

## **H00483 - 5241-5247 South Street**

Substantial Alteration to the municipally registered heritage property  
at 5241-5247 South Street, Halifax

Heritage Advisory Committee  
Wednesday, September 23, 2020

# Application

Applicant: WSP Canada Inc.  
(on behalf of Summer Wind Holdings Limited)

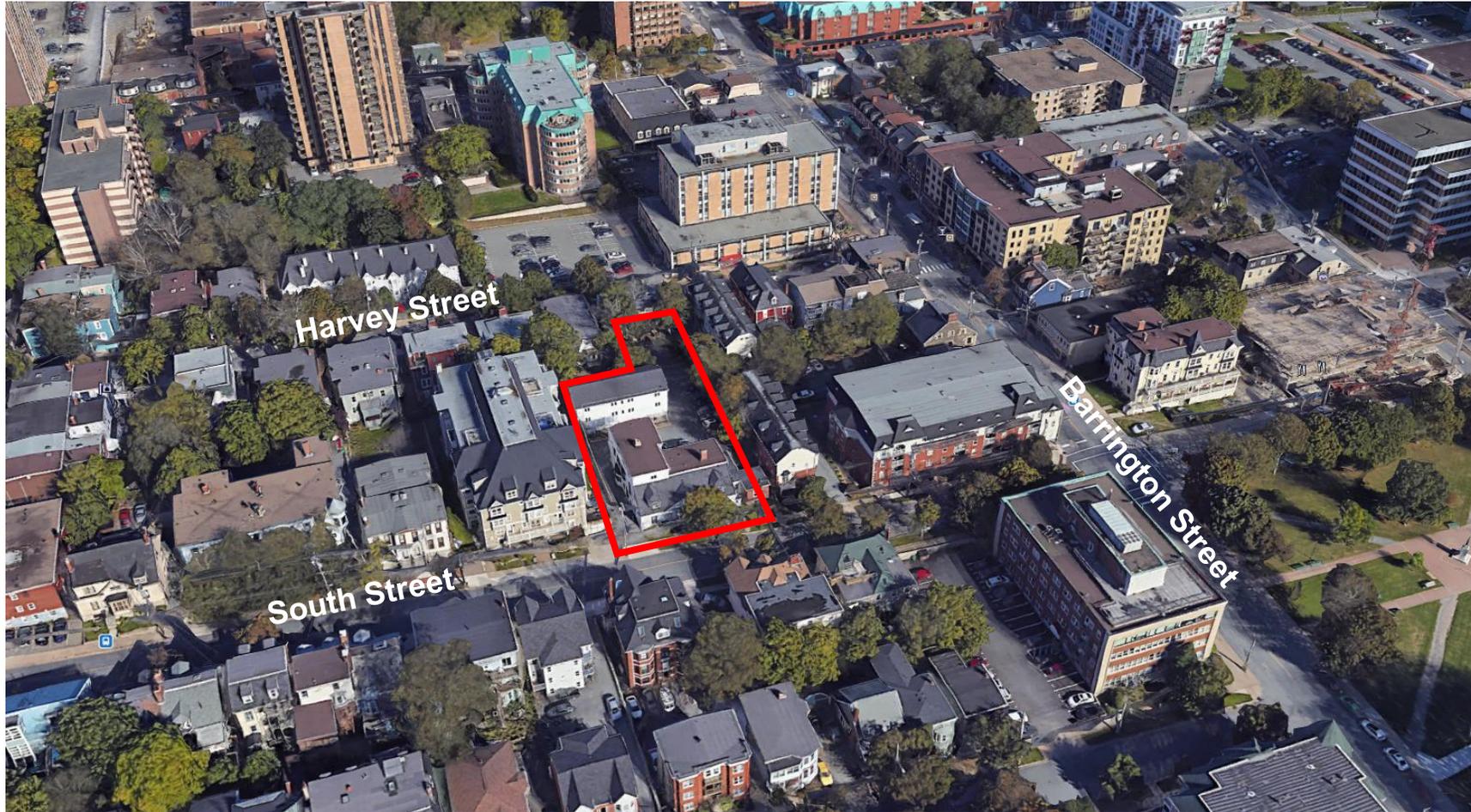
Location: 5241-5247 South Street, Halifax  
(a municipally registered heritage property,  
currently known as Stairs House)

Proposal: Substantially alter the subject property to construct an eight-storey multi-unit development on the rear portion of Stairs House (Case 22728; heritage development agreement)



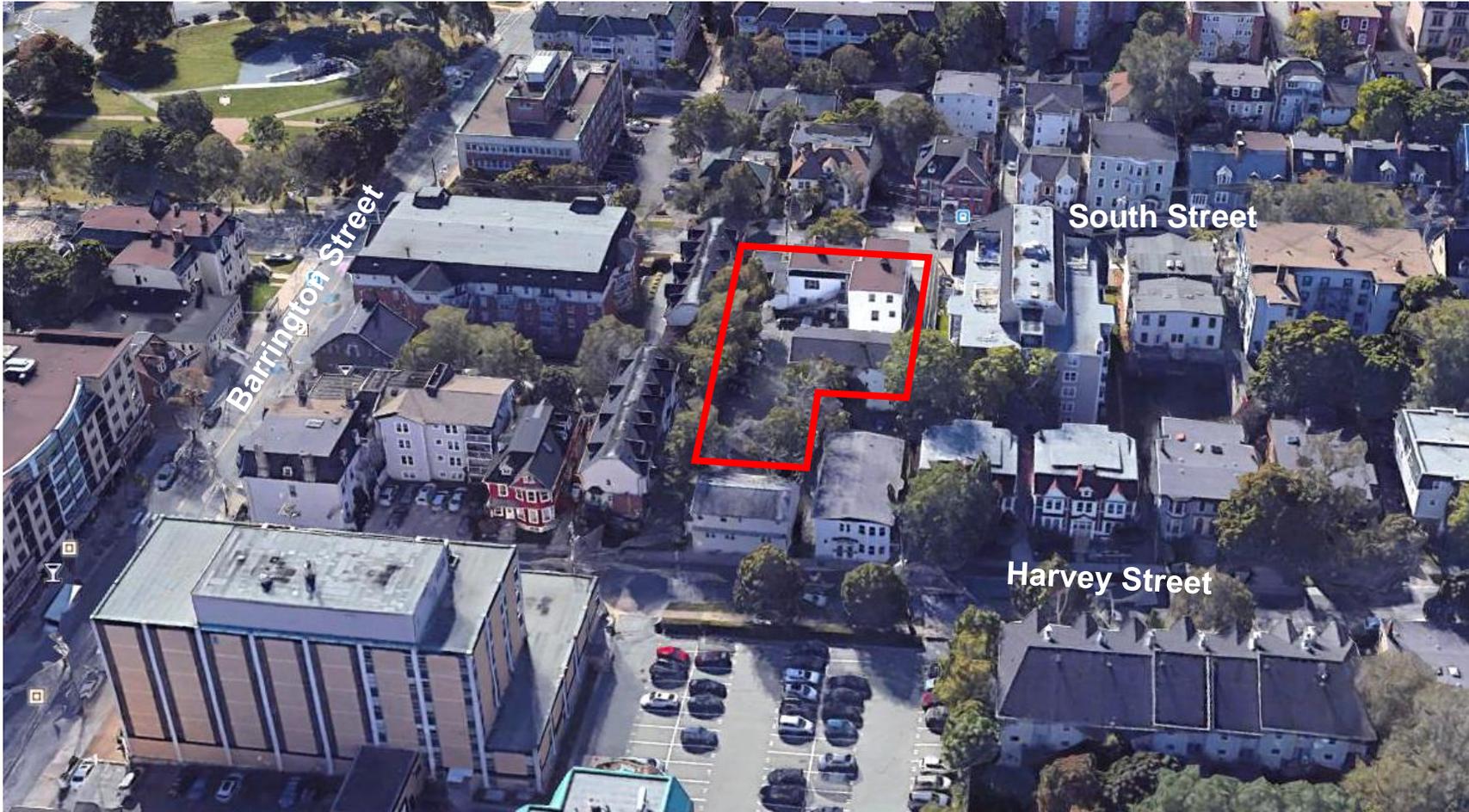
HALIFAX

# Site Context



Site seen from the South

# Site Context



Site seen from the North

# Site Context - 5241 South Street



Stairs House

- Constructed in 1838; Georgian architectural style
- Early residential suburban growth in Halifax
- Many original features and character defining elements remain
- Contains several modern modifications

**HALIFAX**

# Site Context - 5247 South Street

---

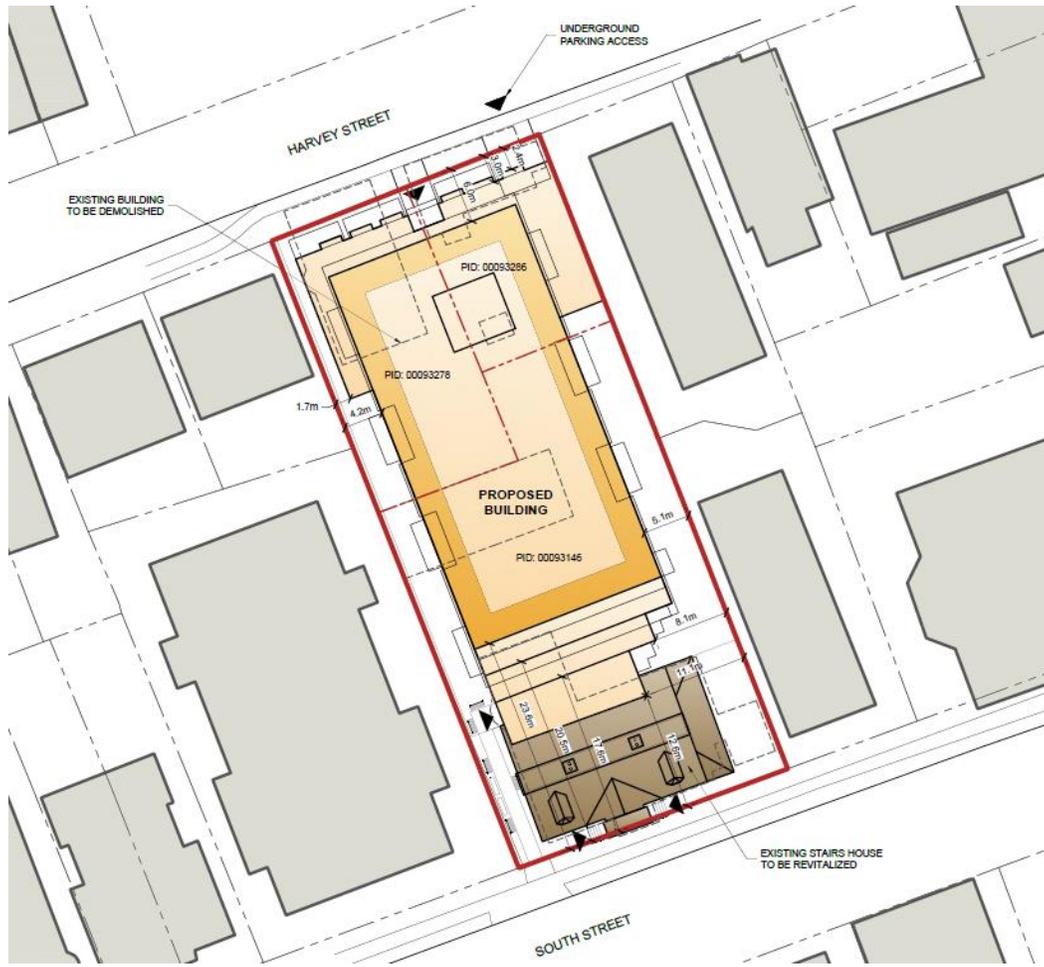


- Three-storey multi-unit dwelling with a concrete foundation, wooden frame, and modern external materials
- Originally built as a stable (pre-1878)
- Heavily modified during the past 140+ years
- Provides little heritage value



**HALIFAX**

# Proposal (Case 22728)



The applicant's proposal includes the following:

- Consolidate 5241-5247 South Street with two Harvey Street properties
- Construct an eight-storey multi-unit development on the rear (north) portion of Stairs House
- Restore Stairs House

**HALIFAX**

# Definitions - Heritage Property Act

---

"substantial alteration" means any action that affects or alters the character-defining elements of a property

"character-defining elements" means the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to heritage value and that must be sustained in order to preserve heritage value

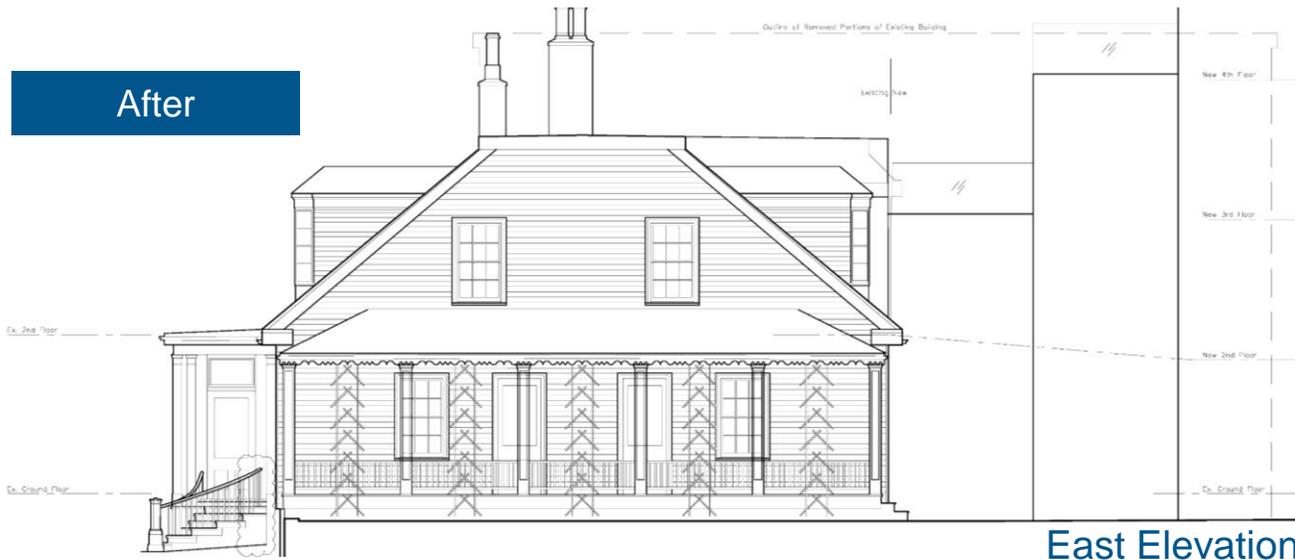
**HALIFAX**

# Substantial Alterations (*Demo + Removal*)

Before



After



- Demolish multi-unit dwelling at 5247 South Street
- Remove modern additions, which previously displaced character defining elements
- Modify Stairs House's east and north elevations to better reflect the dwelling's original form

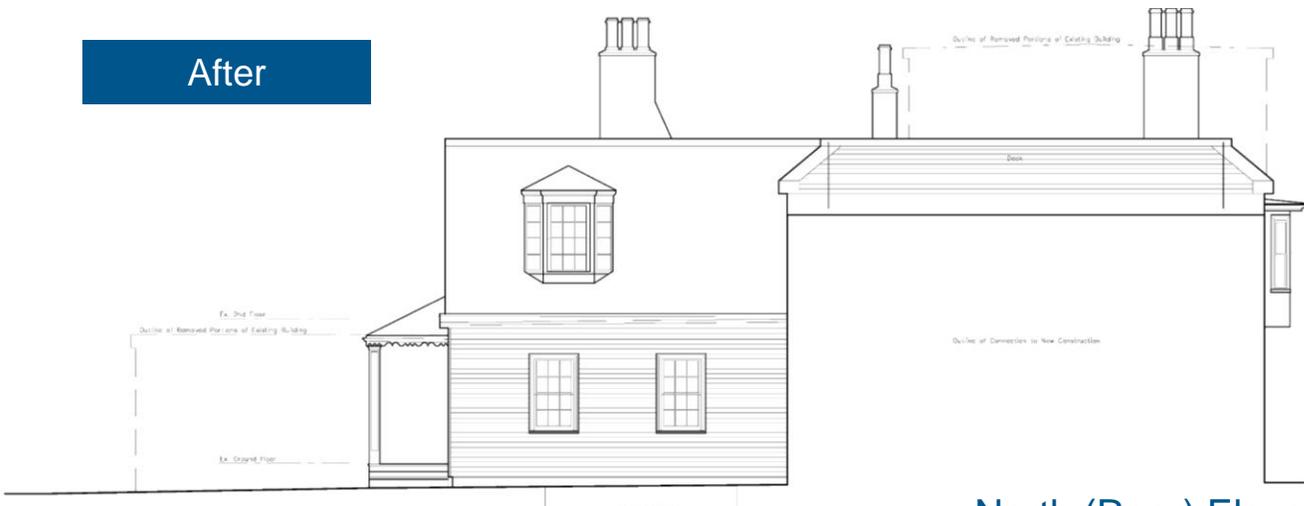
**HALIFAX**

# Substantial Alterations (*Demo + Removal*)

Before



After



North (Rear) Elevation

- Demolish multi-unit dwelling at 5247 South Street
- Remove modern additions, which previously displaced character defining elements
- Modify Stairs House's east and north elevations to better reflect the dwelling's original form

**HALIFAX**

# Substantial Alterations *(Restoration)*



- Remove vinyl, reinstate wood shingle siding
- Front porch restored to 1865 form
- Reinstall chimneys
- Reinstall northwest portion of original hipped roof
- Reinstall northeastern roofline and missing dormer

**HALIFAX**

# Substantial Alterations *(Restoration)*



**HALIFAX**

# Substantial Alterations *(Large Addition)*



- Eight storeys plus penthouse
- Approximately 112 units
- Rooftop amenity space

**HALIFAX**

# Substantial Alterations *(Large Addition)*



- Primary building entrance
- Entrance to underground parking
- Approximately 83 spaces

**HALIFAX**

# Substantial Alterations *(Large Addition)*

---



# Staff Evaluation

---

## 5247 South Street

- Dwelling has been heavily modified and it is not a character defining element
- The proposed demolition is acceptable

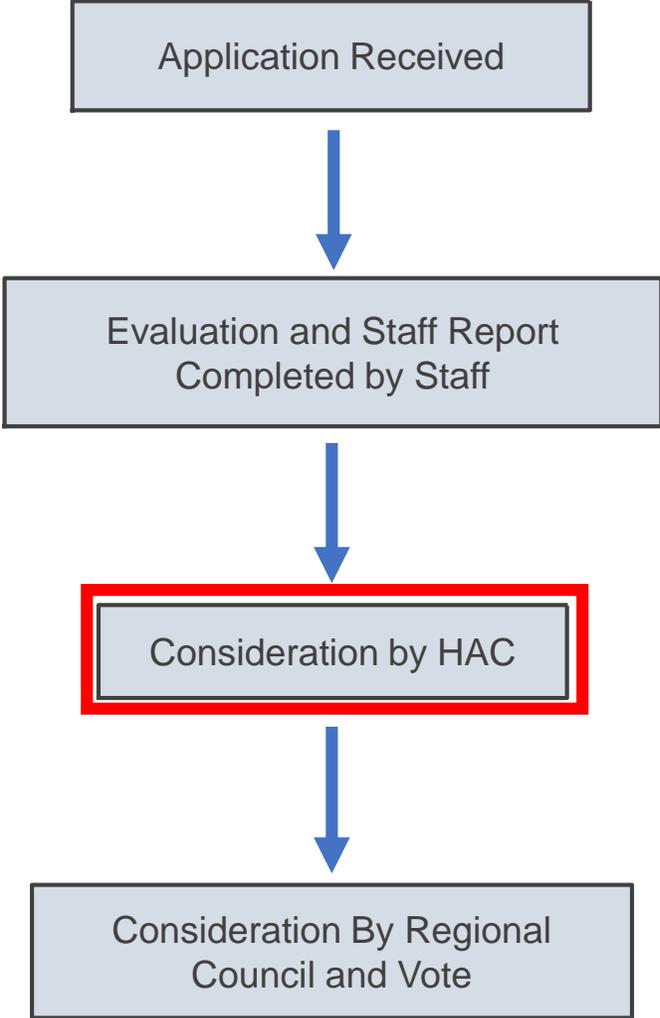
## 5241 South Street (*Stairs House*)

- The removal of modern additions is acceptable
- Additions are not original, nor do they contain character defining elements
- The proposed restoration will reinstate previously lost character defining elements
- The new addition will respect the property's heritage value
- Consistent with the Standards & Guidelines (See Attachment G)

**HALIFAX**

# Substantial Alteration Process

---



# Recommendation

---

It is recommended that the Heritage Advisory Committee recommend that Regional Council approve the proposed substantial alteration to 5241-5247 South Street, Halifax, as set out in this report.

**HALIFAX**

**Questions / Comments**

# Substantial Alterations *(Large Addition)*

Before



After



South (Front) Elevation

**HALIFAX**

# Substantial Alterations *(Large Addition)*

Before



After



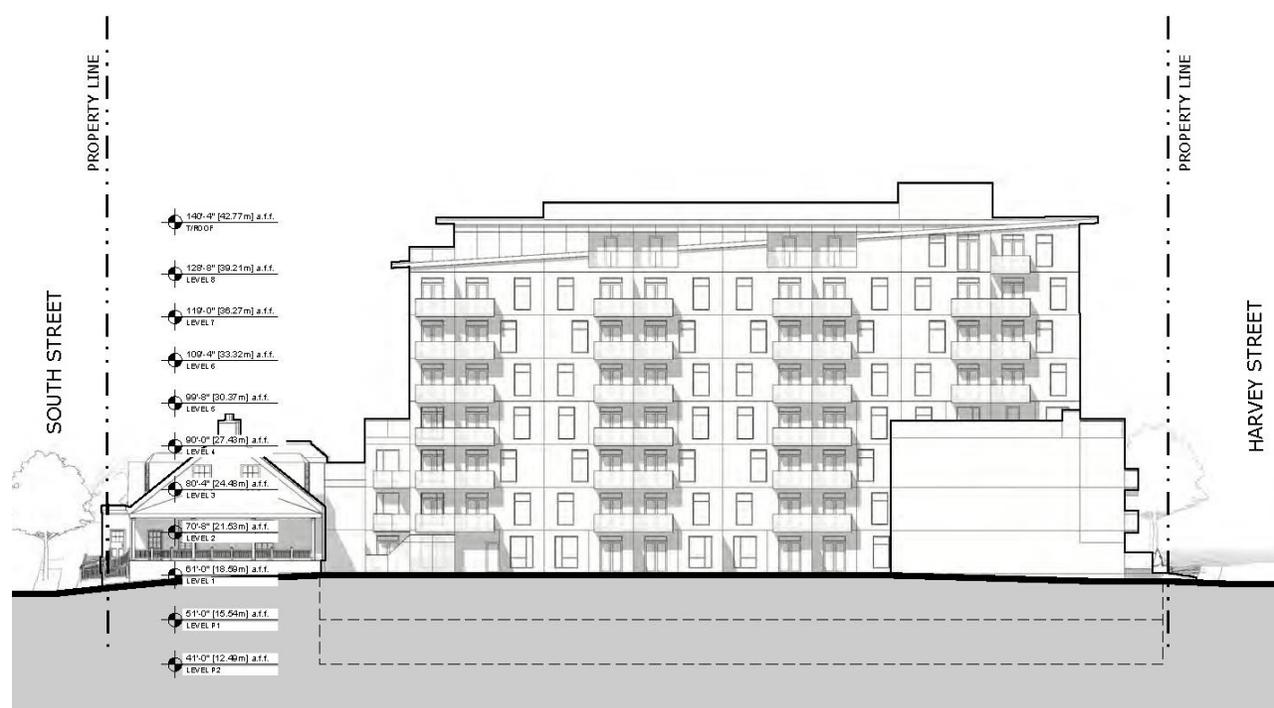
West Elevation



# Substantial Alterations *(Large Addition)*



West Elevation



East Elevation

**HALIFAX**

# Planning Policy 5.9

## Regional Centre Secondary MPS

---

Outside of a Heritage Conservation District, on any property containing a registered heritage building, Council may consider a development agreement for any development or change in use not otherwise permitted by the Land Use-By-law, including a development that exceeds the maximum heights or maximums floor area ratios on Maps 2 and 3 of this Plan, to support the integrity, conservation and adaptive re-use of registered heritage buildings. For a development agreement in accordance with this Policy, Council shall consider:

- That the development maintains the integrity of heritage property;
- That the development maintains streetwall heights, setbacks, scale & rhythm of surroundings;
- Impacts on adjacent uses;
- Transition to abutting uses;
- Non-registered structures assessed for heritage value;