HALIFAX

M E M O R A N D U M

TO: Chair and Members of Halifax Peninsula Planning Advisory Committee
FROM: Aaron Murnaghan, Principal Heritage Planner
DATE: May 22, 2020

SUBJECT: **Case 22115: Application by Ekistics Planning & Design, on behalf of Joseph Arab, to enter into a Development Agreement at 2438 Gottingen Street, Halifax, to allow a 19 storey residential building.**

Feedback is sought from Halifax Peninsula Planning Advisory Committee relative to the proposed application. The committee's recommendation will be forwarded along with the staff report to Halifax and West Community Council (HWCC).

Description of Proposal

The applicant is proposing to construct a 137 unit, 16 storey residential building by development agreement at 2438 Gottingen Street, Halifax. The property contains a municipally registered heritage building known as Victoria Hall (currently containing 13 units), that is proposed to be rehabilitated as part of the agreement. The proposed residential tower would be set-back from the heritage building, with its main vehicular and pedestrian access fronting on Creighton Street. A separate heritage application for alterations to Victoria Hall is being considered by the Heritage Advisory Committee and Regional Council.

Location and Context

The subject property is described as follows:

- Located at 2438 Gottingen Street, Halifax (a municipally registered heritage property);
- Abuts a ten-storey residential building (Sunrise Manor) to the south, the public open space of the George Dixon Centre to the east, and a mixed-density residential neighbourhood of 2-5 storeys to the north and west;
- 3,200s/m (35,500s/f) of lot area, with the heritage building covering about one third of the property, and landscaped open space and parking comprising the remainder; and
- The property has significant frontage on both Gottingen and Creighton Streets.

Designation and Zoning

The application is being considered under the policies of the former Halifax Secondary Municipal Planning Strategy (SMPS) due to the date of its submission:

> *Regional Centre SMPS Policy 10.25:*
> *Complete applications for development agreements on file with the Municipality on or before the date of the first publication of the notice of the intention of Council to adopt this Plan shall be considered under the policies in effect on the date of that notice.*

Under the Halifax SMPS, the subject property is located in Area 7 of the Peninsula North Planning Area and is designated High Density Residential, which allows apartment houses. The property falls within the Multiple Dwelling (R-3) Zone of the Halifax Peninsula Land Use By-law,

which allows multi-unit residential developments with densities of 250 persons per acre. Building height is controlled through angle controls which would allow a structure to be built to the rampart maximum on this particular property due to its size.

This proposal is enabled under Policy 6.8 of the Halifax SMPS which allows a variety of land uses and building forms (beyond what is permitted by the underlying zone) to be considered by development agreement on properties containing a registered heritage building. The purpose of this policy is to encourage the retention, rehabilitation and adaptive re-use of heritage buildings by allowing a wider variety of land uses and building forms. That policy is detailed in attachment D.

Community Engagement

An open-house style public meeting to allow for community input on the proposed development was held on October 24th 2019 at the Halifax North Public Library. Minutes of this meeting are included in Attachment G. Information postcards were also distributed to 497 residents and property owners in the surrounding area and 16 community groups requesting comment.

Planning Process

Community Council has the legislative authority to consider a Development Agreement. In addition to the above community engagement, should HWCC 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 HWCC.

This application will also be considered by HAC for its consistency with municipal heritage policy prior to first reading by HWCC. Separate consideration by HAC and approval by Regional Council is being sought for the proposed alterations to the heritage building.

Committee Request

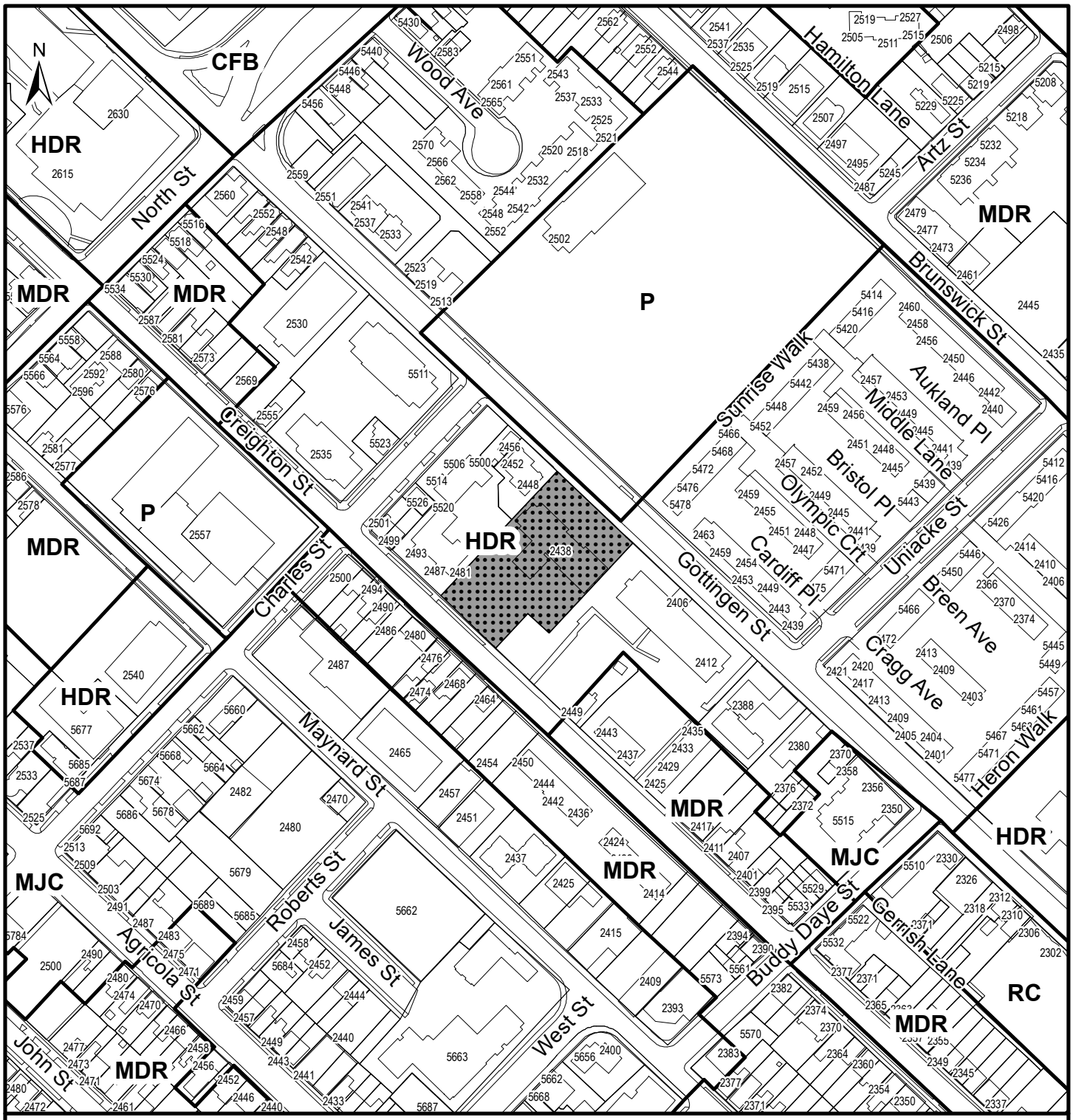
In preparing your recommendation to HWCC, kindly advise whether the proposal complies with the policy in consideration of the following:

- Building massing (including height, step-backs, set-backs and articulation)
- Building design and materials;
- The mix of unit type and number of units;
- Site design, layout and landscaping;
- Amenity space and public benefit (mainly confined to restoration of the heritage building and related features);
- Traffic/parking; and
- Relationship to surrounding neighbourhood (traffic, scale, shadow and wind).

Attachments

Please find enclosed the following documents for your consideration:

Map 1 – Generalized Future Land Use Map
Map 2 – Zoning Map
Attachment A - Site Plan
Attachment B - Building Drawing Package
Attachment C - Applicant's Design Proposal
Attachment D - Relevant MPS Policies
Attachment E - Wind and Shadow Analysis
Attachment F - Proposed Heritage Conservation
Attachment G - Public Information Meeting Notes
(The Traffic Impact Statement will be distributed as a separate document)



Map 1 - Generalized Future Land Use

2438 Gottingen St
Halifax

Subject Property

Halifax
Plan Area

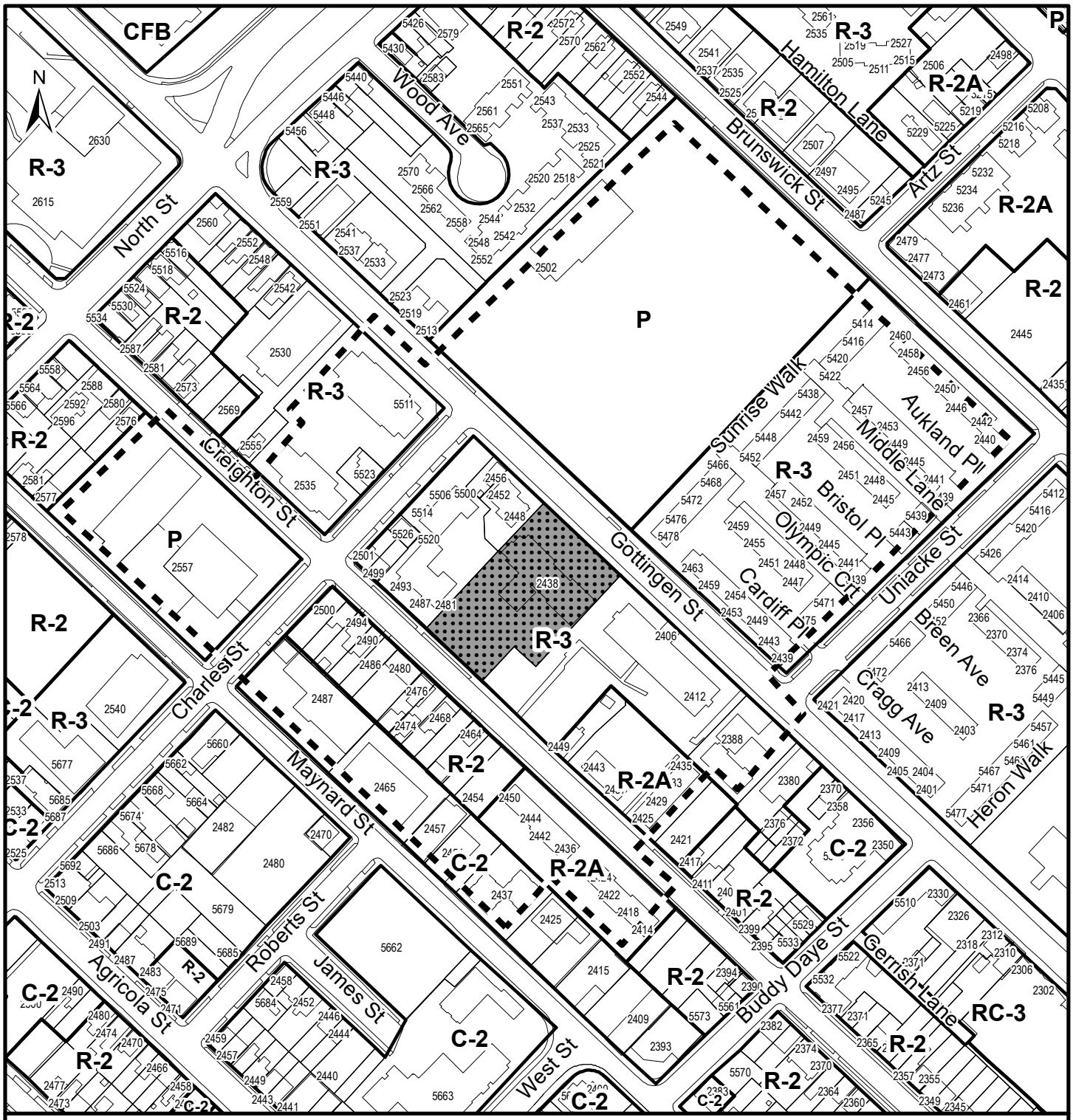
Designation

CFB	Canadian Forces Base
HDR	High Density Residential
MDR	Medium Density Residential
MJC	Major Commercial
P	Park and Institutional
RC	Residential/Commercial Mix

0 40 80 m

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

2438 Gottingen St
Halifax

HALIFAX

Subject Property

Area of Notification

Halifax Peninsula
Land Use By-Law Area

Zone

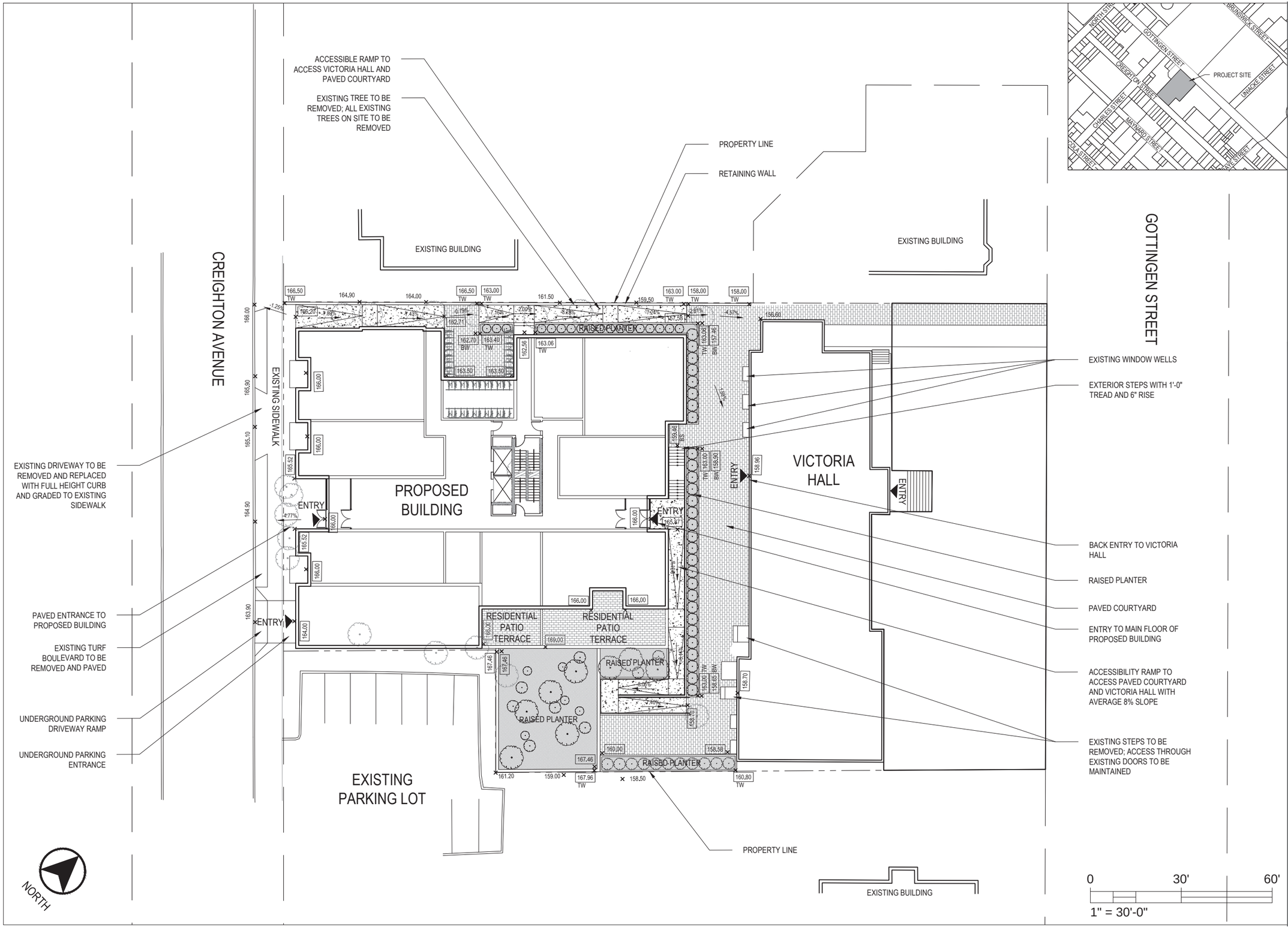
C-2	General Business
CFB	Canadian Forces Base
P	Park and Institutional
R-2	General Residential
R-2A	General Residential Conversion
R-3	Multiple Dwelling
RC-3	High Density Residential Minor Commercial

0 40 80 m

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.

30 January 2019 Case 22115 T:\work\planning\SER_Group\SER_CasesVariances\22115\Maps_Plans\ (JC)



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LEGEND

- × 162.56 EG
- × 162.56 PG
- -7.95% % SLOPE
- TREE TO REMOVE

2	ISSUE FOR DA RESUBMISSION	2019.10.01
1	ISSUE FOR DA SUMBISSION	2019.10.02
REVISIONS		DATE

PROJECT

2438 GOTTINGEN STREET REDEVELOPMENT

DEVELOPMENT AGREEMENT
PLANNING APPLICATION

CLIENT
JOSEPH ARAB

SCALE	DATE	
1"=30'	2019.09.30	
DRAWN BY: LB	CHECKED: DS	REVIEWED:

APPROVED

SEAL

NOT FOR CONSTRUCTION

DRAWING
SITE PLAN

DRAWING NO.
L100

New Building

Building Floor Level	GFA	Units	Parking Stalls	Bicycle Parking (Class A)	Bicycle Parking (Class B)
Parking -02	18355		40		
Parking -01	18355		38	20	
Main Level	10,940	5		37	19
Level 02	11,710	10			
Level 03	11,710	10			
Level 04	9,425	10			
Level 05	9,810	10			
Level 06	9,810	10			
Level 07	9,810	10			
Level 08	9,810	10			
Level 09	9,810	10			
Level 10	9,810	10			
Level 11	9,810	10			
Level 12	9,810	10			
Level 13	9,810	10			
Level 14	9,175	6			
Level 15	9,010	7			
Level 16	9,010	7			
Totals	**159,270**	**145**	**78**	**57**	**19**

Level	Bachelor	1 Bed	2 Bed	Total Units
Main Level	0	3	2	5
Level 02	1	3	6	10
Level 03	1	3	6	10
Level 04	0	7	3	10
Level 05	0	6	4	10
Level 06	0	6	4	10
Level 07	0	6	4	10
Level 08	0	6	4	10
Level 09	0	6	4	10
Level 10	0	6	4	10
Level 11	0	6	4	10
Level 12	0	6	4	10
Level 13	0	6	4	10
Level 14	0	2	4	6
Level 15	0	2	5	7
Level 16	0	2	5	7
Total Units	**2**	**76**	**67**	**145**

Unit %	Bachelor	1 Bed	2 Bed	Total Units
	1.38	52.41	46.21	100

Victoria Hall Building Floor Level

	GFA	Units	Parking Stalls
Basement	6,250	6	
Main Level	6250	5	
Level 02	6250	4	
Level 03	6,250	4	
Totals	18750	19	

Total Units	164

Development Lot Area	
PID	00148791
Total Lot Area	36,400
Total Development GFA excluding Parking	178,020
Floor Area Ratio	4.89

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2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE
1/32" - 1'-0"

DATE
2020.02.28

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DRAWING
PRELIMINARY_YIELD

DRAWING NO.
A-006

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DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
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SEAL

NOT FOR CONSTRUCTION

DRAWING

RENDER: VIEW FROM PARK

DRAWING NO.

A-007

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2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED
APPROVED		

SEAL

NOT FOR CONSTRUCTION

DRAWING

RENDER: VIEW FROM GOTTINGEN ST (1)

DRAWING NO.

A-008

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2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

APPROVED

SEAL

NOT FOR CONSTRUCTION

DRAWING

RENDER: VIEW FROM GOTTINGEN ST (2)

DRAWING NO.

A-009

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DEVELOPMENT AGREEMENT
APPLICATION

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JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

APPROVED

SEAL

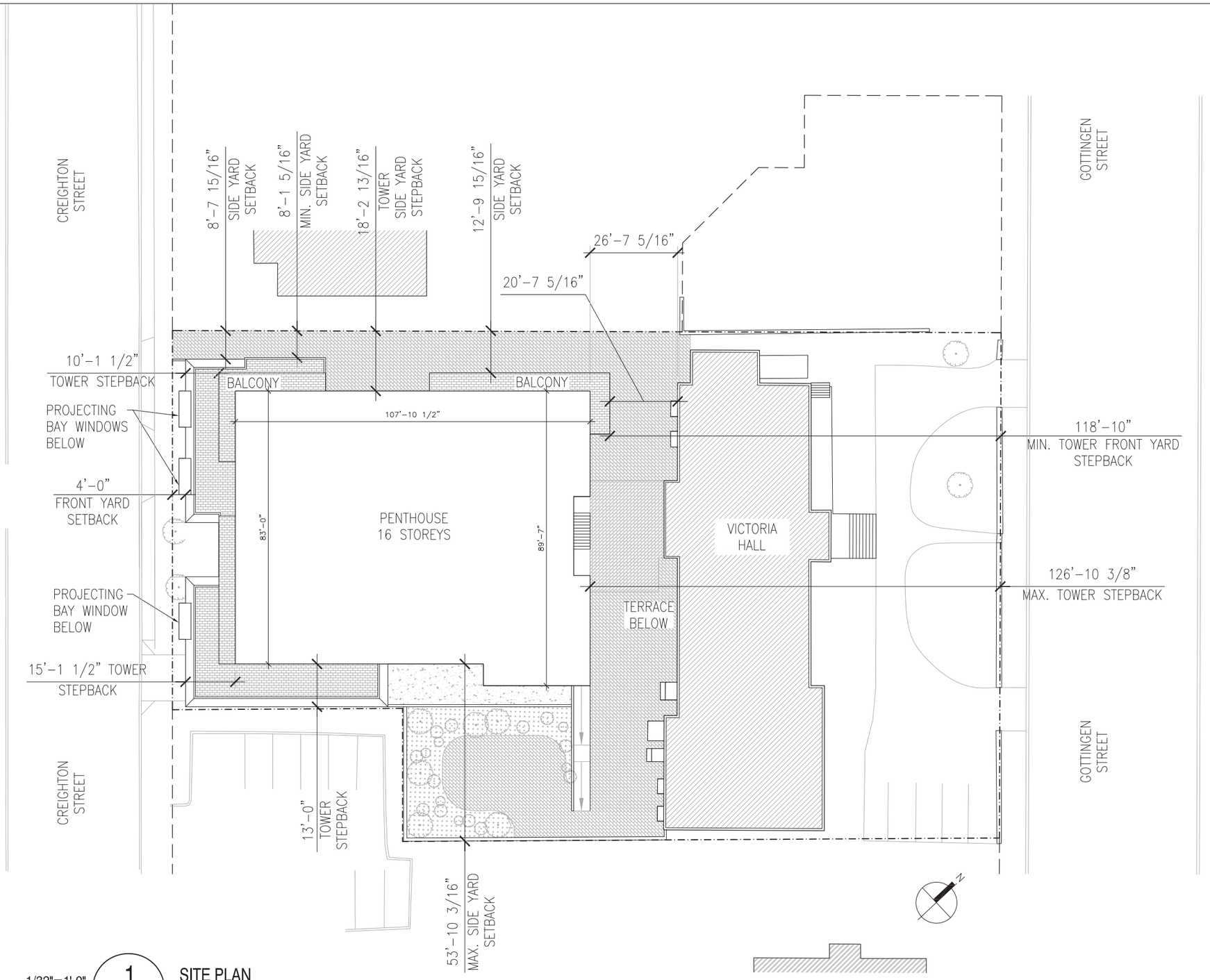
NOT FOR CONSTRUCTION

DRAWING

RENDER: VIEW FROM CREIGHTON ST

DRAWING NO.

A-010



1/32"=1'-0" 1 / A-100 **SITE PLAN**

NOTE:
LANDSCAPE PLAN NOT UPDATED TO CURRENT SITE DESIGN

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2438 GOTTINGEN STREET
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APPLICATION

CLIENT
JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
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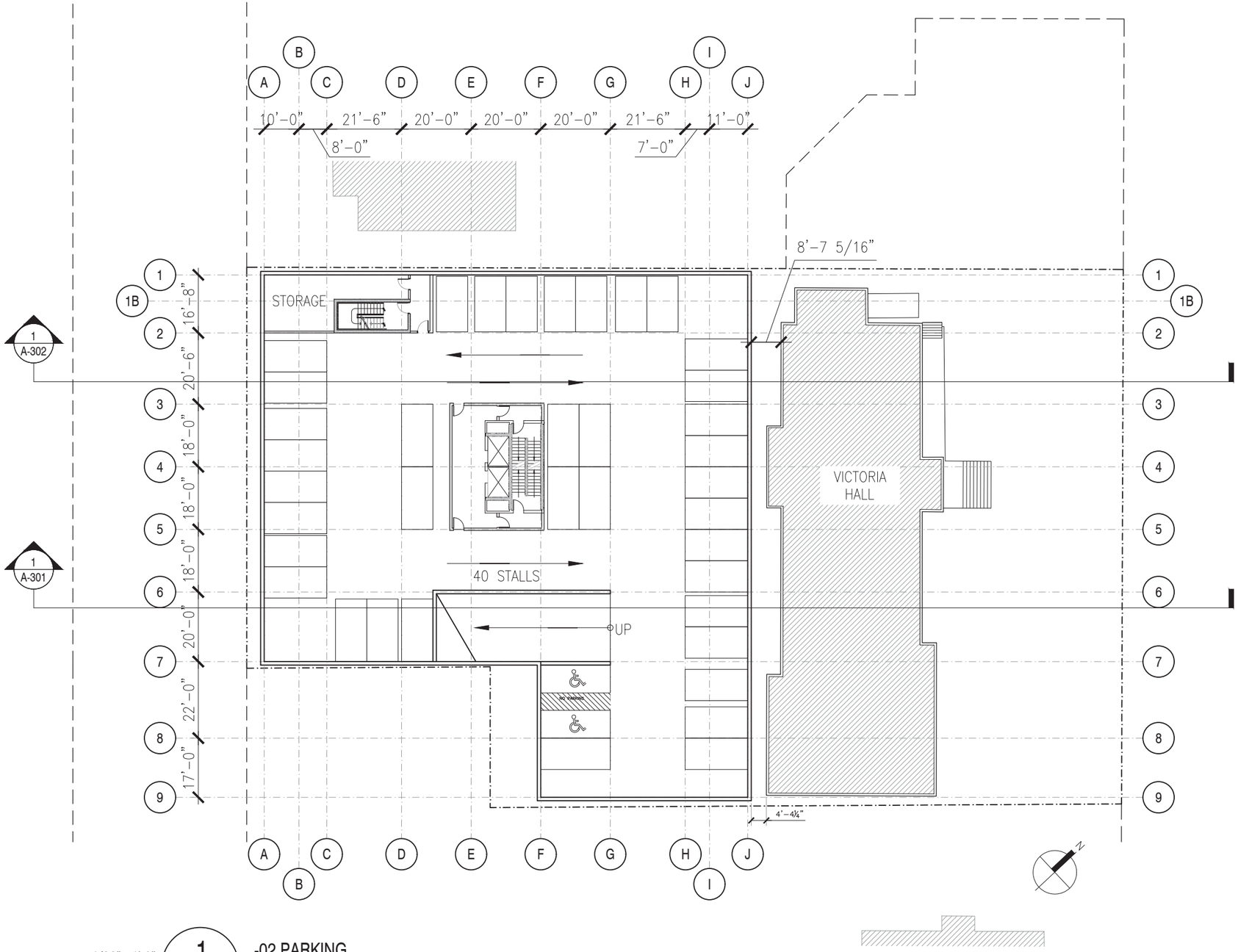
APPROVED

SEAL

NOT FOR CONSTRUCTION

DRAWING
SITE PLAN - PROPOSED

DRAWING NO.
A-100



1/32"=1'-0" 1 A-101 **-02 PARKING**

40 STALLS
GFA:18,355sqft

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CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
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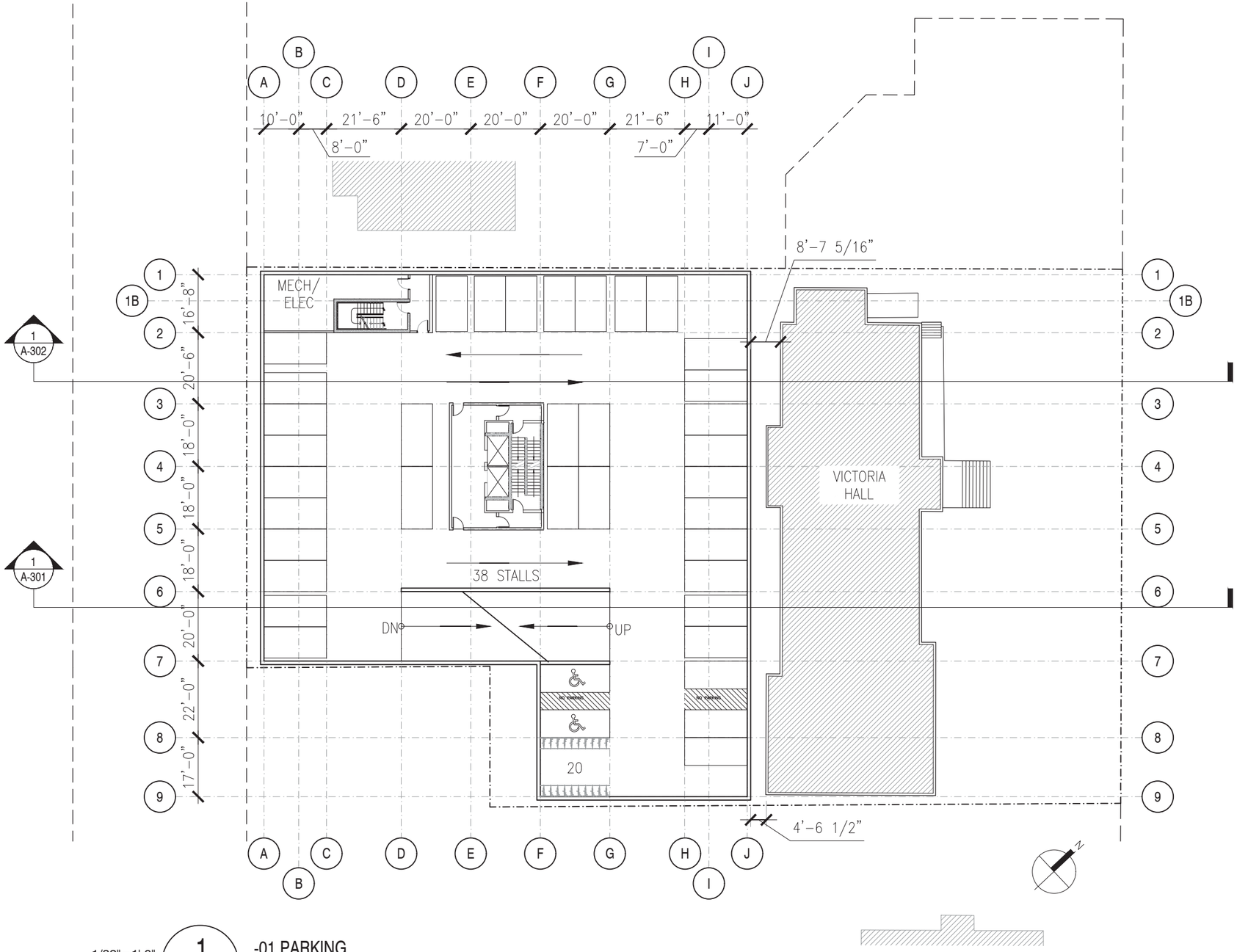
SEAL

NOT FOR CONSTRUCTION

DRAWING
-02 PARKING

DRAWING NO.
A-101



1/32"=1'-0" 1 A-102 -01 PARKING

37 STALLS
GFA:18,355sqft

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SEAL

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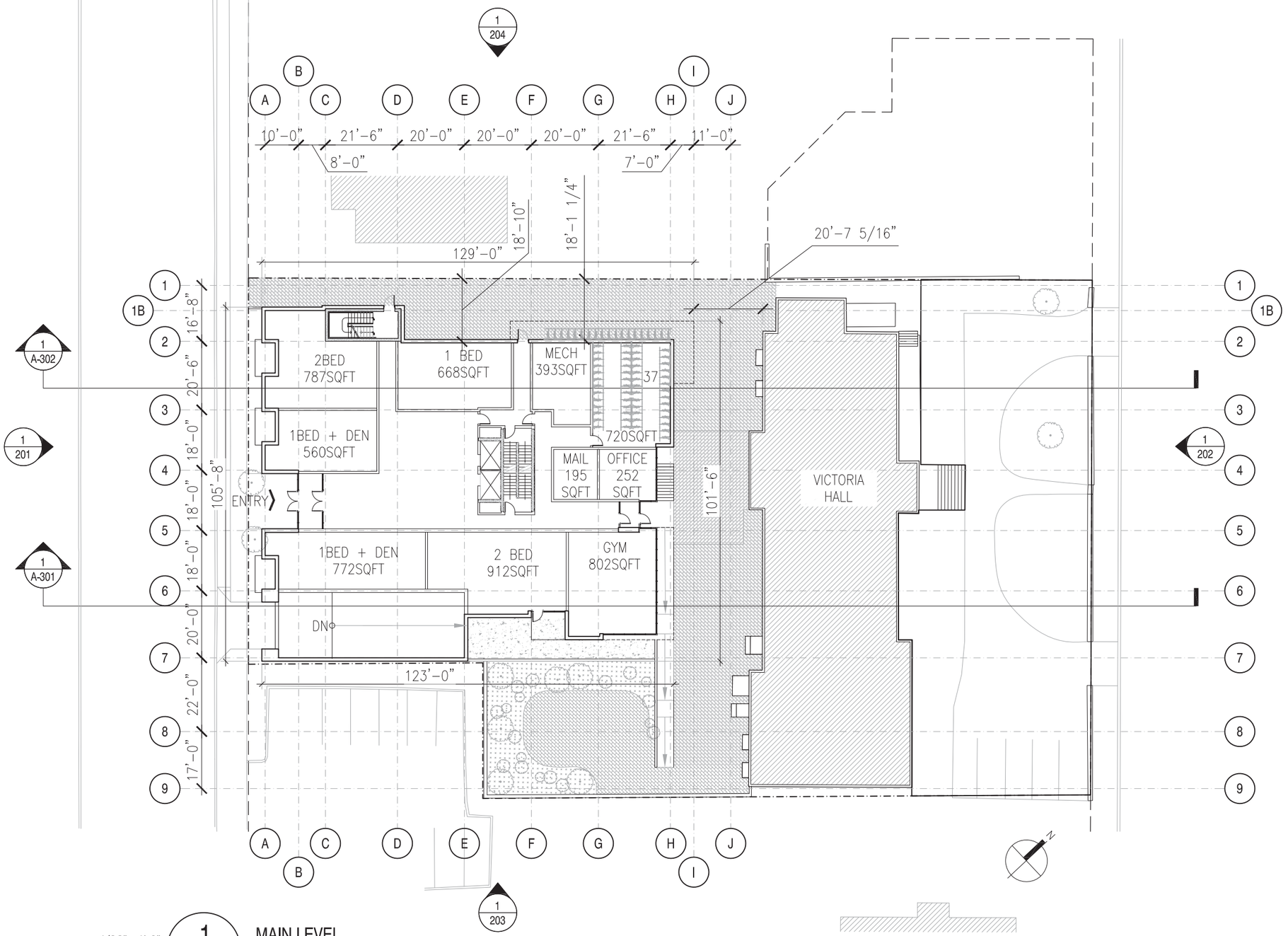
DRAWING
-01 PARKING

DRAWING NO.
A-102



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SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
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SEAL

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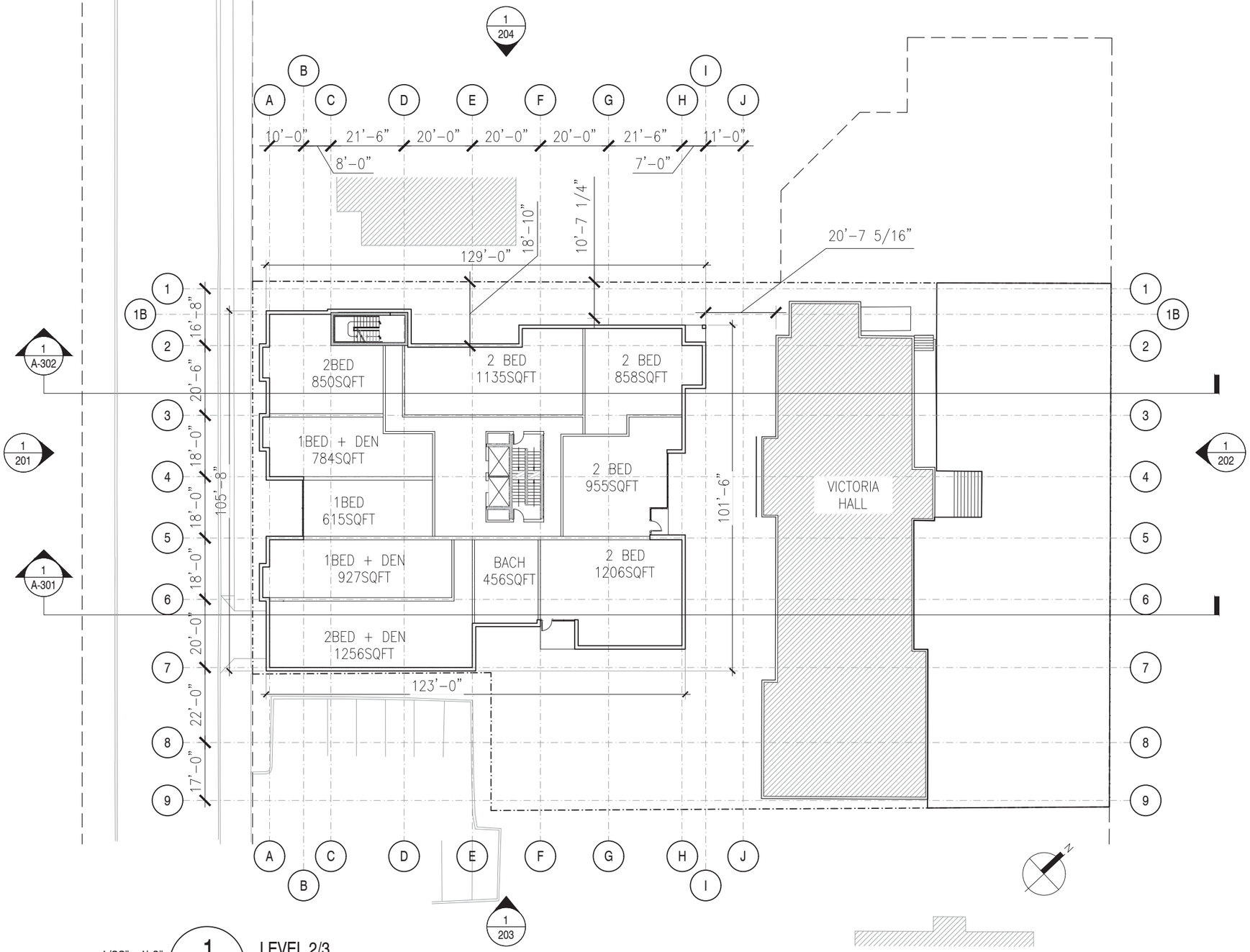
DRAWING
MAIN LEVEL

DRAWING NO.
A-103



1/32"=1'-0"

1 / A-104 LEVEL 2/3

GFA: 11,710sqft

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APPLICATION

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SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
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SEAL

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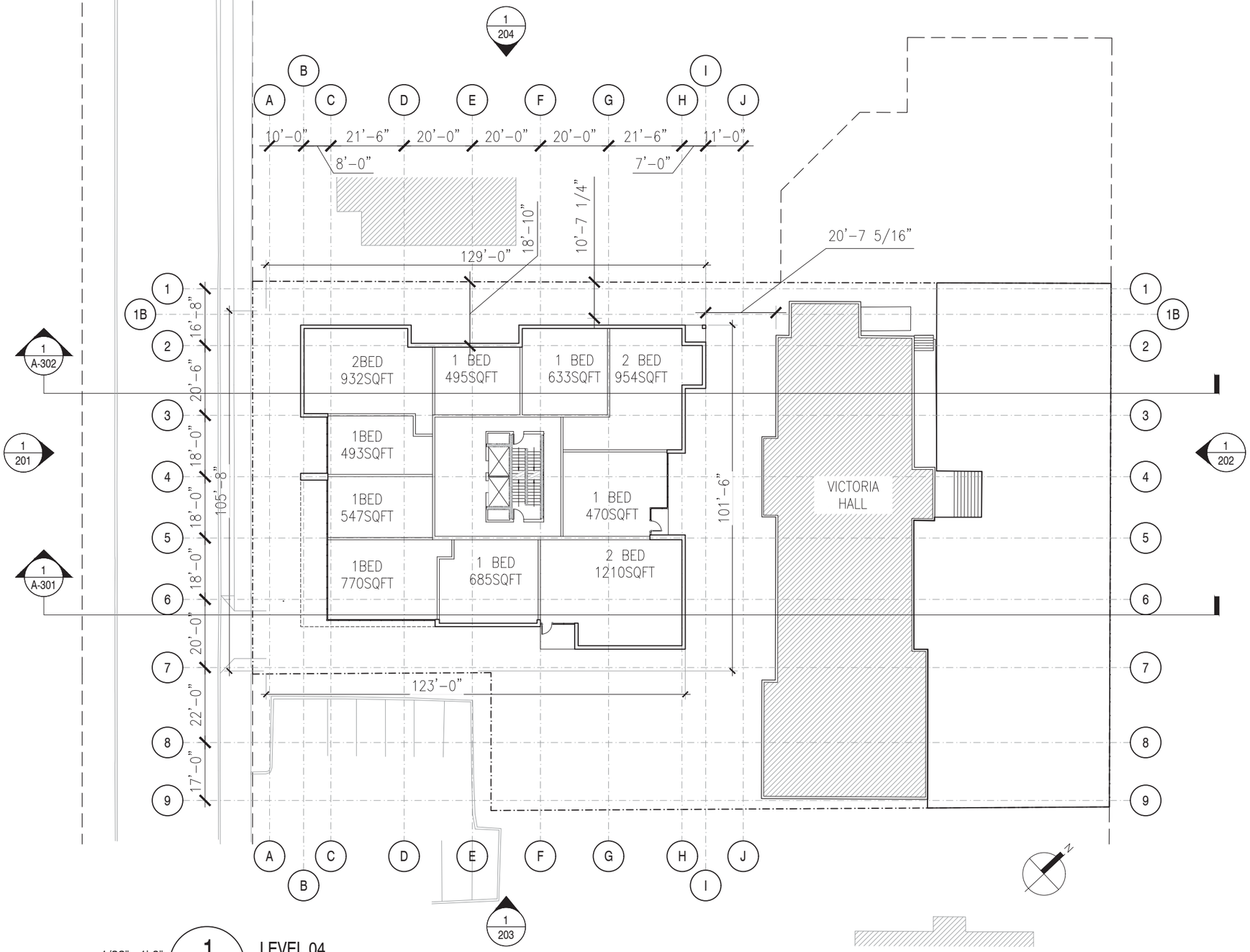
DRAWING
LEVEL 02/03

DRAWING NO.
A-104



1/32"=1'-0" **1** / A-105 **LEVEL 04**

GFA: 9,425sqft

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APPLICATION

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SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
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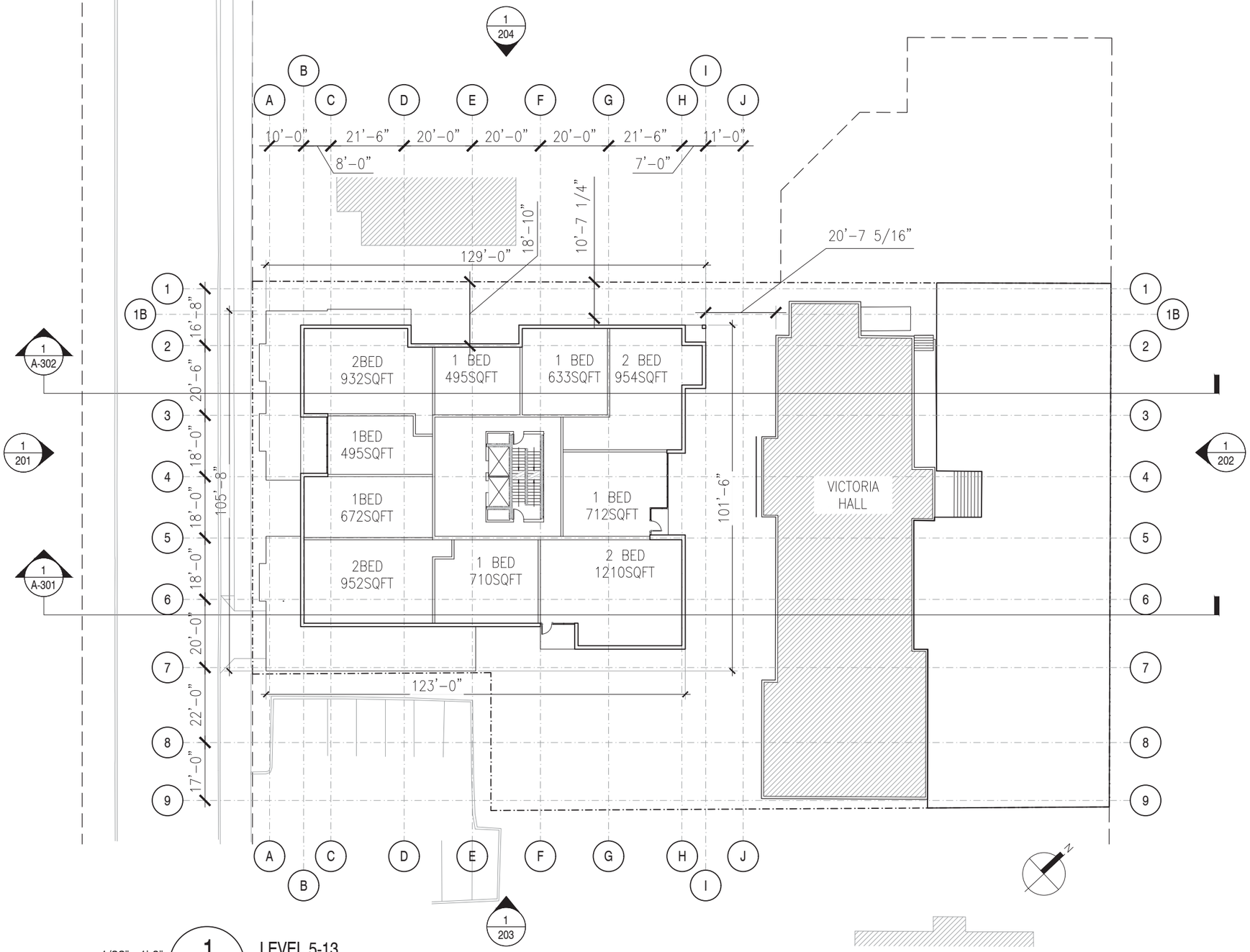
APPROVED

SEAL

NOT FOR CONSTRUCTION

DRAWING
LEVEL 04

DRAWING NO.
A-105



1/32"=1'-0"

1 / A-106 LEVEL 5-13

GFA: 9,810sqft

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SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

APPROVED

SEAL

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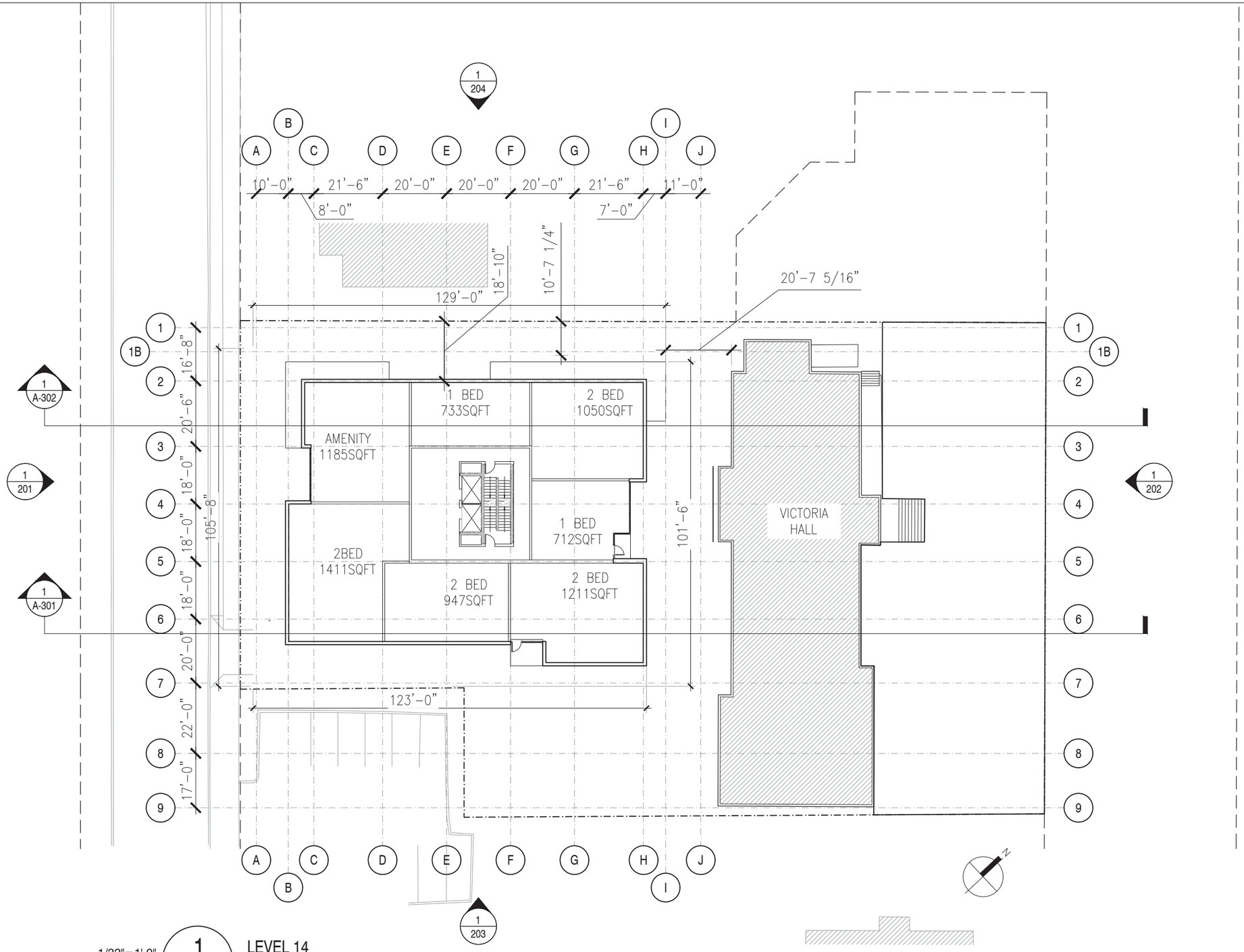
DRAWING
LEVEL 05 - 13

DRAWING NO. A-106



1/32"=1'-0"

1 / A-107 LEVEL 14

GFA: 9,175sqft

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JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

APPROVED

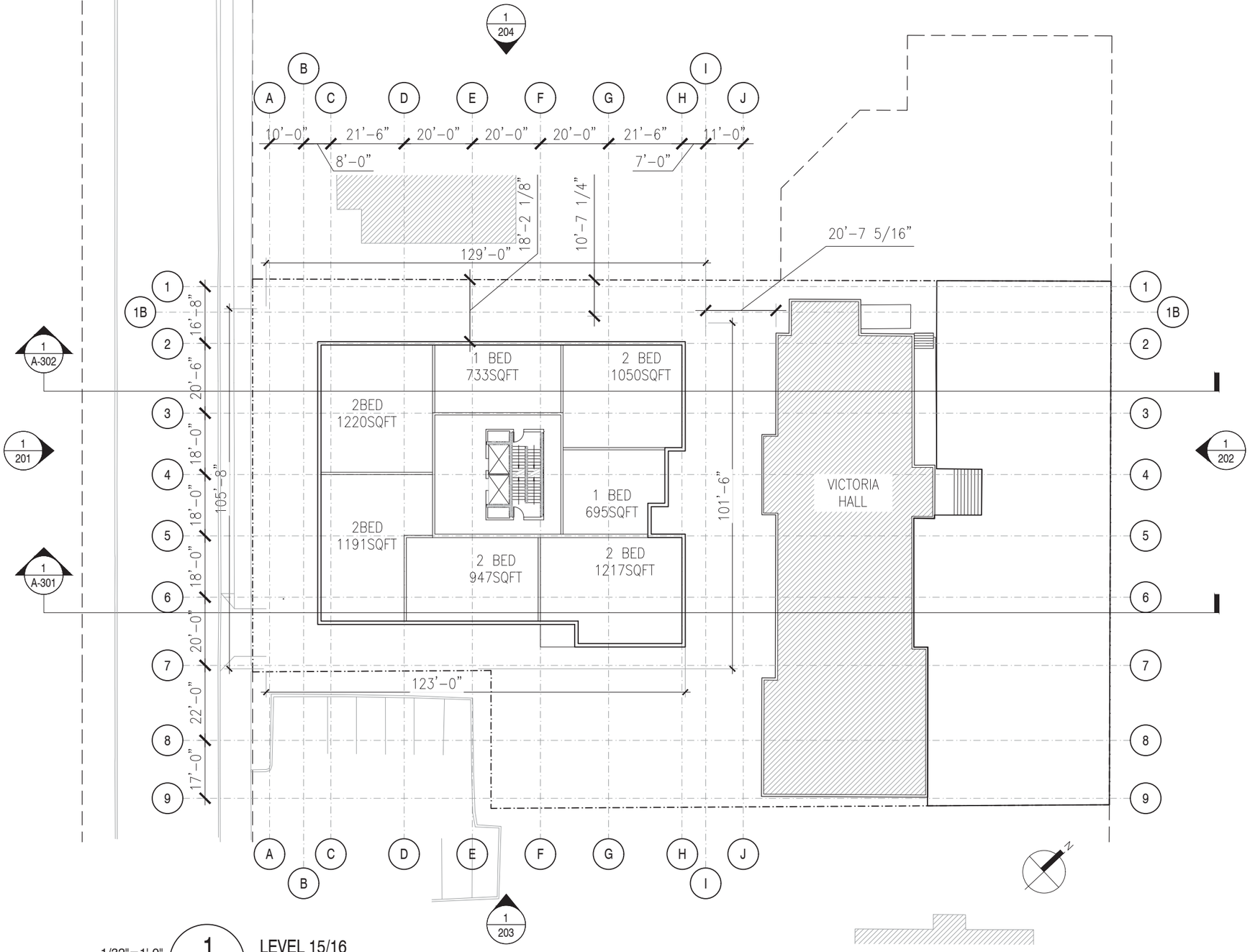
SEAL

NOT FOR CONSTRUCTION

DRAWING
LEVEL 14

DRAWING NO.

A-107



1/32"=1'-0"

1 / A-108 LEVEL 15/16

GFA: 9,010sqft

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1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

APPROVED

SEAL

NOT FOR CONSTRUCTION

DRAWING
LEVEL 15/16

DRAWING NO.

A-108

1/32"=1'-0" 1 A-201 WEST ELEVATION

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SCALE	DATE	
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SEAL

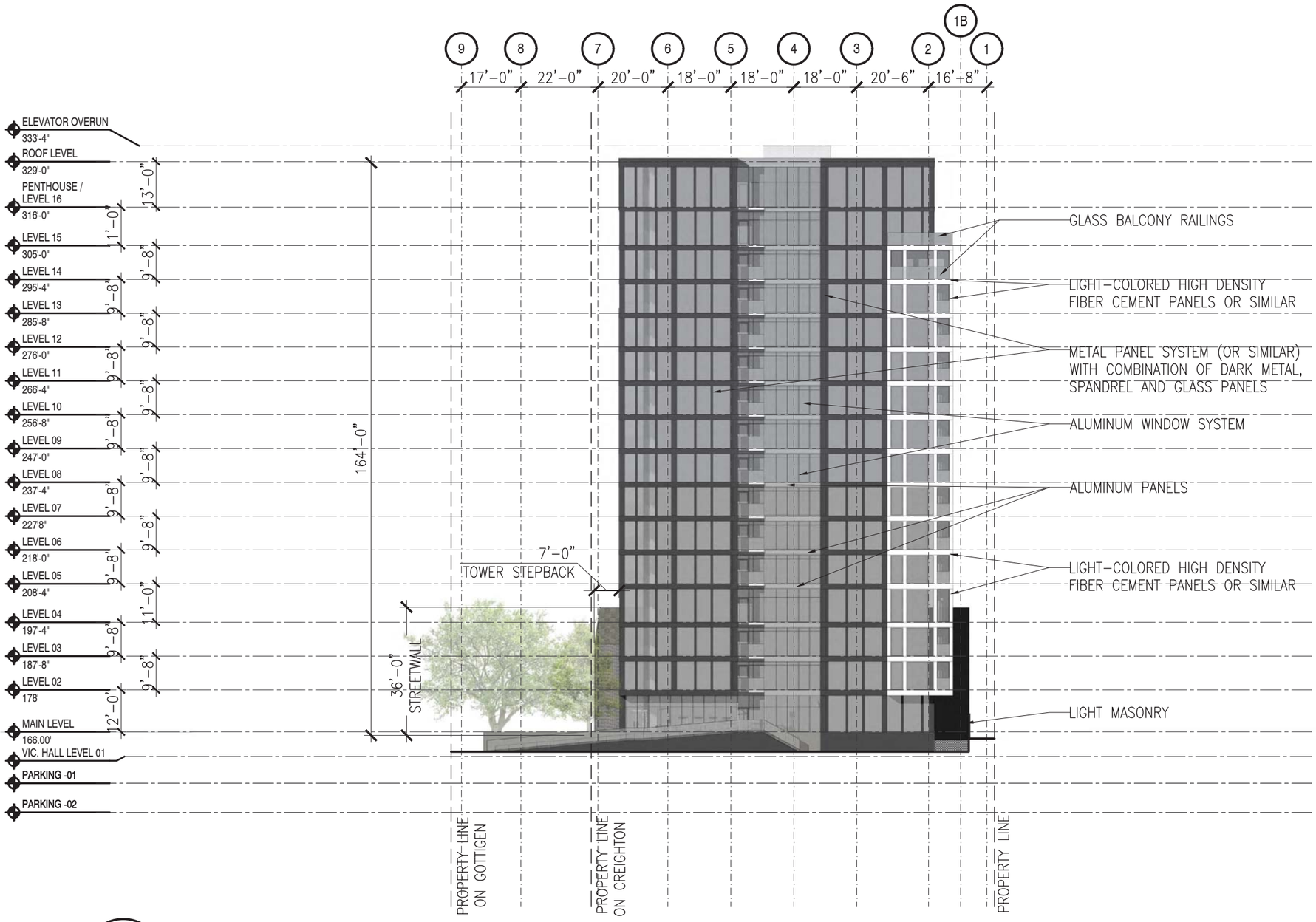
NOT FOR CONSTRUCTION

DRAWING

WEST ELEVATION

DRAWING NO.

A-201



1/32"=1'-0" 1 A-202 EAST ELEVATION

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4	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
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2	ISSUE FOR DA RESUBMISSION	2019.10.01
1	ISSUE FOR DA SUBMISSION	2018.10.02

REVISIONS DATE

PROJECT

2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE 1/32" - 1'-0"

DATE 2020.02.28

DRAWN BY

CHECKED

REVIEWED

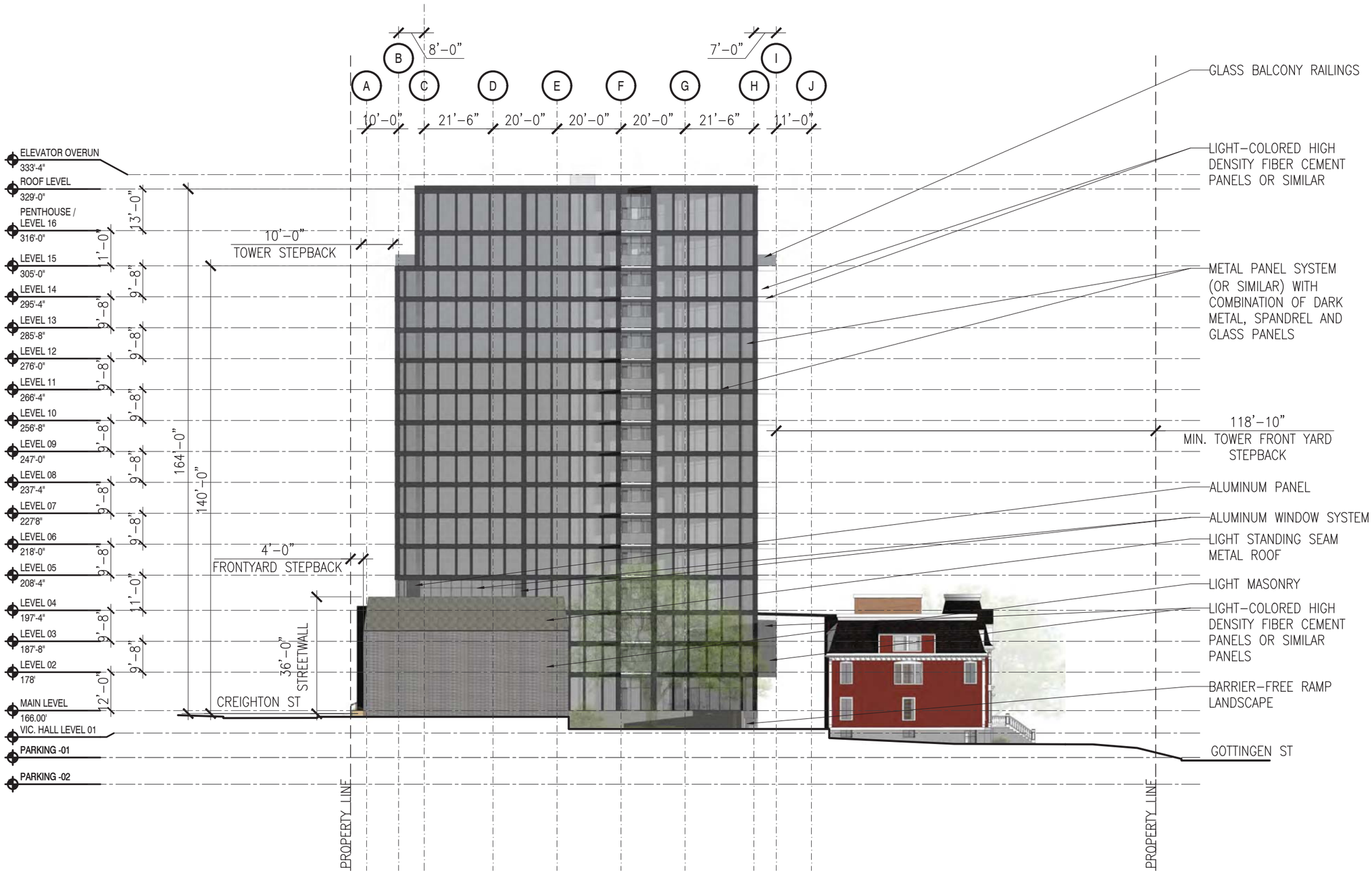
APPROVED

SEAL

NOT FOR CONSTRUCTION

DRAWING
EAST ELEVATION

DRAWING NO. A-202



1/32"=1'-0" 1 A-203 SOUTH ELEVATION

Ekistics Planning & Design
fathomstudio.ca
1 Starr Lane
Dartmouth, NS
B2Y 4V7

fathom

4	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
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APPLICATION

CLIENT

JOSEPH ARAB

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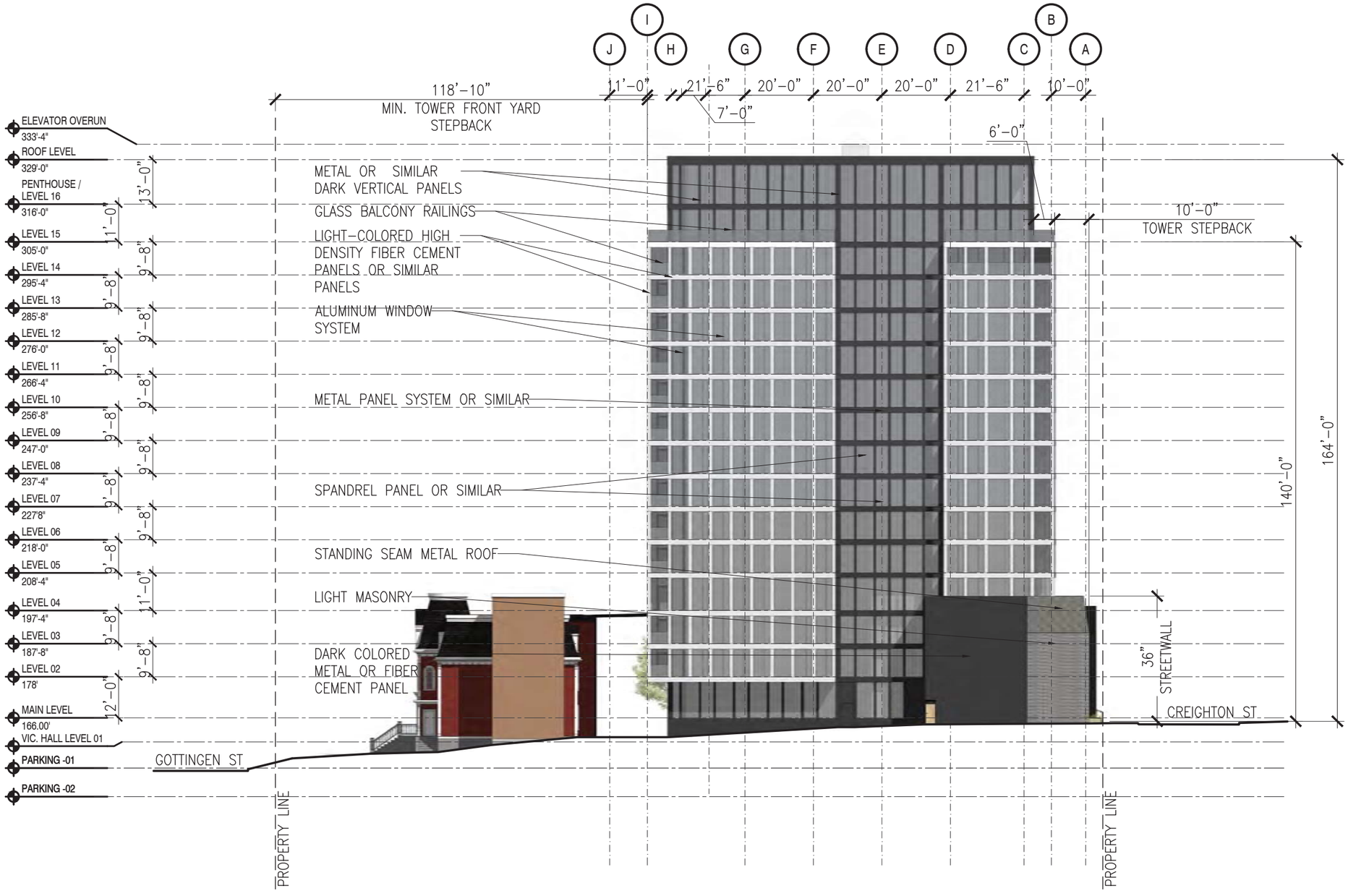
DRAWING
SOUTH ELEVATION

DRAWING NO. A-203



1/32"=1'-0" 1 A-204 NORTH ELEVATION

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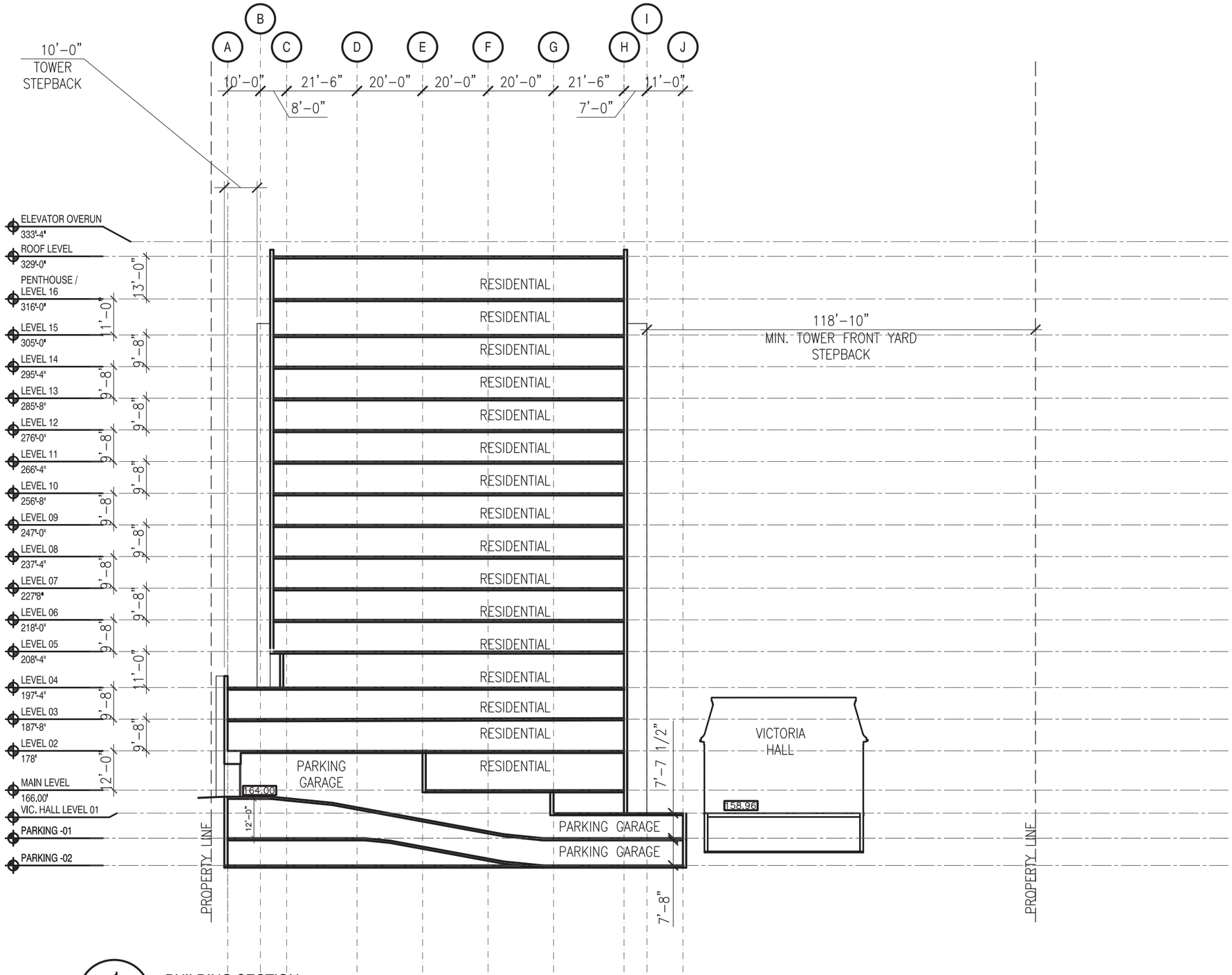
NOT FOR CONSTRUCTION

DRAWING
NORTH ELEVATION

DRAWING NO. A-204



1/32"=1'-0" 1 A-301 BUILDING SECTION

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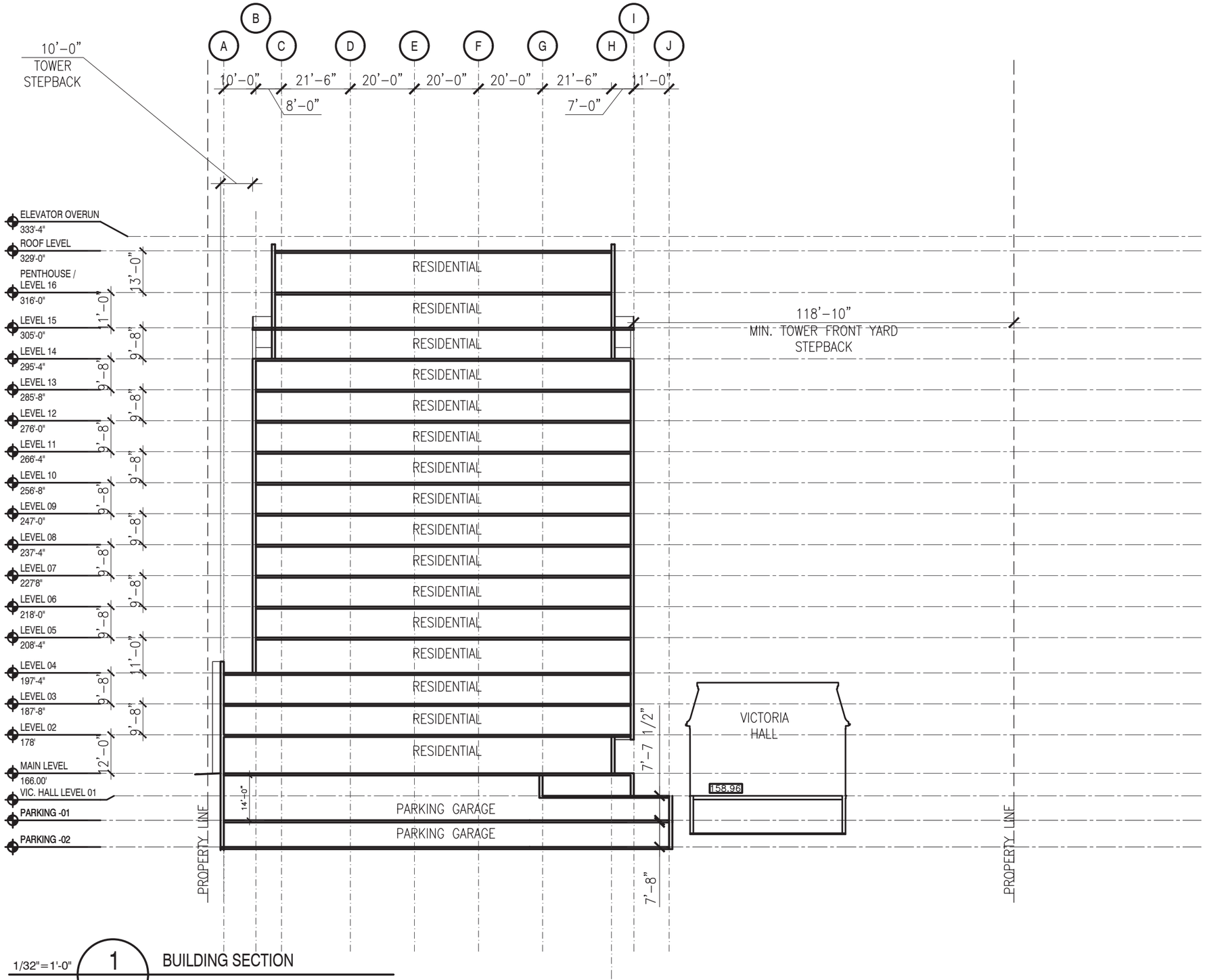
NOT FOR CONSTRUCTION

DRAWING
BUILDING SECTION

DRAWING NO. A-301



1/32"=1'-0" 1 A-302 BUILDING SECTION

Ekistics Planning & Design
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DEVELOPMENT AGREEMENT
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DRAWN BY	CHECKED	REVIEWED

APPROVED

SEAL

NOT FOR CONSTRUCTION

DRAWING
BUILDING SECTION

DRAWING NO.
A-302

Proposed Development

New Build

Under the HRM Heritage Development Agreement policy, developers are afforded increased development rights in exchange for conservation work to the character-defining elements of the registered property. If Victoria Hall was demolished, the as-of-right development rights on the proposed property could allow for a 104-unit building, depending on the unit mix, whose height limit was determined by the citadel rampart heights (see chapter 3). The developer's expectation is to achieve a higher yield than the as of right in order to fund the proposed conservation work outlined in chapter 5. This development agreement proposes a simple 16-storey tower building containing 145 units. The addition is strategically located behind Victoria Hall in order to allow Victoria Hall to maintain its important presence on Gottingen St thus maintaining the fabric of the Gottingen streetscape. A 3-storey base on Creighton St allows the building to maintain the human-scale streetscape on Creighton St. The tower is stepped back 10ft from the street wall with the top 2 storeys stepped back another 5-ft for a total stepback of 15ft from the street wall. The main entrance and parking entry would be accessed off of Creighton St. The 3rd storey of the Creighton St base will be masked with "mansard" roof giving it the appearance of a 2-storey base that matches the scale of the buildings on Creighton St. The design is a modern response to the architecture of Victoria Hall. Each ground floor unit would have its own entry on the street to capture the rhythm and scale of other buildings on Creighton. The main entrance to the tower would be from Creighton St in order to preserve the historic character of Victoria Hall. The tower (with a max 9810sqft/911sqm plate size) is set back 20'-7" (min) and 26'-7" (max) from the back of Victoria Hall keeping most of the back of Victoria Hall intact (except the rear Victoria Hall addition portion). An outdoor landscaped terrace creates ability for people to walk from 1 building to the other through an accessible outdoor link. The buildings are lightly connected through an open-air steel roof structure.

Property line setbacks/stepbacks:

Frontyard (Creighton) setback: 4'
Front yard stepback (tower): 10' min above the 3rd storey.
Project North:
Min. side-yard setback: 8'-1" min
Tower stepback: 12'-19"
Project East:
Min.setback from Heritage property: 20'-7"
Tower stepback from Heritage property: 26'-7"
Tower stepback from Gottingen St: 126'-10"
Project South:
Min side-yard setback: 0'-6"
Max side-yard setback: 53'-10"
Tower stepback: 13'-0"
The total parking count on 2 underground levels of parking is 78 parking stalls for 145 units (0.54 parking ratio). The design is flexible and allows for the possibility to add or subtract a level of parking depending on the results from the geotechnical investigation.

Calculation of extra density

Under the current design, a reconfiguration of units on levels 1-11 would result in the allowable density of 242 persons. Thus the client is requesting for an additional gross buildable area of 46,815 sqft (levels 12-16). Based on a Halifax Land Sales Data review dated March 8, 2020, the rate/ft^2 of gross buildable area in the North End ranges from $40.00/ft^2 to $50.00/ft^2. This results in a range of $1,872,600 - $2,340,750 associated with the requested additional gross buildable area.

Victoria Hall

In addition to the proposed conservation work on the CDEs, the building's health needs to be addressed (as mentioned in chapter 5). The project proposes to renovate the basement floor into 4 -6 units in order to generate funds to deal with Victoria Hall's basement moisture problem. This shall help extend the overall life-span of the building. However this contribution is not accrued towards the Heritage Development agreement CDE contribution as it does not directly affect the CDEs.

Fig. 19 View of development from Park

Fig. 20 View of Development from Creighton St

The existing units in Victoria Hall shall total 17-19 units for an overall unit count of 162-164 units on site. The total GFA for the new building is 159,270 sq.ft (14,797 sq.m.). The GFA for the Victoria Hall portion of the project is 25,000 sq.ft. (2,325 sq.m.). The total GFA for both buildings is 184,270 sq.ft. (17120 sqm.). The total lot area is 36,400 sq.ft. giving a FAR of 5.06.

Community Benefits:

Given the social history of Victoria Hall as a home for underpriviledged old women, the complex history of the Gottingen st, the African Nova Scotian community that has historically been marginalized in this area, and the many other complexities associated with this neighborhood whose demographic landscape is quickly changing, the client believes that this project cannot shy away from positively contributing to the community. Over the course of the summer and fall of 2019, the developers hosted 7 community engagement sessions at the Halifax North Memorial Library, Northwood Terrace, the Community Y, and the Squaretown Festival. Written comments were collected at the final three sessions and are included in appendix 8.10. Out of the sessions, a number of areas emerged as meaningful ways that this project could give back to the community. This project shall focus on the following:

Affordable Units:
4 units at a maximum cost of 50% of market rate for 15 years. Will increase as per consumer price index.
3 units at a maximum cost of 10% below market rate for 15 years.

Community Room:
600 sqft in Victoria Hall available for use by the Gottingen Community for 15 years. This room shall be designed as flexible space that is able to accommodate community programming and other community needs as discovered through our community engagement sessions.

Local Employment:
Opportunities for local employment via building operations.

Site Safety:
On-going consultation with Joseph Howe Elementary in regards to pre-existing safety concerns at the intersection of Creighton St and Charles St.

Local History:
Artistic, interpretive elements to be used in and around the building to highlight and celebrate local history. The proposed Heritage wall on Victoria Hall shall be another key component of this community contribution.

Fig. 21 Representational renders of proposed community room in Victoria Hall

6.2 Design Alternatives

Multiple alternative design options were considered at the start of the project:
Alternative 1: Demolition of Victoria Hall.
Considering the development rights of the site at the time, the complexities involved with conservation work, and the financial and time costs associated with the Development Agreement Process, one option was to demolish Victoria Hall and develop a new building on the site. However, in recognizing the importance of preserving Heritage and the significance of Victoria Hall, the team agreed that this was the least viable option.

Alternative 2: Build an attached addition to Victoria Hall
This option would allow the tower to be stepped back further from Creighton St. However, construction would be complex as it would involve adding a building of non-combustible construction to Victoria Hall which is combustible construction. Building onto Victoria Hall would also be more complex to reverse.

Alternative3: Move Victoria Hall to the front to front of the site
This option would have altered the presence of Victoria Hall on site thus changing the heritage value of the land; which includes the presence of landscaped manicured lawns at the front of the building. It would have involved a high cost, structural complexities and the potential of damaging Victoria Hall in the process of moving it forward.

Alternative 4: Lower building, more lot coverage
As mentioned, the requirement was for increased density to fund the conservation of Victoria Hall. One option was to have a lower building that covers more of the lot. However this option changes the heritage value of the lot. The landscaped gardens at the back of Victoria Hall have always been accessible to the residents of the home. Just like the front lawn, the existence of a landscaped garden at the back of the lot is part of the site's character. This option would have also reduced the skyview due to the building's proximity to the neighboring Sunrise Manor.

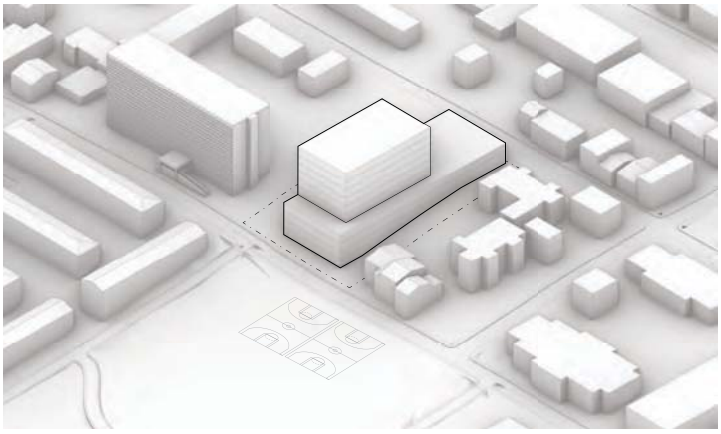


Fig. 22 Alternative 1

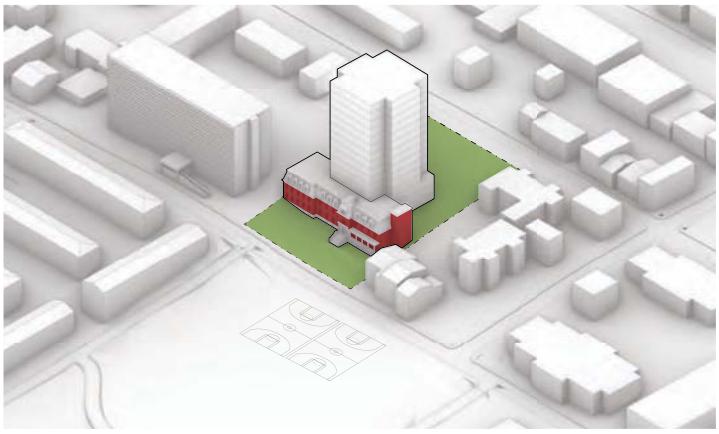


Fig. 23 Alternative 2: Tower with no base

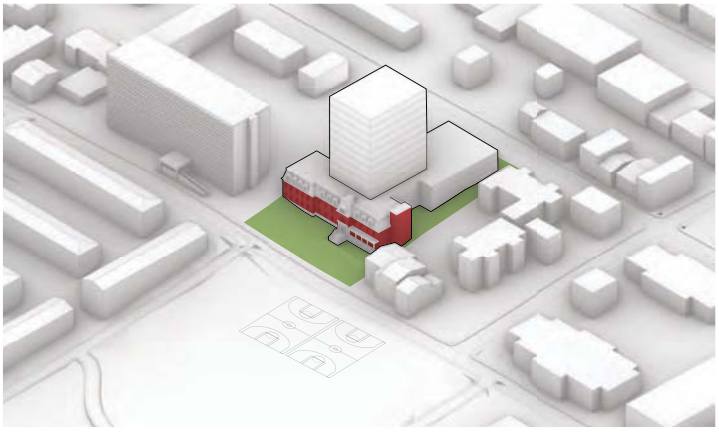


Fig. 24 Alternative 2: Tower with base

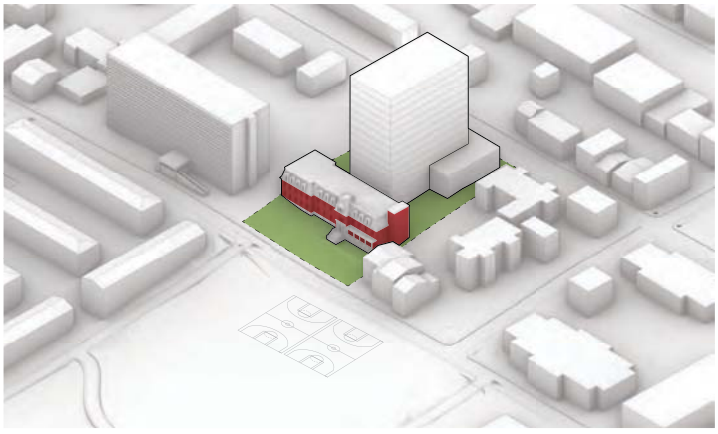


Fig. 25 Proposed design

6.3 Compliance with Standard 11

Standard 11 of the Standards and Guidelines for the Conservation of Historic Places in Canada requires that one
(a) Conserve the heritage value and character-defining elements when creating any new additions to a historic place or any related new construction.
(b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place." (Page 34)

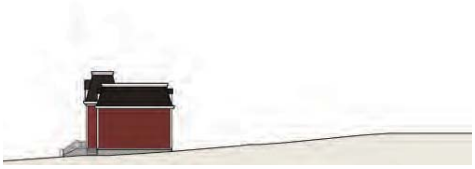
6.4 Conservation of Heritage Value

The majority of Victoria Hall's CDEs are located on its Gottingen St Facade and on Dumaresq's 1914 addition. The proposed high-rise is located behind Victoria Hall from Gottingen St to ensure that the above mentioned CDEs remain completely visible. The additions's CDE's will be remembered on the heritage wall. Its form was selected because a vertical distribution of occupant density ensures that the 1914 addition remains as visible as it currently is from Creighton St.

The building's history shows consistency in the way it has kept up with changing needs. The high-rise, the latest iteration of this cycle, is appropriate for 2-reasons:

1. increase of site density. The lot is currently located in an HR-1 zone under the new center plan and was located in an R-3, schedule A zone under the former by-law (the by-law that this Development Agreement is being processed under).
2. to make it financially viable to carry out the proposed conservation work on Victoria Hall.

Historically, any additions to Victoria Hall have been located on the secondary facades of the building (1862, 1904 additions to the west, 1914 addition to the south and the elevator addition to the north). The new build shall attach to the back facade of Victoria Hall via a light open-air steel frame roof structure that allows the addition to maintain a connection that is easily reversible. The geometry of the connection directly corresponds to the part of the 1904 addition that shall be demolished for the new build.



Before 1862

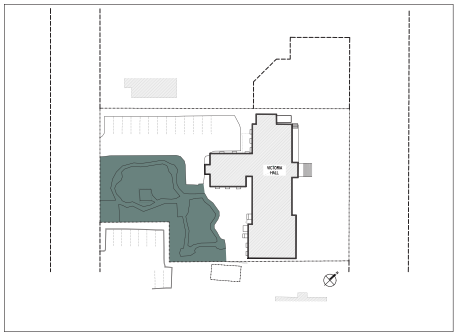
1862/3: Finlay's back addition

1904: Gate's back addition

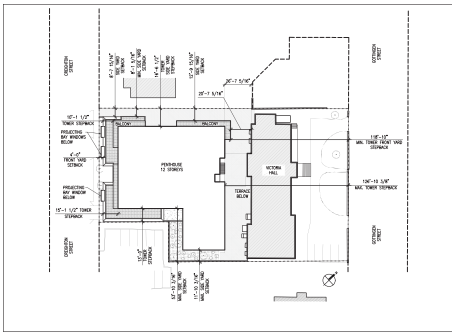
1917-2013: Elevator addition

Current design: proposed high-rise with symbolic connection

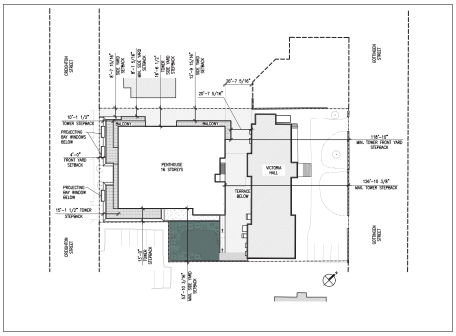
The use of the high-rise form also allows for resident accessibility to landscaped open space thus preserving the lot's heritage character.



Victoria Hall (current condition)



Alternative design 3



Proposed design

Usable landscaped open space

Fig. 26 Render showing the connection between the back facade of Victoria Hall and the propsoed new building

6.5 Compatible, Subordinate and Distinguishable

Compatible:

All additions are required to be compatible with the heritage building in terms of construction, materials and assembly. This criteria does not directly apply to this project as the new build is a separate, non-combustible building. However given the proximity of Victoria Hall to the building, it will be key to create a safe and robust demolition and construction plan to ensure the structural integrity of Victoria Hall (especially the ironstone foundation).

Subordinate and distinguishable:

The Standards and Guidelines for the Conservation of Historic Places in Canada defines subordination as not causing a detraction from the historic place or an impairment of heritage value. It goes on to state that "Subordination is not a question of size; a small, ill-conceived addition could adversely affect an historic place more than a large, well-designed addition." (page 34) The new build has been carefully designed to direct ones eye to the character defining elements of Victoria Hall in a number of ways:

Location on Site:
The high-rise is subordinate to Victoria Hall in its location to the west of the building, behind the Gottingen Street frontispiece. This allows Victoria Hall to maintain its current street presence on Gottingen St. The East building face is set back 118'-10" from the property line on Gottingen St to reduce the perceived presence of the building from the street.

Material Palette:
The choice of a predominantly black, white and grey cladding color palette was derived from the white trim and wood details, black mansard roof of Victoria Hall and the granite fence at the street. The selection of white, black and glazed materials allow the red color of Victoria Hall to stand out as a feature along Gottingen Street thus maintaining a visual hierarchy on Gottingen St. Although the red color of the building has become one of it's identifying features, it is not a character-defining element. Thus there is flexibility on maintaining the color or changing it in the future. The color of the background addition allows for flexibility in selecting a different color which will still allow Victoria Hall to visibly stand out on Gottingen street. The choice of standing seam metal on the mansard roof on the Creighton St base creates a modern connection with Victoria Hall on the Creighton St side. The addition of copper adds some color and vibrance to the walk up unit entrances on Creighton st.

Fig. 27 Color palette is derived from Victoria Hall

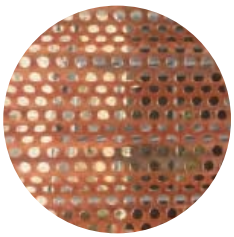
Black metal panels or similar

White metal panels or similar

Granite cladding or similar

Grey standing seam metal

Grey brick



Copper perforated metal or similar

Massing and Articulation of the Gottingen St Facade:

The massing of the proposed building was driven by Victoria Hall. The width is driven by the 1885 portion of Victoria hall. The glazed portion of Gottingen St facade directs the eye towards the prominent frontispiece and front entrance of the building. Efforts were made to simplify the Gottingen St facade of the new build so as to allow it to act as a visual backdrop for Victoria Hall. The fenestration and cladding pattern was simplified and derived from the fenestration rhythm of the windows on Victoria Hall. The number of visual bays on the new build directly reflect the number of bays on Victoria Hall.

Fig. 28 Articulation and glazing on the East facade of the new building intentionally draws the eye to Victoria Hall's frontispiece

Fig. 29 Rhythm of bays along Victoria Hall and the new building

Fig. 30 Overall massing of East facade of new building emphasizes the 1884 portion of Victoria Hall.

Attachment D – Relevant MPS Policies

Halifax SMPS - City-Wide Objectives and Policies - Heritage
Policy 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 eye-level of 5.5 feet above ground level in the parade square of the Citadel. Policy 6.4.1 The City shall regulate the demolition and exterior alterations under the Heritage Property Act, and should secure inducements for the retention, maintenance and enhancement of registered heritage properties. Policy 6.8 (Enabling Policy) In any building, part of a building, or on any lot on which a registered heritage building is situated, the owner may apply to the City for a development agreement for any development or change in use not otherwise permitted by the land use designation and zone subject to the following considerations: (i) that any registered heritage building covered by the agreement shall not be altered in any way to diminish its heritage value; (ii) that any development must maintain the integrity of any registered heritage property, streetscape or conservation area of which it is part; (iii) that any adjacent uses, particularly residential use are not unduly disrupted as a result of traffic generation, noise, hours of operation, parking requirements and such other land use impacts as may be required as part of a development; (iv) that any development substantially complies with the policies of this plan and in particular the objectives and policies as they relate to heritage resources.

Halifax SMPS - City-Wide Objectives and Policies – Residential Environments
Policy 2.1.1 On the Peninsula, residential development should be encouraged through retention, rehabilitation and infill compatible with existing neighbourhoods; and the City shall develop the means to do this through the detailed area planning process.

Policy 2.2
The integrity of existing residential neighbourhoods shall be maintained by requiring that any new development which would differ in use or intensity of use from the present neighbourhood development pattern be related to the needs or characteristics of the neighbourhood and this shall be accomplished by Implementation Policies 3.1 and 3.2 as appropriate.

Policy 2.4
Because the differences between residential areas contribute to the richness of Halifax as a city, and because different neighbourhoods exhibit different characteristics through such things as their location, scale, and housing age and type, and in order to promote neighbourhood stability and to ensure different types of residential areas and a variety of choices for its citizens, the City encourages the retention of the existing residential character of predominantly stable neighbourhoods, and will seek to ensure that any change it can control will be compatible with these neighbourhoods.

Policy 2.4.1
Stability will be maintained by preserving the scale of the neighbourhood, routing future principal streets around rather than through them, and allowing commercial expansion within definite confines which will not conflict with the character or stability of the neighbourhood, and this shall be accomplished by Implementation Policies 3.1 and 3.2 as appropriate.

Attachment E - Wind and Shadow Analysis

Sept 26, 2018

Aaron Murnaghan, MCIP, LPP
PRINCIPAL PLANNER, HERITAGE
HERITAGE OFFICER, PLANNING & DEVELOPMENT
PO BOX 1749, HALIFAX NS B3J 3A5

Re: 2438 Gottingen Street - Shade and Wind Assessment (PID 00148791).

Dear Aaron;

The proposed 13-storey residential development project is located 2438 Gottingen Street with the lot penetrating through to Creighton Street (PID 00148791). The site sits just east of North Street, just a across the street from the George Dixon Centre and next door to the 10-storey Sunrise Manor. The new proposed building will be located just behind Victoria Hall (See Fig.1).

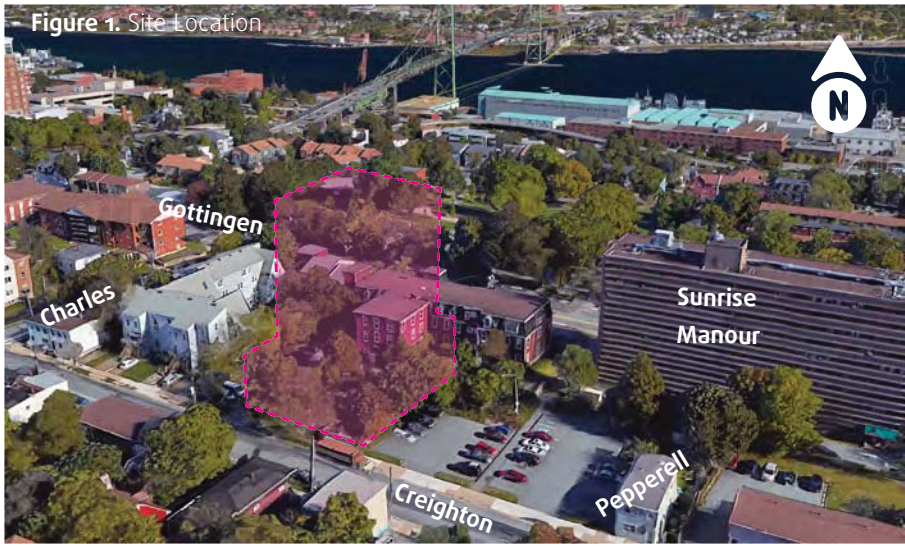


Figure 1. Site Location

The following assessment looks to interpret the likely wind impacts on surrounding properties and sidewalks as a result of the construction of the proposed development. Wind data, recorded at the local Shearwater Airport between 1953 and 2000, was assembled and analyzed using Windrose Pro 2.3 to understand the intensity, frequency, and direction of winds at the proposed site. The resulting diagram (Fig. 2) shows that the highest and most frequent annual wind speeds from the west and south and Fig 3. Shows this pattern in the context of the site.

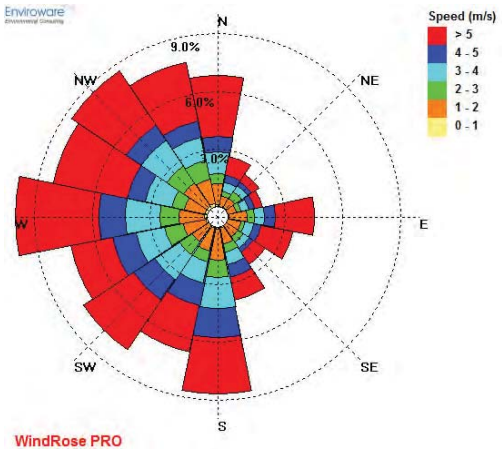


Figure 2. Wind Rose for Shearwater Airport. Annual wind diagram shows winds in the FROM direction.

Throughout the year, much of the stronger winds which could impact human thermal comfort come from the west (~13% of the time winds are greater than 5m/s), from the north and north-west (~12% of the time) and from the south and south-west (~9% of the time).

Wind changes in direction and intensity throughout the year. Strong winds (>20 mph) are usually associated with uncomfortable conditions for pedestrians. In Figure 4, the

Figure 3. Wind Rose overlain on top of the proposed development site.

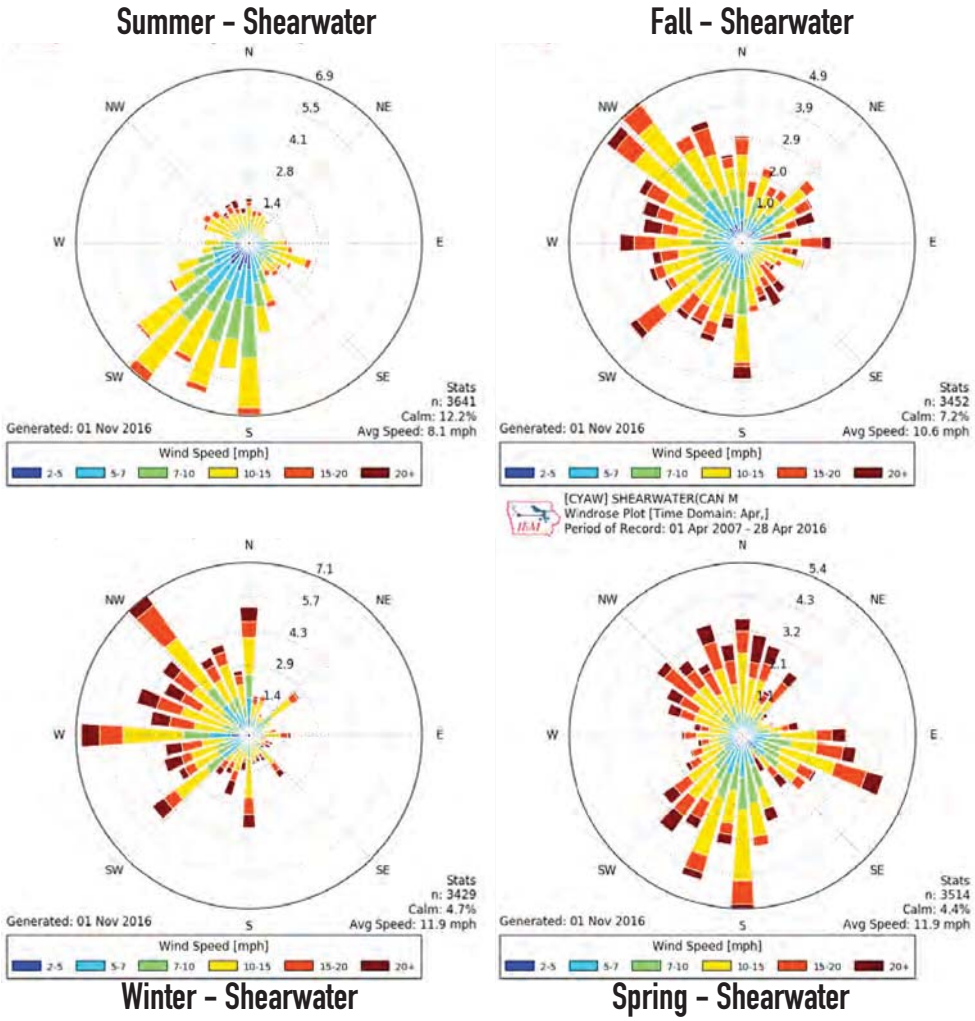
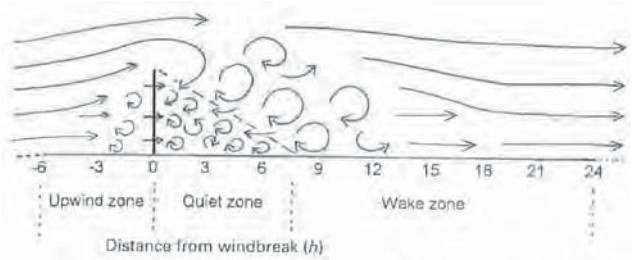


Figure 4. Seasonal Wind Direction for Shearwater Airport

strongest winds occur most frequently in the winter (from the west and north west) and spring (mostly from the west but occasionally from the north east). It is these winds that can cause uncomfortable thermal conditions in downtowns as a result of building design, though mature street trees can significantly reduce the impacts of strong winds around large buildings. The street trees on Gottingen Street are prolific across the street from this development but are sporadic on the south side of the street and on Creighton Street. The large trees that do exist provide good wind buffering capacity mostly in the summer but even into the winter months, the branches can reduce winds appreciably. Any street tree planting as part of this and future developments will improve the microclimate on the sidewalks in summer and winter conditions and every effort should be taken to preserve existing trees to mitigate wind conditions on the street.

During fall and winter months, strong winds blow predominantly from the north-west and west (See Fig 4). Throughout the spring strong winds can blow in many directions but predominantly from the north east (nor-easters), east and north directions. In the summer, winds predominantly originate from the south and south west, however, very little wind exceeds 20 mph.

The proposed development fills an empty parking lot on Creighton Street while preserving the Victoria Hall as it is today (mostly). Generally, most buildings in the neighbourhood range from 2-4 storeys, though just east of this site, the 10-storey Sunrise Manour extends for over 55m along Gottingen Street and it's south east orientation would definitely impact the thermal comfort on sidewalks on both Gottingen and Creighton Streets during the winter.

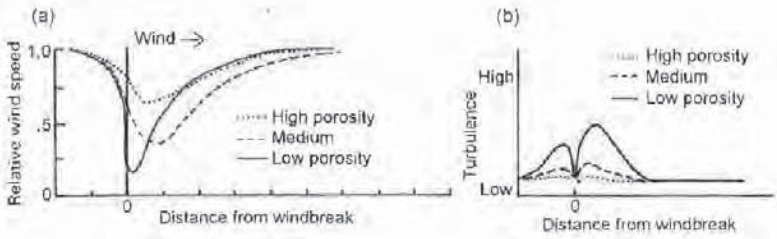


Zones with altered airflow caused by a windbreak. Vertical dimension is magnified for illustration. Vertical line indicates windbreak; *h* = height of windbreak. Large eddies = strong turbulence. Uninterrupted airflow in the open is to the left of the upwind zone, and to the right of the wake zone. Widths of zones are approximate. Based on several sources.

Figure 5. Windbreak Diagram

Urban Windbreak Impacts

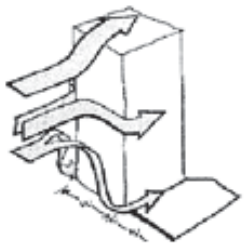
As shown in Fig. 5 the new building will impact sidewalk conditions differently at different times of the year and at different sidewalks locations on both Gottingen or Creighton Streets. In the winter and fall, when it's coldest, both streets are aligned with the prevailing wind direction (north westerly), and in the summer, prevailing wind from the south and southwest.

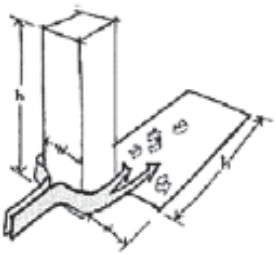


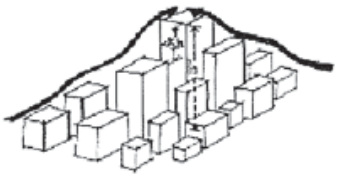
Effect of windbreak porosity on **streamline and turbulent airflows.** (a) Streamline airflow based on treebelts **of different foliage densities;** wind measurements at 1.4 m height. From **Heisler & DeWolle (1988) with** permission of Elsevier Science Publishers. (b) **Generalized expected turbulence** pattern based on Robinette (1972), Rosenberg *et al.* (1983), Heisler & DeWolle (1988), McNaughton (1988).

Figure 6. Porosity Diagram

Wake zones (downwind zones) for zero porosity structures (like a building) can extend 8-30 times the height of a structure. A typical 10-storey building can generate increased wind speeds between 250-900 metres on the downwind wake side (see Fig. 5). Beyond the wake zone, there is typically more turbulence and eddies as a result of more turbulent air. This can be characterized as being slightly more gusty winds with quiet periods interspersed with gusts of wind. Directly behind the windbreak, the quiet zone can extend from up to 8x the building height (40m x 8 = 320m) on the downwind side. In this quiet zone, wind speeds can actually be reduced and street trees can play a big part in the wind reduction. At the edges of the building, wind speeds can increase as wind flows around the structure and accelerates. This can be even more pronounced when between two tall buildings creating a wind funnel effect.







Wind Impacts from tall Buildings

There will be a number of impacts from the new building including:

1. **Downwash**: Wind speed increases with height so when a tower is exposed to wind, the pressure differential between the top and the bottom of tower forces the high pressure at the top down the windward face dramatically increasing pedestrian wind speeds. The taller the exposed face is, the higher the wind speed will be at the base. The stepback at the 3rd storey of the Creighton side of the new building will receive the bulk of this downwash while on Gottingen Street side, the stepback the existing Victoria Hall will buffer much of this downwash from the sidewalk on Gottingen. As a reference, a 30-storey building can cause up to 100% increase in wind speeds at the base unless downwash is mitigated by a podium.
2. **The corner effect**: at the windward (upwind) corners of buildings there can be unexpected increases in wind speeds as wind forces around the windward corners from high pressure on the windward face to low pressure on the lee side. Some of the ways to decrease this impact is to create pyramidal steps which increases the surface area of the edges. This has been designed into the proposed Building.
3. **The Wake Effect:** Wake is generally caused by both the downwash and corner effect. The greatest impact area occurs within an area of direct proportion to the tower height and width on the downwind side of the wind. Impacts are minimized by creating a stepback base on the building.
4. **Building Groups:** The effects that occur individually around buildings cannot be applied directly to groups of buildings. The cumulative effect of many clustered tall buildings, like in this situation, can create a wide range of different wind scenarios that must be modelled as a group to understand the cumulative impacts.

Pedestrian Comfort:

Pedestrian comfort and safety is an important factor to consider in the design of a building and an area's built form, especially in a windier coastal city such as Halifax. The design of a building will impact how wind interacts at the ground level, impacting the pedestrian experience. The Beaufort scale is an empirical measure that relates wind speed to observed conditions on land and sea. The attached Beaufort scale is a general summary of how wind affects people and different activities, and distinguishes at what points wind speeds can become uncomfortable or dangerous.

A building can impact both the wind speed and the wind turbulence at the pedestrian level. Wind turbulence not only creates uncomfortable environments through the rising of dust and other particles, it also decreases the temperature on the site. A properly designed building can mitigate some of the negative impacts of wind on the street level.

Beaufort Scale

	2-5 mph	calm
	5-7 mph	light breeze
	7-10 mph	gentle breeze
	10-15 mph	moderate breeze
	15-20 mph	fresh breeze
	+20 mph	strong breeze

Seasonal Wind Impacts

Looking at the seasonal wind impacts (Fig. 4), in the winter and fall, the prevailing direction for strong winds (in excess of 20 mph) come from the northwest, west and north wind directions are. Approximately 48% of all winds come from the northwest. Winter winds are also stronger than those in the summer, with around fifteen percent of all winds reaching speeds above 20 mph. Strong winds only occur about 5% of the time in the north to west quadrant winter and about 3.5% of the time from the south to west quadrant. Gottingen Street and Creighton Street is aligned to the prevailing wind direction from the north-west meaning that winter winds can be accelerated through these corridors in the winter creating windy and cold conditions. The tower setback from both streets will reduce the impact compared with the tower pulled right up to both streets. These setbacks could make it slightly windier on Sunrise Manour in the winter. In the winter, both Gottingen and Creighton will be windier and less comfortable when winds comes from the north-west; however, this only occurs less than 5% of the time.

In the fall wind directions are generally the same as winter but with less wind speeds than the winter. During the winter and fall the north-west wind speeds on both streets will be increased, but the cumulative impact a new tower with the existing Sunrise Manour impacts cannot be determined without more detailed modelling. The stepback at the third storey will mitigate much of these impacts. This impact could be further lessened by planting wind tolerant trees on both streets.

During the summer, the prevailing winds come from the south and southwest quadrant, approximately 85% of the time. There are very little winds that exceed 20 mph in the summer so the new building will have very little impact during the summer months except on very windy days. The orientation of Gottingen and Creighton (perpendicular to prevailing summer winds) will tend to have lesser impacts on sidewalk conditions in the summer. There may be some windier conditions noticeable in the George Dixon Park across the street in the summer.

In the spring, strong winds come from many directions with some of the most frequent coming from the north, northeast and even the easterly directions. During the spring this wind direction will have some impact when the winds come from the northeast. "Nor-easters" will create particularly windier conditions on Creighton Street and further to the south-west. Winds from these directions at high wind speeds only occur about 6% of the time. Still, the spring conditions will be the most pronounced of all the seasons as a result of the new building and about 5-6% of the time it will be windier and colder than it is today in and around Creighton Street.

COMFA Model (Brown and Gillespie, 1995)

Dr. Robert Brown of the University of Guelph developed the COMFA model to model human thermal comfort as a result of a number of variables including wind speed. Human thermal comfort is more pronounced during low-activity situations like sitting than during high-activity situations like running. The model is explained in the paper by Brown and LeBlanc (2003). Mr. LeBlanc was also the co-author with Dr. Brown in the 2008 ed. "Landscape Architectural Graphic Standards", Microclimate chapter. This model is the basis for the theoretical assessment of human thermal comfort changes as a result of the building explained below.

Wind Comfort Assessment

Changes in wind speed as a result of buildings vary depending on wind direction and building morphology. On both streets, 'streamlines' can occur where the wind is accelerated through the openings between Sunrise Manour and the new tower when the wind is oriented from the south-west. This orientation occurs in summertime but winds are generally much lower in the summer as well. When it does occur, it will be windier than today in George Dixon Park but the large trees in the park will deaden much of the strealine winds between the towers. It will also be windier on the back side of Victoria Hall as a result. The new building could result in increased uncomfortable conditions 3-4% of the time in the winter, 5-6% of the time in the spring and only 2-3% of the time in the summer. These reduced thermal comfort conditions are one of the trade-offs for intensification and increased density in the urban core and in the areas demarcated in the CentrePlan for growth.

Shade Study

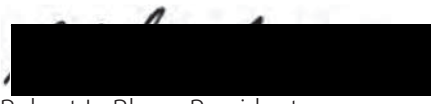
The shade simulations were run at summer solstice (June 21), Equinox (Sept 21 and March 21), and winter solstice (Dec 21). During the summer solstice, there are about 1-2 extra hours of shade late in the afternoon on a portion of Gottingen Street and 1-2 hours of extra shade on Creighton Street early in the morning before 9am. Sunrise Manour is already shading both of these streets so the cumulative impact of the new tower will only have a small impact. During the equinox, the Gottingen sidewalk will have a small portion of sidewalk in shade for an extra 1-1.5 hours in the late afternoon (after 4) and 1-2 hours extra for a small portion of Creighton and Charles Street in the early morning before 10am. During the winter solstice, there will be very little impact on Creighton Street, but Gottingen Street in the vicinity of George Dixon will be in shade for an extra 4-5 hours in the deep of winter.

Summary

This new proposed 13-storey building will increase pedestrian discomfort in portions of Gottingen Street and Creighton Street at different times of the year. The winter will increase winds and shade in front of Victoria Hall creating more colder conditions for people on the street. The impacts on Creighton Street will be less pronounced but it will be windier and less comfortable to the south east of the new development when winds come from the north-west direction. The existing street trees on Gottingen Street will be important in mitigating wind impacts as a result of development and every effort should be made to preserve them during and after construction. Any new street trees on either street would help mitigate the impacts of taller buildings on the sidewalk conditions and HRM should make every effort to intensify the public urban forest program on the new planned density corridors of the Centre Plan. The design of the building with a 3 storey podium will significantly improve the impacts of the building on human thermal comfort on the street and surrounding neighborhoods.

If you have any questions, please contact me at your convenience.

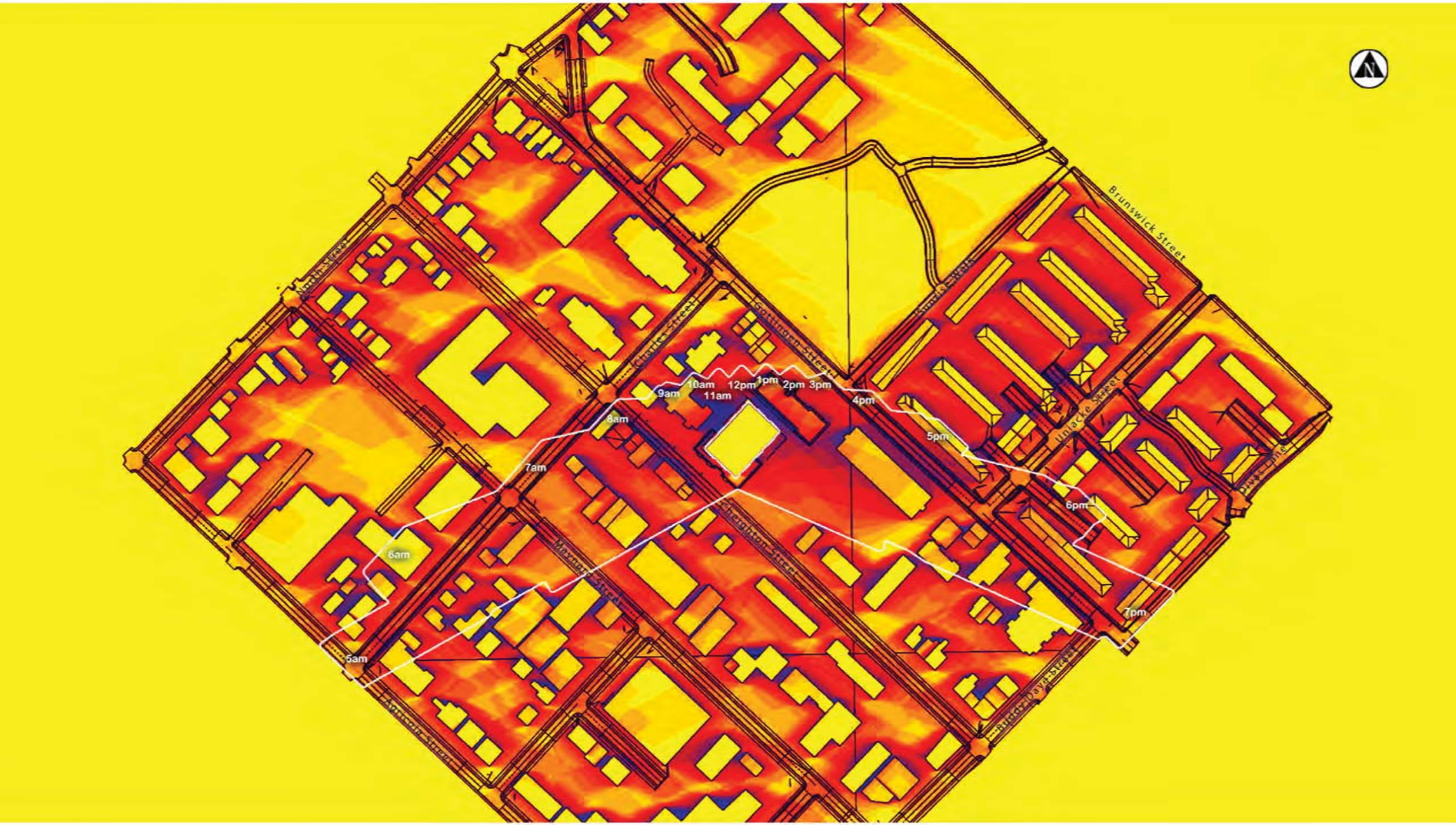
Sincerely,



Robert LeBlanc, President
Ekistics Plan + Design

Gottingen Street Development

Shade Study for June 21

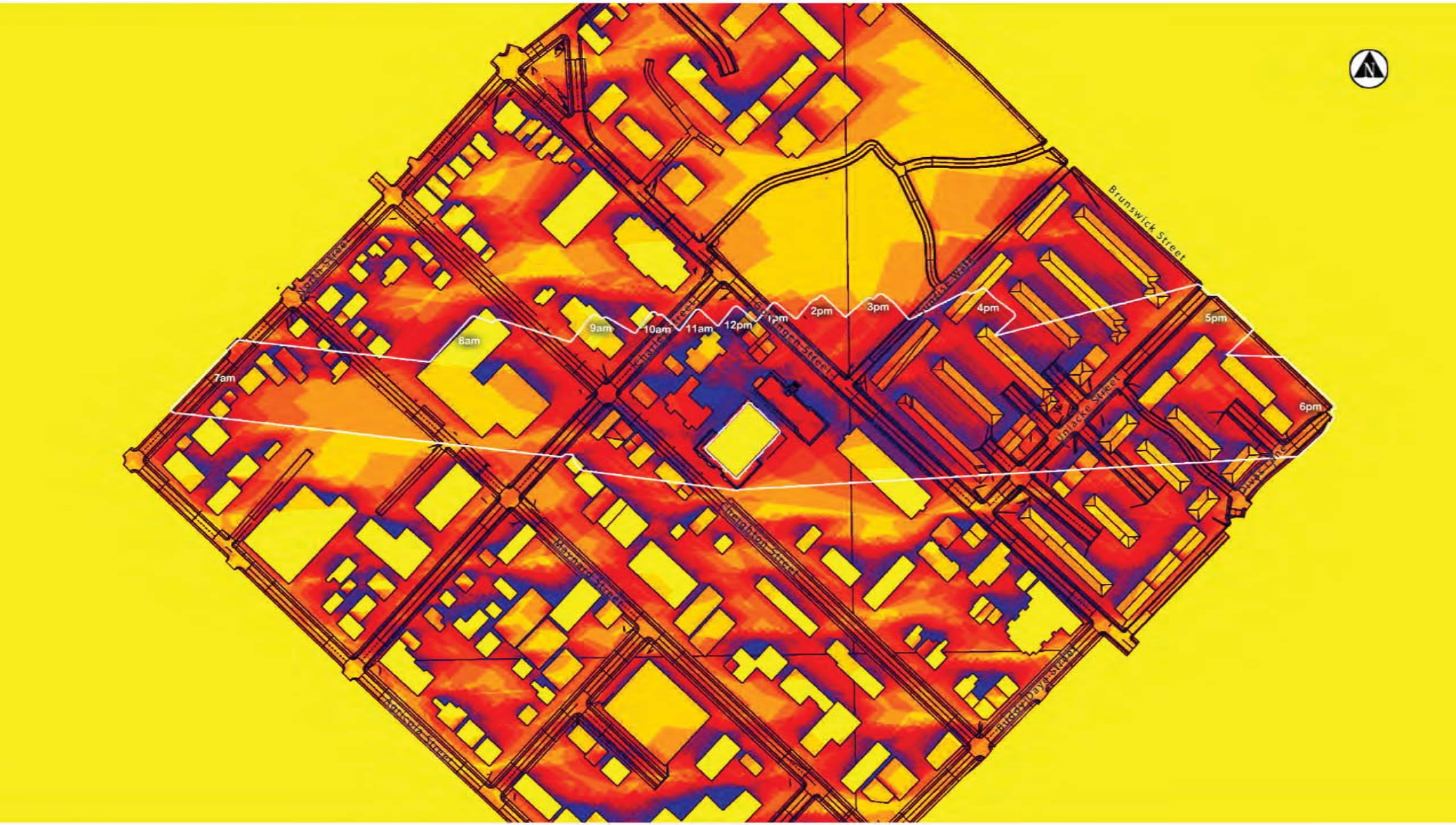


0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 hours of shade

ekistics plan+design

Gottingen Street Development

Shade Study for March & September 21

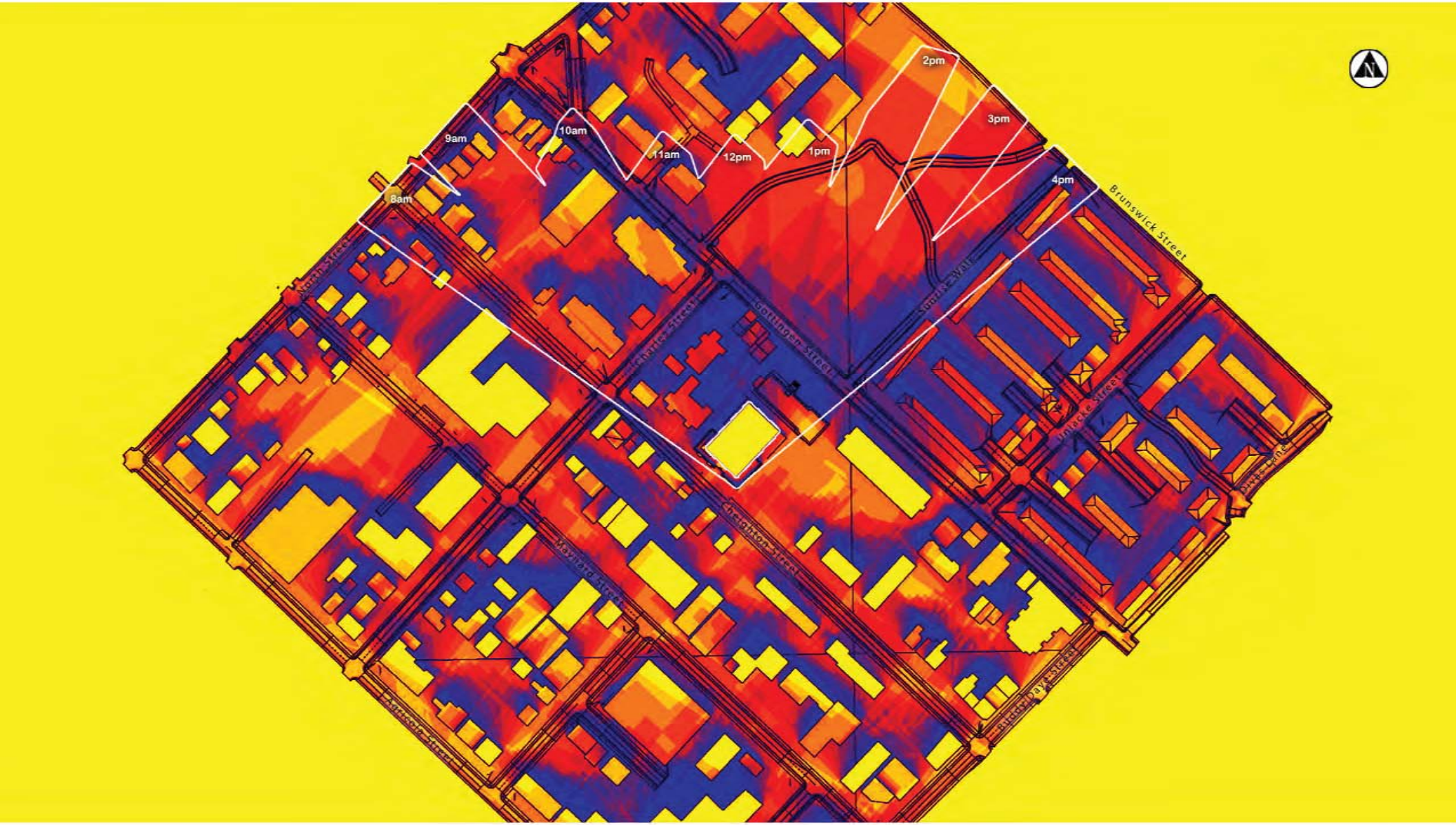


0 1 2 3 4 5 6 7 8 9 10 11 12 hours of shade

ekistics plan+design

Gottingen Street Development

Shade Study for December 21



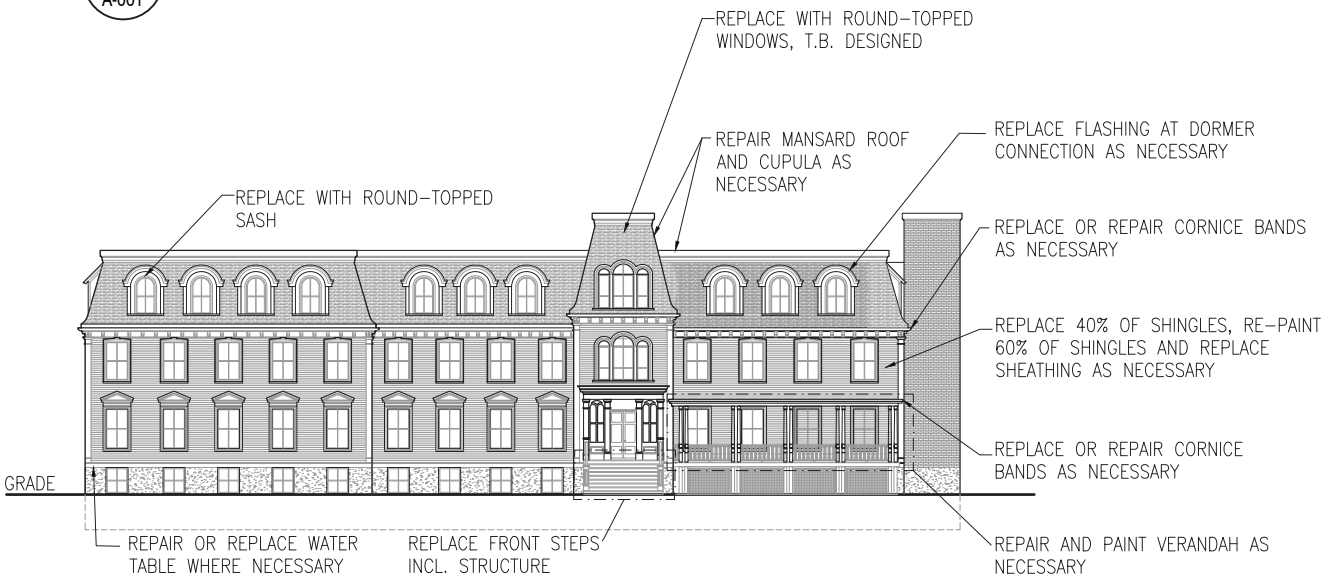
0 1 2 3 4 5 6 7 8 9 hours of shade

ekistics plan+design

NOTES

*REPLACE OR REPAIR GOTTINGEN ST. WALL; WROUGHT IRON ADDED TO GRANITE AND BRICK WALL TO BE REPARGED
*REPLACE IN-KIND ALL ALUMINUM EAVES TROUGH AND GUTTERS
*REPLACE VINYL INSERTS AND ONE-OVER-ONE WINDOWS WITH SOLID WOOD TWO-OVER-TWO TDL WINDOWS AND RESTORE ALL OTHER TWO-OVER-TWO WINDOWS
*ALL ALUMINUM STORM WINDOWS TO BE RECONDITIONED
*INSTALL METAL OR COPPER WORK AROUND WINDOWS AS NECESSARY
*REPLACE OR REPAIR DORMER WINDOW TRIM AS NECESSARY
*ADD WOOD STORM WINDOWS WHERE STORM WINDOWS NOT PRESENT
*ADD OPERABLE C/W INSERT INSIDE EACH WINDOW (NOT VISIBLE FROM EXT.)

1/16"=1'-0" 1 A-001 VICTORIA HALL FRONT ELEVATION AS BUILT DRAWING



1/16"=1'-0" 2 A-001 VICTORIA HALL FRONT ELEVATION PROPOSED CHANGES

0' 5' 10' 50' 100'

Ekistics Planning & Design
fathomstudio.ca
1 Starr Lane
Dartmouth, NS
B2Y 4V7

1	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
REVISIONS		DATE

PROJECT
2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT
JOSEPH ARAB

SCALE	DATE	
1/16" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED
APPROVED		

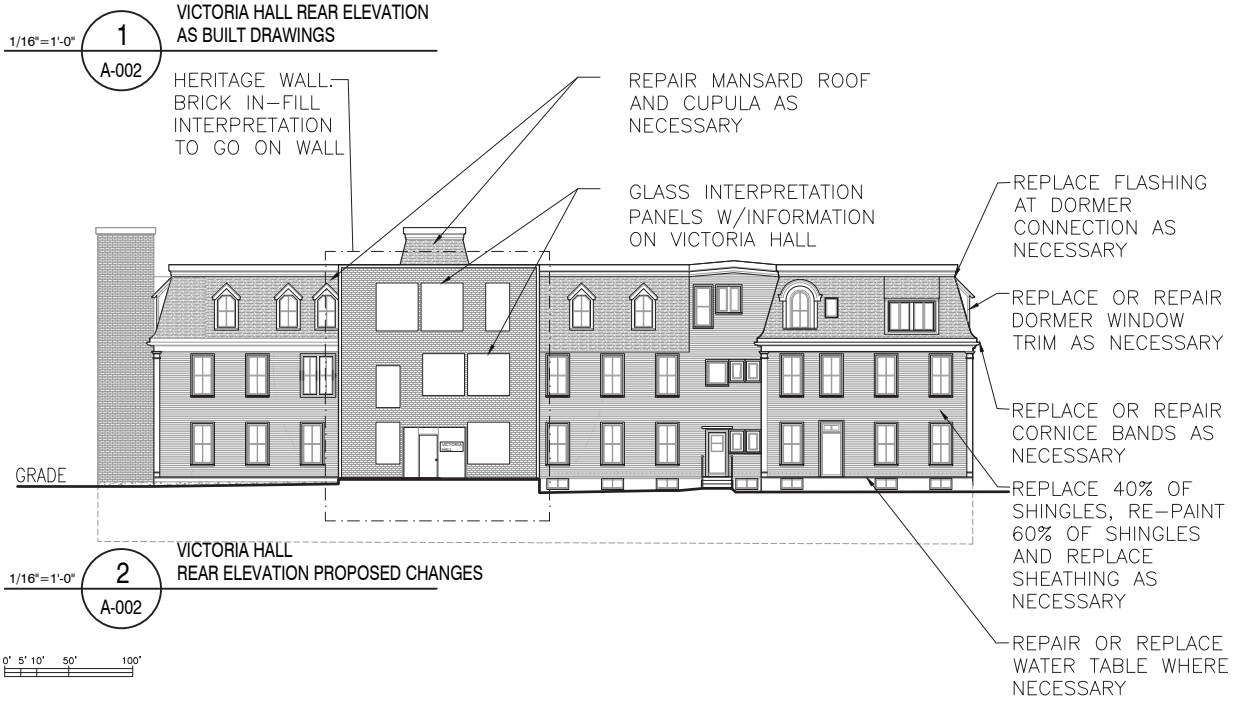
SEAL

NOT FOR CONSTRUCTION

DRAWING
FRONT ELEVATION

DRAWING NO.
A-001

1/16"=1'-0" 1 A-002 VICTORIA HALL REAR ELEVATION AS BUILT DRAWINGS



1/16"=1'-0" 2 A-002 VICTORIA HALL REAR ELEVATION PROPOSED CHANGES

0' 5' 10' 50' 100'

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1 Starr Lane
Dartmouth, NS
B2Y 4V7

1	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
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2438 GOTTINGEN STREET
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CLIENT
JOSEPH ARAB

SCALE	DATE	
1/16" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

APPROVED

SEAL

NOT FOR CONSTRUCTION

DRAWING
REAR ELEVATION

DRAWING NO.
A-002

NOTES

*REPLACE OR REPAIR GOTTINGEN ST. WALL; WROUGHT IRON ADDED TO GRANITE AND BRICK WALL TO BE REPARGED
*REPLACE IN-KIND ALL ALUMINUM EAVES TROUGH AND GUTTERS
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*ALL ALUMINUM STORM WINDOWS TO BE RECONDITIONED
*INSTALL METAL OR COPPER WORK AROUND WINDOWS AS NECESSARY
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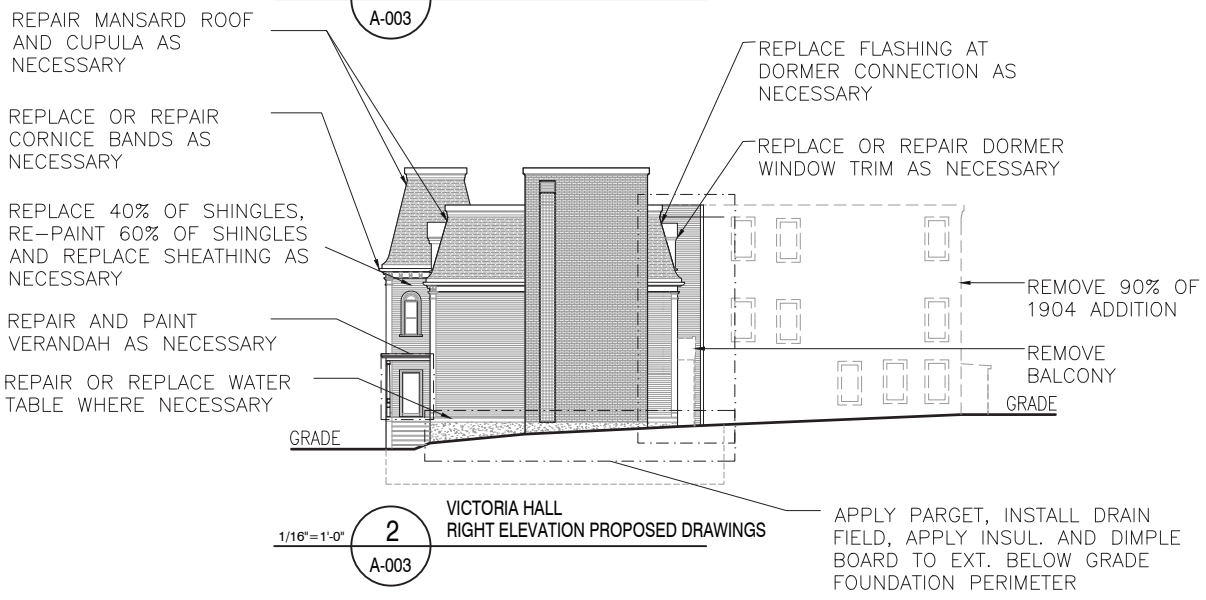

1/16"=1'-0" 2 A-003 VICTORIA HALL RIGHT ELEVATION PROPOSED DRAWINGS

0' 5' 10' 50' 100'

Ekistics Planning & Design
fathomstudio.ca
1 Starr Lane
Dartmouth, NS
B2Y 4V7

1	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
REVISIONS		DATE

PROJECT
2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT
JOSEPH ARAB

SCALE	DATE	
1/16" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED
APPROVED		

SEAL

NOT FOR CONSTRUCTION

DRAWING
RIGHT ELEVATION

DRAWING NO.
A-003

NOTES

*REPLACE OR REPAIR GOTTINGEN ST. WALL; WROUGHT IRON ADDED TO GRANITE AND BRICK WALL TO BE REPARGED
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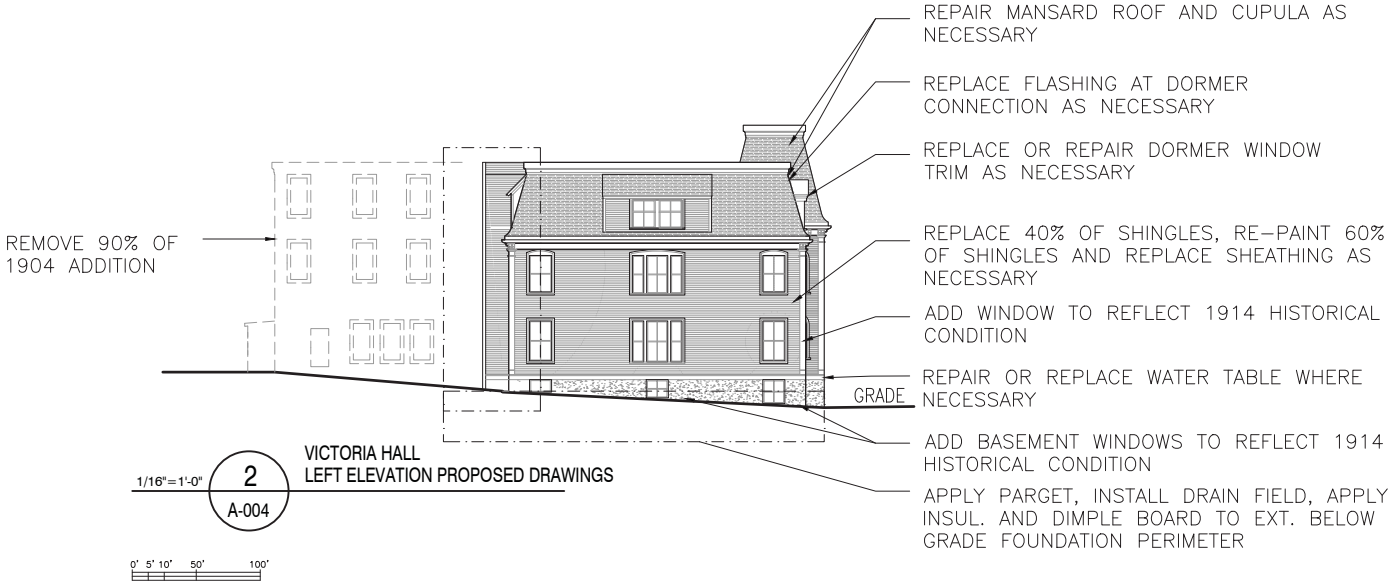
*ADD WOOD STORM WINDOWS WHERE STORM WINDOWS NOT PRESENT
*ADD OPERABLE C/W INSERT INSIDE EACH WINDOW (NOT VISIBLE FROM EXT.)

1/16"=1'-0" 1 A-004 VICTORIA HALL LEFT ELEVATION AS BUILT DRAWINGS



1/16"=1'-0" 2 A-004 VICTORIA HALL LEFT ELEVATION PROPOSED DRAWINGS

0' 5' 10' 50' 100'

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fathomstudio.ca
1 Starr Lane
Dartmouth, NS
B2Y 4V7

1	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
REVISIONS		DATE

PROJECT
2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT
JOSEPH ARAB

SCALE	DATE	
1/16" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

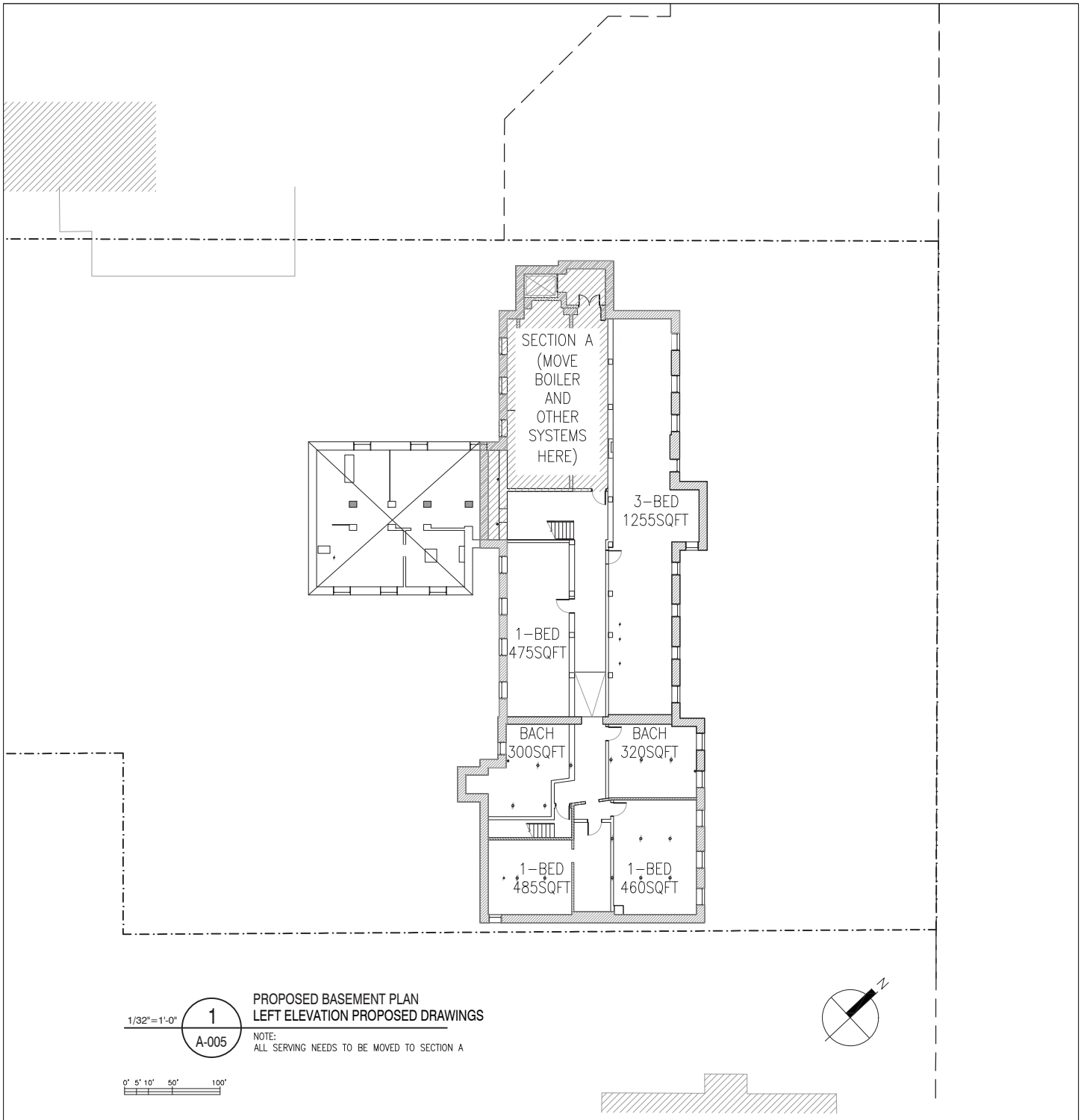
APPROVED

SEAL

NOT FOR CONSTRUCTION

DRAWING
LEFT ELEVATION

DRAWING NO.
A-004



1/32"=1'-0" 1 A-005 PROPOSED BASEMENT PLAN
LEFT ELEVATION PROPOSED DRAWINGS

NOTE:
ALL SERVING NEEDS TO BE MOVED TO SECTION A

0' 5' 10' 50' 100'

Ekistics Planning & Design
fathomstudio.ca
1 Starr Lane
Dartmouth, NS
B2Y 4V7

fathom

2	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.03.01
1	ISSUE FOR REVIEW	2020.02.28
REVISIONS		DATE

PROJECT
2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT
JOSEPH ARAB

SCALE	DATE	
1/16" - 1'-0"	2020.03.01	
DRAWN BY	CHECKED	REVIEWED
APPROVED		

SEAL

NOT FOR CONSTRUCTION

DRAWING
PROPOSED
BASEMENT PLAN

DRAWING NO.
A-005

HALIFAX REGIONAL MUNICIPALITY Public Open House Meeting Case 22115

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

Thursday, October 24, 2019
3:00 p.m.– 5:00 p.m. and 6:00 p.m. to 8:30 p.m.
Halifax North Memorial Library, Gottingen Street

STAFF IN ATTENDANCE:

- Kathleen Fralic, Planner, HRM Planning and Development
- Seamus McGreal, Planner, HRM Planning and Development
- Aaron Murnaghan, Principle Heritage Planner, HRM Planning and Development
- Mapfumo Chidzonga, Diversity and Inclusion Advisor, HRM Planning and Development
- Genevieve Hachey, Planning Controller, HRM Planning and Development

ALSO IN ATTENDANCE:

- Councillor Lindell Smith, District 8
- Joseph Arab (Property Owner)
- Benjamin Carr (Property Owner Representative)
- Rob LeBlanc (President, Fathom Studio)
- Chris Crawford (VP and Architect, Fathom Studio)
- Philippa Ovonji-Odida (Architect, Fathom Studio)
- Austin Parsons (Heritage Consultant, Parsons Lumber)

PUBLIC IN ATTENDANCE: 22

Written Comments Received

Submission #1

Question 1: what do you like about this proposal?

I like the increased opportunities for renters, increased population density in the city.

Question 2: Are there any part of this proposal that concern you? If so, please explain.

I am concerned about barriers for participation by local community in the community room.

Question 3: Do you feel that the proposed building design is appropriate for the site/neighborhood? Please explain.

Yeah, it's appropriate

Question 4: Is there anything else you would like to tell us about this proposal?

I am concerned about the resource of subsidized housing being temporary and being perceived as "taken away"

Submission #2

Question 1: what do you like about this proposal?

community engagement, collaboration to consult the needs/culture of the community

Question 2: Are there any part of this proposal that concern you? If so, please explain.

In terms of "affordable housing" determining this by taking 80% of median household income might not be an appropriate approach to reflect actual incomes in the surrounding community. Perhaps taking 50% of the market evaluation would meet the communities needs for affordable housing.

Question 3: Do you feel that the proposed building design is appropriate for the site/neighborhood? Please explain.

Yes, as long as 10% of the units are affordable.

Question 4: Is there anything else you would like to tell us about this proposal?

Submission #3

Question 1: what do you like about this proposal?

Maintaining Victoria Hall and hopeful community access and activity that exists now

Question 2: Are there any part of this proposal that concern you? If so, please explain.

Very concerned that the street level (both) doesn't address safe areas, pedestrians thoroughfare, bike lanes, parking, etc. Open space for park bench, gardens etc. much needed and it should be accessible (Creighton st townhouse entrances down steps)

Question 3: Do you feel that the proposed building design is appropriate for the site/neighborhood? Please explain.

Simplify high-rise design to promote energy-efficiency (passive House) for operation efficiency ie. No continuous balconies

Question 4: Is there anything else you would like to tell us about this proposal?

Encourage keeping neighbors (both business and residents) to be included in sessions.

Notes Taken by Planners at the Open House Session

Comments from members of the public during the Open House:

-affordable housing and community space are key
-good consultation, Creighton façade great
-like design, community is changing & it fits in, happy Victoria Hall being maintained

-concern about displacement
-doesn't believe affordable units will be built

-more affordable housing

-concern about how affordable units will be dispersed to members of the community
-supportive of densification but too high for area
-general concern that would result in displacement
-conflict between new and existing residents

-19 storeys out of scale with surrounding area
-community kitchen as a benefit unnecessary because kitchens throughout the community
-concerns about consultation
-concerns about enforcement of affordable housing via DA
-cannot support

-very concerned about wind
-shade, wind studies need to be updated, concern about impact on surrounding neighborhood
-concern about tower fitting in
-happy to see density on the peninsula
-happy with design of Creighton street façade but concerned about height so close

-like the design
-benches in the rear yard dedicated to residents' memories should be preserved
-supportive of the restoration
-supportive of redevelopment

Verbal Comments

-former resident of Victoria Hall who left due to rent hike and proposed construction
-concerned about all the Airbnb bookings here
-concerned about the blocking of light in the units located at the back of Victoria Hall where the new building will be
-concerned that Victoria Hall will be gutted and that the heritage of the building will be lost
-concerned that the history of this building and the garden will be lost, there are few historic sites in Canada that are related specifically to women
-loosing the garden would be a loss to the heritage of this area
-people in this area are not looking for ultra-modern high-rise buildings
-approximately 50% of the residents at Victoria Hall moved out when this was announced, this shows that this structure is not wanted by the local community
-concerned that this building will help further gentrify the area

-feels that this structure will break up the community
-would like to see more affordable housing
-it is important to preserve historic landscapes
-understands that the garden space is private land however the local residents have been using this “pocket park” and it has become important to the neighborhood
-this will change the economic demographics of the neighborhood without bringing in anything that this area needs, like a grocery store
-the developers said that 10 units would be affordable housing, this is not enough, the city should have policy that forces developers to have more affordable housing

Adjournment

The Open House ended at approximately 8:30 p.m.