

September 12, 2024

Item 9.1.2
HALIFAX

PLANAPP-2023-00396

173-175 St Margarets Bay Road, Halifax

Application for a Development Agreement on a
Registered Heritage Property at 173-175 St Margarets
Bay Road, Halifax

Application

Applicant: ZZAP Consulting Inc.

Location: 173-175 St Margarets Bay Road, Halifax

Proposal: Application by ZZAP Consulting Inc. on behalf of the property owner, requesting to enter into a heritage development agreement on lands at 173-175 St Margarets Bay Road to allow for three townhouse units, one duplex, one backyard suite, and the rehabilitation of the surrounding landscape. The historic building will be retained.

HALIFAX

Location

173-175 St Margarets Bay Road, Halifax
Registered heritage property known as the
“Craigmore”.



Heritage Property Summary

Registered in 2008, The Craigmores's Heritage Value is embodied in:

- The property's heritage value is embodied in the 1.5-storey Arts and Crafts cottage-style dwelling
- Constructed circa 1909 by an unknown builder
- First occupied by Margaret and Angus D. McDonald [MacDonald] of Bryant & McDonald Ltd. wholesale teas.
- The home was sold to Victoria May Scouler, who resided there with her husband, Daniel Scouler (shipbuilder and superintendent of the Halifax Shipyards)



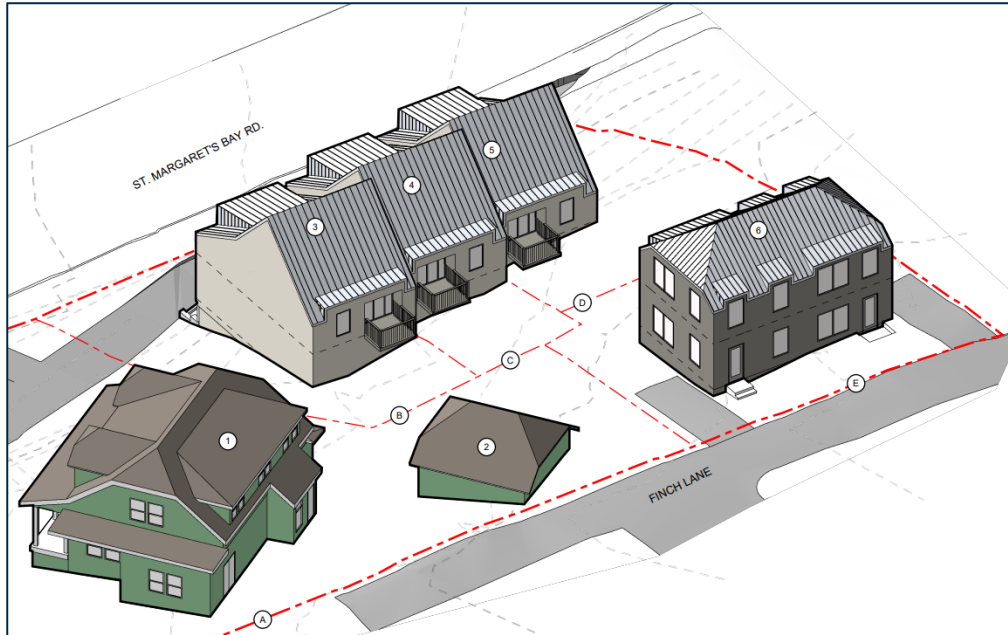
Proposal

- Construction of three townhouses
- Construction of one duplex
- Adaptive re-use of the existing detached garage as a backyard suite
- Retention of the existing two-unit heritage building
- An enclosed garage for each townhouse and five total surface parking spaces for the other dwelling units (3 fronting on St Margaret's Bay Road and 2 fronting on Finch Lane)

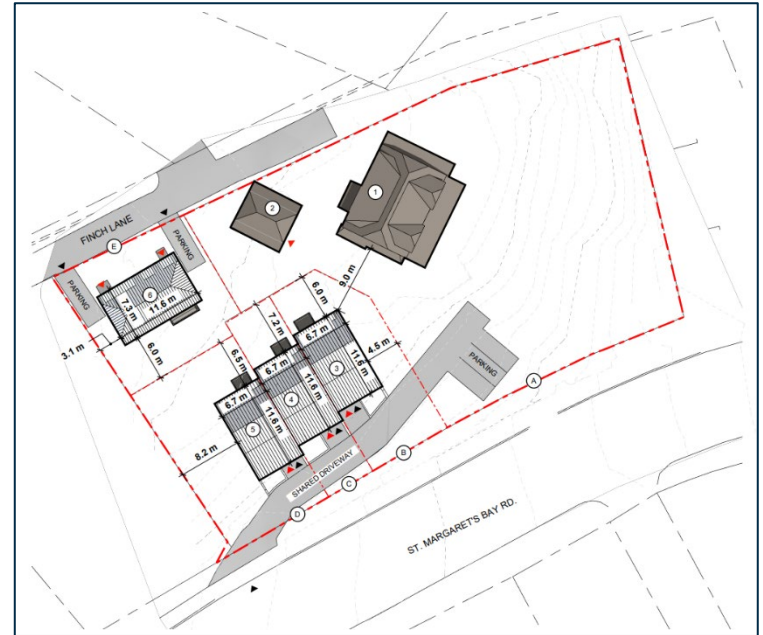


Proposed siting and massing as viewed from
St Margarets Bay Road

Proposal



Proposed siting and massing as viewed from Finch Lane



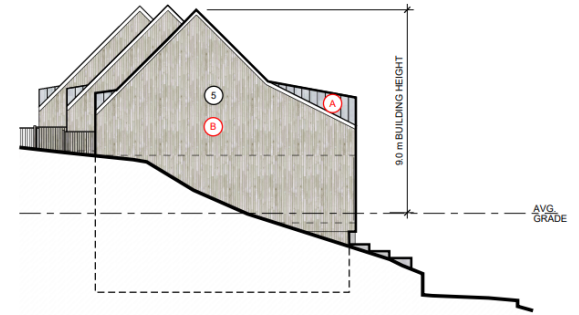
Site plan

Proposal

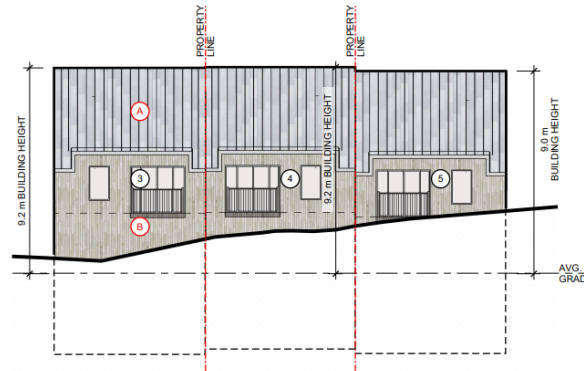
Townhouse Elevations



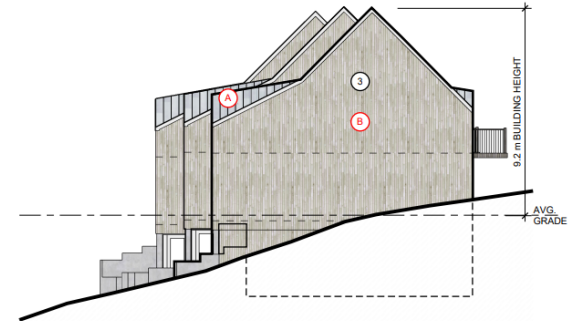
SOUTH ELEVATION



WEST ELEVATION



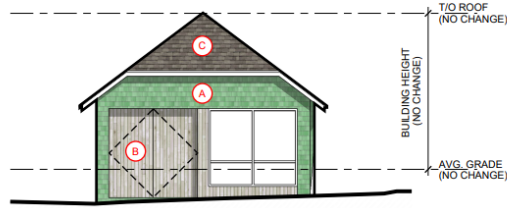
NORTH ELEVATION



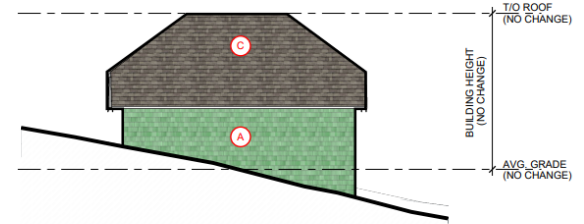
EAST ELEVATION

Proposal

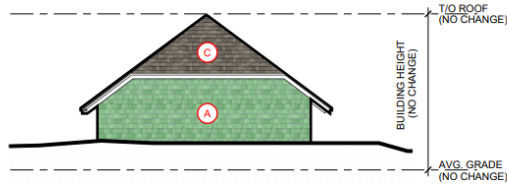
Backyard Suite Elevations



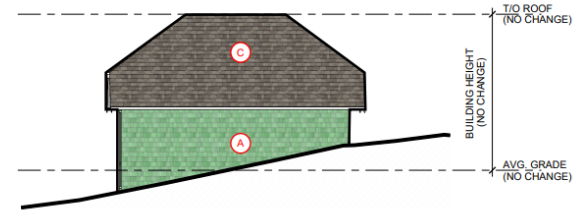
SOUTH ELEVATION



WEST ELEVATION



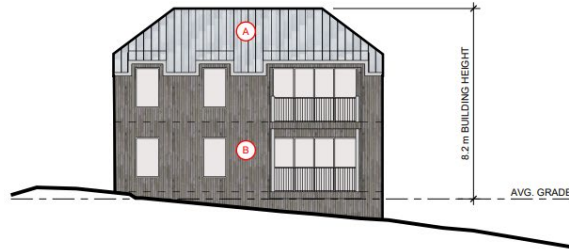
NORTH ELEVATION



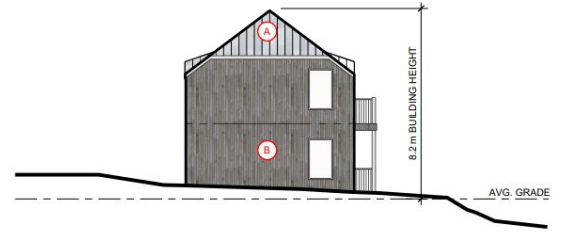
EAST ELEVATION

Proposal

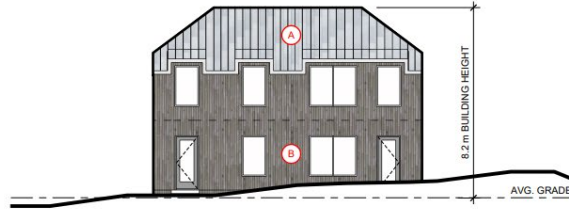
Duplex Elevations



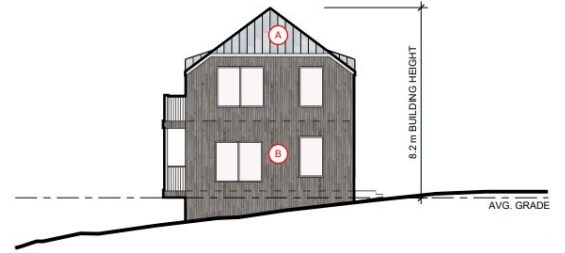
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

Proposal

Preliminary Landscape Plan

SCHEDULE D LANDSCAPE PLAN



LEGEND

1. Parking spaces
2. Steps
3. Connecting walkways
4. New retaining walls
5. Steps in keeping with heritage vernacular
6. Buffer planting
7. Terraced Victorian Gardens
8. Renovated heritage gate
9. Driveway
10. Existing woodland to remain and to be improved by removing dead, dying or dangerous trees, planting new trees where possible especially to enhance views to and from the heritage house, Building 1.

VIEWS

- Positive views to St. Margaret's Bay Road
- Positive views to Building 1



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This Page:
Landscape Conceptual Siteplan Revisions
Scale: 1:150

173 & 175 St. Margaret's Bay Road
January 2024
Page 1 of 1

Regional Plan Policy CH-7A

CH-7A enables a development agreement on a registered heritage property outside the Regional Centre Secondary Plan Area for any development or change in use not otherwise permitted by the land-use by-law. In reviewing such applications, Council shall consider that:

- The development maintains the heritage value of the property and does not demolish the registered heritage building;
- The impact on adjacent uses should be minimized;
- The proposed level of investment in conservation is proportional with the additional development rights provided; and
- The proposal is generally consistent with the other policies of its secondary plan area, especially heritage policies.

HALIFAX

Zoning and Land Use Impacts



**173-175 St Margarets Bay Road
(highlighted in red)**

Zoning (Halifax Mainland Land Use By-Law):

Subject site is zoned R-2 (Two-Family Dwelling) and the neighbourhood consists of a mix of R-1, R-2, R2-P, and R-3 zoned properties.

Land Use Impacts

This site has the potential to be subdivided and developed as-of-right to achieve the same or potentially greater density than proposed and the proposed building heights remain below the as-of-right maximum height.

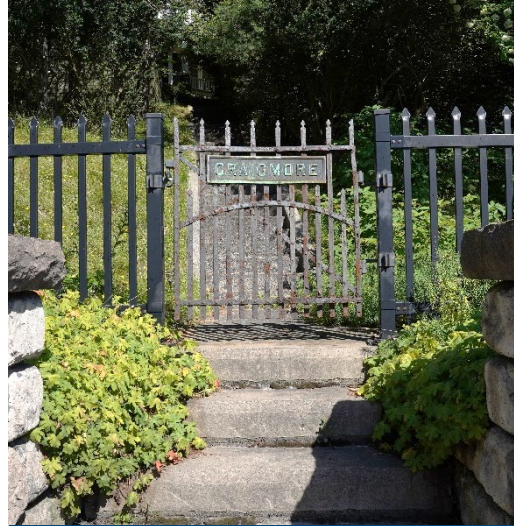
The applicant is seeking this Development Agreement primarily to enable use of the Townhouse building type, not normally permitted in the R-2 zone.

Parking has been rearranged based on public feedback to minimize impacts.

Conservation



Existing heritage building



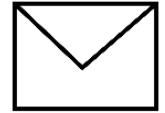
Front gate (a character-defining element)

- The existing heritage building is in good, stable condition and it will be retained, with its existing duplex use maintained
- No substantial alterations nor non-substantial alterations are proposed for the heritage building
- The surrounding landscape will be rehabilitated following the conditions laid out in the Development Agreement
- The historic front gate will be rehabilitated

Public Engagement Feedback

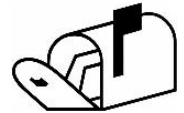
- A public mailout was sent to property owners within the notification area in the November of 2023, which sought to inform them of the proposal and solicit their feedback. Staff received thirteen (13) responses from residents, five prior to the mailout and eight following the mailout.
- Feedback from the community expressed concerns, most commonly regarding traffic generation from proposed parking on Finch Lane and environmental impacts from the loss of trees.
- In response to this feedback, the applicant has relocated three parking spaces from Finch Lane to instead use the shared driveway fronting on St Margarets Bay Road. Staff have also added requirements to the Development Agreement addressing retention of trees and the use of buffer plantings and fencing to enhance privacy.

Notifications
Mailed



150

Responses
Received



13

13

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.

- Compatibility is achieved by taking design cues from the heritage building in its rooflines, use of dormer windows, and use of finely-scaled cladding materials.
- Subordination is achieved through the modest scale and positioning fully separate from the heritage building and off to the side, so as not to intrude on the sightlines between the heritage building and St Margarets Bay Road.
- Distinguishability is achieved through a distinctly modern design and physical separation.

Other major considerations:

- The character-defining element of the historic front gate will be replaced in-kind with nameplate repaired and all other character-defining elements are to remain unaffected

Other Policy Analysis

Halifax Municipal Planning Strategy:

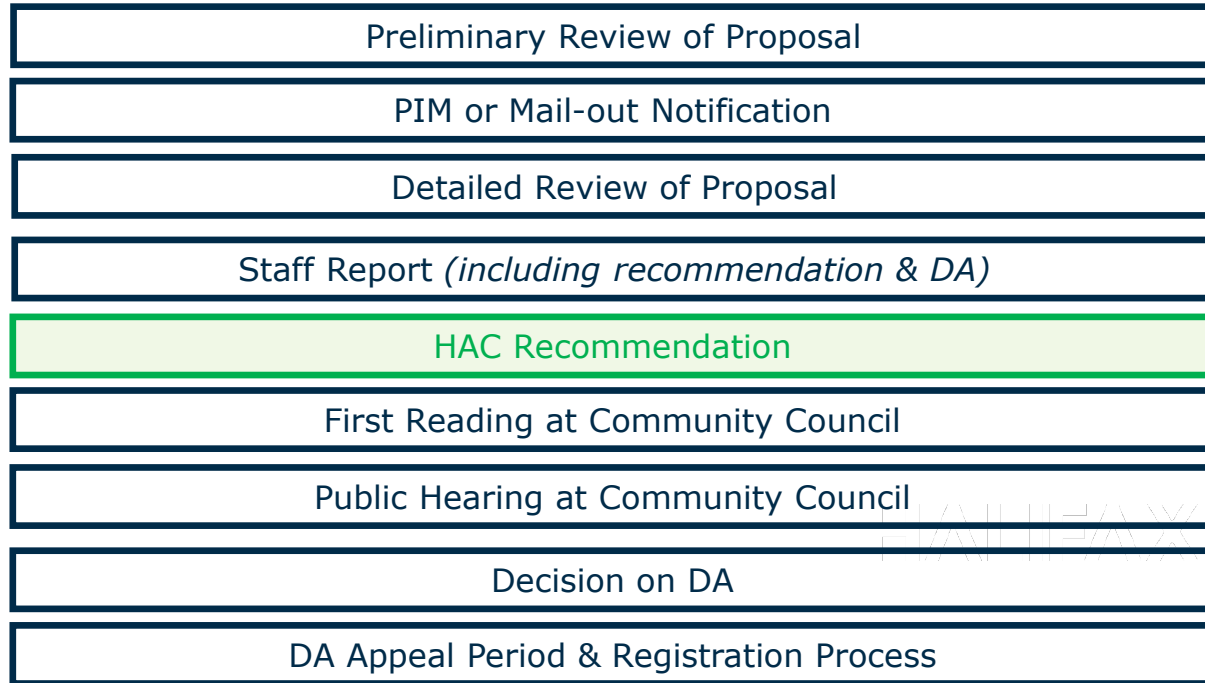
Policies 6.X respecting Heritage Resources and Policies 2.X respecting Residential Environments

Regional Municipal Planning Strategy (Regional Plan):

- *Policy CH-5 respecting retention, preservation, rehabilitation and restoration of architectural and cultural resources;*
- *Policy CH-7A respecting development agreements on registered heritage properties outside the Regional Centre; and*
- *Policy CH-16 respecting lands abutting federally, provincially or municipally registered heritage properties.*

Staff find that the proposed development is reasonably consistent with the intent of applicable policies.

Heritage Development Agreement Process



Recommendations

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

1. Give notice of motion to consider the proposed development agreement, as set out in Attachment A of the staff report dated July 18, 2024, to enable the construction of three townhouse units, one duplex, and one backyard suite on the registered heritage property, and schedule a public hearing;
2. Approve the proposed development agreement, which shall be substantially of the same form asset out in Attachment A of the staff report dated July 18, 2024; and
3. Require the development 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.

September 12, 2024

HALIFAX

Thank You

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Registered Heritage Property at 173-175 St Margarets
Bay Road, Halifax