

HALIFAX

Case 23066 - 1029 Tower Road

Heritage development agreement request for a municipally registered heritage property at 1029 Tower Road, Halifax

Public Hearing
Halifax and West Community Council
Tuesday, March 30, 2021

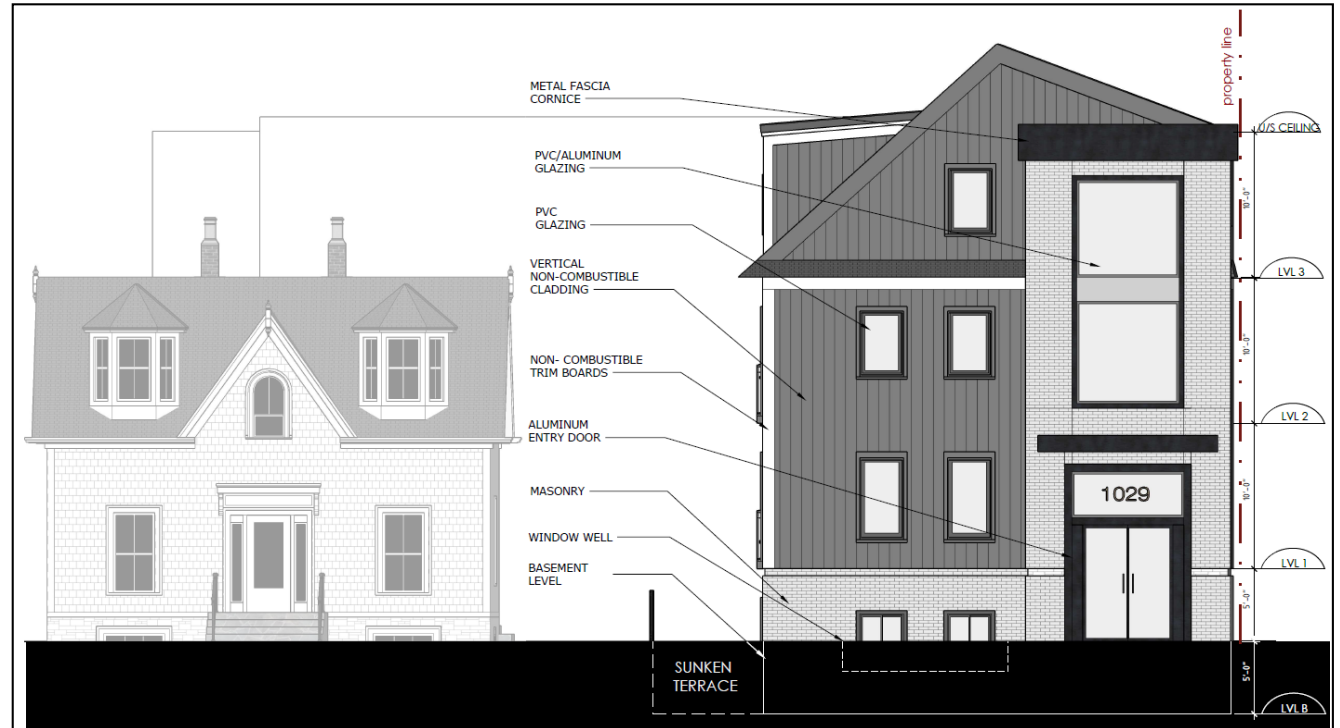
Application

Applicant: Zzap Consulting Inc. on behalf of the Property Owner

Location: 1029 Tower Road, Halifax, a municipal heritage property known as the Dr. James Doull House

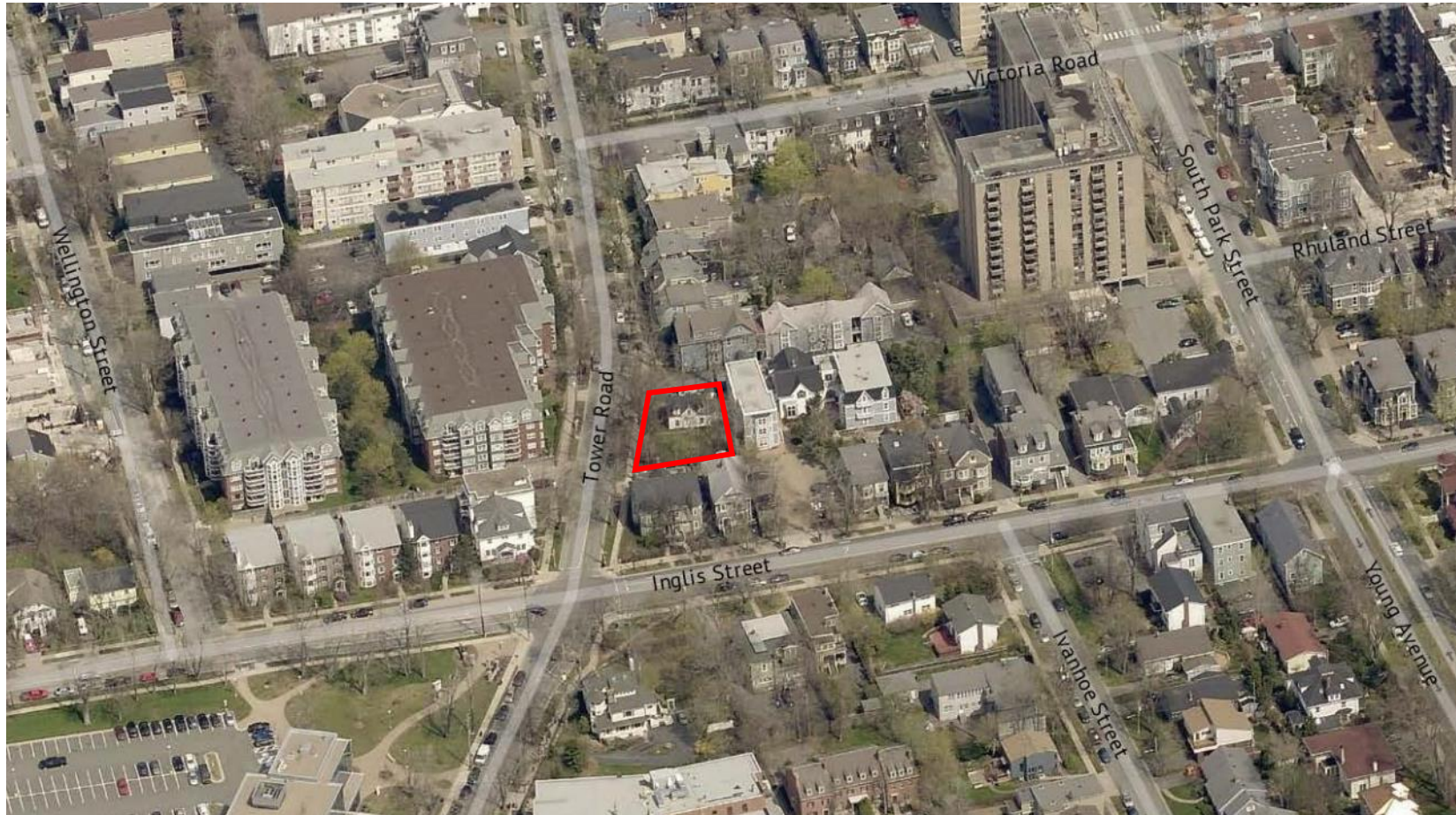
Proposal: Obtain a development agreement to construct a three-storey multi-unit building with a maximum of eight dwelling units.

The heritage building will include residential units and a new commercial use and be repositioned on the existing property.



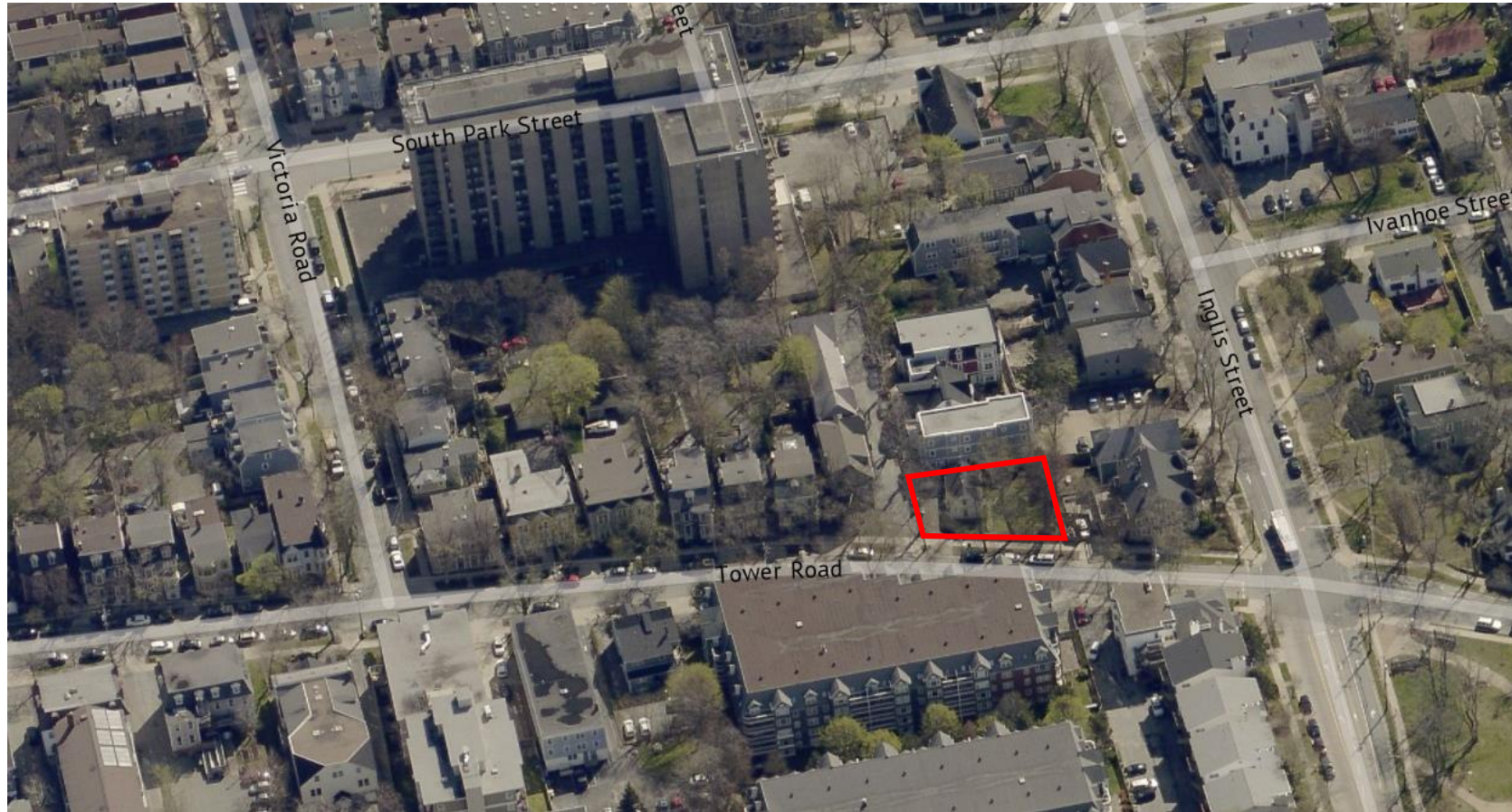
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Site Context



View of the subject property facing the south (side) property line

Site Context



View of the subject property facing the west (front) property line

Site Context – 1029 Tower Road



Dr. James Doull House

- Registered as part of the Victorian Streetscape
- One of the oldest buildings in the Streetscape
- Dr. James Doull resided in this building from 1920 to 1925.

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Site Context – 1029 Tower Road



- 75 s/m (800 s/f) building on a 470 s/m (5,000 s/f) property.
- The subject property abuts two-and-a-half storey residential buildings and a three-storey apartment building.
- There is a large five storey apartment building across the street.

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Proposal



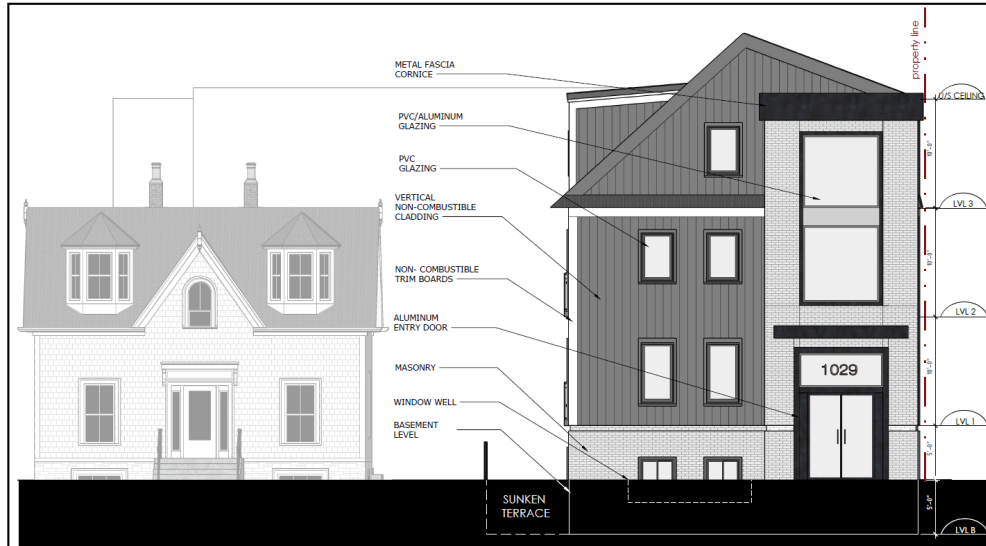
The applicant's proposal includes three basic components:

- Construction of a new three-storey building;
- A new commercial use for the heritage building; and
- General Conservation of the heritage building

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Proposal

West (Front) Elevation



North (Side) Elevation

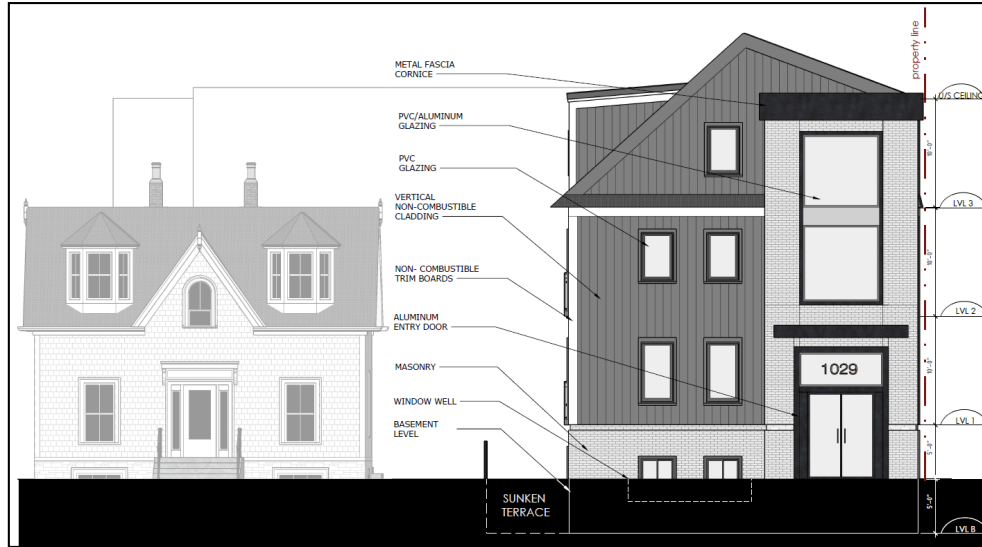


- Construction of new three-storey building
- Reposition heritage building

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Proposal

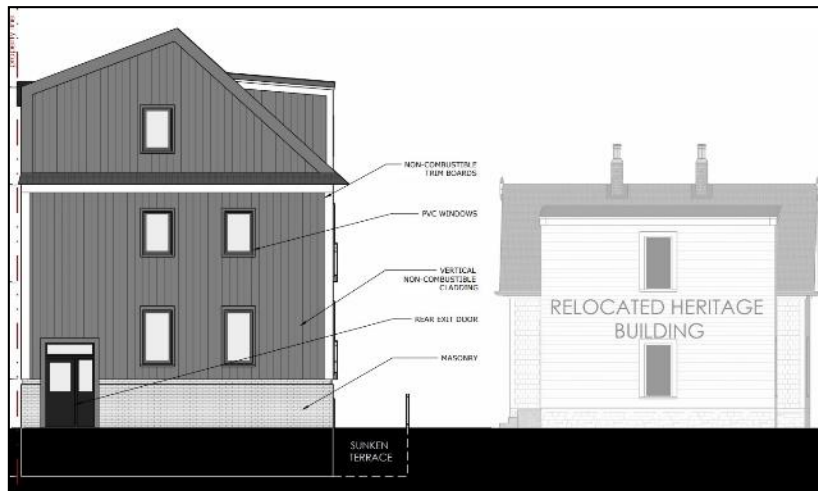
West (Front) Elevation



South (Side) Elevation



East (Rear) Elevation



North (Side) Elevation



Proposal

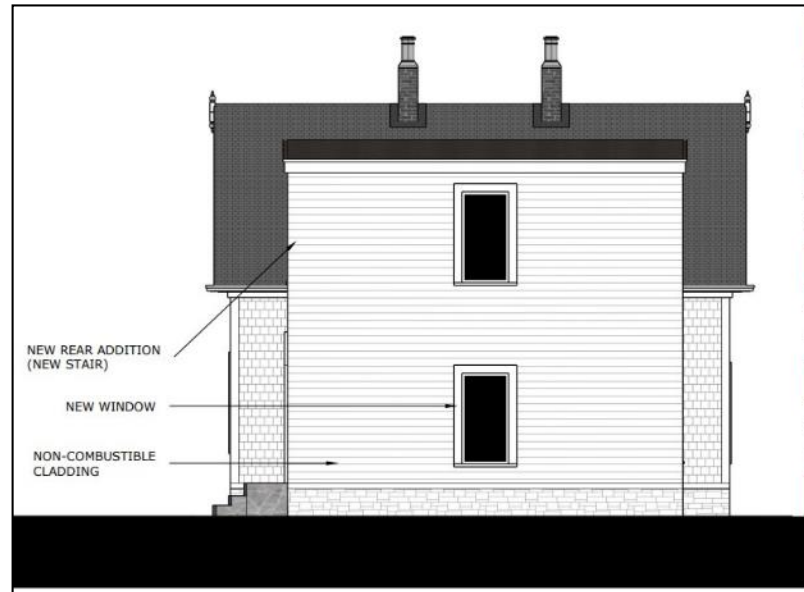
North (Side) Elevation



South (Side) Elevation



East (Rear) Elevation

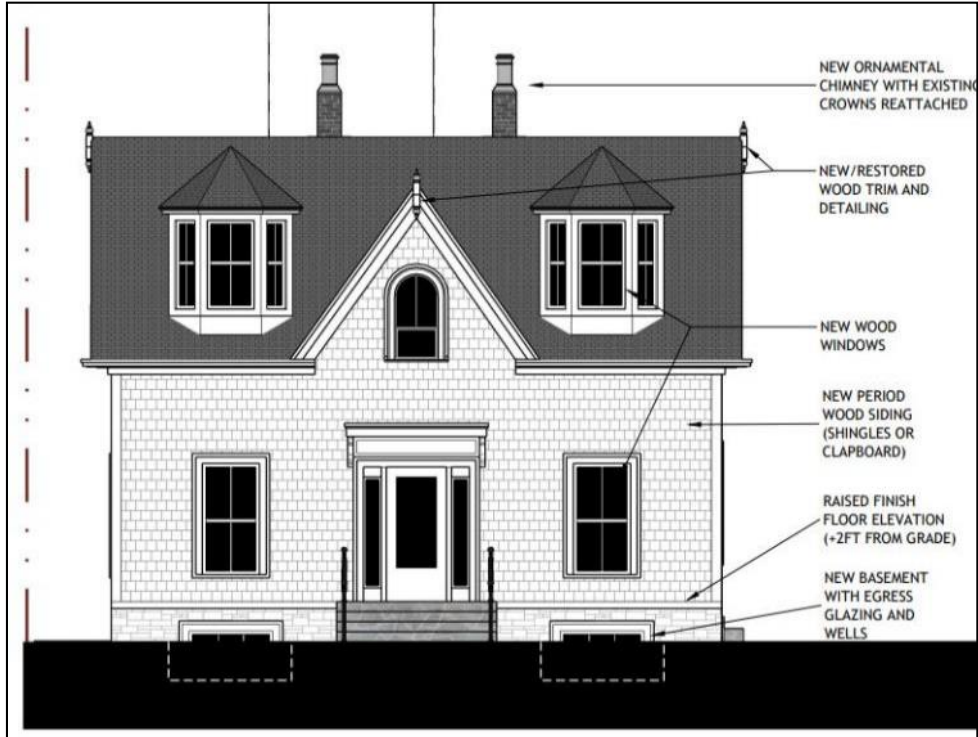


- Construction of rear addition
- Alterations to meet Building Code requirements

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Proposal

West (Front) Elevation



Small East Wing



- General Conservation
- Removal of small east wing

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Substantial Alteration Application



- Application (Case H00499) reviewed by HAC and approved by Regional Council on November 17, 2020.
- Substantial alterations approved:
 - Reposition heritage building;
 - Construct rear addition;
 - Construct three-storey building; and
 - Building code requirements.

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Planning Policy

Regional Centre Secondary MPS



- **Medium Density Residential Designation**
 - Encourages mix of family and non-family dwellings
 - Not more than four storeys
 - Supports interior conversion, additions, infill between existing structures and small-scale development on vacant lots
 - Encourages neighbourhood commercial
- **Enabling Policy**
 - Heritage Policy 6.8

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Planning Policy 6.8

Halifax Secondary MPS

Enables 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:

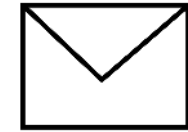
- a development shall not be altered in any way to diminish its heritage value;
- that any development must maintain the integrity of any registered streetscape;
- impact on adjacent uses such as traffic generation, noise, hours of operation, parking requirements and other land use impacts;
- that any development substantially complies with the policies of this plan and in particular heritage objectives and policies.

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Public Engagement Feedback

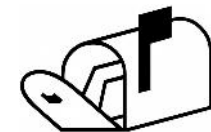
- Level of engagement completed was consultation achieved through a webpage and a neighbourhood mail-out
- Most respondents support the proposal for the following reasons:
 - Heritage building will be preserved as part of the proposal;
 - Coffee shop in the heritage building fits with the quiet neighbourhood;
 - New building fits the character of the neighbourhood; and
 - Provides much needed housing units.
- Feedback from the community also included some concerns:
 - Impact of the commercial and residential uses on vehicular and pedestrian traffic;
 - Reduced on-street parking; and
 - Construction noise.

**Notifications
Mailed**



656

**Responses
Received**



17

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Heritage DA Process



We Are Here



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Summary of Recommendations

The Heritage Advisory Committee recommends that Halifax and West Community Council:

- Approve the proposed development agreement; and
- Require the agreement to be signed by the property owner within 120 days from the date of approval by Council.

Land Use By-law

Regional Centre LUB



- **General Residential Conversion (R-2A) Zone**
 - Maximum of four unit buildings
 - Minimum of 4,000 s/f of lot area
 - Minimum 40 feet of frontage
 - Maximum 40 percent lot coverage
- **Current Use**
 - One single detached dwelling (vacant)

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Demolition Application



- Demolition application received on January 25, 2017
- Demolition is legal between January 25, 2020, and January 25, 2021

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