



DEVELOPMENT AGREEMENT
APPLICATION FOR:

2866 & 2858 GOTTINGEN STREET
AND 5518 MACARA STREET

SEPTEMBER 23, 2015

151-05840

**FH DEVELOPMENT GROUP INC.
DEVELOPMENT AGREEMENT
APPLICATION FOR:**

**2866 & 2858 Gottingen Street, and 5518
Macara Street**

Planning Application

Project No.: 151-05840

Date: September 23, 2015

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September 23, 2015

Mr. Mitch Dickey, Major Projects Planner
HALIFAX | Development Approvals
7071 Bayers Road, Suite 2005
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**Subject: Development Agreement Application for: 2866 & 2858
Gottingen Street and 5518 Macara Street**

Dear Mitch:

On behalf of our client, FH Development Group Inc., Architecture49 (A49) and WSP Canada Inc. (WSP) are pleased to submit a Development Agreement Application for the above referenced project.

To assist with the application, the following supporting materials are enclosed and included as appendices to this report:

- Completed Planning Application Form
- \$2,600 Application Fee
- Appendix A: Parcel Description
- Appendix B: Detailed Site Plan
- Appendix C: Servicing Schematic
- Appendix D: Traffic Impact Statement
- Appendix E: Preliminary Building Elevations
- Appendix F: Preliminary Building Floor Plans
- Appendix G: Preliminary Building Renders

A49 and WSP trust that the enclosed materials satisfy the Development Agreement Application requirements, and we look forward to working with Staff, Council and members of the public 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,
WSP Canada Inc.

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Appendix B:	Detailed Site Plan
Appendix C:	Servicing Schematic
Appendix D:	Traffic Impact Statement
Appendix E:	Preliminary Building Elevations
Appendix F:	Preliminary Building Floor Plans
Appendix G:	Preliminary Building Renders

1 INTRODUCTION

1.1 OVERVIEW

On behalf of our client, FH Development Group Inc., Architecture49 (A49) and WSP Canada Inc. (WSP) are pleased to make an application for a map amendment to the Halifax Peninsula Land Use Bylaw (LUB) to enable a Development Agreement (DA) for a new 71 unit mixed-use building at 2866 & 2858 Gottingen Street and 5518 Macara Street in Halifax (PIDs 00127506, 00127514 and 00127498, respectively).

Based on Municipal Planning Strategy (MPS) Policy 2.3.3, we understand that the proposed development project requires an amendment to Map ZM-2 of the LUB to apply a Schedule Q to the subject properties. Schedule Q allows Council to consider areas that would benefit from comprehensive site planning through a development agreement process. A49 and WSP are seeking to undertake the required bylaw amendment and development agreement processes concurrently.

A summary of site's characteristics, the proposed development's features and its applicability to Policy 2.3.3 of the MPS is provided in the following report.



2 SITE CHARACTERISTICS

2.1 LOCATION

The subject site consists of three contiguous legal parcels (PIDs 00127506, 00127514 and 00127498) on the corner of Gottingen and Macara Streets in Halifax's North End.

2.2 PHYSICAL CHARACTERISTICS

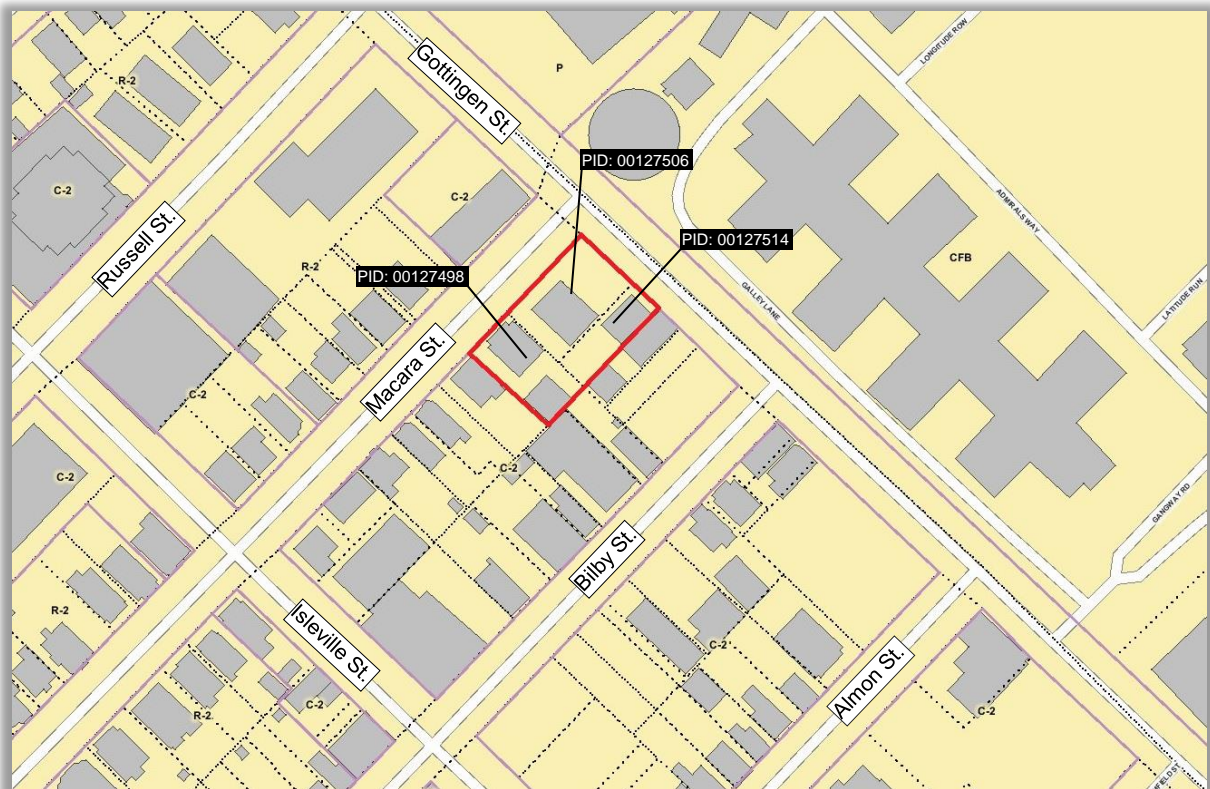
The three properties combine to approximately 15,000 square feet in size (subject to survey), with approximately 100 feet of frontage on Gottingen Street and 150 feet of frontage on Macara Street.

2.3 PROPERTY ACCESS

Existing access to the site is from Gottingen Street and Macara Street.

2.4 EXISTING PLANNING DESIGNATION & ZONING

The subject properties are designated Regional Centre (Urban Core) under the HRM Regional Plan, and Major Commercial under the Peninsula North Planning Area (Area 5) of the MPS. High density residential and commercial uses are permitted and encouraged in the Major Commercial designation as-of-right under the current General Business (C-2) Zone. In order for Council to consider promoting investment in commercial and residential redevelopment at greater densities, these properties require a Schedule Q designation which enables a DA.



3 PROPOSED DEVELOPMENT

3.1 DEVELOPMENT SUMMARY

The proposed development at the corner of Gottingen Street and Macara Street consists of a 71-unit residential building combined with 3,510 square feet of Commercial/Retail space at ground level. The total building height is 80 feet (8 storeys). The existing buildings are to be demolished. Given the proposed building crosses the property line of the three subject parcels, the lots will be consolidated through the subdivision process.

3.2 DEVELOPMENT BREAKDOWN

The breakdown of the proposed residential/commercial development is as follows:

Commercial Space

- ± 3,510 square feet

Residential Units

- 33 x 2BR @ ± 850 square feet
- 35 x 1BR @ ± 730 square feet
- 3 x 2BR TOWNHOUSE @ ± 1,800 square feet

Population Density

We are proposing a density of 151 people, given that there are 35 one-bedroom units (70 people), 33 two-bedroom units (74 people) and 3 Townhouse units (7 people) based on the following calculations:

- 2 people per One Bedroom Units
- 2.25 people per Two Bedroom Units
- 2.25 people per Townhouse

Parking

- 1 level underground: 37
- 1 level at-grade (interior): 16
- **Total: 53 stalls**

A single driveway access is provided for a shared internal-at-grade and underground parking area.

On the internal-at-grade parking level, 3-4 parking spaces may be provided to accommodate the commercial uses.

Amenity Space

- Interior and Exterior: ± 1,107 square feet

Open Space

- Decks: ± 12,513 square feet

Bicycle Parking

Bicycle parking will be provided as per LUB requirements.

4 ADDRESSING POLICY 2.3.3

4.1 POLICY UNDERSTANDING

We understand that the Schedule Q was established to address challenges with introducing new residential uses into existing commercial and industrial areas on a site-by-site basis. The existing area around Gottingen Street and Macara Street does not generate the commercial-type development at the level the planning strategy had originally envisioned. The surrounding land uses are mostly residential and, in our opinion, the proposed development will create an appealing and desirable living environment for future residents within close proximity to commercial uses and amenities along Gottingen, Agricola and Robie Street corridors.

In order to address Policy 2.3.3 of the MPS, we note the following:

Relationship to Adjacent Properties

The North End area of Halifax is currently seeing an increased interest in redevelopment projects, thusly enabling greater density on the Peninsula. This is noted with the recent development projects and proposals such as Gladstone Ridge, Kaye Street development, St. Joseph's Square, Q Lofts, the Bloomfield Centre, and several HALIFAX Development Agreements, including, but not limited to Case Numbers: 16417, 17256, 17456, 17511, 17757, 18149 and 18254. The proposed development seeks to compliment this trend by introducing a new development respective of the style of the changing neighbourhood, as well as the character of the historic neighbourhood.

The increased number of residential units in the area would provide residents with easy access to employment, entertainment, and recreational opportunities such as CFB Stadacona, Fort Needham Memorial Park, the Hydrostone area, and the many businesses along Robie Street, Almon Street and Young Street.

The proposed building is located across the street from CFB Stadacona and it includes several design elements that highlight a relationship between these two land uses. Metal panels are incorporated into the corner facades of the proposed building that are an army green colour pattern. These design elements intend to highlight and represent the strong military presence in the area. Additionally, a large metal panel divides the building and separates its commercial and residential uses. This panel is intended to represent a piece of shrapnel holding the building together. The building is stepped back from the other surrounding residential uses to the rear and side. The streetwall is maintained by continuing the townhouse-style frontages facing Macara Street and commercial frontages facing Gottingen Street. The building setbacks provide rooftop terrace and open spaces.

Integration into the Grid Street System

The proposed development is located with the existing street network and no new streets are proposed. The proposed development includes nearly 100% lot coverage adding vitality to the street level environment.

Traffic

Please refer to [Appendix D: Traffic Impact Statement](#).

High Quality Street Level Design

The proposed development offers an opportunity to maintain a desirable public-private interface with a townhouse style facade fronting on Macara Street and commercial uses fronting Gottingen Street. The residential 'tower' portion of the building is stepped back at various locations. At ground level, the building features a garage access to the interior parking and the lobby access for the upper-level units.

The building is proposed to be placed at the street edge directly accessing the sidewalk and has a clearly defined entry points.

Open Space

The development proposal includes open / rooftop terrace space on the 2nd and 8th storeys. One of these terraces is being proposed as open amenity space accessible to all residents, while the others are for individual units. In order to encourage families and social interaction within the building, we have located the larger family-type units (two-bedroom) with the most appealing access to terrace spaces.

Individual apartment balconies are provided for the remaining residential units.

Municipal Services

Please refer to [Appendix C: Servicing Schematic](#).

Quality Exterior Construction Materials

A49 has been retained to prepare the architectural plans for this development. As per the exterior elevation plans, quality materials are proposed for the development (see [Appendix E: Preliminary Building Elevations](#)).

The exterior construction materials are intended to represent the military heritage and residential character of the surrounding area, while still managing to integrate modern design elements. The combination of these features, we believe, has been well-reflected in the proposed building and its materials, and is particularly well-captured in by the 'shrapnel' metal panel. This feature not only works as a functional piece for the building (separating residential and commercial uses), but serves as a recognizable architectural detail to the community.

4.2 BUILDING HEIGHT

The proposed development is 80 feet in height (8 storeys), which is in-line with current LUB requirements. According to the LUB:

“The height of a building in a C-2 Zone shall not exceed a height of eighty (80) feet, but for each foot that the building or that portion of the building which would exceed eighty (80) feet in height is set back from the property line, two (2) feet may be added to the height of the building.”

The proposed building is also stepped back before it reaches its maximum height. It is our understanding that the proposed building height meets the intention of the LUB: to protect the integrity of the surrounding residential communities, as well as to compliment developments of a similar scale in the surrounding neighbourhood.

We also understand multi-unit buildings currently built or being proposed in the North End area range from 6-8 storeys in height. Offering a range of heights will offer a variety in skyline, perception, and scale of development in the area.

The building's design in and of itself is also intended to reduce the visual impact and perception of height. The two-storey townhouse-style and commercial podium keeps pedestrian attention on the street level. The building design also intends to frame the block along Gottingen Street and take advantage of the corner lot by providing a frontal design to both street frontages that is at a human scale.

5 CONCLUSION

We look forward to HALIFAX's comments as we move ahead with the public planning process. Should you have any comments or questions, please do not hesitate to contact the undersigned.

Yours truly,

WSP Canada Inc.

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Appendices

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