

# **PLANAPP-2023-00942**

## **1262 Bedford Highway, Bedford**

Application for a Development Agreement on a Registered Heritage Property at 1262 Bedford Highway, Bedford

# Application

**Applicant:** Fathom Studio

**Location:** 1262 Bedford Highway, Bedford

**Proposal:** Application by Fathom Studio on behalf of the property owner, requesting to enter into a heritage development agreement on lands at 1262 Bedford Highway, Bedford, to allow for an 8-storey plus penthouse multi-unit residential building and the retention and rehabilitation of the registered heritage building.

HALIFAX

# Location

**1262 Bedford Highway, Bedford**

Registered heritage property known as 'Honeycote'



1262 Bedford Highway, Bedford (Sep. 3, 2021)



Map of surrounding area with the subject property in red

# Heritage Property Summary

## Registered in 2021, Honeycote's heritage value is embodied in:

- The 1.5 storey classical vernacular building constructed c.1855-1858
- Its associations with the DeWolf family of Bedford, particularly as the residence of the shipping agent and merchant, Harry G. DeWolf Sr., and his wife Kate A. DeWolf, the parents of Vice Admiral Harry G. DeWolf
- The house is an excellent example of its style with a high level of heritage integrity



**1262 Bedford Highway,  
Bedford (Sep. 3, 2024)**

# Proposal

- Construction of an 8-storey (plus penthouse) multi-unit residential rear addition connected to the heritage building by a glass entry corridor
- Up to 30 units, plus a small-scale commercial use in the heritage building
- Up to 8 underground parking spaces
- Rehabilitation of the heritage building and removal of a non-original rear addition

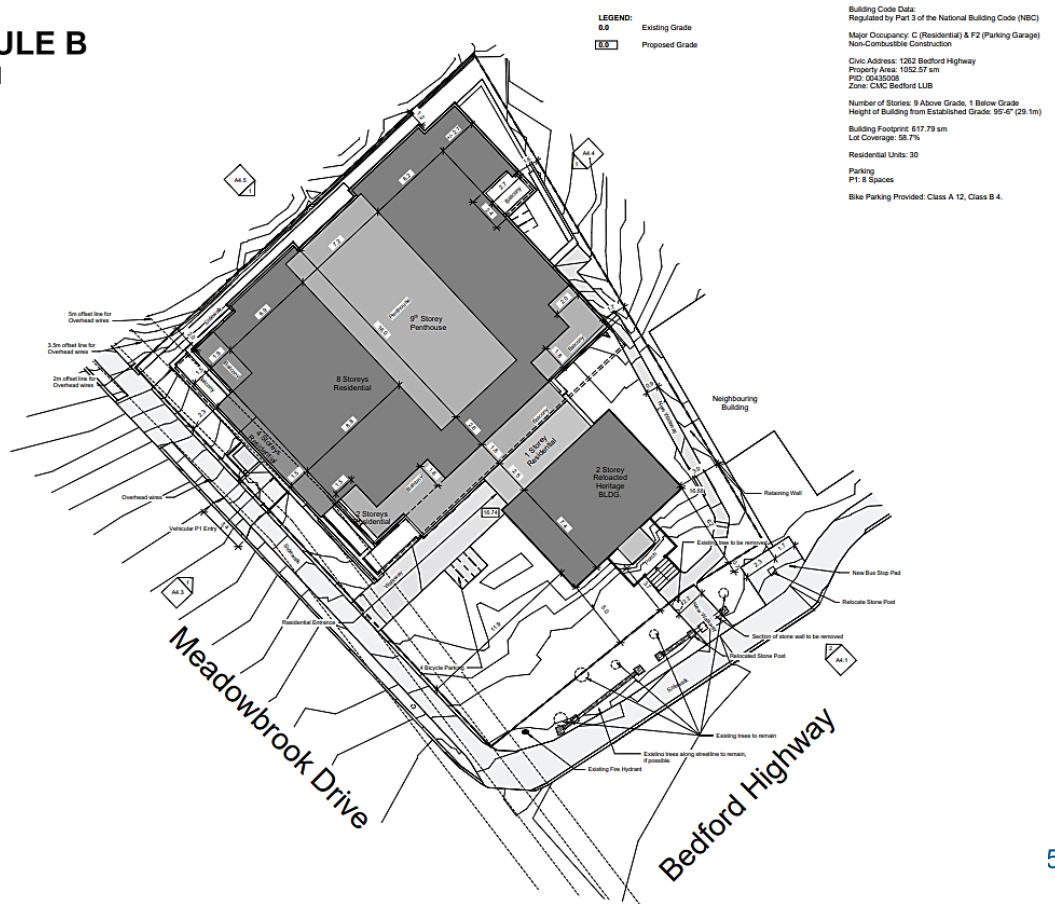


**Pedestrian view as seen from the intersection of  
Gottingen and Russell Streets**

# Proposal

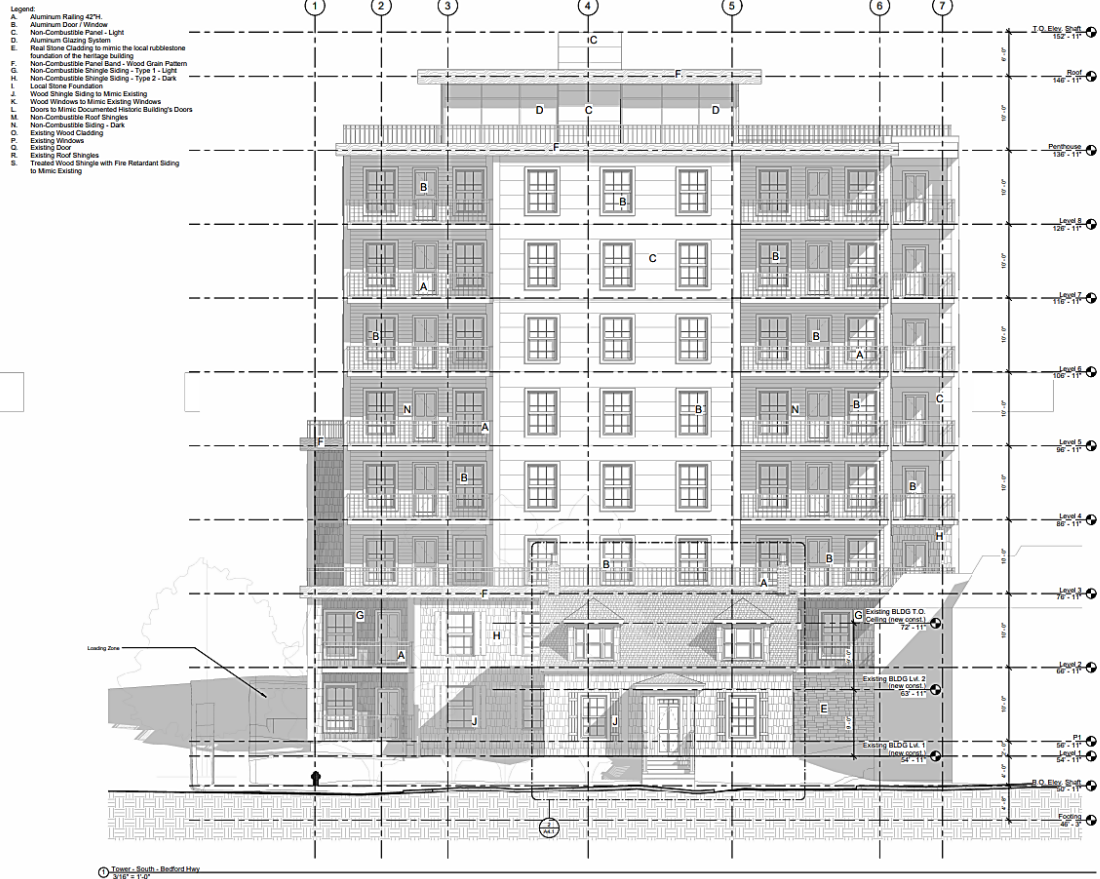
## Site Plan

### SCHEDULE B SITE PLAN



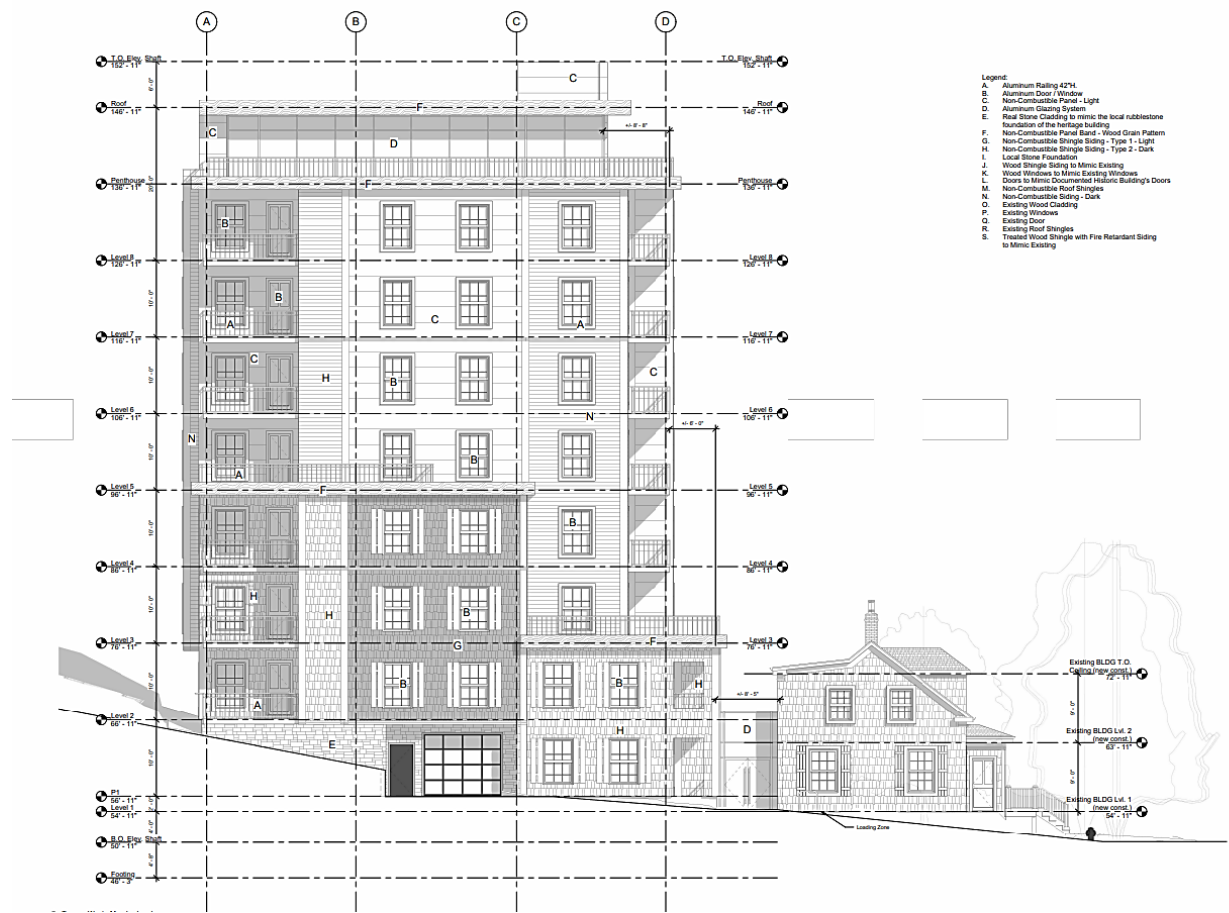
# Proposal

## Southern Elevation (Bedford Highway)



# Proposal

## Western Elevation (Meadowbrook Drive)



# Proposal

## Eastern Elevation

- Legend:
- A. Aluminum Siding 4274
  - B. Aluminum Door / Window
  - C. Non-Combustible Panel - Light
  - D. Aluminum Glazing System
  - E. Real Stone Cladding to mirror the local rubblestone foundation of the heritage building
  - F. Real Stone Cladding to mirror the local rubblestone foundation of the heritage building
  - G. Non-Combustible Panel Band - Wood Grain Pattern
  - H. Non-Combustible Shingle Siding - Type 1 - Light
  - I. Non-Combustible Shingle Siding - Type 2 - Dark
  - J. Local Stone Foundation
  - K. Wood Shingle Siding to Mirror Existing
  - L. Wood Windows to Mirror Existing Windows
  - M. Doors to Mirror Documented Historic Building's Doors
  - N. Non-Combustible Roof Shingles
  - O. Non-Combustible Siding - Dark
  - P. Existing Wood Cladding
  - Q. Existing Windows
  - R. Existing Door
  - S. Treated Wood Shingle with Fire Retardant Siding to Mirror Existing

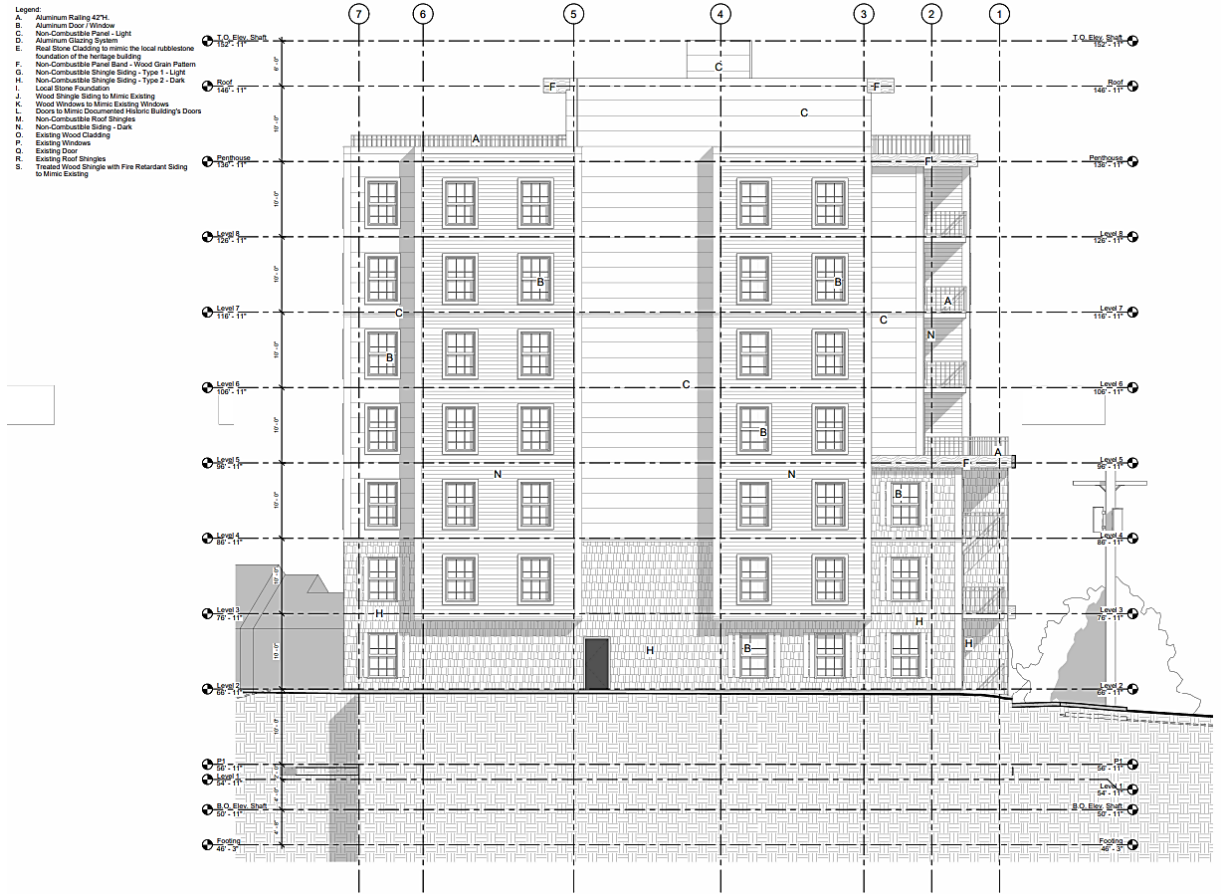


PLANAPP-2023-00942 – 1262 Bedford Highway, Bedford

HALIFAX

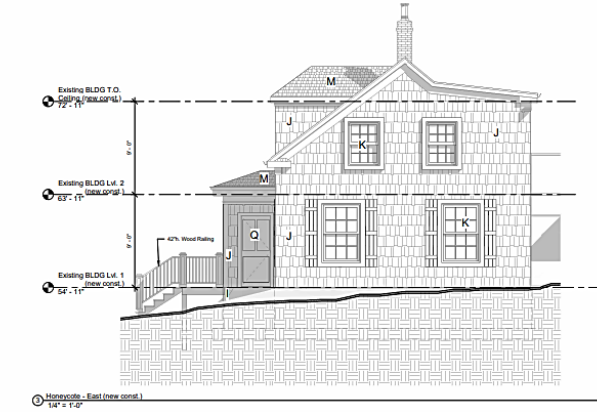
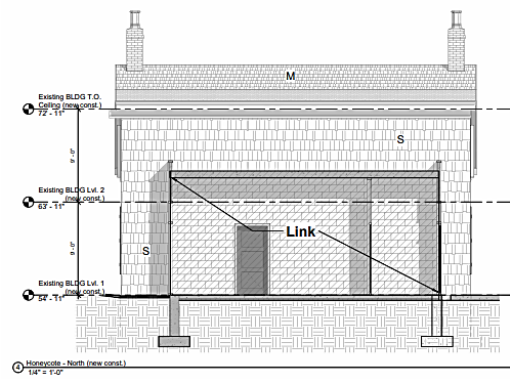
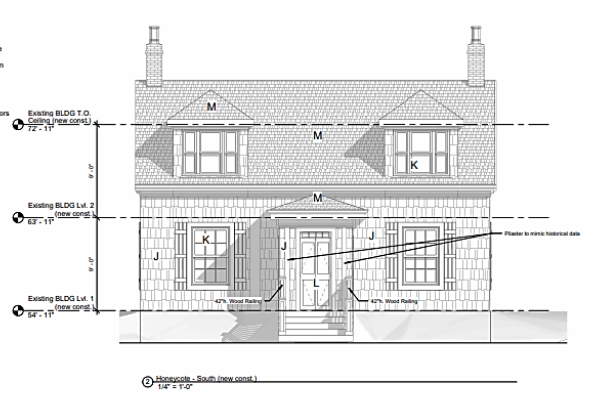
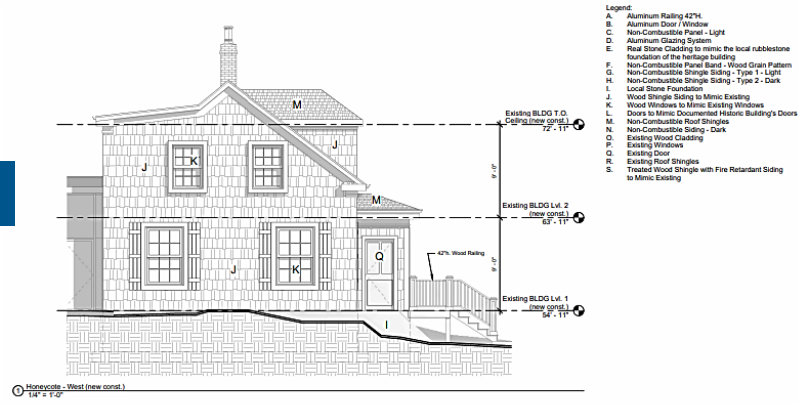
# Proposal

## Northern Elevation



# Proposal

## Heritage Elevations





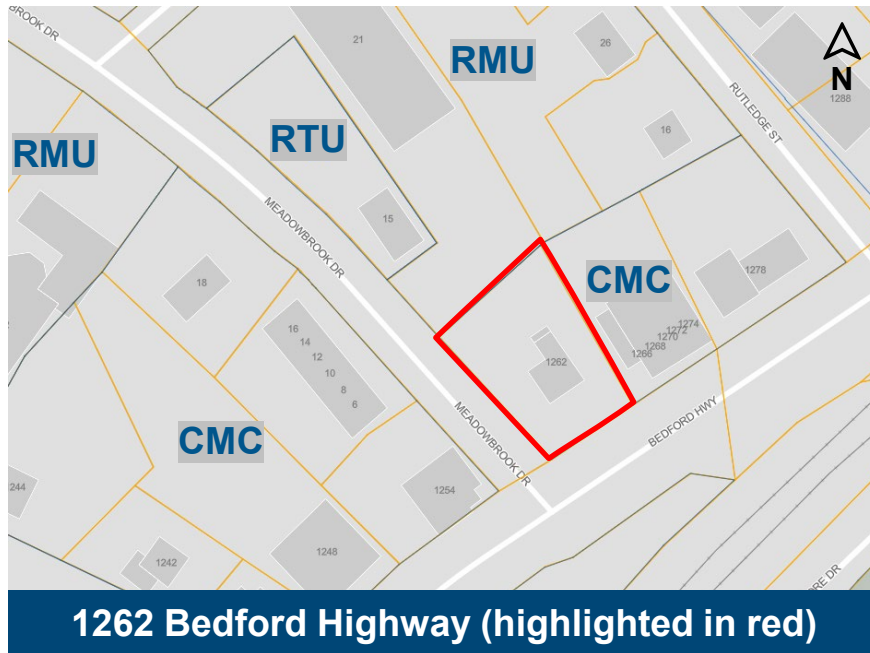
# Regional Plan Policy CH-7A

Encourages the conservation and adaptive re-use of heritage properties, by allowing for consideration of land uses, densities, and flexibility of built form not otherwise permitted by the land use by-law, subject to certain considerations:

- Maintaining the heritage value of the property;
- Minimizing impacts on adjacent uses;
- Ensuring investment in heritage conservation is proportional to additional development rights;
- Ensuring the proposal is consistent with heritage policies of the applicable secondary (community) plan

HALIFAX

# Land Use Impacts



## Zoning:

Subject site is zoned **Mainstreet Commercial (CMC)** and is surrounded by Mainstreet Commercial, Multi-Unit (RMU), and Townhouse (RTU) uses.

## Land Use Impacts:

CMC properties normally have a maximum of 2 storeys, with RMU properties having a maximum of 3 storeys.

The proposed Development Agreement seeks to increase the maximum height and lot coverage, and to reduce the rear setback, in exchange for the rehabilitation of the heritage building

# Conservation



Existing Heritage Building

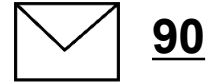
**The rehabilitation of the heritage building (Honeycote) is proposed to include the following measures:**

- Removal of a circa 1918 rear addition;
- Repair of existing windows, doors, cladding, and mouldings;
- Replacement in-kind of existing windows, doors, cladding, and mouldings;
- Removal of a skylight and repair of the roof;
- Replacement of the front door and deck/stairs.

# Public Engagement Feedback

- An “open-house style” Public Information Meeting (PIM) was held on April 25, 2024, and advertised via 90 notification postcards sent to surrounding residents
- Six people attended and four provided feedback
- Between PIM feedback and email correspondence, a total of 8 submissions were received
- The most common feedback included:
  - Support for the building design and increase in housing units
  - Concern regarding height
  - General opposition to the development

**Notifications  
Sent**



**Total  
Submissions  
Received**



HALIFAX

# Regional Plan Policy CH-7A

**A complete Policy Review for the proposed development is provided in Attachment B to this report. In summary, staff find that the proposal conforms with the heritage development agreement policy (CH-7A):**

- The proposal maintains the heritage value of the registered heritage property (Honeycote)
- The proposal minimizes impacts on adjacent uses through a combination of siting and design solutions, built form controls written into the development agreement, and adherence to as-of-right regulations where not explicitly varied by the agreement
- The rehabilitation scope and provided cost estimates were reviewed by staff and found to be commensurate with the additional development rights provided by this proposed agreement
- The proposal is consistent with heritage policies of the Bedford MPS and other applicable policies

# Regional Plan Policy G-15

**A complete Policy Review for the proposed development is provided in Attachment B to this report. In summary, staff find that the proposal conforms with the general development agreement policy (G15):**

- The proposal has due consideration for environmental features
- HRM review agencies do not anticipate concerns with respect to servicing or the capacity of schools, parks, community facilities, etc.
- The Traffic Impact Statement (TIS) has been reviewed and approved, with no anticipated concerns regarding traffic generation, access, egress, or parking
- Other impacts are mitigated through either the terms of the development agreement or applicable by-laws, administrative orders, and ordinances
- The proposal is consistent with Regional Plan strategic growth policies

# Other Policy Analysis

## ***Regional Municipal Planning Strategy (Regional Plan):***

- The proposal is consistent with Policy G14-A respecting the consideration of applicable policies in HRM priorities plans and actions when reviewing development agreements

## ***Bedford Municipal Planning Strategy (Secondary Plan):***

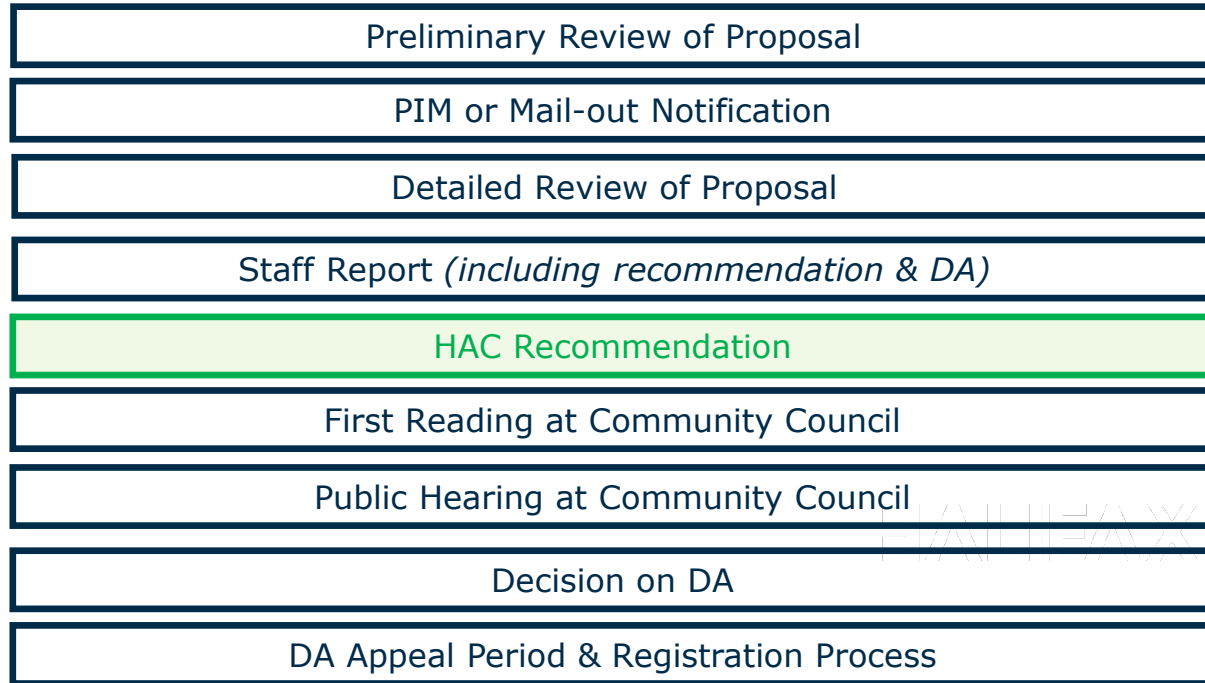
- The proposal is consistent with applicable secondary plan policies, including heritage policies, and maintains the small-scale, pedestrian-oriented character of the main street through retention and rehabilitation of the heritage building and its commercial use

## ***Standards and Guidelines:***

- The proposal is consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada (2<sup>nd</sup>. Ed.)* as previously determined in the approved Substantial Alteration application

HALIFAX

# Heritage Development Agreement Process



# Recommendations

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

1. Give notice of motion to consider the proposed development agreement, as set out in Attachment A, to enable the construction of the thirty (30) unit, eight (8) storey plus penthouse multi-unit dwelling on the registered heritage property (Honeycote) located at 1262 Bedford Highway, Bedford, 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.

April 22, 2026

**Thank You**

**HALIFAX**