

Heritage Planning/Planning:

1. **Standards & Guidelines:** The Conservation Strategy section in the Heritage Impact Statement refers to the *Standards and Guidelines for the Conservation of Historic Places in Canada, 2nd ed.* by listing the Standards which the applicant feels apply. A detailed description of how the Standards are being met in the proposal, particularly for Standards 11 and 12, is required for staff to evaluate. The description should explicitly state how the proposal is “physically and visually compatible with, subordinate to, and distinguishable from” the historic place (specifically the registered heritage building, in this case).

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.

A variety of architectural styles are proposed for the new home sites to create a diverse and electric character across the property - reflecting the context of the greater Jollimore community. These styles are compatible yet distinct from the heritage resources found on site. (refer to section 7.3 Architectural Styles in the Heritage Impact Statement)

Building components and materials were selected to complement the heritage. The terrace component, for example, speaks to the large covered porch at the Main House. Three different types of terraces are provided for, however, which may better respond to individual site constraints and homeowner requirements. For example, an open, corner terrace may be more desirable to capture an indirect view and where sun shading is not needed.

The materials provided for also refer to the material palette of the heritage resources found on site. The dark finished wood shingles and granite stone clearly refer to the exterior materials found on the Main House and Roost. Other distinct and contrasting materials, however, are also provided for which may be more suitable to an individual home site. For example, horizontal corrugated metal may be more appropriate for one of the coastal sites (1-4) because of their exposure to marine conditions.

Additional architectural and landscape features proposed also refer to the heritage resources found on site. For example, the strong chimney massings and material options speak to the significant masonry elements at the Main House - fieldstone porch columns and brick chimney. Additional landscape features, including stairs and pavers, refer to the stone stairs at the Main House porch and the flagstone terrace at the swimming pool.

Both height and density were considered to make the new dwellings subordinate to and distinguishable from the existing Main House. Building height, footprint, and gross floor area are noted for both the existing Main House and the proposed new dwellings (refer to section 7.4 Height and Density in the Heritage Impact Statement)

The building height of the Main House (a 'craftsman bungalow') is quite low at just over 20 feet to the highest point of the roof. In contrast to this, the proposed new dwellings will have a maximum building height of 35 feet. The potential variation in height means the new dwellings will be visually distinct from the existing house. This maximum height is also in keeping with the requirements of the Mainland Halifax Land Use By-law, section 20(1).

Both the maximum gross floor area and maximum footprint for the new dwellings are less than that of the Main House. The maximum gross floor area for the new dwellings (3300 square feet) is about half that of the Main House (6124 square feet).

The overall density of the proposed development was evaluated in two ways: total area of the home sites versus total area of the property, and total area of the maximum dwelling footprints versus total area of the property. The total area of the maximum dwelling footprints versus the total area of the property tells us how much of the property is built or unbuilt. Both evaluations describe a low percentage of built density and abundant common shared area. This evaluation also illustrates the impact of retaining both the view corridors to the Northwest Arm and the significant landscape features across the property including stone walls, rhododendron garden, significant trees, swimming pool and terrace, and hemlock stands.

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.

Prominent views of the Northwest Arm are included in the Statement of Significance as significant features of the heritage property. The view corridor extending east from the Main House down across the property to the Northwest Arm will be maintained (refer to Schedule C from the previous Development Agreement). As shown in the proposed site plan (refer to page 2 in the Development Concept), home sites 1-6 are pushed to the north and south extents of the property boundary, thereby maintaining a clear and open view corridor extending from the Main House to the Northwest arm.

Views of significant landscape features across the site including stone walls, rhododendron garden, hemlock stand, swimming pool and terrace, and significant trees will also be maintained. Individual home sites are distributed across the property to not disturb these features.

Four distinct zones were identified on the property: Cottage Row, Woodland, Garden, and Water's Edge. These zones are defined by their proximity to the heritage resources on the property, including buildings and significant landscape features. Individual home sites were located to promote and preserve the distinct character and features of each zone (refer to section 7.3 Zones in the Heritage Impact Statement). Because the proposed home sites were carefully considered to embrace the significant landscape features found across property, if any of the new homes were to be removed in the future, the integrity of main house and greater property would not be impaired.