

## MEMORANDUM

**TO:** Chair and Members of Halifax Peninsula Planning Advisory Committee  
**FROM:** Jesse Morton, Planner II – Heritage  
**DATE:** June 17, 2020

**SUBJECT:** **Case 22728: Application by WSP Canada Inc, on behalf of Summer Wind Holdings Limited, to obtain a development agreement that permits an eight-storey (plus penthouse) multi-unit dwelling on the registered heritage property at 5241-5247 South Street (Stairs House), 5230 Harvey Street, and 5240-5242-5244-5246 Harvey Street, Halifax. If approved, Stairs House will be restored and incorporated into the proposed development.**

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Staff are seeking feedback from Halifax Peninsula Planning Advisory Committee relative to the proposed application. The committee's recommendation, along with the staff report, will be forwarded to Halifax and West Community Council (HWCC).

### **Proposal**

The applicant has applied to re-develop three properties within the Regional Centre Plan area via development agreement. The applicant is proposing to:

- Consolidate 5241-5247 South Street (a municipally registered heritage property, known as "Stairs House") with two Harvey Street properties;
- Construct a modern eight-storey (plus penthouse) multi-unit dwelling, which contains approximately 112 dwelling units and 83 underground parking spaces and is orientated towards Harvey Street; and
- Restore Stairs House and integrate it into the new modern structure.

### **Location & Context**

The property at 5241-5247 South Street is located on the north side of the street, near the South Street / Barrington Street intersection. This municipally registered heritage property contains two multi-unit dwellings, including Stairs House – a Georgian cottage constructed in 1838. The property abuts two residential properties on Harvey Street; neither of which are municipally registered (see Map 1).

The neighbourhood is defined by its established residential uses. The subject property is flanked by several multi-unit dwellings (including a five-storey buildings to the west). Extending outward further, the neighbourhood's residential uses range from multi-unit to single-unit dwellings.

### **Regional Centre Plan Area**

The use of the subject site is regulated by the planning documents for the Regional Centre Plan Area. The lands are zoned Higher-Order Residential 1 (HR-1) in accordance with the Regional Centre Land Use By-law (LUB). As such, various residential uses are permitted as-of-right, including multi-unit buildings up to a maximum height of 11 metres.

The applicant's proposal is being considered in accordance with Policy 5.9 of the Regional Centre Secondary Municipal Planning Strategy (SMPS). Policy 5.9 allows the HWCC to consider a development agreement for any use on a municipally registered heritage property to *"support the integrity, conservation and adaptive re-use of registered heritage buildings"*. The policy is outlined in Attachment F.

### **Community Engagement**

On April 20, 2020, the heritage team distributed 1,013 letters to residents and property owners in the surrounding area, inviting input on proposal. By the conclusion of the submission period, staff received 19 responses, which are summarized in Attachment H.

### **Planning Process**

HWCC has the legislative authority to consider a development agreement in accordance with Policy 5.9. Before making a decision on Case 22728, the HWCC shall host a public hearing. The public hearing provides interested parties with the opportunity to address HWCC directly at the hearing or via written submission.

Heritage staff also note that Case 22728 also involves a substantial alteration application, which staff are processing concurrently to the development agreement application. The substantial alteration request will be considered by the Heritage Advisory Committee and Regional Council.

### **Committee Request**

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

- Site design;
- Building design, details and materials;
- Building mass (e.g., building height, streetwall height, setbacks, stepbacks, etc.) and its relationship to surrounding properties;
- Land use impacts (e.g., intensity of use, scale, traffic, parking, noise, wind, shadows, etc.) on abutting properties;
- The quality and extent of the proposed Stairs House restoration; and
- Implications for the integrity of Stairs House and the appearance of both streetscapes.

### **Attachments**

Please find enclosed the following documents for your consideration:

Map 1 - Location Map  
Attachment A - Site Plan  
Attachment B - Building Elevation Drawings Attachment C  
- Building Renderings  
Attachment D - Preliminary Floor Plans  
Attachment E - Pedestrian Wind Study  
Attachment F - Conservation Management Plan  
Attachment G - Relevant Regional Centre SMPS Policy  
Attachment H - Public Engagement Mail Out Summary