



MEMORANDUM

TO: Chair and Members of Halifax Peninsula Planning Advisory Committee
FROM: Paul Boucher, Planner I – Heritage
DATE: January 25, 2021

SUBJECT: Case 23186 - Application by Zzap Consulting Inc. to enter into a development agreement to construct a two and a half story, six-unit addition to an existing municipally registered heritage property at 1029 South Park Street and 5684, 5686 and 5688 Rhuland Street, Halifax. The development agreement is being sought in accordance with Policy 6.8 of the Halifax Municipality Planning Strategy.

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, ZZap Consulting Inc., on behalf of Eldorado Properties Limited has applied to construct an addition to an existing municipally registered heritage property within the South End Plan Area of the Halifax Secondary Plan via a development agreement. The proposed addition:

- Will be 2.5 storeys - No higher than the existing registered heritage building on the lot;
- will contain six additional units for a total of 16 units on the property (1Bed./Bachelor: 11 units, 2 Bedrooms: 5 units; and
- be no closer to South Park Street than the existing building.

Refer to Attachments A & B for the site plan and building elevation drawings showing the proposed development.

Location & Context

1029 South Park Street contains the municipally registered heritage property known as the Clark-Halliston House. The property is located at the corner of South Park Street and Rhuland Street and fronts onto South Park Street (map 1). The property is 720 s/m (7755 s/f) in area. All the dwellings on the north side of the block along Inglis Street are Municipally registered heritage properties and are part of the Inglis Street heritage streetscape.

The surrounding area has a variety of residential uses ranging from single unit dwellings to multi-unit buildings. The neighbouring property to the east of 1029 South Park Street contains a 14-unit building. Directly across Rhuland Street is a 10-unit residential building and a multiple unit building containing 166 units. Across South Park Street is another multiple unit building containing 245 units.

The properties along Inglis Street between South Park and Lucknow are comprised of Late Victorian Eclectic Style residential buildings which include both single and multiple units.

This existing municipally registered heritage property presently contains four dwelling units. A permit has been issued for an internal conversion to 10 units. The applicant is seeking to construct a two and a half storey, 6-unit addition to the south of the existing heritage building. The only part of the building that is proposed to be altered is an enclosed stairwell constructed in 1994 on the south side of the building. The additions will be joined to this stairwell and contain 6 units.

In 2017, based on a positive recommendation from the Heritage Advisory Committee (HAC), Regional Council granted approval to substantially alter the Clark-Halliston House by removing the enclosed south stairwell and rear addition and constructing a new rear addition and garage, but this work was never carried out. Since the revised proposal is considerably less impactful on the heritage elements of the building, staff have determined that a second substantial alteration approval is not required. However, the HAC will review the proposal and provide a recommendation to Halifax and West Community Council once a development agreement has been drafted.

Halifax Secondary Municipal Planning Strategy

The use of the property is regulated by the South End Area Plan of the Halifax Secondary Municipal Planning Strategy. The subject property is designated Medium Density Residential. This designation encourages a mix of family and non-family dwelling units in buildings of not more than four units. The designation supports interior conversion to a maximum of 14 units, additions, infill between existing structures and small-scale development on vacant lots. The property is zoned General Residential conversion (R-2A) under the Halifax Peninsula Land Use By-law.

The applicant's proposal is being considered in accordance with Policy 6.8 of the Halifax Municipal Planning Strategy. Policy 6.8 allows the HWCC to consider, in any building, part of a building, or on any lot on which a registered heritage building is situated, any development or change in use not otherwise permitted by the land use designation through a development agreement

The policy is attached to this memo (Attachment C).

Community Engagement

On November 20th, 2020, staff distributed 609 notification letters to residents and property owners in the surrounding area, inviting input on the proposal. By the conclusion of the submission period staff had received 7 responses, which are summarized in Attachment D.

Additional information on Case 23066 is available to the public at www.halifax.ca/planning.

Planning Process

HWCC has the legislative authority to consider a development agreement in accordance with Policy 6.8. Before making a decision on Case 23186, the HWCC shall host a public hearing. The public hearing provides interested parties with the opportunity to address HPPCC directly at the hearing or via written submission.

Committee Request

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

- Site layout and design;
- Building design, details and materials;

- Building mass (e.g., building height, streetwall height, setbacks, stepbacks, etc.) and its relationship to surrounding properties; and
- Land use impacts (e.g., intensity of use, scale, traffic, parking, noise, wind, shadows, etc.) on abutting properties;

Attachments

Please find enclosed the following documents for your consideration:

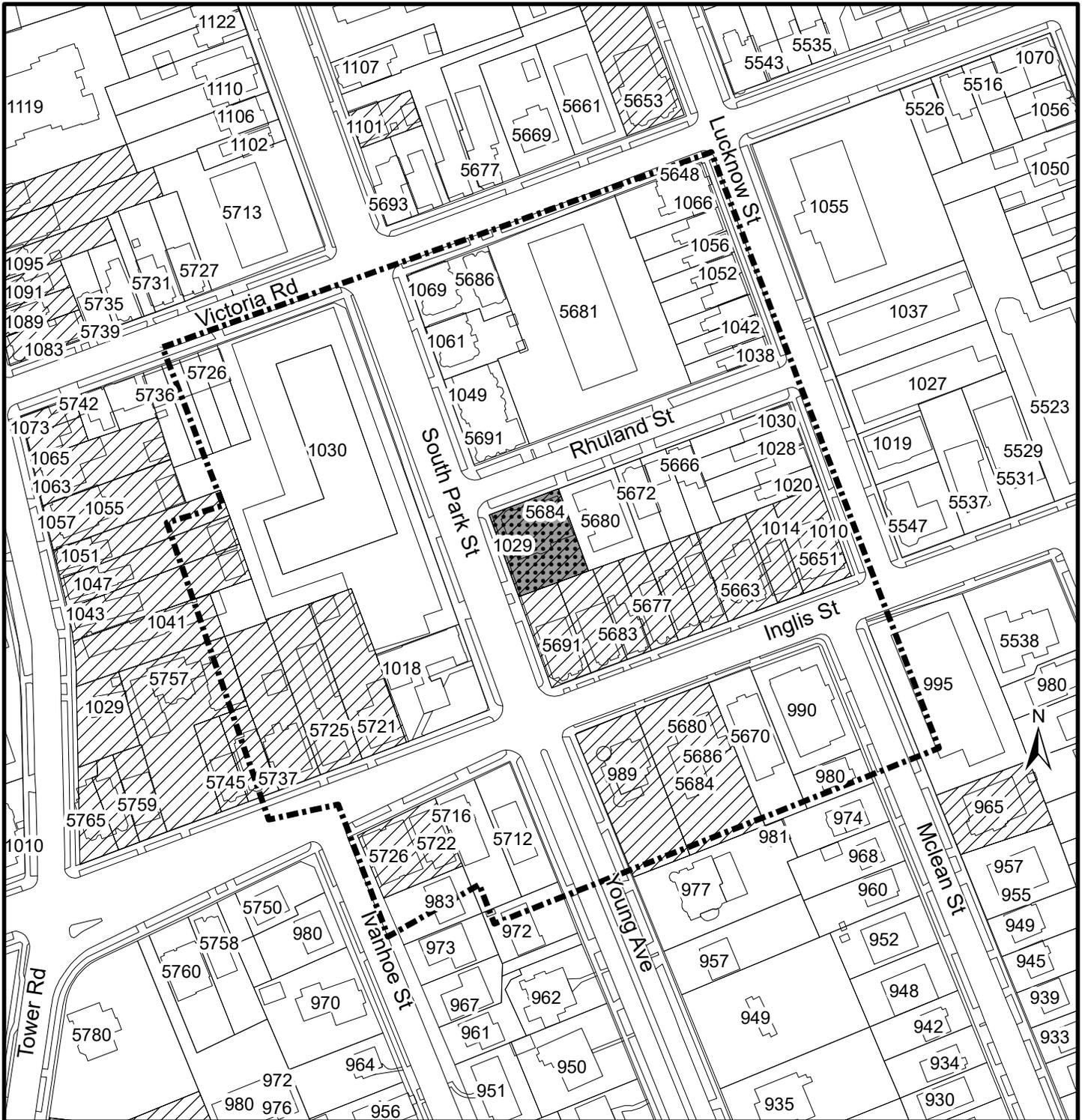
Map 1 - Location & Notification Map

Attachment A - Site Plan & Building Renditions

Attachment B – Building Renditions

Attachment C – Policy 6.8

Attachment D - Public Engagement Mail Out Summary



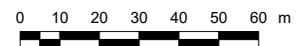
Map 1 - Location and Notification

1029 South Park Street,
Halifax

-  Subject Property
-  Registered Heritage Property
-  Notification Area

Halifax Peninsula By-Law Area

HALIFAX

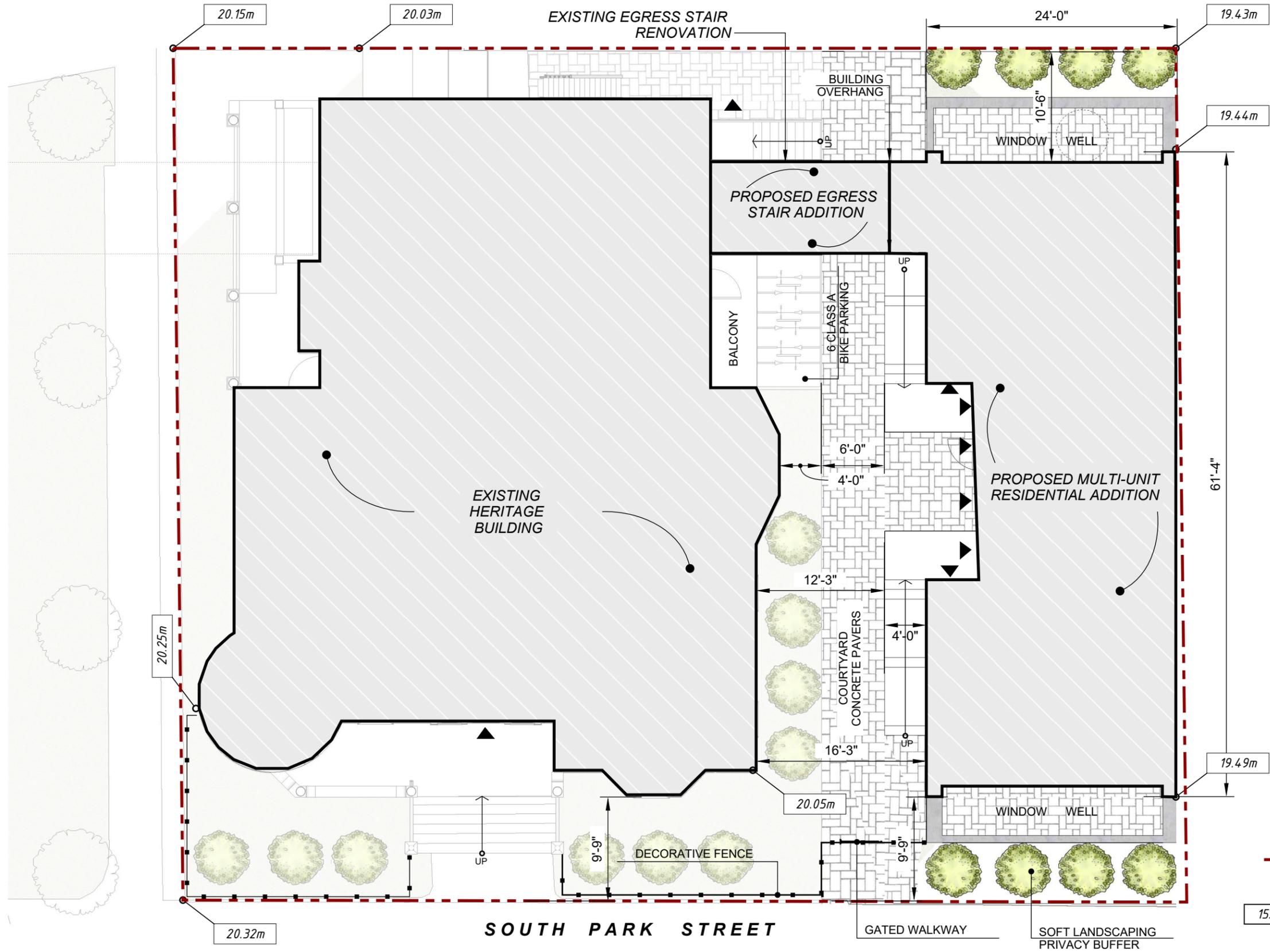


This map is an unofficial reproduction of a portion of the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

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RHULAND STREET



SOUTH PARK STREET

LEGEND

- PROPERTY BOUNDARY
- ▲ BUILDING ACCESS POINT
- FINISH GRADE ELEVATION

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CLIENT
northpoint
properties

PROJECT
SOUTH PARK - ADDITION
1029 South Park St., Halifax NS

DRAWING
SITE PLAN
SCALE: 1" = 20'-0"
0 5 10 20

PROJECT NO. **20-032-01** DRAWING NUMBER
DRAWN BY: NC
ISSUED FOR REVIEW
DATE: Oct 2, 2020
A01

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RHULAND STREET

LVL 3

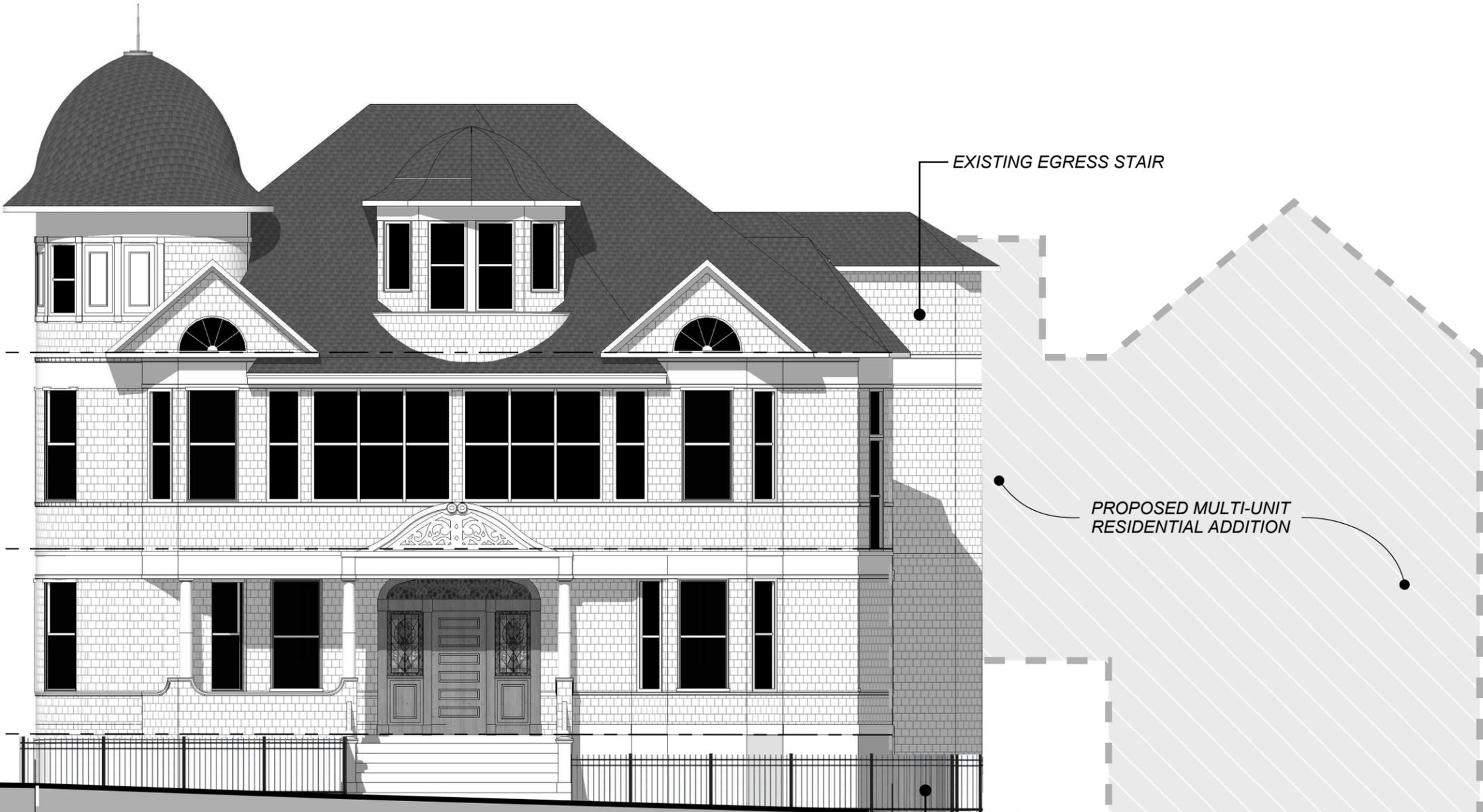
LVL 2

LVL G

LVL B

PL

PL



EXISTING EGRESS STAIR

PROPOSED MULTI-UNIT RESIDENTIAL ADDITION

EXISTING DECORATIVE FENCE

EXISTING HERITAGE BUILDING



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PROJECT

SOUTH PARK - ADDITION
1029 South Park St., Halifax NS

DRAWING

WEST ELEVATION - SOUTH PARK

SCALE: 1/8" = 1'-0"



PROJECT NO. **20-032-01** DRAWING NUMBER

DRAWN BY: NC

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PROJECT

SOUTH PARK - ADDITION
1029 South Park St., Halifax NS

DRAWING

NORTH ELEVATION - RHULAND

SCALE: 1/8" = 1'-0"



PROJECT NO. **20-032-01**

DRAWING NUMBER

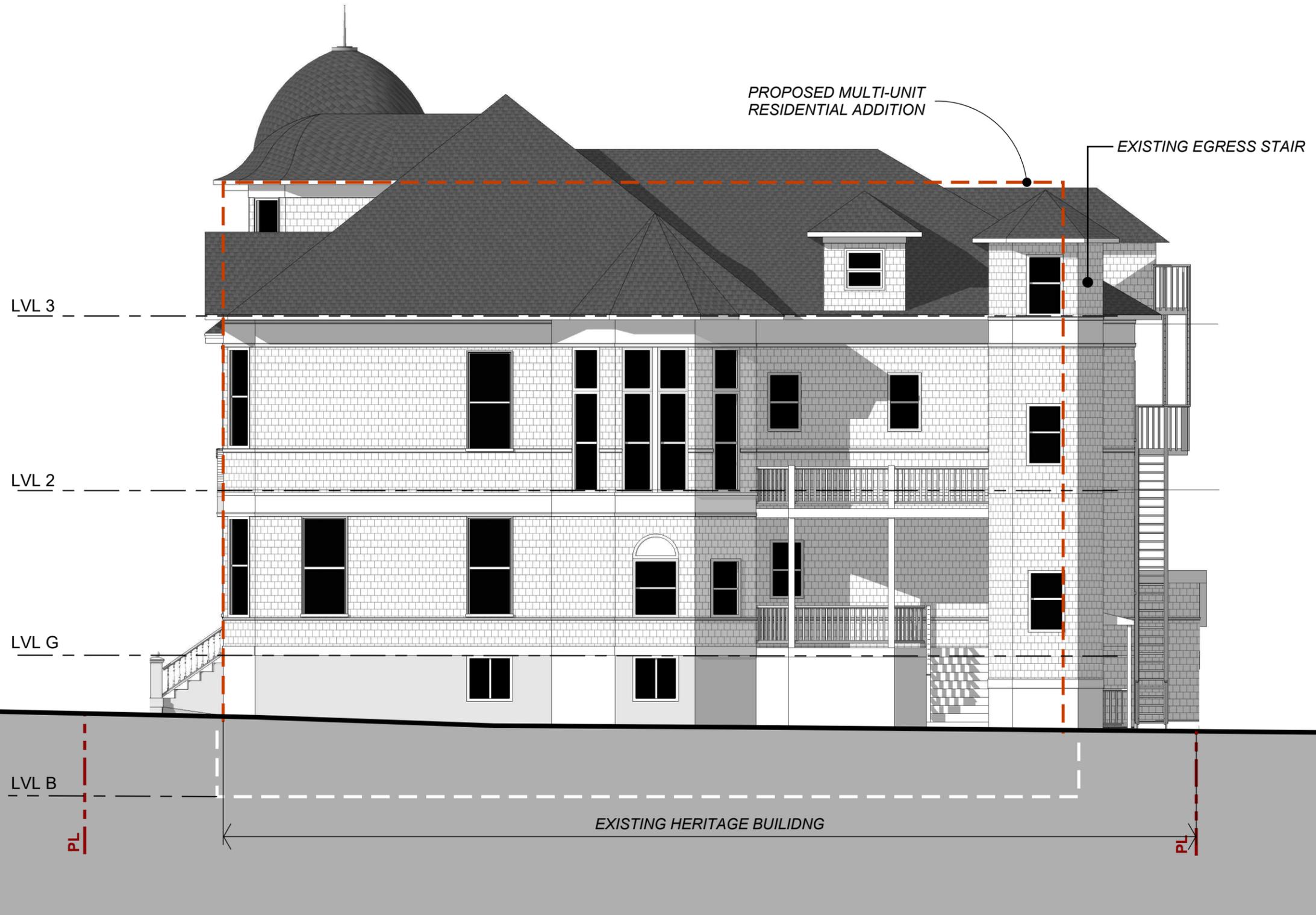
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DATE: Oct 2, 2020

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PROJECT

SOUTH PARK - ADDITION
1029 South Park St., Halifax NS

DRAWING

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



PROJECT NO. **20-032-01**

DRAWING NUMBER

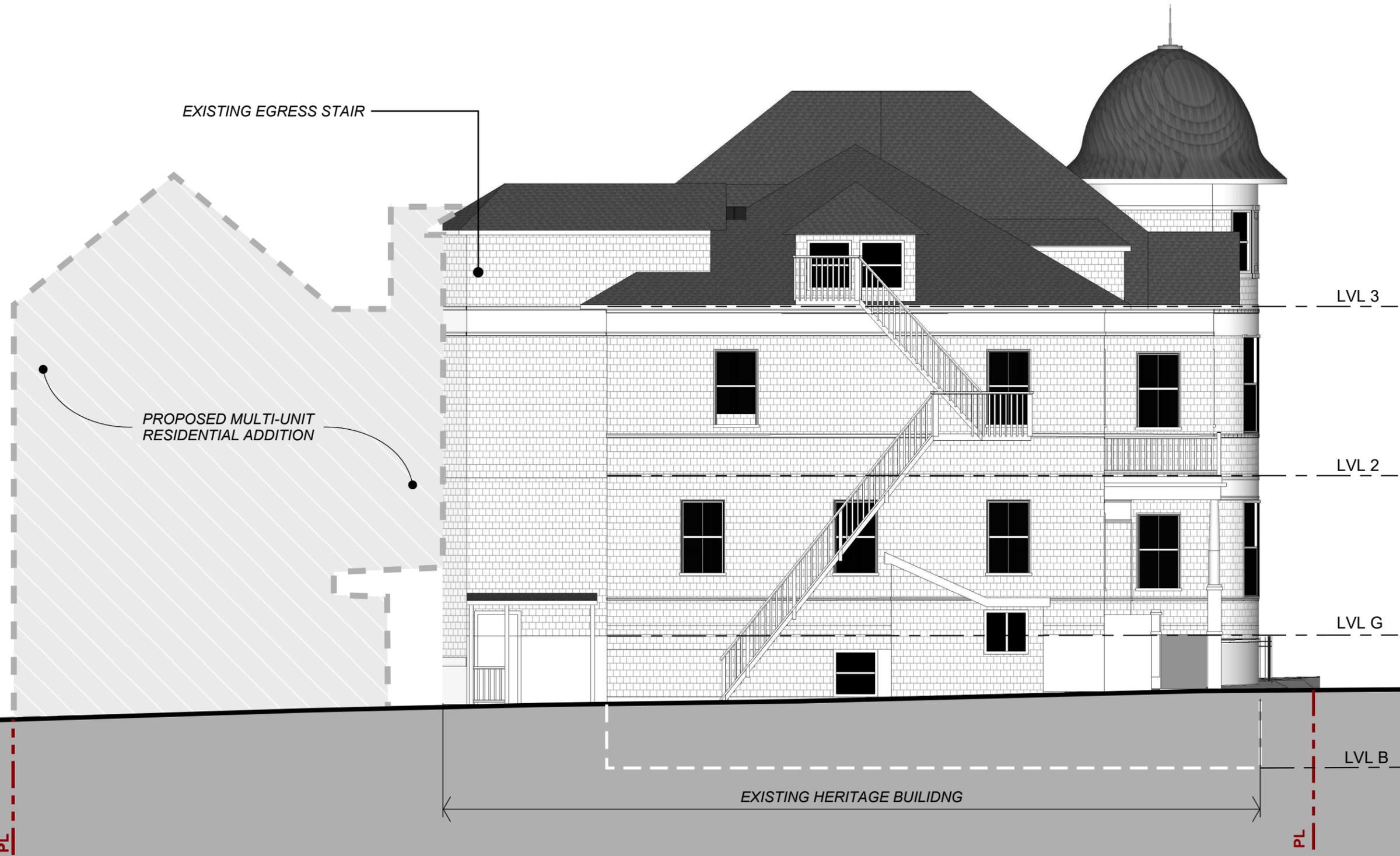
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PROJECT

SOUTH PARK - ADDITION
1029 South Park St., Halifax NS

DRAWING

EAST ELEVATION

SCALE: 1/8" = 1'-0"



PROJECT NO. **20-032-01**

DRAWING NUMBER

DRAWN BY: NC

ISSUED FOR REVIEW

DATE: Oct 2, 2020

A05

EXTERIOR MATERIALS LEGEND	
1	ALUMINUM FRAME GLAZING WITH SPANDREL PANELS
2	PVC WINDOW
3	ARCHITECTURAL CONCRETE
4	NON-COMBUSTIBLE CLADDING
5	ROOFING



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 northpoint
 properties

PROJECT
SOUTH PARK - ADDITION
 1029 South Park St., Halifax NS

DRAWING
EAST ELEVATION - SOUTH PARK
 SCALE: 1/8" = 1'-0"

PROJECT NO. **20-032-01** DRAWING NUMBER
 DRAWN BY: NC
 ISSUED FOR REVIEW
 DATE: Oct 2, 2020
A06

EXTERIOR MATERIALS LEGEND	
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2	PVC WINDOW
3	ARCHITECTURAL CONCRETE
4	NON-COMBUSTIBLE CLADDING
5	ROOFING



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PROJECT

SOUTH PARK - ADDITION
1029 South Park St., Halifax NS

DRAWING

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT NO. **20-032-01** DRAWING NUMBER

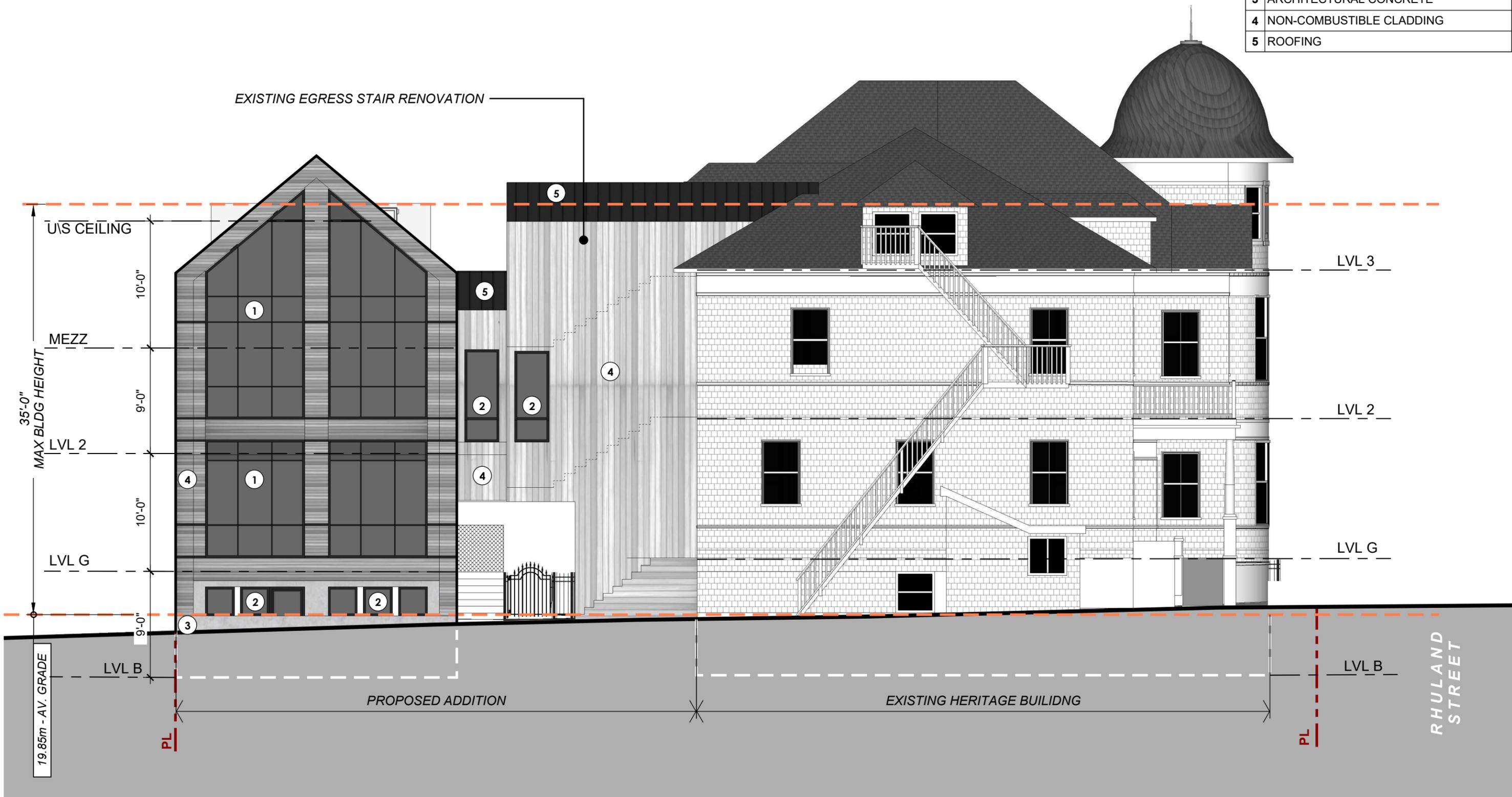
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ISSUED FOR REVIEW

DATE: Oct 2, 2020

A07

EXTERIOR MATERIALS LEGEND	
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2	PVC WINDOW
3	ARCHITECTURAL CONCRETE
4	NON-COMBUSTIBLE CLADDING
5	ROOFING



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PROJECT

SOUTH PARK - ADDITION
1029 South Park St., Halifax NS

DRAWING

EAST ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT NO. **20-032-01** DRAWING NUMBER

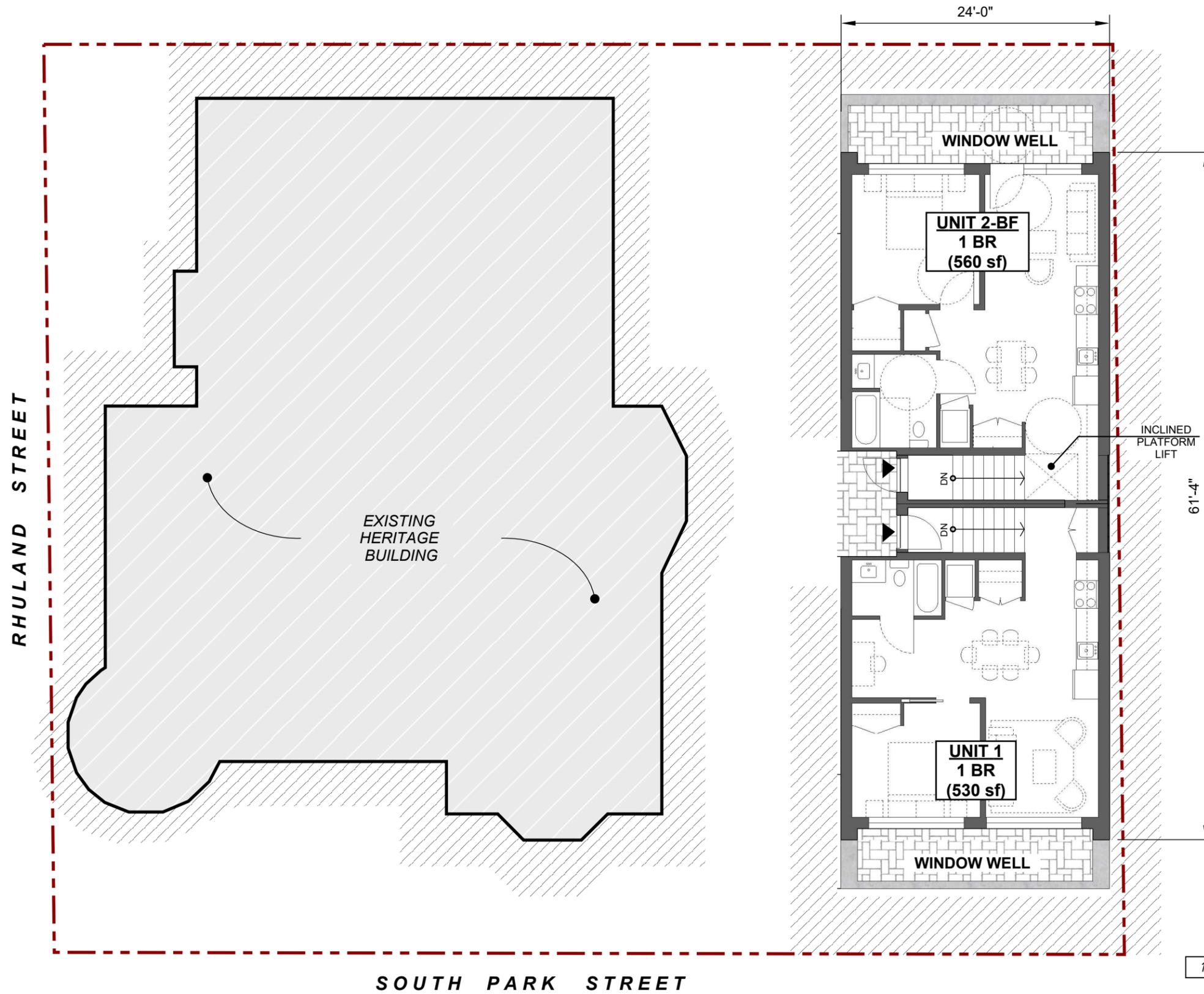
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DATE: Oct 2, 2020

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- LEGEND**
- - - PROPERTY BOUNDARY
 - BUILDING ACCESS POINT
 - FINISH GRADE ELEVATION



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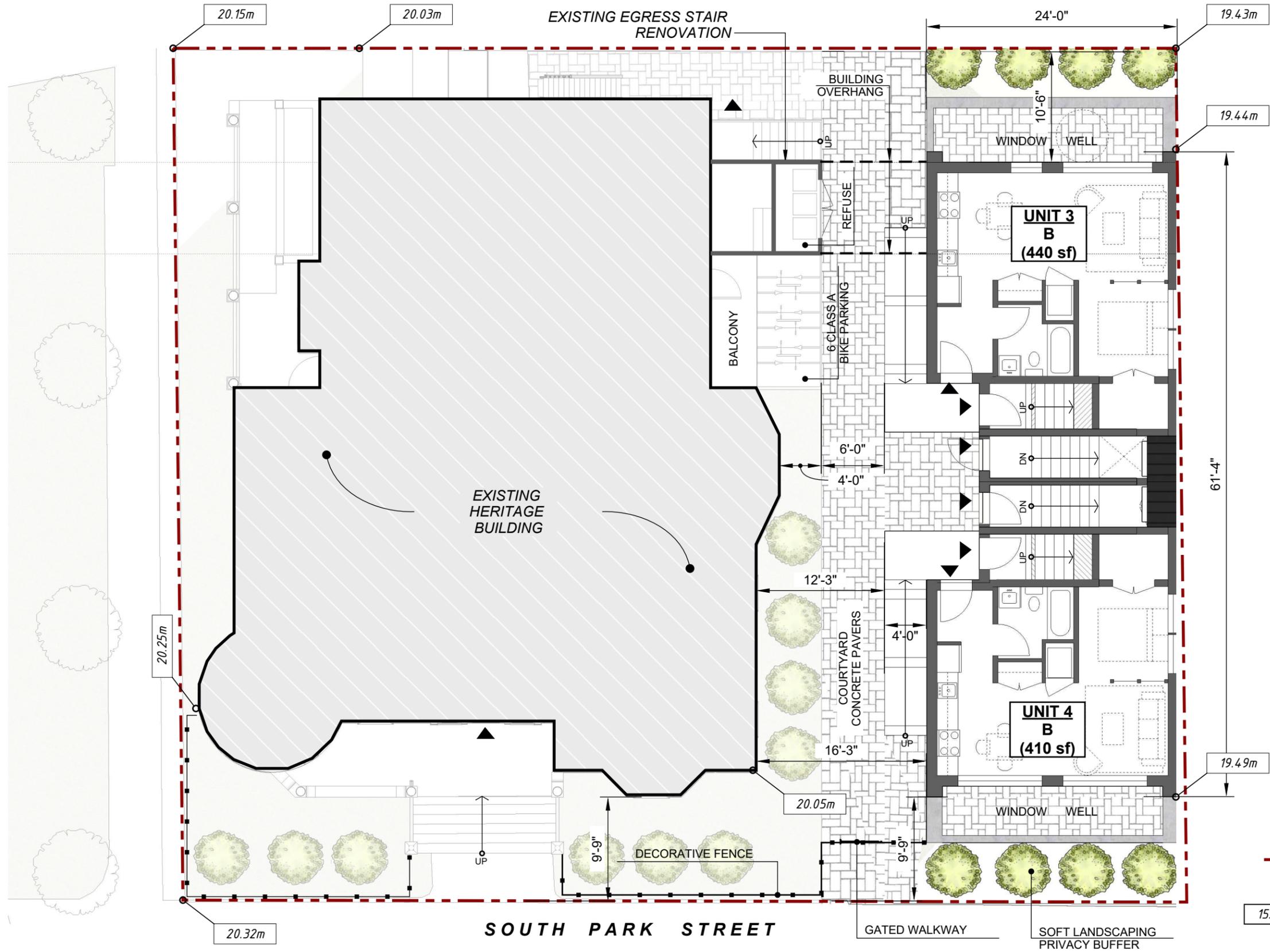
PROJECT
SOUTH PARK - ADDITION
1029 South Park St., Halifax NS

DRAWING
FLOOR PLAN LEVEL B

PROJECT NO. **20-032-01** DRAWING NUMBER
DRAWN BY: NC
ISSUED FOR REVIEW
DATE: Oct 2, 2020
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RHULAND STREET



LEGEND

- - - PROPERTY BOUNDARY
- BUILDING ACCESS POINT
- FINISH GRADE ELEVATION



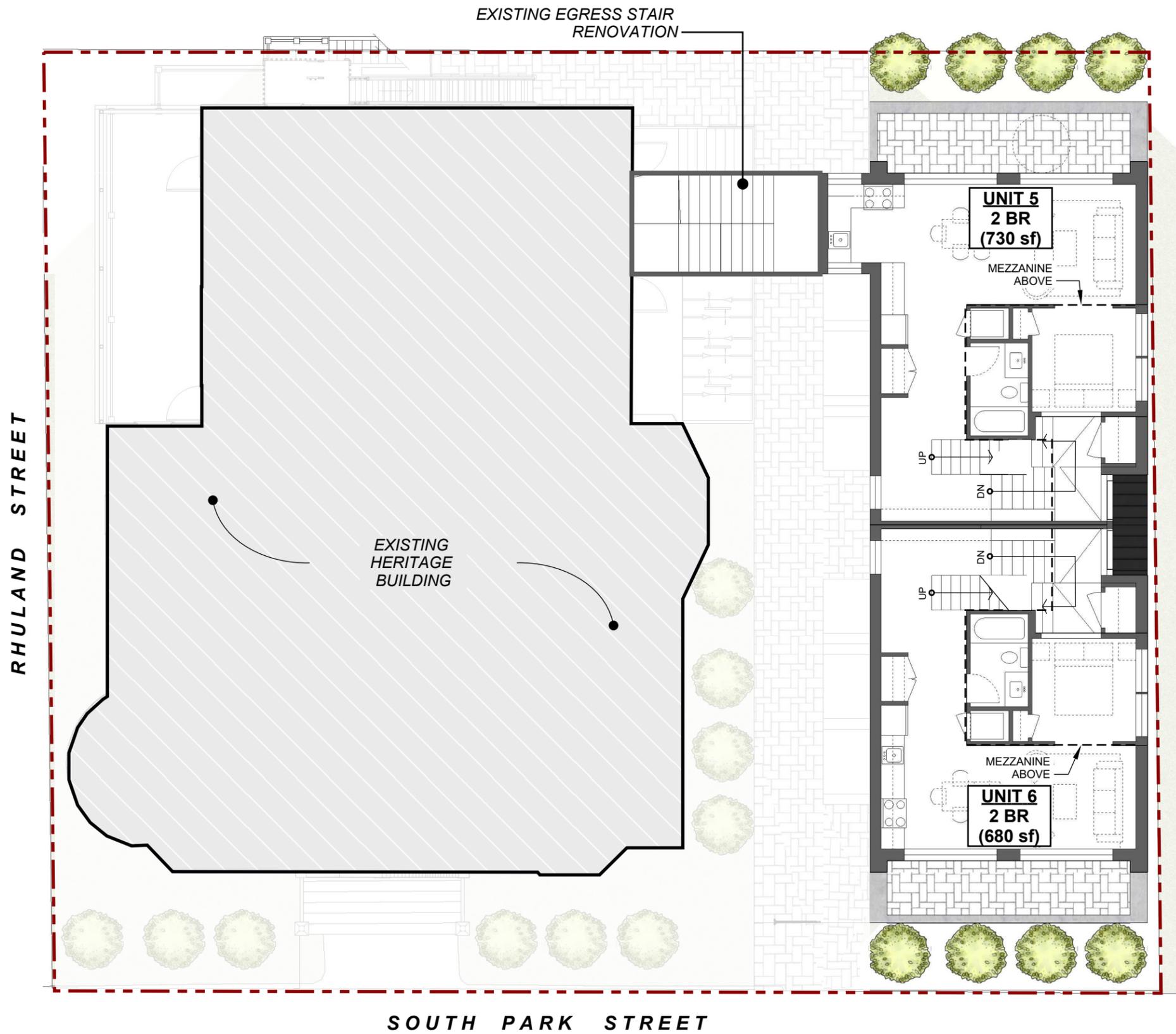
CLIENT
 northpoint properties

PROJECT
SOUTH PARK - ADDITION
 1029 South Park St., Halifax NS

DRAWING
FLOOR PLAN LEVEL 1
 SCALE: 1" = 20'-0"

PROJECT NO. **20-032-01** DRAWING NUMBER
 DRAWN BY: NC
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 DATE: Oct 2, 2020
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SOUTH PARK STREET



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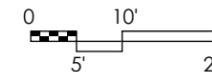
PROJECT

SOUTH PARK - ADDITION
1029 South Park St., Halifax NS

DRAWING

FLOOR PLAN LEVEL 2

SCALE: 1" = 20'-0"



PROJECT NO. **20-032-01**

DRAWING NUMBER

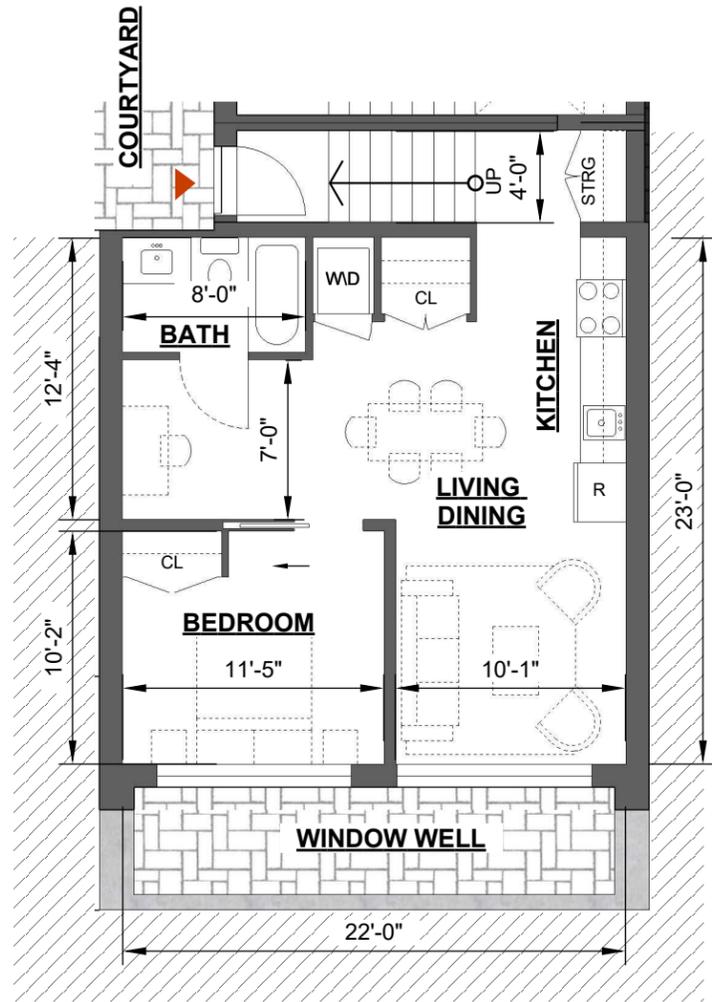
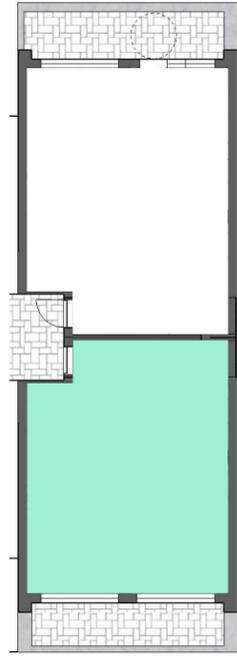
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DATE: Oct 2, 2020

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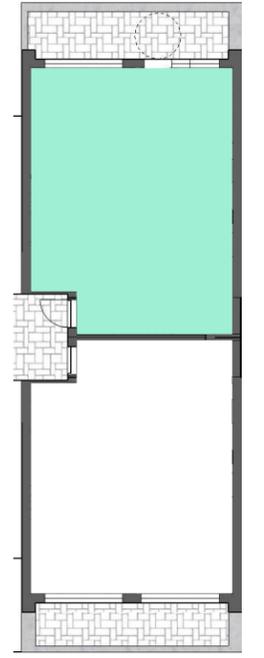
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UNIT 1
1 BR
(530 sf)



UNIT 2-BF
1 BR
(560 sf)



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PROJECT

SOUTH PARK - ADDITION
1029 South Park St., Halifax NS

DRAWING

UNIT LAYOUTS

SCALE: 1/8" = 1'-0"



PROJECT NO. **20-032-01**

DRAWING NUMBER

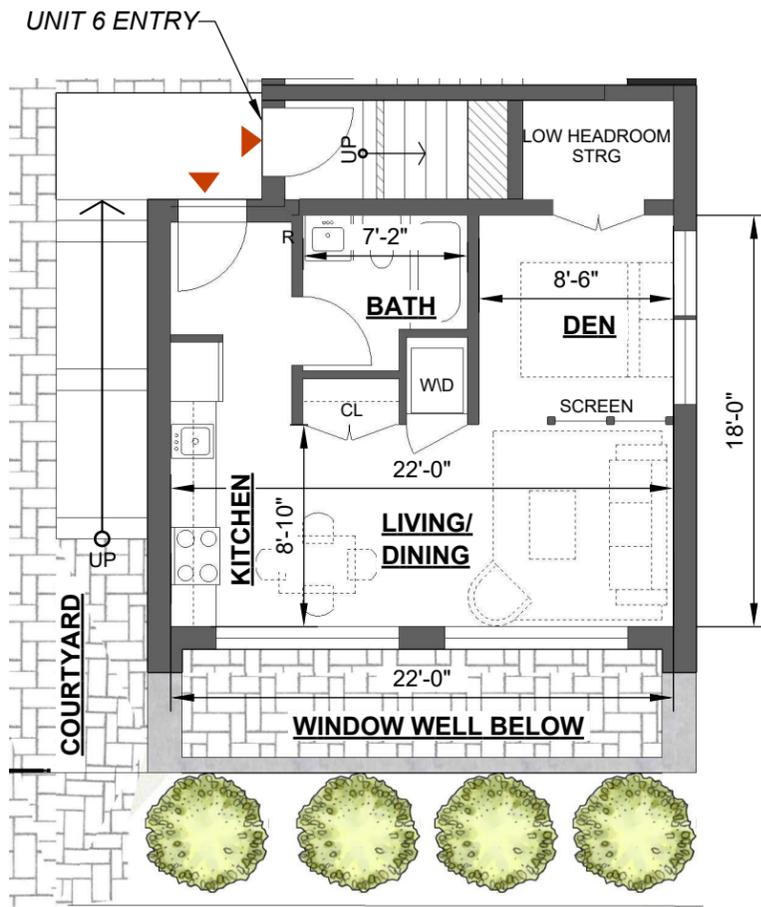
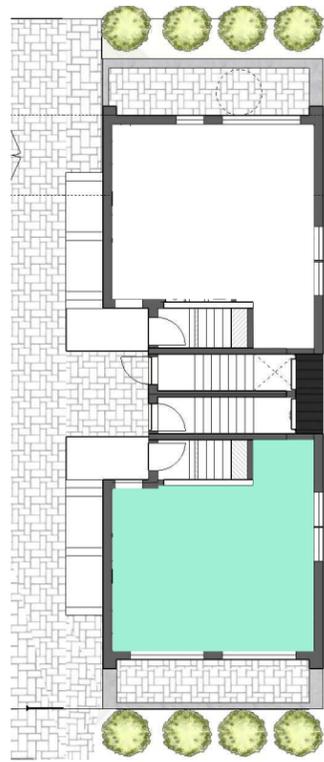
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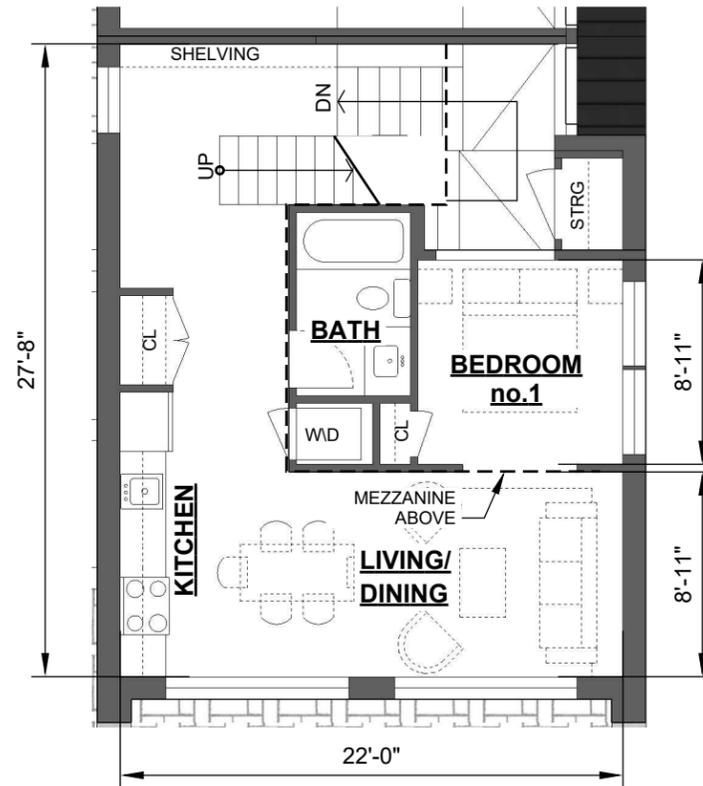
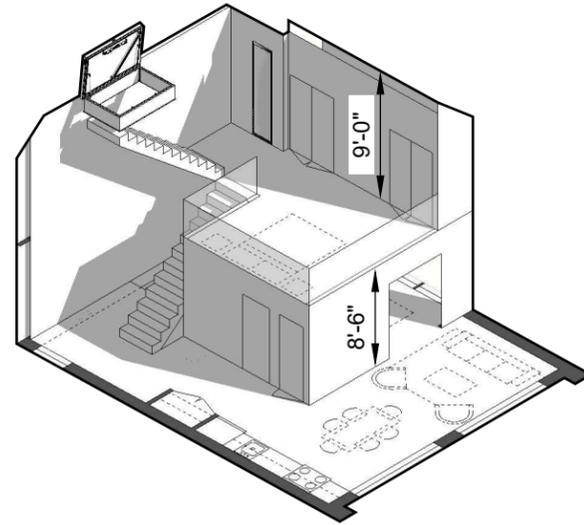
DATE: Oct 2, 2020

A12

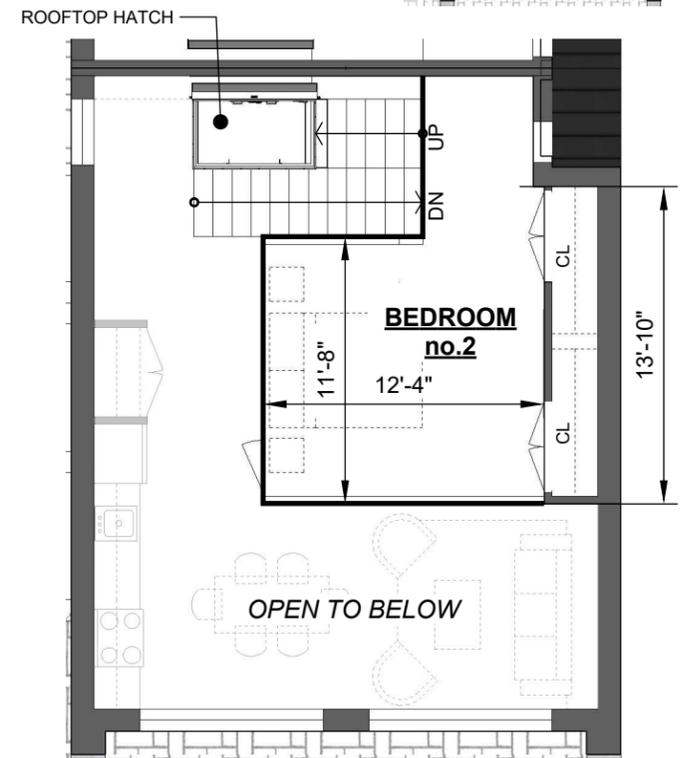
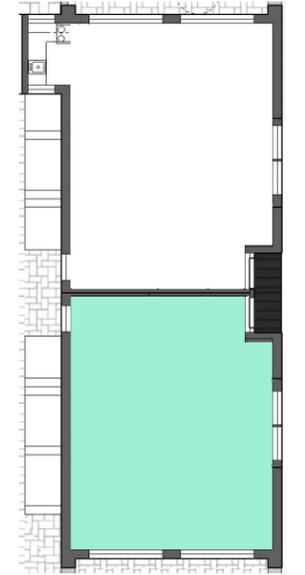
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**UNIT 4 (UNIT 3 SIM.)
B
(410 sf)**



**UNIT 6
2 BR
(690 sf)**



ATTACHMENT C
Relevant Halifax SMPS Policy

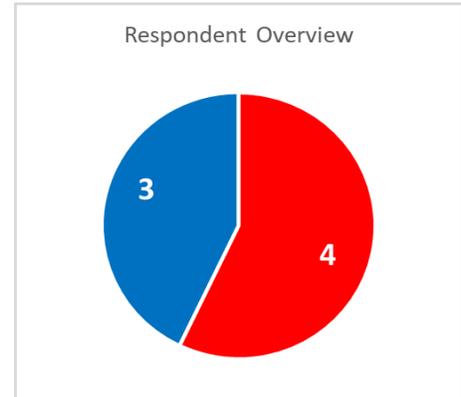
- 6.8 In any building, part of a building, or on any lot on which a registered heritage building is situated, the owner may apply to the City for a development agreement for any development or change in use not otherwise permitted by the land use designation and zone subject to the following considerations:
- 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.

Attachment D
Case 23186 - Engagement Mail Out Summary

Overview

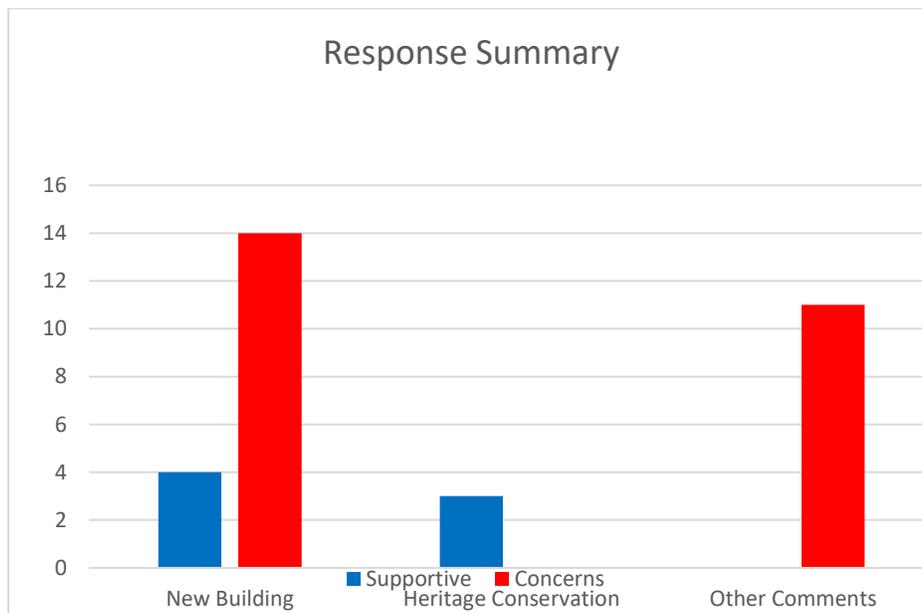
The Heritage Team requested public input on Case 23186 via mail out and webpage notifications. At the conclusion of the four-week submission period, staff received 7 submissions regarding the applicant's proposed development:

- Three respondents offered **mixed support**; and
- Four respondents **did not support** the proposal
- No respondents were in full support of the proposal



Response Summary

The 7 respondents provided a range comments and concerns, which are summarized in three categories below:



New Building

Supportive Comments

- One respondent expressed support for the influx of money invested in the upkeep of the heritage building
- One respondent expressed support for the fact the proposal would maintain the same setback as the existing heritage building;
- One respondent expressed support that the dimensions of the addition are subordinate to the existing heritage building;
- One respondent liked the walkway and proposed foliage for privacy buffer between the building and sidewalk.

Concerns

- All seven (7) respondents were concerned the project was not in keeping with the historic building on the property. Six (6) of those respondents were additionally concerned the project was not in keeping with the buildings in the area;
- One respondent felt the building was too large;
- A respondent was concerned about the loss of enjoyment due to shadowing of the addition;
- Three respondents were concerned the density was too high;
- Two respondents had concerns regarding the rooftop deck would lead to increased noise and loss of privacy as residents could look in their back yard.

Heritage Conservation

Supportive Comments:

- Three respondents expressed support for the proposal as it would maintain the heritage building.

Concerns

- There were no concerns expressed about the conservation of the heritage building.

Other Comments

Supportive Comments

- There were no supportive comments.

Concerns

- Three respondents expressed concerns about the fact there was no on-site parking;
- Three respondents were concerned Rhuland Street would become more congested and street parking would become worse.
- One respondent expressed a concern the building would create more pedestrian and vehicular traffic.
- One respondent expressed concerns about residents using neighbouring driveways to enter/exist new building.
- One respondent expressed concerns about the impact of construction on noise levels, dust, debris and damage to vehicles in neighbouring properties.
- One respondent was concerned it would be conducive to student housing as it was close to university.
- One respondent felt this was skirting the zoning laws by making what is obviously two structures, by connecting them with a breezeway seems underhanded.