

HALIFAX

H00527 - 5185-89 South

Substantial Alteration to the Contributing Heritage Resource
at 5185-89 South Street, Halifax (Elmwood)

Regional Council
July 12, 2022

Application

Applicant: ZZap Consulting Inc.
(on behalf of Galaxy Properties Ltd)

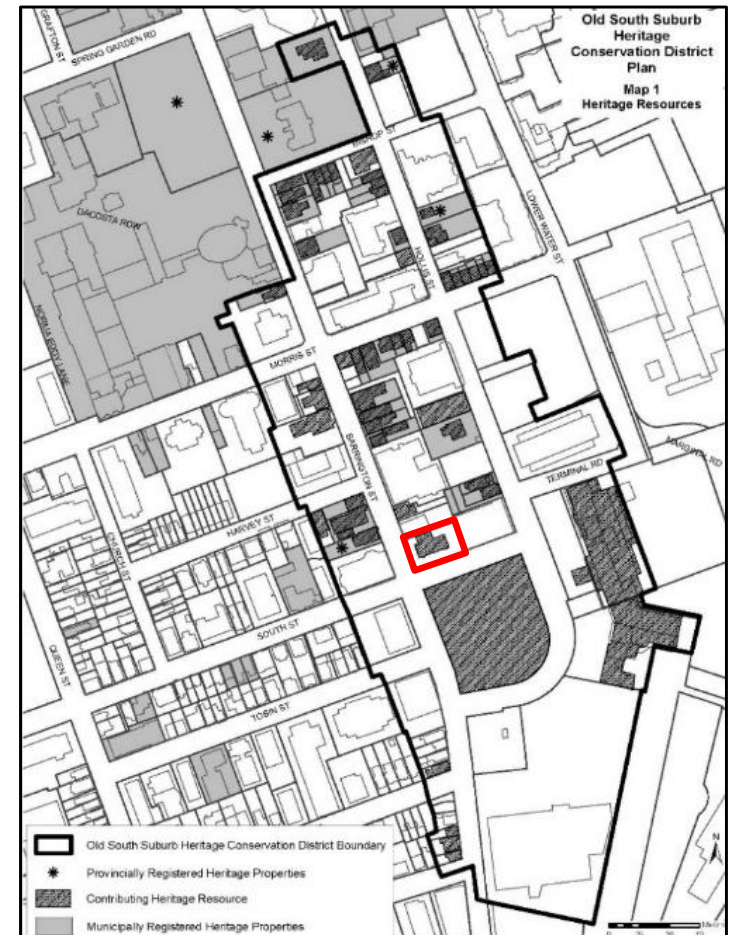
Location: 5185-89 South Street, Halifax
(a contributing heritage resource within the Old South Suburb HCD)

Proposal: Substantial alteration to the subject property by rehabilitating the original structure and building a 9-storey rear-yard addition (Case 23429; site plan approval)



Old South HCD Context

- Boundaries of the Old South Suburb Heritage Conservation District align with Halifax's first suburb
- Associated with the early settlement of Nova Scotia
- Architecture from Late Georgian and Victorian eras, featuring classical detailing
- Plan identifies contributing heritage resources
- Policies and regulations guide potential changes to contributing heritage resources while allowing dense infill projects



Site Context



- Subject property is located on the northeast corner lot at the intersection of South Street and Barrington Street
- Contains a three storey building, identified as a contributing heritage resource within an HCD (not registered)
- Existing modern building to the north is part of the development proposal but not part of the substantial alteration application.

Site Context *(looking north)*



Site Context *(looking east)*



Site Context



- Originally constructed as a one-and-a-half storey residence for Charles Wallace, possibly as early as 1826
- Captain James Farquhar purchased the property in 1896 and converted the small Georgian dwelling into a large Victorian Stick style hotel
- The Victorian addition included a wrap around porch, which extended along both the south and west walls

Proposal *(Case 23429)*

The applicant is proposing to:

- Rehabilitate the Elmwood structure
- Remove the Elmwood's rear wing
- Move the Elmwood on to a new foundation
- Construct a 9-storey addition to the rear of the original Inn structure



Definitions

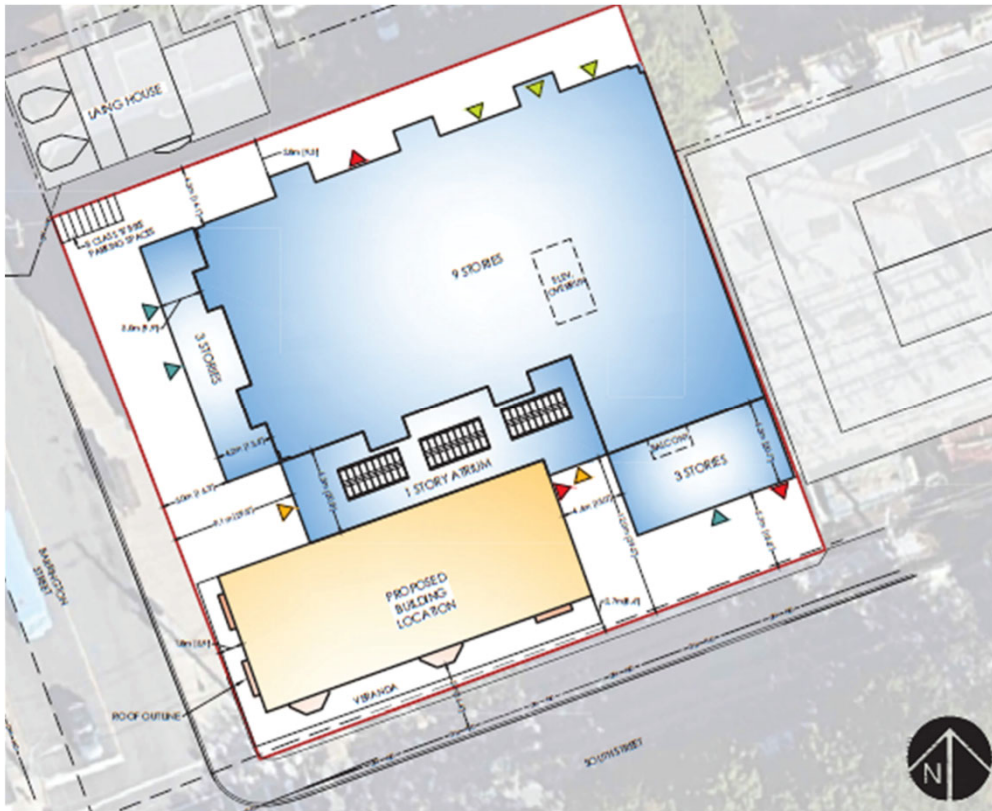
Substantial alteration

- Any action that affects or alters the character-defining elements of a property

Character-defining elements

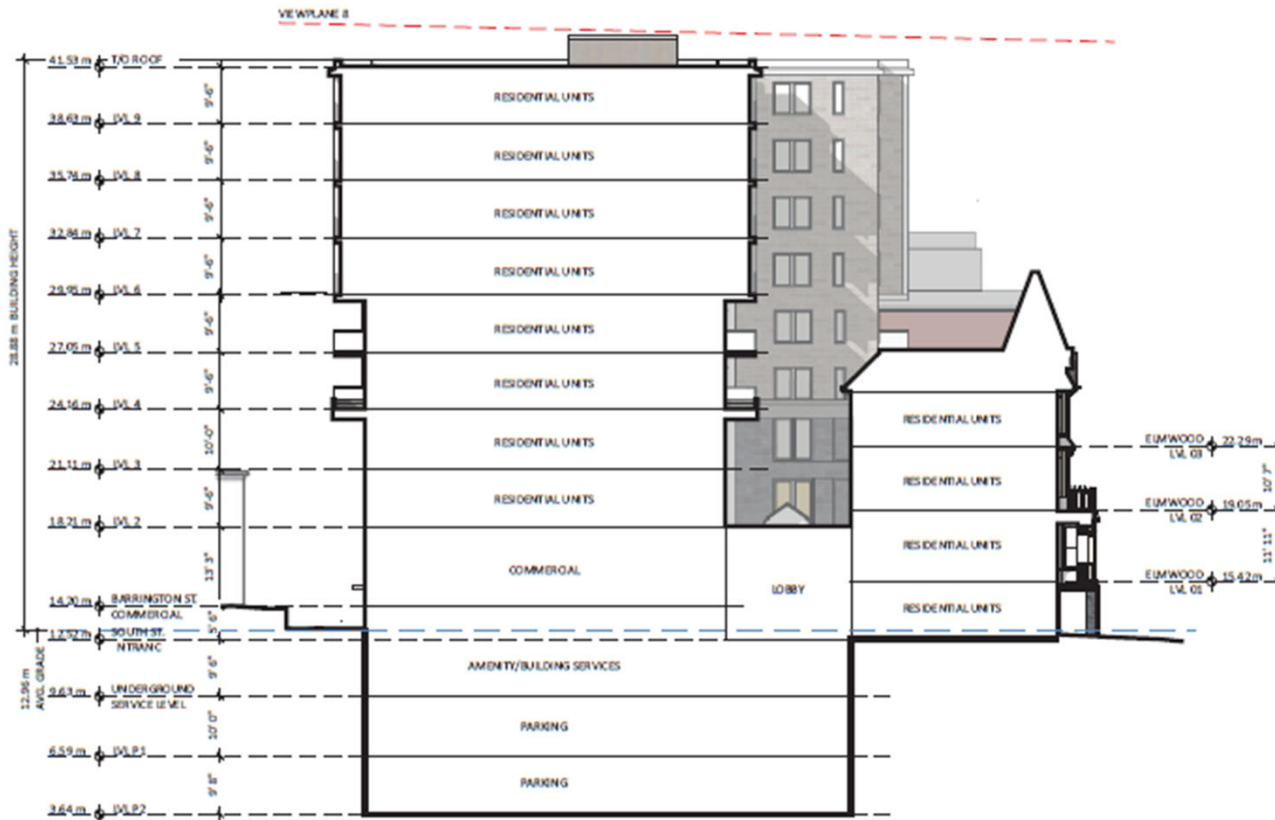
- The materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to heritage value and that must be sustained in order to preserve heritage value

Proposal *(Case 23429)*



- New development setback from South Street and Barrington Street with stepback above streetwall podiums
- Consolidating the heritage property with the abutting property to the north of the Elmwood property

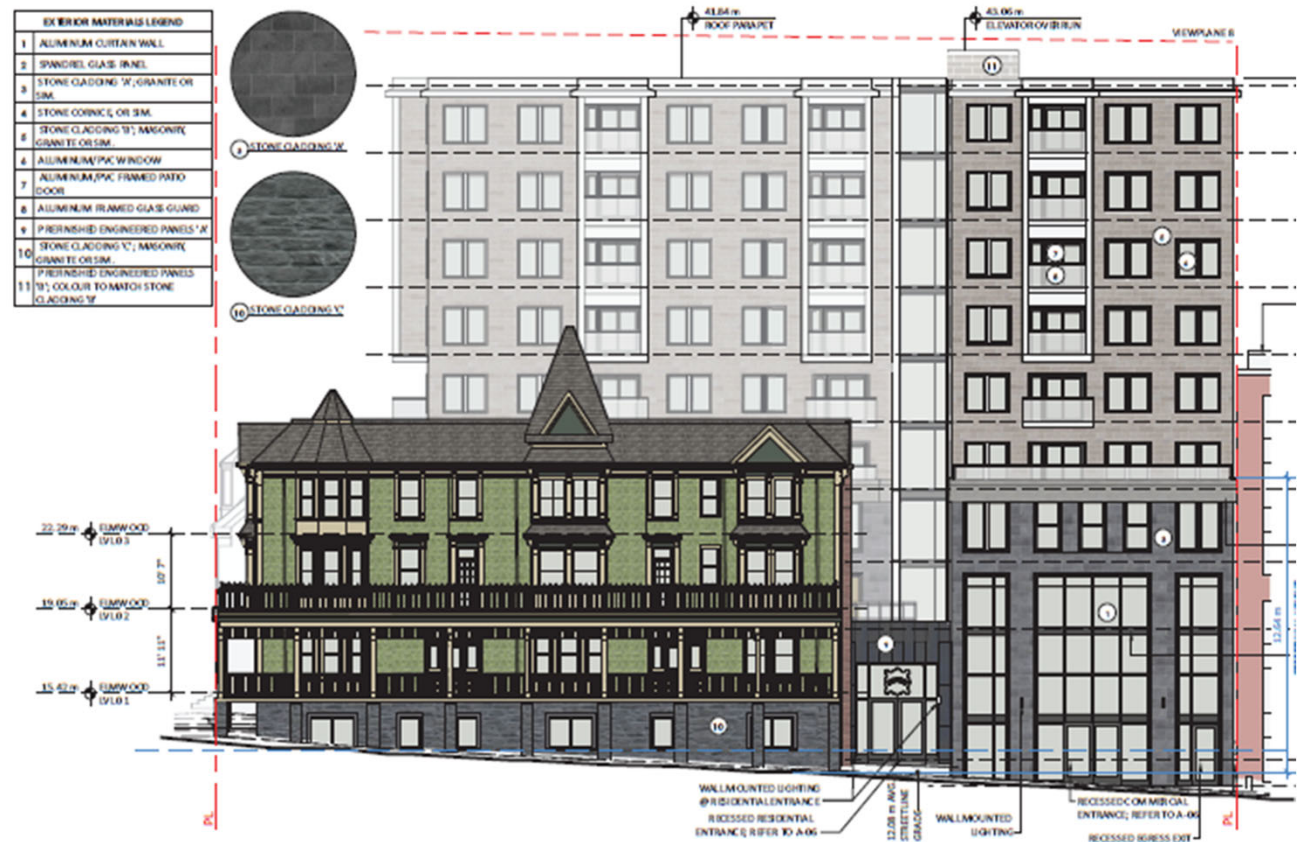
Proposal *(Case 23429)*



- Increase capacity from 12 to 79 residential units
- Provide pedestrian-oriented commercial on the Barrington Street frontage
- Provide roughly 86 indoor parking spaces

Proposal *(Case 23429)*

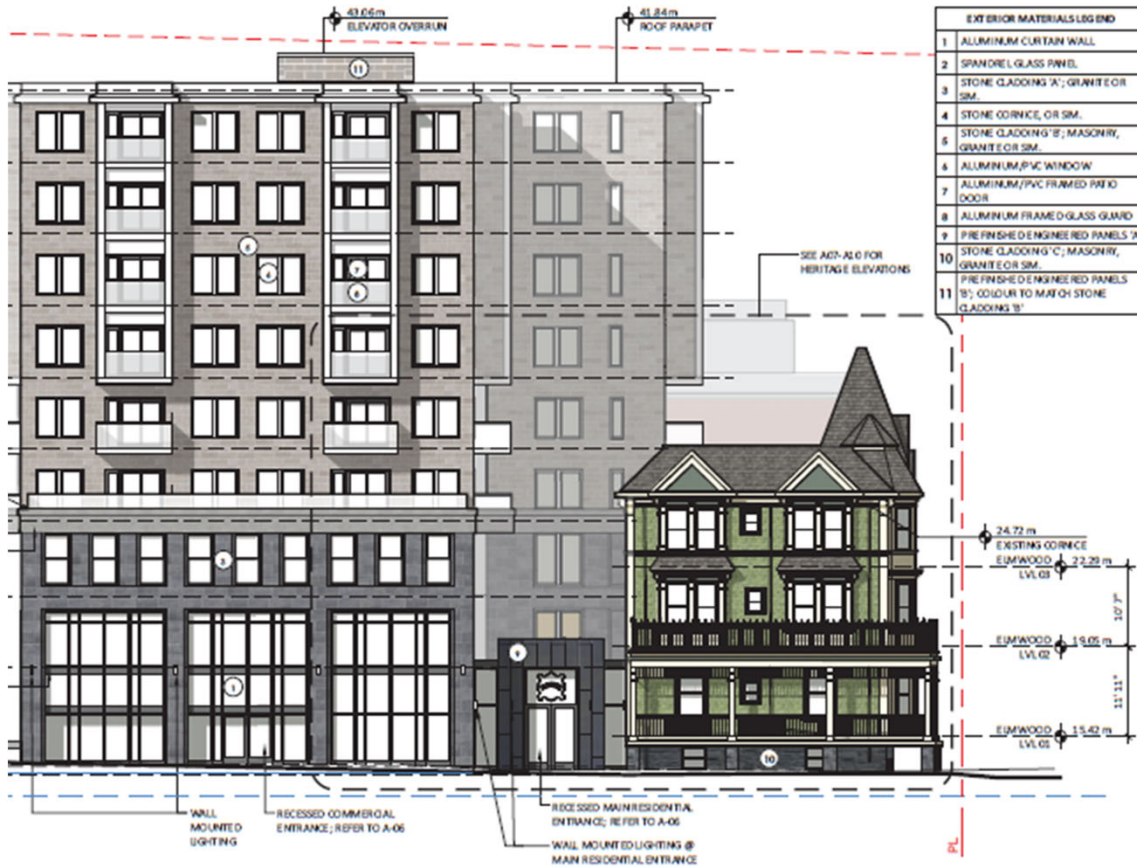
- Raising the height of the Elmwood by no more than 1 metre;
- Repairing or replacing wood windows, doors, and architectural details



Substantial Alterations *Repair and Rehabilitation*



Substantial Alterations *9-Storey Addition*



Substantial Alterations *9-Storey Addition*



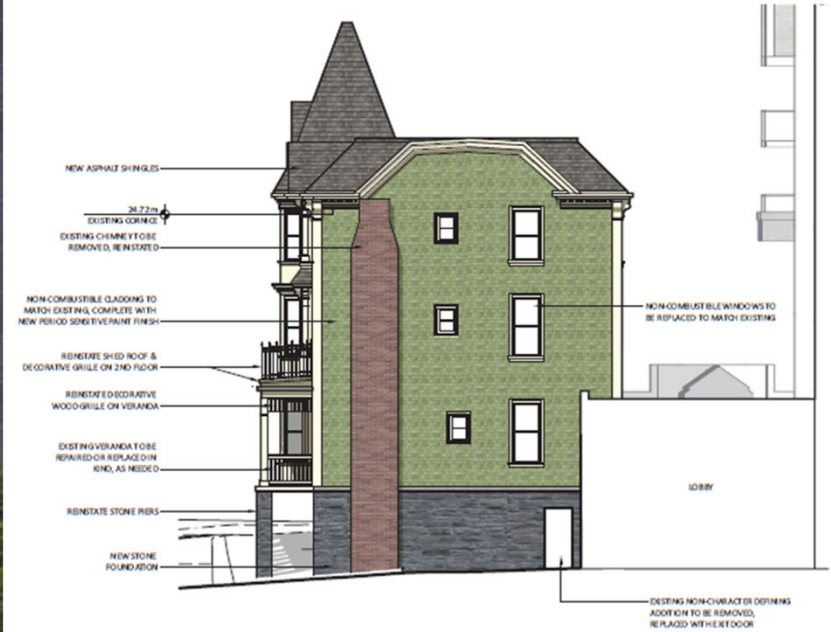
Substantial Alterations *9-Storey Addition*



- Nine storey mass setback 9 metres from Barrington Street, behind a three storey podium and the Elmwood building.

Substantial Alterations *9-Storey Addition*

View from South Street looking west



- Nine storey mass setback 18 metres from South Street, behind a three storey podium and the Elmwood building.

Staff Evaluation *Old South Suburb HCD*

- Little impact on the HCD's heritage value
- The HCD's character defining elements will be maintained by preserving the original Elmwood structure
- Victorian features will be repaired, replaced or rehabilitated;



Staff Evaluation *The Elmwood*

- Proposal meets the Standards & Guidelines
- Original façade will be preserved; missing features will be restored / reinstated
- Addition does not displace character defining elements; restoration of wrap-around porch
- Consistent with Standard 11
- Introduction of aluminum windows, non-combustible siding, and sprinklers will only occur where required by the National Building Code



Legislation & Approval Process

Heritage Property Act

- Create Heritage Conservation Districts



Old South Suburb HCD

- Process to consider substantial alterations to a contributing heritage resource
- States that a Certificate is required

Approval Process

- Receive Complete Application
- Staff Evaluation
- Staff Recommendation Report
- Heritage Advisory Committee
 - *Positive Recommendation*
- Regional Council (*1st Reading*)
- **Public Hearing**
- **Regional Council Decision**
- Appeal Period
- Issue Certificate of Appropriateness

Recommendation

That the Halifax Regional Council approve the substantial alterations to the contributing heritage resource at 5185-89 South Street, Halifax (the Elmwood) as proposed in this report and its attachments, in accordance with Bylaw H-800 (the Old South Suburb Heritage Conservation District By-law).

The graphic consists of a large white arrow pointing to the right, set against a dark blue background. The word "HALIFAX" is written in white, bold, uppercase letters across the middle of the arrow. Below the arrow, there are two overlapping light blue shapes: a triangle on the left and a trapezoid on the right, both pointing towards the right.

HALIFAX

Thank You

Contact Information

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