

November 22, 2023

# Case 20218: Spring Garden West

HALIFAX

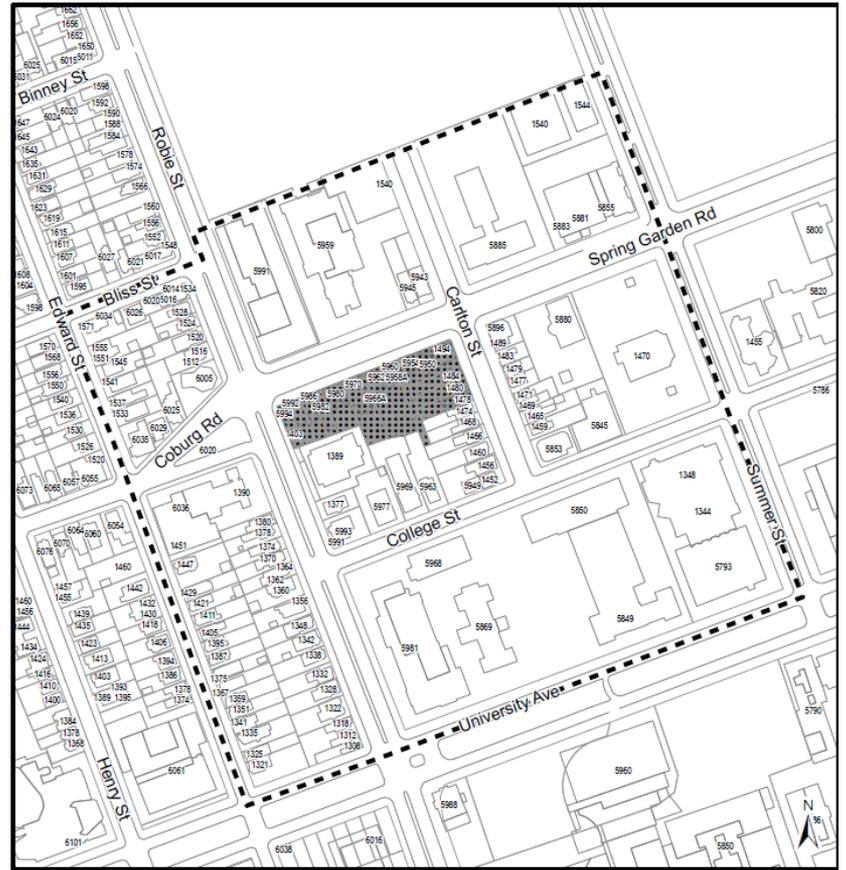
Application for MPS Amendments and DA  
Robie Street, Spring Garden Road, and  
Carlton Street, Halifax

**Heritage Advisory Committee**

# Application

Applicant: Dixel Developments Ltd.

Location: 1403 Robie Street, 5950-5994 Spring Garden Road, and 1478-1494 Carlton Street



# Site Context



Size of site = 4,961 s/m

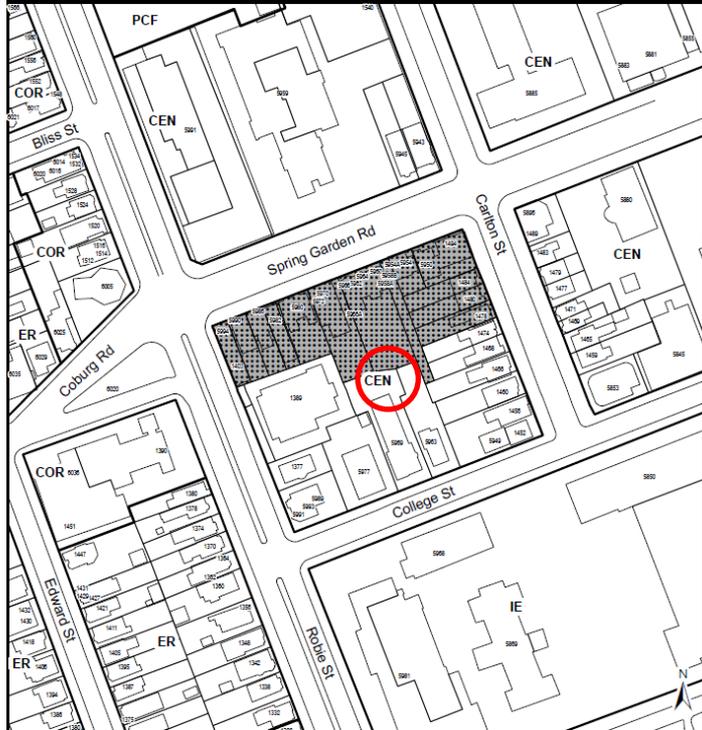
Street frontage:

Robie = 30 m

SGR = 123 m

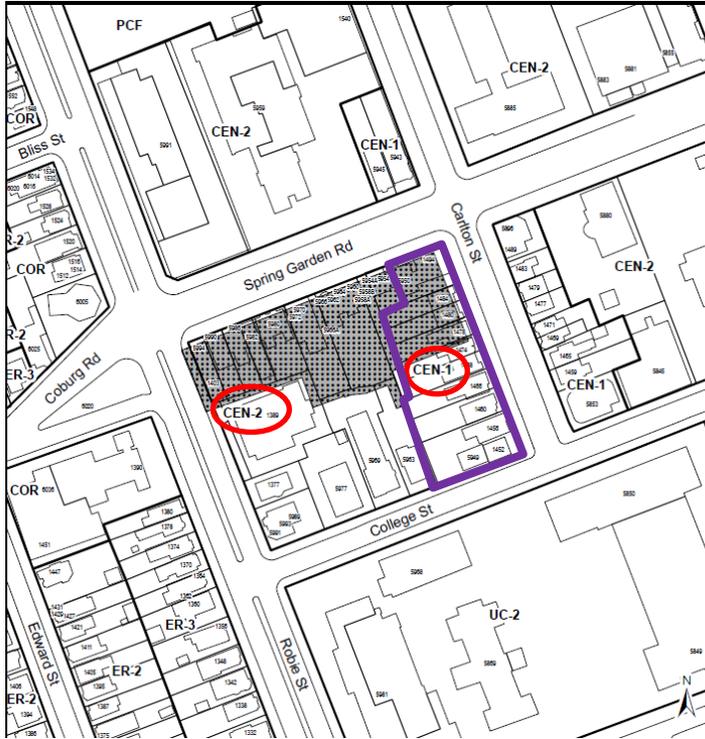
Carlton = 43 m

# Generalized Future Land Use



Regional Centre SMPS  
Designation = Centre

# Zoning



The subject lands are impacted by 2 zones: CEN-1 and CEN-2

# Heritage Context



The subject lands include 4 municipally registered heritage properties

# Land Use Policy Context

Policy IM-42 of the Regional Centre SMPS:

Development in the Spring Garden Road – Robie Street (SGRRS) Special Area, which consists of **Site A** and Site B, as shown on Map 24, shall only proceed either through the as-of-right allowances under the Land Use By-law or through the development agreement policy for **Site A** and Site B, as set out in Policies **IM-43, IM-44**, IM-45, and IM-46.

# Proposal

The Spring Garden West proposal consists of 3 main components:

- To rehabilitate 4 municipally registered heritage buildings (1478-1494 Carlton Street);
- To demolish the rest of the building stock on the development site (5950-5994 Spring Garden Rd and 1403 Robie St); and
- To build a 30-storey mixed-use residential and commercial building.

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# 1478 Carlton Street

- Constructed in 1890 by Edmund Smith
- 2-storey Queen Anne style dwelling with mansard roof and dormers
- Features a side-hall design
- Lot area of approximately 300 s/m



# 1480 and 1484 Carlton Street

- Built in 1860 and pre-dates the 1871 subdivision of Carlton Street
- 2 separate properties that each contain a semi-detached mirror image residence (lot area 290 s/m each)
- Side hall design, 2 storey Italianate style duplex with truncated roof and shed dormers



# 1494 Carlton Street

- Contains 2 adjoining structures on a consolidated lot totaling 479 s/m
- Original building constructed in 1860 by J.W. Rhuland
- Pre-dates the approval of the original subdivision of Carlton Street



# 1494 Carlton Street (continued)

- Significant exterior renovation was completed in 1990
- The renovation simplified the Second Empire architectural elements, siding and rooflines
- Consolidated and physically attached to 5950 SGR (c. 1895), which is proposed to be demolished as part of this proposal
- Margaret Marshall Saunders (1861-1947) was the most significant resident

# Substantial Alteration Approval

- HAC reviewed a concurrent application for a substantial alteration to the 4 municipally registered heritage properties on December 12, 2018 (Case H00461)
- The application was approved by Regional Council on January 29, 2019

# Alterations – 1478 Carlton

Removal of a portion of the rear wing of 1478 Carlton to facilitate the subdivision of the property and shortening of rear yard

# Alterations – 1480 and 1484 Carlton

- Restoration of the original central chimneys
- Replacement of modern rear windows with new windows in keeping with the building's character
- Removal of modern dormer windows on the front and rear
- Restoration of the original two-over-two single hung windows

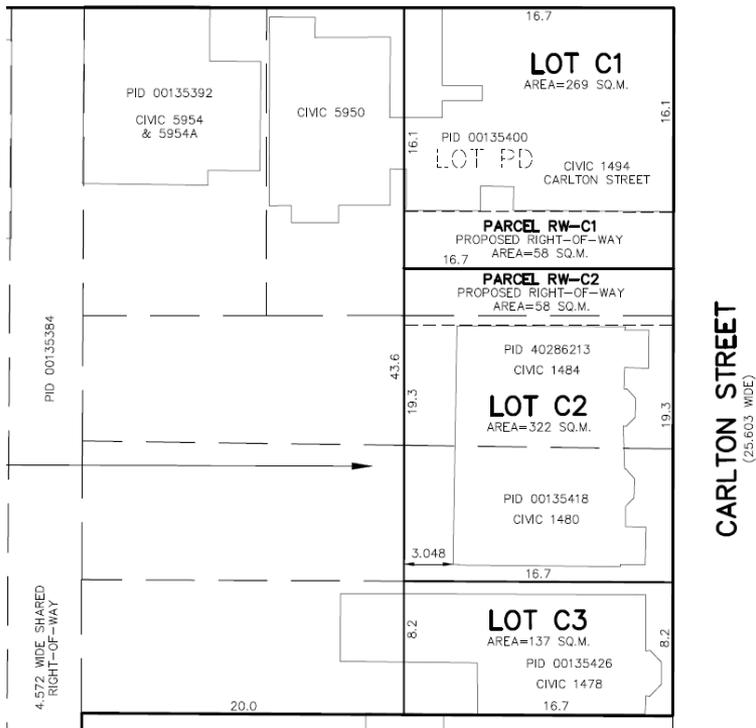
# Alterations – 1494 Carlton

- Removal of an attached dwelling and breezeway to allow construction of a commercial access and construction of a new building podium
- Undertaking of a complete restoration to its original form and configuration, based on photographic and archival evidence

# Additional Heritage Considerations

- The applicant is proposing to subdivide all 4 subject properties to allow for a larger development site for the 30-storey mixed-use residential and commercial building
- When a heritage property is subdivided, the registration remains on title for all resulting parcels

# Additional Heritage Considerations

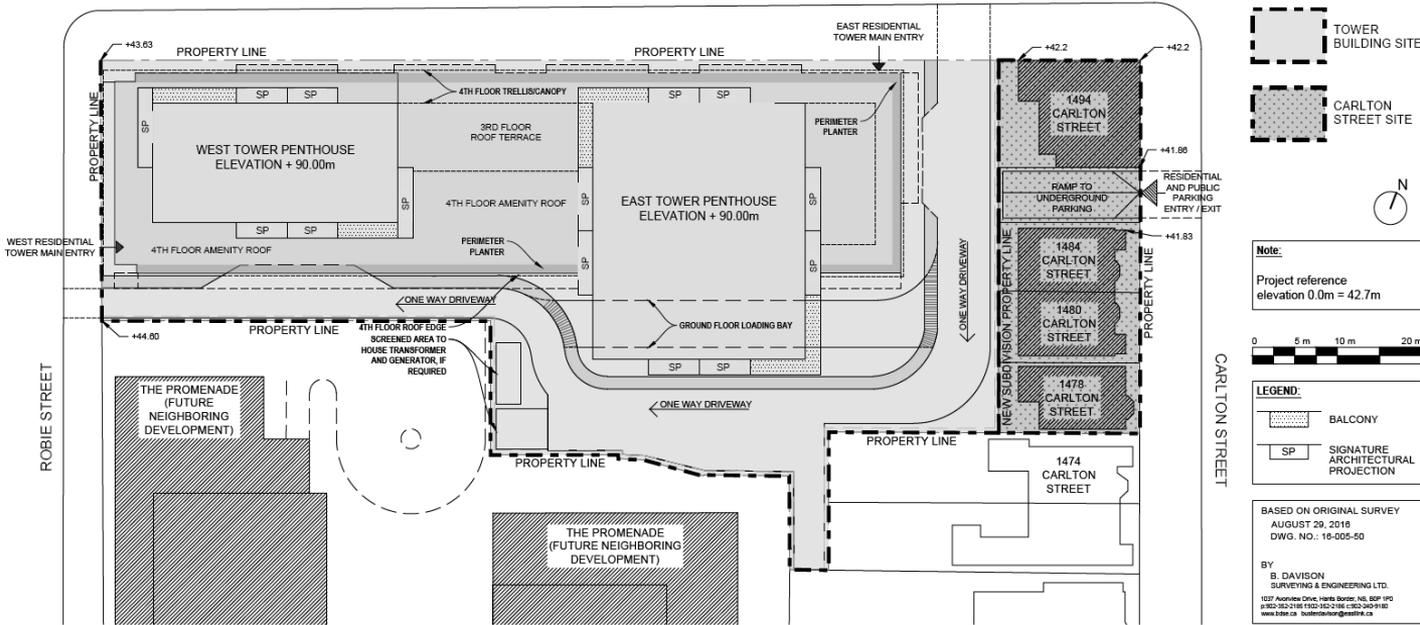


# Additional Heritage Considerations

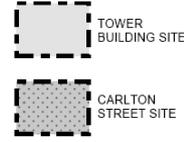
- Following subdivision approval, the proposed DA would require these new resulting parcels to be deregistered.
- The rear yards are not considered character defining elements, and therefore, the subdivision is not considered to be a substantial alteration.

# Proposal

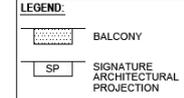
SPRING GARDEN ROAD



## Site Plan



**Note:**  
Project reference  
elevation 0.0m = 42.7m



BASED ON ORIGINAL SURVEY  
AUGUST 29, 2016  
DWG. NO.: 16-005-50

BY  
B. DAVISON  
SURVEYING & ENGINEERING LTD.  
1027 Avenue One, West Borden, NS, B0P 1P5  
902-262-7111 1-800-562-2198 1-800-268-9190  
www.bdsi.ca bdsi@bdsi.com

# Proposal (continued)



Perspective view  
from Spring  
Garden Road

# Proposal (continued)



Perspective view  
from the corner of  
Spring Garden  
Road and Robie  
Street

# Proposal (continued)



Perspective view  
from Coburg Road

# Proposal (continued)



Perspective view  
from the corner of  
Spring Garden  
Road and Carlton  
Street

# Proposal (continued)



Perspective view  
from Spring  
Garden Road

# Proposal (continued)



Pedestrian  
perspective from  
Spring Garden  
Road

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Spring Garden West

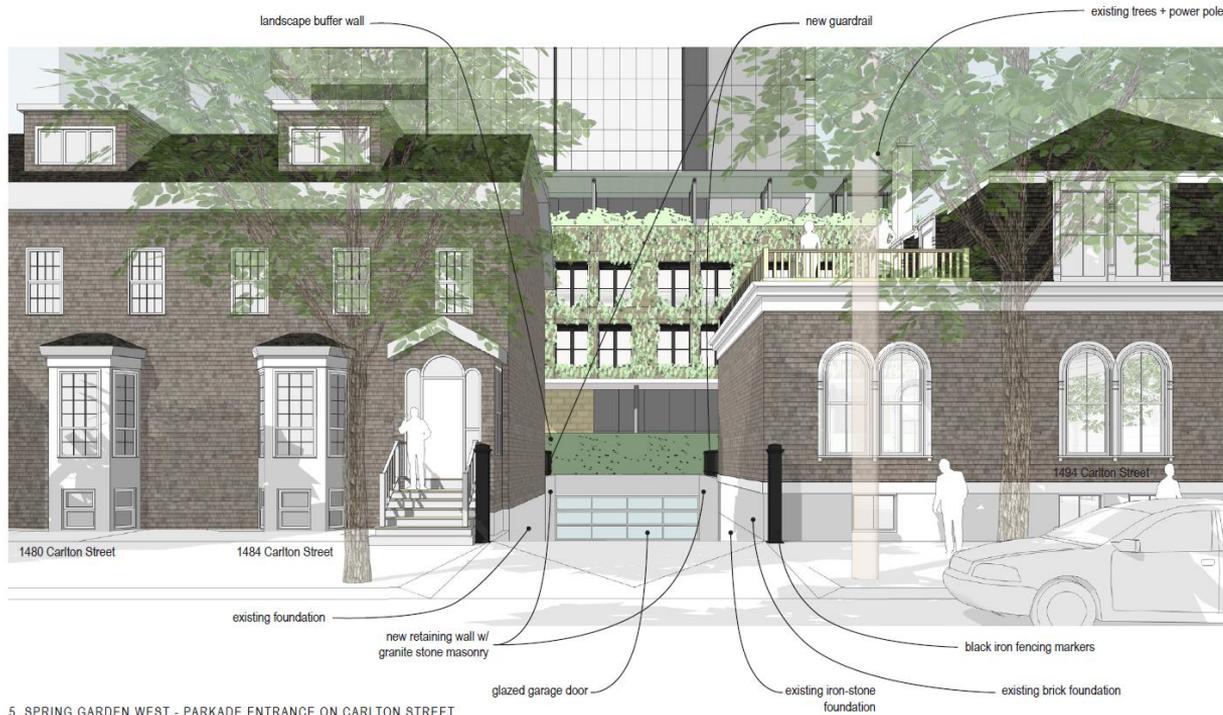
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# Proposal (continued)



Perspective view  
from Carlton  
Street

# Proposal (continued)



5. SPRING GARDEN WEST - PARKADE ENTRANCE ON CARLTON STREET

Identified elements along Carlton Street streetscape (showing underground parking access)

# Signature Architectural Projections



# Proposed Amendments to RCSMPS

To accommodate signature architectural projections:

- Increasing the permitted max floor area ratio for a development, from 8.0 to 9.1;
- Increasing the allowable floor area for tower floors located above the streetwall, from 750 s/m per floor to 810 s/m per floor; and
- Reducing the minimum separation distance required between any tower portions of the building, from 23 m to 19 m.

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# Proposed Amendments to RCSMPS

- Identifying signature architectural projections as secondary elements in setback/stepback requirements.
- Identifying a one-storey residential penthouse as a rooftop feature that can exceed the overall max height of 90 m.

# Proposed Amendments to RCSMPS

- Permitting a 2% tolerance for max building height, streetwall heights, and building podium heights.
- Allowing for the consideration of opportunities for collaboration with a development on the neighbouring site, identified as Site B on Map 24 of the RCSMPS.

# Proposed Development Agreement

- Permitted land uses;
- Project phasing;
- Building, siting, massing, and scale;
- Architectural requirements;
- **Requirements for the rehabilitation of the 4 municipally registered heritage buildings;**
- Subdivision of lands;
- Access, circulation, and parking;

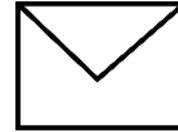
# Proposed Development Agreement

- Requirements for landscaping, lighting, signage, solid waste, and maintenance of the site;
- **Incentive or bonus zoning**;
- Wind mitigation measures;
- Streets and municipal services; and
- Environmental protection measures.

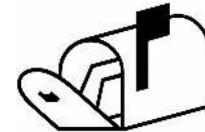
# Public Engagement Feedback

- A mailout was sent to property owners and residents within the notification area on September 13, 2023, to inform them of the proposal and provide contact information to submit feedback
- Staff received 9 emails and 2 phone calls

886 Notifications  
Mailed



11 Responses  
Received



# Feedback Received

The main concerns raised with the project included the following:

- The proposed policy changes would move away from a consistent application of existing policy;
- Concerns with the eventual construction phase, including construction debris and blasting;
- Concerns about the cumulative impacts on traffic and the mental health of residents on Peninsula Halifax;

# Feedback Received (continued)

- The information provided to the public is vague, incomplete, and not targeted to lay persons; and
- The application is not aggressive enough with both height and density to help resolve the housing crisis.

# Recommendation

It is recommended that the Heritage Advisory Committee recommend that Regional Council:

1. Give First Reading to consider the proposed amendments to the Regional Centre Secondary Municipal Planning Strategy, as set out in Attachment A of the report, to broaden the scope of enabling policies IM-43, IM-44, and IM-46 and schedule a public hearing; and

# Recommendation (continued)

2. Adopt the proposed amendments to the Regional Centre Secondary Municipal Planning Strategy, as set out in Attachment A of the report.

It is further recommended that the Heritage Advisory Committee recommend that the Halifax and West Community Council:

# Recommendation (continued)

3. Give Notice of Motion to consider the proposed development agreement, as set out in Attachment B of the report, to permit a 30-storey mixed-use residential and commercial building on the southeast corner of the Robie Street and Spring Garden Road intersection, while rehabilitating four municipally registered heritage buildings on Carlton Street. The public hearing for the development agreement shall be held concurrently with that indicated in Recommendation 1;

# Recommendation (continued)

4. Provisionally approve the proposed development agreement for a 30-storey mixed-use residential and commercial building on the southeast corner of the Robie Street and Spring Garden Road intersection, while rehabilitating four municipally registered heritage buildings on Carlton Street, which shall be substantially of the same form as set out in Attachment B of the report; and

# Recommendation (continued)

5. Require that the development agreement contained in Attachment B of the report be signed by the property owner within 120 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.