

Case 01325

Planning Services

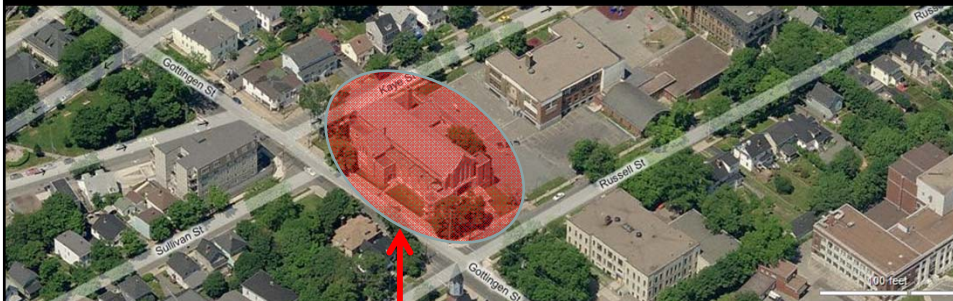
MPS/LUB Amendments and Development Agreement for the former St. Joseph's Church Site on Gottingen Street, Halifax

Joint Public Hearing
Regional Council & Peninsula Community Council
September 27, 2011

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Area Context

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Former St. Joseph's Church

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Area Context

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St. Joseph's Alexander
McKay Elementary
School

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Area Context

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Shambhala School

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Area Context

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Hydrostone Park

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Kaye Street Perspective

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Russell Street Perspective

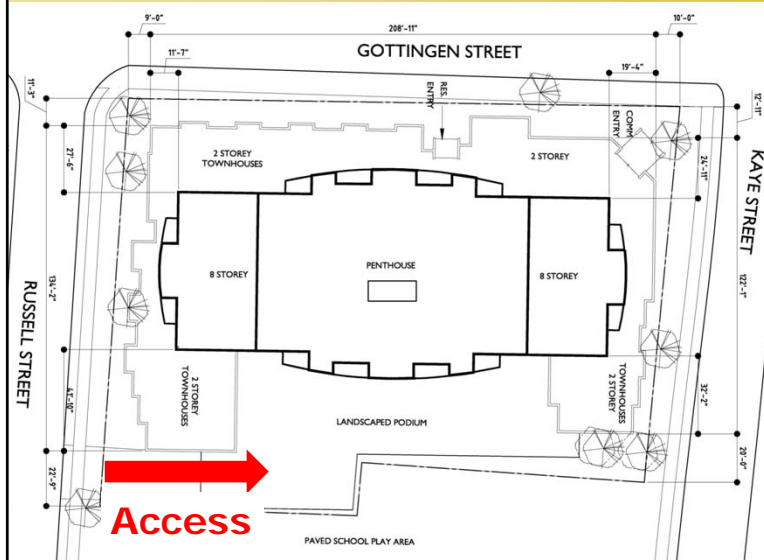
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Site Plan

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Gottingen Street Elevation

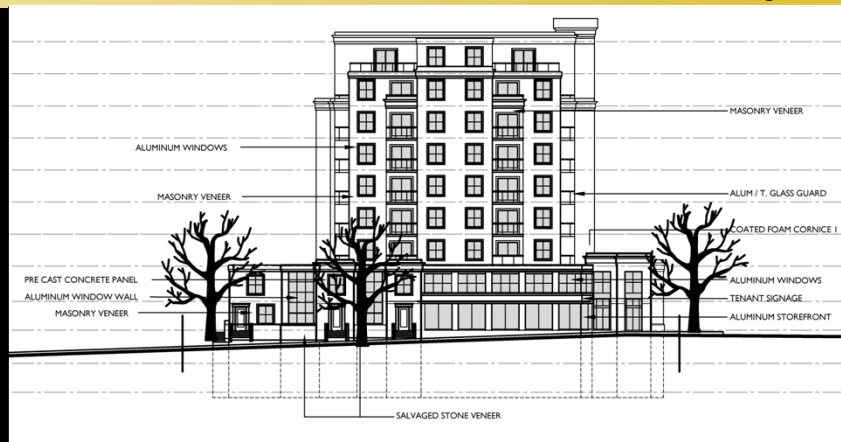
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Kaye Street Elevation

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East Elevation

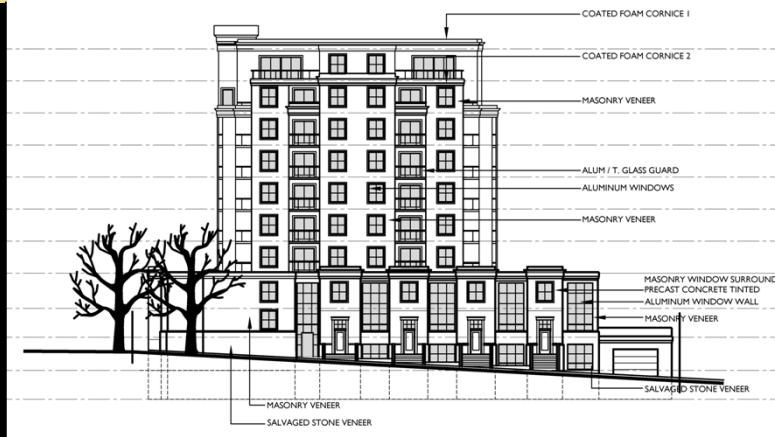
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Russell Street Elevation

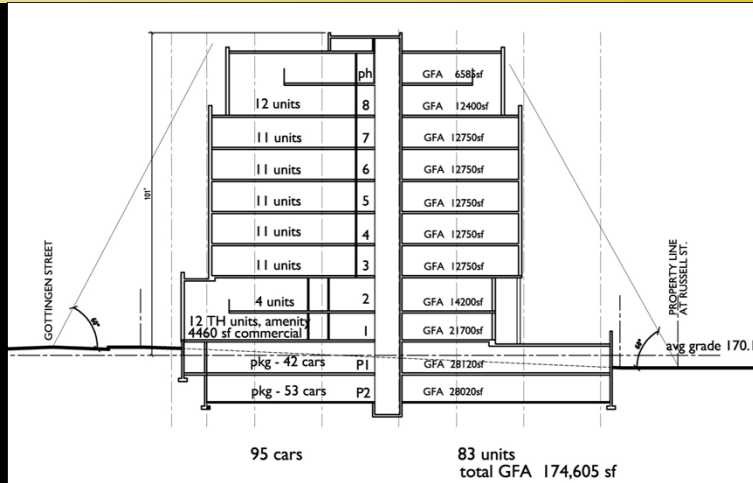
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Cross Section

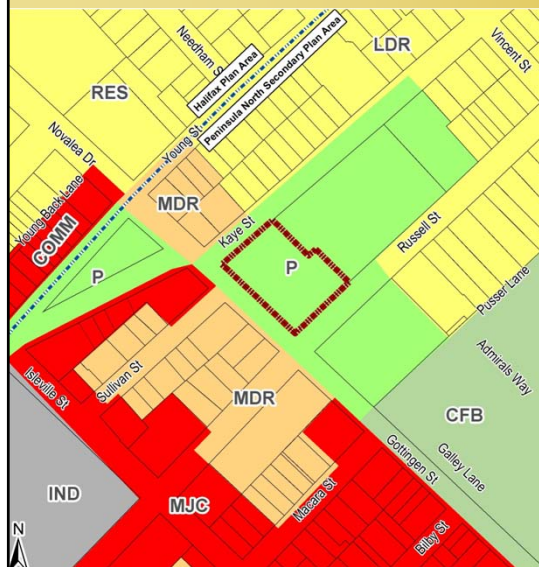
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MPS Designation

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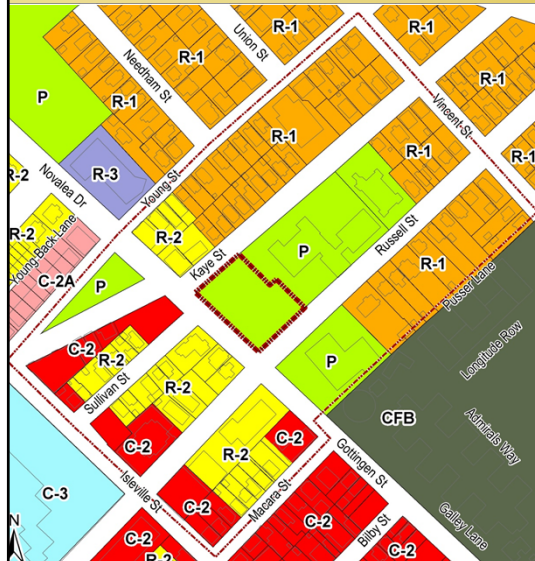


Park and
Institutional

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Zoning

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Park and Institutional

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Proposed MPS/LUB Amendments

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1. Site specific;
2. Allows for a mixed use residential and commercial development;
3. Exemption from angle control and open space requirements of the R-3 (Multiple Dwelling) Zone; and,

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Proposed MPS/LUB Amendments

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4. Identifies:

- Maximum building height;
- Parking requirements;
- Maximum population density; and,
- Population density calculation methodology.



Rationale for Proposed Changes

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- Property is flanked by 3 streets;
- No low-density residential uses abutting the property;
- Ground floor uses create a desirable interface with adjoining sidewalks; and
- Staff is not aware of any institutional uses seeking to locate in the area.



Development Agreement

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The proposed development agreement specifies various terms, including:

- that the development be constructed pursuant to the attached plans;
- the height be a maximum of 33m (9 storeys);
- controls on unit counts and population density;
- the permitted types of commercial uses;
- requirements for the landscaped podium.



Development Agreement

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The proposed development agreement also specifies that various matters can be considered by Council through non-substantive amendments, including:

- changes to landscaping;
- an increase to the number of dwelling units;
- replacement of ground floor commercial space with townhouse style units;
- minor changes to the architectural appearance;
- changes to commencement & completion dates.



Public Concerns

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- Height
- Traffic impact
- Wind impact
- Open space
- Density
- Sewage capacity



Recommendation

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It is recommended that Regional Council:

Approve the proposed amendments to the Halifax Municipal Planning Strategy and the Halifax Peninsula Land Use By-law, as contained in Attachments A and B of the staff report.

