development proposed in February 2011:

- The parking garage entrance has moved from Maitland Street to Prince William Street.
- The number of apartments in the Diamond site (previously Building A) at 2215 Gottingen Street has reduced from 139 to 124; commercial space has changed from 11,000 square feet to 10,000 square feet; parking spaces have reduced from 79 to 77.
- The number of apartments in the Met site (previously Building B) at 2183 Gottingen Street has reduced from 132 to 115; commercial space has changed from 5,770 square feet to 3,485 square feet; parking spaces have reduced from 60 to 54.

Proposed Parking Garage Driveway - While the 2011 TIS proposed three driveways on Maitland Street, the 2013 development proposal has a single parking garage driveway on Prince William Street at the north end of the Diamond site (Figure 1-A) to serve three parking levels in that building and two levels under the Met site building.

Visibility is good for both Prince William Street approaches to the driveway as illustrated in Photos 1 and 2.



Photo 1 - Looking west on Prince William Street towards Gottingen Street from the proposed parking garage driveway.



Photo 2 - Looking east on Prince William Street towards Maitland Street from the proposed parking garage driveway.



HOUSING TRUST OF NOVA SCOTIA
 GOTTINGEN STREET DEVELOPMENT
 DIAMOND & MET SITES

LEVEL 2 / MID STREET

APRIL 15, 2013

Figure 1

Trip Generation - *Trip Generation, 8th Edition* (Institute of Transportation Engineers, 2008) includes trip generation rates for high rise apartments and specialty retail space. Published trip generation rates have been used to calculate vehicle trip generation estimates for both sites for the proposed 2013 land uses (Table 1-A). Since there will be significant numbers of 'affordable housing' apartment units in the two buildings, and since there will be expected high pedestrian and transit use by residents, vehicle trip generation estimates have been reduced by 50%.

After adjustments for high pedestrian and transit use, it is estimated (Table 1-A) that the two proposed developments will generate about 44 two-way vehicle trips (13 entering and 31 exiting) during the AM peak hour and 59 vehicle trips (33 entering and 26 exiting) during the PM peak hour. Site generated vehicle trips will be distributed to Prince William Street intersections with both Gottingen Street and Maitland Street.

Table 1-A - Trip Generation Estimates for Proposed 2013 Development									
Land Use ¹	Units ²	Trip Generation Rates ³				Trips Generated ⁴			
		AM Peak		PM Peak		AM Peak		PM Peak	
		In	Out	In	Out	In	Out	In	Out
Trip Generation Estimates for Diamond Building A (north site Figure 1-A) - 2215 Gottingen Street									
High Rise Apt (ITE 222)	124	0.075	0.225	0.214	0.136	9	28	27	19
Retail ⁵ (ITE 814)	10.00 KGLA	0.76	0.6	1.19	1.52	8	6	12	15
Total Trip Estimates Building A before adjustments						17	34	39	34
Reductions for Pedestrian and Transit use - Apartments ⁶						-5	-14	-14	-10
Reductions for Pedestrian and Transit use - Retail space ⁷						-4	-3	-6	-8
Adjusted Trip Estimates for Diamond Building A						8	17	19	16
Trip Generation Estimates for Met Building B (south site Figure 1-A) - 2183 Gottingen Street									
High Rise Apt (ITE 222)	115	0.075	0.225	0.214	0.136	9	26	25	16
Retail ⁵ (ITE 814)	3.485 KGLA	0.76	0.6	1.19	1.52	3	2	4	5
Total Trip Estimates Building A before adjustments						12	28	29	21
Reductions for Pedestrian and Transit use - Apartments ⁶						-5	-13	-13	-8
Reductions for Pedestrian and Transit use - Retail space ⁷						-2	-1	-2	-3
Adjusted Trip Estimates for Met Building B						5	14	14	10
Total Adjusted Vehicle Trips for Diamond Building and Met Building						13	31	33	26
NOTES: 1. Land use codes are for published data in <i>Trip Generation, 8th Edition</i> (Institute of Transportation Engineers, 2008). 2. Units are 'number of apartments' and '1000 square feet floor area'. 3. Trip generation rates are 'vehicles per hour per apartment' and ' vehicles per hour per 1000 square feet floor area'. 4. Vehicles per hour for peak hours. 5. The Speciality Retail (Land Use 814) rate for 'Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 PM' have been used. Since there is no published rate for the AM peak hour of adjacent street for this Land Use, and since AM peak hour trips to Speciality Retail are generally low, AM trip rates have been assumed to be 50% of the PM rate with reversal of the directional split. 6. These apartments are served by transit on Gottingen Street and are within easy walking distance of the Downtown area. Since many apartment units in the two buildings will be designated as 'affordable housing' and since there will be expected high pedestrian and transit use by residents, vehicle trip generation estimates have been reduced by 50%. 7. Since these is expected to be high pedestrian usage of these commercial areas, vehicle trip generation estimates have been reduced by 50%.									

Comparison of 2011 and 2013 Development Proposals - The proposed land uses and site generated vehicle trips for the 2011 and 2013 proposed developments are included in Table 2-A.

Table 2-A - Comparison of 2011 and 2013 Proposed Developments						
Item for Comparison	Diamond Building ¹			Met Building ²		
	2011	2013	Difference	2011	2013	Difference
Apartments (Units) ³	139	124	15	132	115	17
Commercial Space (SF) ³	11,000	10,000	1000	5,770	3,485	2285
Parking Spaces ⁴	79	77	2	60	54	6
Vehicle Trips AM Peak Hour ⁵	27	25	2	23	19	4
Vehicle Trips PM Peak Hour ⁵	38	35	3	30	24	6
NOTES: 1. 2215 Gottingen Street was referred to as Building A in the 2011 TIS letter. 2. 2183 Gottingen Street was referred to as Building B in the 2011 TIS letter. 3. Details of the number of units and commercial space are included in the opening paragraph of this Addendum letter. 4. The numbers of parking spaces were obtained from the 2011 TIS letter and proposed revised building concept plans dated April 15, 2013. 5. The estimated trips for 2011 have been taken from Table 1 of the 2011 TIS letter and the 2013 trip generation estimates are from Table 1-A, above.						

Conclusion - Since the changes in proposed numbers of residential units and area of commercial space result in a reduction in trip generation estimates, the changes to the site plan will not affect the conclusions of the GENIVAR Inc. February, 2011, Traffic Impact Statement, which indicated "The additional vehicle trips generated by the two developments are not expected to have any significant impacts to the level of performance of Gottingen Street or Cornwallis Street intersections or the regional street network.

Recommendation - While visibility is good for both Prince William Street approaches to the proposed underground parking driveway, care must be exercised in the final site design to ensure that drivers exiting the underground parking area have adequate visibility to pedestrians on the sidewalk.

If you have any questions or comments, please contact me by Email to or telephone .

Sincerely,

ORIGINAL SIGNED

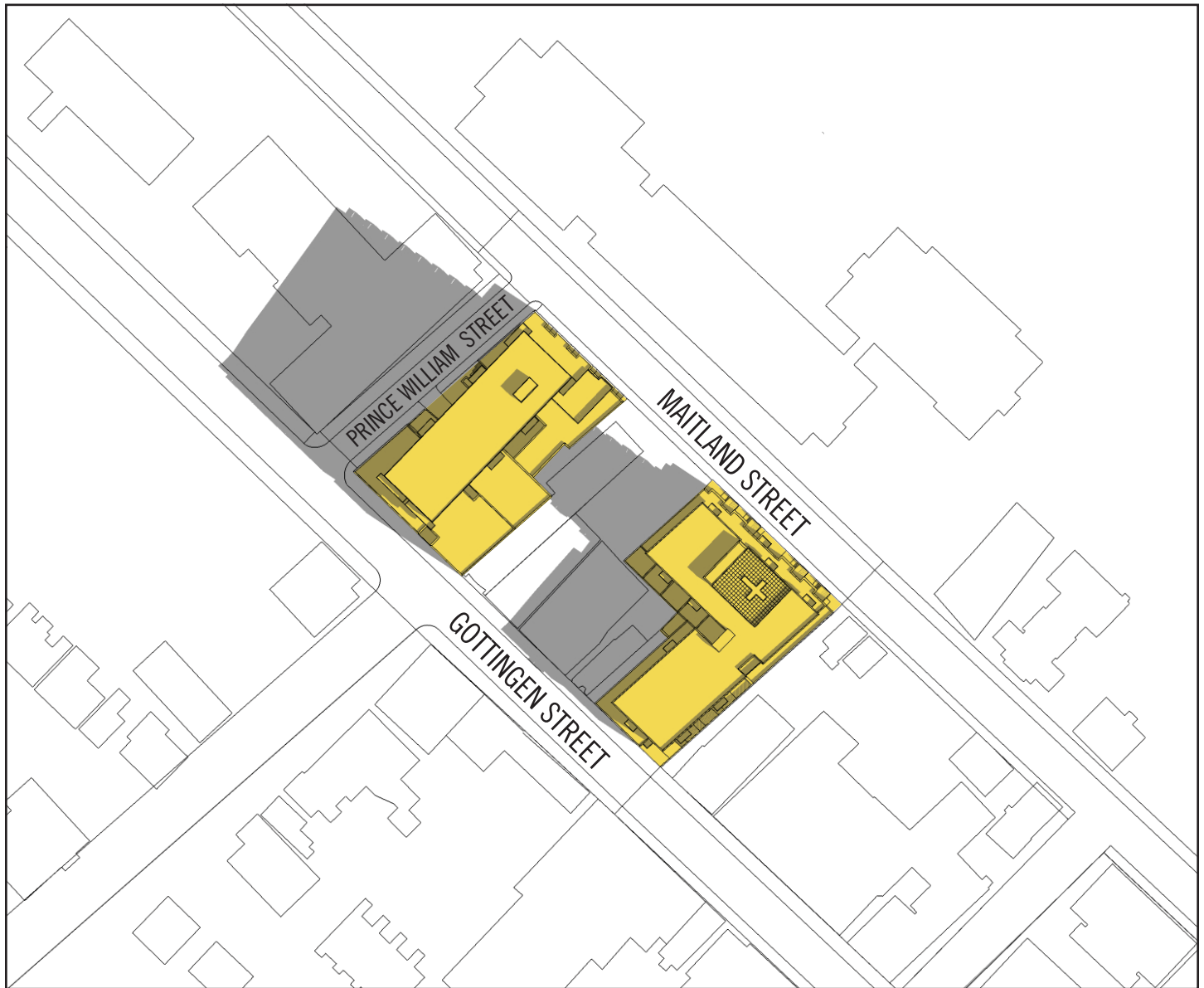
Ken O'Brien, P. Eng.
Senior Traffic Engineer
GENIVAR Inc.

Attachment D: Shadow Model

HOUSING TRUST OF NOVA SCOTIA
GOTTINGEN STREET DEVELOPMENT
DIAMOND & MET SITES

LYDON LYNCH
ARCHITECTURE

AUGUST 20, 2013

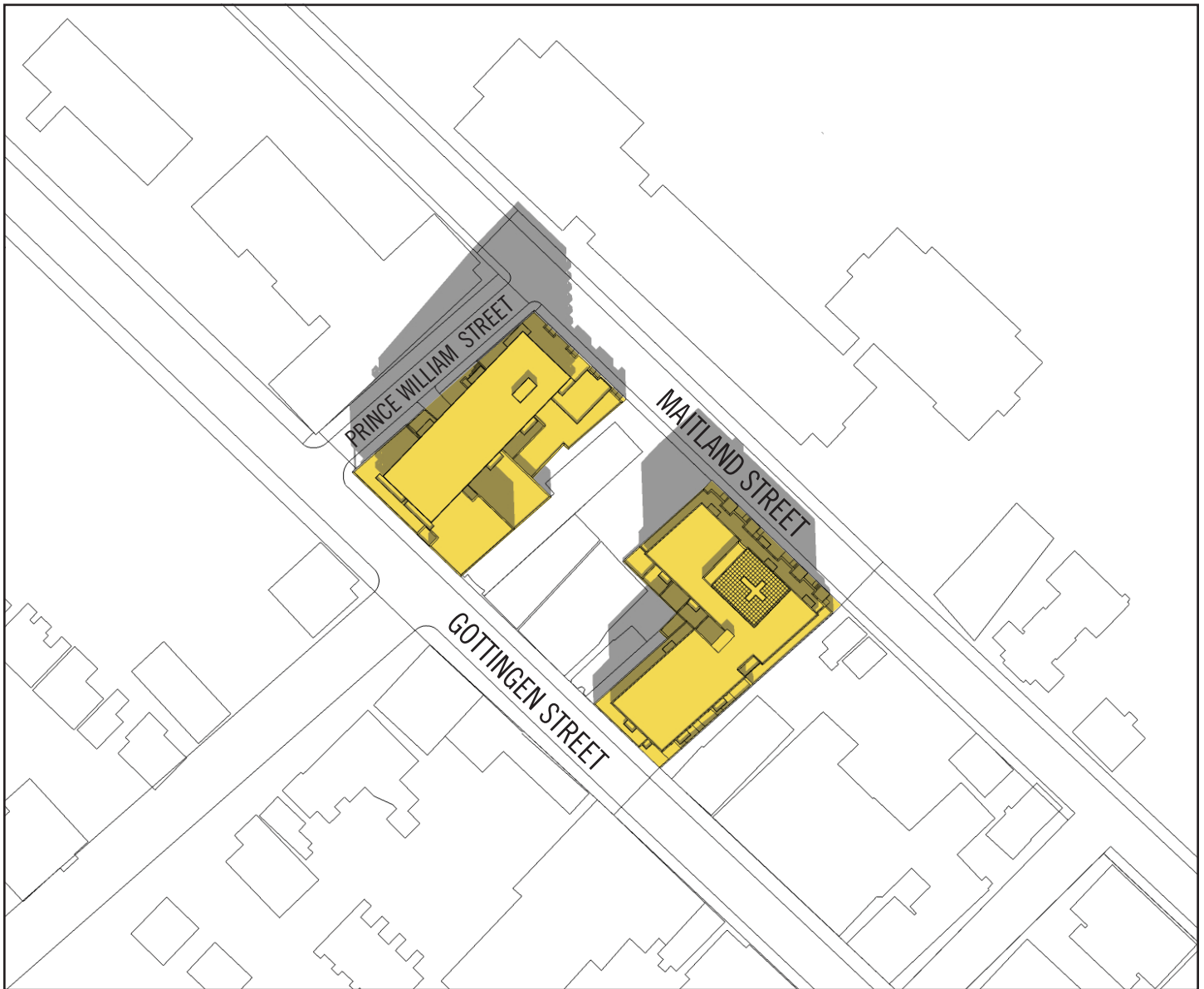


SHADOW STUDY - 9AM MARCH/SEPTEMBER 21

NORTH



AUGUST 20, 2013

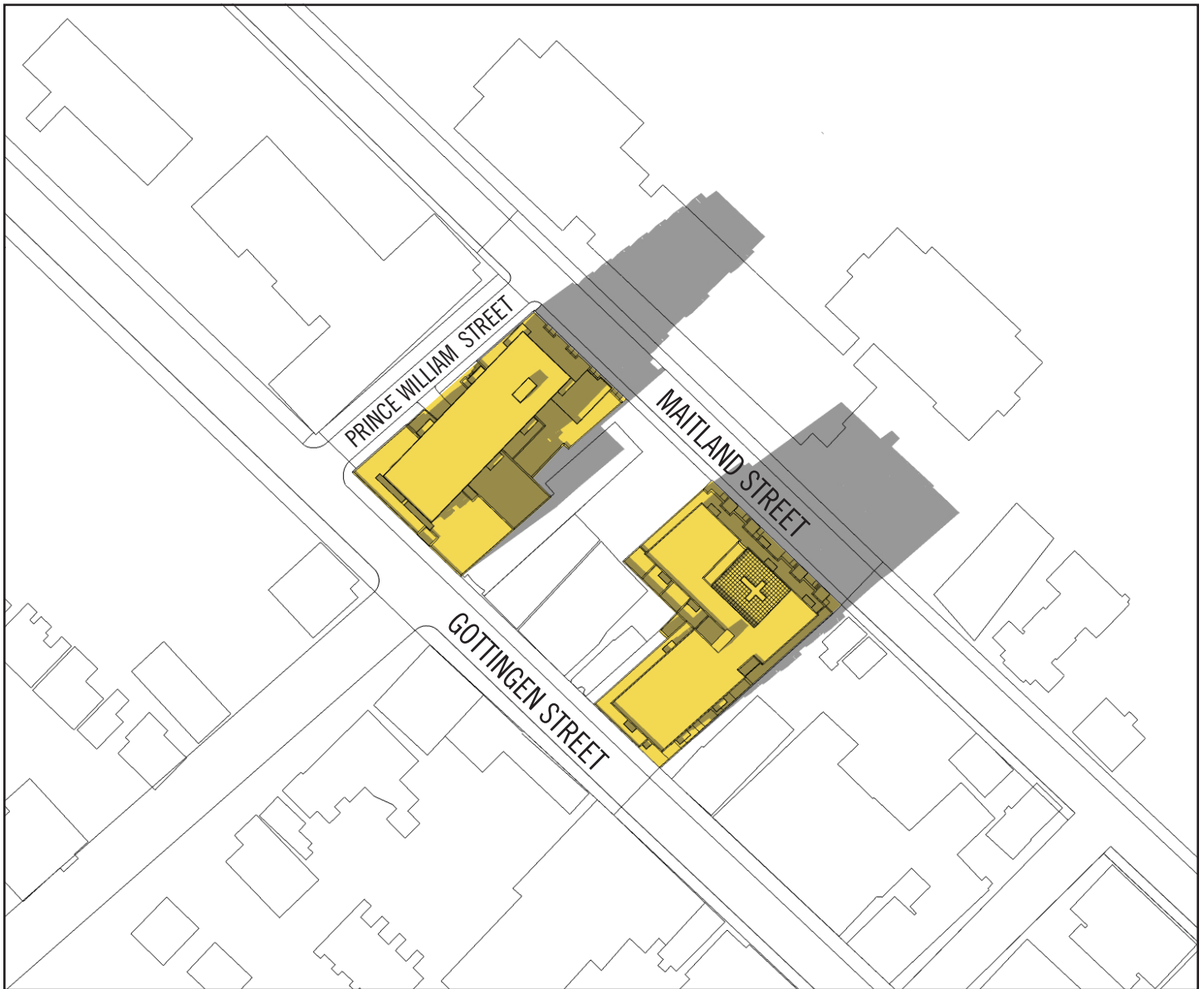


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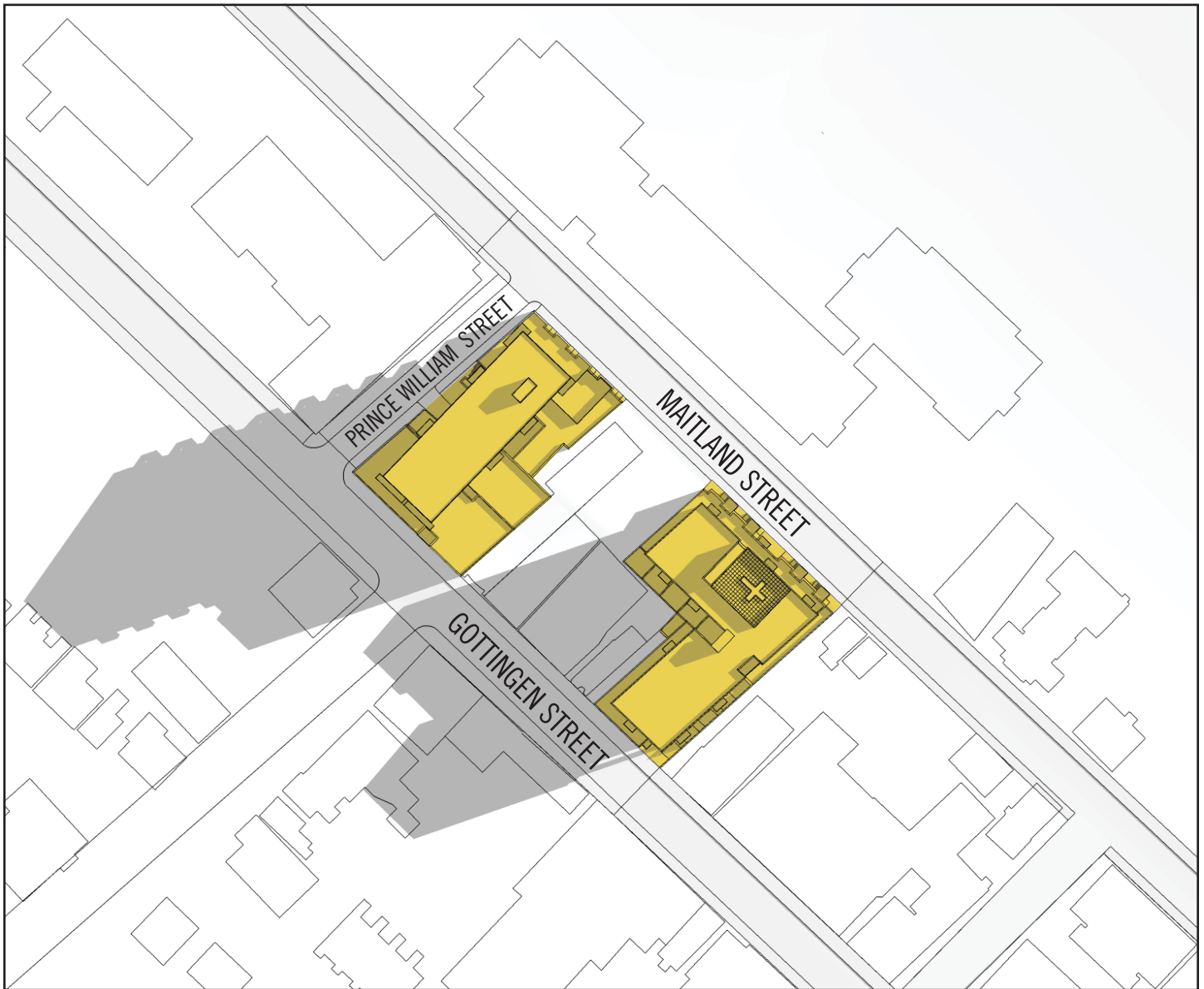


SHADOW STUDY - 3PM MARCH/SEPTEMBER 21

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AUGUST 20, 2013

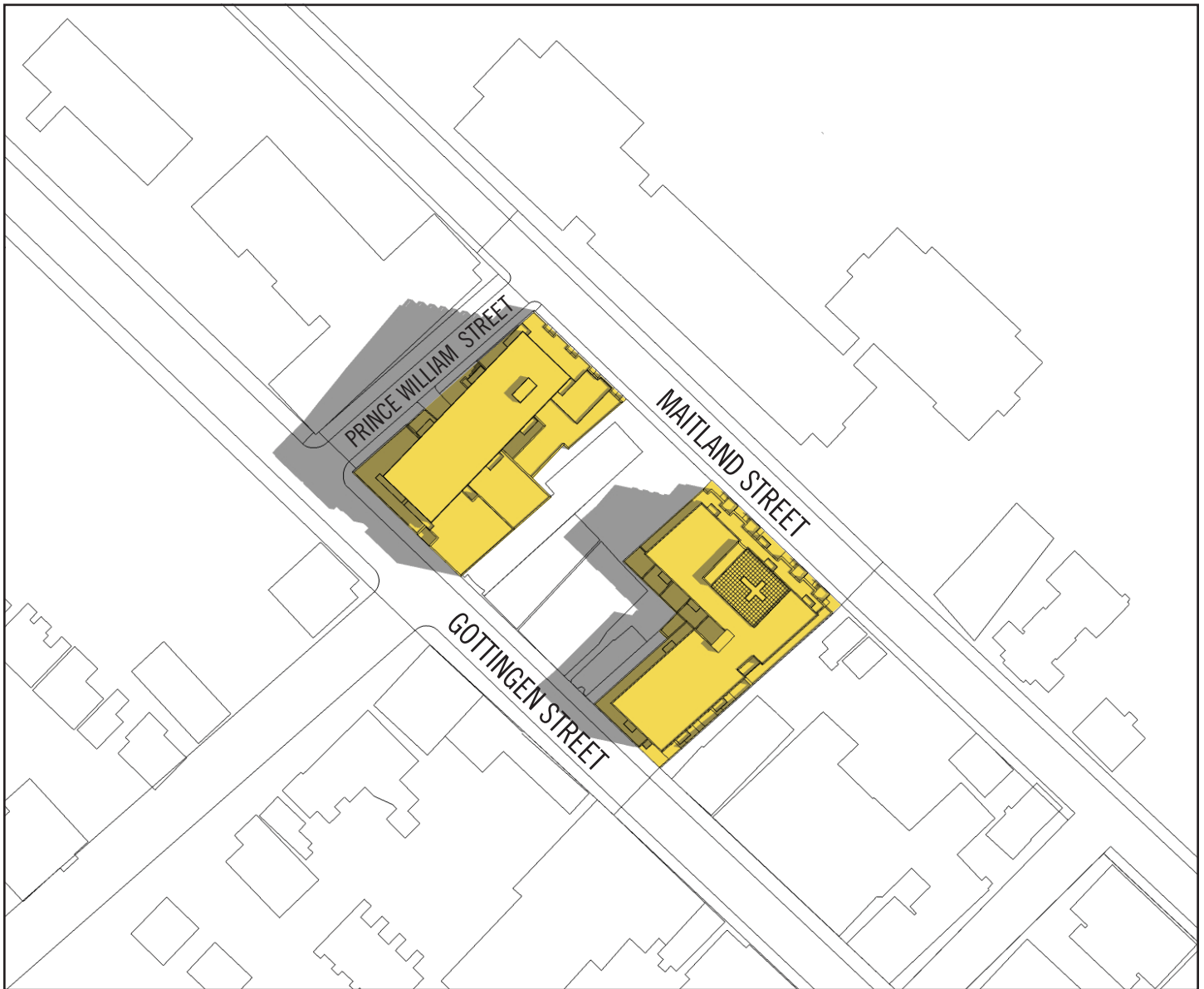


SHADOW STUDY - 6AM JUNE 21

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AUGUST 20, 2013

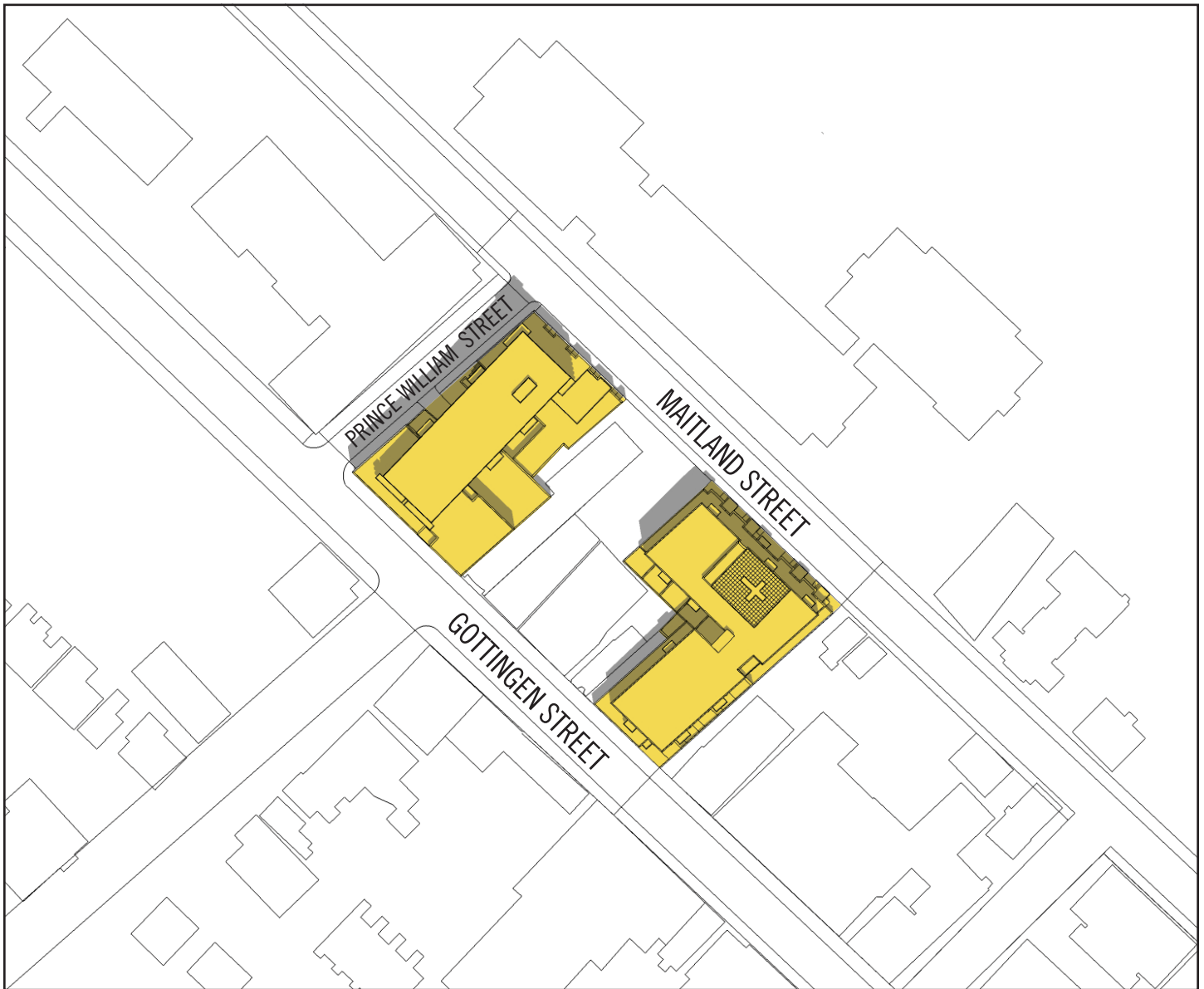


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AUGUST 20, 2013

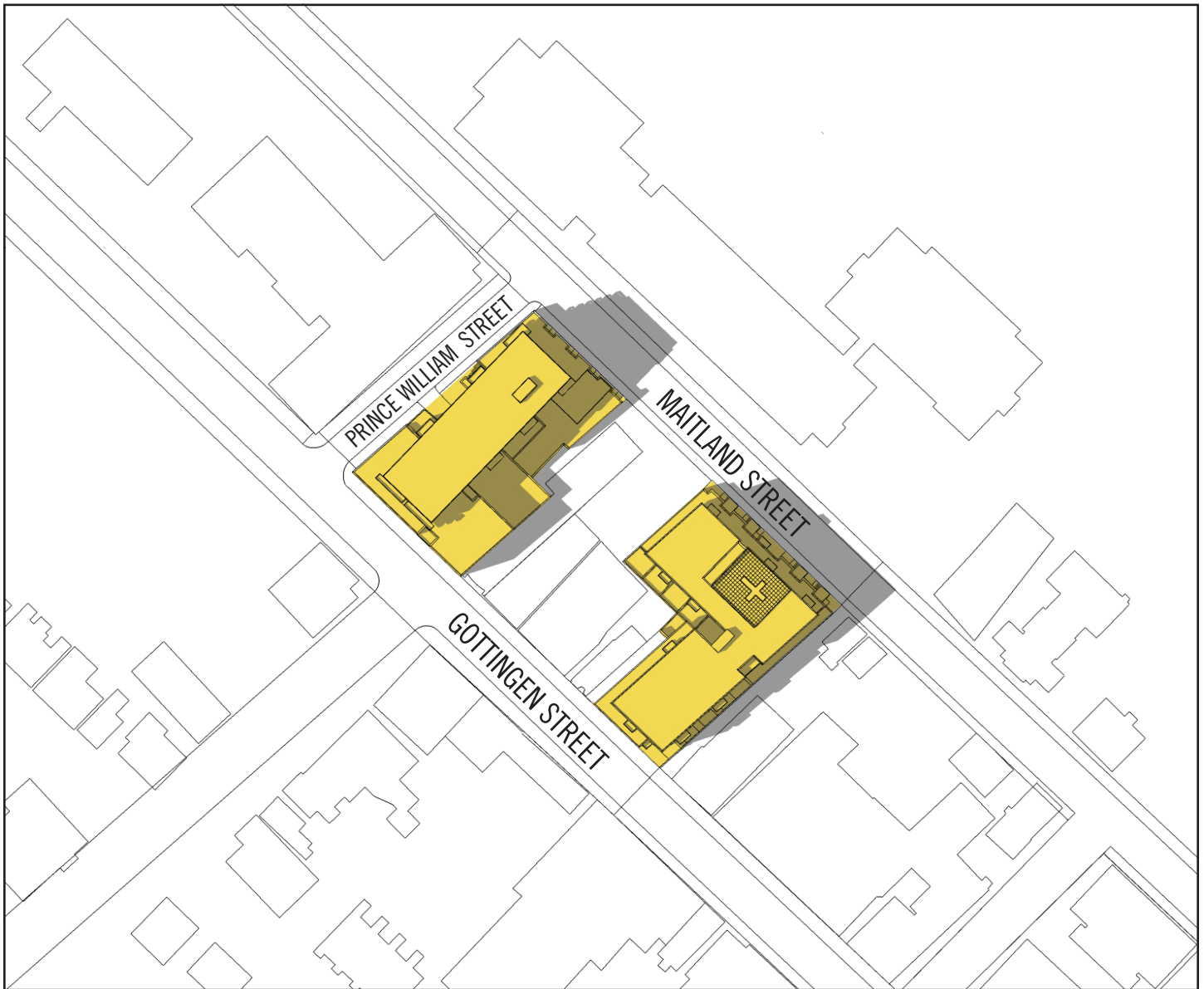


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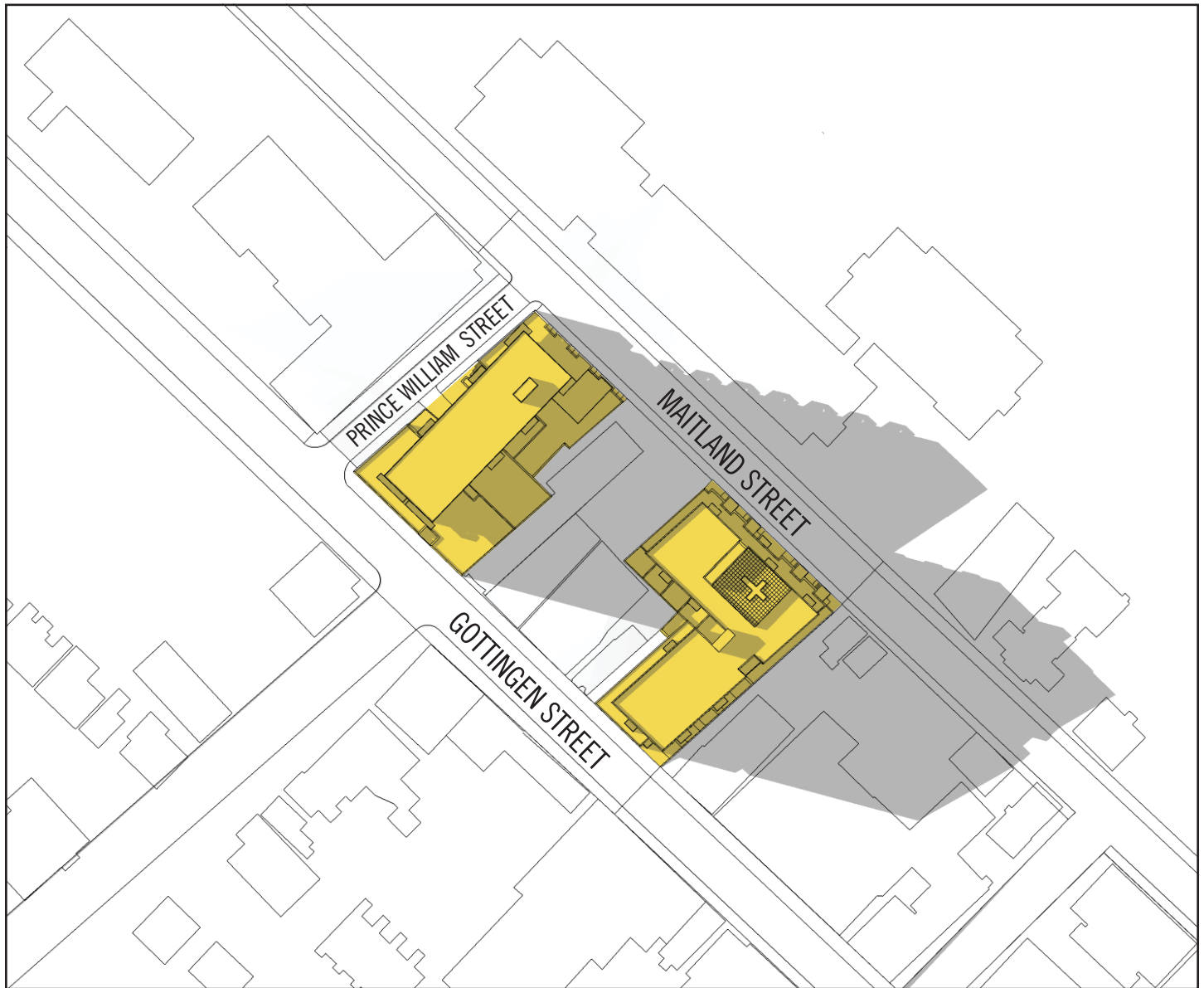


SHADOW STUDY - 3PM JUNE 21

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AUGUST 20, 2013

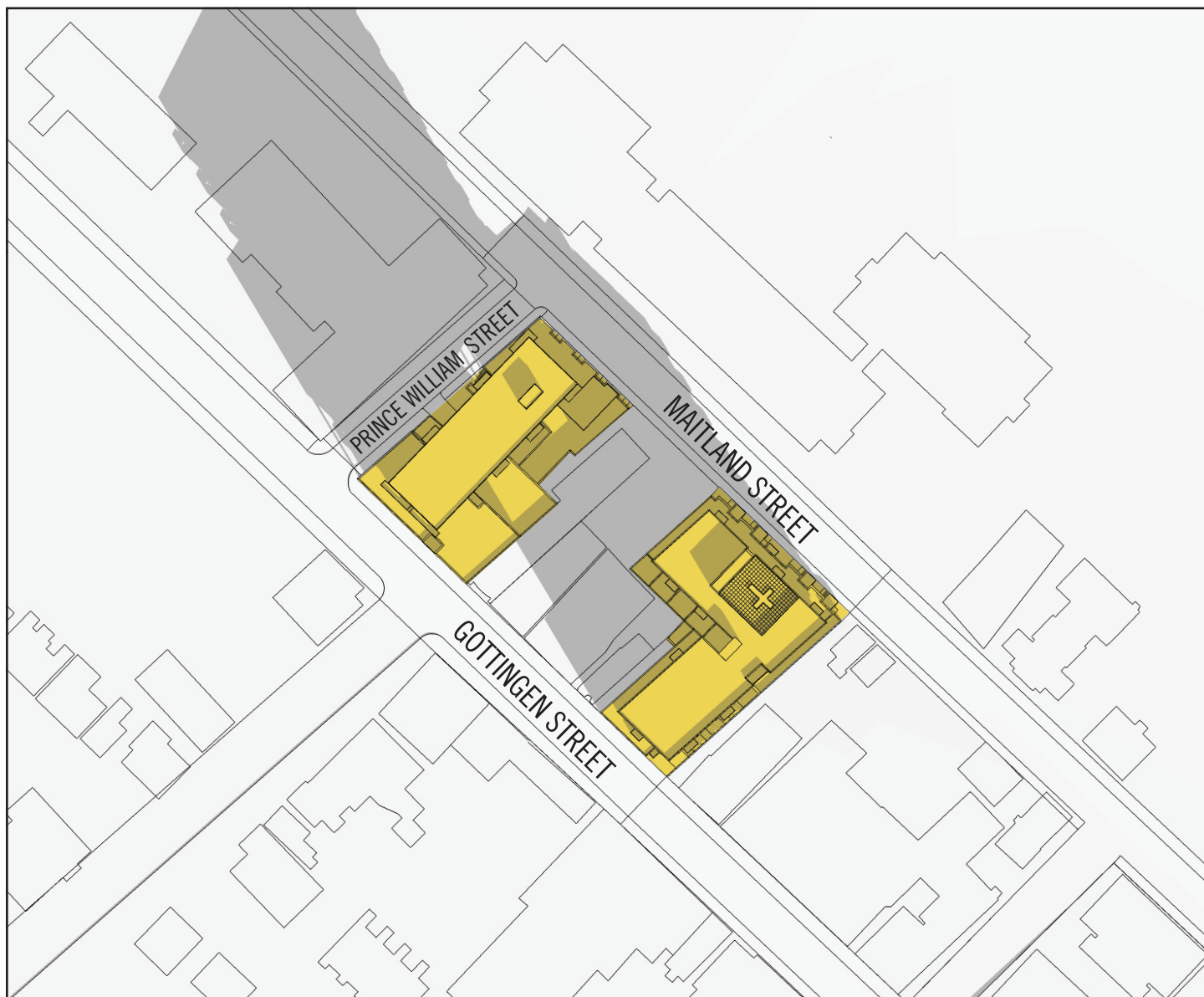


SHADOW STUDY - 6PM JUNE 21

NORTH



AUGUST 20, 2013



SHADOW STUDY - 9AM DECEMBER 21

NORTH



AUGUST 20, 2013

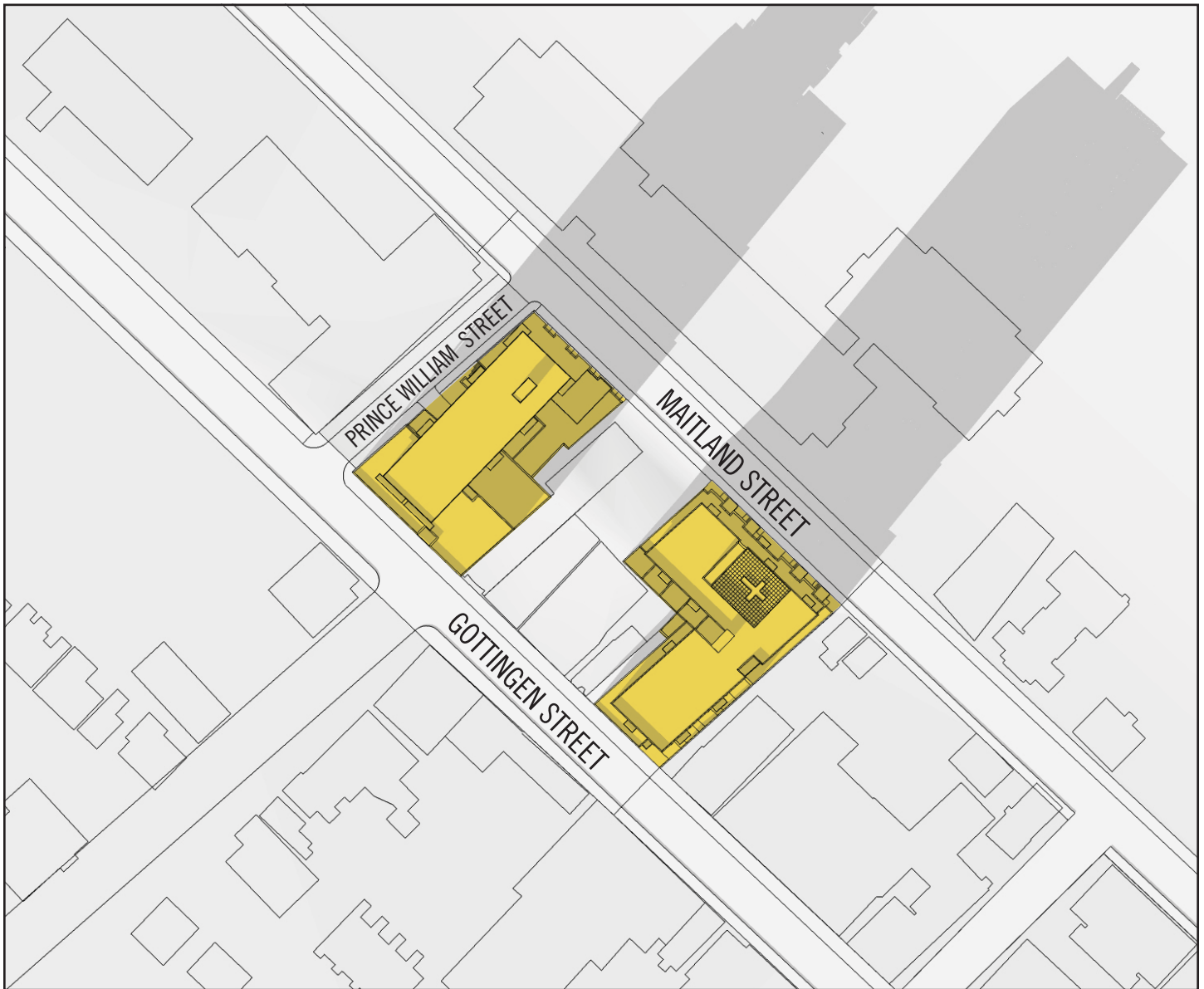


SHADOW STUDY - 12PM DECEMBER 21

NORTH



AUGUST 20, 2013



SHADOW STUDY - 3PM DECEMBER 21

NORTH



Attachment E: MPS Policies

Attachment E Applicable MPS Policies

1.1.4 In the area bounded by North, Robie, Cogswell and Barrington Streets, with exception of the portion falling outside of Peninsula North Area, housing options for all income levels will be encouraged; developments that address the needs of surrounding community and help promote neighbourhood stability shall also be encouraged. (RC-Jun 16/09; E-Oct 24/09)

1.4.8 In Area 8 of this Section, the land use by-law shall include a height limit to maintain and promote a medium rise form of residential and commercial development for properties designated High Density Residential and Major Commercial and located south of Prince William Street on the west side of Maitland Street.

2.3 In areas designated major commercial, uses consistent with Section II, Policy 3.1.3 shall be permitted.

2.3.1 In order to promote investment in commercial and residential redevelopment and to prevent conflict between new and existing uses the city may, through the land use by-law, identify areas that provide an opportunity for and will benefit from comprehensive site planning.

2.3.2 In those areas identified in the land use by-law pursuant to Policy 2.3.1 all residential and mixed residential-commercial development over four units shall be by agreement.

2.3.3 In considering agreements pursuant to Policy 2.3.2, Council shall consider the following:

- (i) the relationship of new development to adjacent properties and uses; and, the mitigation of impacts on the amenity, convenience and development potential of adjacent properties through effective urban design and landscape treatment;
- (ii) the appropriate integration of the development into the traditional grid street system of the Peninsula;
- (iii) the design and layout of the development should encourage vehicular traffic to use Principal Streets and discourage traffic from infiltrating through existing neighbourhoods;
- (iv) the creation of high quality design detail at street level through attention to such matters as landscaping, signs, building entrances, and vehicle layby areas;
- (v) the provision of high quality open space and leisure areas of a size and type adequate for the resident population;
- (vi) residential and commercial densities consistent with municipal services;
- (vii) encouraging high quality exterior construction materials such as masonry; and
- (viii) other relevant land use considerations which are based on the policy guidance of this Section.

2.6 The major commercial area of Gottingen Street (the commercial core) is one of the primary commercial areas serving Peninsula North. Infill commercial development on vacant portions of the street and the development of a full range of uses for the existing commercial properties is permitted.

2.6.1 Major commercial uses which would strengthen and enhance the commercial function of Gottingen Street should be focused in the commercial core.

2.7 To promote commercial redevelopment in the major commercial area and the residential/commercial mix areas along Gottingen Street which continue the existing commercial form of Gottingen Street, the land use by-law shall include regulations related to the provision of direct sidewalk access to buildings, and design considerations for buildings with larger street frontage to create pedestrian interest and interaction at street level.

2.8 Parking requirements for larger commercial lots in the major commercial and the residential/commercial mix area along Gottingen Street shall be established in the land use by-law so that major new commercial development, or major additions to existing developments add to the supply of parking spaces in the Gottingen Street area.

2.8.1 All parking areas for Gottingen Street commercial or industrial development shall be of high quality and shall be visually buffered from adjacent properties with residential zoning, and landscaping shall be provided for any parking area bordering a street.

2.9 In Area 8 of this Section, a height limit shall be established for the Major Commercial area of Gottingen Street and for the Residential/Commercial mix area along Gottingen Street to maintain a medium rise building form and to ensure compatibility with surrounding residential properties.

2.10 In order to encourage the development and the conversion of existing buildings for residential purposes in the major commercial area of Gottingen Street, residential uses shall be permitted in the Major Commercial designation of Area 8 which meet commercial requirements related to building form, size, placement, parking standards, and open space.

Attachment F
Public Information Meeting Minutes – October 10, 2013

HALIFAX REGIONAL MUNICIPALITY
PUBLIC INFORMATION MEETING
CASE NO. 18547/18548

7:00 p.m.
Thursday, October 10, 2013
Halifax North Memorial Public Library
2285 Gottingen Street, Halifax

STAFF IN

ATTENDANCE:

Mitch Dickey, Planner, Planning Applications
Holly Kent, Planning Technician
Jennifer Purdy Planning Controller

ALSO IN

ATTENDANCE:

Councillor Jennifer Watts
Eugene Pieczonka, Architect, Lydon Lynch
Board Members:
Ross Cantwell, Real Estate Consultant, Also Presenter
Dan Goodspeed, Kassner Goodspeed Architects
Isaac Hashem, NS Pension Services
Brian Tabor, Stewart McKelvey
Glen Umlah, Montrose Mortgage Corporation

PUBLIC IN

ATTENDANCE:

55

The meeting commenced at approximately 7:05p.m.

Opening remarks/Introductions/Purpose of meeting

Mr. Mitch Dickey, Planner, Planning Applications, called the meeting to order at approximately 7:05 p.m. in the Halifax North Memorial Public Library, 2285 Gottingen Street, Halifax.

He introduced himself as the planner guiding this application through the process and advised that this request is by the Housing Trust of Nova Scotia. There are two separate applications to amend the Halifax Land Use By-Law to include each site within Schedule Q and to amend the height precinct to increase allowable building height, to enable consideration of the proposed buildings by development agreement:

Case 18547: The proposed development at 2183 Gottingen Street consists of a 115-unit residential building plus ground floor commercial space on Gottingen Street, with a total height of 6 storeys on Gottingen Street and 8 storeys on Maitland Street. Driveway access to the site is proposed from

Maitland Street. Driveway access to the site is proposed from Maitland Street which leads to an internal grade level parking area and two levels of underground parking.

Case 18548: The proposed development at 2215 Gottingen Street consists of a 124-unit residential building with a total height of 9 storeys on Gottingen Street and 11 storeys on Maitland Street. Driveway access to the site is proposed from Prince William Street which leads to an internal grade level parking area and three levels of underground parking.

Mr. Dickey reviewed the application process, noting that the public information meeting is an initial step, whereby HRM identifies to the community early in the process that a development application has been received and what policies allow it to be considered. Staff will also identify what the applicant is proposing and give them the opportunity to present their proposal to the community. Staff will seek feedback from citizens and will also undertake a detailed evaluation of the proposal which will be included within a staff report. HRM has no position on the proposal and no decisions have been made to this point or will be made at this meeting. He also added this will not be the last opportunity for public input. Following this meeting, this application will be reviewed by the Planning Advisory Committee followed by a detailed review, staff then will prepared a detailed staff report and bring it forward to Halifax and West Community Council who will then decide whether or not to hold a public hearing. Community Council can only make a decision to approve a the land use bylaw amendments and development agreement after holding a public hearing at a later date, which will also give residents another opportunity to speak.

Presentation on Application

Mr. Dickey reviewed a slide of the subject area highlighting the two vacant sites. He explained that the two highlighted areas show each being south of the YMCA and the Library. Both sites are in the Halifax Plan Area and designated Major Commercial. The current zoning is General Business and each site is approximately 23,000 square feet. Mr. Dickey explained that the C-2 General Business Zone allows for major as of right development without Council approval. There are no density limits and the height limit is 50' and 40' on Gottingen Street/Maitland Street. He explained that the developer is requesting that Halifax and West Community Council approve the Land Use Bylaw amendments for these two sites to apply schedule Q to the subject properties and to amend the height precincts. This would remove the 50' and 40' height limitations and allow council to enter into a development agreement for each site to allow taller mixed use buildings. Mr. Dickey explained that a development agreement is a legal contract between the landowner and the Municipality. This contract will transfer with the sale of the property to future landowners. He added that affordable housing units in this case are a Provincial role and cannot be required by HRM.

Mr. Dickey viewed a slide the how the two building would look when viewed from both Gottingen Street and Maitland Street. He explained that although these proposals are very similar, staff and Council will have to consider them separately. He explained that because of the grade difference between the 2 streets, the buildings would be two storeys higher on Mainland Street. At 2183 Gottingen Street a 6 storey building is proposed which would be 8 storeys on Maitland Street. At 2215 Gottingen

Street a 9 storey building is proposed which would be 11 storeys on Maitland Street. He added that these two proposals will each have separate public hearings. Mr. Dickey explained that the developer has asked to include the property in Schedule Q to establish them as areas that would benefit from comprehensive planning. A property in Schedule Q, if over 4 units, can only be developed through a development agreement process which requires community consultation. The developer can only build what has been shown to the public and approved by Council in a development agreement. He explained that there are design criteria established, which are used to ensure the best possible development for a site. There can be some minor flexibility in a development agreement in terms of design, but major changes require another public process.

Mr. Dickey explained that the Municipality Planning Strategy rules for Gottingen Street establish that buildings of low to mid rise scale are permitted. Staff interprets this to mean a building under 12 storeys, taller buildings could not be supported. The Land Use Bylaw limits as of right development this means that a building can be built without public consultation to 50' in height on Gottingen and 40' on Maitland Street; Council can change the height precincts to allow taller buildings.

At this time Mr. Dickey reviewed the matters for Council to consider. These include the relationship of the new development to adjacent properties in terms of design and uses are; traffic impacts and the integration of the development into traditional grid street system; the quality of design and building materials; the need for height quality open space and leisure areas and the densities consistent with municipal services.

Ross Cantwell, Real Estate Consultant, explained that he sits on the Board of the Housing Trust of Nova Scotia and reviewed what the Housing Trust of Nova Scotia is explaining that it is a Non-Profit Society which was formed in August 2009 and is regulated by the NS Societies Act. This is a volunteer board of directors whose goals are to create high quality affordable housing for mixed income residents with 50% being affordable and the other 50% market rate. Mr. Cantwell explained that the Housing Trust of Nova Scotia has received \$3,075,000 from the Nova Scotia Housing Development Corporation and is a Canada-Nova Scotia agreement on affordable housing. With this money they purchased the two properties on Gottingen Street (2183 Gottingen Street (also known as the old MET Store) and 2215 Gottingen Street (also known as the former Derby/Diamonds)).

Mr. Cantwell introduced the Board of Directors: Dan Goodspeed, Kassner Goodspeed Architects; Isaac Hashem, NS Pension Services; Louie Lawen, Dixel Developments; Brian Tabor, Stewart McKelvey and Glen Umlah, Montrose Mortgage Corporation and explained that the Board has been able to acquire two prime parcels of land; get the building contents removed; demolish buildings; obtain an Environmental Certificate of Compliance; get the sites surveyed and the lots consolidated; retained Lydon Lynch Architects to prepare plans; made planning applications to HRM on December 2011; hold a private open house January 17, 2013 for 100 people and created a Community Liaison Committee. He at this time introduced the members of the Liaison Committee as Reverend Rhonda Britton; Pat Barton,

Resident; Shawn Parker, Resident; Melinda Daye, Resident; Stephen Nelson, Resident; Barb Nehiley, Housing Activist; Ann Pocket, Performing Arts Lodge; Terry Dixon, YMCA; Michelle Strum, Altregos Café; Ezra Edelstein, EcoGreen Homes; and Councillors Jennifer Watts & Wayne Mason.

Eugene Pieczonka, Architect, Lydon Lynch explained that at the location of 2183 Gottingen Street (Former MET Store), there will be 115 Rental Apartment Units; fourteen studios; eighty 1-bedroom units; seventeen 2-bedroom units; and four 3-bedroom units. 58 of these units will be affordable and 57 units will be at market rate. He explained that out of these affordable units, 20 units will be allocated to retired artists (through PAL, an artists' group). There will be 4,200 square feet of ground commercial space, 54 parking spaces and will cost approximately twenty million dollars. The site at 2215 Gottingen Street (Diamonds Bar Site) will have 124 Rental Apartment Units; eight studios; ninety-five 1-bedroom units; seventeen 2-bedroom units; four 3-bedroom units. 65 of these units will be affordable and 71 units will be market rate. He explained that there will be 10,000 square feet of ground floor commercial space which could be a great space for anchor retail and also mentioned about the possibility of a grocery store. This building is set back off the sidewalk making the sidewalk wider and allowing for café style seating. It will have 76 parking spaces available. This will cost approximately twenty-two million dollars.

Reviewing the site plan of the developments, Mr. Pieczonka explained that they will be creating an outside courtyard that will be directly across from the main entrance of the Y. The 2-3 bedroom units will have a door on the side of the road for a more house like feeling for families. Mr. Pieczonka briefly spoke regarding the materials they expect to be using, however it is too early in the process right now to make any final decisions on these. He did confirm that the materials they will use will be long lasting durable materials.

Mr. Cantwell explained they are a registered Non-Profit organization and their goal is to have these units affordable forever; however the Province only requires 15 year affordability limit. These over long term create more affordability. He explained that there is a recognized need for family housing; demographic trends favor smaller families. Based on their open house in January 2013, they added some 3 Bedroom units. Mr. Cantwell explained that the affordable tenants will be selected by a transparent application process; they will be advertising the available units where applications will be accepted. These applications will be screened based on income & asset tests, references etc. the approved applications will then be placed in a jar and will be drawn as a lottery basis.

Questions and Answers

Ms. Elizabeth Murphy, asked if both the market units and the affordable units the same and if the view plain will make a difference to where the affordable units vs. the market units will be located.

Mr. Cantwell explained that all units will be the same and the two types of units will be mixed with each other and not separated by market or affordable. He added that if there are two bedroom units facing the

harbor, these will be market units as they are trying to make as much money as they can to try to subsidize the rest of the operations; overtime when mortgages get under control, they will relax this a bit.

Mr. Andrew Murphy asked if the 40 feet height present on Maitland Street means that the 4 storeys have to be less than 40 feet or if it works another way.

Mr. Dickey explained that they measure 40 feet above sidewalk and the number of storeys would depend on the ceiling height.

Mr. Murphy asked if you start a storey in the 40 feet zone, that you can finish it.

Mr. Dickey explained that this is not correct and it is excluding any roof top equipment.

Mr. Murphy asked what the proposed height on Mainland Street is.

Mr. Dickey explained that from the Diamond Site (corner of Prince William) the request by the applicant is to go 95 feet above Gottingen Street and 113 feet above Maitland Street. For the Met site at 2183, it is 67 ½ feet above Gottingen Street and 84 1/3 feet above Maitland Street.

Mr. Murphy asked if they are requesting at the highest point 280% more than currently allowed.

Mr. Dickey explained that it is a substantial increase that they are asking for.

Mr. Murphy asked if this is a normal request in Halifax.

Mr. Dickey explained that it is quite common, though less so than it once was, for spot height amendments. The development agreement process is often used in other areas of Halifax to go beyond what the zone allows. He explained that staff will have to look at this request very closely.

Mr. Murphy asked if Mr. Dickey is familiar with the Center Plan process and asked what it would be on the Mainland Street height limit in the Center Plan.

Mr. Dickey explained that the draft Corridors proposal for this area was in the 10-12 storey range.

Mr. Murphy explained that he thought that the Center Plan contemplated the height was going to be the width of the street and then it would go in 20 feet then allowed another 8 feet up.

Mr. Dickey explained that the idea was that the building street wall at the sidewalk would be proportional to the width of the street about 1 to 1 and then have a setback of upper floors of at least 2 to meters before going up again.

Mr. Murphy asked if HRM will be continuing with the Center Plan consultations once the RP+5 is wrapped up.

Mr. Dickey explained that it is not determined yet when the Center Plan consultations will began again. The process is still being mapped out and doesn't expect it to be any sooner than mid-2014. In the meantime, staff has to continue reviewing individual requests as they are received.

A lady speaking on behalf of Ms. Jen Powley asked how wide Mainland Street is.

Mr. Dickey explained that Mainland Street is a 50 foot right of way, so if they used the HRM ByDesign guidelines that would allow a 4-5 storey building facing the sidewalk.

Ms. Bev Miller asked how they define right-of-way.

Mr. Dickey explained that the right-of-way is defined as a street that HRM owns, it includes the sidewalks, curbs, gutter, asphalt, streets are typically 50-60 feet wide on the Peninsula though some are 40 feet.

Ms. Miller asked how the developer will define affordable.

Mr. Dickey explained that HRM does not have anything in its Planning Strategies at this time to define or require affordable housing. This will be considered in the near future. In this case HRM would have to rely on the Province to determine if they are supportive of what the formulas are.

Mr. Cantwell explained that he authored part of the affordable housing policy for HRM prior to the Regional Plan in 2004/5. From then it has been a "thorny" topic because of the service agreement between the Municipalities and the Provinces. The affordability for this project is defined through their project contribution agreement (funding agreement that is signed with the Province). In this agreement, it specifies rents for one and two bedrooms. This agreement is 4 years old therefore; they might change but, will be publically renegotiated with the Province. The objective for affordable housing tenants is not to spend more than 30% of their gross income on shelter. Before this project gets constructed, they will renegotiate with the Province what the affordable amounts are for each studio are and in addition to the affordable rents, they are hoping for a good chunk will be rent supplement (rent geared to income).

Ms. Miller asked how they will regulate this over time and how it will be determined who is entitled to the affordable units. There may be a temptation if all of the affordable units are not rented to rent out as market units.

Mr. Cantwell explained that the board regulates this and has to keep in line with the contribution agreement with the Province. The Province will have oversight of this project, and requires annual reporting to see what the rents are. In terms of selecting tenants, he is going to be speaking with a housing group in Ottawa who will provide some helpful hints to how the allocations work. Typically there will be an ad in the paper expressing interests for affordable housing and requesting applications to be submitted. They will have to show tax return information from prior years proving what their income is and may also be an asset request.

Ms. Miller asked about the mortgage on the land.

Mr. Cantwell explained that when the Province gave them the three million dollars to acquire these properties, they registered a mortgage against each property.

Ms. Miller asked where the ground floor commercial fits in the economical operational budgets. She added that there is ground floor commercial space everywhere and expressed concern if the ground floor income is going to be used to help support the rest of the project and whether this was figured into the projected vacancy rates. Will there be any affordability in these rents.

Mr. Cantwell explained that commercial on ground floor is the right thing to do. Gottingen Street is a major commercial neighbourhood street and therefore, you do not want to put residential units right up against Gottingen Street. The commercial rents will be very modest and in the early years these will most likely be subsidized as well. He explained that over time as this neighbourhood gets back to the way it used to be, the space will carry its own weight.

Ms. Miller asks how they plan on factoring these rents into the operating costs and explained that the current Arts Communities are there on the street because the space is affordable.

Mr. Cantwell explained that there are currently two vacant parking spaces and therefore are not displacing anybody. The Housing Trust will have a small office in this space as well.

A question was asked about the environmental issues with one of the construction sites. Mr. Cantwell explained that on one of the properties, there was a fuel tank on the inside of the building that overtime spilled a small amount of petroleum hydrocarbons. They had to take a couple truck loads of soil out. The Environmental Engineers followed all the protocols and they have a clean certificate from Department of Environment.

Mr. Ed Edelstein explained that he has read the rationale for why this should be allowed and explained that he does not agree. He addressed concern that it is out of scale for the neighbourhood and is concerned with the affect this will have on his development next door. He also addressed concern with the shading issues this will cause for the people to the North and doesn't understand how HRM will allow a 3-fold allowance for a height exemption that is out of scale. This agreement with the Province is out of proportion with the site and doesn't think this project is going to make this area a better place. He spoke regarding other buildings in the area which are also out of scale however, they are older. He asks that the Board renegotiate with the Province the number of affordable units in the total project is scale the development down. He agrees with development of Gottingen Street, and affordable housing however, not at this scale and therefore cannot support it. He added that the applicant's letter states that current Land Use By-Law and height allowances don't encourage development on Gottingen Street, however this is untrue; there has been a lot of development in the area in the past two years. There has also been significant improvement with the Bus Stop Theatre etc.

Mr. Dickey asked if he is next to the MET property

Mr. Edelstein explained that he is located at 2169 Gottingen Street.

Mr. Michel Ross asked about Shannon Park and explained that for years they wanted to have a stadium and nothing came out of it. Shannon Park is going to waste and should have the low income housing in that area. He asked if there are any plans for Shannon Park in the future.

Mr. Dickey explained that HRM is waiting for the Federal Government to make some decisions on Shannon Park and what will happen with it. He explained that this is going to be a high priority area for development but the federal government will have to trigger that process and release the land.

Ms. Lisa Coates expressed interest in sitting on the Board of the Nova Scotia Housing Trust. She asked if they monitor resident's income to make sure that they are still in need of the affordable housing.

Mr. Cantwell explained that they will most likely require a bi-annual income recertification. If they are not meeting the requirements for affordable housing, they will have a certain amount of time to look for another place to live. They will be asking these types of operational questions to similar groups in Ottawa.

Mr. Andrew Murphy explained that they are asking for triple the height which is going to result in other developers also wanting to get three times the height. He explained that they had to bring in the downtown Halifax plan to deal with the height issues that constantly came up. When this area comes up in the Center Plan, he urges them to decide what is good for the street instead of spot zoning and think about the scale that they want in their neighbourhoods. They do not need 12 storey buildings everywhere and would do ok with 7 storey buildings. He explained that he was hopeful about the downtown plan and spoke regarding construction economics and anything larger than 8 storey buildings; only the big developers are able to develop it. He would like to see all developers of every size be able to develop. He explained that in the Nova Scotia Housing Strategy it supports home ownership and promote people living in the community in owning houses. He suggested developing these sites as-of-right as a condo development, keep 10% of the profit as affordable units.

Mr. Cantwell explained that they are a non-profit housing group which has their own goals and mandates as well as the Province. He explained that condominiums are not available to everybody as you need to have a down payment and need to afford the mortgage. Their goal is long term affordability through rental and feel there is good demand and good need in this neighbourhood for high quality rental apartments.

A lady asked if these developments will be accessible for people in wheelchairs and for seniors and will certain floors be for low income residents and will some floors be for high class residents. Mr. Pieczonka explained that both buildings will be designed to be accessible. Access to the building and into the main entrances will be fully accessible for people with physical disabilities. He added that within the Municipal Building Code and Provincial there is a requirement for certain number of units within buildings (1 per every 20) have to be designed to be barrier free.

Mr. Cantwell explained that the intent is not to have people segregated by floors; on any giving floor, there will be a mix between the market rate units and the affordable housing units.

It was asked if the Bloomfield Centre will be low income housing and how many floors it will be.

Mr. Cantwell explained that the Province through Housing Nova Scotia has purchased the old Bloomfield School and have plans to do something similar to that site as this application. Mr. Dickey explained that it will be mixed market housing.

Mr. Cantwell explained that there will be 133 units in total will be affordable. The MET building will be two floors stepping back to six floors on Gottingen Street and on the Maitland Street side, there will be eight floors and at the Diamond Bar site there will be five floors above Gottingen Street, stepping back to nine floors and 11 storeys on Maitland Street.

Ms. Katherine Kitching explained that height is important to her however, HRM is growing and residents do need to make some compromises. She explained that people make it really clear that they do not want sprawl outside the City so therefore, staff/residents need to at some point need to decide either they do not want HRM to grow or have to get more comfortable with bigger buildings. She also added that there is quite a waiting list for affordable housing and the need is there, therefore it concerns her that if HRM is doing small scale developments with only small amounts being affordable, where are all the people going to go who need affordable housing. She asked if there is a possibility for trees and benches and explained that there are very few trees on Gottingen Street.

Mr. Dickey explained that landscape amenity space is one of the things staff will look at for this development as well as others.

Mr. Cantwell explained that they want to contribute to the streetscape and make it a great place to come and visit.

Ms. Kitching explained that this development sounds good however addressed concern with the developer explaining that over time they want to make it more affordable and asked if there is a charter that residents can hold them accountable. She expressed concern regarding the long term vision.

Mr. Cantwell explained that the affordability requirements are set in place by the Province through their agreements.

Mr. Tim Storey, Performing Arts Lodge represents people in the film industry. He explained that the Performing Arts Center is a big supporter of this project because of their work that has been done across the Country. They are interested in affordable housing for their senior performers and also for those who are starting out in the film/theatre industry.

Ms. Clare Waque explained that that she runs the Bus Stop Theatre which is an unfunded arts space and explained that they own the property that backs on to one of the developments. She expressed concern with this development being built on their property line. She explained that the back space is not large enough to house a development if someone builds there. She would like to see instead of there being vacant boxes that there is an understanding in the next 20 years all of the buildings in between the proposed developments will also need to be developed to support the community's growth. She expressed concern that the developments being built will restrict the potential of the existing PID's to advance. She explained a current agreement that they have with the current condominiums that they could not see the condos until she gave them access to the thruway, adding that there is an easement on

that property. She explained that she would like to see some visioning for the future of how the rest of the neighbourhood would also grow as tall.

Mr. Dickey explained that one of the key policy criteria is how a development will affect future development potential and existing uses on adjacent properties. He added that she can set up a meeting with staff to review the plans.

Mr. Mika Edelstein asked if there have been any third party surveys for effecting neighbours' views. He explained that his friend who lives on Gottingen Street who currently has a beautiful view which will be blocked by these buildings. He explained that there are also houses on Creighton Street that will also have their views to the harbour blocked. He explained that it is imperative that HRM does a study to see how many existing developments will be effected by this. He explained that if there are towers in a neighborhood, the only way to get good views is to go higher and asked that HRM look at this. He does not think HRM should be on board with this development just because it has low income housing. He asked if the developer could make four storeys work and if not could they put the properties on the market to make available to someone who can.

Mr. Dickey explained that HRM does not protect views from private property; the only views that HRM will considering protecting are those from significant public points such as Dartmouth Common, Citadel Hill etc.

Ms. Elizabeth Murphy expressed concern with the competition for building a development with better views; therefore the height of buildings will continue to increase over time.

Mr. Dickey explained that it has always been an uncertainty in Downtown Halifax as to how tall buildings can be. HRMbyDesign established its allowable building heights and is the intent through the Center Plan process that will ultimately look at the corridors that will define these areas and also areas of Downtown Dartmouth as to what appropriate heights are and to protect adjacent neighbourhoods from encroachment by major redevelopments. In the meantime, staff has to proceed on the basis of individual applications as they are received. HRM's role is to respond to an application as received and to test it against existing HRM policies to see whether it complies or not. Council will look at the proposal and will evaluate them against the criteria in the Municipal Planning Strategy.

Ms. Lindsay Cory explained that she lives and works in the area asked how the Community Liaison Committee was put together and asked if there is an option for people to still be a part of it.

Mr. Dickey explained that the Housing Trust has coordinated this Committee in the neighbourhood. HRM cannot require that these meetings be set up. There is a Planning Advisory Committee set up largely of residents who review these projects and provide advice to community council.

Mr. Cantwell added that adding members is still open for discussion and he will discuss this with the Board and the Chair.

Ms. Rosie Porter asked if there is a threshold number for the developer for a smaller scale project with fewer storeys so that it is more in line with the Community.

Mr. Cantwell referring to a slide explained that the funding was tied to the creation of 58 and 65 units. Initially the buildings were taller and they have reduced floors and unit sizes and need to retain a 50/50 blend of units. He explained that they are at their threshold now.

Ms. Porter asked if 58 units is the number in which they can afford to do this project or if it could be feasible to develop 40 units.

Mr. Cantwell explained that contractually they are tied into the 59 and 65 units. These agreements are understanding from the funding partners and are no movement to change these units. They are locked into these numbers.

Ms. Porter asked if the number of 58 came from the Housing Trust or from the Province.

Mr. Cantwell explained that it came from the Province.

Ms. Amy Moonshadow addressed concern with accessibility. She is concerned with units not being able to provide access for those in larger wheelchairs/scooters. She suggested that someone with real-life experiences be part of this Board.

Mr. Cantwell explained that there is a building code requirement and assured that they do take the concerns of accessibility very strongly. This will be incorporated into the designs.

Mr. Dickey explained that based on the number of units proposed the Building Code requires that a minimum of 12 of the units will have to be fully accessible, barrier free units.

Mr. Mark Doiron asked about the Tavel memorial and what will happen with it.

Mr. Cantwell explained that they recognize the importance of it as a memorial and is for now going to continue to exist. But, is not sure what the plans are to maintain it during the winter months.

A lady asked if as part of the plan if this could be made a permanent memorial and to include those who have contributed to this memorial continue with the planning of it.

Mr. Cantwell explained that he would like to have a conversation with the group who is behind the memorial and is open to the idea.

Mr. Dickey explained that HRM would be requiring some form of landscaping; therefore there will be some opportunity there to consider this memorial.

Ms. Miller explained that these buildings are way out of proportion with the neighbourhood. There needs to be more discussion to what the effect the building will have on the neighbourhood; current and future.

A gentlemen explained that the PAL Board proposed that one of the developments be named after Mr. Tavel as a tribute. Another discussion was having the spaces available for arts groups.

Mr. Marcus James asked about the existing community as it is now. He asked if the developers are currently contributing to the community as it is now and if not, how they will be in the future once the development starts.

Mr. Cantwell explained that the Housing Trust is a non-profit organization. However, they are looking at things like Youth Day and hosting youth days for kids to participate in future employment options etc.

Mr. James explained that they are currently receiving no support for Youth Day. He asked how this development will contribute to current problems that they are now experiencing.

Mr. Cantwell explained that there is some concern regarding housing affordability in the neighbourhood. This development will help contribute in terms of the growth of the community and to provide affordable housing options for long term residents.

Mr. James asked how this development is being communicated to the residents of Uniacke Square and addressed concern how this will directly impact them and the possibility of this having an opposite effect.

Mr. Cantwell suggested that he, Mr. James and Rev. Britten get together and create more communication, dialog and outreach to the communities. They plan on working closer with the community on these plans as it proceeds.

Closing Comments

Mr. Dickey thanked everyone for attending and explained that there are sheets available within the handout for residents to provide more feedback, suggestions, questions and concerns. He also encouraged anyone to contact him as well.

Adjournment

The meeting adjourned at approximately 9:11p.m.



COMMENT SHEET

Case 18547 (2183 Gottingen Street) and Case 18548 (2215 Gottingen Street)

Please take a few minutes to consider the developer's proposal, and then answer the following questions.

What do you like about the developer's proposal?

Providing more residential space &
ground floor commercial spaces.
Good that parking is considered - is it large enough.
Appreciate the set back, considering wind effect
20 apartments for OAC is laudable

What concerns do you have with the developer's proposal?

- 1 Will there be sufficient parking spaces?
- 2 The height of 9 stories is 3 too many.
tall buildings jutting out from the street
silhouette create wind tunnels - The Esplanade
Marine or Cornwallis is one such example.
- 3 Room for trees or grass or shrubs
- 4 - bicycle parking & use

Do you have any general comments on either the proposal or the process?

Growth is essential, more residential
density downtown is needed for safety &
vibrancy. Also important is to have
the buildings integrated with surrounding
architecture, mainly height.

Please leave your comments in the envelope up front. Or, you can email your comments to Mitch Dickey, HRM Planner, at

COMMENT SHEET

Case 18547 (2183 Gottingen Street) and Case 18548 (2215 Gottingen Street)

Please take a few minutes to consider the developer's proposal, and then answer the following questions.

What do you like about the developer's proposal?

Honest - Clear and a very positive proposal for this area of the city. I liked the fact that changes did take place in the design for families. This is very hopeful for making this area of the city looking great.

What concerns do you have with the developer's proposal?

I feel that the developers know their work and all will be completed by design.

Do you have any general comments on either the proposal or the process?

I wish it didn't take so long for the process to be completed. We need housing so badly.

COMMENT SHEET

Case 18547 (2183 Gottingen Street) and Case 18548 (2215 Gottingen Street)

Please take a few minutes to consider the developer's proposal, and then answer the following questions.

What do you like about the developer's proposal?

It shows a progressive way to develop
the area - I like the idea that
affordable housing is not seperated.

What concerns do you have with the developer's proposal?

Do you have any general comments on either the proposal or the process?

I support the project.

Please leave your comments in the envelope up front. Or, you can email your comments to Mitch Dickey, HRM Planner, at

COMMENT SHEET

Case 18547 (2183 Gottingen Street) and Case 18548 (2215 Gottingen Street)

Please take a few minutes to consider the developer's proposal, and then answer the following questions.

What do you like about the developer's proposal?

the height of the buildings
the amount of bedrooms.
the fact that available of space
ie - putting in a grocery store,
bank the design of buildings

What concerns do you have with the developer's proposal?

none - just need an affordable
house

Do you have any general comments on either the proposal or the process?

COMMENT SHEET

Case 18547 (2183 Gottingen Street) and Case 18548 (2215 Gottingen Street)

Please take a few minutes to consider the developer's proposal, and then answer the following questions.

What do you like about the developer's proposal?

*Seems like a viable proposal, but
will it work for this area?
Will there be balconies?*

How is affordable defined?

What concerns do you have with the developer's proposal?

*scale? Shading?
Though the height will give more
space for units, my concern is that the
view of the Harbour will be greatly
diminished. The view of the Harbour
is calming to many in this
community! A Big Plus for me!*

Do you have any general comments on either the proposal or the process?

Please leave your comments in the envelope up front. Or, you can email your comments to Mitch Dickey, HRM Planner, at

COMMENT SHEET

Case 18547 (2183 Gottingen Street) and Case 18548 (2215 Gottingen Street)

Please take a few minutes to consider the developer's proposal, and then answer the following questions.

What do you like about the developer's proposal?

like ~~the~~ THE Heights + Size
perhaps less Bachelor Units
more 1 and 2 units

What concerns do you have with the developer's proposal?

N/A

Do you have any general comments on either the proposal or the process?

N/A

Please leave your comments in the envelope up front. Or, you can email your comments to Mitch Dickey, HRM Planner, at