

Item 10.1.1

HALIFAX

Case 23186 - 1029 South Park Street

Heritage development agreement request for a municipally registered heritage property at 1029 South Park Street, Halifax

Halifax and West Community Council
Tuesday, September 21st, 2021

Application

Applicant: Zzap Consulting Inc.

Location: 1029 South Park Street, Halifax, a municipal heritage property known as the Clark-Halliston House

Proposal: Obtain a development agreement to construct a two and a half-storey addition with a maximum of six dwelling units. Locate one additional unit in the Clarke-Halliston House to increase the number of units to 11. Resulting in 17 total units.

A permit has been issued for an internal conversion on the existing heritage building to increase the number of units from four to ten.



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Site Context

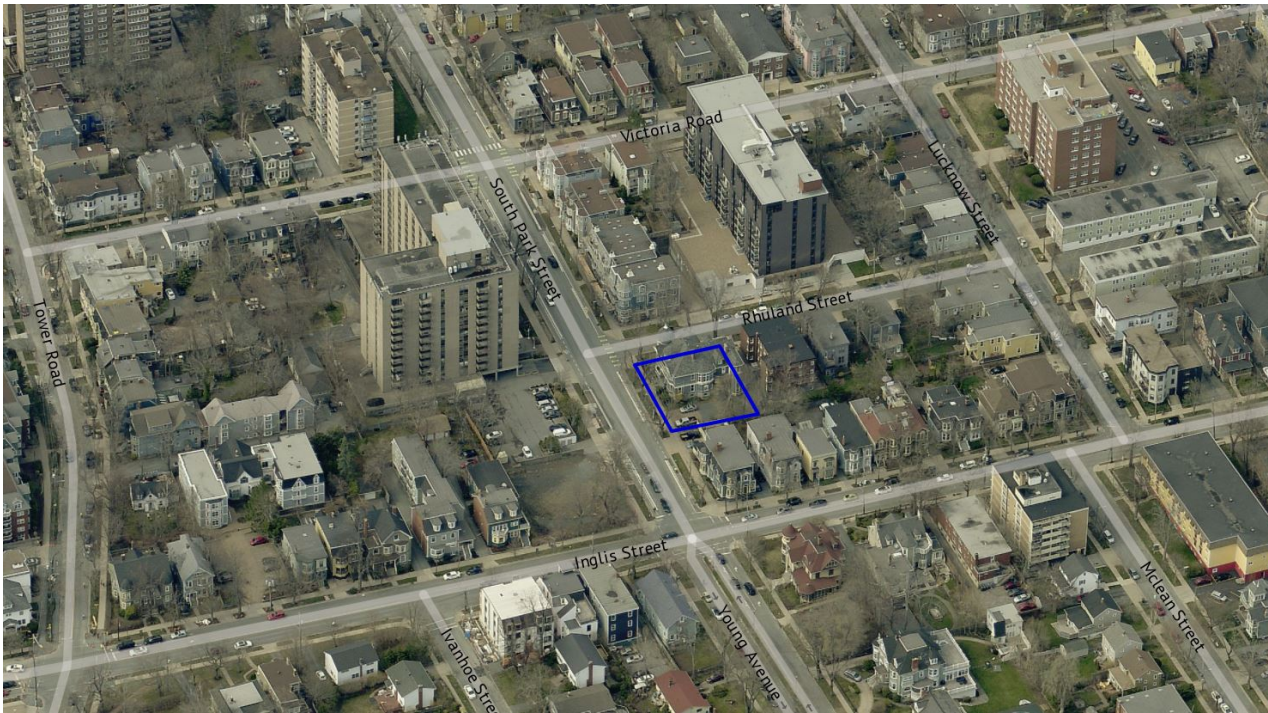


Clark-Halliston House

- The Clark-Halliston House was constructed in 1895. It is valued for its Queen Anne (Free Classical) architectural building style.
- The property is zoned R-2A (General Residential Conversion). It is a municipal heritage property and is located within the South End Plan Area of the Halifax Secondary Plan Area.
- The subject property is 720 square meters (7755 sq.ft.) in size and is on the corner of Rhuland Street and South Park Street. The main entrance is on South Park Street.

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Site Context

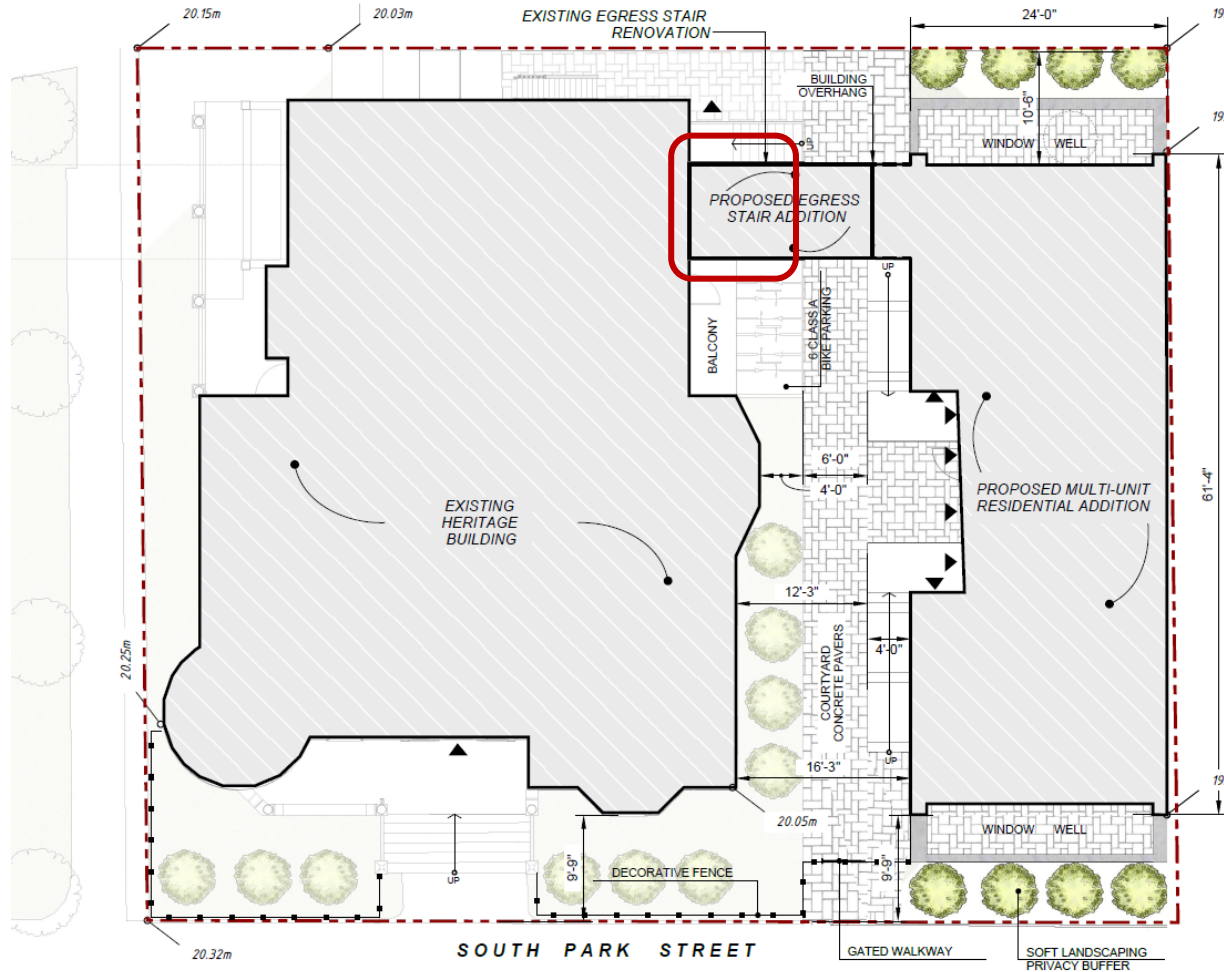


View of subject property facing North. Front of building is facing South Park Street.

- Variety of residential uses in the surrounding area ranging from single unit dwellings to multiple unit dwellings.
- To the east along Rhuland Street is a 14 unit apartment building.
- Across Rhuland Street is a 10 unit residential building and a 165 unit residential building.
- Across South Park Street is a 245 unit residential building.
- To the south along Inglis Street is a registered heritage streetscape which includes Victorian Eclectic style two storey wooden residential buildings containing from one to six units.

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Proposal



The applicant's proposal:

- Alteration to an enclosed stairwell constructed in 1994 (Approval was granted in 2017 to remove this stairwell).
- Addition will be attached to the heritage building by a restored enclosed stairwell.
- 2.5 storey, six-unit addition will be constructed to the south of the existing heritage building.
- Existing heritage building will be conserved.

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Renderings of project



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Planning Policy

Regional Centre Secondary MPS



- **Medium Density Residential Designation**
 - Encourages a mix of residential uses including single and multiple unit dwellings.
 - Not more than four storeys
 - Supports interior conversion, additions, infill between existing structures and small-scale development on vacant lots
- **Enabling Policy**
 - 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:

- any registered heritage building covered by the agreement shall not be altered in any way to diminish its heritage value;
- that any development must maintain the integrity of any registered heritage building or streetscape;
- that any adjacent uses, particularly residential uses are not unduly disrupted as a result of traffic generation, noise, hours of operation, parking requirements and any other land use impacts;
- that any development substantially complies with the policies of this plan and in particular heritage objectives and policies as they relate to heritage resources.

Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada 2nd ed.

- Application review against the *Standards and Guidelines*
 - *Most of the Standards do not apply as the character defining elements of the heritage property will not be altered or removed.*
 - *Standard 11 and 12 specifically pertain 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.

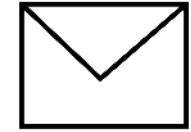
12. Create any new addition or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

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Public Engagement Feedback

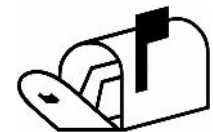
- Level of engagement completed was consultation achieved through a webpage and a neighbourhood mail-out
- Some respondents supported the proposal
- Feedback from the community also included a number of concerns including:
 - Lack of on-site parking
 - Increased Traffic:
 - Construction Impact

**Notifications
Mailed**



609

**Responses
Received**



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Heritage DA Process



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Recommendation

That the Halifax and West Community Council:

1. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of a staff report dated May 14, 2021; and
2. 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.

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Thank You