

South-Harvey Heritage Development Agreement

Halifax and West Community Council

Public Hearing

Case 22728

October 12th, 2022



Project Details

- Location: 524-5247 South Street, 5230 Harvey Street & 52406 Harvey Street
- Application date: November 14, 2019
- Application details:
 - Consolidate 3 properties;
 - Demolish 3 existing dwellings;
 - Restore Registered Heritage Building and
 - Construct an 8 storey (plus penthouse) multiple unit residential building
- Development Agreement Application allowed under Policy C7-51 the Regional Centre Secondary Municipal Planning Strategy
- Application refined the design based on feedback received from the Planning Advisory Committee, Heritage Advisory Committee and HRM Staff in Fall of 2021
- Substantial Alteration Application received recommendation for approval from the Heritage Advisory Committee on September 23, 2020, and approval from Regional Council on November 17, 2020



Neighbourhood Context



The History of 5241 South Street

- Constructed in 1838 by Norman Fitzgerald Aldiacke
- Georgian architectural style cottage
- Registered as a Municipally Registered Heritage Property in 1985
- Character Defining Elements include: central pediment gable, Palladian window, Scottish dormers, symmetrical five bay front façade, and a tall arched side window on the western side



Substantial Alteration Application

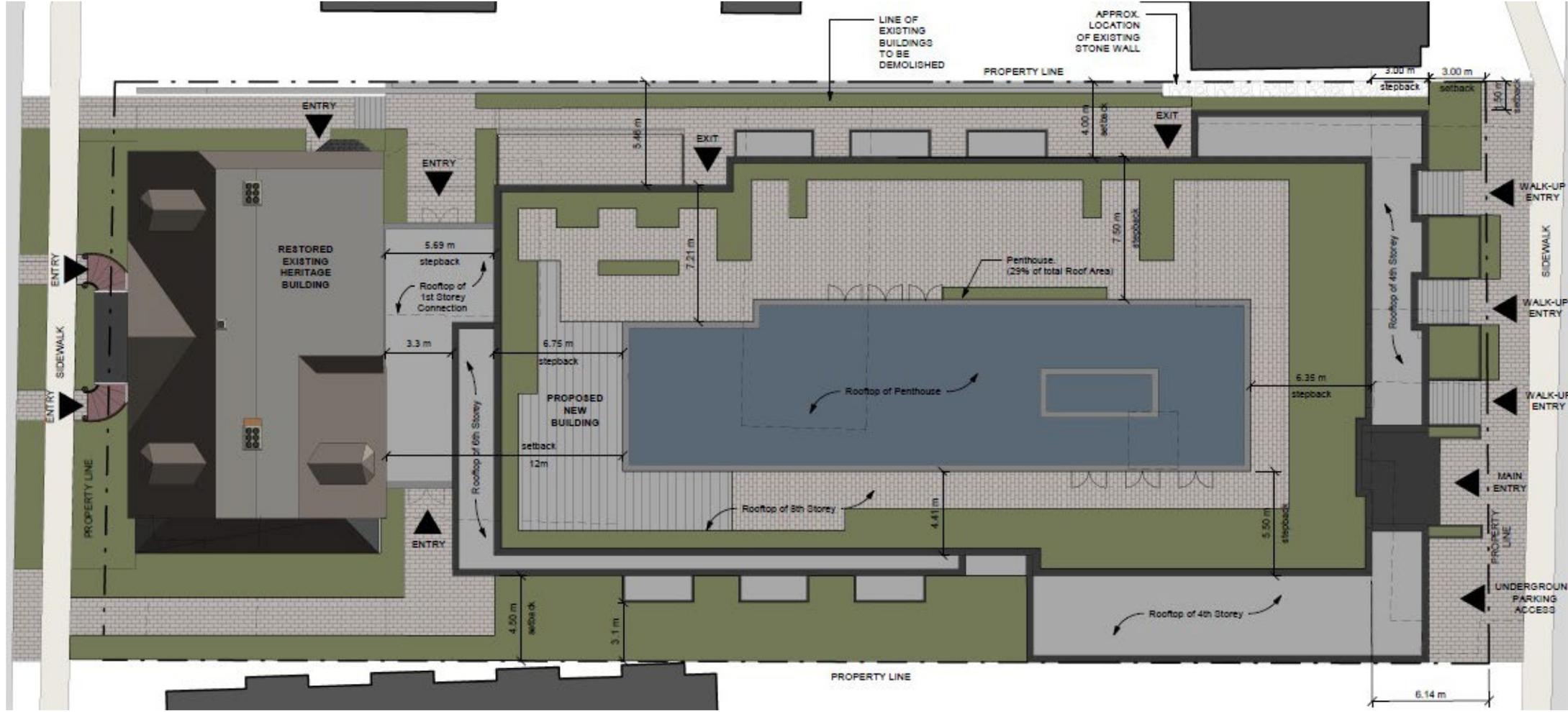
- Approved by Regional Council on November 17, 2020
- Application proposed to restore key features of the Registered Heritage Building including:
 - Removal of the existing rear addition (c. 1863), reinstate the dwelling's original 2storey height, and construct a new 3storey modern addition to the building's rear elevation
 - Partially restore the woodshipped roof and trim over the arched window on the western elevation
 - Restore the original woodshipped roof and one of the two original dormers on the northeast elevation
 - Reinstall two original chimneys above the roofline, provided that stable bases remain inside
 - Reinstall the original front porch, including the installment of classical detailing, curved stairs, iron railing, and an eastern door
 - Remove the 1storey addition on the eastern elevation and reinstall the original openporch



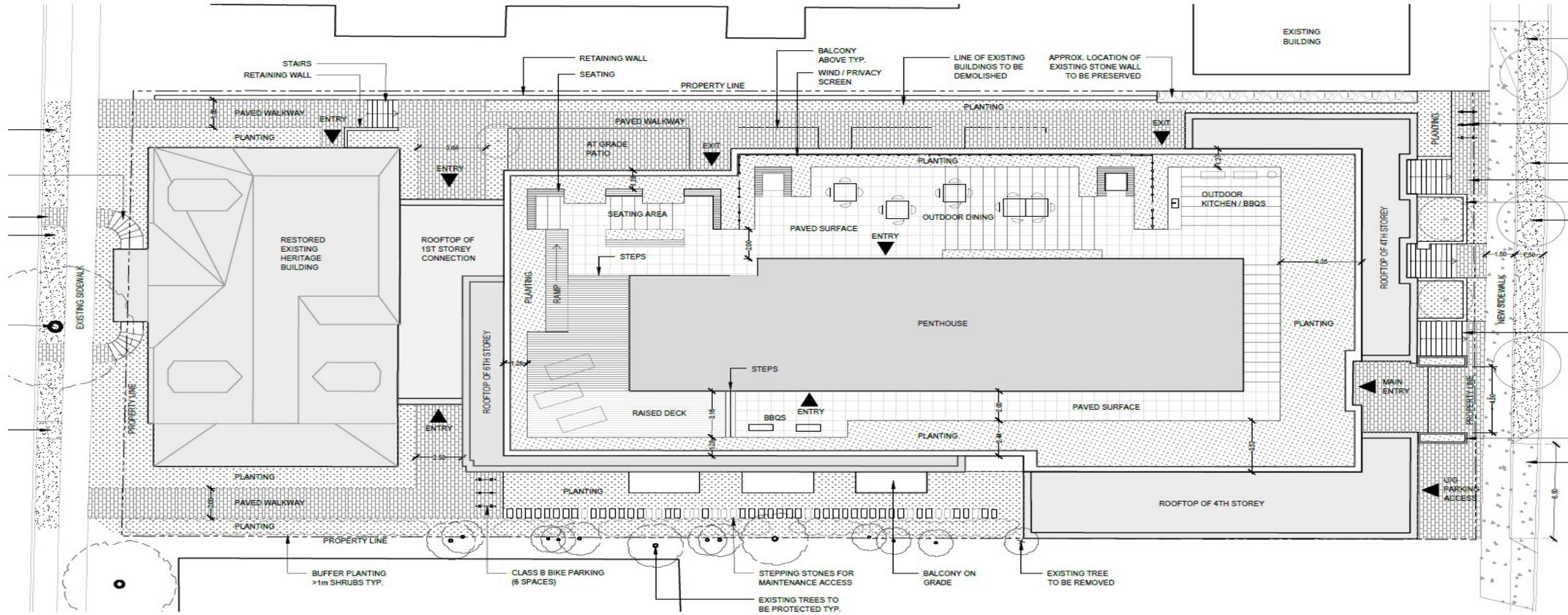
Building Summary

Site Area	2,185 sq. m
Total Gross Floor Area	8,804 sq. m (without underground parking) 12,142 sq. m (with underground parking)
Floor Area Ratio (FAR)	3.65
Building Height	Modern Addition - 8 storeys + Penthouse Existing Registered Heritage Building height to remain
Residential Units	Projected 112 units between Modern Addition and existing Registered Heritage Building
Amenity Space (Roof)	Min. 300 sq. m space will be met
Amenity Space (Interior)	Min. 230 sq. m space will be met
Vehicle Parking	75 spaces proposed (underground)
Bicycle Parking	64 spaces – 52 spaces (Class A) – 12 spaces (Class B)

The Development Proposal



The Development Proposal



Standards and Guidelines for the Conservation of Historic Places

What do the standards and guidelines do:

- Help to guide the restoration and alteration of historic places; and
- Play an important role in the review of applications in HRM

Relation to our Application:

- Standard 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.”
- Standard 12: “Create any new additions 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.”





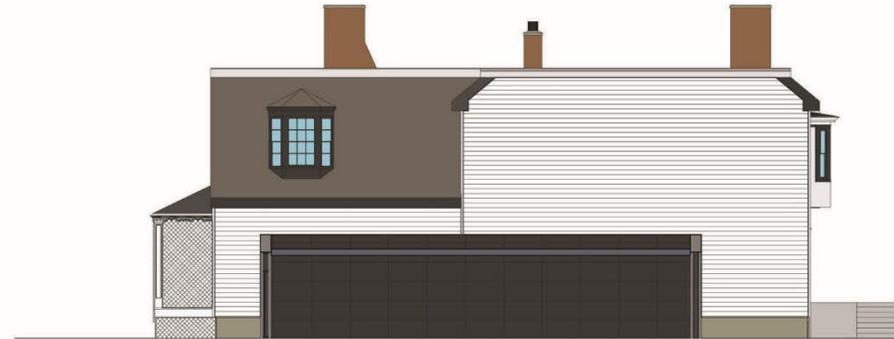
SOUTH ELEVATION



EAST ELEVATION



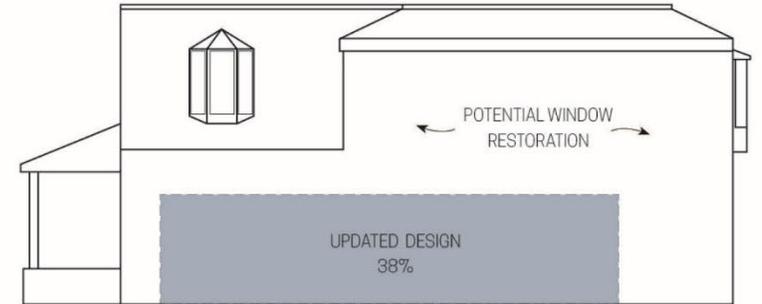
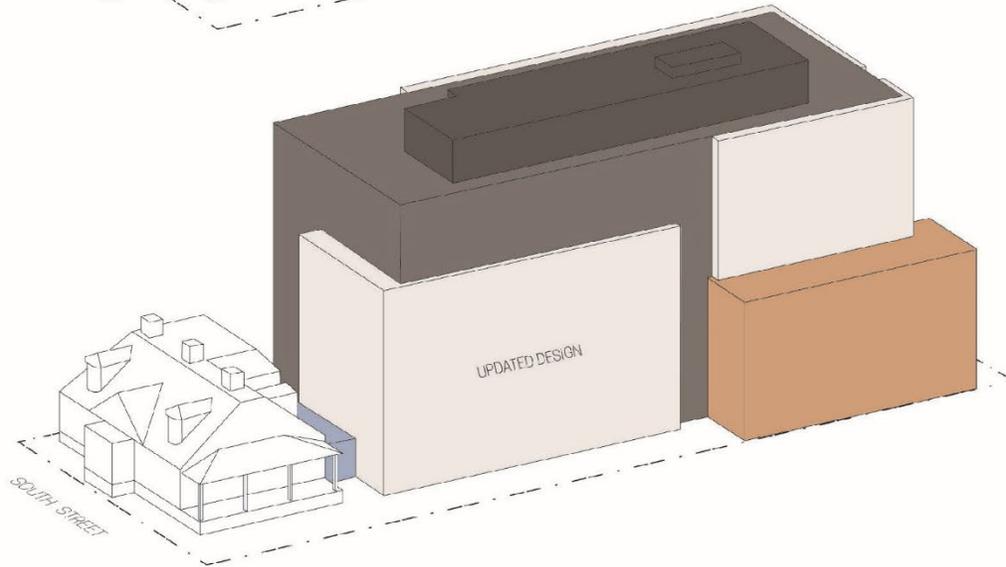
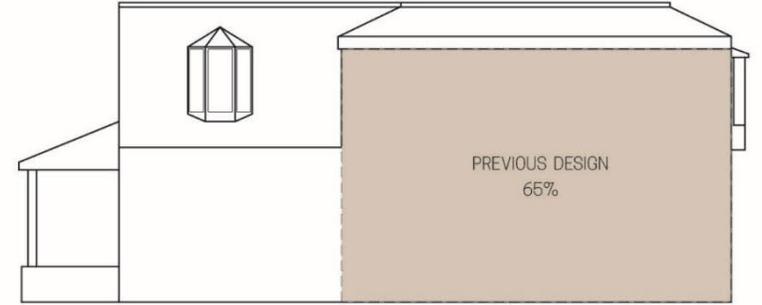
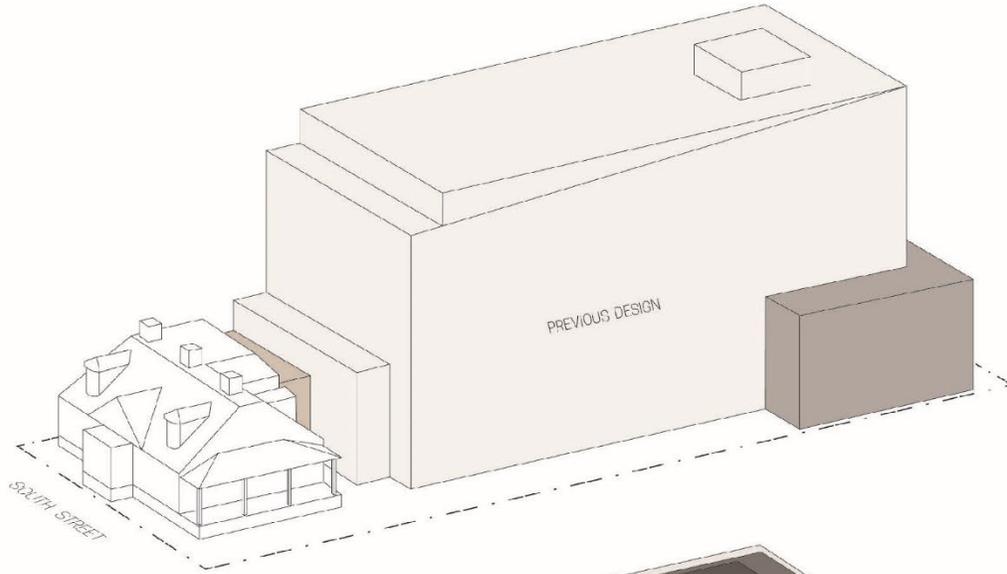
WEST ELEVATION



NORTH ELEVATION

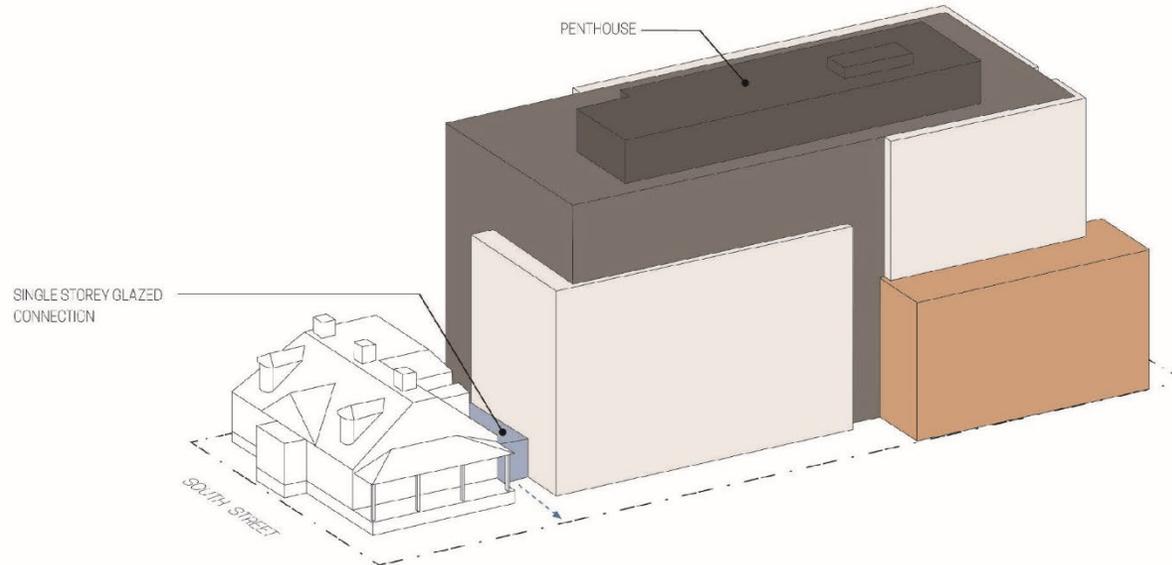
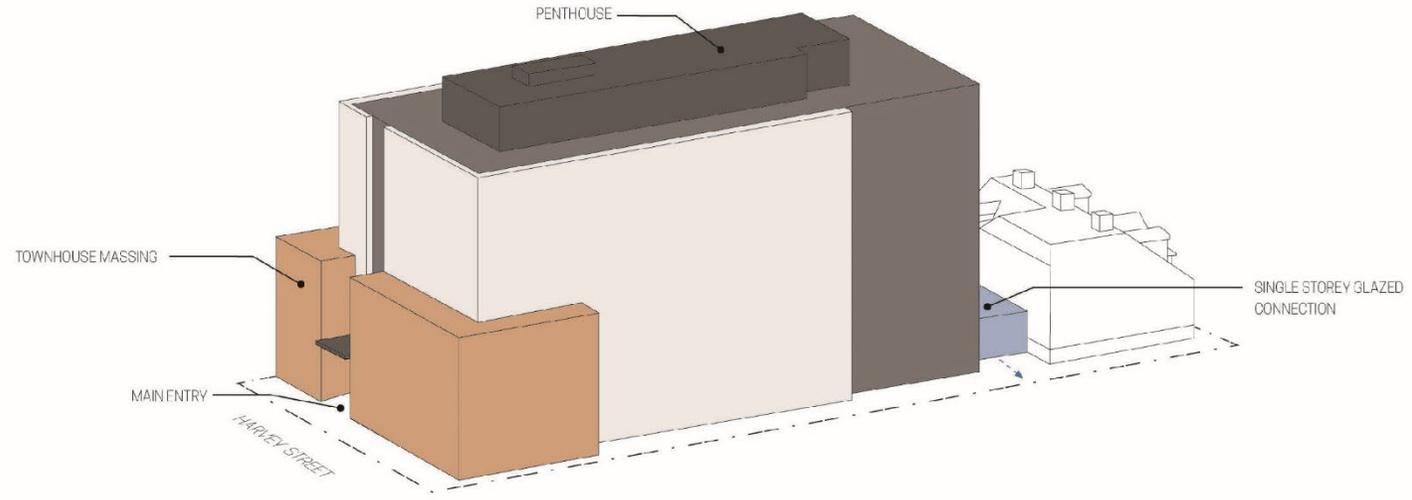
STANDARD 11 - CONSERVING THE HERITAGE VALUE

“Conserve the heritage value and character-defining elements when creating any new additions to an historic place .”



STANDARD 12 - MAINTAINING INTEGRITY OF AN HISTORIC PLACE

“Create any new additions 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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STANDARD 11 - VISUALLY COMPATIBLE, SUBORDINATE AND DISTINGUISHABLE

“Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.”



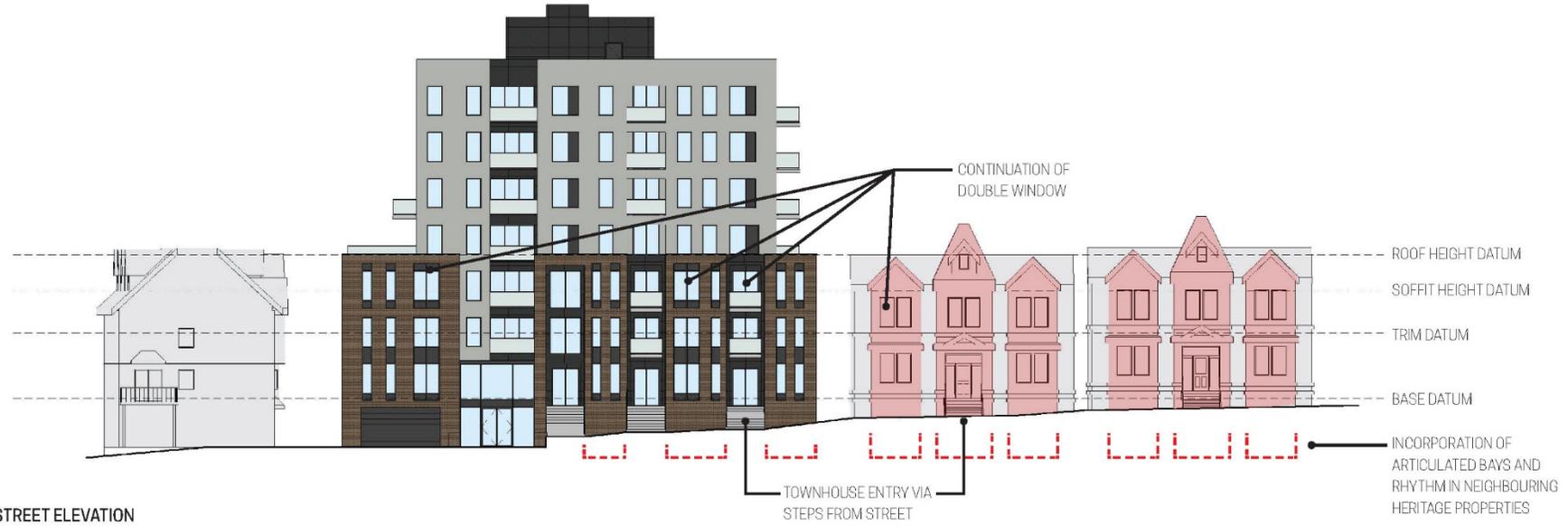
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Community Engagement & Comments Heard

Community Engagement:

- Mailout for public comments – April 2020

Example of Comments Heard:

- Scale/height of proposed modern 8-storey addition
- Concern regarding loss of view and privacy
- Design of the modern 8-storey addition
- Parking and access

Examples of Support:

- Restoration of the registered heritage building
- Design of the modern addition
- Façade of townhouses on Harvey Street
- New development in the area

Response to Concerns and Comments Heard

- Scale/height of proposed modern 8-storey addition
 - Modern 8-storey addition is in keeping with the existing neighbourhood
 - Adjacent to the site is a 5-storey multiple-unit dwelling
 - Located in the centre of a through-lot and steps down to South Street
- Concern regarding loss of view and privacy
 - Located downtown Halifax - target growth area
 - Proposal respects view planes as required & designed to consider and reduce impacts on adjacent buildings through setbacks and stepbacks
- Design of the modern 8-storey addition
 - Fall of 2021 the proposal refined the design to address comments from PAC, HAC, Members of the Public and HRM Staff
- Parking and access
 - No parking requirements exist, however, underground parking is proposed

Thank you

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