

5522 + 5540 Russell Street, Halifax NS

PID 00127332

ATTN: Mr. Aaron Murnaghan – Principal Heritage Planner

Submitted By: John Dib – WM Fares Architects

Subject: Heritage Development Agreement Application for Saint Marks Anglican Church, Halifax NS (PID 00127332)

Dear Mr. Murnaghan,

Please consider the following application, on behalf of Mr. Peter Giannoulis, as a request to enter into a Heritage Development Agreement at 5522 + 5540 Russell Street (PID 00127332) in Halifax. The proposed agreement would enable the construction of a multi-unit residential building, under the provisions of the Regional Centre Secondary Municipal Planning Strategy and Heritage Design Guidelines. Please find all required drawings and forms attached as part of this application.

01 Current Location, Designation, and Zone of Subject Land

Location: 5522 + 55401 Russell Street, Halifax NS

Lot Size: 2 842m² (30 590 ft²)

Designation: Corridor Designation

Zone: Corridor

Context: The immediate context surrounding the subject property includes a variety of uses and housing types, which is typical of the North End area. The Saint Mark's Anglican Church, which is a Registered Heritage Building, is located on the same property as the proposal offering valuable and historic design characteristics which the proposed development aims to preserve and enhance. The addition will be compatible with the character defining elements that the church possesses, but be distinguishable to not mimic the existing structure. The Hydrostone and Bloomfield Districts – which include many new multi-unit residential buildings, single-family houses, and other historic properties – are located near the subject site and offer further design elements that the proposal will implement. Many parks and recreational facilities can be found in the area including Fort Needham Memorial Park. Saint Joseph's and Shambhala schools are also located within the area and serve many residents, in addition to a variety of commercial and retail uses that contribute to the North End's neighbourhood quality.

02 Enabling Policy

Policy CHR-7

On any lot containing a registered heritage building located outside of the DH Zone and any approved Heritage Conservation District, Council may consider a development agreement 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. This includes development proposals that exceed the maximums floor area ratios or the maximum building heights on Map 3 and Map 4 of this Plan. In considering such development agreement proposals,

Council shall consider that:

- a. the development proposal maintains the heritage value of any registered heritage property of which it is part, including a registered heritage streetscape, and does not propose to demolish any registered heritage buildings that exist on the lot;

- b. the impact on adjacent uses, particularly residential uses, is minimized in terms of intensity of use, scale, height, traffic generation, noise, hours of operation, and such other land use impacts;
- c. any new construction, additions, or renovations substantially maintain the predominant streetwall height, setbacks, scale, and the rhythm of surrounding properties, especially of registered heritage properties;
- d. the development complies with Pedestrian Wind Impact and Shadow Impact Assessment Protocol and Performance Standards of the Land Use By-law;
- e. the level of proposed investment in conservation measures on the property and through the required incentive or bonus zoning requirements is generally proportional with the additional development rights provided through the agreement, especially in cases of new construction;
- f. any un-registered, historic buildings on the lot that contributes to neighbourhood character are preserved to retain the visual integrity of the lot;
- g. the development complies with policies relating to protected public views and view terminus sites;
- h. incentive or bonus zoning is provided consistent with the requirements of the Land Use Bylaw;
- i. the development agreement requires a waiver under Section 18 of the Heritage Property Act to be registered on the property before a development permit is issued for the development; and
- j. the general development agreement criteria set out in Policy IM-7 in Part 9 of this Plan

03 Proposed Development

The building's design and articulation respond to the surrounding context as well as the character defining elements of the Saint Marks Anglican Church which is a designated Heritage Building. A 2-Storey streetwall enhances the established streetwall height of the church and many other structures in the area; a well-defined residential entrance between the existing and proposed structures distinguishes the two forms while the use high-quality materials at-grade is compatible with those used in the design of the church and enhances the relationship between the two. Building step-backs reduce the perceived scale of the development, creating an appropriate relationship between the project and surrounding uses. Considering the proximity of these spaces, outdoor areas will be landscaped to provide a pleasant area for residents and to buffer the proposed development from adjacent uses of a lesser scale.

The development aligns with the goals, objectives, and policies of the SMPS, maintaining the value of the existing Heritage Building and introducing new housing stock in an area that is targeted for growth. The proposal will also help restore the Saint Marks Church which is in immediate need of rehabilitation to enhance the character defining elements that the site possesses. Considering these factors, the proposed design will make a positive contribution to the area by restoring a valuable piece of HRMs historic context and increase density in an already-established residential neighbourhood. The local context offers ample access to amenities and services, further promoting the success of the proposal.

We would like to thank you for your consideration of our proposal and look forward to receiving your comments. Please do not hesitate to reach out with any questions or to request further information.

Regards,

John Dib

WM Fares Architects

Intern Architect

BEDS, M. Arch

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