



February 20, 2018

Stephanie Salloum, Planner II
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Subject: Application for Substantive Amendments to Development Agreement (Case: 18254) to enable a mixed use commercial and residential development located at 2776 Gottingen Street, Halifax (PID: 41044041)

Dear Stephanie,

On behalf of our client, Principle Developments Ltd. (Principle), WSP Canada Inc. (WSP) is pleased to submit an application for a substantive amendment to the Development Agreement (DA) referenced above. To assist with this application, the following supporting materials are enclosed or included as attachments:

- Completed Planning Application Form
- \$2,600 Application Fee
- Attachment A: Proposed Site Plan
- Attachment B: Proposed 5th Floor Landscape Plan
- Attachment C: East Elevation (Options 1 & 2)
- Attachment D: South Elevation (Option 1)
- Attachment E: South Elevation (Option 2)
- Attachment F: West Elevation (Option 1)
- Attachment G: West Elevation (Option 2)
- Attachment H: North Elevation (Options 1 & 2)
- Attachment I: Perspectives (Option 1)
- Attachment J: Perspectives (Option 2)
- Attachment K: Traffic Addendum
- Attachment L: Servicing Schematic

1.0 Background

In 2013, an application was submitted by Cantwell and Company Ltd., on behalf of the property owner, Beaufort Investments Incorporated, to enable the development of an 8-storey mixed-use building on PID: 41044041. The subject application was made

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pursuant to Policies 2.3.1, 2.3.2 & 2.3.3 of Section XI of the Halifax Municipal Planning Strategy (MPS). These policies allow Council to identify areas designated Major Commercial for comprehensive site planning through the development agreement process. The process was achieved by applying Schedule “Q” to the site through an amendment to Map ZM-2 of the Halifax Peninsula Land Use By-law (LUB). Schedule “Q” was established to address the challenge of introducing new residential uses into existing commercial and industrial areas by negotiating, on a site by site basis, the conditions of a development agreement.

On August 7, 2013, Halifax and West Community Council (HWCC) approved the applicant’s proposed LUB amendment and Schedule “Q” was then applied to the subject site. Approximately one month later on September 23, 2013, HWCC approved Development Agreement Case: 18254 which enabled the proposed 8-storey mixed-use building.

Since that date of approval from HWCC, the ownership of the subject property has changed. In 2016, Principle Developments Ltd. acquired the subject property and is seeking to construct a new building with a different form and development program than what was previously approved by HWCC in 2013.

In November 2016, WSP Canada Inc. submitted a DA amendment application (Case 20894) on behalf of Principle Developments Ltd. The amendment application proposed a new building design that included the following changes:

- Increase the maximum number of residential units permitted from 70 to 95 units;
- Increase the minimum number of units having two or more bedrooms from 22 to 40 units;
- Remove the surface parking lot (16 spaces) and locate all parking underground;
- Construct a four storey addition fronting Almon Street;
- Remove the parking entrance from Almon Street;
- Increase the minimum number of required parking spaces from 70 to 72 spaces;
- Re-locate the outdoor amenity space from the rooftop and second level podium to a landscaped podium on the fifth floor of the proposed addition;
- Expand the penthouse level to allow three residential units;
- Extend the streetwall on Bloomfield Street; and
- Extend the building footprint to cover the majority of the lot.

On January 23, 2018 Halifax and West Community rejected the DA amendment application (Case 20894). Council indicated support for what was proposed in the application for the Almon and Gottingen Streets sides of the development, but would not support the application because of the impact of the three stories along Bloomfield Street. Council explained that he initially supported the 8 stories because the building came down in height as it came closer to the residential neighbourhood, which is essentially a wood-frame neighbourhood with R-2 zoning and a mixture of single-family homes and over/under duplexes. Council also had concern with the proposed

penthouse; and suggested that the C-2 rules that allow construction of a building up to maximum height at the property line, next to a wood-frame house were out of date.

2.0 Application Request

In response to comments received from Council during the Public Hearing for Case 20894, WSP is now submitting an application to amend DA Case: 18254 to enable the following changes:

- Remove Surface Parking
- Increase the amount of permitted residential units
- Increase the amount of units with 2 or more bedrooms.
- Re-locate the outdoor amenity space from the rooftop to a landscaped podium on the 5th floor
- Extension of streetwall on Bloomfield Street
- Relocate all on-site parking underground
- Extend the building footprint to cover the majority of the lot, including the portion of the lot that fronts on Almon Street

Two design options have been submitted with the application. The applicant is seeking feedback on each option from staff, the public during the Public Information Meeting that will be held for the application, as well as the Planning Advisory Committee. After feedback is received on both the design options, we plan to submit a final design to bring forward to council for consideration.

When comparing each of the two design options to the design that was being considered under Case 20894, we note the following:

- Option 1 shows all 3 units removed from the penthouse level and the total unit count being reduced from 95 to 92.
- Option 2 shows all 3 units removed from the penthouse level AND the second & third floors of the Bloomfield Streetwall stepped back one structural bay (approx. 20 feet) from the side property line, resulting in a total of 90 units instead of 95.

The applicant believes that these proposed changes represent an appropriate building form transition towards the abutting residential neighbourhood to the south. In an effort to address the concerns brought forward by members of the community and members of Council, the overall height and massing of the building is reduced, as well as the scale of the Bloomfield Streetwall.

3.0 Discussion (Addressing Policy)

In considering substantive DA amendments on lands that are designated Schedule Q, it is our understanding that Council is required to consider the following items as outlined under Policy 2.3.3 of Section XI of the MPS:

(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;

The proposed development is aligned with this Policy. In addition to the lower level design and streetscape designed outlined below (in response to Section 2.3.3 (iv)). A number of setbacks and stepbacks have been incorporated into the proposed development in order to be sensitive to adjacent properties. These design elements place strong architectural detailing on the first three floors and the visually lighten the massing on the floors above.

- A stepback after the first three storeys will create a streetwall that is at appropriate scale and of similar proportions to adjacent buildings
- The stepback at the fourth floor will also assist in mitigating potential wind impacts and creates opportunity for landscaped podiums and outdoor spaces
- Use of glazing and material change on upper floors to visually distinguish the upper and lower components of the building's massing.
- Corner balconies on upper floors to visually lighten the building's massing

(ii) the appropriate integration of the development into the traditional grid street system of the Peninsula.

The proposed development respects the existing grid 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;

Please refer to [Attachment K: Traffic Addendum](#)

(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;

As both the building elevations and site plan indicates, strong architectural detailing on the first three storeys, combined with new landscaping, will significantly improve the existing streetscape and public realm. Proposed details include:

- Contemporary brick detailing on the first three floors which alludes to industrial heritage of the surrounding community.
- Commercial uses at grade that help engage the ground level of the building with the public right-of-way

- Contemporary glazing on the first floor that highlights the commercial uses and creates an inviting street interface
- Located residential and parking entrances on western edge of Bloomfield Street frontage, away from Gottingen Street and the corner intersection where commercial frontages are more viable

This proposed detailed residential/commercial frontage should increase the visual interest on the street and bring more “eyes on the street”. Signage will be sensitively handled and respect the detailing shown in the elevations. The parking entrances consider visibility and encourage safety for users and pedestrians.

(v) the provision of high quality open space and leisure areas of a size and type adequate for the resident population;

The proposed development will improve the streetscape along Almon Street, Gottingen Street and Bloomfield Street by bringing the building to the sidewalk and implementing small scale commercial frontages at ground level. These design elements intend to break up the building’s horizontal mass and create frontages that engage the building with the public right-of-way. In addition, approximately 4,008 SF of common space will be provided for the building residents on the fifth floor landscaped podium. This amenity space will be accessible for all residents living within the building and may include elements such as outdoor seating and landscaping that create gathering spaces for the building’s residents to engage, interact and enjoy the outdoors.

All proposed residential units will have a balcony suitable for chairs and outdoor enjoyment. Units on the second, fourth and ninth floors will enjoy larger outdoor terraces. In addition, residents have easy access to local park spaces such as Fort Needham Park, Africville Park, Halifax Commons and nearby pocket parks on Bilby Street and Fowler Road

(vi) residential and commercial densities consistent with municipal services;

Please refer to [Attachment L: Servicing Schematic](#).

(vii) encouraging high quality exterior construction materials such as masonry;

Please refer to Attachments C - H, which outlines the various building materials proposed. These materials are highlighted by two types of masonry brick that are proposed to distinguish the upper and lower portions of the building’s mass.

(viii) other relevant land use considerations which are based on the policy guidance of this Section.

The proposed DA amendments are sensitive to the transformation taking place in the North End. The amendments intend to increase the amount of infill on an opportunistic brownfield site that is vacant. The site is immediately adjacent to buildings containing land uses that are compatible in both scale and function to the development being



proposed through this application. The community surrounding the proposed development is unique and the applicant intends to offer a residential building that can become part of this dynamic and vibrant area.

4.0 Conclusion

WSP trusts that the enclosed materials satisfy the application requirements, and we look forward to working with Staff, the community and Council throughout the application process. Should you have any questions, comments or concerns with regards to this application, please do not hesitate to contact the undersigned.

Yours truly,

Original Signed

Connor Wallace, MCIP, LPP
Urban Planner

Cc: Peter Metlej – Principle Developments Ltd.
Greg Johnston – Paul Skerry Associates Ltd.
Paul Skerry – Paul Skerry Associates Ltd.