

Item 10.1.1



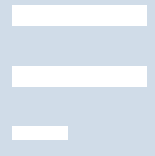
Victoria Hall Development

Public Information Meeting Presentation

August 24 2021



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Contents

- A. Context & Planning
- B. Site Conditions
- C. Heritage
- D. Building Design



A. Context & Planning

01

Context

- Located on Halifax Peninsular
- Victoria Hall was registered as a municipal heritage building in 1990.
- Lot doesn't fall in a proposed Heritage District.
- Walking distance to downtown.

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Image Credit: Google Maps

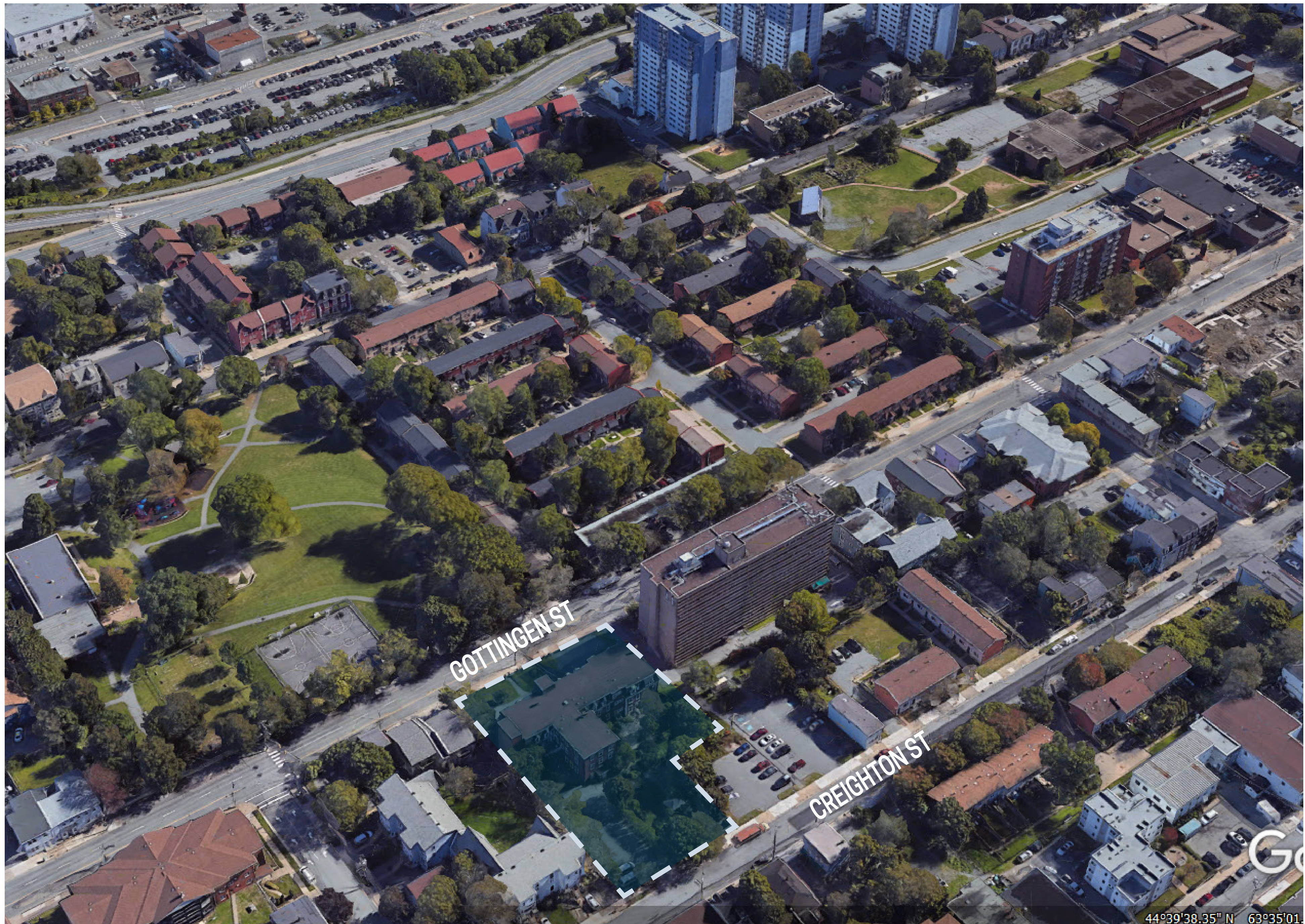


02

Context

- Through lot between Gottingen and Creighton St.
- Close to schools.
- Close to open space.
- Main Transit corridor.
- The surrounding context includes a mixture of building types and uses including civic buildings such as the Halifax North Memorial Library, the Mi'kmaw Native Friendship Centre, as well as old and new residential buildings such as Uniacke Square and the Velo respectively.

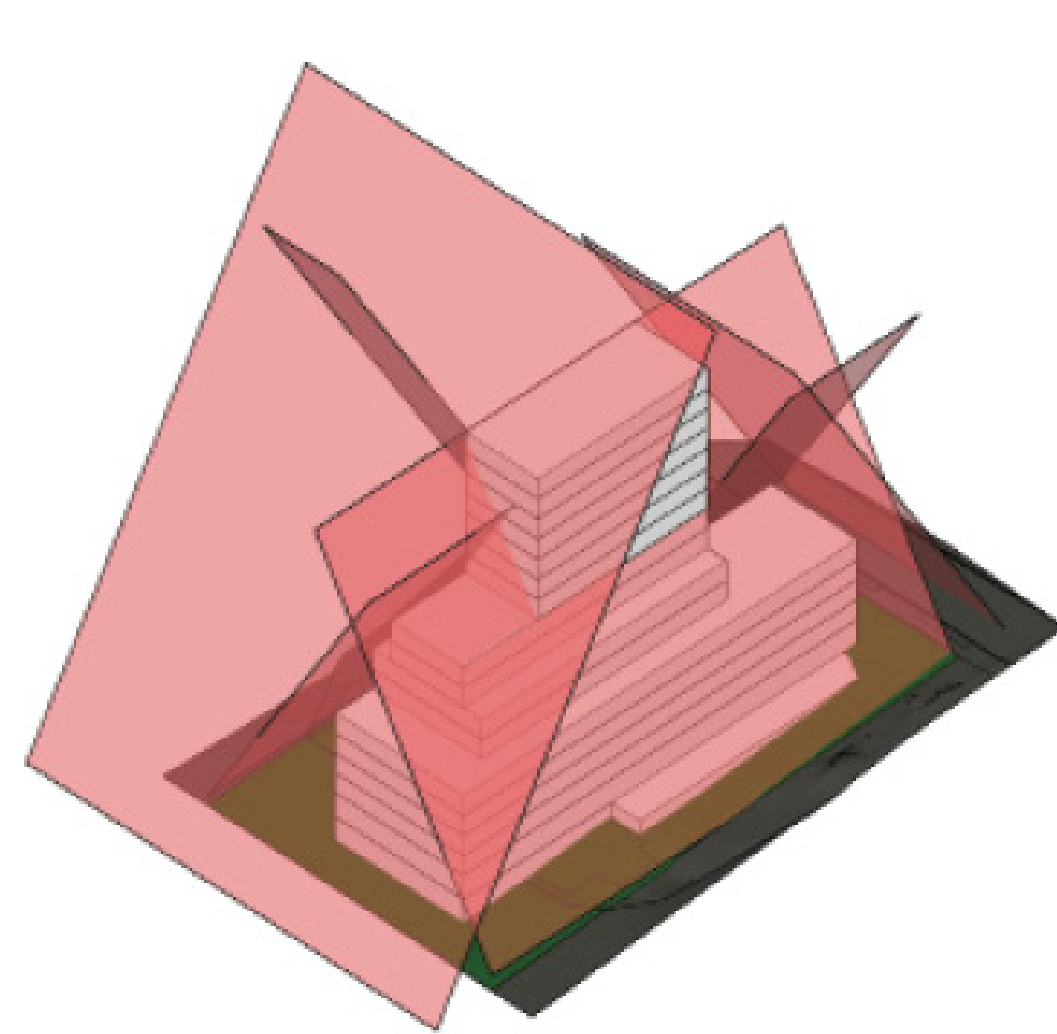
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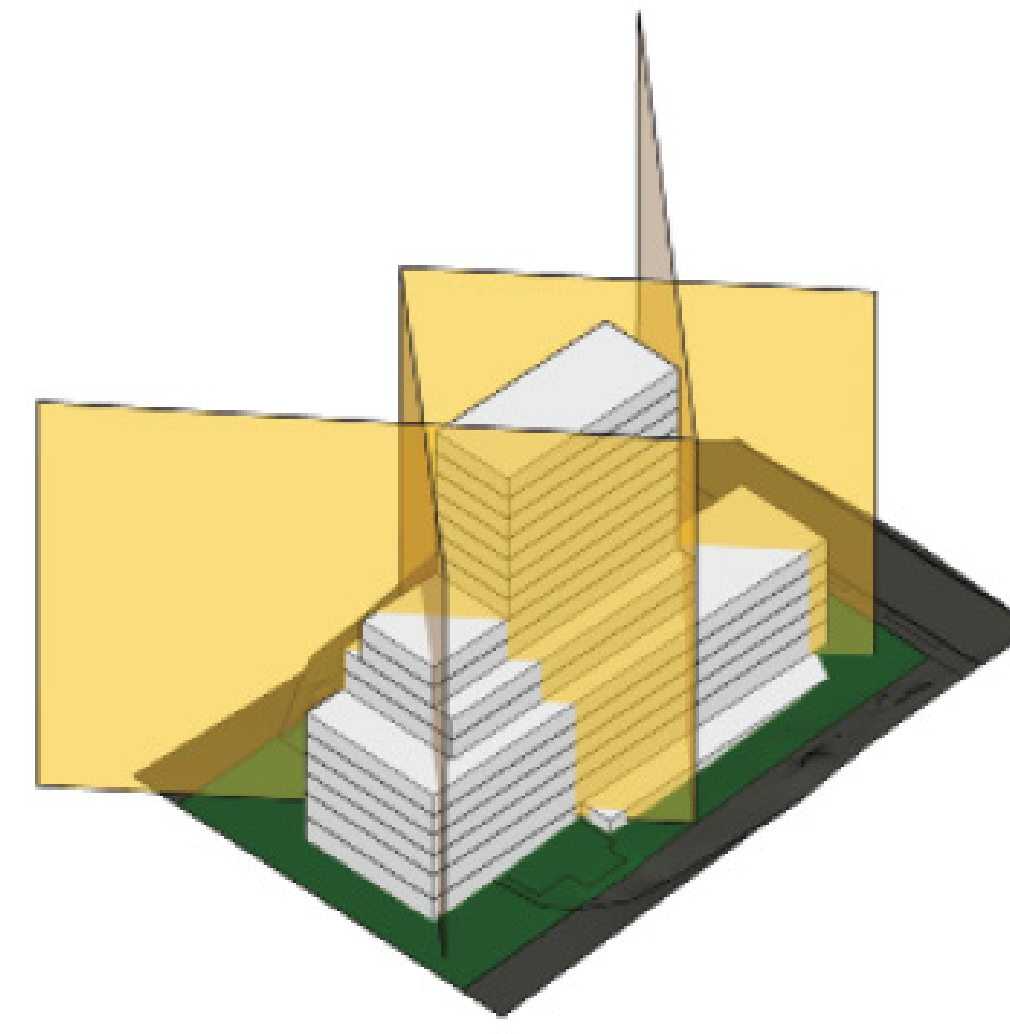
02

Planning

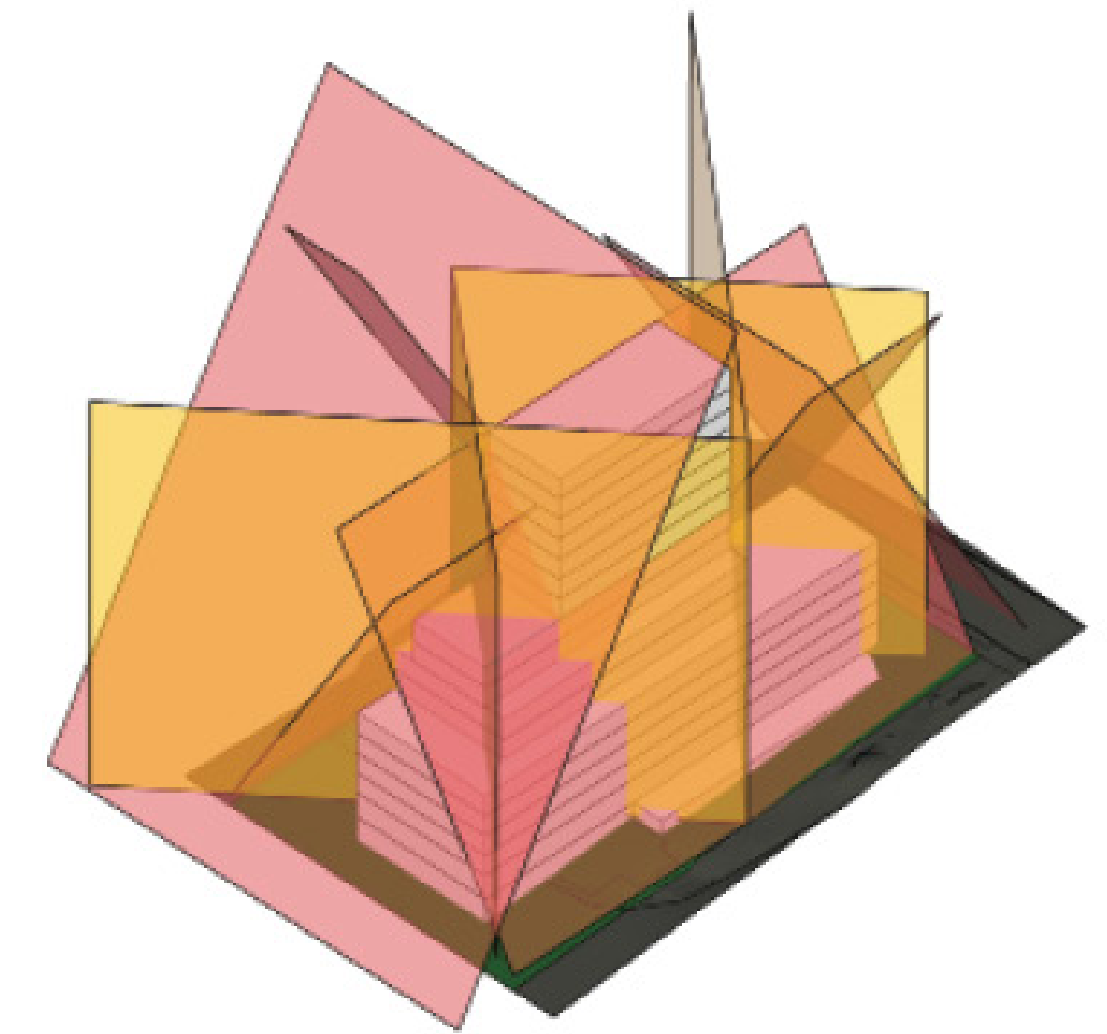
- This site is located in the former R3 zone (under the Land Use By-law preceding Centerplan package A due to the time at which the development agreement process commenced.
- Schedule A permitted 250 people per acre.
- Height was controlled by angle controls as well as the Citadel Rampart Heights which resulted in a maximum of 16-17 storeys on site.



60-degree angle controls

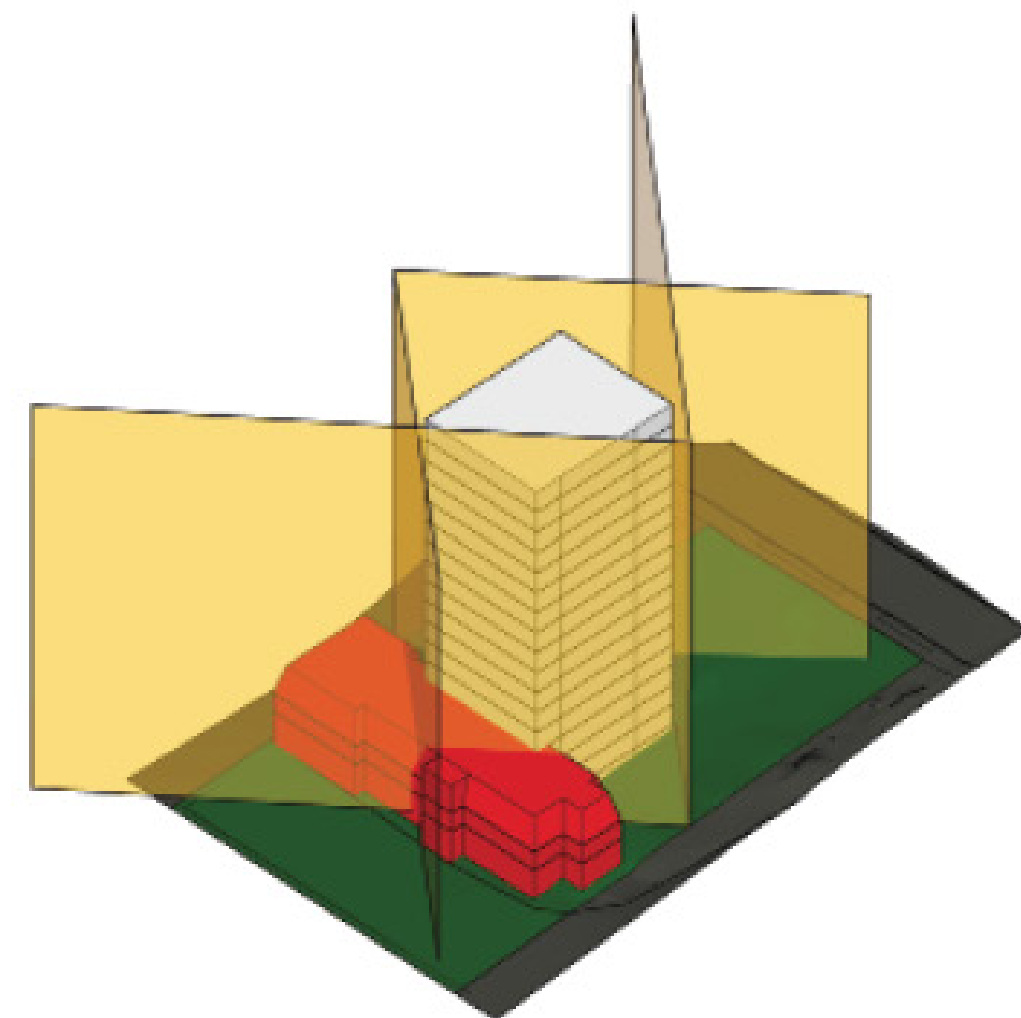


80-degree angle controls

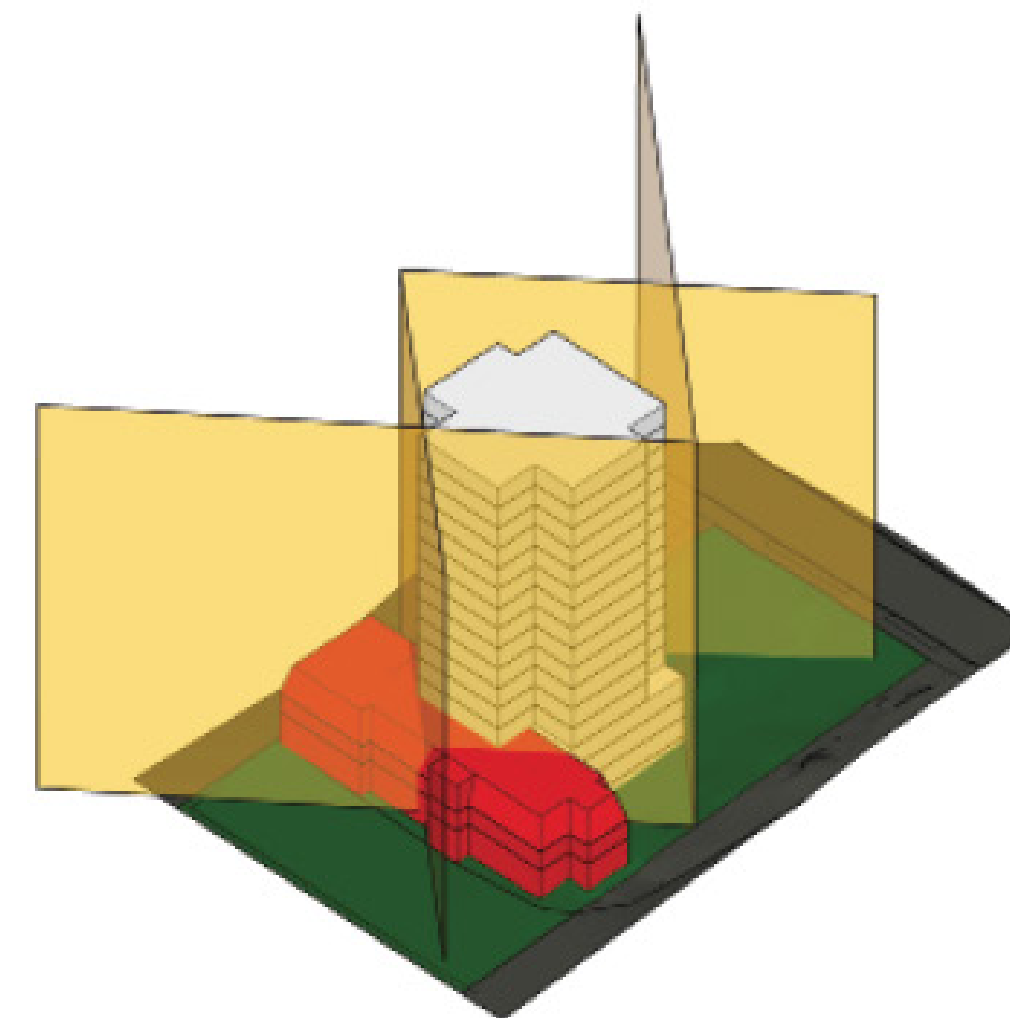


60-degree and 80-degree angle controls

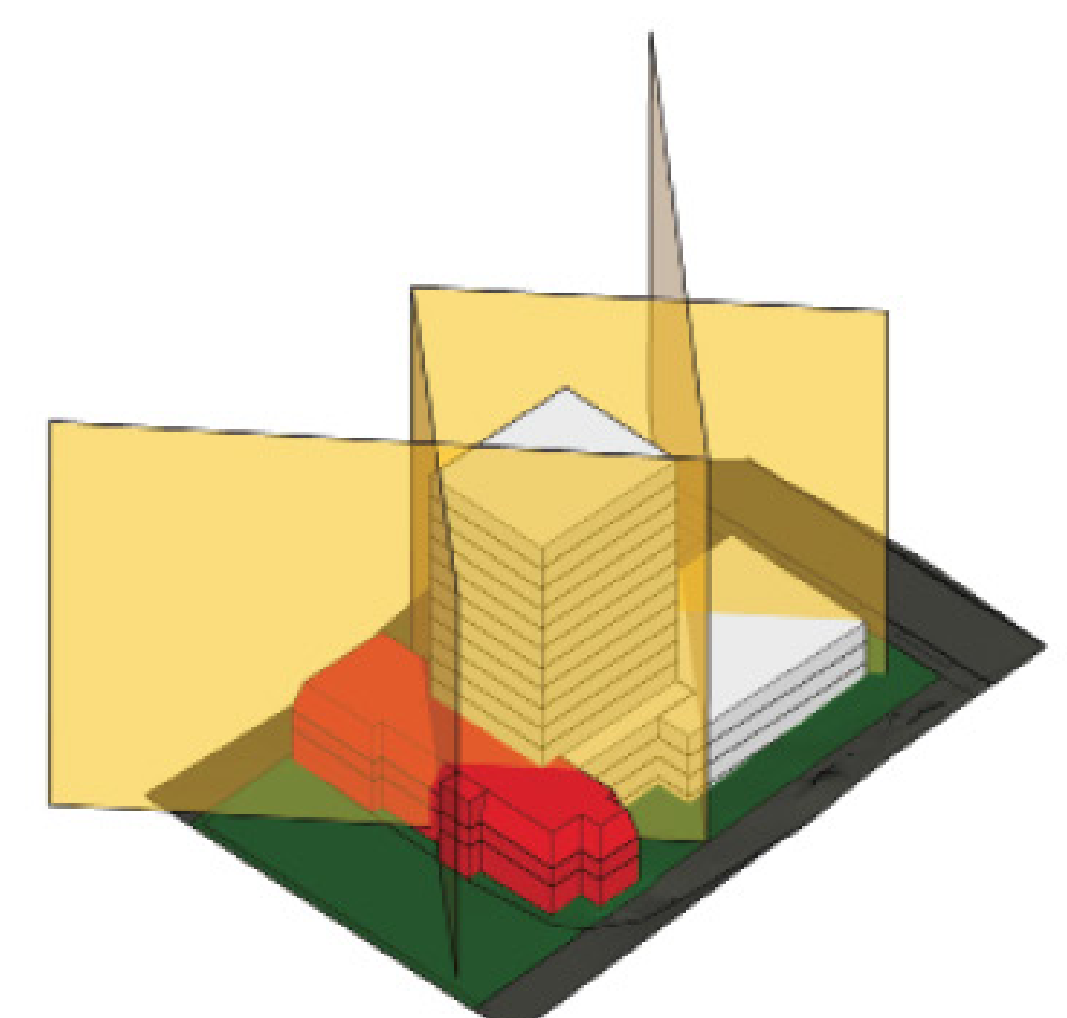
As-of-Right R3 Angle Controls applied on development site if Victoria Hall is demolished



Small tower footprint



Larger tower footprint with no podium base



Larger tower footprint with podium base

As-of-Right R3 80-degree Angle Controls applied on development site if Victoria Hall is maintained



MPS and LUB Policy Conformance

According to Policy 99(1) of the Peninsula Land Use By-Law, Council may, by development agreement, pursuant to Section II of the Municipal Planning Strategy, permit any specific development on a lot which is a city registered heritage property in accordance with Policy 6.8.

Policy 6.8 of the MPS states:

“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.”



To conform with Policy 6.8, this development proposes:

(i) To conserve the heritage value of the historic Victoria Hall building through a series of rehabilitation and restoration treatments as were outlined in our conservation plan. This would include streetscape and front yard improvements to restore the urban design character of the traditional landscape and grounds on Gottingen Street.

(ii) The integrity of Victoria Hall must be maintained as a key component of the development. While restoration is part of maintaining (and enhancing) the integrity, the architectural form of the proposed addition must be complimentary to the existing structure. As per the federal Heritage Standards and Guidelines, the new addition must be designed in a manner that draws a clear distinction between what is historic and what is new. Design for the new work may be contemporary or may reference design motifs from the historic place. In either case, it should be compatible in terms of mass, materials, relationship of solids to voids, and color, yet be distinguishable from the historic place.

(iii) Adjacent residential uses must be considered in the design process so that traffic, noise, street scale, and any other impacts are mitigated as part of the design.

(iv) The development must be consistent with the other policies of the MPS and the latest standards for Form Based Design as outlined in the LUB at the time of the application.



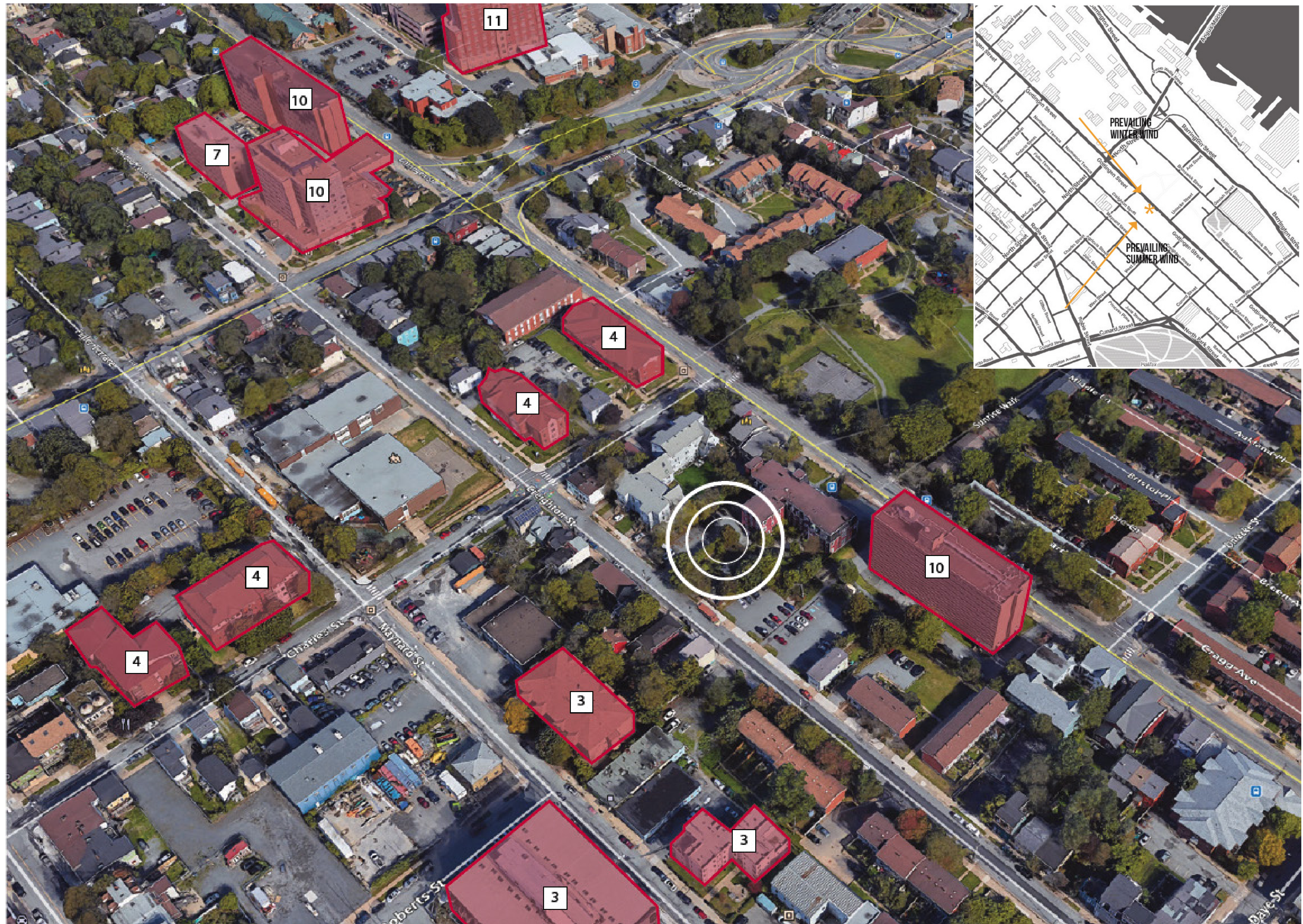
B. Site Conditions

01

Wind Study

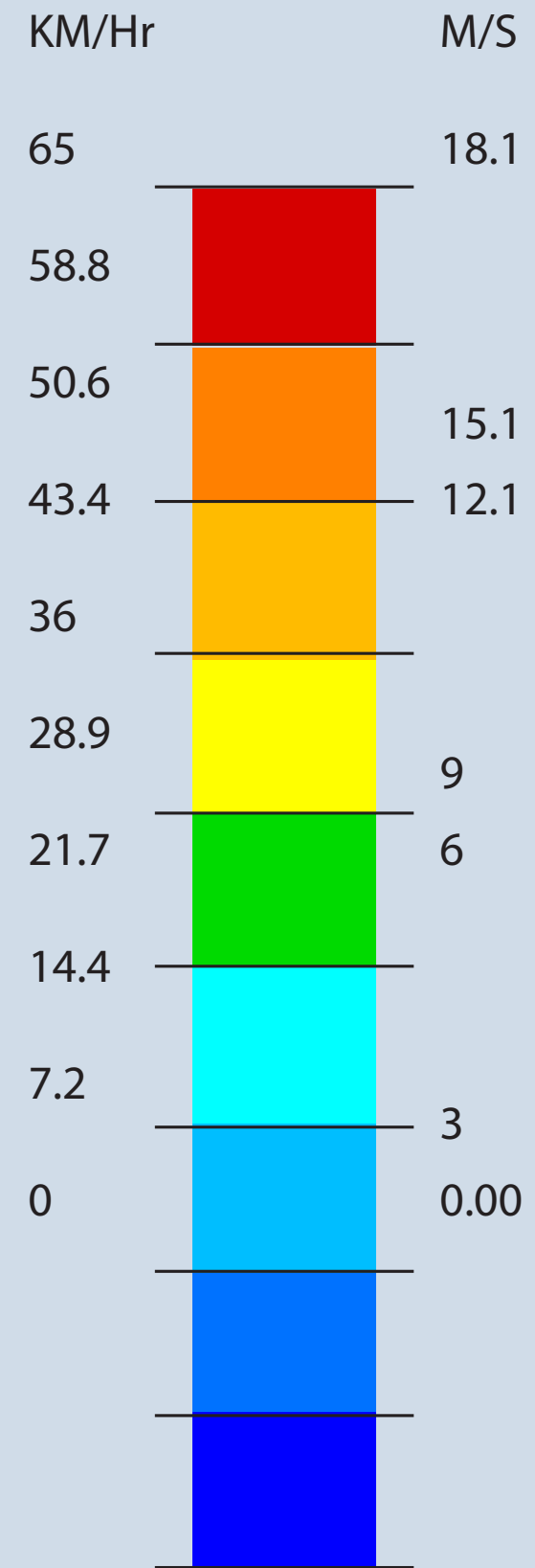
- Surrounding building heights looking North and site wind map

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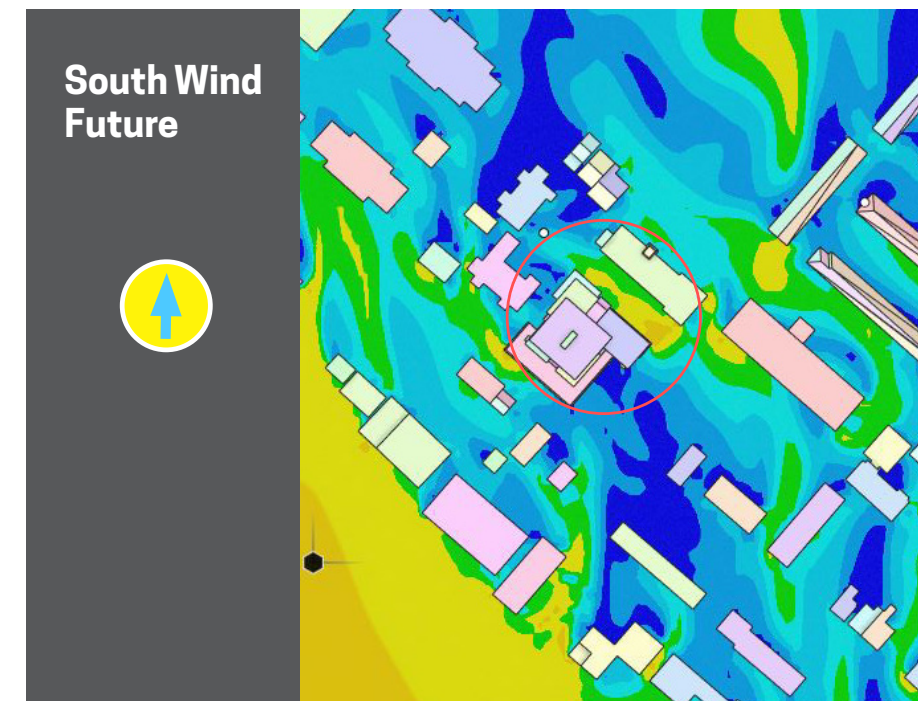
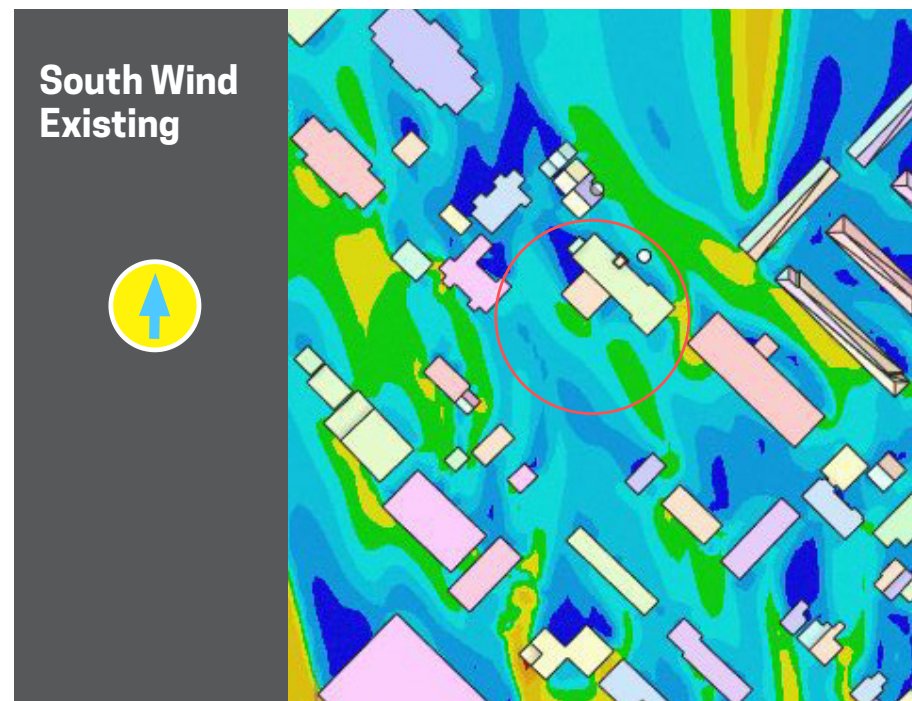
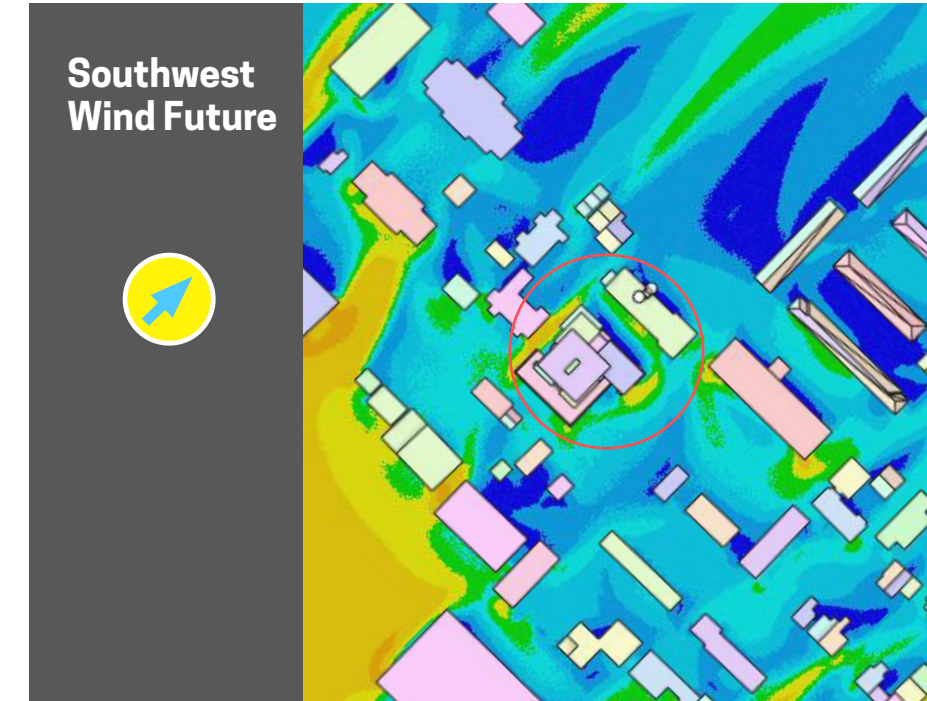
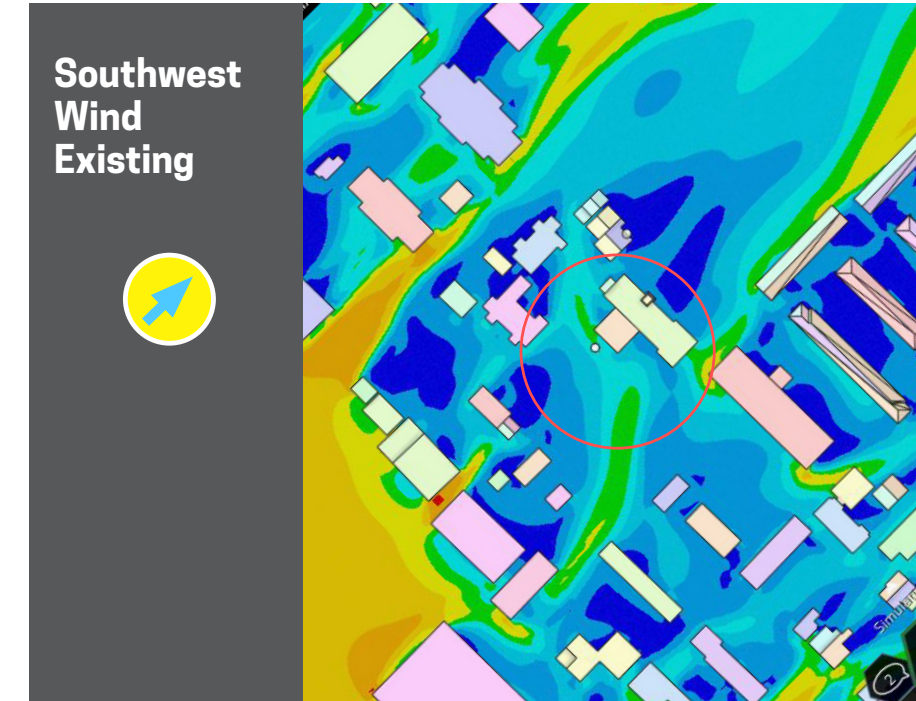
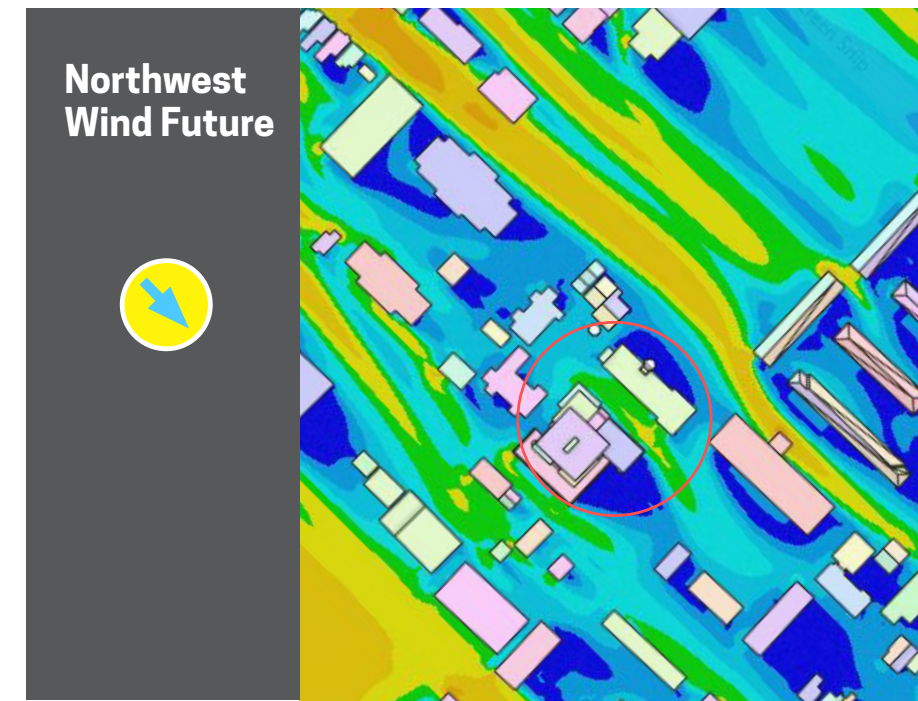
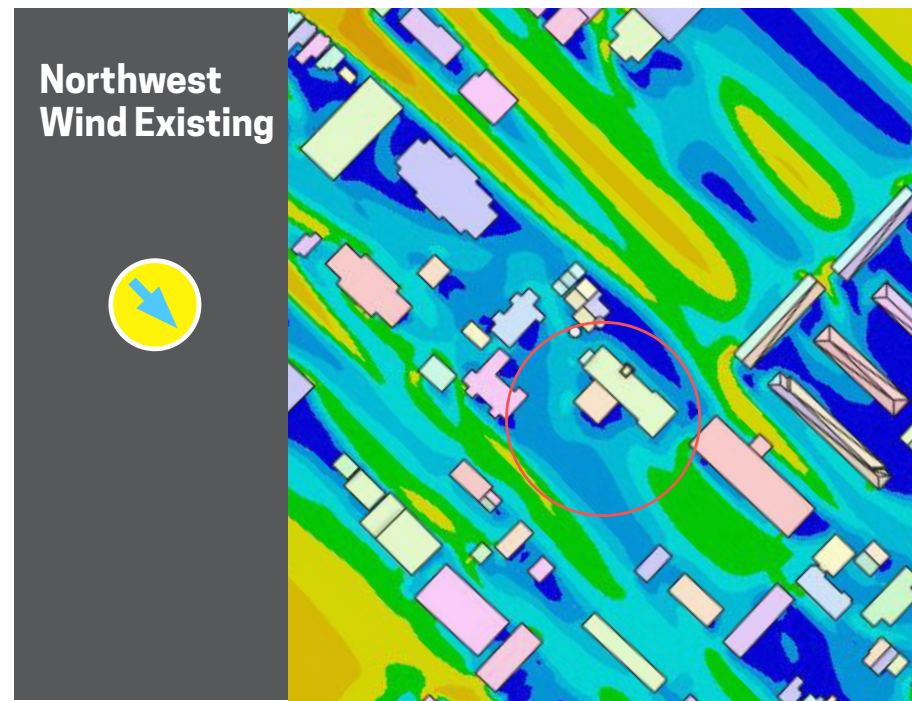
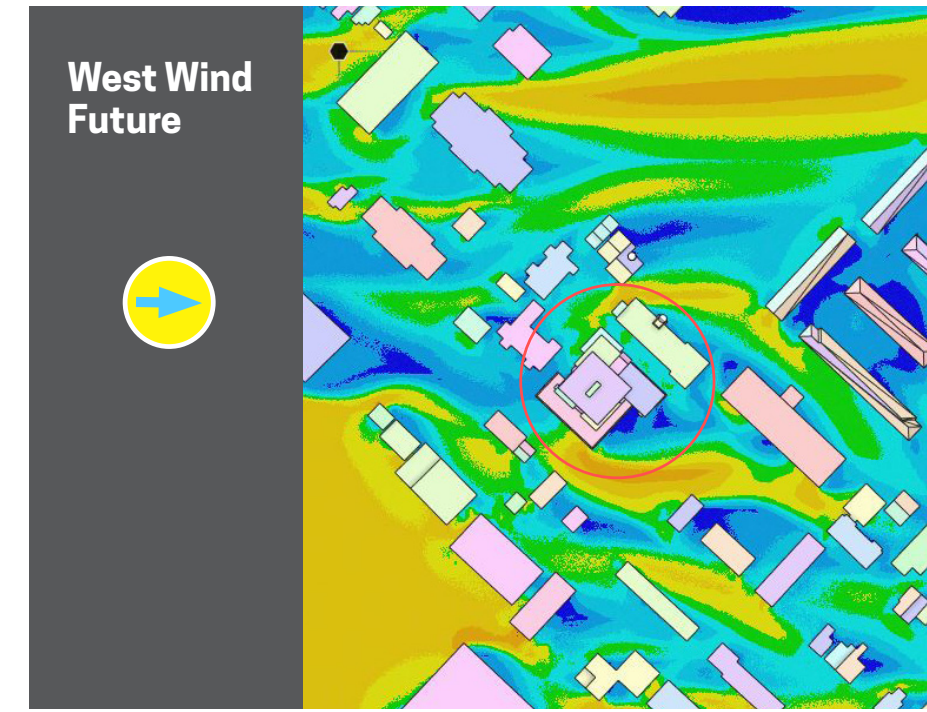
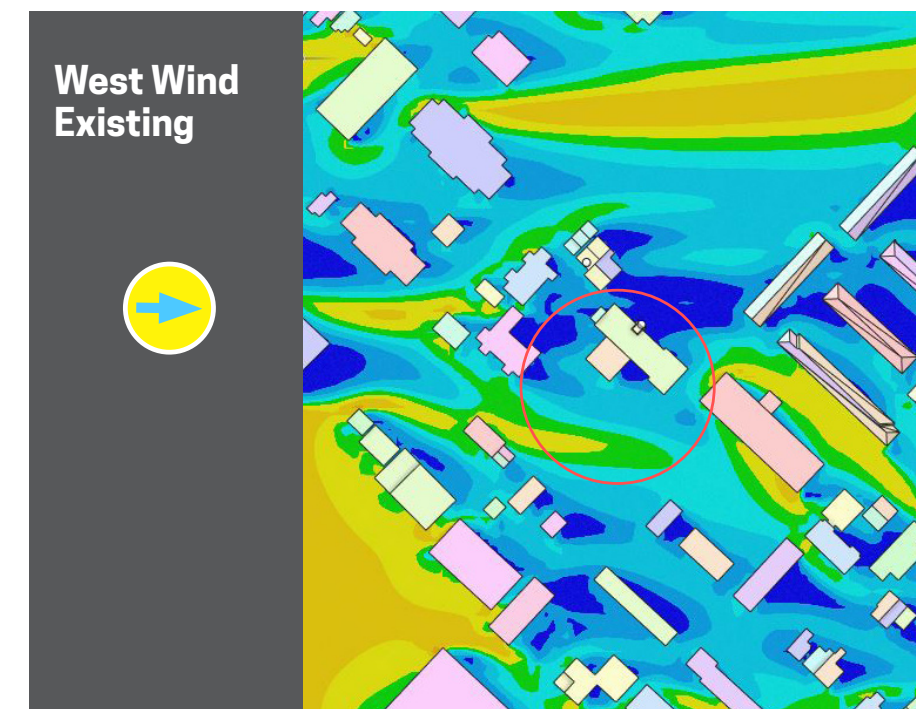
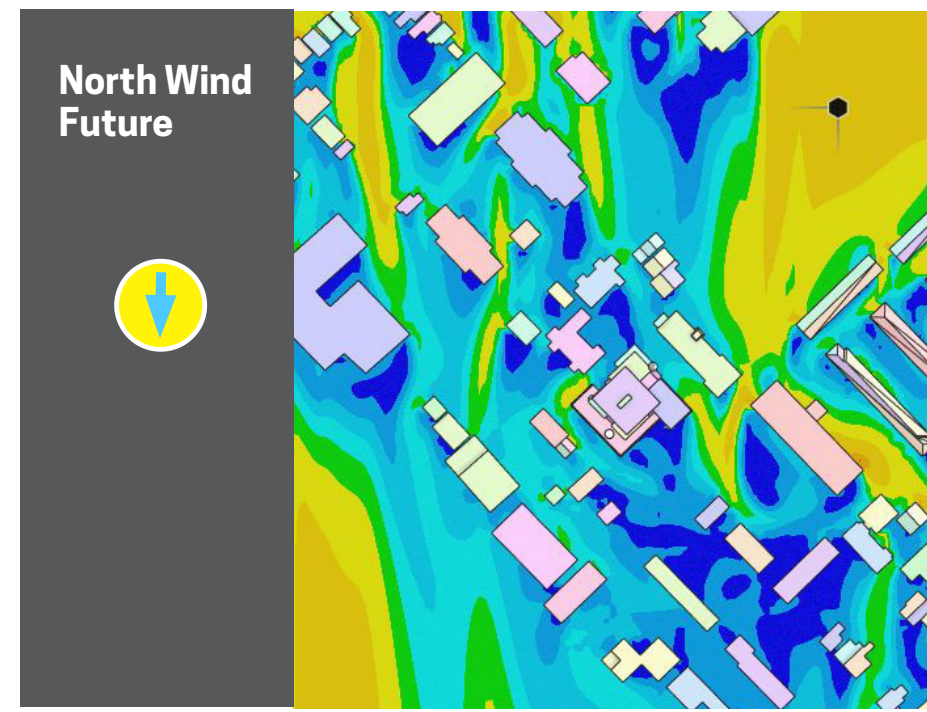
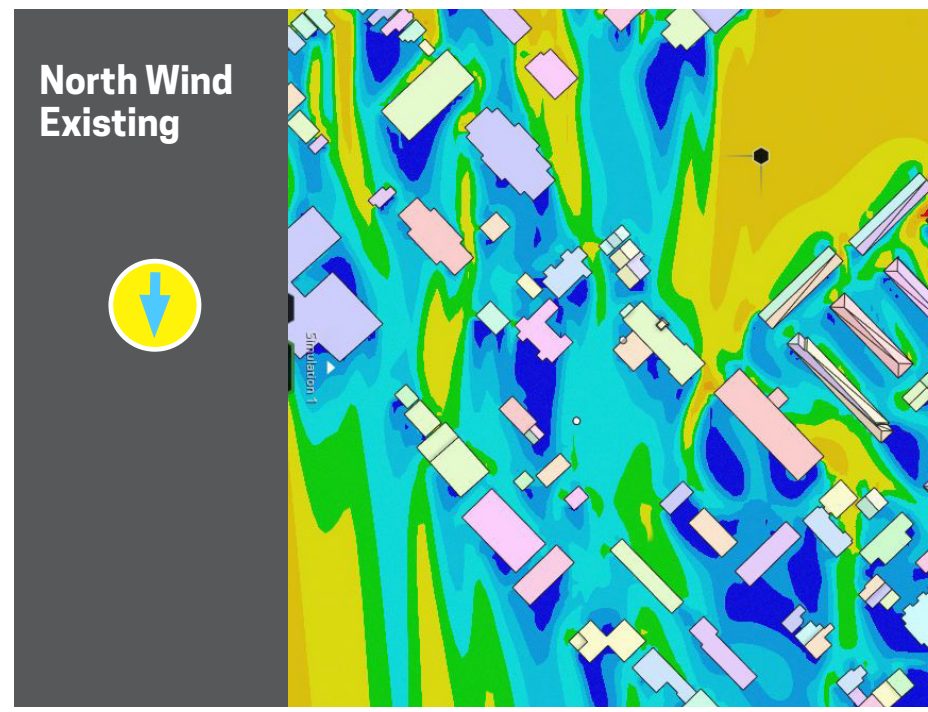


02

Wind Study



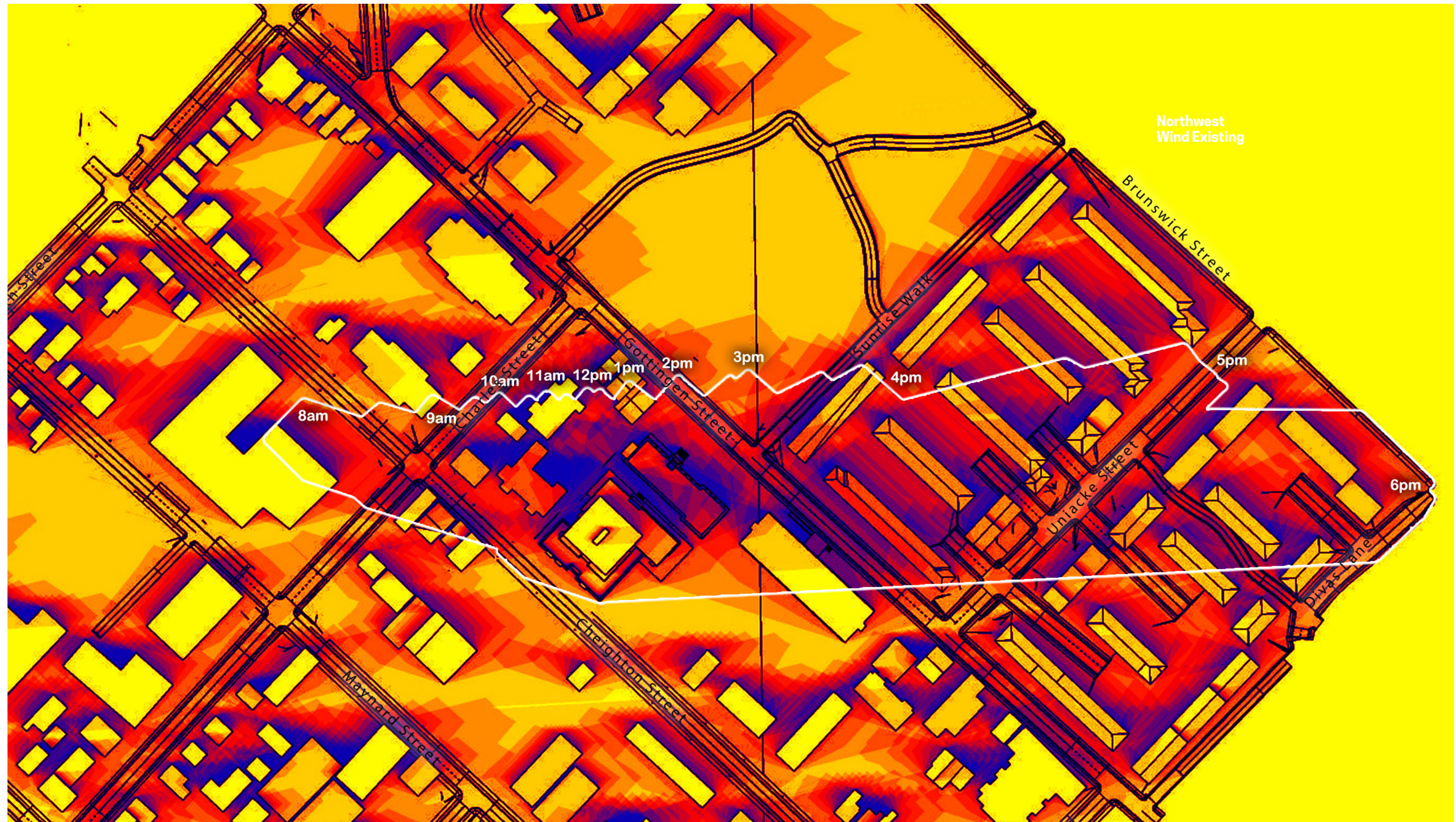
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03

Sunlight & Shadows

- The Building is next door to a 10 storey building and thus its additional shade impacts will be minimal when compared to existing conditions. There are only a few areas that receive slightly less sunlight per day during the equinox.
- The schoolyard of Joe Howe School would be in shade for one hour in the morning, and much of George Dixon Park would not be impacted except the corner of Gottingen and Sunrise Walk.



Equinox (Sept 21 & Mar 21)



C. Heritage

01

Heritage Value

- An executive summary of Victoria Hall's History, as well as in-depth findings on the heritage value of the building based on the building's history can be found in the project's Heritage Impact Statement document available online.

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Image Credit: Fathom

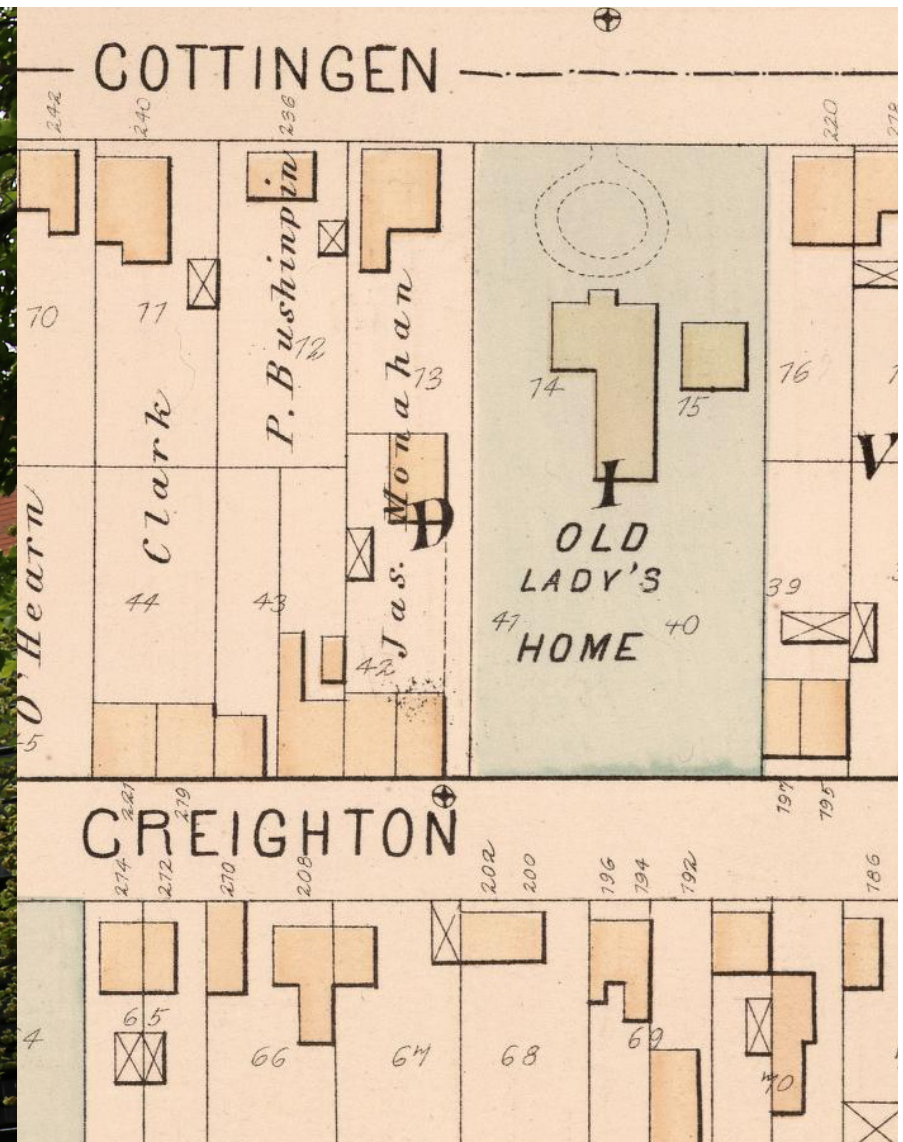


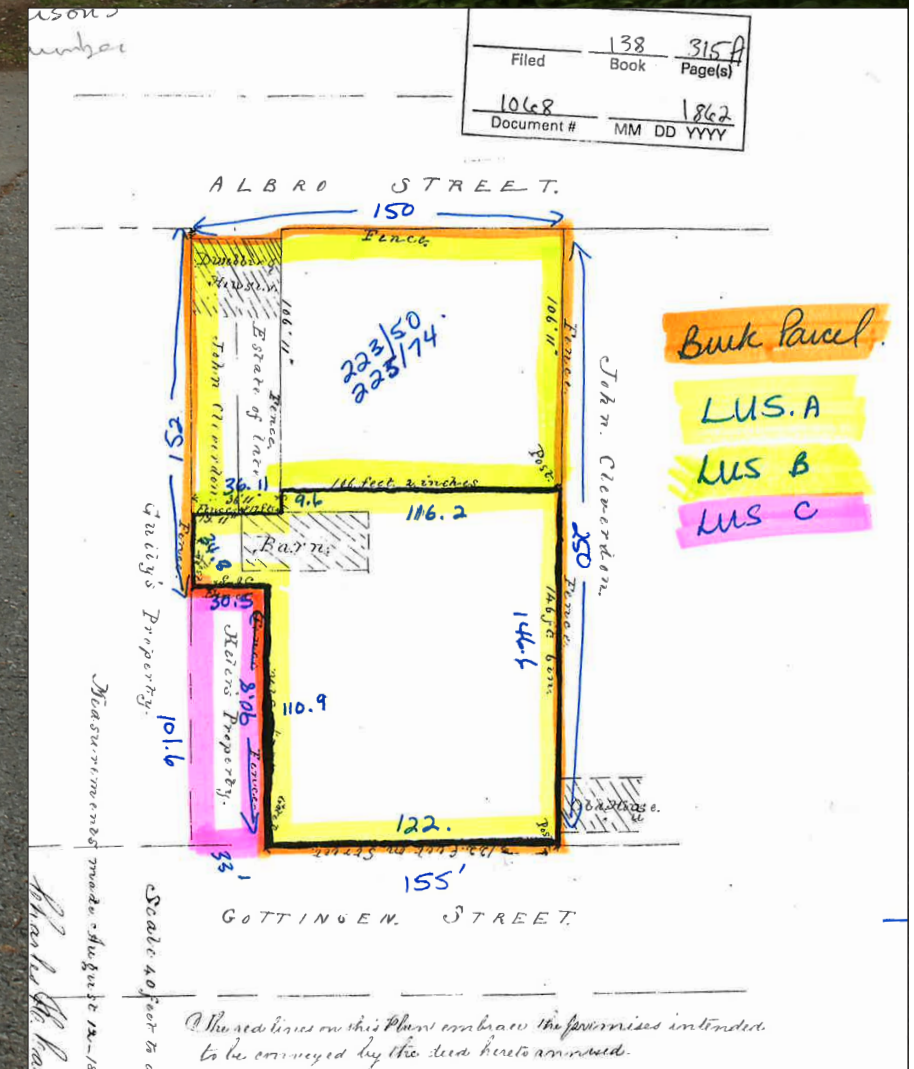
Plate F - Part of Ward 5
Source: Nova Scotia Archives

Map of Lot obtained from title deed search.
Annotations by unknown.
Source: Registry of Deeds Nova Scotia



Illustration of theory 1
Source: Fathom Studio

Illustration of theory 2
Source: Fathom Studio



02

Conservation

Plan

- An executive breakdown of the project's conservation plan can be found in the Heritage Impact Statement

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task	intervention	estimate
scaffold	supply & install includes tarp, heat	\$385,000.00
mansard roof + cupula	inspect; if sound, no work if work is required, it is assumed to be over the entire length of the roof and cupula, replace shingles, sheathing, dormer flashing, roof flashing + roof work	\$264,400.00
wall mouldings & plus eaves trough	replace 200' +/- of the cornice band (100' between the flat roof and mansard roof and 100' between the mansard roof and the wall) repair the remaining 270' of cornice bands 470' of building frieze board repaired and painted repair and paint sixteen pilaster (5 pair on the Gottingen Street façade/3 pair on the Creighton Street façade) replace 50 - 70' of water table inspect and repair/replace dormer window trim as needed in-kind replacement of aluminum eaves trough and gutter	\$415,450.00
verandah	inspect; if no structural repair required, complete minor repairs & paint if structural repair is required, re-price	\$10,000.00
front steps	replace front steps including structure, no work will be done to the front door system	\$45,000.00
wall shingles	4,750 square feet covering main building, 890 square feet covering the back slice replace 40% on main building (1,900 square feet), re-paint the remaining 60% back addition work TBD replace sheathing where needed (e.g. at water table)	\$176,320.00
fenestration (105 windows + replacement in-kind of two windows + metal & copper work)	replace vinyl inserts and one-over-one sash pairs back to solid wood, true divided light two-over-two sash pairs, restore all other two-over-two sash pairs lower sash to be single hung c/w weather strip restore existing aluminum storm windows, add wood storm windows to those windows without aluminum storms add operable inside inserts to two-over-two windows c/w weather strip reinstall one replacement in-kind two-over-two window, and one dormer sash in the 1914 wing, replace cupula three window with round tops inspect and install metal and copper work around windows	\$879,700.00
Gottingen Street granite wall	make and install iron work, inspect the wall and its base, and if work is required remove stones, replace foundation, re-install stones	\$300,000.00
documentation	All conservation work to be documented and included in a Best Practices Guide	\$45,000.00
CDE task total		\$2,520,870.00
project management fee (10% on \$3 million)		\$300,000.00
project subtotal		\$2,820,870.00
contingency	"fuzzy boundaries" and unforeseen scope of work, permits, fees	\$179,130.00
project total		\$3,000,000.00

03

Conservation

Plan

- An executive breakdown of the project's conservation plan can be found in the Heritage Impact Statement

NOTES

- *REPLACE OR REPAIR GOTTINGEN ST. WALL; WROUGHT IRON ADDED TO GRANITE AND BRICK WALL TO BE REPAIRED
- *REPLACE IN-KIND ALL ALUMINUM EAVES TROUGH AND GUTTERS
- *REPLACE VINYL INSERTS AND ONE-OVER-ONE WINDOWS WITH SOLID WOOD TWO-OVER-TWO TDL WINDOWS AND RESTORE ALL OTHER TWO-OVER-TWO WINDOWS
- *ALL ALUMINUM STORM WINDOWS TO BE RECONDITIONED
- *INSTALL METAL OR COPPER WORK AROUND WINDOWS AS NECESSARY
- *REPLACE OR REPAIR DORMER WINDOW TRIM AS NECESSARY
- *ADD WOOD STORM WINDOWS WHERE STORM WINDOWS NOT PRESENT
- *ADD OPERABLE C/W INSERT INSIDE EACH WINDOW (NOT VISIBLE FROM EXT.)

1
VICTORIA HALL FRONT ELEVATION AS BUILT DRAWING

2
VICTORIA HALL FRONT ELEVATION PROPOSED CHANGES

REPLACE WITH ROUND-TOPPED SASH

REPAIR MANSARD ROOF AND CUPULA AS NECESSARY

REPLACE FLASHING AT DORMER CONNECTION AS NECESSARY

REPLACE OR REPAIR CORNICE BANDS AS NECESSARY

REPLACE 40% OF SHINGLES, RE-PAINT 60% OF SHINGLES AND REPLACE SHEATHING AS NECESSARY

REPLACE OR REPAIR CORNICE BANDS AS NECESSARY

REPAIR AND PAINT VERANDAH AS NECESSARY

REPAIR OR REPLACE WATER TABLE WHERE NECESSARY

REPLACE FRONT STEPS INCL. STRUCTURE

REPLACE WITH ROUND-TOPPED WINDOWS, T.B. DESIGNED

APPROXIMATE LOCATION OR EXTERIOR FIRE ESCAPE STAIR (NOT SHOWN)

GRADE

1/16"=1'-0"

0' 5' 10' 100'

Ekistics Planning & Design fathomstudio.ca 1 Starr Lane Dartmouth, NS B2Y 4V7	fathom	PROJECT 2438 GOTTINGEN STREET DEVELOPMENT AGREEMENT APPLICATION	SEAL
		CLIENT JOSEPH ARAB SCALE 1/16" - 1'-0" DATE 2020.02.28	DRAWING FRONT ELEVATION
1 ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION DATE 2020.02.28	APPROVED	DRAWING NO. A-001	

1
VICTORIA HALL REAR ELEVATION AS BUILT DRAWINGS

2
VICTORIA HALL REAR ELEVATION PROPOSED CHANGES

REPAIR MANSARD ROOF AND CUPULA AS NECESSARY

GLASS INTERPRETATION PANELS W/INFORMATION ON VICTORIA HALL

METAL PANEL INSERT

REPLACE FLASHING AT DORMER CONNECTION AS NECESSARY

REPLACE OR REPAIR DORMER WINDOW TRIM AS NECESSARY

REPLACE OR REPAIR CORNICE BANDS AS NECESSARY

REPLACE 40% OF SHINGLES, RE-PAINT 60% OF SHINGLES AND REPLACE SHEATHING AS NECESSARY

REPAIR OR REPLACE CORNICE BANDS AS NECESSARY

REPAIR OR REPLACE WATER TABLE WHERE NECESSARY

HERITAGE WALL BRICK IN-FILL INTERPRETATION TO GO ON WALL

METAL FRAMING

REPLACE WINDOWS AS PER 1914 DESIGN

GRADE

1/16"=1'-0"

0' 5' 10' 100'

Ekistics Planning & Design fathomstudio.ca 1 Starr Lane Dartmouth, NS B2Y 4V7	fathom	PROJECT 2438 GOTTINGEN STREET DEVELOPMENT AGREEMENT APPLICATION	SEAL
		CLIENT JOSEPH ARAB SCALE 1/16" - 1'-0" DATE 2020.02.28	DRAWING REAR ELEVATION
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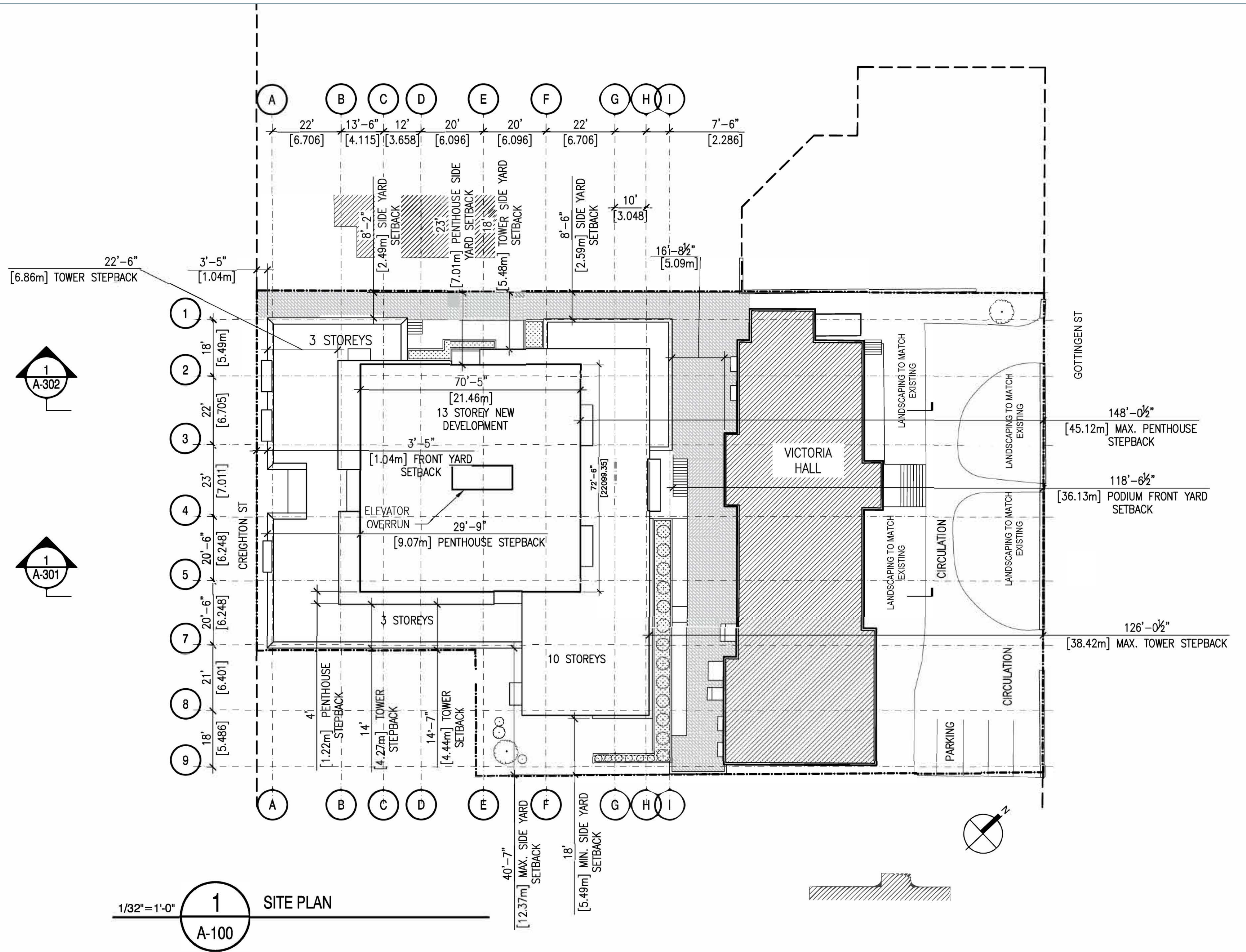


D. Design

01

Architectural Site Plan

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2021-05-07
2438 Gottingen St Project Summary

Total Units in Development	137
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Development Lot Area	
PID	00148791
Total Lot Area	36,400
Total Development GFA excluding Parking	127,767
Floor Area Ratio	3.51

New Development

Building Floor Level	FA	Amenity	Units	Parking Stalls	Bicycle Parking (Class A)	Bicycle Parking (Class B)
Parking -02	15700			32		
Parking -01	15700			30		
Main Level	10575		8		20	8
Level 02	12,503	360	13			
Level 03	12,503	360	13			
Level 04	8,162		10			
Level 05	8,538		10			
Level 06	8,538		10			
Level 07	8,538		10			
Level 08	8,538		10			
Level 09	8,538		10			
Level 10	8,538		10			
Level 11	4,682	635	4			
Level 12	4,682		5			
Level 13	4,682		5			
Totals	109,017	1355	118	62	20	8

FA MEASURED TO INTERIOR OF EXTERIOR WALL, DOES NOT INCLUDE ELEVATOR SHAFT
 Calculation based on centerplan definition of Floor Area

Level	BACH	1 BED	1 BED + DEN	2 BED	3 BED	Total Units
Main Level	0	6	0	1	1	8
Level 02	0	7	1	4	1	13
Level 03	0	7	1	4	1	13
Level 04	0	7	0	3	0	10
Level 05	0	5	0	5	0	10
Level 06	0	5	0	5	0	10
Level 07	0	5	0	5	0	10
Level 08	0	5	0	5	0	10
Level 09	0	5	0	5	0	10
Level 10	0	5	0	5	0	10
Level 11	0	1	0	3	0	4
Level 12	0	2	0	3	0	5
Level 13	0	2	0	3	0	5
Total Units	0	62	2	51	3	118

Unit %	BACH	1 BED	1 BED + DEN	2 BED	3 BED	Total Units
	0%	53%	2%	43%	3%	100%

	GFA	Units	Parking Stalls
Basement	6,250	6	
Main Level	6,250	5	
Level 02	6,250	4	
Level 03	6,250	4	
Totals	18,750	19	

03

Community

Benefits

- Affordable Units:

4 units at a maximum cost of 50% of market rate for 15 years. Will increase as per consumer price index.

3 units at a maximum cost of 10% below market rate for 15 years.

- Community Room:

- Flex space in Victoria Hall available for use by the Gottingen Community for 15 years. Space to accommodate community programming and other community needs as discovered through our community engagement sessions.

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04

Community

Benefits

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08

Amenity Terrace

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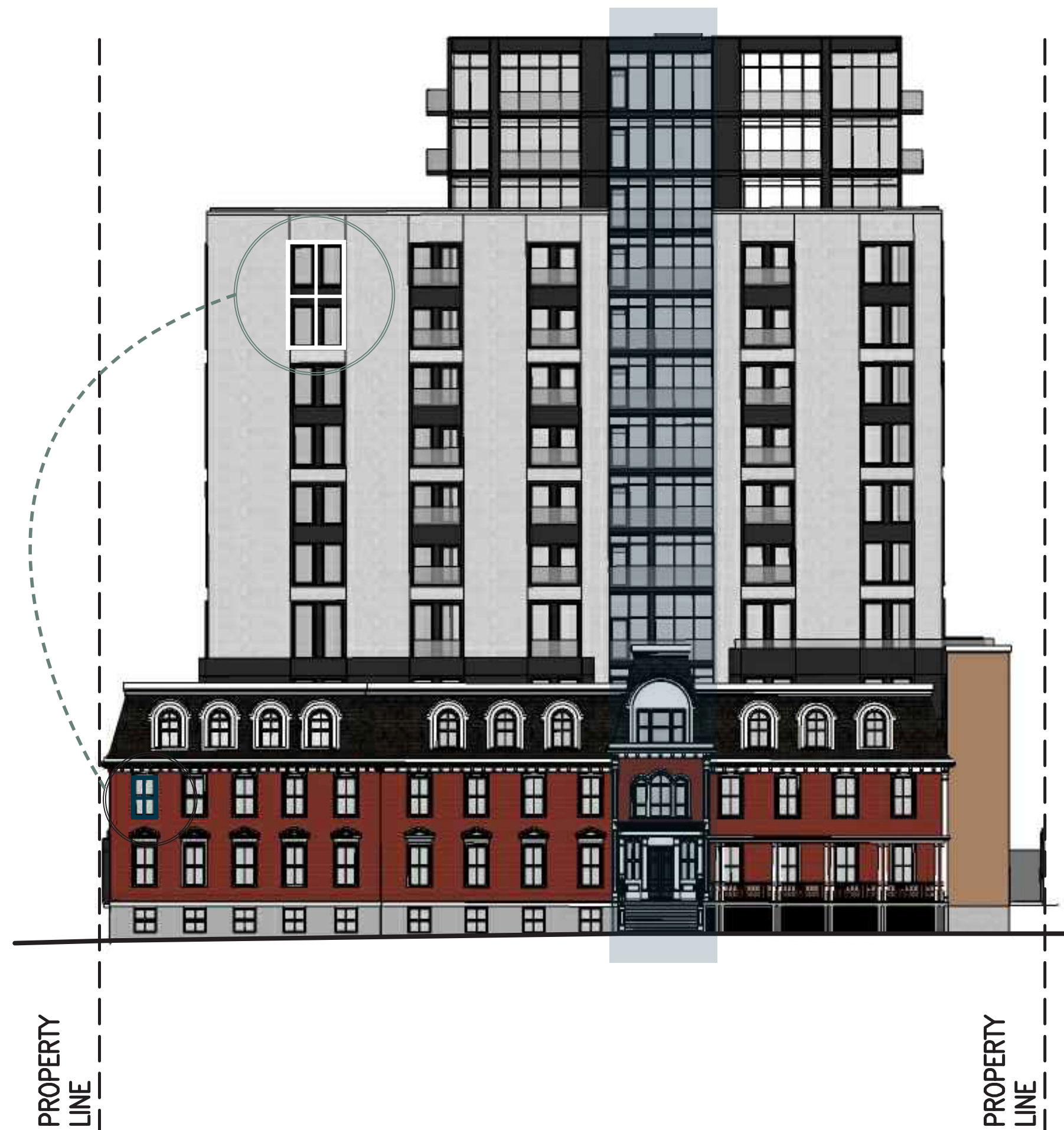


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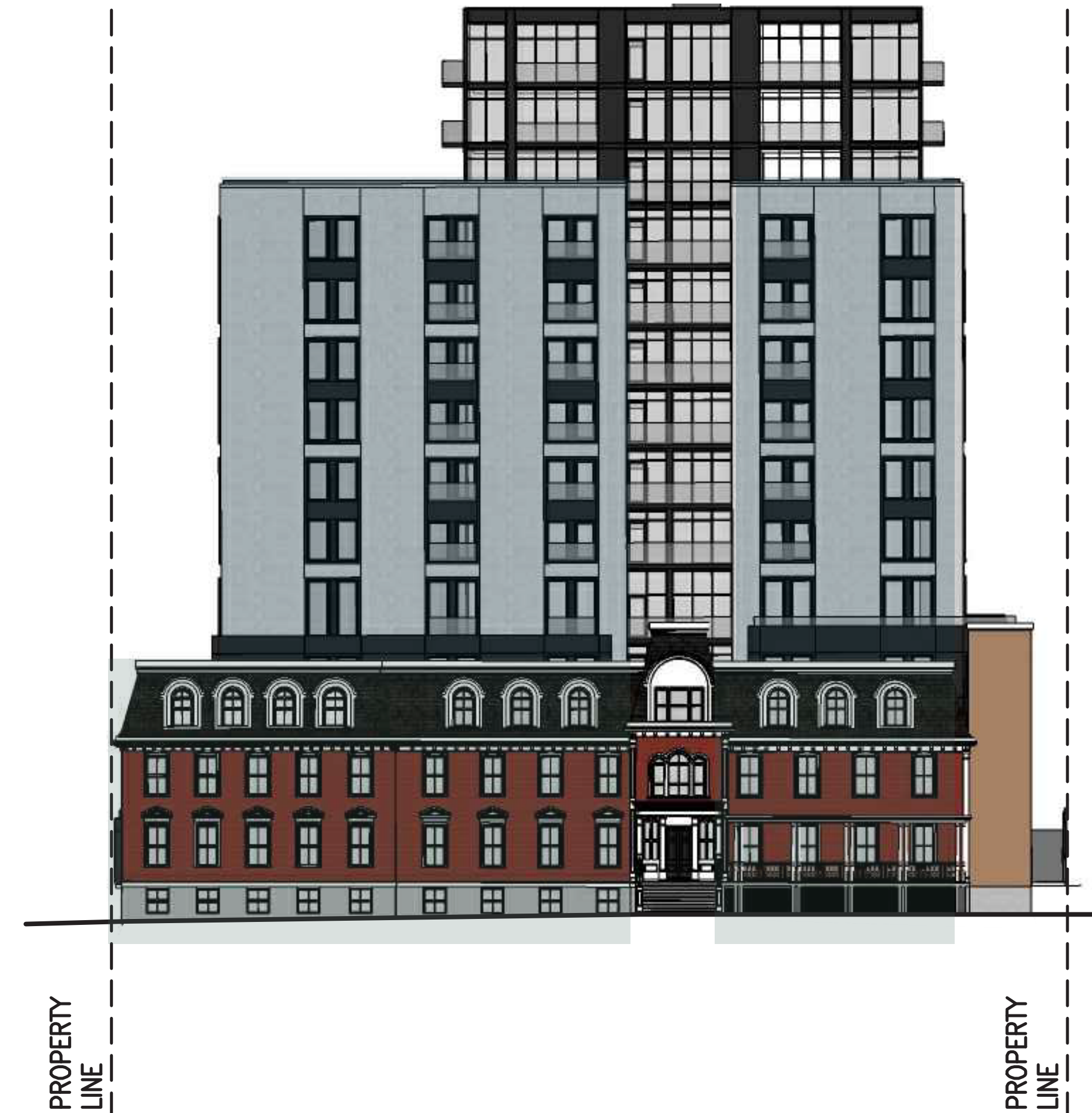
Subordinate, compatible and distinguishable

- The Standards and Guidelines for the Conservation of Historic Places in Canada defines subordination as not causing a distraction from the historic place or an impairment of heritage value. It goes on to state that “Subordination is not a question of size; a small, ill-conceived addition could adversely affect an historic place more than a large, well-designed addition.” (page 34) The proposed design has been carefully designed to fulfill these requirements in the following ways:

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Fenestration and glazing on the East facade of the new building intentionally draws the eye to Victoria Hall's frontispiece



Rhythm of bays along Victoria Hall and the new building

11

Materials

- The materials and colors selected for the new design have been carefully chosen to help the building remain distinct from and subordinate to Victoria Hall while also fitting into the scale of the surrounding context, especially on Creighton St.

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Proposed materials

Images: Google



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