

# Case 22115

Application for Development Agreement on a Registered Heritage  
Property at 2438 Gottingen Street, Halifax

Heritage Advisory Committee  
Wednesday, June 23<sup>rd</sup>, 2021

# Application

Applicant: Fathom Studios

Location: 2438 Gottingen Street (Victoria Hall)

Proposal: A development agreement to allow the construction of a 13 storey, multi-unit apartment building containing up to 130 units in the rear yard of a registered heritage property.

Substantial Alteration Approval: HAC reviewed an application to substantially alter Victoria Hall on February 24<sup>th</sup> 2021 and provided a positive recommendation. Regional Council subsequently approved the alterations which included:

- Removal of a rear wing;
- Rehabilitation of the heritage building; and
- Construction of a 13 storey building in the rear yard



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# Context



View of subject property facing northeast. Front of building is facing Gottingen Street.

## Planning Context:

- 3,200s/m (35,000s/f) lot with frontage on Creighton and Gottingen Streets;
- Residential Multiple-Dwelling (R3) Zone;
- High Density Residential (HDR) Designation;
- Surrounded by a mix of residential and institutional building forms from two to 10 storeys in height;
- Because the application was initiated prior to the adoption of the Regional Centre SMPS it is being considered under the previous policies of the Halifax SMPS.

# Heritage Property Summary

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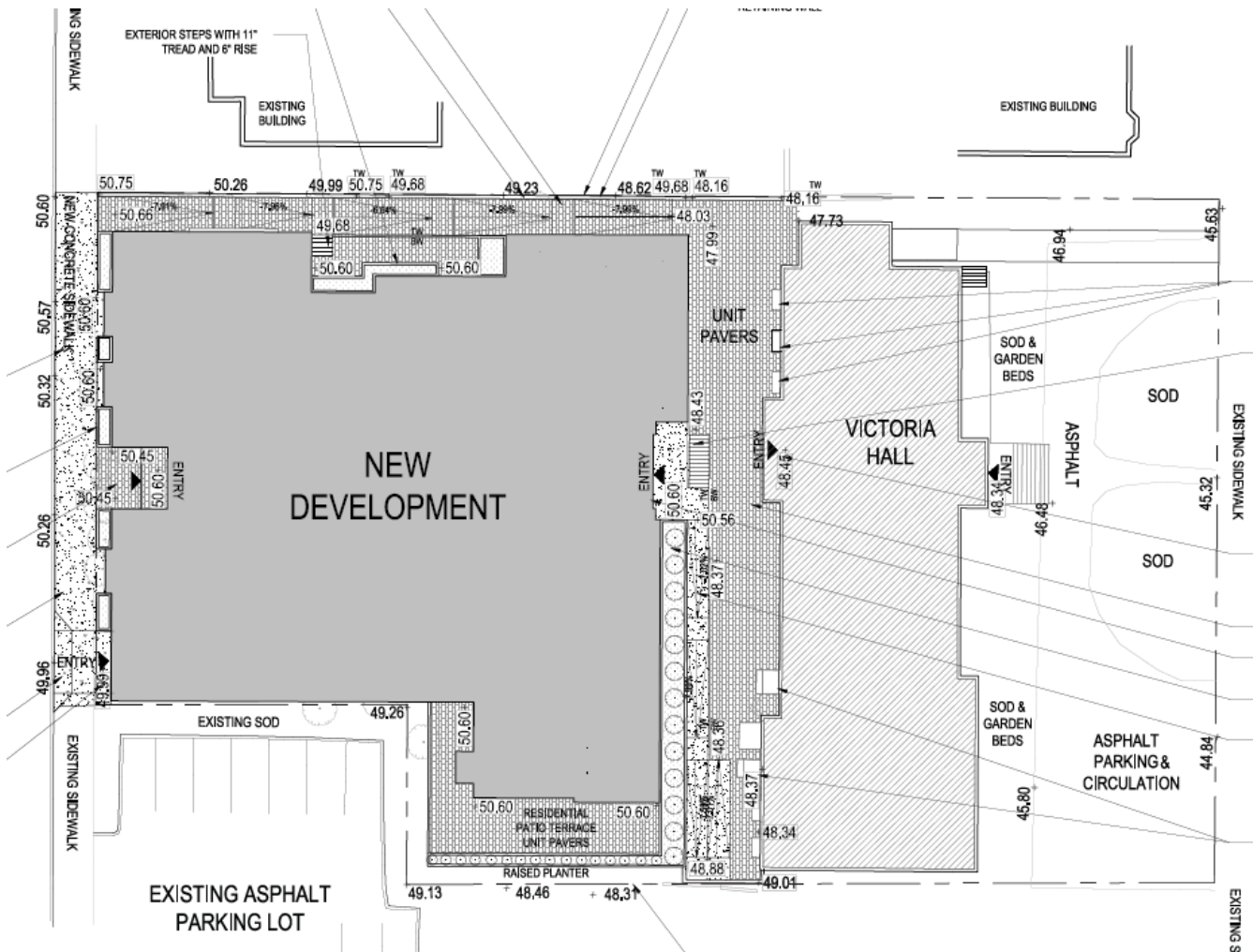


Victoria Hall

- Constructed in 1885, with additions dating to 1904 and 1914
- Main building designed by Henry Busch, with the 1914 wing (left) designed by Sydney P. Dumaresq, both notable Nova Scotian Architects
- Strong historical associations with the Victorian Era Social Welfare Movement
- All character defining elements relate to the Second Empire architectural elements on the building façade and mansard roof with the exception of the granite retaining wall.
- The building has been internally converted to a 13-unit residential building and requires significant exterior rehabilitation.



# Proposal



## Proposal Details:

- Construction of a 13-storey residential building containing up to 130 units;
- Up to 30 residential units within the rehabilitated Victoria Hall;
- A minimum of 40% of all units must be two or more bedrooms;
- Two levels of underground parking for 62 vehicles accessed from Creighton Street;
- Requirement to complete all approved heritage rehabilitation and conservation work detailed in Schedule E;

# Proposal (continued)



From Gottingen Street



Amenity Space Between Buildings

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# Proposal (continued)



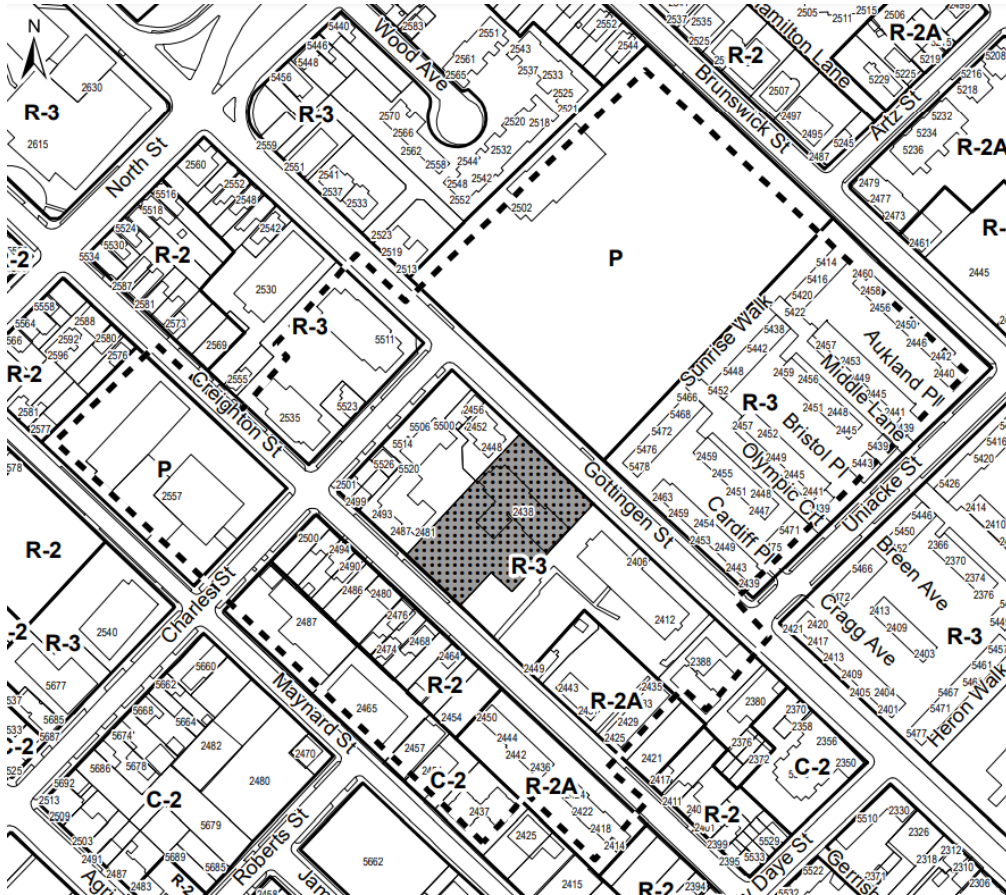
Creighton Street Views



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# Land Use Policy and Regulation

## Regional Centre Secondary MPS / Halifax Peninsula LUB



Land Use By-law (Map 2)

- **High Density Residential Designation (HDR)**
  - Encourages a mix of residential uses including multi-unit apartment houses.
- **Residential Multiple Dwelling (R-3) Zone**
  - Permits up to 250 persons per acre in multiple unit residential buildings.
  - Based on the size of the lot (3,200s/m) a development could be constructed to the rampart maximum height (approx. 16 storeys).
- **Enabling Policy**
  - Policy 6.8

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# Planning Policy 6.8

## Halifax Secondary MPS

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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:

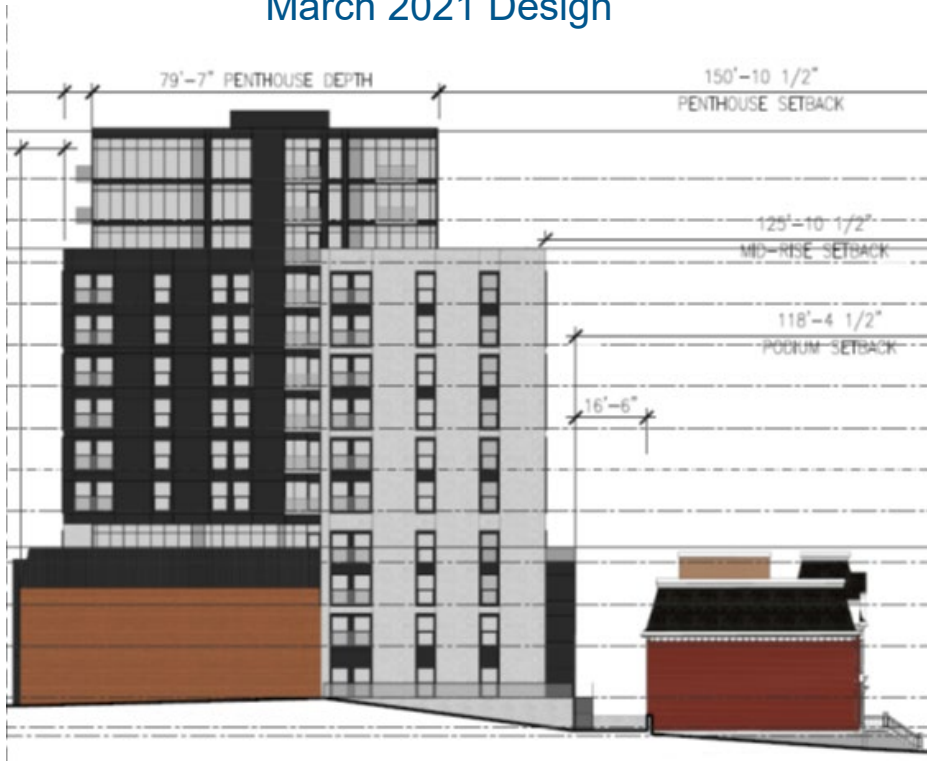
- a development shall not be altered in any way to diminish its heritage value;
- that any development must maintain the integrity of any registered property or streetscape of which it is a part;
- The impact on adjacent uses such as traffic generation, noise, hours of operation, parking requirements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

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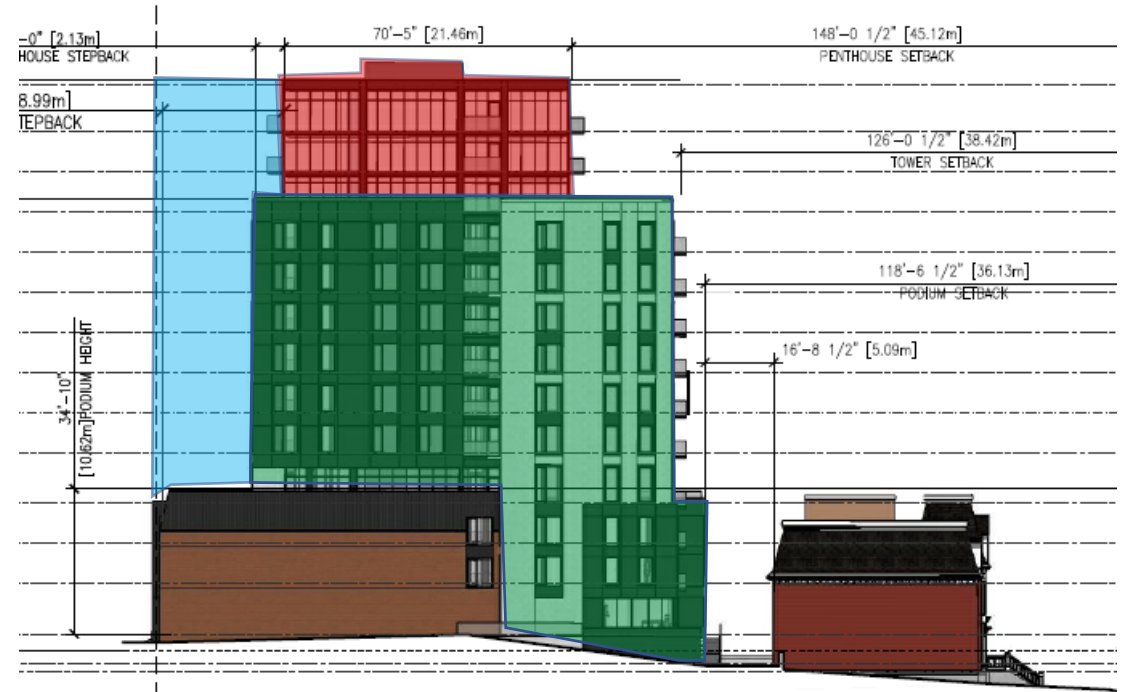
# Planning Policy 6.8

## Design Changes to Mitigate Impacts on Creighton Street

March 2021 Design



June 2021 Design



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# Standards and Guidelines

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## Application review against the *Standards and Guidelines*

- A detailed review of the proposal under the *Standards and Guidelines* was completed as part of the substantial alteration approval in March 2021. Including a consideration of the height and design of the new addition, and removal of the rear wing of Victoria Hall.
- Standard 11 specifically pertains to the new addition:  
*11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. **Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.***

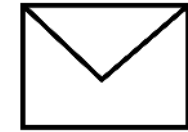
Staff advise that the setback, step-backs, materials, colour scheme and articulation of the new construction contribute to mitigating its visual impact on Victoria Hall, and considered along with the proposed rehabilitation and conservation work are generally consistent with the *Standards and Guidelines*.

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# Public Engagement Feedback

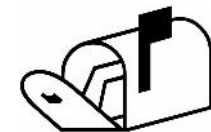
- A public information open house was held on October 24<sup>th</sup>, 2019 to discuss the original 19-storey proposal. 22 residents attended the event and provided comments to staff.
- A webpage on the proposal on Halifax.ca has been kept up-to-date.
- 14 community organizations were notified of the proposal.
- Engagement was also conducted through a mail-out notice sent to 497 nearby residents. 6 responses were subsequently received.
- Feedback from the community included a number of concerns including:
  - the need for more affordable housing in the area;
  - local residents should be given an opportunity to work on the site;
  - the potential impact of the proposal on the existing community;
  - concern about shadow and wind effects from the new high rise building; and
  - the potential impacts of construction noise, dust and traffic.

**Notifications  
Mailed**



**497**

**Responses  
Received**



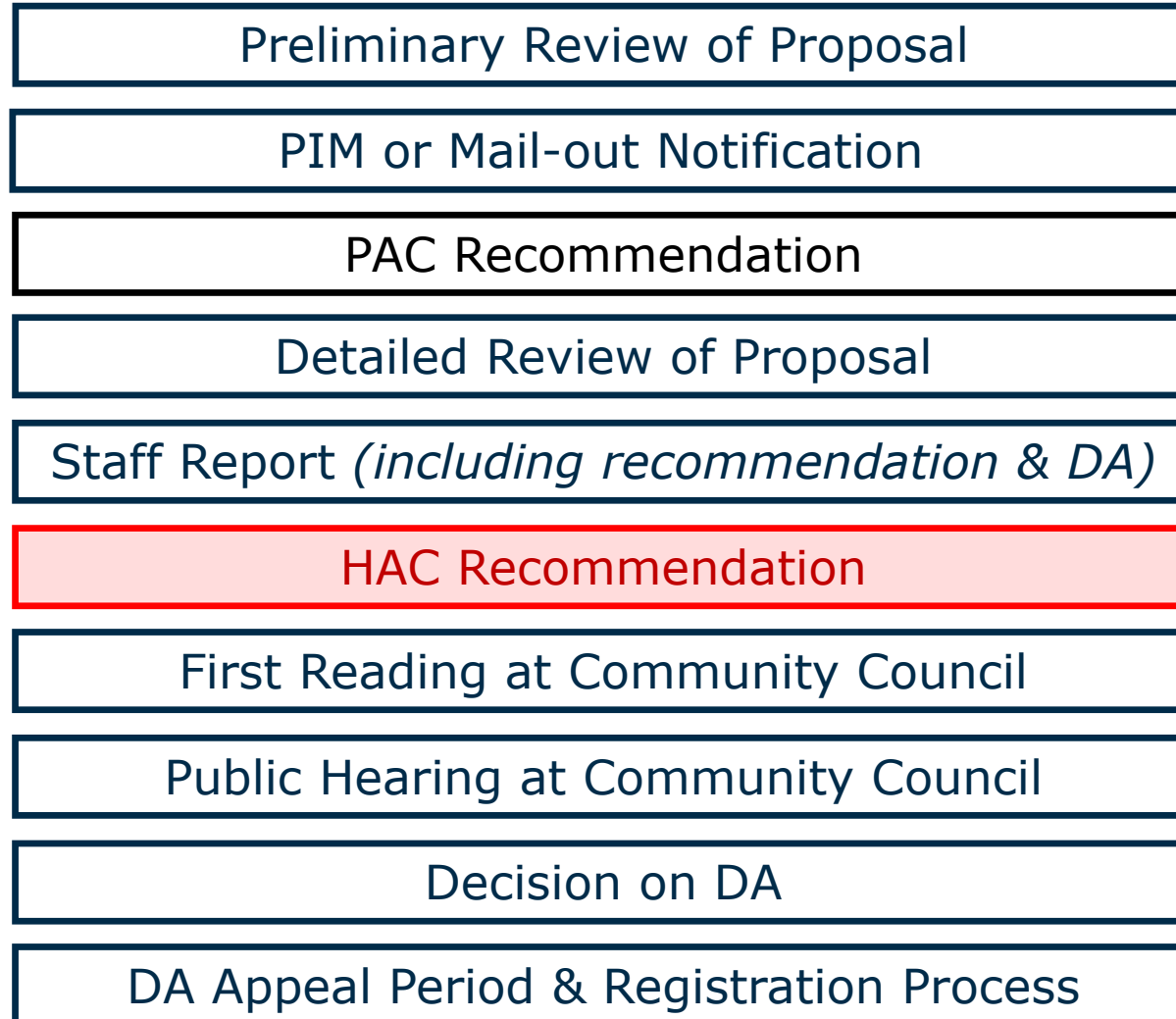
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# Heritage DA Process

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# Recommendation

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It is recommended that the Heritage Advisory Committee recommend that Halifax and West Community Council:

1. Give notice of motion to consider the proposed development agreement, as set out in Attachment A, to allow a thirteen-storey, multi-unit residential building to be built on a registered heritage property located at 2438 Gottingen Street, Halifax and schedule a public hearing;
2. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A; and
3. Require the development agreement be signed by the property owner within 240 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.