

PLANAPP-2023-00991 – 86 Ochterloney Street

Application for Development Agreement on a
Registered Heritage Property at 86
Ochterloney Street, Dartmouth

Application

Applicant: Zzap Consulting (on behalf of the property owner)

Location: 86 Ochterloney Street, Dartmouth (George Shields House; also includes 61 Queen Street (building), and 39 (vacant lot) and 43-45 Dundas Street (building))

Proposal: Enable the construction of a 15-storey plus penthouse mixed-use building behind the registered heritage property located at 86 Ochterloney Street, Dartmouth



Site Context



Site Context



Substantial Alteration

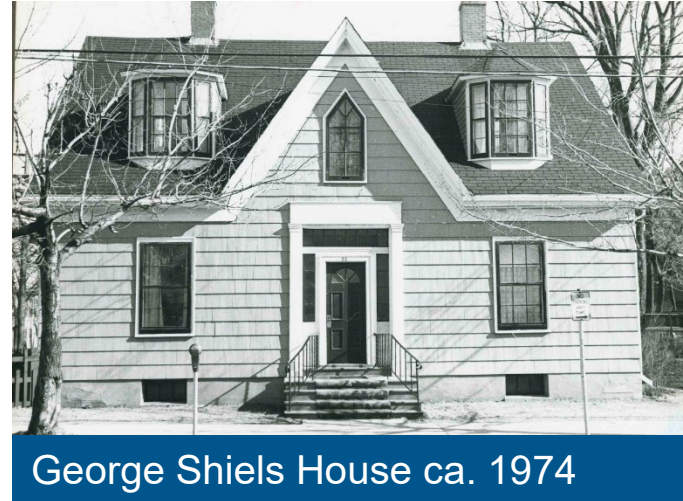
On November 12, 2024, Regional Council approved a substantial alteration to the property at 86 Ochterloney Street, which included:

- Infill of unoriginal windows on the south and east elevations;
- One new window opening on the east elevation to reintroduce symmetry;
- Removal of a small addition on the south elevation; and
- Construct a 72.96-metre-high mixed-use development.



Heritage Property Summary

- George Shiels House is a one-and-a-half storey, vernacular Gothic Revival style residence.
- Character defining elements include, but not limited to:
 - Steeply pitched gable with centre pointed window flanked by two Scottish dormers on the north elevation;
 - Steeply pitched gable with centre pointed window on the south elevation;
 - Partial above-ground rubblestone foundation;
 - Wood shingle cladding; and,
 - Six-over-six windows with moulded trim.



Proposal

- Rehabilitation of the George Shields House at its current location on Ochterloney Street
- Rehabilitation of the unregistered building at 61 Queen Street at its current location
- Demolition of the existing residential building at 43-45 Dundas Street



Proposal

- Consolidation of 86 Ochterloney Street, 61 Queen Street, 39 Dundas Street, and 43-45 Dundas Street into a single lot
- Construction of a new 15-storey plus penthouse mixed-use building at the current location of the residential building at 43-45 Dundas Street and the vacant property at 39 Dundas Street



Conservation

George Shiels House

- Infill of unoriginal windows and one new window opening at the east elevation
- Removal of a small addition on the south elevation

61 Queen Street

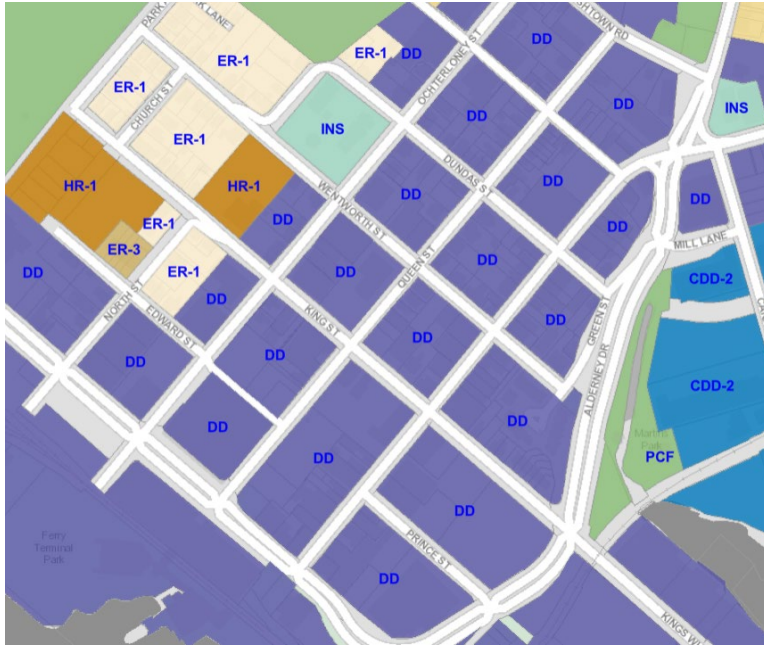
- Removal of one-storey front addition
- Removal of rear addition
- Reinstatement of windows and doors

Both

- Replacement of siding, repointing of brick chimneys, replace in-kind wood windows and trim and doors, foundation restoration



Land Use Policy and Regulation



Historic Dartmouth Precinct:

- FAR and regulations to support low-rise buildings, with medium to high-rise buildings in certain areas (e.g., vacant lots).

Downtown Dartmouth (DD) Zone:

- Maximum height of 90m
- Maximum FAR of 2.25

HALIFAX

Policy CHR-7 – Regional Centre SMPS

- A development agreement may be considered on a registered heritage property for uses or forms not otherwise permitted (e.g., exceeding height/FAR), if:
 - Heritage value is maintained; no registered heritage buildings are demolished;
 - Impacts on adjacent uses (traffic, noise, parking, etc.) are minimized;
 - New construction/additions respect surrounding streetwall height, setbacks, scale, and rhythm;
 - Proposal meets wind, shadow, view, and bonus zoning requirements; and,
 - Unregistered historic buildings that contribute to character are preserved.

HALIFAX

Standards and Guidelines Analysis

- All character-defining elements of the George Shiels House has been retained and rehabilitated, unregistered historic building at 61 Queen Street to be rehabilitated
- Minimal intervention approaches have been applied (e.g., no physical connection to heritage building)
- New construction designed to incorporate compatible building materials (clapboard siding, corner boards) and similar setback to heritage building
- Based on the conservation of character-defining elements, setbacks, and materials, the proposal satisfies Standards 1 through 12

Public Engagement Feedback

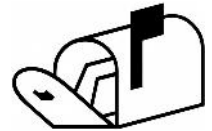
- A public mailout was sent to property owners within the notification area to inform residents of the proposal, provide information to submit feedback, and advising of the upcoming Public Information Meeting (held on January 15, 2024). Staff received written submissions from 3 residents.
- Feedback from the community included supportive comments regarding:
 - Increasing housing units and types
- Feedback from the community also included concerns such as:
 - Construction impacts, heritage development agreement policy, and tree retention

**Notifications
Mailed**



237

**Responses
Received**



3

12

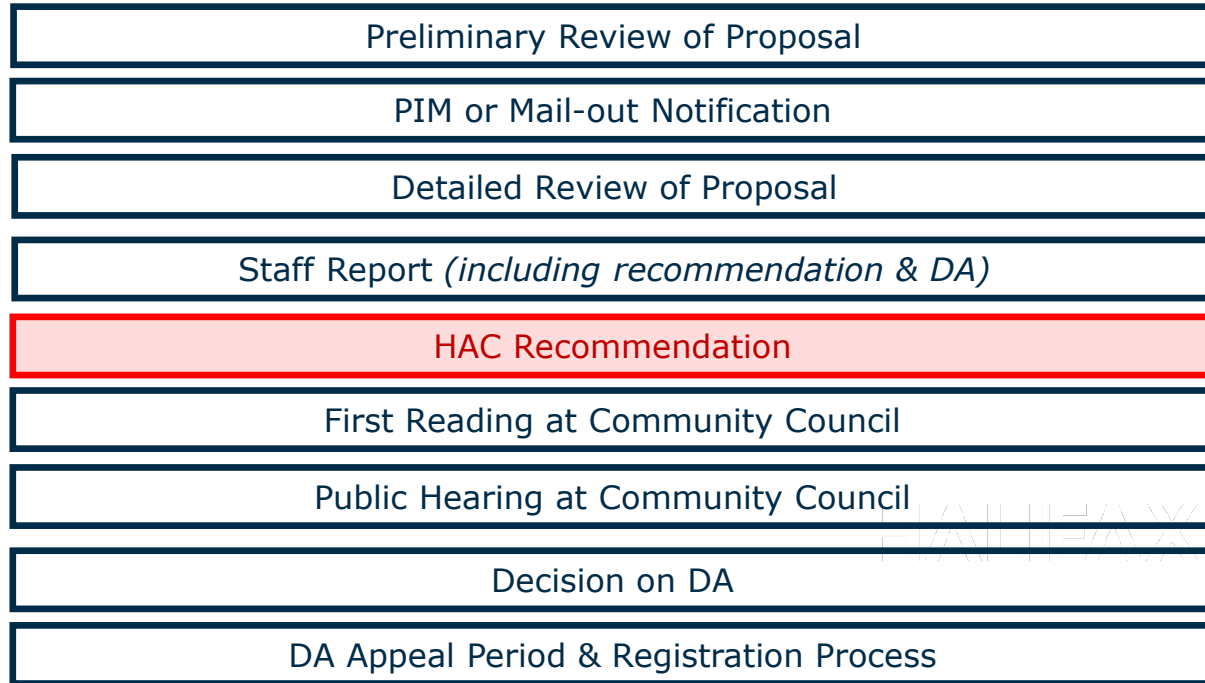
Development Agreement

- A construction mitigation plan must be provided at the permitting stage
- A tree protection plan must be accepted by HRM Urban Forestry
- Includes building and architectural requirements to align with policy (e.g., two-storey podium height on new construction, clapboard that is compatible with heritage building, etc.)



South Elevation (Left) & North Elevation (Right)

Heritage Development Agreement Process



Recommendations

It is recommended that the Heritage Advisory Committee recommend that the Harbour East - Marine Drive Community Council:

1. Give notice of motion to consider the proposed development agreement, as set out in Attachment A, to enable the construction of a 15-storey plus penthouse mixed-use building behind the registered heritage property located at 86 Ochterloney Street, Dartmouth, and schedule a public hearing;
2. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A; and
3. 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.

HALIFAX

Thank you