

Public Hearing

CASE 24619

Heritage Development Agreement: 53 Queen Street, Dartmouth
Harbour East – Marine Drive Community Council

Proposed Development



Applicant: RHAD Architects

Location: 53 Queen Street,
Dartmouth

Proposal: to permit a 90-metre
mixed-use addition to the registered
heritage property

Type of Application: Heritage
Development Agreement

Site Context



General Site location in Red



Site Boundaries in Red

Context

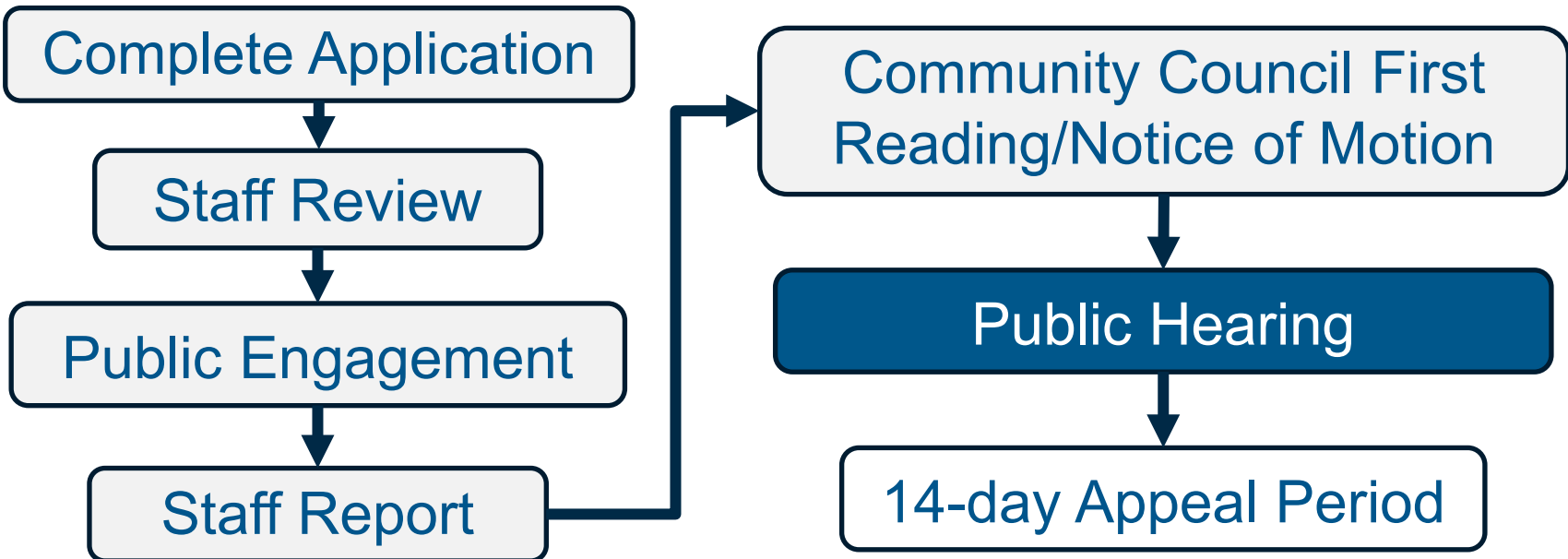


Queen and Wentworth Streets



Heritage Properties and proposed Downtown Dartmouth HCD. Subject property identified by red arrow

Heritage Development Agreement



Planning Overview



Municipal Sewer and/or Water: Serviced



Zone: Downtown Dartmouth (DD)



Designation: Historic Dartmouth Precinct



Existing Use: Commercial (Vacant)



Enabling Policy: Policy CHR-7 of the Centre Plan

Policy Consideration

Enabling Policy CHR-7:

This policy enables Council to consider proposal for any development or change in use not otherwise permitted by the Land Use By-law to support the integrity, conservation and adaptive re-use of registered heritage buildings.

Policy CHR-7

Includes but not limited to the following considerations:

- Maintains heritage value;
- Impact on adjacent uses minimized;
- Substantially maintains predominant setback;
- Complies with Pedestrian Wind Impact and Shadow Impact Assessment Protocol;
- Level of proposed investment in conservation measures is proportional with the additional development rights; and,
- Incentive or bonus zoning is provided.

Proposal Details

- Construction of a 90-metre mixed-use building
- Dartmouth Post Office will contain commercial and residential use
- ‘Annex’ addition to be repurposed for townhouse use
- Publicly accessible open space
- Two levels of underground parking



Rendering from corner of Queen and King Streets

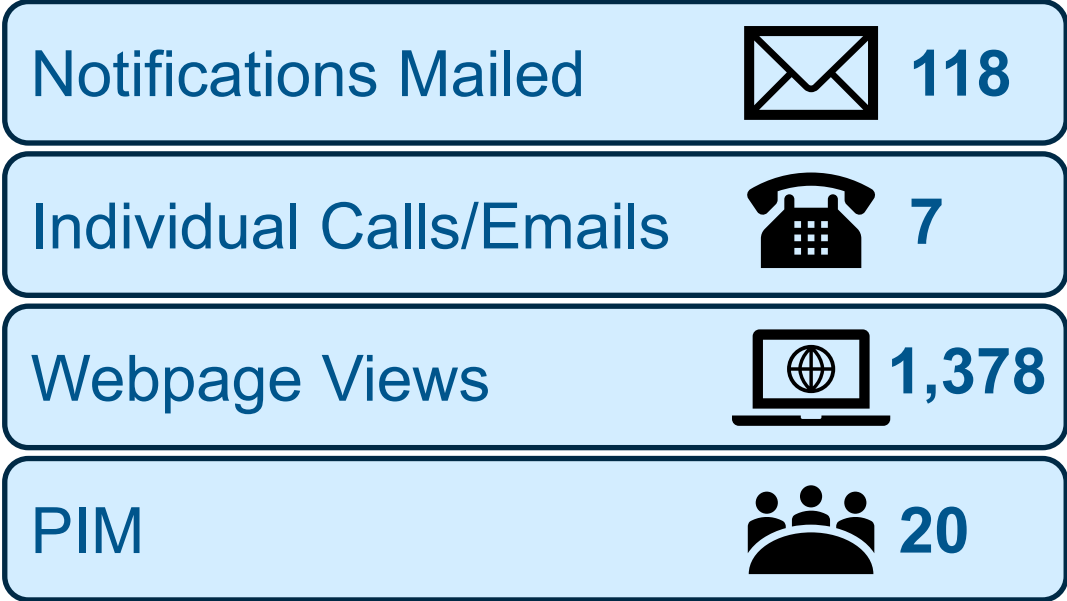
Key Aspects

- New construction setback consistent with Post Office
- Original clock faces to be incorporated
- Cornice of podium aligns with Post Office
- Setbacks at 4th and 9th floor



Rendering showing Queen Street elevation

Public Engagement Feedback



Level of engagement completed was consultation achieved through a mail out notification and a public open house (March 23, 2023).

Public Engagement Feedback

Feedback included:

- Concerns regarding height, wind, shadows, dust during construction, blocking views.
- Support for overall building design, increasing housing units, encouraging high-rise development while maintaining heritage buildings and increased livability in Downtown Dartmouth

Changes Made in Response

- Minor modifications (overhang/canopy and patio) made to King Street elevation to alleviate wind impacts during winter months
- Meets pedestrian wind safety criterion



Rendering showing King Street elevation

Elements of Development Agreement

- New design to be compatible with existing neighbourhood through design, materiality and form
- Level of conservation efforts is proportionate to the increased density
- Two levels of underground parking
- Traffic Impact Study did not identify any major issues or necessary improvements
- Height is within maximum limits for Downtown Dartmouth

HALIFAX

Standards and Guidelines Evaluation

- Retains all character-defining elements of Post Office;
- Minimal intervention approaches have been applied (i.e., glass breezeway, one new door opening);
- Any replacement will be in-kind and based on documentary evidence
- Setbacks and materials compatible with Post Office.

HALIFAX

Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which can be made without a formal Public Hearing. The Development Officer or Community Council could authorize this change by resolution. These include:

- Changes to Schedules B, D, and E provided that the changes do not conflict with the text of the DA;
- Changes to parking, amenity, outdoor lighting, landscape requirements, and/or signage;
- The granting of an extension to the date of commencement of construction or for completion of the development.

HALIFAX

Staff Recommendation

The staff recommendation contained in the staff report was arrived at after a detailed analysis of all relevant policies and the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Staff recommend:

1. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A; and
2. 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.

Thank You

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