

40 King St.
Dartmouth, NS
B2Y 2R4

Carter Beaupre-McPhee
Planner III - Heritage, Housing Accelerator Fund
Regional and Community Planning
P.O.Box 1749, Halifax, NS, B3J 3A5

July 7, 2024

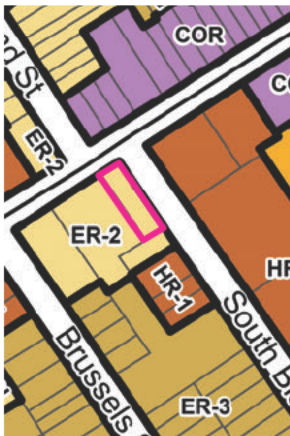
5492 Inglis Street Development Considerations (PID 00065201)

Dear Carter,

Thanks for your input on the 5492 Inglis Street development strategy throughout the design process. This letter details our Heritage Development Agreement submission and the many considerations which were weighed in preparing the design proposal. The site assembly consists of PID 00065201, which currently includes one municipally registered heritage building on a site historically referred to as Bland's Field. As part of this process, we also communicated with HRM Planners to gain their insights. The Heritage DA process allows heritage buildings to be supported, conserved, and adaptively re-used in return for providing additional density that might not be attainable through current zoning—creating a win-win for the city, the neighbourhood and the developer. The design process and intent follow "The Standards & Guidelines for the Conservation of Historic Places in Canada," as noted in our accompanying Heritage Impact Statement.

The Site

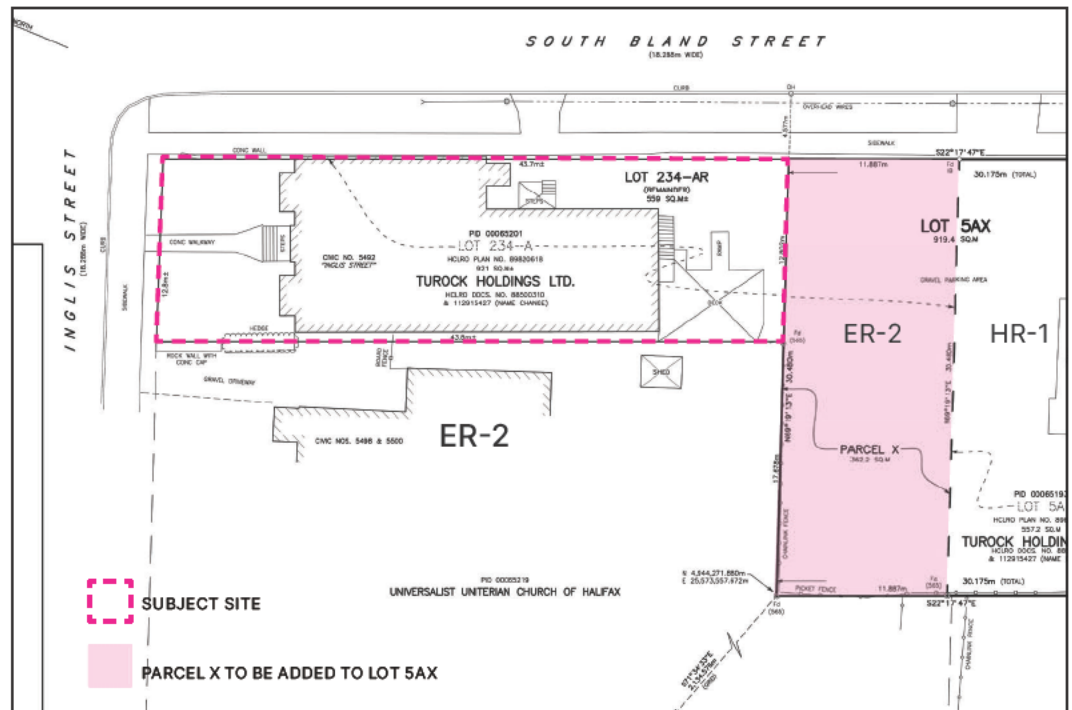
The development site encompasses the property with the civic address 5492 Inglis St in Halifax, just west of the Port of Halifax. The site is on the corner of Inglis and South Bland St and contains one municipally registered heritage building which was added to the heritage property registered in 2021. This heritage house built in c. 1891 fronts onto Inglis Street and has an addition from the 1940s on the southern end of the site. This site



CURRENT CONTEXT

The subject site is zoned ER and comprises 561 m² (6,033 ft²) over 1 lot: PID 00065201. Parcel X (stranded lot) will be added to 5AX - refer to Section 6.2 Planning and Land Use

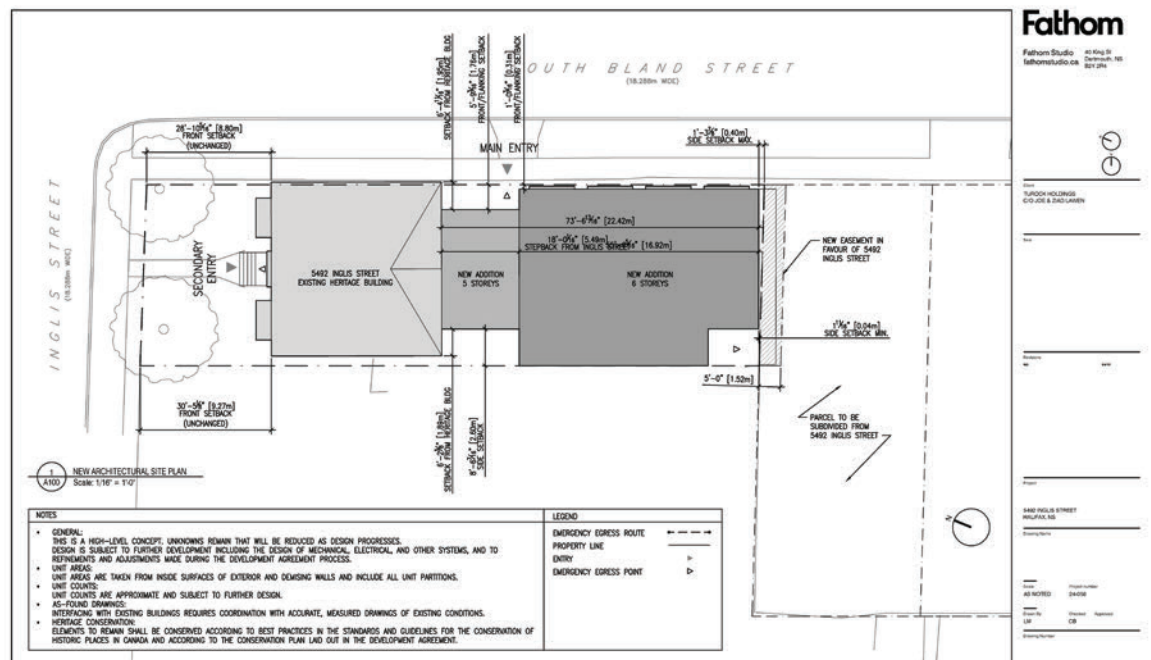
Adjacent properties are zoned ER -2 and HR-1 lots. Neighbours are 3-storey townhomes to the east, 3-storey apartment buildings to the north; a Church and Preschool to the west, and detached single-family homes and apartment buildings to the south.



is additionally included in the proposed Victoria Road Heritage Conservation District (HCD). This proposal aims to be an avenue to restore and protect this historic building while also adding the gentle density that the neighbourhood greatly needs.

The subject site, comprising 561 m² (6,033 ft²), is zoned Established Residential 2 (ER-2), which permits multi-unit dwelling use. The site was previously zoned ER; however, with the recent Housing Accelerator Fund (HAF), LUB amendments adopted in June 2024 changed the zoning to ER-2. During these amendments, the site's maximum building height went from 11m to 8m. Neighbouring lot zoning varies, with an adjacent HR-1 lot and an abutting ER-2 lot. The lot zone HR-1 to the south of the property's maximum height in the LUB is 7 storeys, while many of the other surrounding lots are zoned similarly to 11m. Currently, many of the surrounding buildings are 3-storey residential buildings. However, there are two 6-storey mid-rise apartment buildings across the street on South Bland St that are zoned HR-1.

Given the shape of the subject site, we propose to subdivide the subject lot to prevent the creation of a stranded lot with this development. The southern part of the L-shaped lot (parcel X) will be added to the adjacent HR-1 lot (5AX).



The Proposed Plan

The proposed Development Plan envisions maintaining the 3-storey heritage building fronting Inglis St while adding a new southern addition to the building fronting South Bland St. The current building addition, added in 1943, does not have any of the character-defining elements of the attached historic building. Therefore, replacing it with a new residential addition would provide more density and create an opportunity to restore and preserve the original building. The proposed addition consists of a six-storey portion on the southern part of the property fronting South Bland St, with a five-storey mass stepping down to the 3-storey heritage building fronting Inglis St.

The five-storey mass is set back 2.1m from the South Bland St property edge to create separation from the heritage building and allow for better visibility of it from both Inglis St and South Bland St. Additionally, this design largely maintains the site's existing street wall and neighbourhood

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character by preserving all of the heritage building's original mass and footprint and by providing a return for the rear corners of the heritage building to help define its original form.

Pro Forma

	Heritage				Indoor Amenity (sf)	Outdoor Amenity (sf)
	Studio	1br	2br	Comm (sf)		
Basement	2				640	
Level 1	1			850		
Level 2	2	1				
Level 3	2	1				
Level 4						
Level 5						
Level 6						
Subtotal	7	2	0	850	640	0
Total	9					
	New addition				Indoor Amenity (sf)	Outdoor Amenity (sf)
	Studio	1br	2br	Comm (sf)		
Basement						
Level 1	2					
Level 2	3	1				
Level 3	3	1				
Level 4	3		1			
Level 5	3		1			
Level 6	4					420
Subtotal	18	2	2	0	0	420
Total	22					
Grand Totals	Studio	1br	2br	Comm (sf)	Indoor Amenity (sf)	Outdoor Amenity (sf)
	25	4	2	850	640	420
	31				1060	
	Amenity Required (sf)					
	(Centre plan rules: 5m2 per unit, 50% of which indoors)					
	1667.8					
Barrier-free Units						
Required (DRAFT Nova Scotia Building Code Schedule "A", table 3.8.2.1.)	Provided					
1	1					
Class A Bike Parking						
Required (Centre plan rules: 0.5 Class A per unit)	Provided					
15.5	16					
Class B Bike Parking						
Required (Centre plan rules: 0.1 Class B per unit)	Provided					
3	4					

The proposed building will include approximately 31 residential units and 79m2 of ground-floor retail space. We are requesting flexibility in the unit mix; however, the current residential unit mix is 81% studio, 13% 1-bedroom, and 6% 2-bedroom. Due to the size of the building, the majority of the units are studio apartments in the current design. Given the current housing supply shortage and the site's proximity to Downtown Halifax and two large Universities, there is a great need for this unit type. Additionally, while there are more units than the maximum number of bedrooms typically permitted in an ER-2 zone, each unit has fewer bedrooms, keeping the number of bedrooms per lot lower.

The building will also include 59.5m2 of indoor amenity space and 39m2 of outdoor amenity space, additional landscaped areas at grade and on rooftops. In addition to this total amenity space there is unprogrammed landscaped space, such as the front yard. While the amount of amenity space is

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less than the required amount in the LUB, there is additional landscaped space, and the site is constrained by size. The design does not include motor vehicles and is not necessitated in the Regional Centre LUB. However, the proposed building meets the bicycle parking requirements with 16 class "A" bicycle parking spaces and 4 class "B" parking spaces.

Policy Background and Rationale

As per the Regional Centre Land Use By-Law (LUB), the site is currently under the Established Residential 2 (ER-2) zone, which permits multi-unit dwelling use and allows a maximum height of 8m as per the 2024 Housing Accelerator Fund LUB amendments. The site is surrounded by neighbouring lots under the Established Residential 2 (ER-2), Established Residential 3 (ER-3) and Higher-Order Residential 1 (HR-1) zones and there is landzoned Corridor (COR) nearby.

Additionally, the existing building on the site fronting Inglis Street is a registered heritage building and the subject property is located within the Victoria Road proposed HCD outlined in the Regional Centre Secondary Municipal Planning Strategy. As a result, the building adheres to much of the building regulations set out in the LUB, however there were certain liberties taken in the design to ensure that the necessary density was met in a way that enhances rather than detracts from the site's heritage building. For example, the minimum front or flanking setbacks is 2m in the LUB. While the 5-story middle portion of the building was set back the 6-storey rear portion of the addition was built to the property line. While not in keeping with the current LUB requirements the heritage building is built to the property line, and thus to maintain some street wall consistency the back portion was also built out. The design additionally does not include a rear setback as to maximize site usage while keeping the large front yard setback.

As per the Regional Centre MPS, Policy CHR-7 sets out that "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". In assessing the merits of any Heritage DA proposed under CHR-7, 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;

This application proposes to conserve and restore the original Inglis St heritage building by returning it to a state closer to its original shape by removing the 1940s addition. While this does include changing around 40% of the current buildings footprint, this strategy aims to conserve the portion of the building with the most historic value and ensure its future upkeep.

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 as may be required as part of a development;

The proposed plan sets the middle portion of the building back and down to 5 storeys to create a transition between the 6-storey addition and 3-storey original building. This additionally breaks up the street wall, accentuates the adjoining heritage building, and adds visual interest. There is an additional 1.5m (5ft) setback on the first level to articulate the entrance, and a slight cantilever above level 1 to help maintain human scale at the street level.

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c) any new construction, additions, or renovations facing a street substantially maintain the predominant streetwall height, setbacks, scale, and the rhythm of the surrounding properties, especially of registered heritage properties;

The predominant heritage setbacks, scale, and rhythm of surrounding properties has been maintained in the proposed design following the Standards and Guidelines as detailed in the Heritage Impact Statement.

d) the development complies with Pedestrian Wind Impact and Shadow Impact Assessment Protocol and Performance Standards of the Land Use By-law;

If a wind and shadow study is needed, we will commission these studies once we have a sense that the proposed development is generally acceptable. Any wind mitigation measures suggested in the wind study will be adhered to.

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;

We will commission a heritage restoration plan in the next phase of the Heritage DA. Until that has been received, it will be difficult to provide an accurate estimate of the value of the restoration needed.

f) any un-registered, historic buildings on the lot that contributes to neighbourhood character are preserved to retain the visual integrity of the lot;

Currently the site contains one building and so there are no other 'neighbourhood character' defining buildings on the site that should be preserved.

g) the development complies with policies relating to protected public views and view terminus sites;

While the subject property is within two different Halifax Citadel view planes, 9 and 10, our initial analysis showed that the building is not tall enough to pose an obstruction to the view planes and, thus, does not affect the subject site. Therefore, there are no prominent view terminus sites concerns on this property.

h) incentive or bonus zoning is provided consistent with the requirements of the Land Use Bylaw;

We will meet any requirements for bonus zoning that need to be met for this development. As per section 479 of the LUB, the conservation of a registered heritage building on the development site is part of the public benefit categories.

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 any portion of the development; and

This will be provided.

j) the general development agreement criteria set out in Policy IM-7 in Part 9 of this Plan.

We believe that this proposed development meets all the policies of IM-7 as defined in the MPS.

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Conclusion

This proposal aims to conserve and adaptively re-use the existing heritage assets on the property, while also contributing high-quality urban architecture to the Halifax South End. The proposal envisions increasing residential density on the site in a manner that is sensitive to its heritage and to the overall neighbourhood, and that meets all the relevant policies as described above.

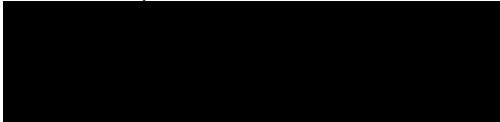
If you have any questions, please do not hesitate to contact us.

Sincerely,



Ruby Shepherd
Junior Planner
ruby.shepherd@fathomstudio.ca
902-461-2525 x 117

Reviewed By:

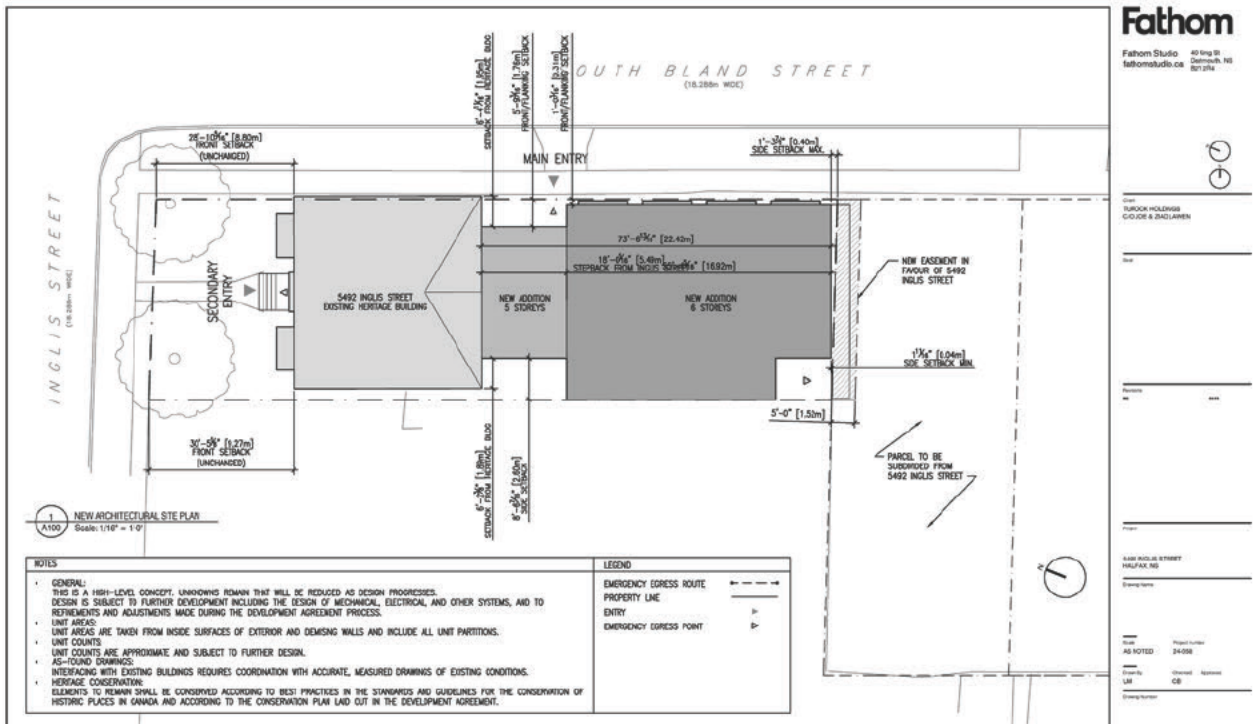
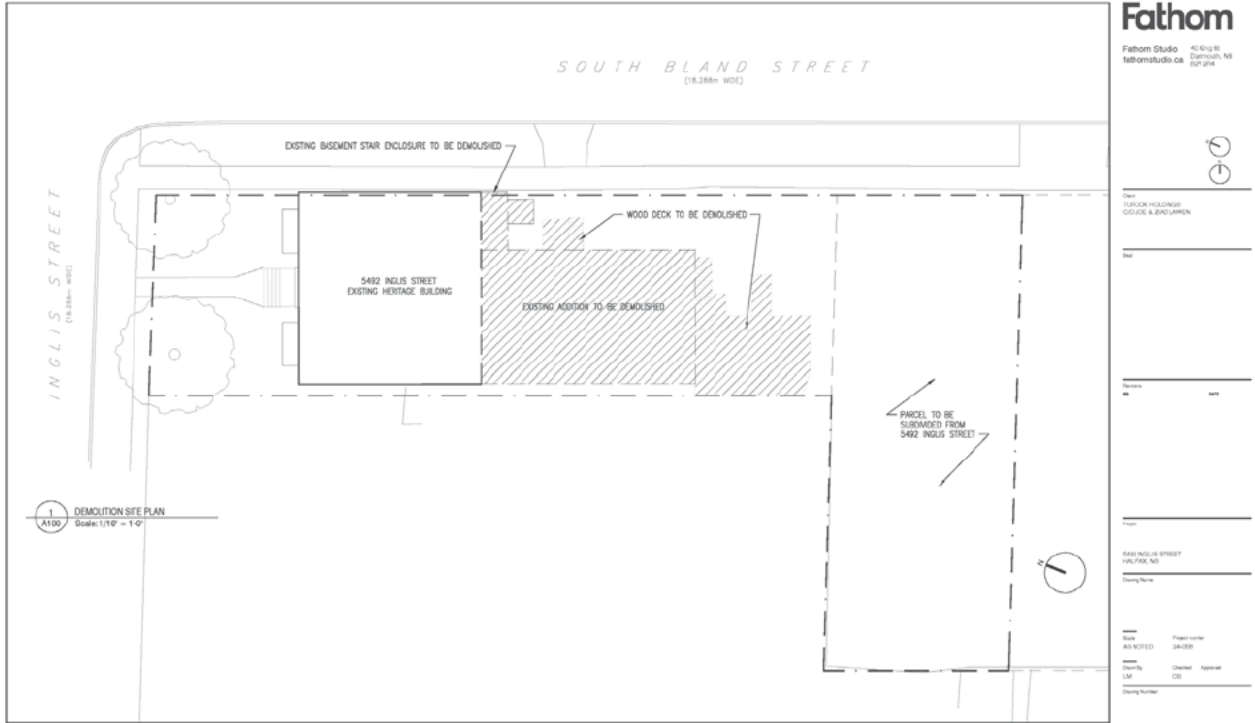


Rob LeBlanc, FCSLA, APALA, API, MCIP, LPPANS
Founder, Director of Planning
rob.leblanc@fathomstudio.ca
902-461-2525 x 102

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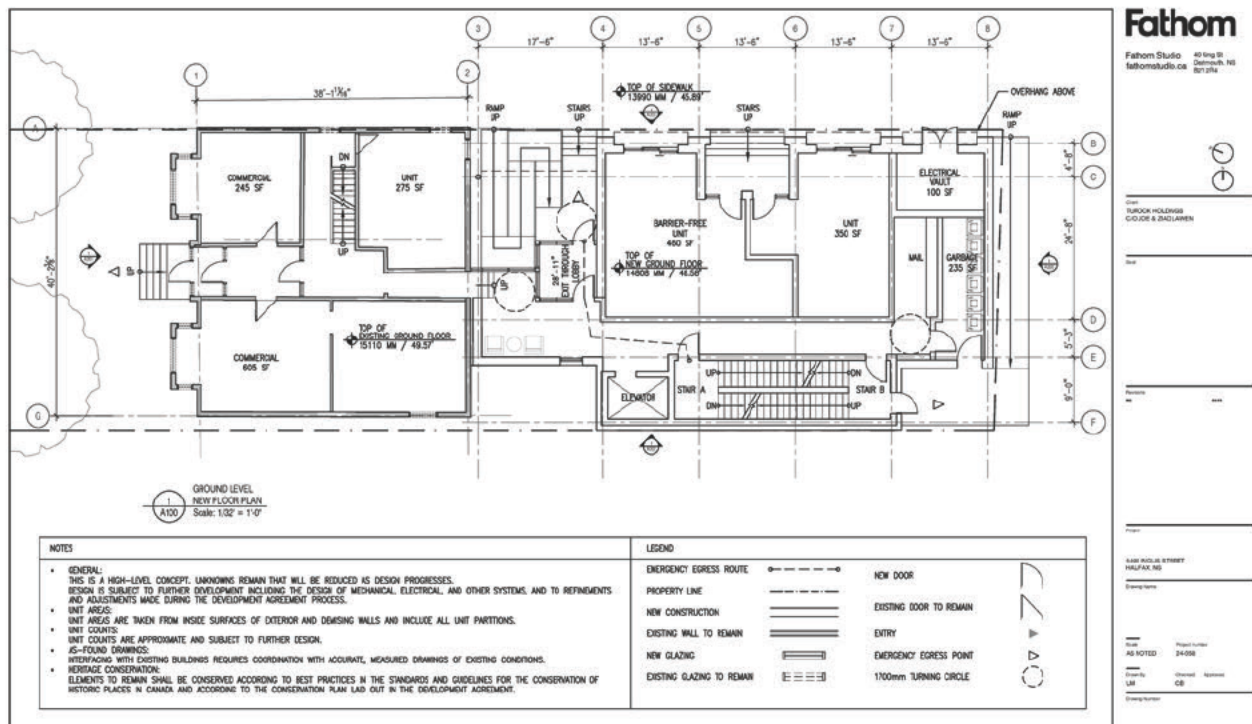
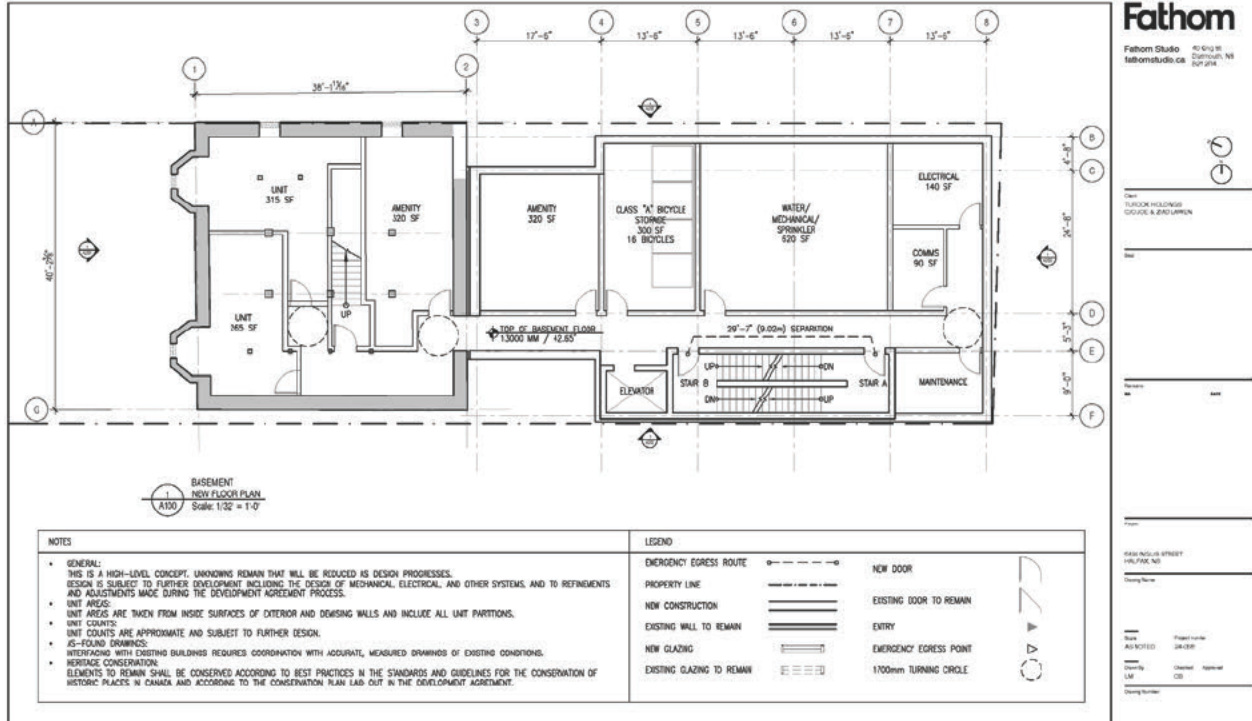
Site Plans



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Site Floor Plans



Fathom

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DATE: 2023-05-15
DRAWN BY: G. COLE & S. ZADLAREN

PROJECT: 24-008

40 KING STREET
DARTMOUTH, NS

PROJECT NUMBER: 24-008

DATE: 2023-05-15

DESIGNED BY: G. COLE

CHECKED BY: S. ZADLAREN

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Dartmouth, NS
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DATE: 2023-05-15
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PROJECT NUMBER: 24-008

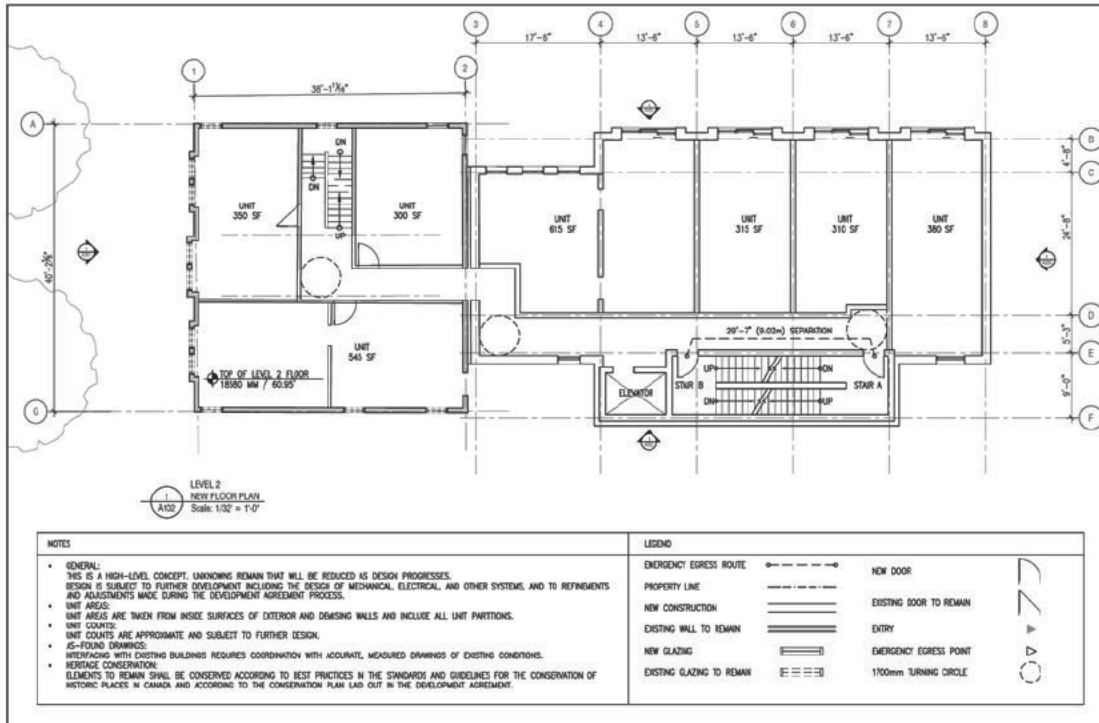
DATE: 2023-05-15

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Client: BARRON HOLDINGS
C/O JOE & ZAD LARSEN

Architect: FATHOM

Project Name: 40 KING ST.

Project Number: 24-008

Drawn By: LM

Checked By: CE

Scale: 1/32" = 1'-0"

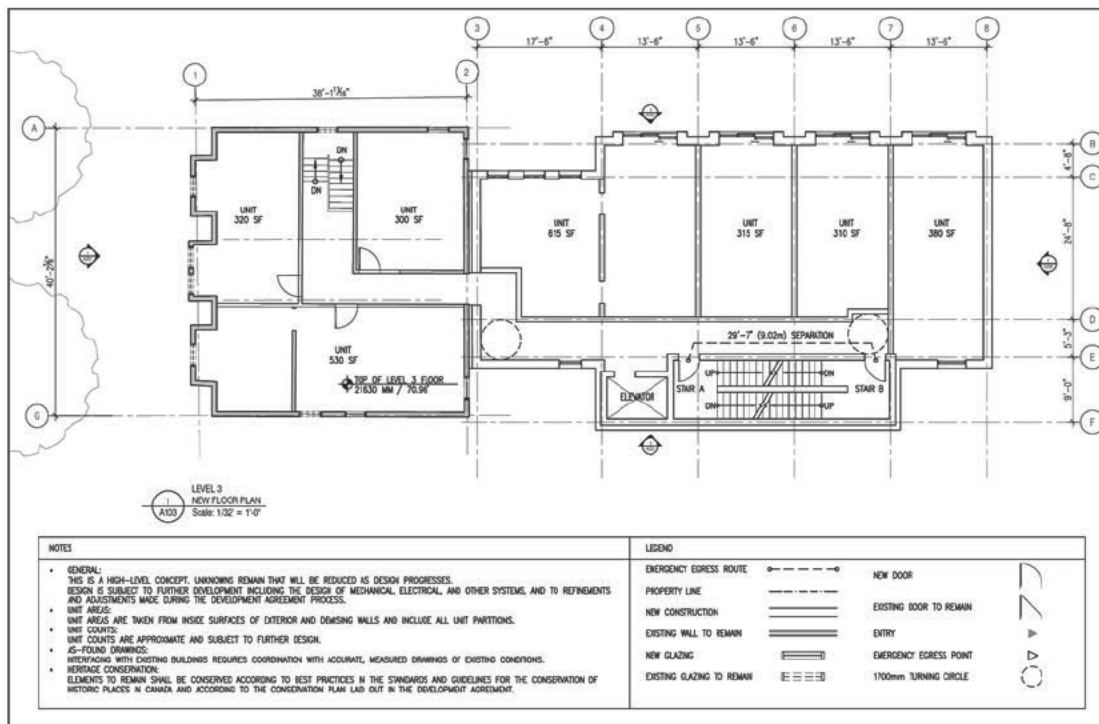
Date: 2024-08-28

Project Name: 40 KING ST.

Project Number: 24-008

Drawn By: LM

Checked By: CE



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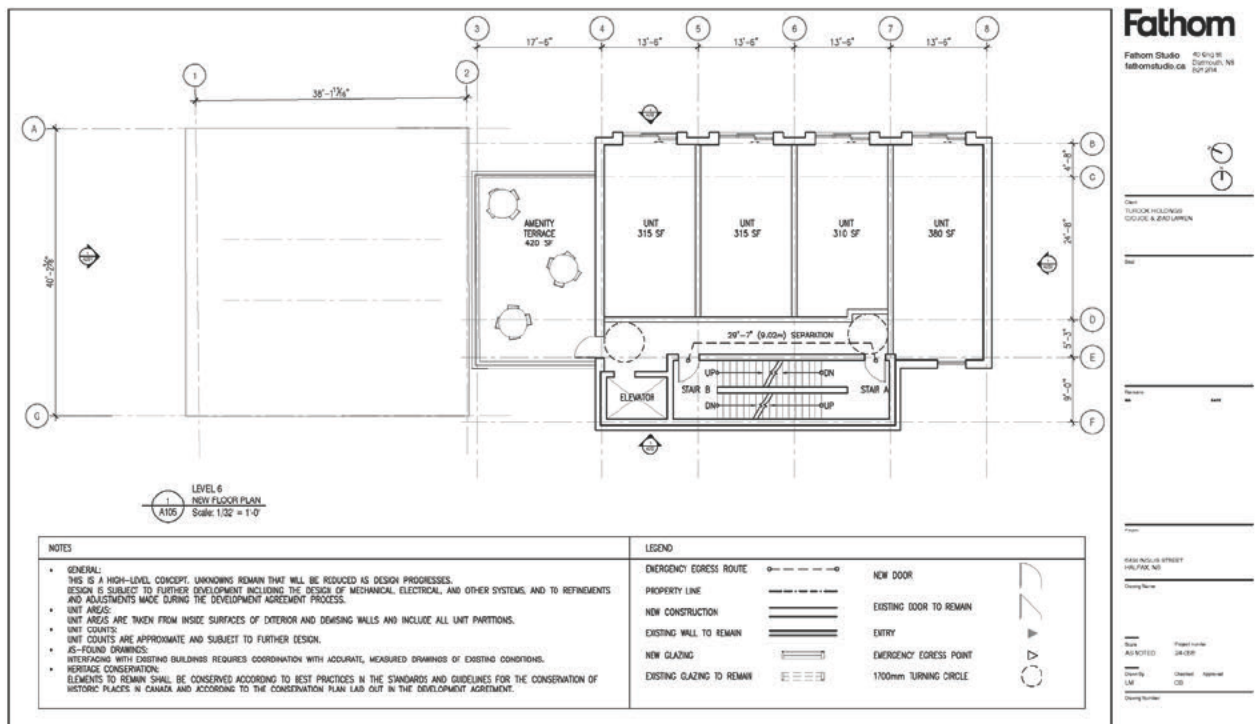
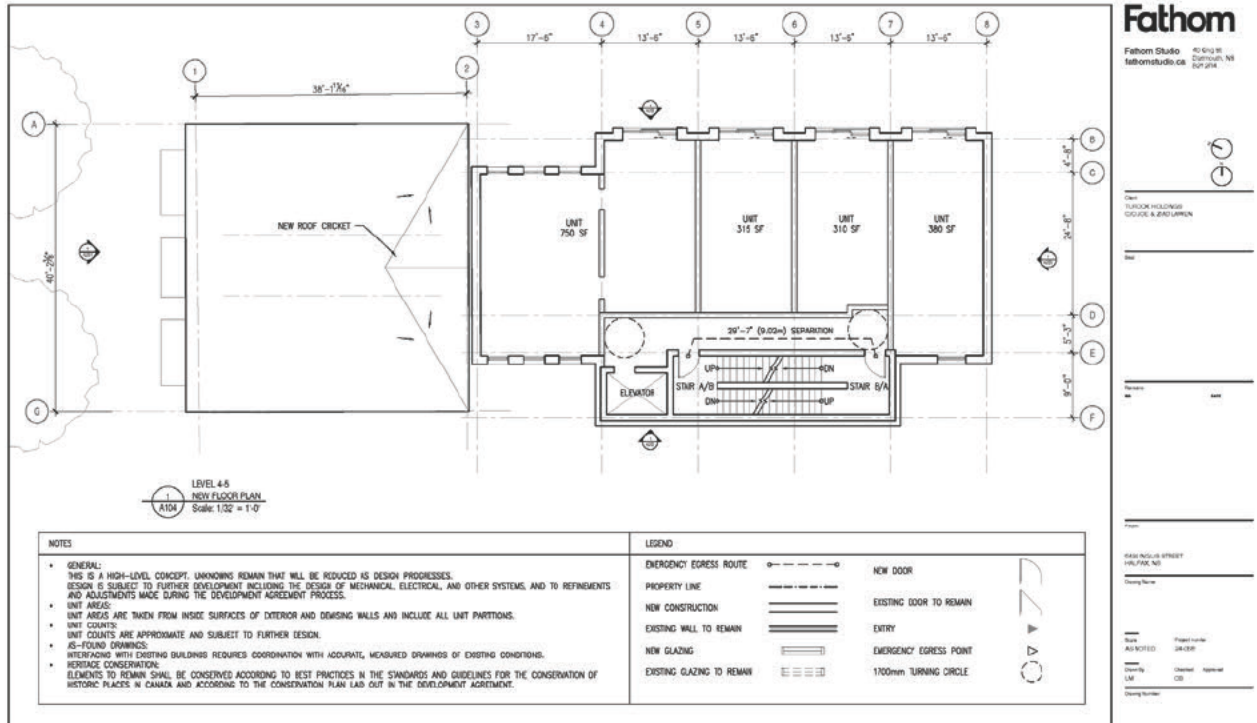
Project Number: 24-008

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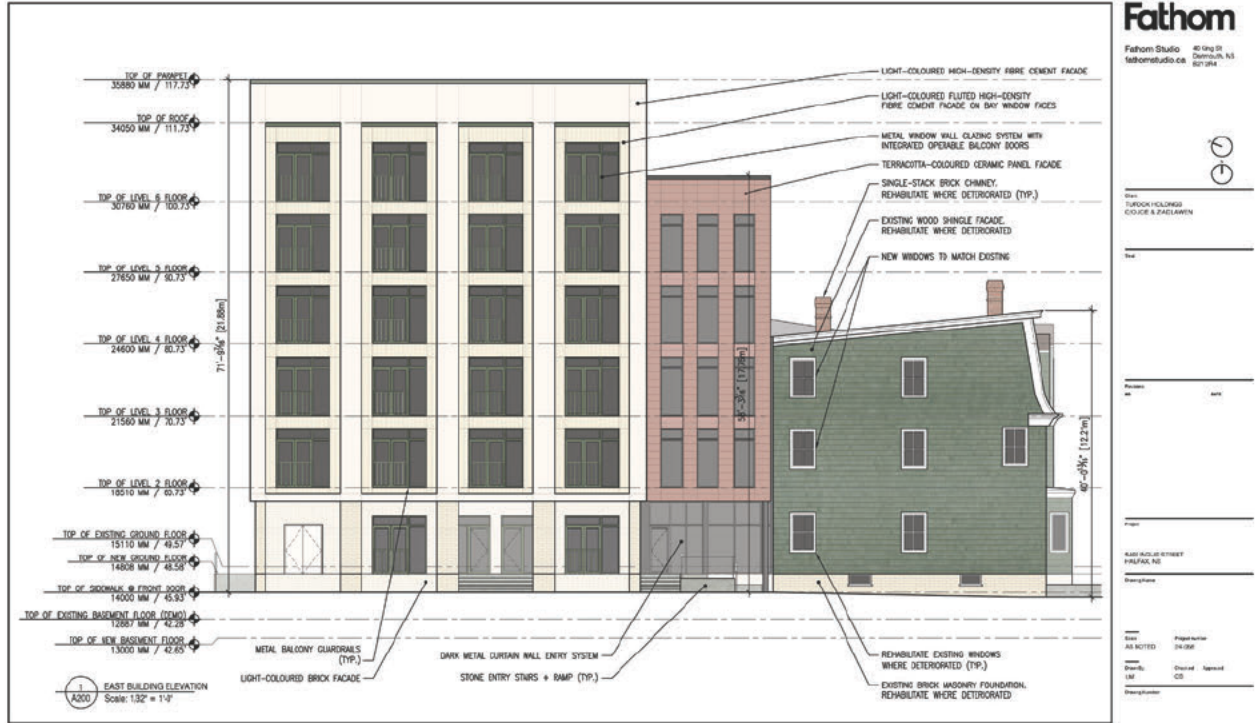
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Site Building Elevations



Fathom

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Scale: 1:32 = 1/4"

Client: FATHOM

Architect: FATHOM

Engineer: FATHOM

Interior Designer: FATHOM

Structural Engineer: FATHOM

MEP Engineer: FATHOM

Cost Estimator: FATHOM

Project Manager: FATHOM

Site Supervisor: FATHOM

Construction Manager: FATHOM

Architectural Photographer: FATHOM

Interior Photographer: FATHOM

Graphic Designer: FATHOM

Project Number: 24-098

Date: 24-098

Drawn by: CS

Checked by: CS

Approved by: CS

Scale: 1:32 = 1/4"

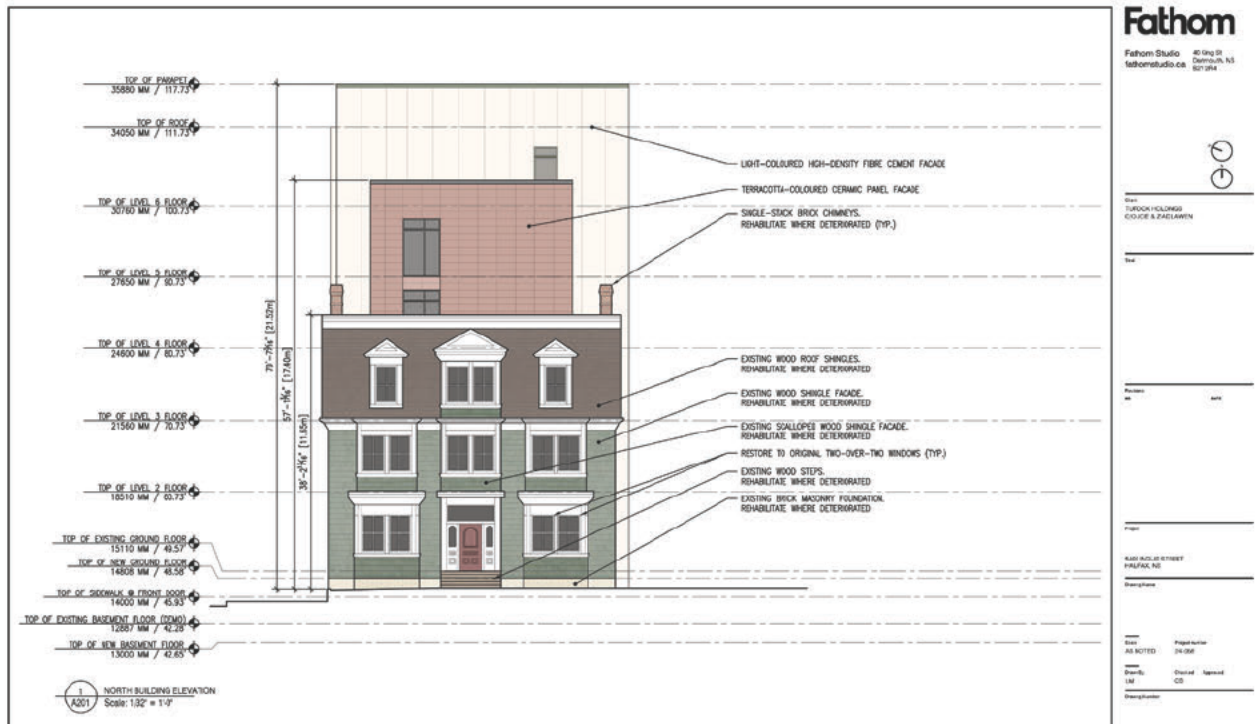
Project Name: FATHOM

Project Address: FATHOM

Project Contact: FATHOM

Project Phone: FATHOM

Project Email: FATHOM



Fathom

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Scale: 1:32 = 1/4"

Client: FATHOM

Architect: FATHOM

Engineer: FATHOM

Interior Designer: FATHOM

Structural Engineer: FATHOM

MEP Engineer: FATHOM

Cost Estimator: FATHOM

Project Manager: FATHOM

Site Supervisor: FATHOM

Construction Manager: FATHOM

Architectural Photographer: FATHOM

Interior Photographer: FATHOM

Graphic Designer: FATHOM

Project Number: 24-098

Date: 24-098

Drawn by: CS

Checked by: CS

Approved by: CS

Scale: 1:32 = 1/4"

Project Name: FATHOM

Project Address: FATHOM

Project Contact: FATHOM

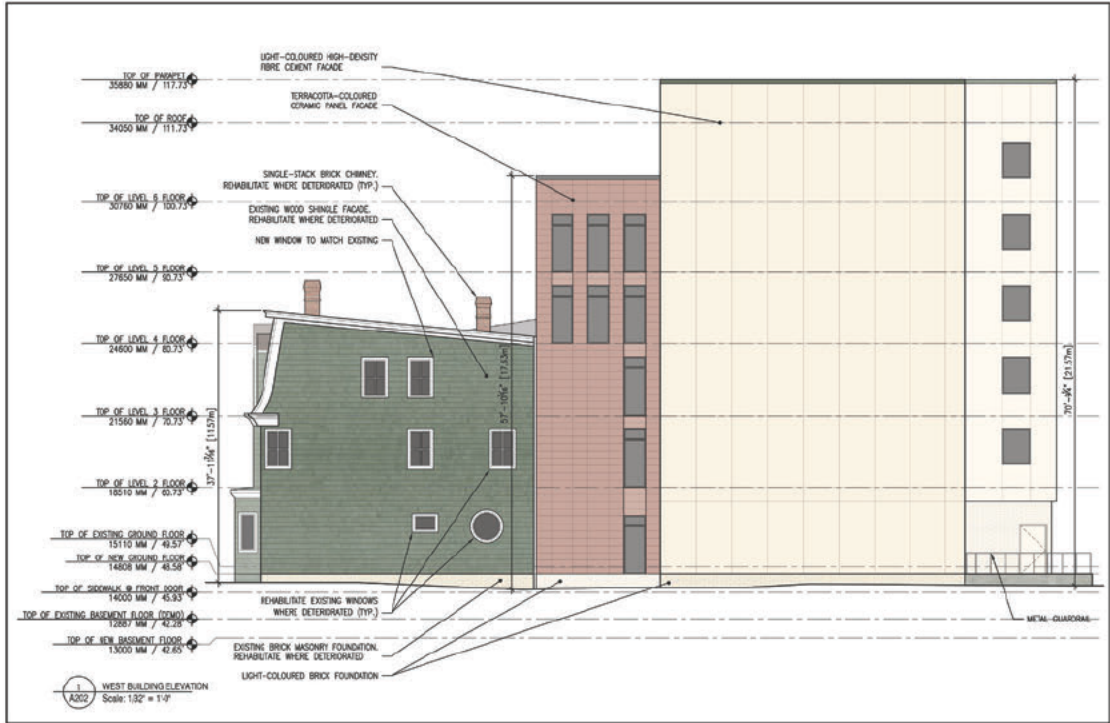
Project Phone: FATHOM

Project Email: FATHOM

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Site Building Elevations



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Site: 40 KING STREET
DARTMOUTH, NS

Scale: 1/32" = 1'-0"

Project: 20-098

Phase: 100%

Author: J. B. B.

Designer: J. B. B.

Checker: J. B. B.

Approver: J. B. B.

Date: 2024-08-08

Sheet: 10 of 10

Revision: 1

Description: 100%

Project: 20-098

Phase: 100%

Author: J. B. B.

Designer: J. B. B.

Checker: J. B. B.

Approver: J. B. B.

Date: 2024-08-08

Sheet: 10 of 10

Revision: 1

Description: 100%

Project: 20-098

Phase: 100%

Author: J. B. B.

Designer: J. B. B.

Checker: J. B. B.

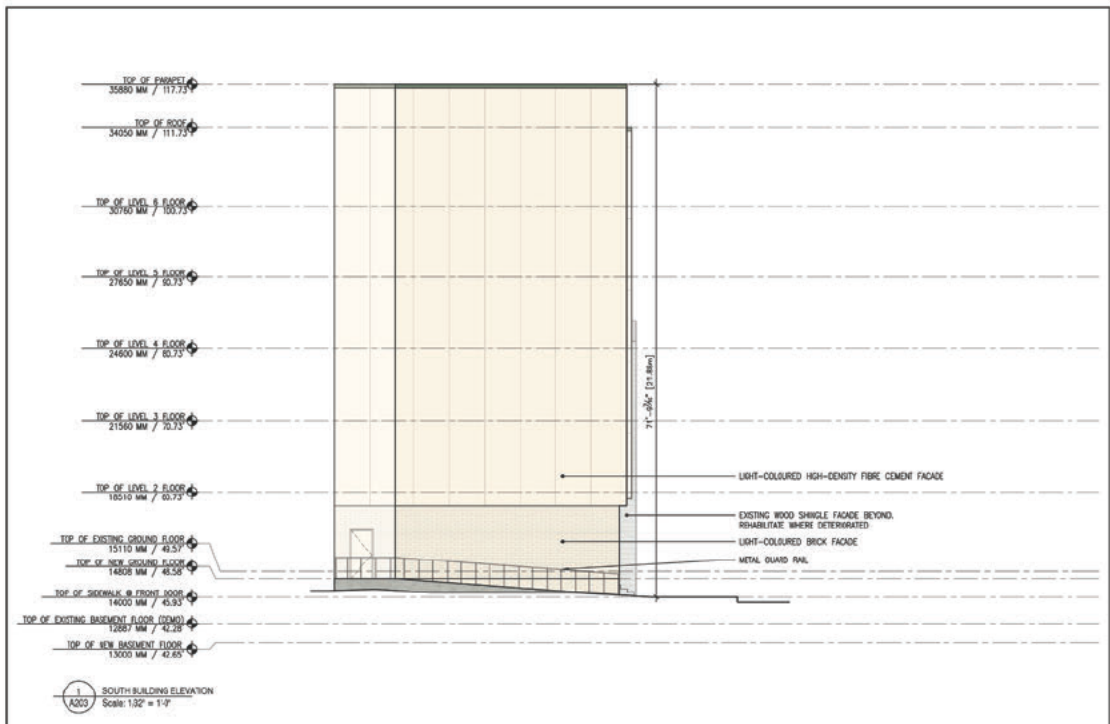
Approver: J. B. B.

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Sheet: 10 of 10

Revision: 1

Description: 100%



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Site: 40 KING STREET
DARTMOUTH, NS

Scale: 1/32" = 1'-0"

Project: 20-098

Phase: 100%

Author: J. B. B.

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Project: 20-098

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Revision: 1

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Date: 2024-08-08

Sheet: 10 of 10

Revision: 1

Description: 100%

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Site Renderings



Fathom

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B2Y 2R4



DATE: 2024-09-06
PROJECT: BIRCH HOLDINGS
COJOE & ZADLAWEN

NO. 1

PROJECT: 40 KING STREET
HALIFAX, NS

DATE: 24-09-24

DESIGNER: LM

CHECKED: CS

APPROVED: CS

DATE: 24-09-24

PROJECT: 40 KING STREET
HALIFAX, NS

DATE: 24-09-24

DESIGNER: LM

CHECKED: CS

APPROVED: CS

DATE: 24-09-24



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DATE: 2024-09-06
PROJECT: BIRCH HOLDINGS
COJOE & ZADLAWEN

NO. 1

PROJECT: 40 KING STREET
HALIFAX, NS

DATE: 24-09-24

DESIGNER: LM

CHECKED: CS

APPROVED: CS

DATE: 24-09-24

PROJECT: 40 KING STREET
HALIFAX, NS

DATE: 24-09-24

DESIGNER: LM

CHECKED: CS

APPROVED: CS