

HALIFAX

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

June 5, 2019

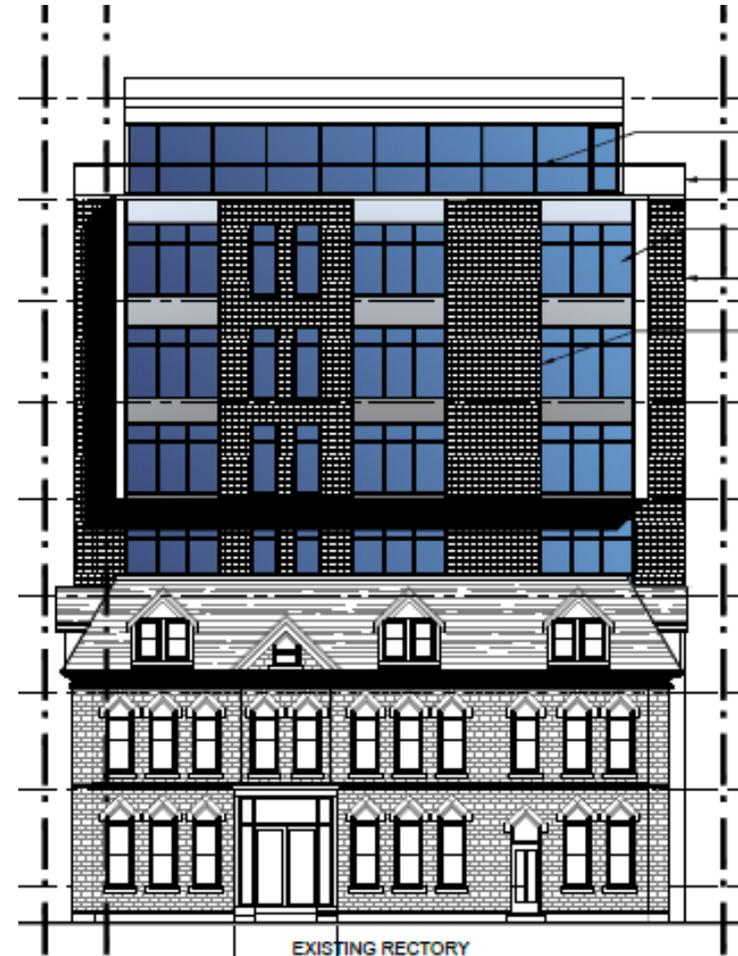
Applicant Proposal

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



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

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;
- 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

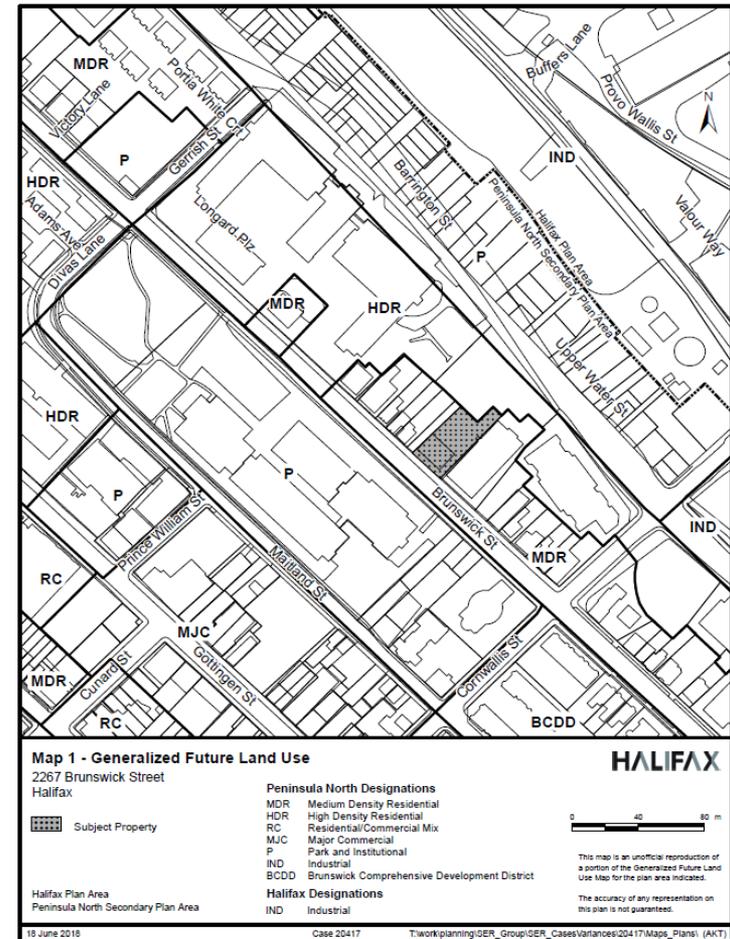
Regional Municipal Planning Strategy (Policy CH-16 cont'd)

- 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 visually intrude on 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.

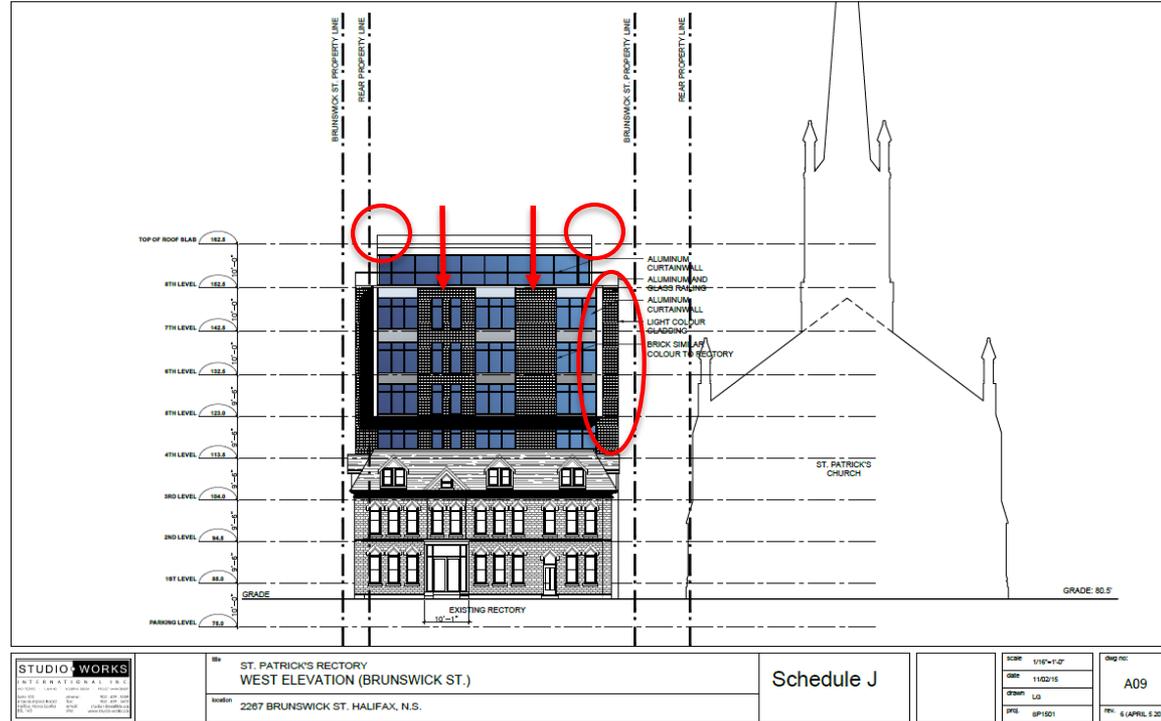
Planning Policy

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.
- Brunswick Street Heritage Area (Schedule HA-1) also provides policy criteria to enable consideration of re-development of existing structures which are not registered heritage properties to preserve the character and appearance of the area.

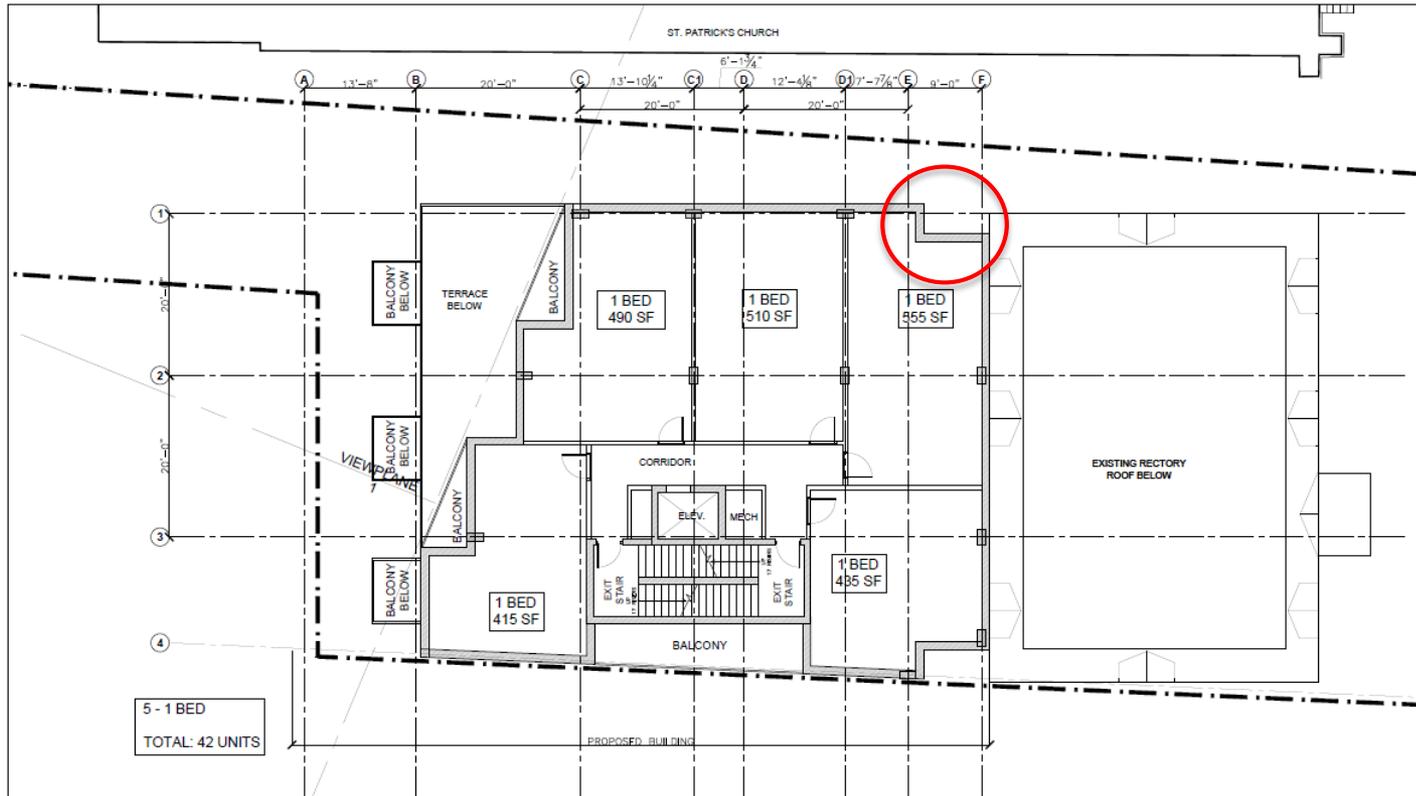


Proposal



Proposed West Elevation (Brunswick Street)

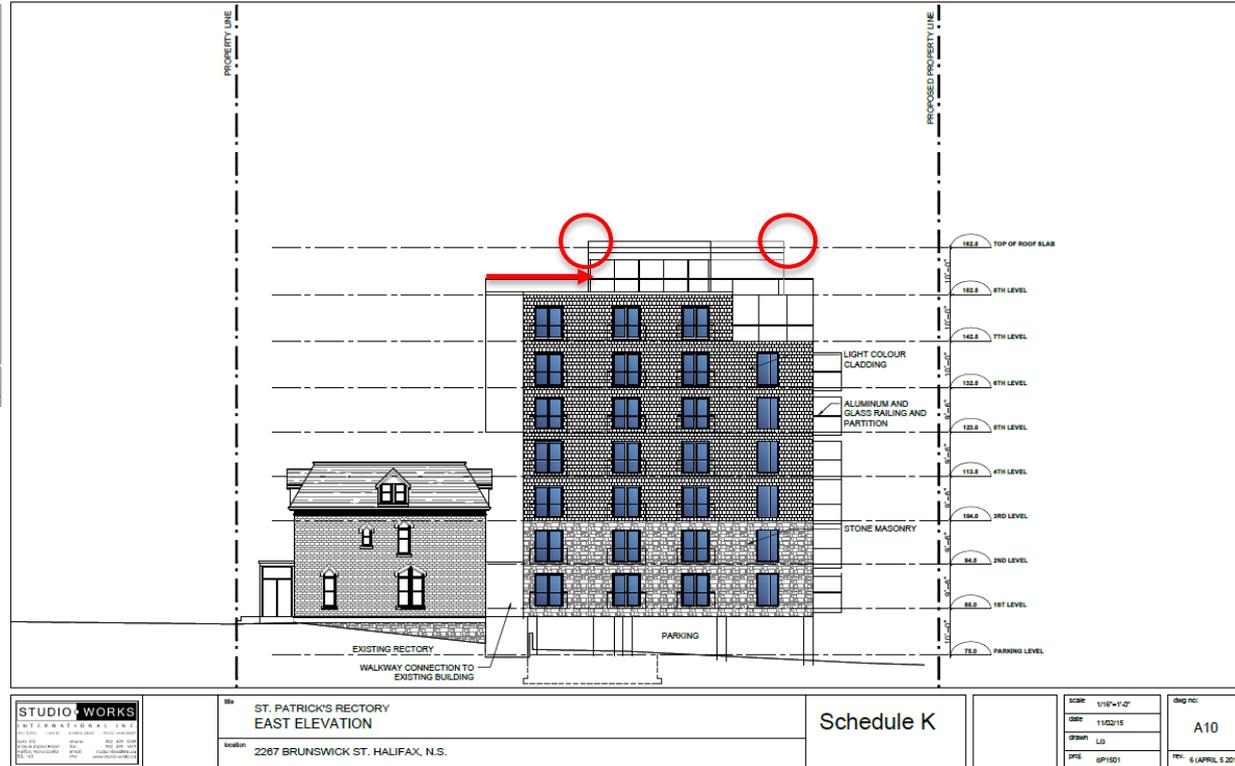
Proposal



STUDIO WORKS INTERNATIONAL P.L.C. <small>100-1000 - TORONTO - CANADA</small> <small>1000-1000 - TORONTO - CANADA</small> <small>1000-1000 - TORONTO - CANADA</small> <small>1000-1000 - TORONTO - CANADA</small> <small>1000-1000 - TORONTO - CANADA</small>	ST. PATRICK'S RECTORY 7TH LEVEL FLOOR PLAN	Schedule G		<small>SCALE</small> 3/32"=1'-0" <small>DATE</small> 11/02/15 <small>DRAWN</small> LG <small>PROJ</small> GP1501	<small>DRG NO.</small> A06 <small>REV.</small> 6 (APRIL 5 2015)
	<small>LOCATION</small> 2267 BRUNSWICK ST. HALIFAX, N.S.				

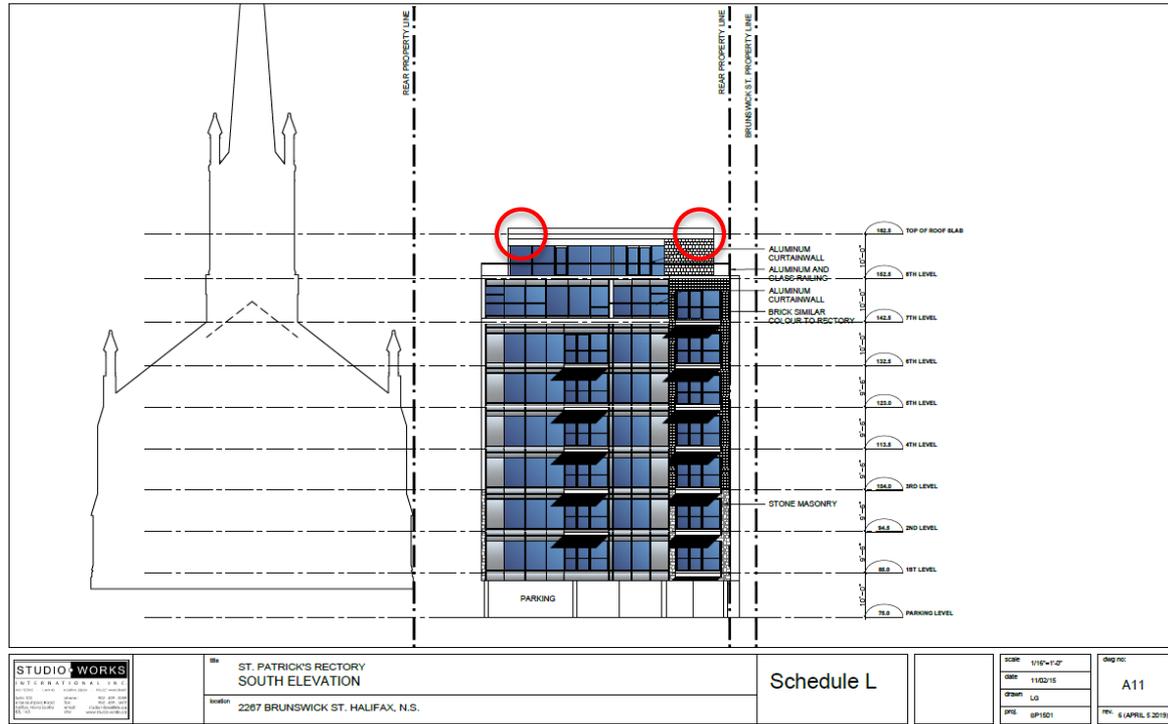
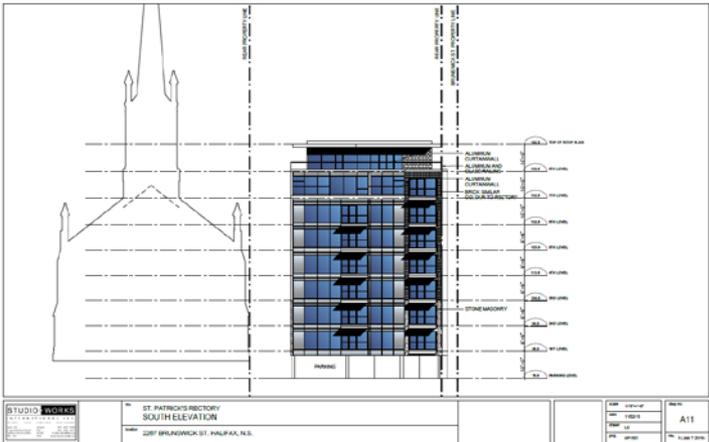
Proposed 7th Level Floor Plan

Proposal



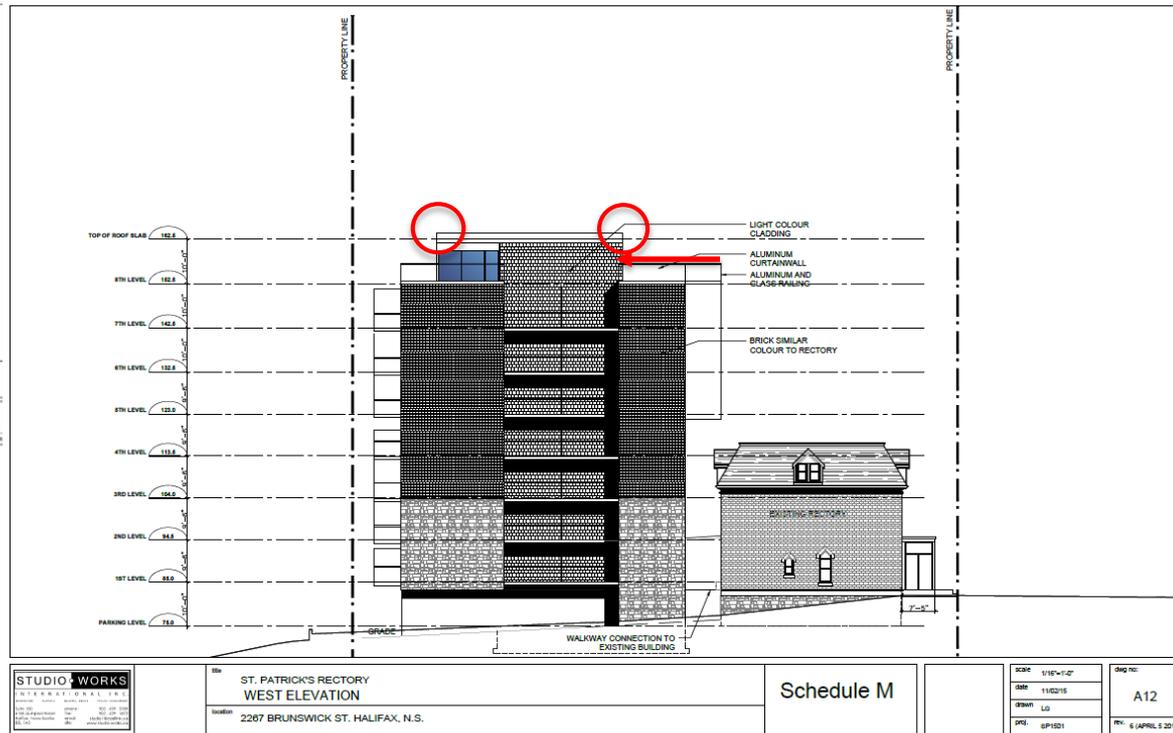
Proposed East Elevation

Proposal



Proposed South Elevation

Proposal



Proposed West Elevation, facing Heustis House

Proposal



Proposed Building behind Rectory

Proposal Views



STUDIO WORKS ARCHITECTURE	NO. ST. PATRICK'S RECTORY	DATE 01/10/2016	SCALE 1/8" = 1'-0"	A14
	VIEW FROM SIDEWALK IN FRONT OF RECTORY	DRAWN L.S.	DATE 01/10/2016	
	2287 BRUNSWICK ST. HALIFAX, N.S.	DATE 01/10/2016	DATE 01/10/2016	



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View from sidewalk in front of rectory

Proposal Views



View from sidewalk in front of rectory

Proposal Views



View from sidewalk in front of rectory

Proposal Views



View down (NW) Brunswick Street

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Thank You

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.