

HALIFAX

**Case 20417
Development
Agreement: 2267
Brunswick Street
Heritage Advisory Committee**

March 27, 2019

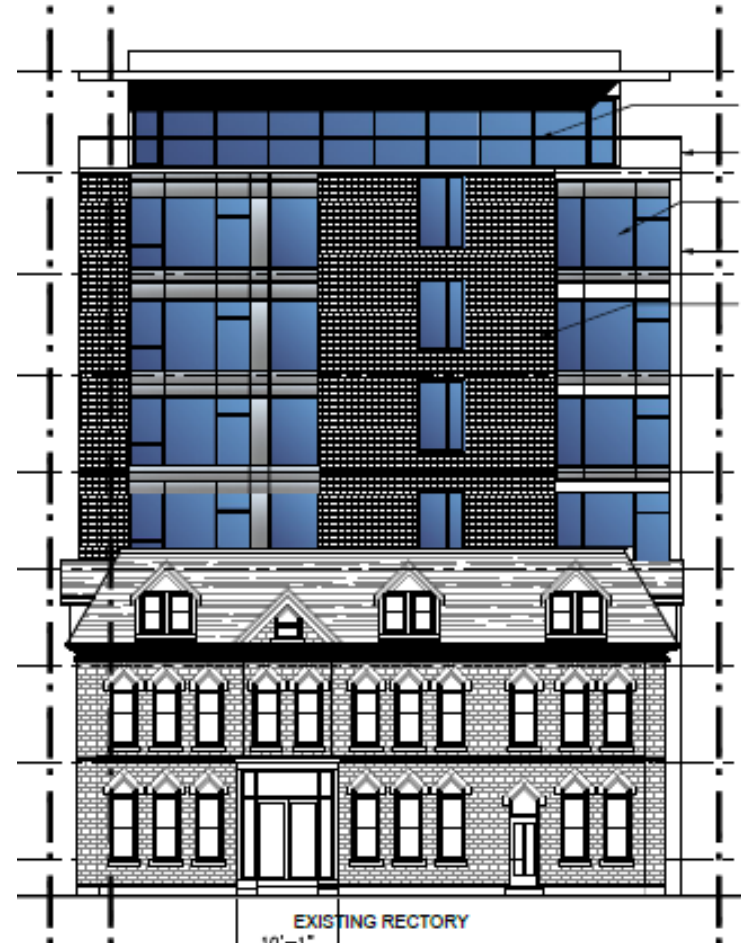
Applicant Proposal

Applicant: Studio Works International Inc.

Location: 2267 Brunswick Street, Halifax

Proposal:

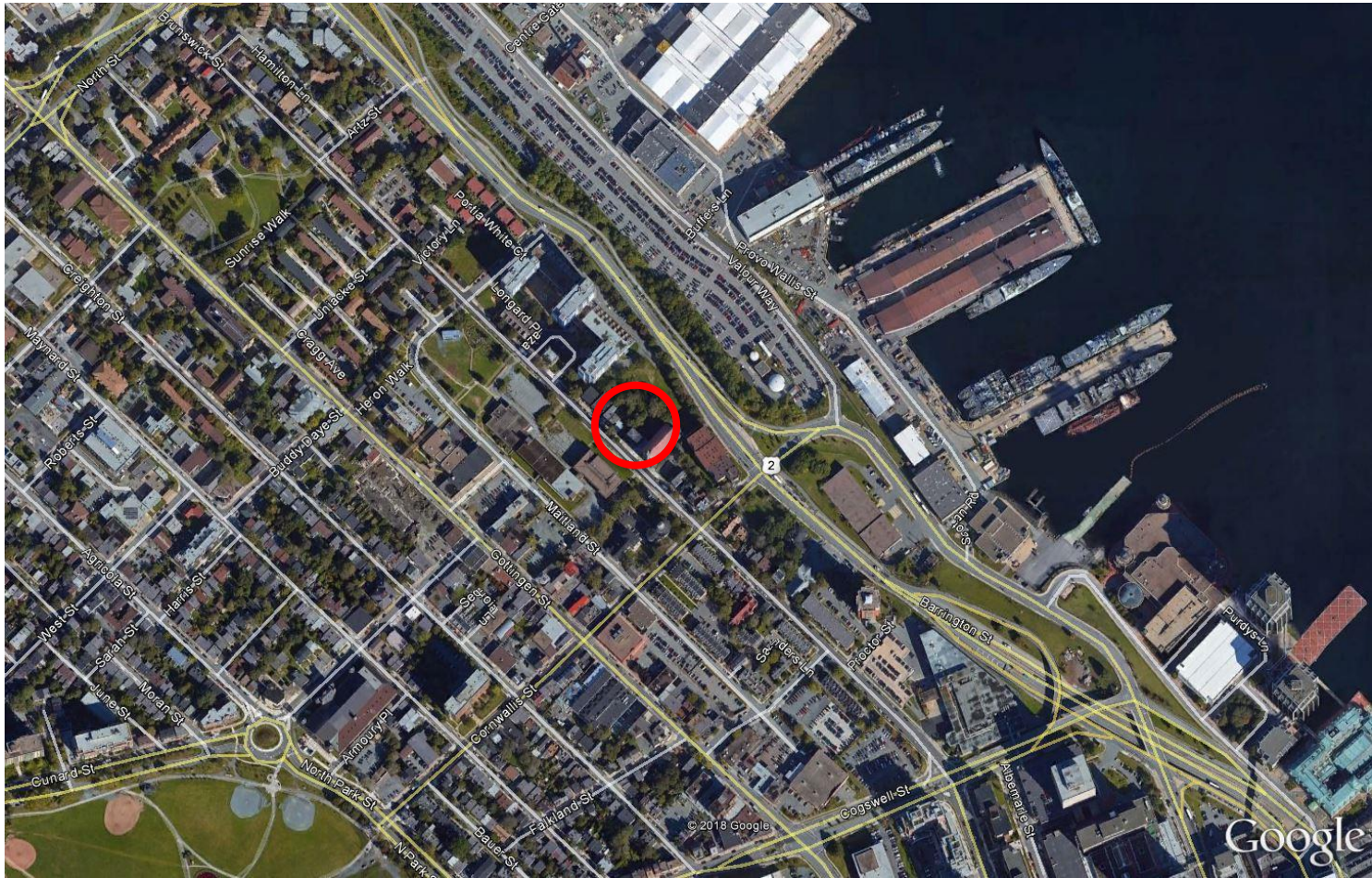
- 8 storey residential apartment building;
- located about nine feet from the rear wall of St. Patrick's rectory; connected to rectory by pedestrian bridge ;
- 42 residential units;
- At-grade parking level for 4 vehicles and 24 Class "A" bicycle parking stalls;
- 500 sq ft interior amenity space, 1200 sq ft exterior open space.



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Site Context

2267 Brunswick Street, Halifax



General Site location

Site Context

2267 Brunswick Street, Halifax



Site Boundaries in Red

HALIFAX

Site Context



Subject site seen from street aligned with edge of St. Patrick's church

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Site Context



Subject site seen from front of rectory

Planning Policy

Regional Municipal Planning Strategy

Policy CH-16

Provides guidance for development agreements abutting heritage properties by offering a range of design solutions and architectural expressions compatible with the heritage property to be considered:

- materials, colour, proportion and the rhythm should reinforce those same aspects of the existing buildings;
- new buildings are visually compatible but distinguishable from abutting heritage property; strike a balance between a replica of the abutting building and a building of strong contrast that is complementary to the heritage building;
- respect the scale, massing, proportions, profile and character of abutting heritage buildings by:
 - Use of fine-scaled architectural detailing and human scaled building elements;
 - reinforce structural rhythm;
 - mitigate impact of height on the pedestrian realm;

Planning Policy

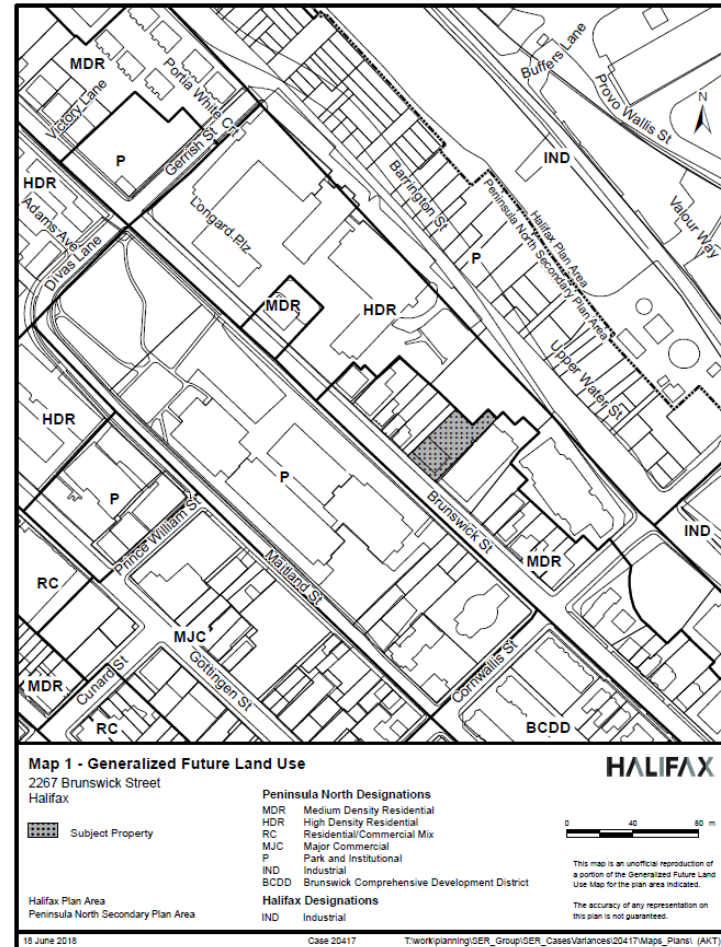
Regional Municipal Planning Strategy (Policy CH-16 cont'd)

- respect existing development pattern and orient building similarly to the street;
- shadowing effects on heritage resources;
- complement historic fabric of streetscape;
- minimize loss of landscaped open space;
- ensure parking compatible with abutting heritage structure;
- Utility apparatus do not heritage building;
- proposal meets heritage considerations of appropriate Secondary Plan and applicable urban design guidelines; and
- any applicable matter as set out in Policy G-14 of the RMPS.

Planning Policy

Halifax Municipal Planning Strategy

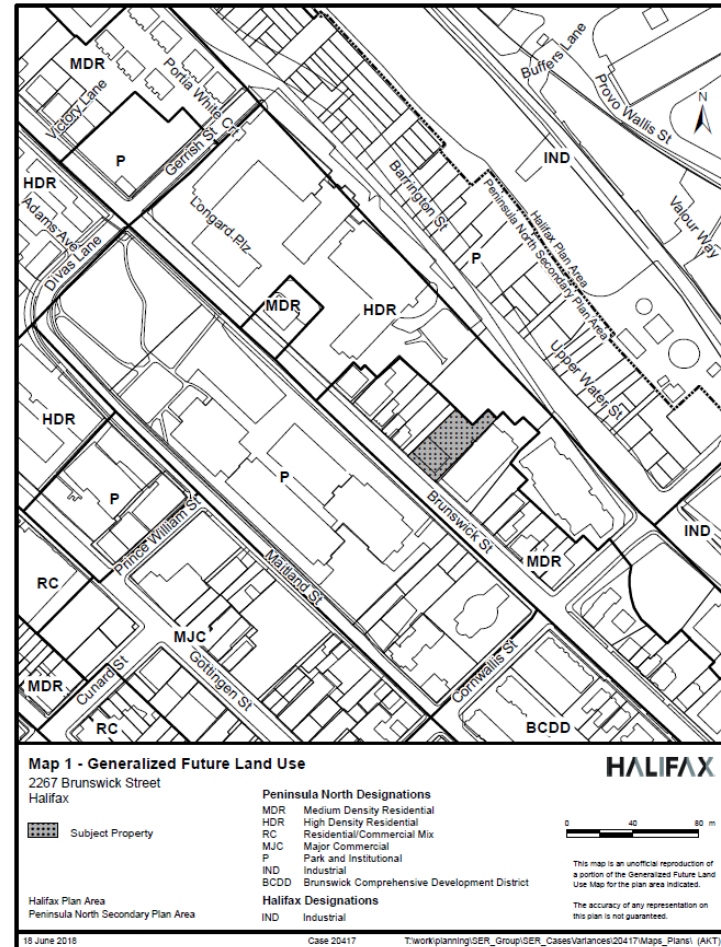
- Policy 9.3.2 permits new apartment buildings with over four dwelling units in areas zoned general residential (R-2) by development agreement;
- Intended to support the retention of existing historic properties and municipally registered heritage buildings;
- Allows new development that complements or maintains existing heritage streetscape.



Planning Policy

Halifax Municipal Planning Strategy

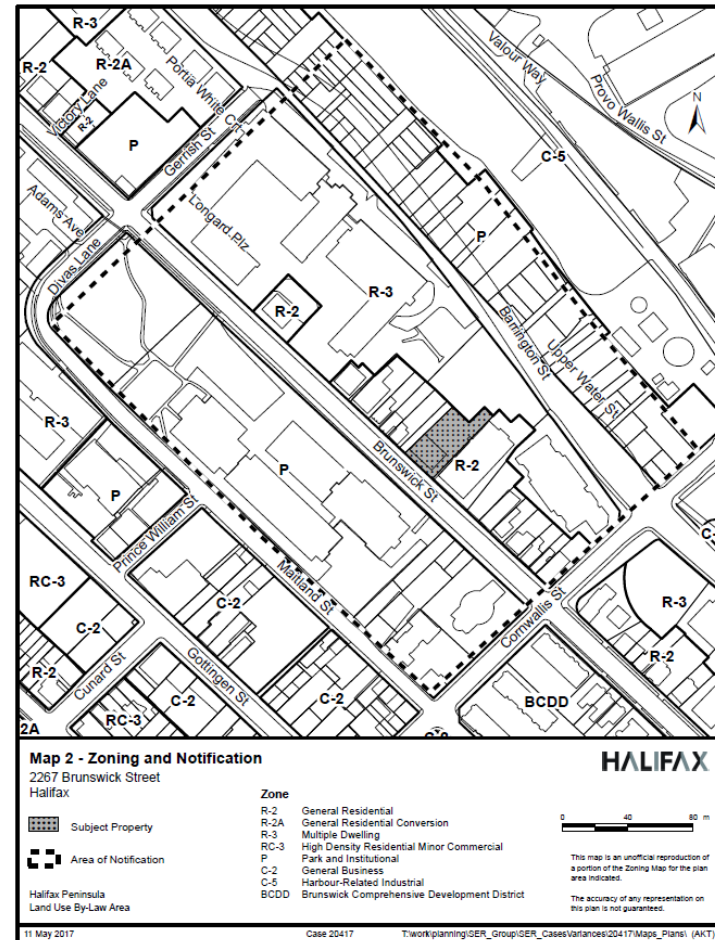
- Policy 6.4 the City will attempt to maintain the integrity of those areas, sites, streetscapes, structures and/or conditions that are retained through encouragement of sensitive and complementary architecture in their immediate environs;
- Policy 6.3 The City will maintain or recreate a sensitive and complementary setting for Citadel Hill by controlling the height of new development in its vicinity to reflect the historic and traditional scale and development;



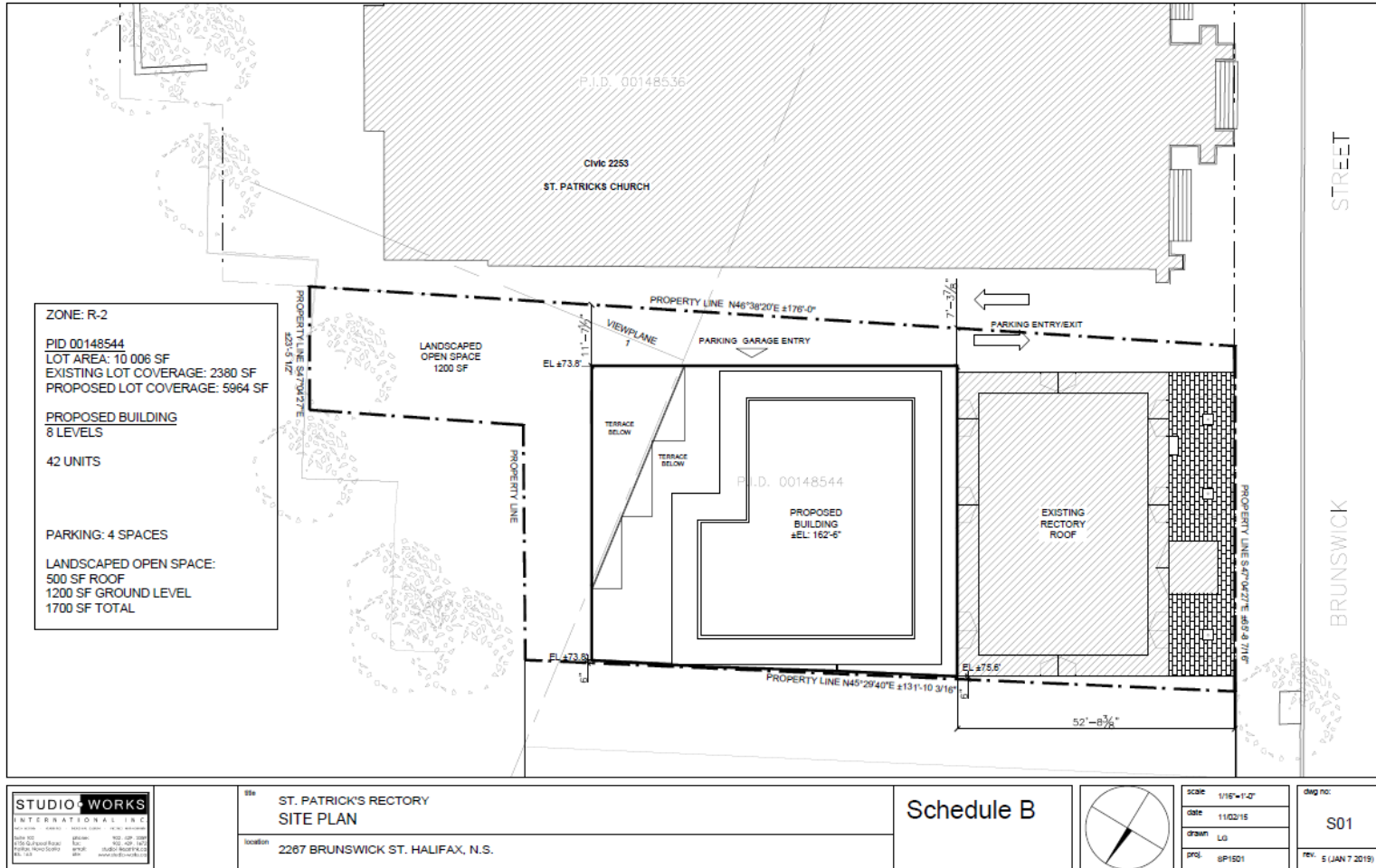
Land Use By-law

Halifax Peninsula LUB

- R-2 (General Residential) zone;
- permits R-1 dwelling units, semi-detached or duplex dwellings, apartments of up to 4 units and accessory uses;
- Conversions to multiple unit dwellings, such as the St. Patrick's rectory, are permitted within the Brunswick Street Heritage Area



Proposal



Proposed Site Plan

Proposal



STUDIO WORKS INTERNATIONAL INC. <small>1000 SHEPPARD AVENUE EAST SUITE 100 SCARBOROUGH ONTARIO M1S 1T7</small> <small>TEL: 416-291-1111 FAX: 416-291-1112</small> <small>WWW.STUDIOWORKS.COM</small>	Site ST. PATRICK'S RECTORY WEST ELEVATION (BRUNSWICK ST.)		scale 1/16"=1'-0" date 11/02/15 drawn LG proj. 6P1501	dwg no: A09 REV: 5 (JAN 7 2015)
	location 2267 BRUNSWICK ST. HALIFAX, N.S.			

Proposed West Elevation (Brunswick Street)

Proposal



STUDIO WORKS
INTERNATIONAL INC.
140-12901 1st Avenue, Suite 800, Mississauga, ON L4W 1M2
Phone: (905) 876-8300 Fax: (905) 876-8302
E-mail: info@studio-works.com Website: www.studio-works.com

ST. PATRICK'S RECTORY
EAST ELEVATION
location 2267 BRUNSWICK ST. HALIFAX, N.S.

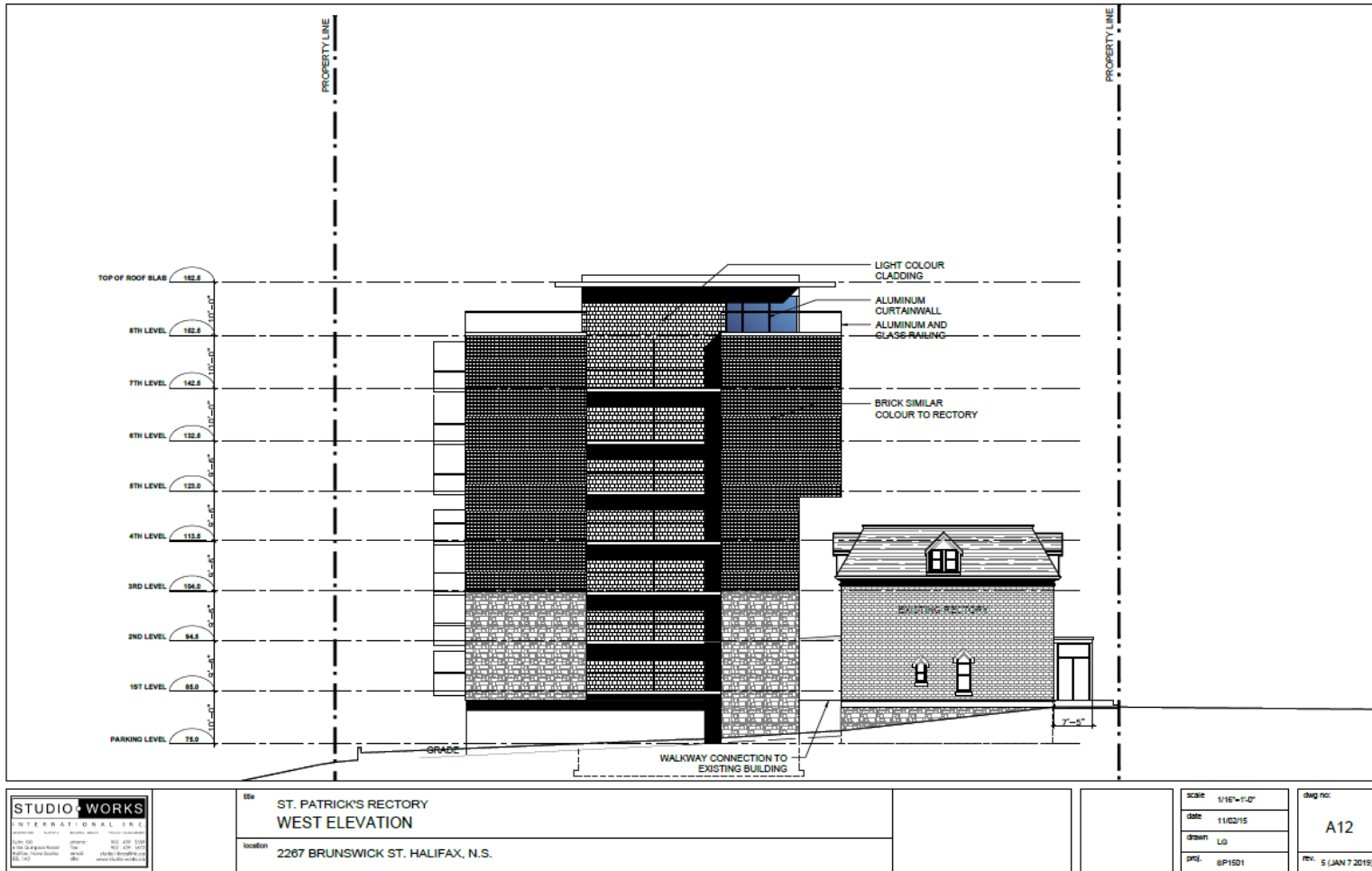
scale 1/16"=1'-0"
date 11/02/15
drawn LG
proj. 0P1501

dwg no. **A10**
rev. 5 (JAN 7 2019)

Proposed East Elevation

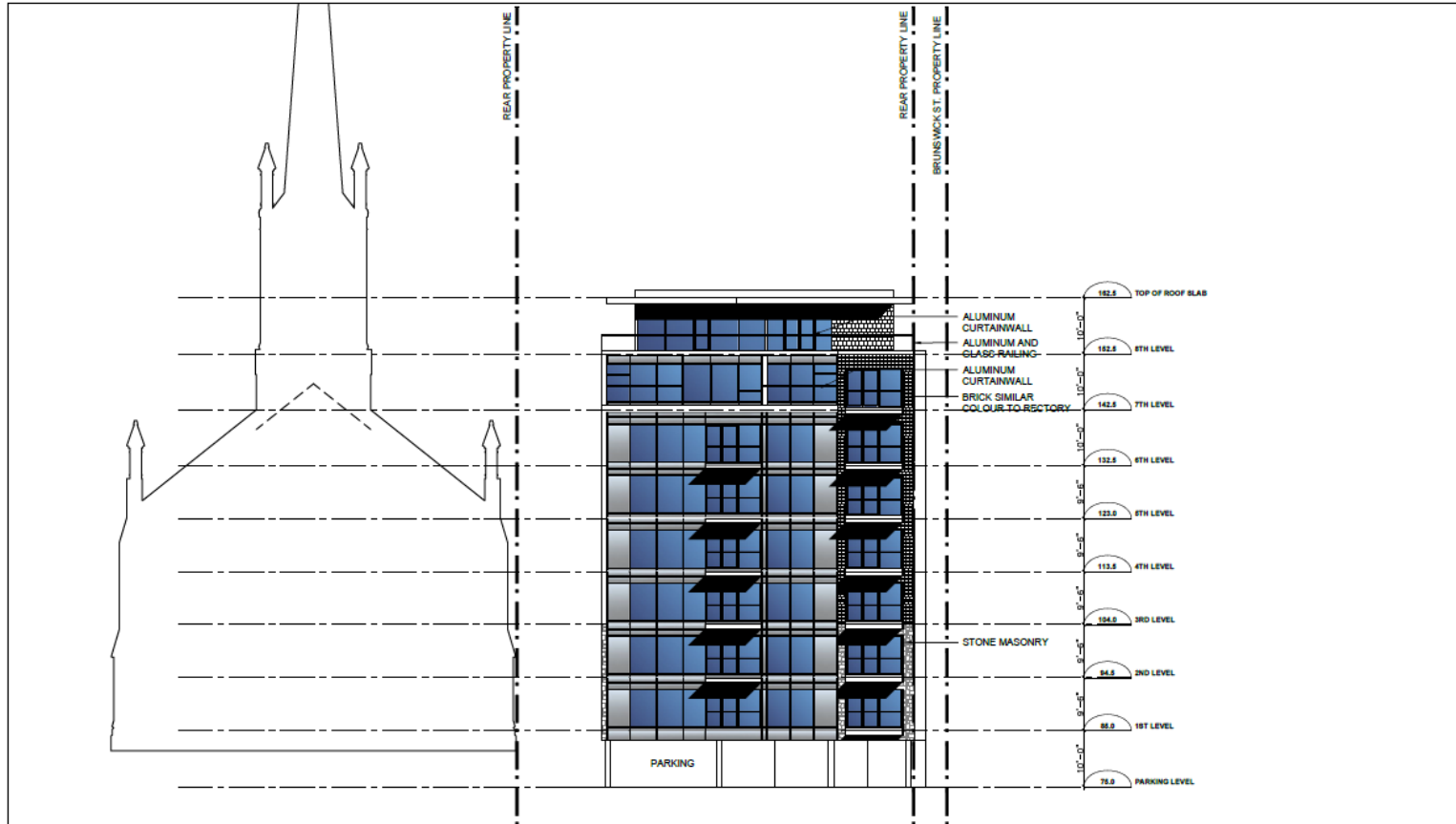
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Proposal



Proposed West Elevation

Proposal



STUDIO WORKS
 INTERNATIONAL INC.
 100-1200 - 10000 - 10000 - 10000
 Suite 200 phone 902 478 3000
 1000-1200-10000-10000 fax 902 478 3000
 1000-1200-10000-10000 email studio@studio-works.com
 1000-1200-10000-10000 www.studio-works.com

Site **ST. PATRICK'S RECTORY**
SOUTH ELEVATION
 location **2287 BRUNSWICK ST. HALIFAX, N.S.**

scale	1/16"=1'-0"	dwg no:	
date	11/02/15		A11
drawn	LG		
proj.	SP1501	rev:	5 (JAN 7 2015)

Proposed South Elevation

Proposal



STUDIO WORKS INTERNATIONAL INC. <small>1000 SHEPPARD AVENUE EAST SUITE 1000 SCARBOROUGH ONTARIO M1B 3Z4 TEL: (416) 291-1111 FAX: (416) 291-1112 WWW: WWW.STUDIOWORKS.COM</small>	site ST. PATRICK'S RECTORY VIEW FROM ACROSS BRUNSWICK ST.			scale 1/16"=1'-0"	diag no. A13
	location 2287 BRUNSWICK ST. HALIFAX, N.S.			date 11/02/15	rev. 5 (JAN 7 2015)
				drawn LG	
				proj. @P1501	

Proposed Building behind Rectory

Policy Consideration

Enabling Policy 9.3.2, requires Council consider the following in rendering their decision on a Development Agreement:

- proposal complements adjacent properties and uses, particularly registered heritage buildings;
- impact of vehicle access/egress and parking on adjacent properties and uses shall be minimized;
- proposal complements or maintains the existing heritage streetscape of Brunswick Street, by ensuring that features are similar to adjacent residential buildings particularly any registered heritage properties in the area:
 - architectural design including building forms such as roofs, entrances, porches and dormers;
 - height, scale and massing;
 - location and style of building details such as doors, windows and exterior walls;
 - front and side yard setbacks;
 - building materials.
- open space and landscaped areas shall be provided where appropriate;
- other relevant land use considerations which are based on the policy guidance of this Section.

Revisions Made Responding to Council

- Building height was reduced from nine (9) floor levels to eight (8) floor levels;
- Dwelling units were reduced from 51 units to 42 units;
- Motor vehicle parking spaces were reduced from eight (8) to four (4);
- Subdivision of lands is not required to accommodate a proposed smaller building footprint (6792 square feet was reduced to 5964 square feet);
- Brick, similar in colour to the Rectory, is now proposed on the Brunswick Street and two interior lot elevations (east and west elevations);
- Stone masonry is now the proposed material for first and second floor level exterior;
- Light coloured cladding and aluminum curtain walls are proposed materials for third floor level to penthouse; and
- Protruding balconies removed from the east elevation facing the Church.

Summary: Key Aspects of Proposed Development Agreement

- A landscape plan is required before a Development Permit may be issued;
- Permits multiple unit building land use;
- Prior to site disturbance, the Curator of Special Places with Heritage Division of Nova Scotia Communities must be contacted;
- Siting requirements;
- Architectural requirements;
- Access from lands to public realm to be demarcated for safety;
- Screening of propane tanks and transformers to ensure minimal impact from Brunswick Street, St. Patrick's Church and Huestis House.

Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution.

As proposed, Non-Substantive Amendments within this agreement include the following:

- changes to architectural requirements, design layout, positioning of the building and an increase in the building floor area; and
- extensions to the date of commencement of construction and time of completion of the development.

HALIFAX

Thank You

Proposal Views



STUDIO WORKS <small>INTERNATIONAL INC.</small> 1000 ... 1000 ... 1000 ... 1000 ...	title ST. PATRICK'S RECTORY VIEW FROM SIDEWALK IN FRONT OF RECTORY			scale 1/16" = 1'-0"	sheet no.
	location 2267 BRUNSWICK ST. HALIFAX, N.S.			date 11/02/15	sheet A14
				drawn LD	rev. 5 (JAN 7 2019)
				proj. SP1501	

Proposal Views



STUDIO + WORKS INTERNATIONAL LTD. <small>1000 University Ave. Suite 1000 Halifax, NS B3H 2R6 Tel: (902) 420-4444 Fax: (902) 420-4445 www.studioworks.ca</small>	title ST. PATRICK'S RECTORY VIEW FROM SIDEWALK IN FRONT OF RECTORY		scale 1/16" = 1'-0"	dwg no.: A15
	location 2267 BRUNSWICK ST. HALIFAX, N.S.		date 11/02/15	drawn LG
			proj.: SP1501	

Proposal Views



title ST. PATRICK'S RECTORY
VIEW FROM SIDEWALK IN FRONT OF RECTORY

location 2267 BRUNSWICK ST. HALIFAX, N.S.

scale 1/16"=1'-0"
date 11/02/15
drawn LG
doc. SP1501

dwg no.:
A16
REV: 5 (JAN 7 2016)

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