

February 27, 2024

24619 – 53 Queen Street

Application for Development Agreement on a
Registered Heritage Property at 53 Queen
Street, Dartmouth

Application

Applicant: RHAD Architects

Location: 53 Queen Street, Dartmouth

Proposal: Application by RHAD Architects on behalf of a property owner, requesting to enter into a heritage development agreement on lands at 53 Queen Street to permit a 90-metre mixed-use addition to the registered heritage property.

Application

Substantial Alteration: Heritage Advisory Committee reviewed an application to substantially alter Dartmouth Post Office and provided a positive recommendation. Regional Council subsequently approved the alterations on December 12, 2023, which included:

- Reconstruction of 1961 addition ('Annex') for townhouse purposes;
- Open space and accessibility upgrades;
- Relocation of the war memorial;
- Modifications to existing window openings; and,
- Infill of the parking lot with 90m mixed-use development.



53 Queen Street (March 2023)

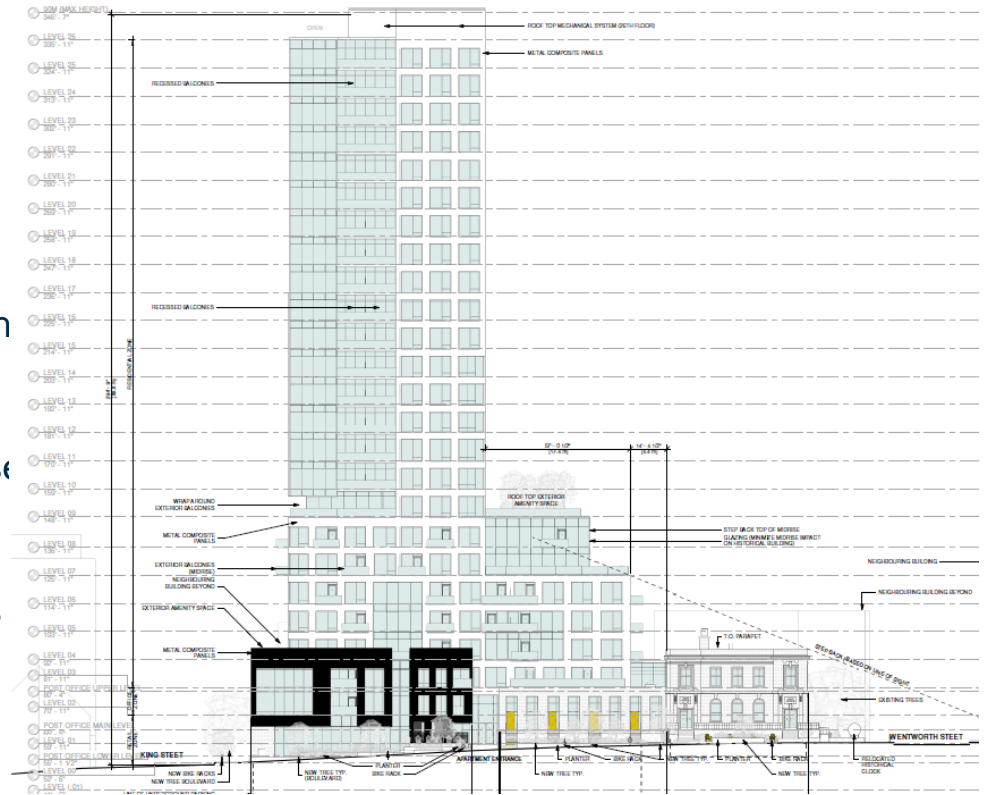
Heritage Property Summary

- Edwardian Baroque style civic building;
- Cornice line that wraps the heritage building;
- 5-bay symmetrical façade with large voussoirs;
- Large windowsills;
- Brick string course that separates the building's base from the upper storey;
- Sandstone "POST OFFICE" signage above inflated keystones;
- Moulded lintels and brackets above the entryways; and,
- Granite foundation.



Proposal

- Construction of a 90-metre mixed-use building
- Rehabilitated Dartmouth Post Office will contain commercial and residential use
- ‘Annex’ addition to be repurposed for townhouse use
- Open space to be redesigned for public access
- Two levels of underground parking accessible from King Street (approx. 64 spaces)



Queen Street Elevation

Proposal

- Street setback consistent with Post Office
- Cornice of podium aligns with Post Office
- 4th and 9th floor setbacks



View from Portland St & King St



View from Queen St and Wentworth St

Proposal

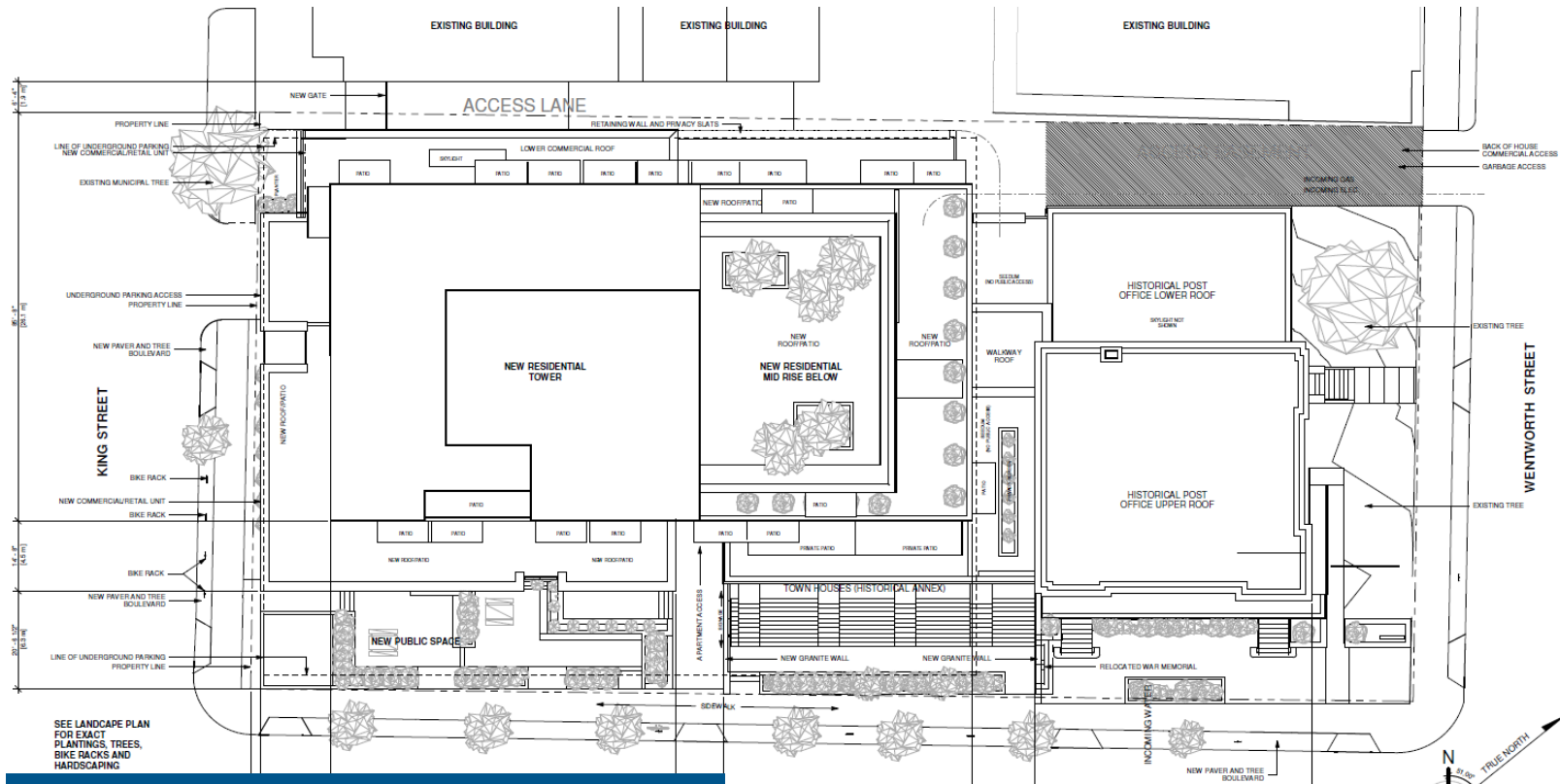
- Commercial at corner and King Street
- Townhouse-style units at-grade



View from King St & Queen St



Apartment Entrance on Queen St



Site Plan

24619 – 53 Queen Street

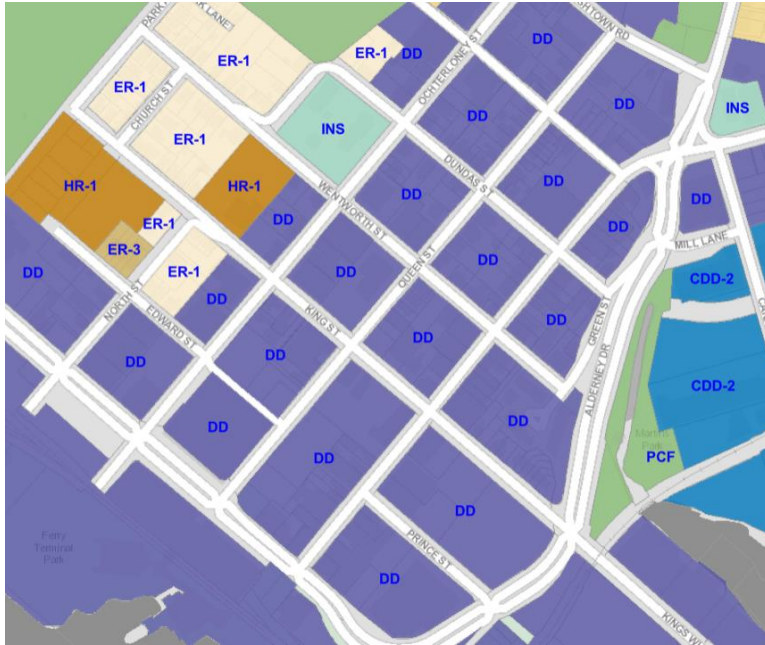
HALIFAX

Conservation



- Masonry restoration work
- Interpretive Artwork
- Historic Clock Restoration (to be incorporated into open space)
- New windows and doors with transoms

Land Use Policy and Regulation



- Historic Dartmouth Precinct:
 - FAR and regulations to support low-rise buildings, with medium to high-rise buildings in certain areas (e.g., vacant lots in vicinity of Queen St and Alderney Dr).
- Downtown Dartmouth (DD) Zone:
 - Maximum height of 90m
 - Maximum FAR of 2.25

Policy CHR-7 – Regional Centre SMPS

Enables a development agreement on a registered heritage building for any development or change in use not otherwise permitted by the land use designation and zone, including proposals that exceed the max. building heights/FAR, subject to the following considerations:

- Maintains the heritage value of the registered heritage property and does not propose to demolish any registered heritage buildings on the lot;
- The impact on adjacent uses such as traffic generation, noise, hours of operation, parking requirements and other land use impacts should be minimized;
- Any new construction, additions, or renovations facing a street substantially maintain the predominant streetwall height, setbacks, scale, and rhythm of the surrounding properties
- The proposal complies with the Pedestrian Wind Impact and Shadow Impact Assessment performance standards, the public views and view terminus sits policies, and the incentive or bonus zoning provisions in the LUB; and
- That any un-registered historic buildings on the lot that contribute to neighbourhood character are preserved.

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Standards and Guidelines Analysis

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.

- Proposal retains all character-defining elements of the Post Office
- Minimal intervention approaches have been applied (e.g., glass breezeway connection)
- Retains setback of the Post Office, limestone masonry cladding proposed on King Street
- Based on the conservation of character-defining elements, setbacks, and materials, the proposal satisfies Standards 1 through 12

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Public Engagement Feedback

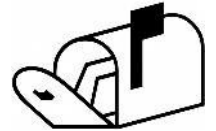
- A public mailout was sent to property owners within the notification area on March 23, 2023, to inform residents of the proposal, provide information to submit feedback, and advising of the upcoming Public Information Meeting (approximately 20 attendees). Staff received 6 written submissions from residents.
- Feedback from the community included supportive comments regarding:
 - Overall building design, height, increasing housing units, encouraging high-rise development while maintaining heritage buildings, and increasing livability in Downtown Dartmouth.
- Feedback from the community also included concerns such as:
 - Height, wind effects, shadows, dust during construction, blocking views.

Notifications
Mailed



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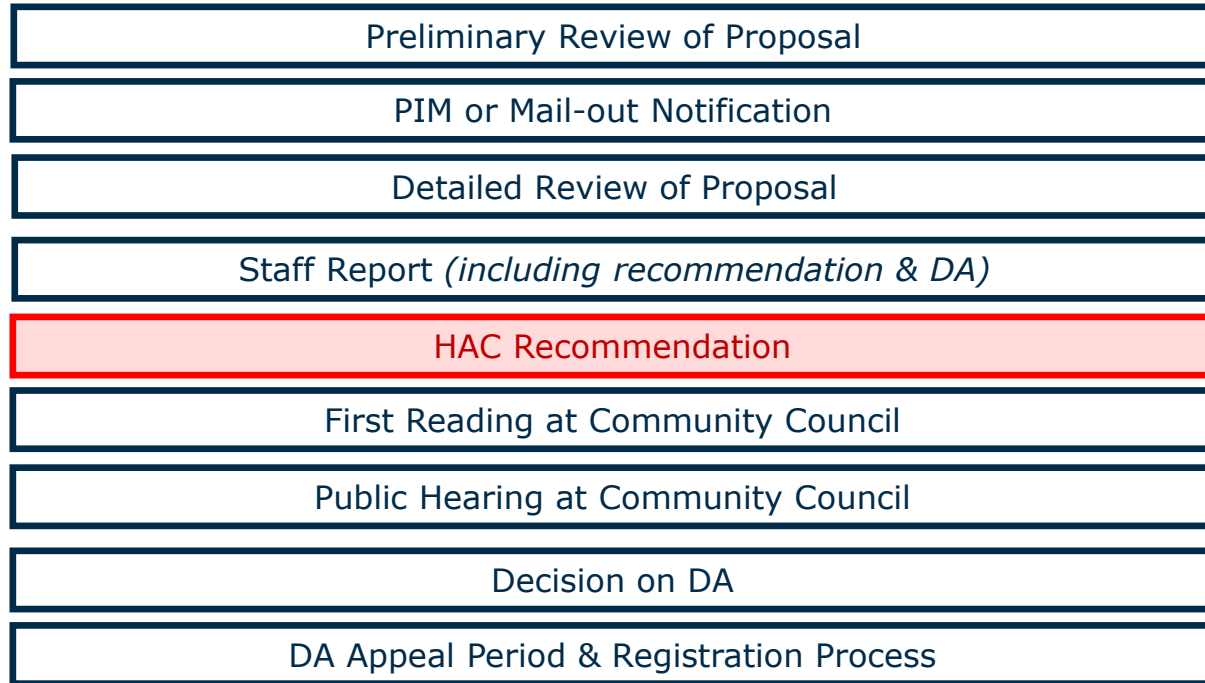
Responses
Received



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Heritage Development Agreement Process



Recommendations

It is recommended that the Heritage Advisory Committee recommend that the Harbour East – Marine Drive Community Council:

1. Give notice of motion to consider the proposed development agreement, as set out in Attachment A, to enable the construction of a 90m mixed-use addition to the registered heritage property located at 53 Queen Street, and schedule a public hearing;
2. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A; and
3. Require the agreement 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.