

HALIFAX

Case 24359 – 2537-39 Agricola Street, Halifax

Application for Development Agreement on a Registered Heritage Property at 2537-39 Agricola Street, Halifax

August 13, 2024

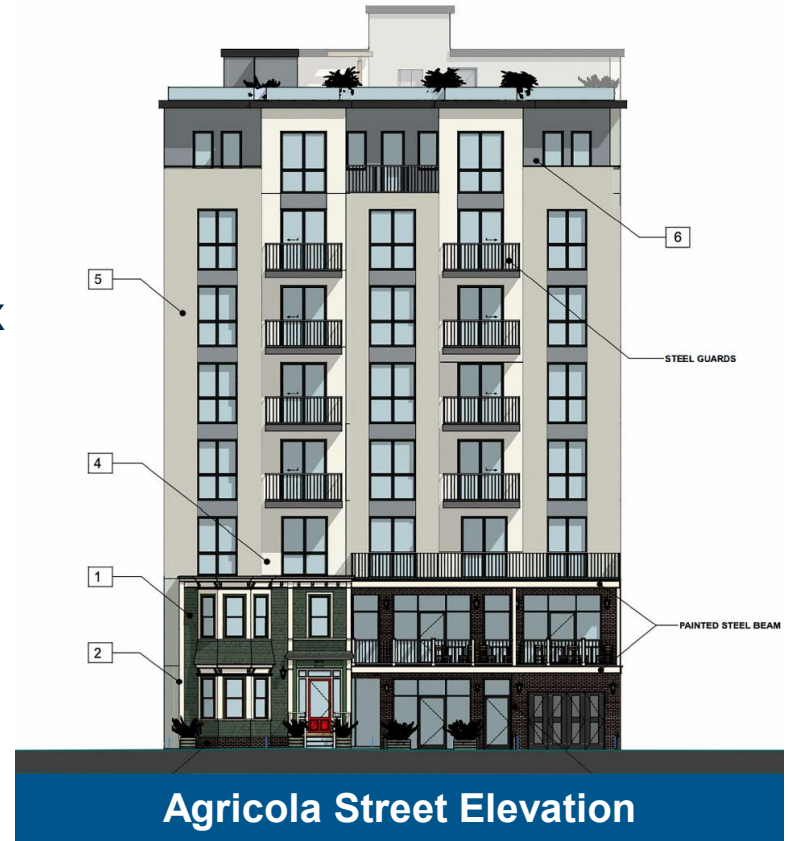
Application

Applicant: Ecogreen Homes

Location: 2537 & 2539 Agricola Street, Halifax

Application Type: Heritage Development Agreement

Proposal: To permit an 8-storey plus amenity penthouse (27.3-metre) mixed-use addition to the registered heritage property



Location

2537-39 Agricola St, Halifax:

The subject property consists of the registered heritage property 2539 Agricola Street (Open Mic House) **and** the neighbouring property at 2537 Agricola Street (Carlo Auto).

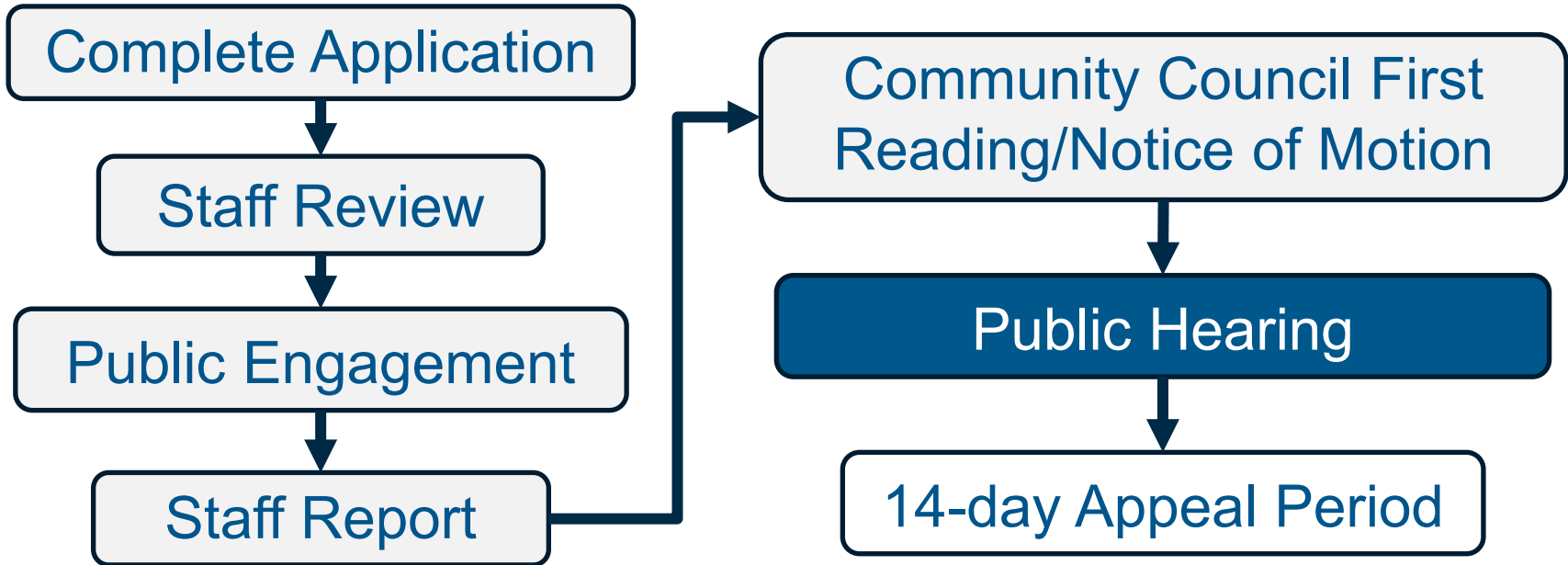


2537-39 Agricola St, Halifax (August 2023)



Map of surrounding area with the subject property in red

Heritage Development Agreement Process



Planning Overview



Municipal Sewer and/or Water: Serviced



Zone: Corridor (COR)



Designation: Corridor



Existing Use: Residential & (Non-Conforming) Auto Repair Use



Enabling Policy: Policy CHR-7 of the Regional Centre SMPS

Enabling Policy & Proposal Summary

RCMPS Policy CHR-7:

Enables Council to consider proposals 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.

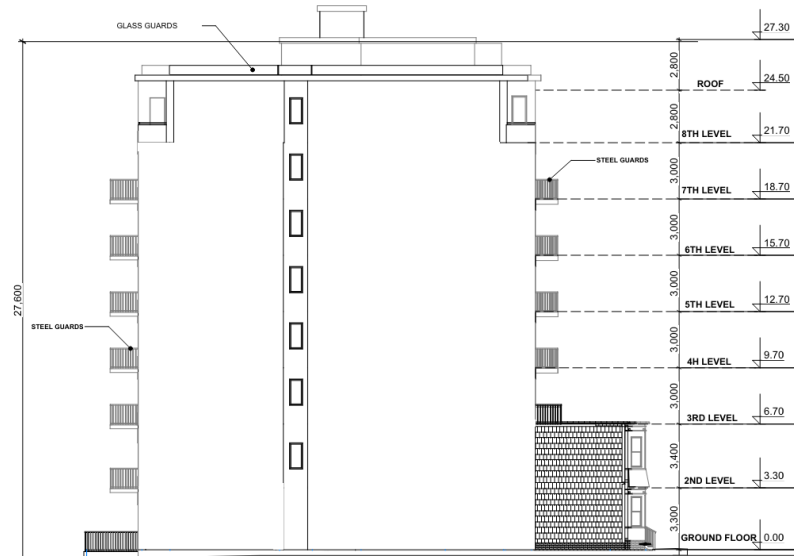
- Construction of a 27.3-metre mixed-use addition
- Rehabilitation & adaptive reuse of the front 54% of the Open Mic House
- A “piazza” open space and second-storey balcony (outdoor dining and performance space)
- A rooftop amenity/mechanical penthouse
- Underground parking (10 vehicular spaces with 2 accessible, 18 bicycle spaces)

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Proposal

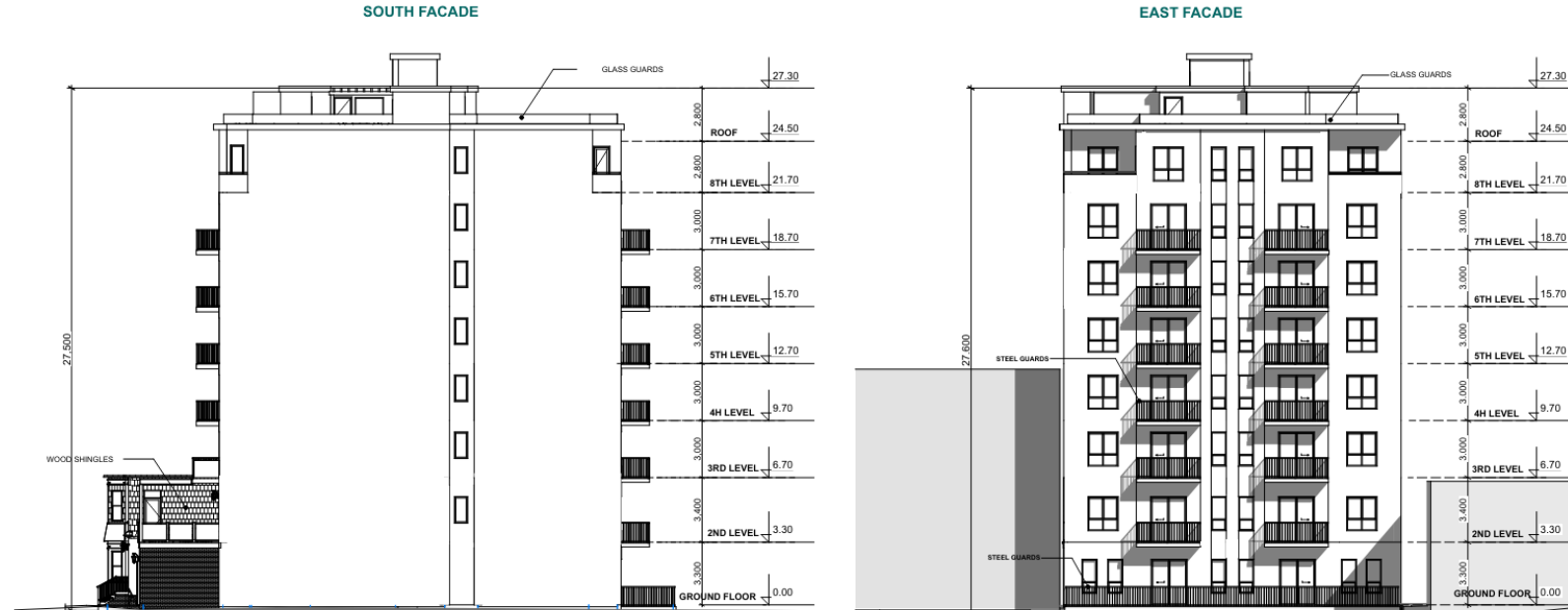
NORTH FACADE

WEST FACADE



Northern Side Elevation (left) & Western Front Elevation (right)

Proposal



Southern Side Elevation (left) & Eastern Rear Elevation (right)

Proposal



Rehabilitated Open Mic House, Piazza, and Balcony



Rooftop Amenity Space

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Conservation Measures



2539 Agricola St, Halifax
(August 2023)



2539 Agricola St, Halifax
(Front Elevation Drawing)

- Retention of the front 54% of the building
- Replacement of the existing failed foundation
- Repair/replacement-in-kind of all character-defining elements
- New wood frame windows & new wood shingle cladding
- Replacement of modified front entrance with historically appropriate design & materials

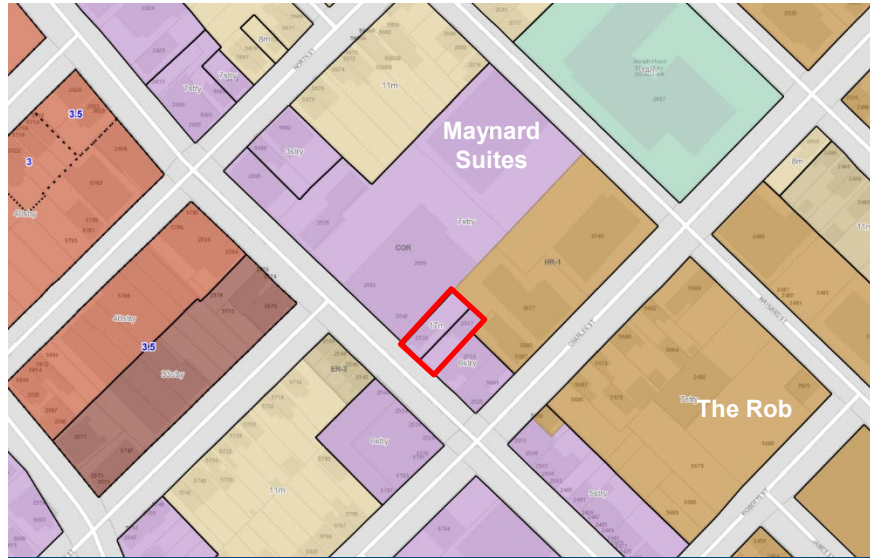
RCSMPS Policy CHR-7

CHR-7 enables a heritage development agreement subject to considerations (see Attachment B):

- Heritage value is maintained through retention and rehabilitation of all character-defining elements;
- Impacts are minimized through a comparable scale to nearby developments and through less disruptive uses than the existing non-conforming auto-service use;
- Compatibility with surroundings is achieved by repairing the historic streetwall, the setback of the new massing, and by the preservation of informal open space;
- The proposal complies with Wind and Shadow impact, public view and terminus, and bonus zoning requirements where applicable;
- There are no unregistered historic buildings on the subject site.

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Land Use Impacts



2537-39 Agricola St, Halifax (highlighted in red)

Zoning:

Corridor (COR)

Centre (CEN-2)

Higher Order Residential (HR-1)

Established Residential (ER-2 and ER-3)

Maximum height (as-of-right):

17 metres (5 storeys) at 2539 Agricola St (Open Mic House) and (6 storeys) at 2537 Agricola St (Carlo Auto)

Surrounding properties: 7-storey maximum to the north and east, 6-storey maximum to the south, 6-storey maximum across the street (3-storeys for the Four Sisters)

Standards and Guidelines Evaluation

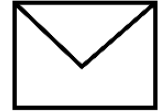
- The proposal retains all character-defining elements (CDEs)
- The proposal repairs wherever possible and replaces in kind wherever necessary
- The new addition sets the bulk of the massing to the rear of the heritage building and employs a neutral and simplified design and materiality to subordinate it
- The design and materials of the new streetwall take cues from the heritage building to achieve compatibility
- The addition's modern design ensures differentiation

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Public Engagement Feedback

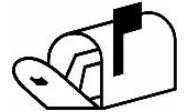
- A public mailout was sent to property owners within the notification area in the Fall of 2023, which sought to inform them of the proposal and solicit their feedback. Staff received six (6) submissions from residents.
- Feedback from the community included supportive comments regarding:
 - The additional density being added to the site, the rehabilitation of the heritage building, the inclusion of underground parking, and the piazza and balcony.
- Feedback from the community also included concerns, principally regarding building height and the provision of sufficient parking.

Notifications
Mailed



802

Responses
Received



6

13

Public Engagement Feedback

Parking:

- The required level of parking under the Regional Centre Land-Use Bylaw for this development in this zone would be zero (0) vehicular spaces, but the proposal instead provides ten (10) underground vehicular spaces, two (2) of them accessible. The land use by-law would also require fifteen (15) bicycle parking spaces, and the proposal provides eighteen (18) underground bicycle parking spaces.

Scale:

- Staff find the scale of this development comparable with existing and proposed developments in the surrounding area and with adjacent zoning and height limits, and commensurate with the level of investment in conservation of the heritage building.

Conclusion

The proposed development represents infill mixed-use development in a designated corridor that will be supportive of and compatible with the heritage character of the subject site and the surrounding neighbourhood. The level of conservation effort proposed for the Open Mic House is proportionate to the increased density being proposed. Thus, staff recommend that Halifax and West Community Council approve the proposed development agreement.

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Amendment to Development Agreement

Staff have identified a requirement in Section 3.5.5 of the Proposed Development Agreement (Attachment A) which should (for clarity) defer to the requirements of the underlying Land Use Bylaw. Acting on staff's recommendation, the Heritage Advisory Committee recommended the following amendment to the Proposed Development Agreement:

- 3.5.5 The New Addition shall have a maximum height of 27.3m above average grade, and shall contain no more than 8 storeys plus an Amenity / Mechanical Penthouse storey, as generally shown in Schedule C. Furthermore, **any elevator enclosure shall be subject to the requirements of the Regional Centre Land Use By-law, as amended from time to time.** ~~no mechanical penthouse shall exceed 4.5 metres in height.~~

(Addition)

(Deletion)

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Recommendations

It is recommended that the Halifax and West Community Council:

1. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated May 3, 2024, with amendments to the second sentence of section 3.5.5 of the proposed development agreement to read “Furthermore, any elevator enclosure shall be subject to the requirements of the Regional Center Land Use Bylaw, as amended from time to time,”; 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.

August 13, 2024

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Thank You

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