

PO Box 1749
Halifax, Nova Scotia
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MEMORANDUM

TO: Chair and Members of District 7 and 8 Planning Advisory Committee
FROM: Darrell Joudrey, Planner II
DATE: May 29, 2017

SUBJECT: Case 20417 - Application by Studio Works International Ltd. for approval of a development agreement to enable a 13 storey, 49 unit residential development as an addition to St. Patrick's Rectory at 2267 Brunswick Street, Halifax.

The applicant's proposal is for a 13 storey, 49 dwelling units, multiple unit building on the east side of Brunswick Street abutting the St. Patrick's Church and will be accessed from Brunswick Street. The proposed building will be physically attached to and accessible from the existing Glebe house at the northeast end. To enable the proposal, the applicant has requested that a development agreement be approved. The applicant's submission materials are attached to this memo (Attachment B).

Location

The subject property:

- Is located at 2267 Brunswick Street in Halifax (Maps 1 & 2);
- contains the St. Patrick's Rectory;
- abuts St. Patrick's Church; and
- is 929.59 square metres (10,006 square feet) in area.

Designation and Zoning

The subject property is located in Area 7 of the Peninsula North Secondary Planning Strategy (PNSPS), and is designated Medium Density Residential (MDR) (Map 1). Properties within the MDR residential environment designation in Area 7 are zoned General Residential (R-2) under the LUB (Map 2) which does not allow the request to be considered. The lands also fall within the Schedule HA-1 Brunswick Street Heritage Area which allows apartment houses beyond 4 units to be considered by development agreement under Policy 9.3.2, and provides associated policy direction under Policy 9.3.2.1. A small portion of the site falls within View Plane 1. Attachment A of this memo outlines the applicable MPS policies.

Development cannot proceed under the provisions of the R-2 Zone, which does not allow for multi-unit residential development through an as-of-right-process except for two unit semi-detached and duplex dwelling units and up to 4 unit apartment houses. However, additional provisions in the Halifax Peninsula LUB allows for internal conversion of existing buildings located in Schedule HA-1 to an apartment house provided there is no increase of height or volume, and a minimum of one unit for every five must contain

two or more bedrooms. The existing building at 2267 Brunswick Street has been issued permits to allow for 12 residential units within the existing building.

While the R-3 zone of the PNSPS would permit the requested apartment house, there is no ability to rezone to R-3 under the MDR designation. Therefore, the requested building addition must proceed through a request for a development agreement.

Proposal

The applicant is proposing to maintain the existing 12 unit residential building, and develop a 13 storey residential building consisting of:

Residential Units

- 19 x 2 BR
- 30 x 1 BR

The full submission detailing the proposal is provided as Attachment B.

Community Engagement

A public meeting to allow for community input on the proposed building was held on November 30, 2016. Minutes of this meeting are included as Attachment C.

Planning Process

Community Council has the legislative authority to consider a Development Agreement. In addition to the above community engagement, should Halifax and West Community Council give first reading, a public hearing will be scheduled and a second round of notifications as detailed above will be undertaken. The hearing will provide any interested party the opportunity to address Halifax and West Community Council.

Committee Request

Pursuant to the Committee's Terms of Reference, feedback is sought from the Committee relative to the proposed development. The recommendation will be included in the staff report to Halifax and West Community Council. Specific items that the Committee may wish to address include the following:

- the height and mass of the building;
- the abutting of the proposal to a heritage property (St. Patrick's Church);
- the setbacks from interior property lines;
- setbacks of upper floors;
- the design and exterior materials of the building;
- the location and size of the proposed commercial space;
- the mix of residential unit types;
- on-site parking and parking garage access.

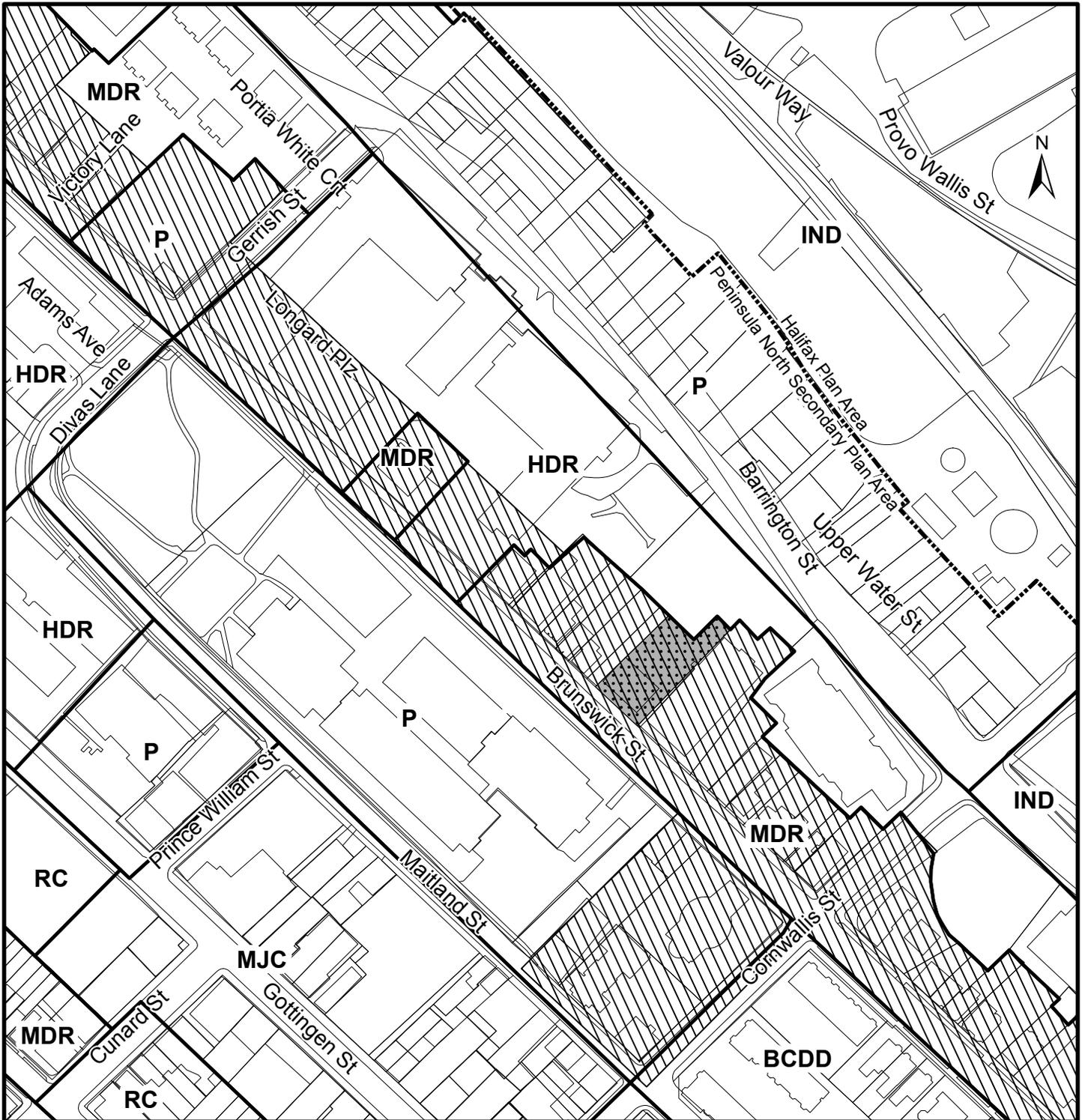
Attachments

- Map 1: Generalized Future Land Use Map
- Map 2: Zoning Map
- Attachment A: Excerpts from the Halifax Municipal Planning Strategy
- Attachment B: Application Submission
- Attachment C: Public Information Meeting Minutes (November 30, 2016)
- Attachment D: Traffic Impact Study

CURRENT PLANNING | DEVELOPMENT APPROVALS

Urban Enabled Applications – Planning and Development

Tel: (902) 490-4181 Fax: (902) 490-3976
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Map 1 - Generalized Future Land Use

2267 Brunswick Street
Halifax

-  Subject Property
-  Brunswick Street Heritage Area

Halifax Plan Area
Peninsula North Secondary Plan Area

Peninsula North Designations

- MDR Medium Density Residential
- HDR High Density Residential
- RC Residential/Commercial Mix
- MJC Major Commercial
- P Park and Institutional
- IND Industrial
- BCDD Brunswick Comprehensive Development District

Halifax Designations

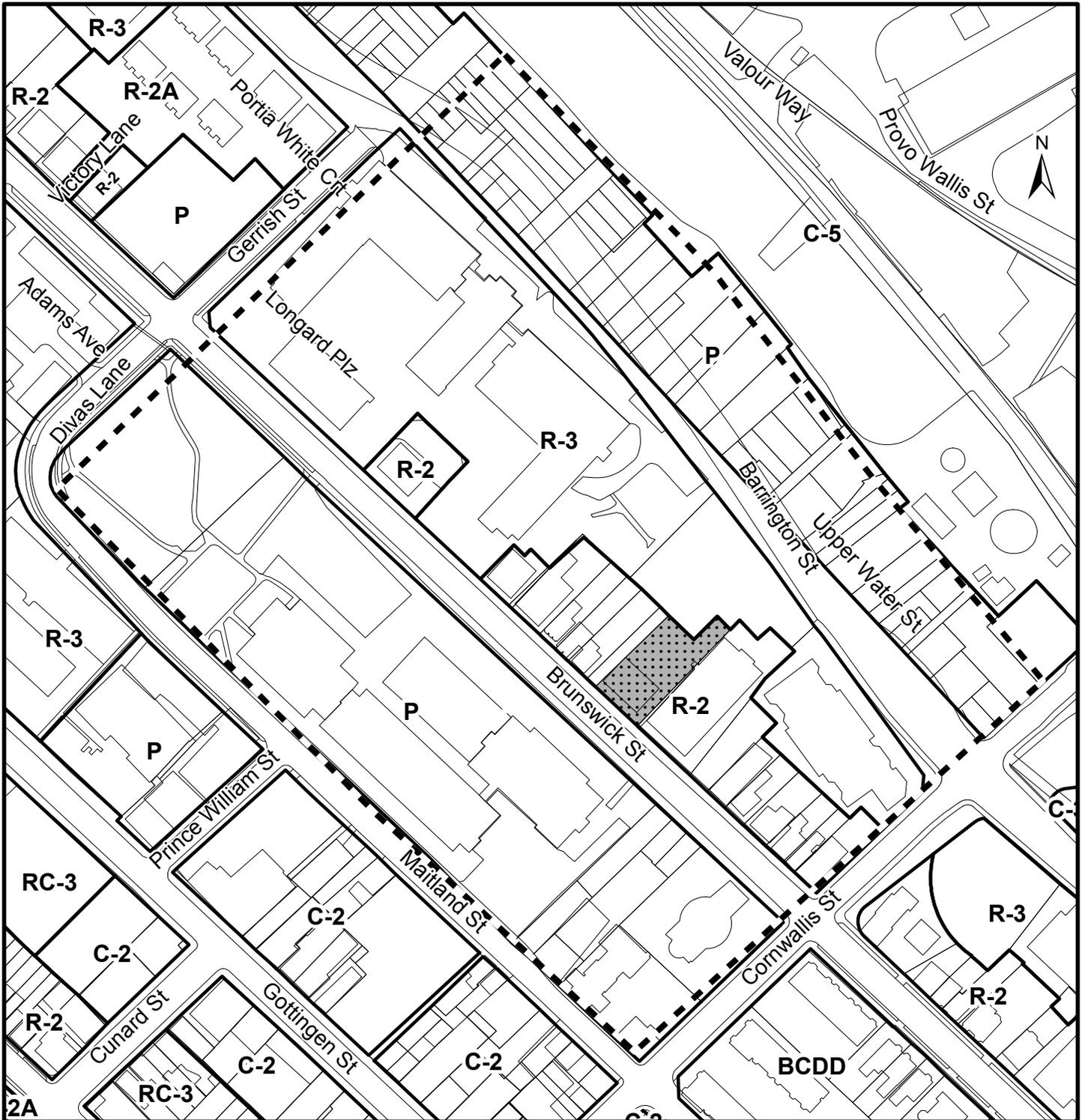
- IND Industrial

HALIFAX



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

The accuracy of any representation on this plan is not guaranteed.



Map 2 - Zoning and Notification

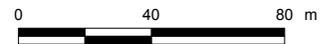
2267 Brunswick Street
Halifax

HALIFAX

-  Subject Property
-  Area of Notification

Zone

- R-2 General Residential
- R-2A General Residential Conversion
- R-3 Multiple Dwelling
- RC-3 High Density Residential Minor Commercial
- P Park and Institutional
- C-2 General Business
- C-5 Harbour-Related Industrial
- BCDD Brunswick Comprehensive Development District



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

The accuracy of any representation on this plan is not guaranteed.

Attachment A

Halifax Municipal Planning Strategy Policy

SECTION XI PENINSULA NORTH SECONDARY PLANNING STRATEGY
<u>OVERALL OBJECTIVE</u>
To create a lively and interesting environment in Peninsula North with a mixture of land uses and a physical environment that is aesthetically pleasing, safe, and well-maintained.
<u>1. RESIDENTIAL ENVIRONMENTS</u>
Objective: Stable residential communities in Peninsula North that offer a variety of housing types to meet the needs of a range of income and age groups.
1.1 To foster stable residential areas and to preserve the character of Peninsula North, the retention and rehabilitation of structurally sound housing units shall be encouraged.
1.1.1 Where redevelopment is proposed for sites with structurally sound housing units, the retention and rehabilitation of such existing units and the integration of new structures with these shall be encouraged.
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)
1.2 In this Section, residential environments means:
(i) low-density residential;
(ii) medium-density residential; and
(iii) high density residential.
1.3 In areas shown as medium-density residential on the Generalized Future Land Use Map of Section XI, residential development in the following forms shall be permitted:
(i) single family dwellings;
(ii) duplex housing;
(iii) semi-detached housing; and
(iv) buildings containing three or four units.
1.3.1 In medium-density residential areas the conversion of structures existing at the date of approval of the applicable area of Section XI as shown on Map 1 to a maximum of two apartment units per structure, shall be permitted provided:
(i) there is no increase in the height or volume of the building;
(ii) that one unit contains two or more bedrooms;
(iii) there is one parking space for every dwelling unit; and
(iv) the minimum parking size and location on the lot is regulated.
1.3.2 Notwithstanding the medium density residential designation and Policy 1.3, along the north side of North Street between Clifton Street and Gladstone Street certain properties shall be zoned to use. More specifically, Civic 6129 North Street shall be zoned minor commercial; and Civic 2609 Gladstone Street shall be zoned high density residential.

1.3.3 In Area 5 of this Section, the conversion of buildings existing on 14 July 1979 in the Medium Density Residential areas south of Russell Street (NIP III area), for more intensive residential uses shall be encouraged in order to promote investment in the existing residential buildings, and to strengthen the residential character of the area.
1.3.3.1 In the area described in Policy 1.3.3 above, the conversion of an existing building to a maximum of four residential units per structure shall be permitted provided that:
(i) there is no increase in the height or volume of the building;
(ii) at least one of the units in the converted building contains 2 or more bedrooms.
1.3.4 The conversion of buildings existing on 14 July 1979 in the Medium Density area bounded by North, Gottingen, Cogswell, North Park and Agricola Streets (NIP I) for more intensive residential uses shall be encouraged in order to promote investment in the existing residential buildings and to strengthen the residential character of the area.
1.3.4.1 In the area described in Policy 1.3.4 above, the conversion of an existing building to a maximum of four residential units per structure shall be permitted provided that:
(a) there is no increase in the height and volume of the building;
(b) at least one of the units in the converted building contains two or more bedrooms.
1.3.5 Notwithstanding the Medium Density Residential designation and Policy 1.3, certain properties within Area 7 of this Section shall be zoned as general residential conversion and townhouse to maintain the conformity of some existing developments and to allow limited redevelopment potential for other properties.
1.3.6 Notwithstanding the Medium Density Residential designation and Policy 1.3, certain townhouse developments shall be zoned to use in order to maintain conformity. More specifically, Civic 2414-2450 Creighton Street and 2096-2122 and 2012-2020 Bauer Street shall be zoned as general residential conversion and townhouse.
1.4.2 In the high-density residential area which is bounded by Welsford Street, Robie Street, Parker Street and the southern boundary of the Peninsula North Plan area, the land use by-law shall include a maximum height limit of 35 feet to maintain low rise development and to ensure that there is compatibility with the character of the surrounding neighbourhood.
1.4.3 In order to maintain a low rise development which is compatible with the character of the surrounding neighbourhood, the land use by-law shall limit the height and density of the area known as Quinpool Court (Civic Numbers 2155 and 2225 Monastery Lane, and 2080 and 2070 Quingate Place; LRIS PID Numbers 40176570, 40176588 and 40176596) to that which is in existence on the date of approval of this Plan.
1.4.4 In the high density residential area along Windsor Street between North Street and Young Street the land use by-law shall include a maximum height limit of 40 feet to maintain the existing low rise character and ensure compatibility with the surrounding neighbourhood.
1.4.5 Repealed
1.4.6 In Area 7 of this Section, the land use by-law shall include a height limit to maintain the existing medium rise form and to protect surrounding residential uses, for certain properties designated High Density Residential on the west side of Gottingen Street.
1.9.1 Any development permitted pursuant to Policy 1.9 shall be compatible with the surrounding area and this shall be achieved by attention to a variety of factors for which conditions may be set out in the development agreement, such as but not limited to:
(d) safe access to the site and building;
(e) the adequacy of combined vehicular and bicycle parking facilities; and

(f) the provision of above-grade recreational open spaces for the residents. (RC-Nov 13/07-E-Dec 15/07)

4. RECREATION

Objective: The increase and improvement of the variety and useability of recreation land and facilities in Peninsula North.

4.1 The improvement of existing recreation spaces shall be sought by such means as upgrading facilities, improving landscaping, and adding new facilities.

4.2 On City-owned recreation land in Peninsula North, the City shall emphasize intensity of use and shall attempt to provide a variety of activities for a variety of user groups.

4.3 The City shall, after consultation with the community, attempt to provide adequate lighting of community playing fields to improve the safety and promote greater use of these spaces.

4.4 The City shall seek additional land for the creation of tot-lots, neighbourhood, and community parks. The City should consider potential recreation sites that are a minimum of 5,000 square feet.

4.5 In the acquisition of land for small-scale recreation use, the preference shall be given to locations that are:

(i) appropriately dispersed throughout the area;

(ii) removed from principal streets, truck routes, or busy intersections;

(iii) close to concentrations of housing units;

(iv) visible from the street; and

(v) of suitable topography to accommodate a variety of uses.

4.5.1 In the development of sites for community or neighbourhood recreation spaces, the following should be provided:

(i) a sense of enclosure;

(ii) protection from the wind;

(iii) the multi-use of recreation spaces by such means as creating small playing and activity spaces; and

(iv) a sense of safety by such means as positioning parks to maximize surveillance from the street and adjacent residential structures.

4.6 The City shall provide opportunities for the participation of people living within a one-half kilometre radius of a neighbourhood park and for community parks, within a one kilometre radius in the planning of facilities for small-scale City-owned recreation spaces.

4.6.1 The City should make use, whenever possible, of land on a temporary basis for recreation purposes where permanent park facilities are not available.

4.6.2 The City shall seek to negotiate the use of large parking lots as multi-use courts when they are not in use for parking.

4.7 The City shall investigate the use of public rights-of-way, public or private lanes or sections of local streets for neighbourhood open spaces, pedestrian and/or bicycle paths where the location is suitable for such use.

5. TRANSPORTATION

Objective Transportation facilities in Peninsula North that will decrease the negative effects of through traffic on residential streets, facilitate the movement of vehicles associated with light-

industrial, business and service uses, and minimize traffic conflicts.
5.1 Means of promoting the safety of bicycle use between residential areas of Peninsula North and the Central Business District shall be investigated.
5.2 The traffic implications of proposals for any large-scale developments shall be assessed and developers encouraged to take measures to alleviate or avoid potential traffic problems, particularly on residential streets.
5.3 The possibility of providing municipal parking lots in Peninsula North in appropriate locations when alternate parking solutions are not possible shall be investigated. Such parking lots should be paved and adequately buffered from the street and adjacent uses and should only be provided on a cost-recovery basis.
5.3.1 A study to investigate parking solutions for the problems created by the winter parking ban shall be undertaken.
6. ENVIRONMENT
Objective: An energy-efficient lifestyle in Peninsula North and an aesthetically pleasing environment for the activities that take place in the area.
6.1 Whenever possible, on lands in Peninsula North that are in the ownership of the City, the City shall encourage the inclusion of energy-efficient design features in any new residential development projects and the siting of structures in a southerly direction.
6.2 The City shall continue its tree-planting program to ensure that all streets benefit.
6.3 The City should consider, wherever appropriate, the use of coniferous trees in its tree-planting or landscaping programs.
6.4 In all cases in which landscaping or buffering is required, the use of coniferous trees on the north, west and east sides of the property, and deciduous trees on the south side shall be encouraged unless inappropriate to the specific use or site.
9. HERITAGE RESOURCES
Objective: The preservation, maintenance and enhancement of buildings, areas, streetscapes and conditions which contribute to the heritage character of certain areas of Peninsula North.
9.1 The City shall control the height of new development within the Peninsula North area in the vicinity of Citadel Hill, pursuant to Policies 6.3, 6.3.1, 6.3.2 and 6.3.3 of Section II.
9.2 All new buildings shall be located so that the views to the Harbour from Citadel Hill, as specifically delineated in the City of Halifax land use by-law regarding viewplanes, are maintained.
9.3 In order to preserve existing structures which are not registered heritage properties, and to promote new development which reflects the architectural character of existing heritage structures and maintains the streetscapes of Brunswick Street, the city shall, through the land use by-law, identify areas where specific architectural controls, standards for building placement, and criteria for building conversion would be desirable.
9.3.1 In the area identified in the land use by-law pursuant to Policy 9.3 above, and shown on Map 3: Brunswick Street Heritage Area, the conversion of a building existing on the date of approval of this section into a converted multiple dwelling house, in the Medium Density Residential Area, shall be permitted in order to encourage the retention of existing buildings in the Brunswick Street area which contribute to the heritage streetscape.
9.3.1.1 In the area identified in the land use by-law pursuant to Policy 9.3.1 above, the conversion of an existing building, which is not a registered heritage property or an accessory

use, to a converted multiple dwelling house shall be permitted provided that:
(i) there is no increase in the height or volume of the building;
(ii) there are not major changes to the facade of the existing building;
(iii) at least one unit for every five in the converted building contains two or more bedrooms.
9.3.2 In the area identified in the land use by-law pursuant to Policy 9.3 above, a new apartment house with over four dwelling units, or an addition to an existing building which produces an apartment house with over four dwelling units, may be permitted in areas zoned as general residential by development agreement; any such residential development in the area zoned as general residential conversion and townhouse, multiple dwelling, or general business, shall only be by development agreement.
9.3.2.1 In considering agreements pursuant to Policy 9.3.2, Council shall consider the following:
(a) the building or addition shall complement adjacent properties and uses, particularly any adjacent registered heritage buildings;
(b) the impact of vehicle access and egress and parking on adjacent properties and uses shall be minimized;
(c) the new development shall complement or maintain the existing heritage streetscape of Brunswick Street, by ensuring that features, including but not limited to the following, are similar to adjacent residential buildings particularly any registered heritage properties in the area identified in the land use by-law pursuant to Policy 9.3 above, on which Council shall specify conditions to be met in the development agreement:
(i) architectural design including building forms such as roofs, entrances, porches and dormers;
(ii) height, scale and massing;
(iii) location and style of building details such as doors, windows and exterior walls;
(iv) front and side yard setbacks;
(v) building materials.
(d) open space and landscaped areas shall be provided where appropriate;
(e) other relevant land use considerations which are based on the policy guidance of this Section.
9.4 Any development or change in use of any registered heritage property, not otherwise permitted by the land use by-law, shall comply with the provisions set out in the Heritage Resources policies of Section II.
9.5 Any development on the west side of Brunswick Street, located outside the Brunswick Street Heritage Area, should reflect the heritage character of existing structures on Brunswick Street.
9.6 To promote the residential development of the Brunswick Street Heritage Area, through traffic on Brunswick Street between North and Cornwallis Street should be discouraged and alternate routes for this traffic investigated.
9.6.1 The City shall encourage development at CFB Halifax (Dockyard) which does not conflict with Policy 9.6 of this Section.

SECTION II

CITY-WIDE OBJECTIVES AND POLICIES

6. HERITAGE RESOURCES

Definitions

"Heritage Property" means an area, site, structure or streetscape of historic, architectural or cultural value registered in the Halifax Registry of Heritage Property.

"Heritage Conservation Area" means an area of concentration of properties unified by similar use, architectural style or historical development, which retains the atmosphere of a past era and which is registered in the Halifax Registry of Heritage Property.

Objective: The preservation and enhancement of areas, sites, structures, streetscapes and conditions in Halifax which reflect the City's past historically and/or architecturally.

6.1 The City shall continue to seek the retention, preservation, rehabilitation and/or restoration of those areas, sites, streetscapes, structures, and/or conditions such as views which impart to Halifax a sense of its heritage, particularly those which are relevant to important occasions, eras, or personages in the histories of the City, the Province, or the nation, or which are deemed to be architecturally significant. Where appropriate, in order to assure the continuing viability of such areas, sites, streetscapes, structures, and/or conditions, the City shall encourage suitable re-uses.

6.1.1 The criteria by which the City shall continue to identify such areas, sites, structures, streetscapes and/or conditions identified in Policy 6.1 are set out in the official City of Halifax report entitled An Evaluation and Protection System for Heritage Resources in Halifax (City Council, 1978).

6.1.2 The City should designate those properties which meet the adopted criteria as registered heritage properties or registered heritage conservation areas and protect them within the terms of the Heritage Property Act.

6.2 The City shall continue to make every effort to preserve or restore those conditions resulting from the physical and economic development pattern of Halifax which impart to Halifax a sense of its history, such as views from Citadel Hill, public access to the Halifax waterfront, and the street pattern of the Halifax Central Business District.

6.3 The City shall maintain or recreate a sensitive and complimentary setting for Citadel Hill by controlling the height of new development in its vicinity to reflect the historic and traditional scale of development.

6.3A Notwithstanding Policy 6.3, but subject to the Rampart requirements of the Halifax Peninsula Land Use By-law, HRM shall permit an increase in the maximum building height on lands at the south-east corner of Sackville Street and South Park Street from 23 metres to 49 metres, where a new multi-district recreation facility is to be developed in whole or as part of a mixed-use development on the lands known as the CBC Radio and YMCA properties. With the additional height, there shall be provisions for the upper storeys of a building on these lands to be stepped back from Sackville Street and South Park Street. (RC-Jun 25/14; E-Oct 18/14)

6.3A.1 Pursuant to Policy 6.3A, a multi-district recreation facility means a building or part of a building that is a minimum of 6500 square metres of gross floor area, which is used for community recreation activities, for which a membership or instruction fee may be charged, and that includes a gymnasium, an exercise room, a swimming pool, meeting rooms, and community gathering areas. (RC- Jun 25/14; E-Oct 18/14)

6.3.1 Deleted (RC-Jun 16/09; E-Oct 24/09)

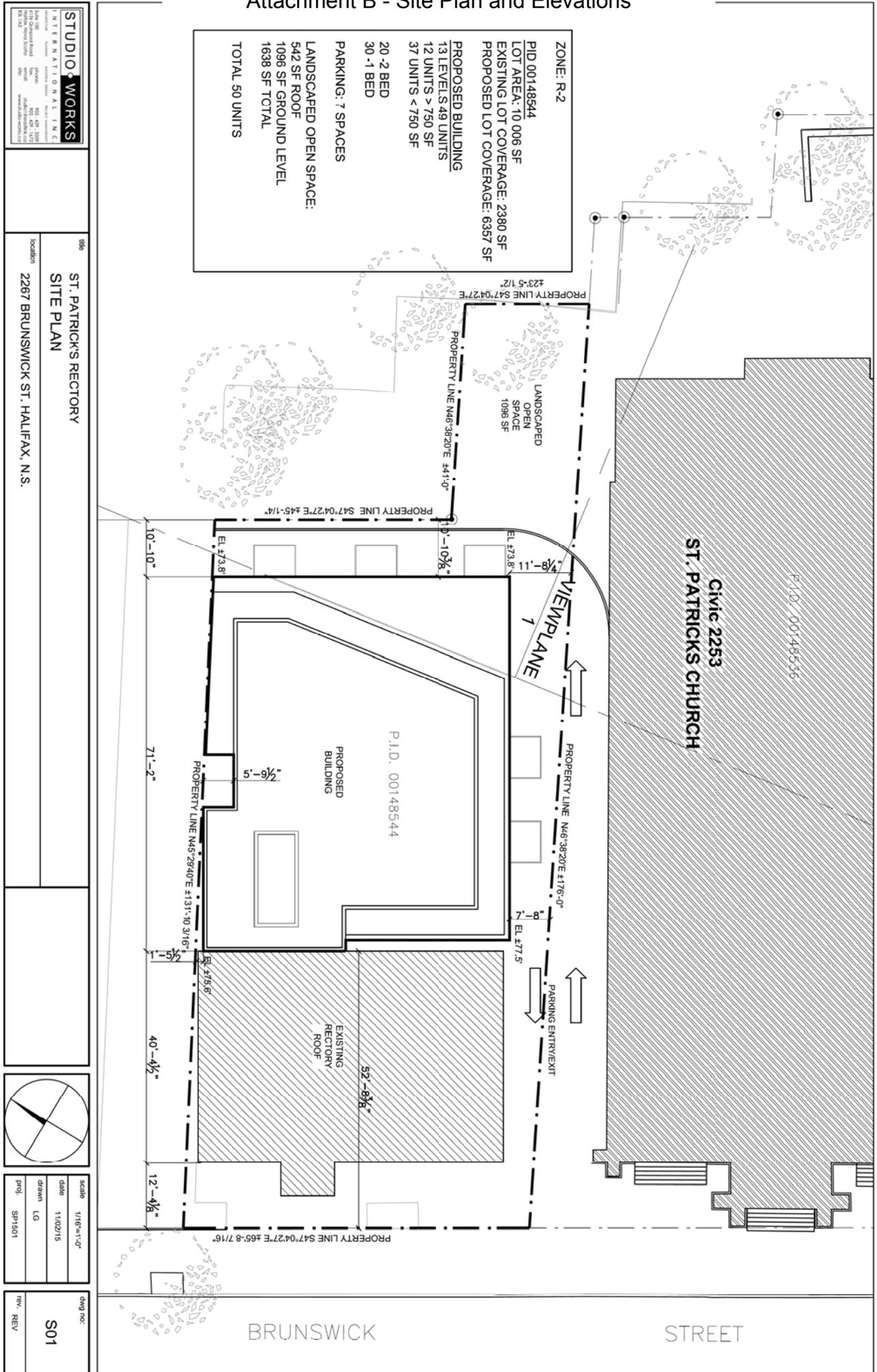
6.3.2 Within the area bounded by North Street, Robie Street and Inglis Street, no development shall be permitted that is visible over the top of the reconstructed earthworks on the Citadel

ramparts, from an eye-level of 5.5 feet above ground level in the Parade Square of the Citadel.

6.3.3 Policy 6.3.2 above shall not be deemed to waive any other height or angle controls.

6.4 The City shall attempt to maintain the integrity of those areas, sites, streetscapes, structures, and/or conditions which are retained through encouragement of sensitive and complementary architecture in their immediate environs.

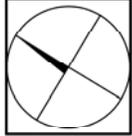
Attachment B - Site Plan and Elevations



STUDIO WORKS
 INTERNATIONAL INC.
 ARCHITECTURE INTERIOR DESIGN
 1115 Oldworld Road
 Raleigh, NC 27603
 919.877.1877
 www.studioworksnc.com

title
ST. PATRICK'S RECTORY
SITE PLAN

location
 2267 BRUNSWICK ST. HALIFAX, N.S.



scale 1/16"=1'-0"

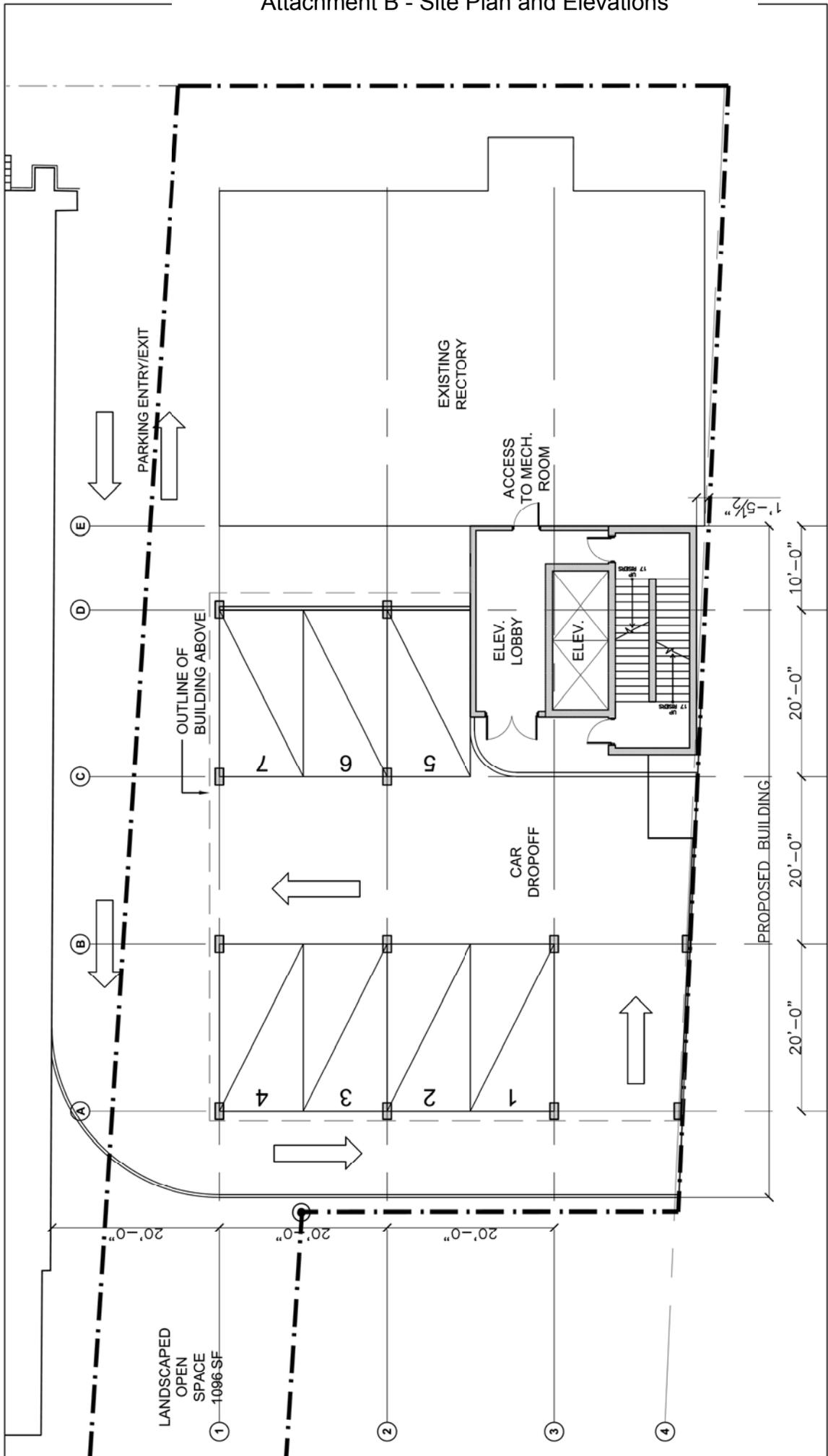
date 11/02/15

drawn LG

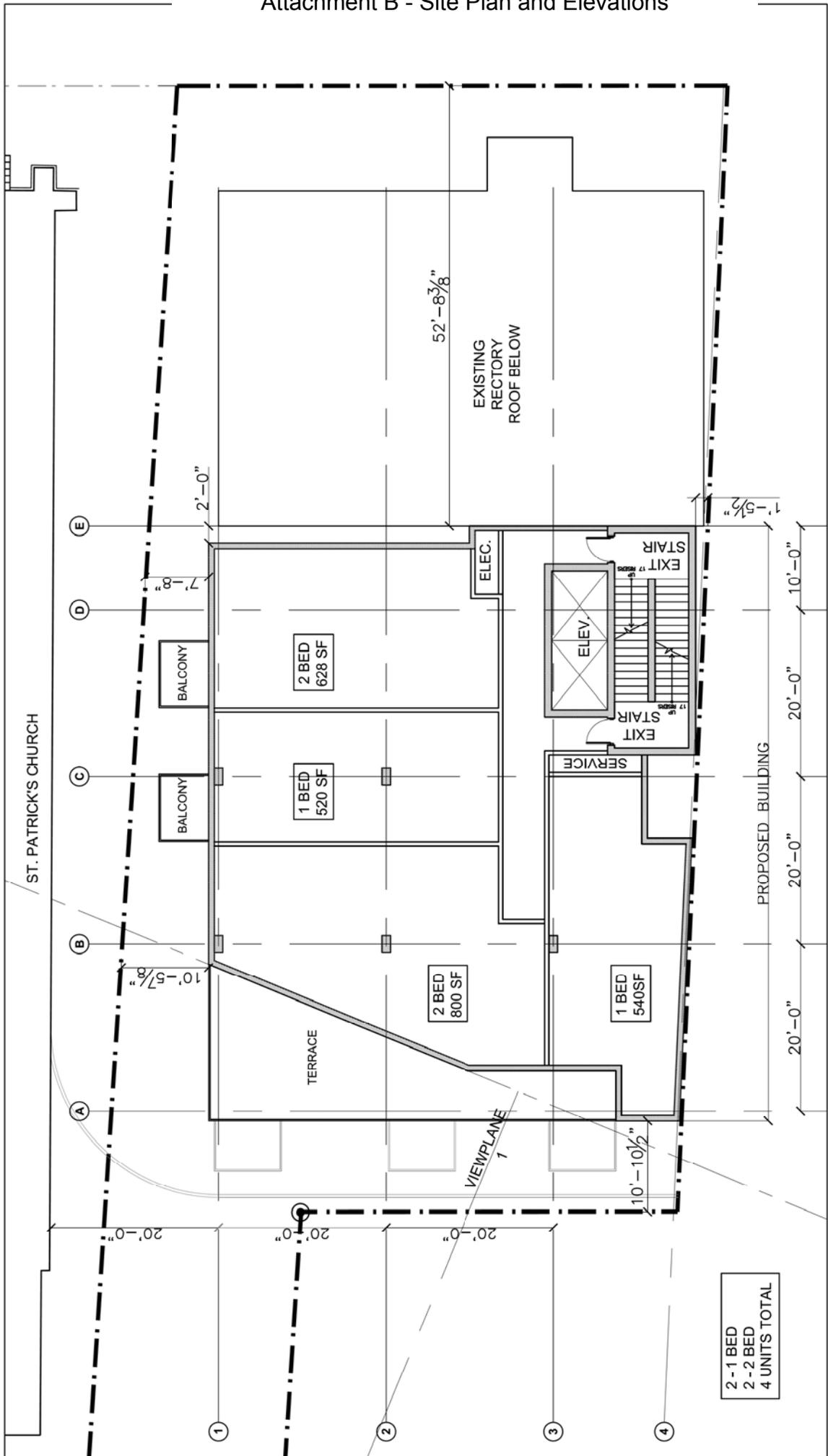
proj. SP1501

dwg no. **S01**

rev. REV

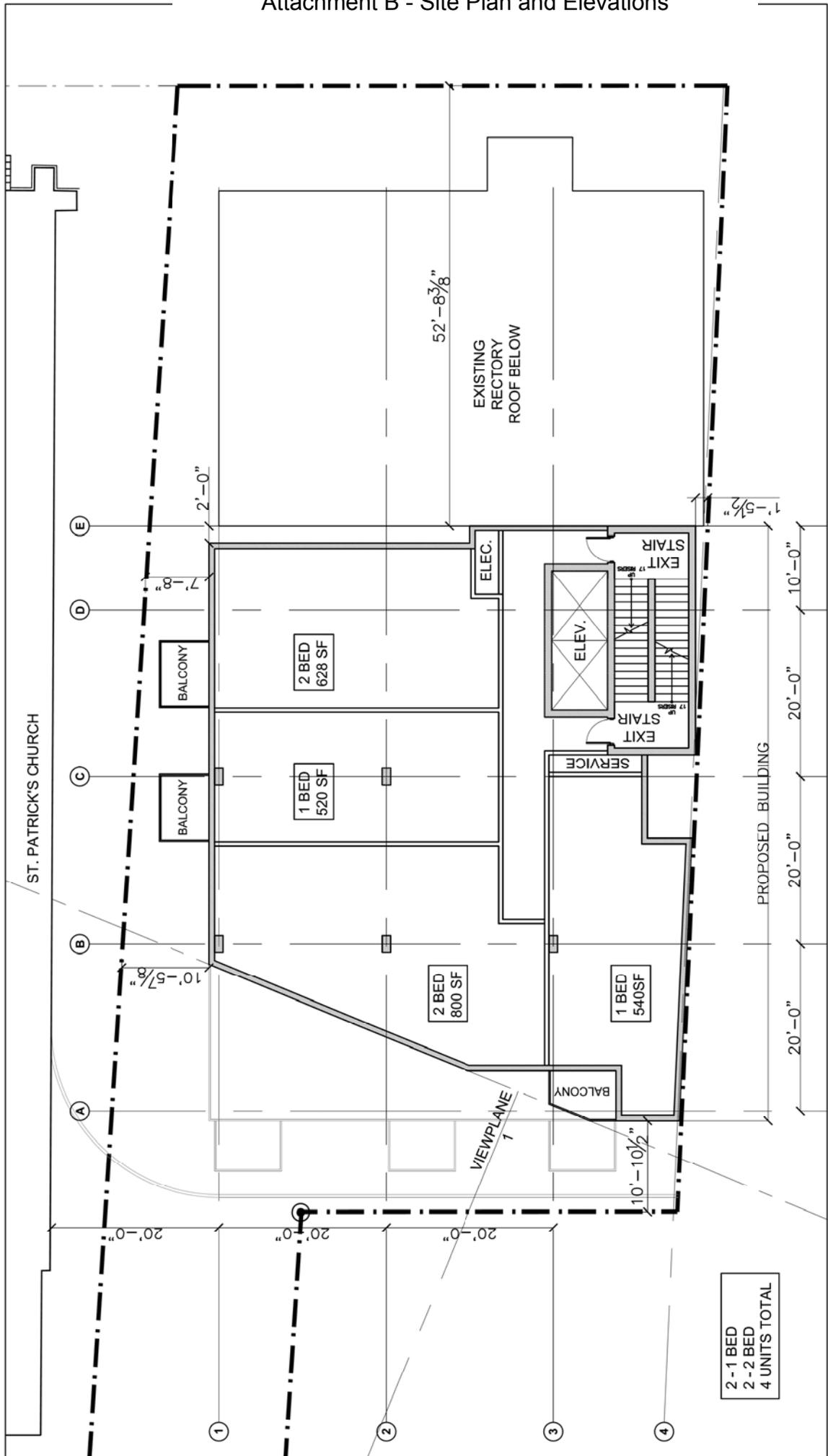


<p>STUDIO WORKS INTERNATIONAL INC INTERNATIONAL INC 1150 Chesapeake Road Suite 201 Baltimore, MD 21202 Tel: 410-528-1000 Fax: 410-528-1001 www.studioworks.com</p>	title ST. PATRICK'S RECTORY 1ST LEVEL FLOOR PLAN (PARKING)	scale 3/32"=1'-0" date 11/02/15 drawn LG proj. SP1501	dwg no: A01 rev. REV
	location 2267 BRUNSWICK ST. HALIFAX, N.S.		

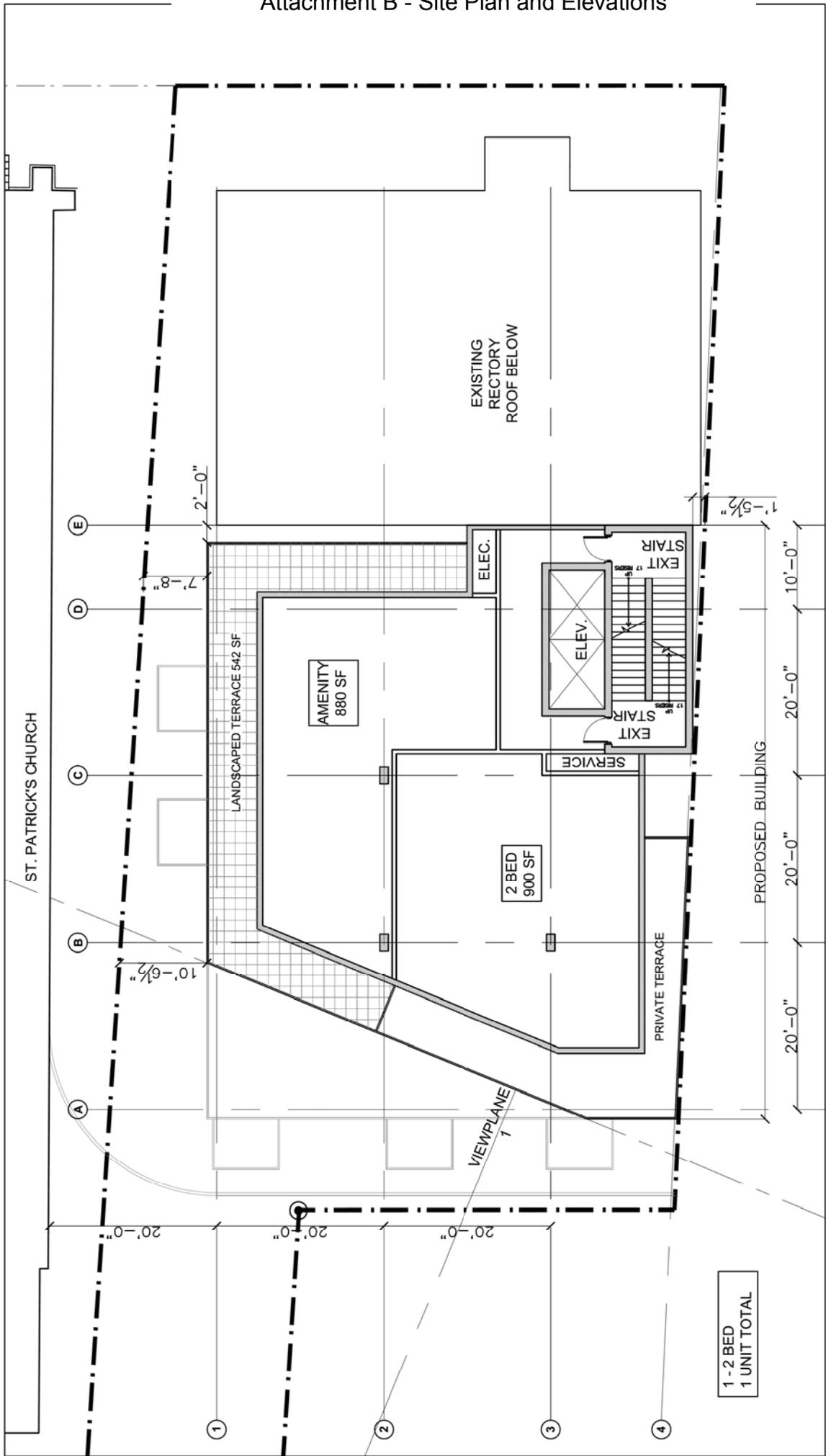


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2-2 BED
4 UNITS TOTAL

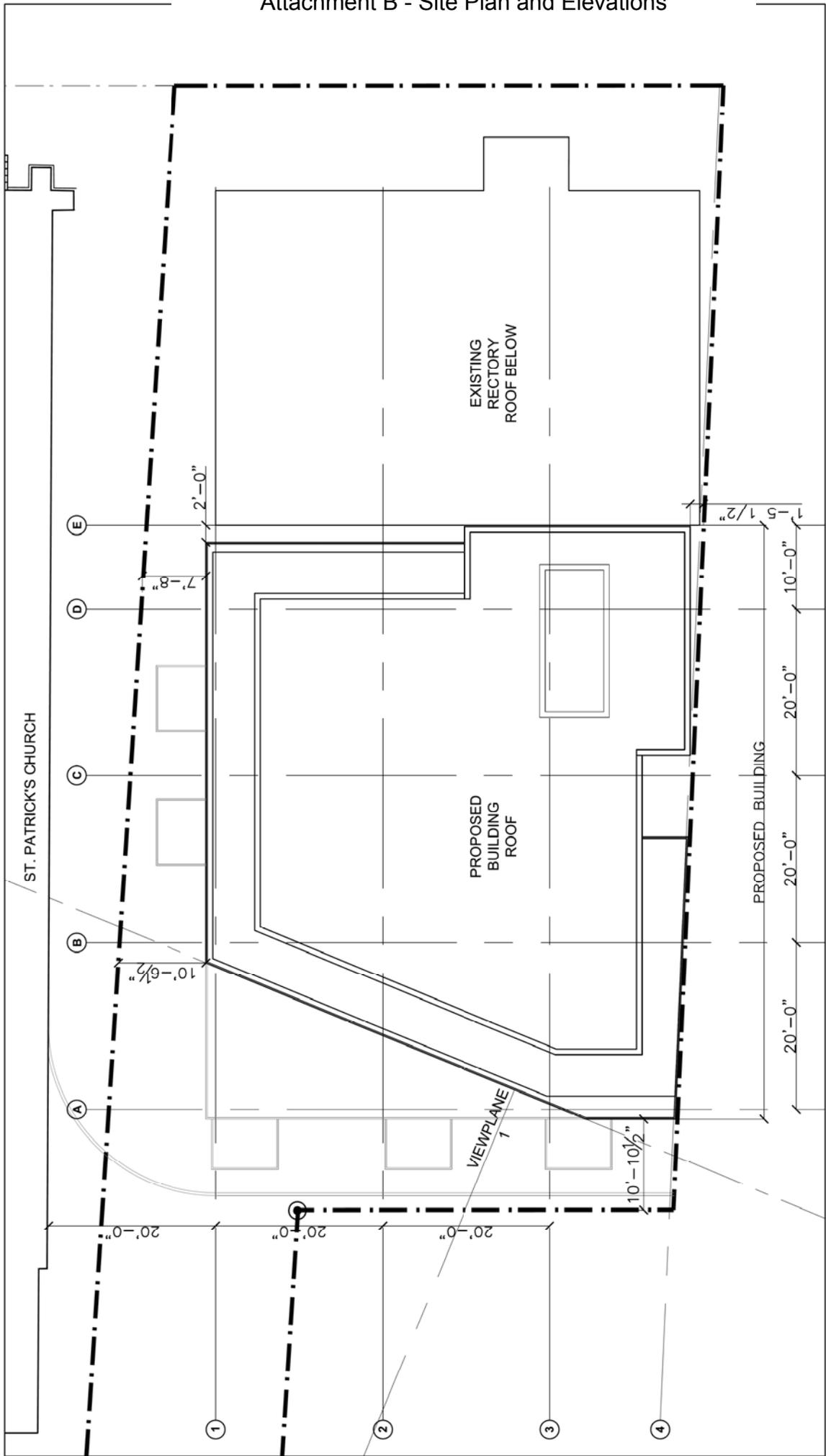
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	date	11/02/15	drawn	LG
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ST. PATRICK'S RECTORY 6TH LEVEL FLOOR PLAN 2267 BRUNSWICK ST. HALIFAX, N.S.		rev.	REV	



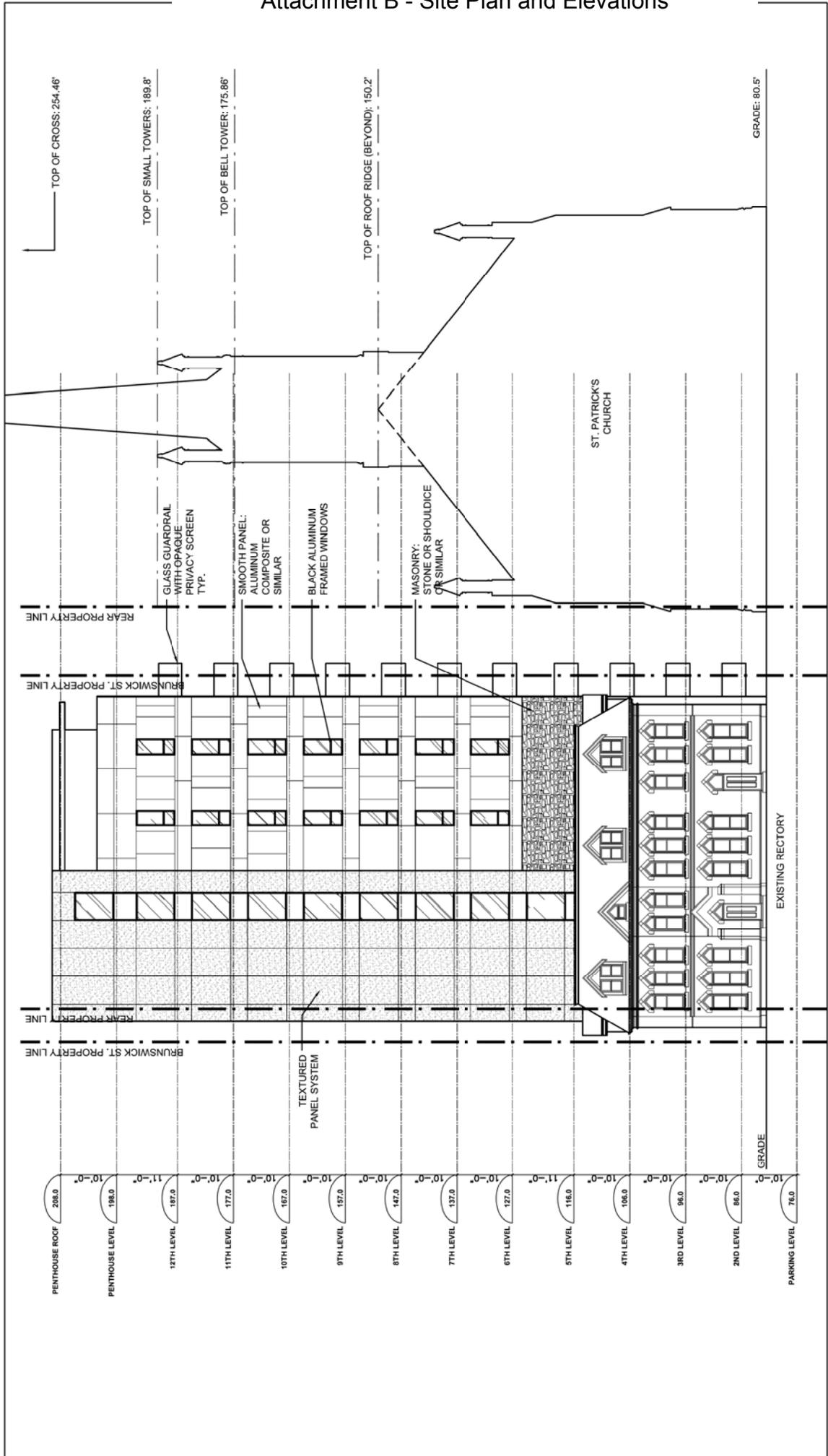
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title ST. PATRICK'S RECTORY 7TH-12TH LEVEL FLOOR PLAN		proj.	SP1501	rev.	REV
location 2267 BRUNSWICK ST. HALIFAX, N.S.					



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	date	11/02/15	drawn by	LG
project		SP1501		
ST. PATRICK'S RECTORY PENTHOUSE LEVEL FLOOR PLAN 2267 BRUNSWICK ST. HALIFAX, N.S.				
STUDIO WORKS INTERNATIONAL INC ARCHITECTS • PLANNERS • ENGINEERS 1115 Commercial Road, Suite 202, 2nd Floor Halifax, Nova Scotia B3K 1A3 • Phone: 902-421-1027 Fax: 902-421-1028 • www.studioworks.com				

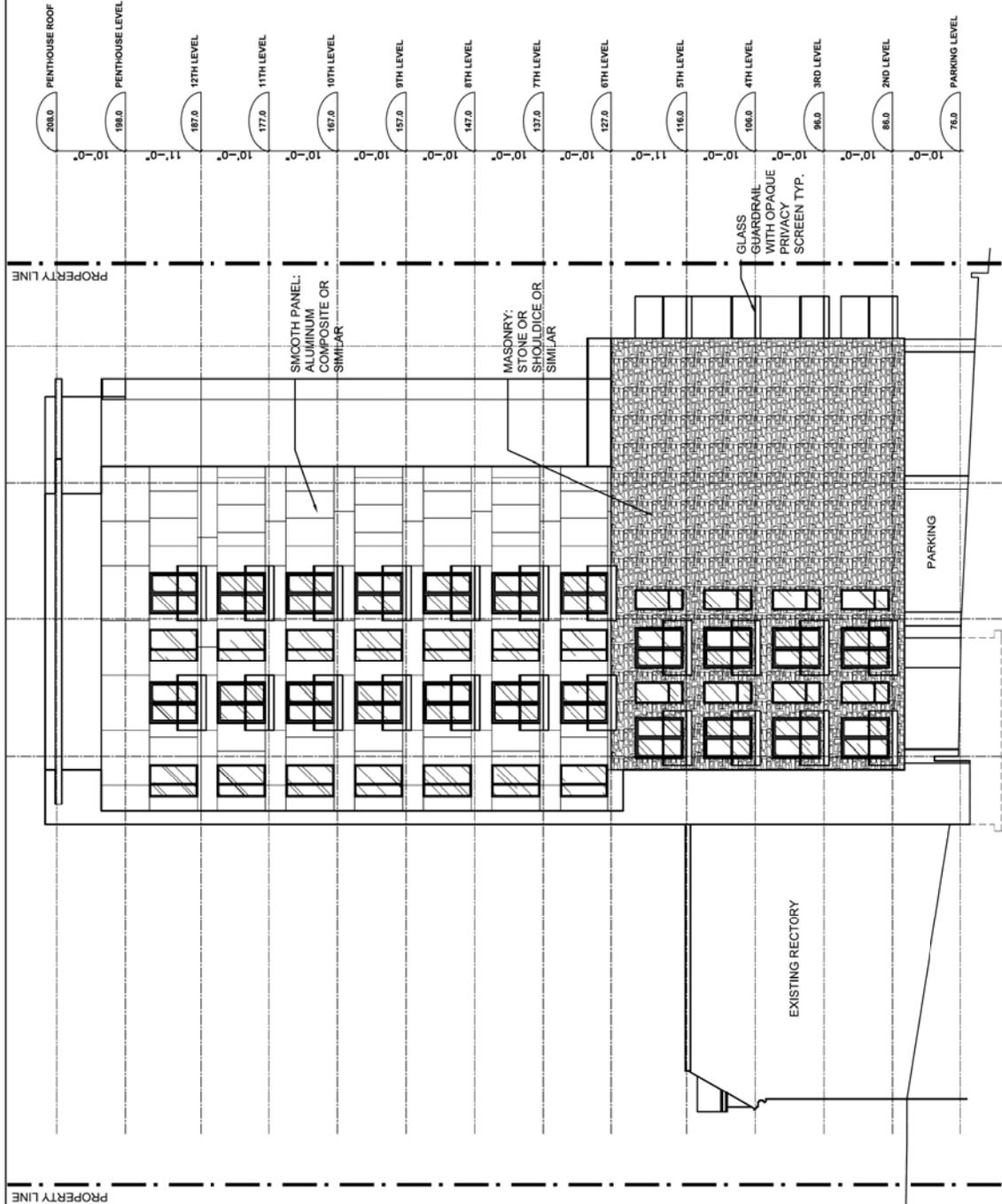


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title ST. PATRICK'S RECTORY ROOF PLAN		drawn	LG	
location 2267 BRUNSWICK ST. HALIFAX, N.S.		proj.	SP1501	



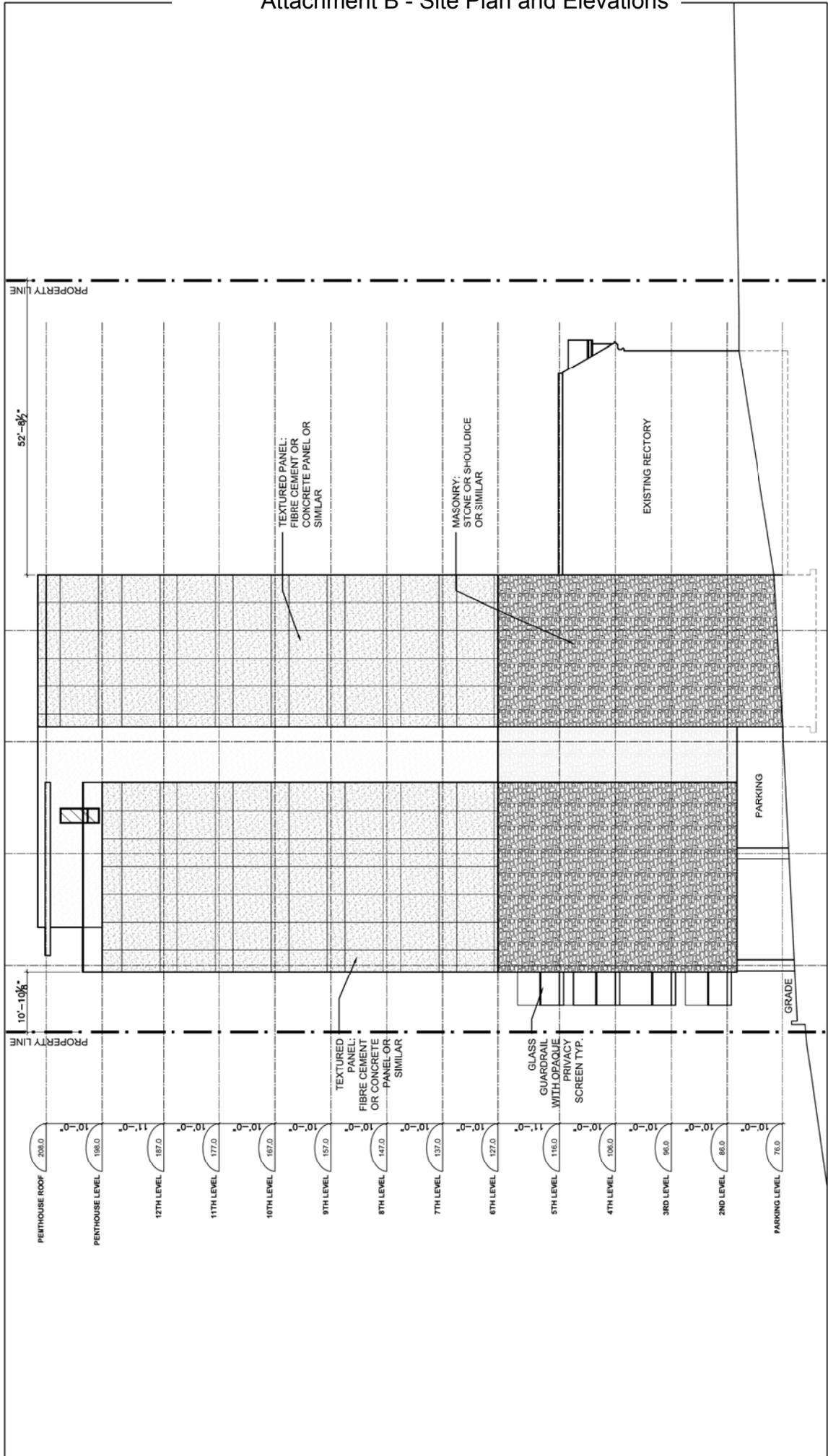
<p>STUDIO WORKS INTERNATIONAL INC. INTERNATIONAL ARCHITECTS 1110 Chesapeake Road Suite 200 Norfolk, VA 23502 USA</p>	896 ST. PATRICK'S RECTORY WEST ELEVATION (BRUNSWICK ST.) 2267 BRUNSWICK ST. HALIFAX, N.S.		scale: 1/16"=1'-0" date: 11/02/15 drawn: LG proj: SP1501	dwg no: A07 rev: REV
	GRADE: 80.5'			

Attachment B - Site Plan and Elevations



<p>STUDIO WORKS INTERNATIONAL INC</p> <p>1110 Commercial Road Suite 201 North York, Ontario M2K 4P1, Canada Tel: 416-491-1000 Fax: 416-491-1001 www.studioworks.com</p>	<p>896</p>	<p>ST. PATRICK'S RECTORY EAST ELEVATION</p>	<p>scale 1/16"=1'-0"</p>	<p>dwg no: A08</p>
	<p>location 2267 BRUNSWICK ST. HALIFAX, N.S.</p>	<p>date 11/02/15</p>	<p>drawn LG</p>	<p>proj. SP1501</p>

Attachment B - Site Plan and Elevations



<p>STUDIO WORKS INTERNATIONAL INC. 1150 Commercial Road, Suite 401, 1027 St. John's, NL A1B 3X9 Tel: (709) 536-5000 Fax: (709) 536-5001 www.studioworks.com</p>	896 ST. PATRICK'S RECTORY WEST ELEVATION 2267 BRUNSWICK ST. HALIFAX, N.S.	scale: 1/16"=1'-0" date: 11/02/15 drawn: LG proj: SP1501	dwg no: A10 rev: REV
	location	rev: REV	rev: REV

Attachment C

HALIFAX REGIONAL MUNICIPALITY Public Information Meeting Case 20417

The following does not represent a verbatim record of the proceedings of this meeting.

Wednesday, November 30, 2016
7:06 p.m.
Saint Josephs-Alexander McKay Elementary School

STAFF IN

ATTENDANCE: Melissa Eavis, Planner II, HRM Development Approvals
Ian Grant, Planning Technician, HRM Development Approvals
Jennifer Purdy, Planning Controller, HRM Development Approvals

ALSO IN

ATTENDANCE: Councillor Lindell Smith
Ronald V Smith, Applicant

PUBLIC IN

ATTENDANCE: Approximately 10

The meeting commenced at approximately 7:06 p.m.

1. Call to order, purpose of meeting – Planner

Ms. Melissa Eavis introduced herself as the Planner and Facilitator for the application and noted that the applicant has not yet arrived. She introduced Councillor Lindell and fellow staff from HRM Development Approvals.

Ms. Eavis explained that the Planner who holds the file, Darrell Joudrey, could not be here tonight so she would be filling in and explained that she may not have all of the answers but will take all questions back to Darrell for response.

Case 20417: Application by Studioworks to enter into a development agreement to allow a 13 storey, 49 unit building as an addition to the existing rectory at 2267 Brunswick Street, Halifax.

The purpose of the Public Information Meeting (PIM) is to: a) identify the proposal site; b) look at the current planning approach in the neighborhood; c) highlight the proposal; d) explain the process from the Municipal Planning Strategy (MPS) that allows this to be considered; e) give the applicant an opportunity to present the proposal; and f) receive public feedback and input regarding the proposal that will be used to prepare the staff report and go forward with this application. No decisions are made at this PIM.

2. Presentation of Proposal – Melissa Eavis

Ms. Eavis presented the proposal outlining the site and explained that HRM has received an application from Studioworks International to enter into a development agreement at 2267

Brunswick street for a 13 storey multi unit residential building as an addition to the existing rectory. Currently there are 49 units proposed, 7 underground parking spaces and 1093 square feet of ground level landscaped open space.

Reviewing a slide of the subject site, Ms. Eavis explained that the site is located within the North End of Halifax, north of Cornwallis St., along the east side of Brunswick. The site itself is currently home to St. Patrick's Rectory. Immediately to the east is of the subject site is St. Pat's Church. To the north are a number of 2 storey mixed use properties. At the north east is a vacant property which is currently zoned R-3. Across the street to the west is the St. Pats Alex site.

The property is zoned R-2 under the Halifax Peninsula Land Use By-law where the permitted uses are R1 uses; semi-detached and duplex dwellings; buildings containing not more than four units. The site is within Schedule HA-1. The Brunswick Street Heritage Area and a small portion at the rear of the site falls within a view plane.

Presentation of Proposal – Ronald V Smith, Applicant

The Applicant set up two display boards for reference and explained that he was asked by the Saint Patrick's Congregation to consider the whole site. He explained that they did not want to tear down the church and lose the history of the building. He explained that this proposal was a little more complicated as it is a heritage site and it needed to be de-registered as a heritage structure prior to application submission. He briefly explained that the money being profited will go back into the church to help with the up keeping of the church.

Mr. Smith explained that the developer will be keeping the glebe and will be offering 5/6 units for subsidized housing.

The development will be set back from the street leaving the streetscape to remain as is and added that they are trying to keep the steeple and that the development would be comparable in height to that.

3. Public Comments / Concerns

Mr. Blair Beed, Saint Patrick's Church, gave a brief history of the church, explained that there are currently 20 rooms that are connected to the church by underground tunnel. He explained that there is a special designation off the Brunswick Street side of the building that is considered Municipal Heritage and was successful with deregistering it. He feels that it is a bonus to have someone buy it and that the money coming in will stay with the church.

Mr. Beed added that this development will be good for heritage and good for the neighborhood.

Councillor Smith asked if the church still owns the land. It was explained that the developer bought the house and that there is no relation between the house and the church.

Michael Napier, Halifax asked about the heritage designation

Ms. Eavis explained that this is not a heritage property but, is in a heritage area which can allow for Development Agreement.

Mr. Napier explained expressed concern with this size of development at this location and feels that it is "shoe-horned" in between the other buildings and is too crowded of an area. He also expressed concern with the blank wall and feels that there are different sites within Halifax that

the developer can put 13-stories on.

Mr. Smith explained that they plan on using multiple patterns on the exterior wall on the north evaluation; and are currently working on how to make this visually pleasing.

A question surrounding the land beside the rectory asking if it is City owned and what the City's plan is with this property.

Ms. Eavis explained that the land is City owned however, she is not sure what the intentions are of the site and would follow-up with City Real Estate.

Ms. Joanne McCrae, Halifax asked how this development will interact with the Cogswell Interchange.

Ms. Eavis explained that she didn't have the answer to this question but, will forward to Darrell Joudrey, Planner for answer.

Ms. Kate Shewan, Executive Director of Youth Program explained that she is worried about the blank wall and explained that this development looks ugly and is not an attractive building for a heritage area.

She also expressed concern with this development only having seven underground parking spaces for 49 units and that there are already parking issues in area and explained that the influx of people will change the feel of the neighborhood.

Ms. Shewan expressed concern with the height of the building and doesn't feel that it fits with the neighborhood.

Ms. McCrae suggested that this development fall within the Center plan process. There are 18 other applications being discussed for changing policy.

Ezra Edelstein asked how this development will complement the area.

Mr. Smith explained that the view of the street level will not change.

Mr. Edelstein explained that he is also a developer and feels that Halifax has made a number of bad exceptions in the past that HRM By-Design is currently trying to fix. He feels that this application should be part of the Centre Plan Project and feels that this design could be more complimentary to the neighborhood.

Mr. Rick Butler, Halifax explained that he is in his first year at Saint Patrick's Church and asked why HRM is not providing comments to this proposal.

Ms. Eavis explained that this application is very early in the stages of the process.

Mr. Butler explained that the property owner has done a tremendous job with rectory however, is not in favor of this particular proposal. He requested that HRM staff and Council review this application accordingly to the Land Use and Heritage By-law.

Ian MacIntyre, working on behalf of the developer made comment on HRM allowing the developer to use the property through an easement and felt that a bigger discussion should be had

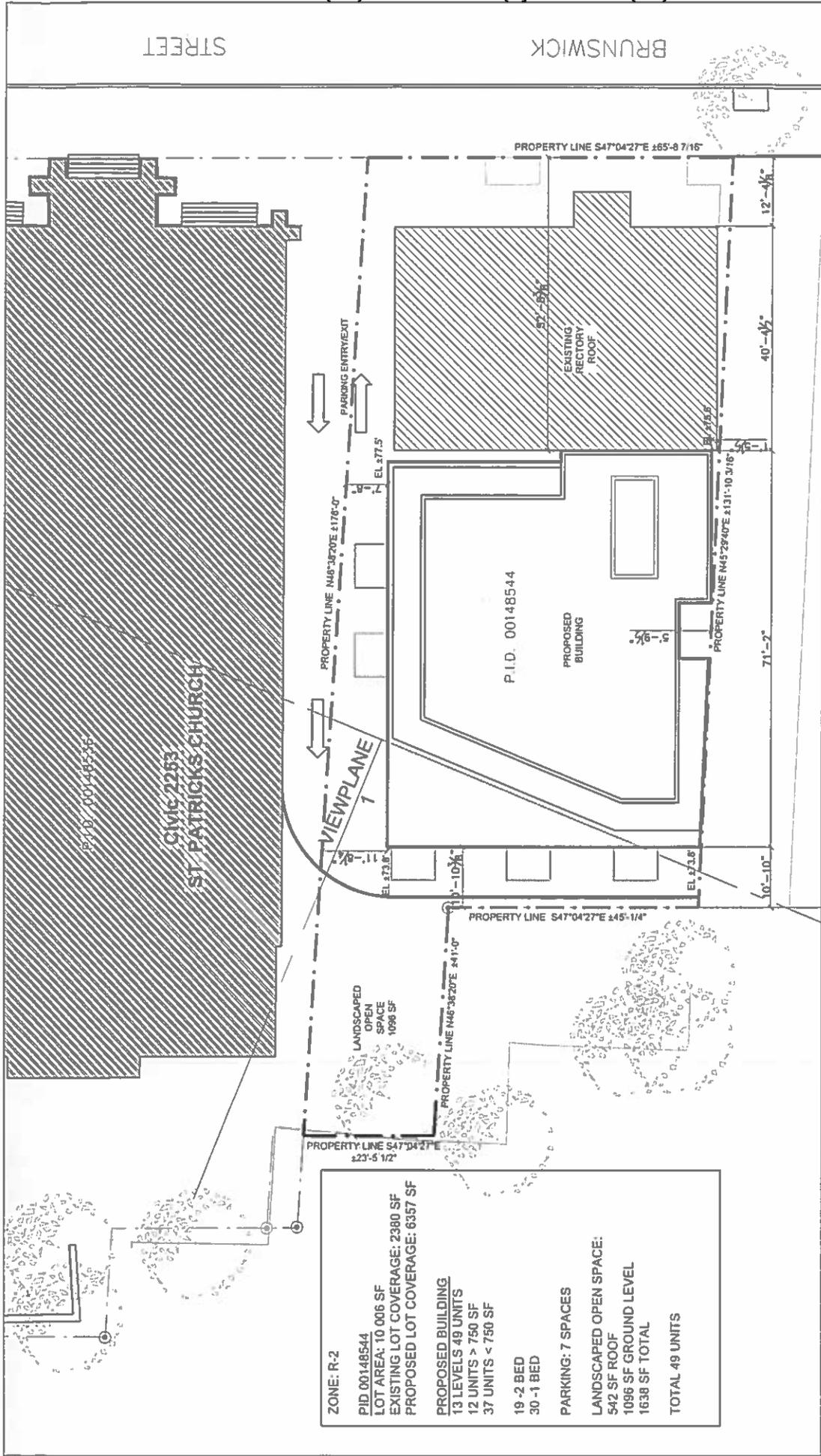
Mr. Edelstein added that the developer has done a fantastic job on the front and other low rise projects in the area, would like to see it work here as well.

4. Closing Comments

Ms. Eavis thanked everyone for coming and expressing their comments.

5. Adjournment

The meeting adjourned at approximately 8:20 p.m.



ZONE: R-2
PID 00148544
LOT AREA: 10 006 SF
EXISTING LOT COVERAGE: 2380 SF
PROPOSED LOT COVERAGE: 6357 SF

PROPOSED BUILDING
13 LEVELS 49 UNITS
12 UNITS > 750 SF
37 UNITS < 750 SF

19-2 BED
30-1 BED

PARKING: 7 SPACES

LANDSCAPED OPEN SPACE:
542 SF ROOF
1096 SF GROUND LEVEL
1638 SF TOTAL

TOTAL 49 UNITS

	ST. PATRICK'S RECTORY SITE PLAN 2267 BRUNSWICK ST. HALIFAX, N.S.	Scale: 1/16" = 1'-0" Date: 11/02/15 Drawn: LG Plot: SP1501	Drawing No: S01 Rev: 01/02/16
	Figure 1		



Photo 2 - Looking south on Brunswick Street towards Cornwallis Street from the proposed site driveway.



Photo 3 - Looking north on Brunswick Street from the proposed site driveway. A marked pedestrian crosswalk is visible in the center of the photo.

Trip Generation - Trip generation estimates for the proposed development, prepared using published trip generation rates from *Trip Generation, 9th Edition*, are included in Table 1. It is estimated that the proposed mid-rise apartment building will generate 15 two-way vehicle trips (5 entering and 10 exiting) during the AM peak hour and 19 two-way vehicle trips (11 entering and 8 exiting) during the PM peak hour.

Land Use ¹	Units ²	Trip Generation Rates ³				Trips Generated ³			
		AM Peak		PM Peak		AM Peak		PM Peak	
		In	Out	In	Out	In	Out	In	Out
Mid-Rise Apartment (Land Use 223)	49 units	0.09	0.21	0.23	0.16	5	10	11	8

NOTES: 1. Land Use Code and rates for Mid-Rise Apartments are from *Trip Generation, 9th Edition*, Institute of Transportation Engineers, 2012.
 2. Number of apartment units.
 3. Rates are 'vehicles per hour per unit'; trips generated are 'vehicles per hour for peak hours'.

Description of Transit Service - The site is well served by transit with Halifax Transit providing two routes on Cornwallis Street, many routes along Gottingen Street two blocks west of the site, and many routes on Barrington Street one block east of the site.

Summary -

1. The proposed project on the east side of Brunswick Street will include construction of a multi-unit residential building east of (behind) the St. Patrick's Rectory at 2267 Brunswick Street. The development will include approximately 49 apartment units and seven underground parking spaces.
2. Pedestrian access to the proposed building will be from a lobby in the parking level reached from the site driveway. Vehicle access to the parking level and drop-off area will be from a driveway between the Rectory and the Church building.
3. Visibility is good on both Brunswick Street approaches to the proposed site driveway. The existing Rectory building is set back from the sidewalk which will provide adequate visibility between vehicle drivers exiting the driveway and pedestrians using the sidewalk.
4. It is estimated that the proposed mid-rise apartment building will generate 15 two-way vehicle trips (5 entering and 10 exiting) during the AM peak hour and 19 two-way vehicle trips (11 entering and 8 exiting) during the PM peak hour.

- 5. Brunswick Street has good pedestrian facilities with sidewalks on both sides of the street and a marked and signed crosswalk just north of the site. Halifax Transit provides two routes on Cornwallis Street, and many routes along Gottingen Street two blocks west and Barrington Street one block east of the site.
- 6. Traffic volumes are low to moderate on Brunswick Street adjacent to the site with two-way hourly volumes of 610 vehicles per hour (vph) during the AM peak hour and 275 vph during the PM peak hour.

Conclusion -

- 7. Since traffic volumes are low to moderate on Brunswick Street, the low numbers of vehicle trips estimated to be generated by this site are not expected to have any noticeable impact to the level of performance of Brunswick Street, the adjacent intersections, or the regional street network.

If you have any questions or comments, please contact me by Email to ken.obrien@wspgroup.com or telephone 902-443-7747.

Sincerely:

Qiki kpcn'Uki pgf

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

