

November 25, 2024

Re: Item 10.1.2
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

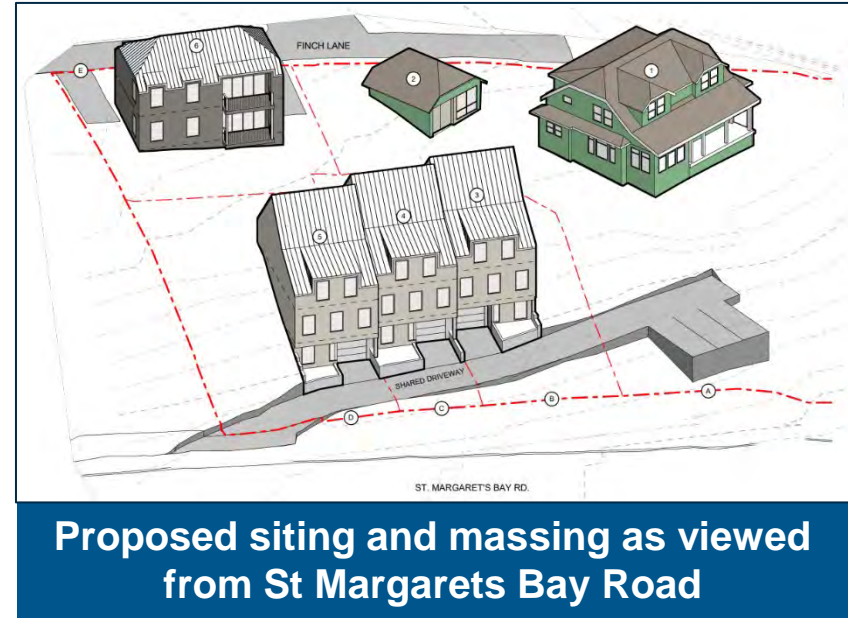
Application

Applicant: ZZAP Consulting Inc.

Location: 173-175 St Margarets Bay Road,
Halifax

Application Type: Heritage Development
Agreement

Proposal: To permit three townhouse units,
one duplex, one backyard suite, and the
rehabilitation of the surrounding landscape.
The historic building will be retained.

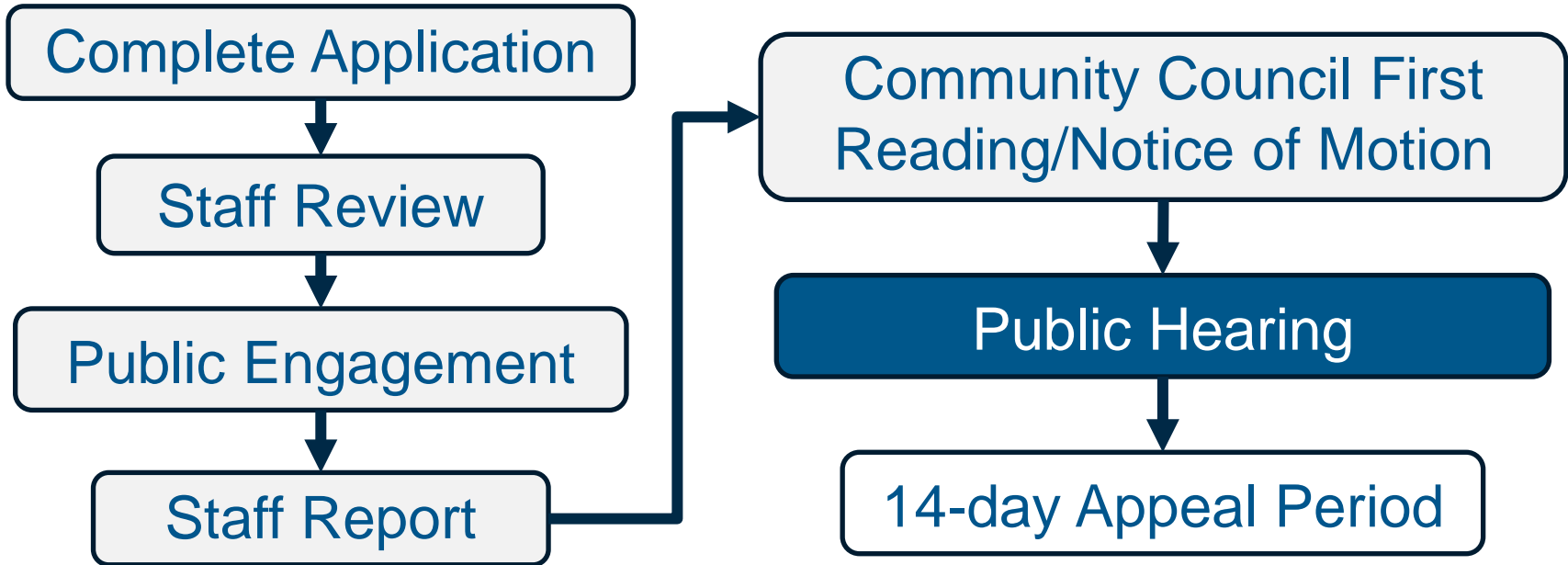


Location

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



Heritage Development Agreement Process



Planning Overview



Municipal Sewer and/or Water: Serviced



Zone: Two-Family Dwelling Zone (R-2)



Designation: Residential



Existing Use: Two-Family Dwelling Use (R-2)



Enabling Policy: Halifax MPS 6.8 & Regional Plan CH-7A

Enabling Policy

Regional Municipal Planning Strategy Policy CH-7A:

Enables Council to consider proposals for any development or change in use not otherwise permitted by the Land Use By-law to support the conservation and adaptive re-use of heritage properties and buildings.

In considering such proposals, Council shall consider that:

- The development proposal maintains the heritage value of the property/streetscape/district;
- That the impact on adjacent uses is minimized in terms of intensity of use, scale, height, traffic generation, noise, etc.;
- The proposed investment in heritage conservation measures is generally proportional with the additional development rights provided through the agreement; and
- The proposal is generally consistent with the other policies of the secondary plan area, especially heritage policies.

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)



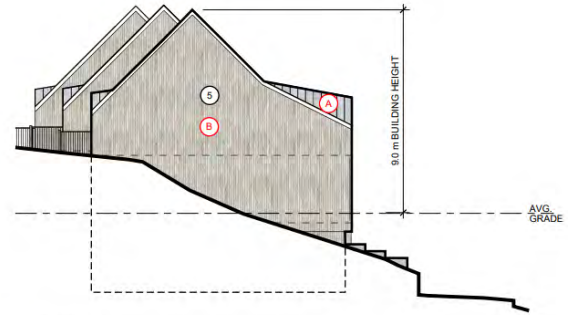
**Proposed siting and massing as viewed from
St Margarets Bay Road**

Proposal

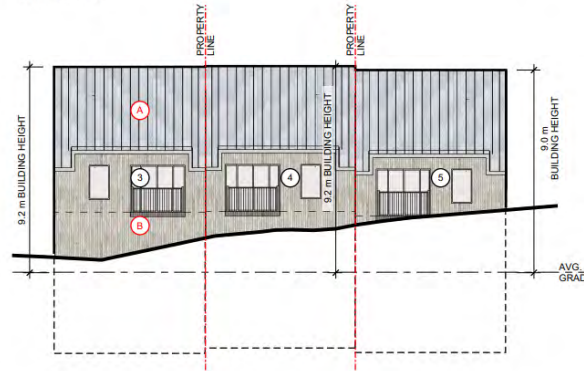
Townhouse Elevations



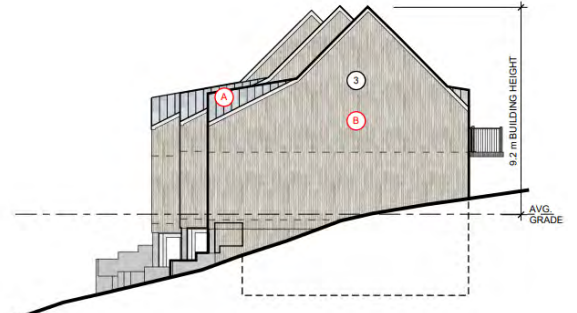
SOUTH ELEVATION



WEST ELEVATION



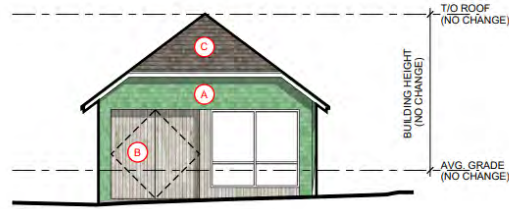
NORTH ELEVATION



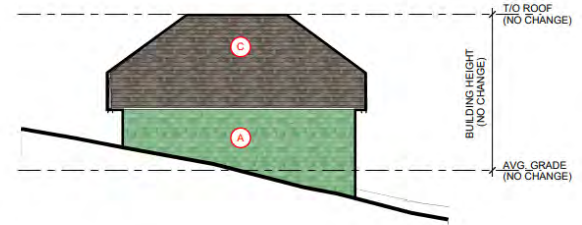
EAST ELEVATION

Proposal

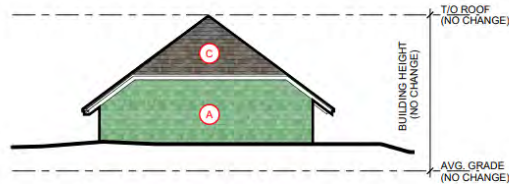
Backyard Suite Elevations



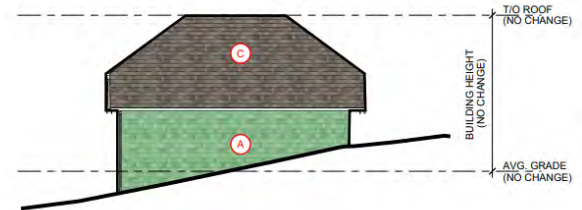
SOUTH ELEVATION



WEST ELEVATION



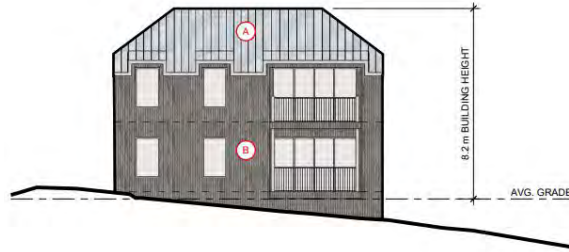
NORTH ELEVATION



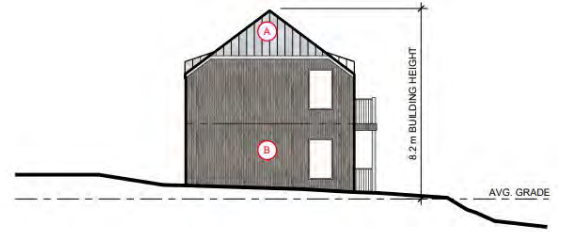
EAST ELEVATION

Proposal

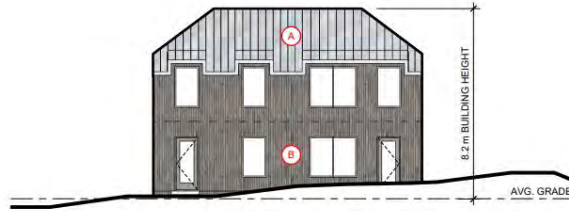
Duplex Elevations



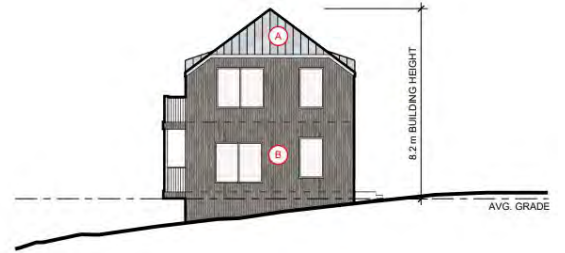
SOUTH ELEVATION



WEST ELEVATION



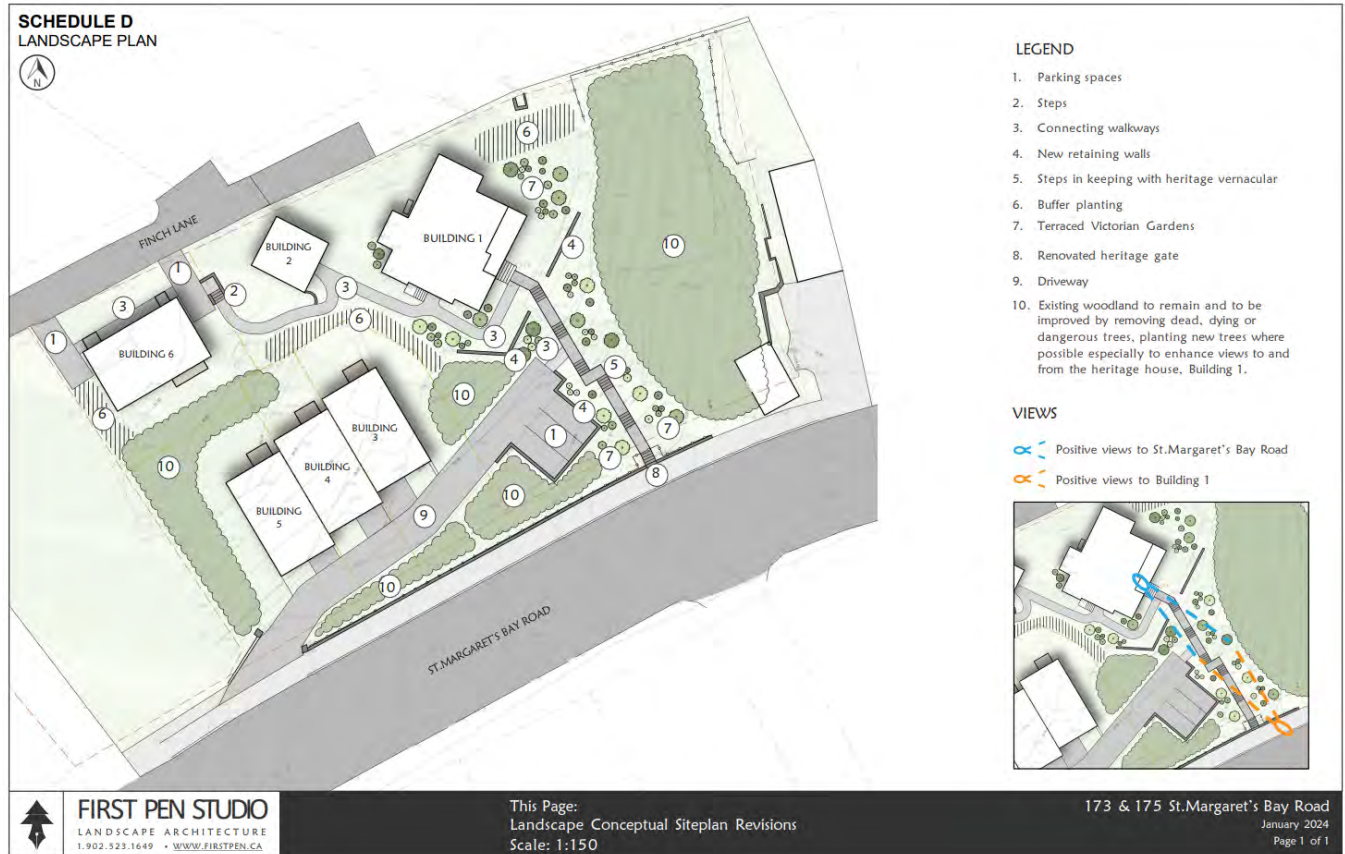
NORTH ELEVATION



EAST ELEVATION

Proposal

Preliminary Landscape Plan



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.

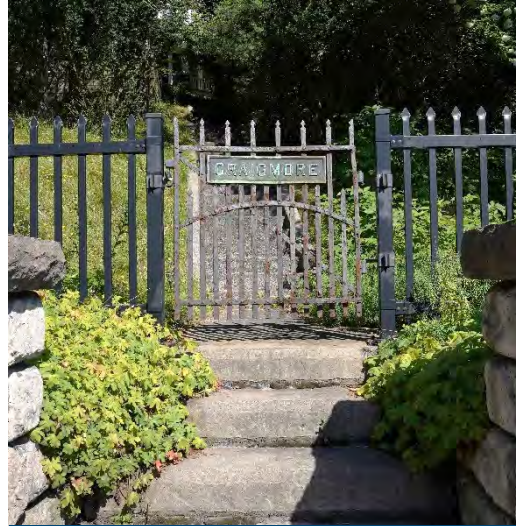
The applicant is seeking this Development Agreement primarily to enable use of the Townhouse building type, not normally permitted in the R-2 zone. Parking has been rearranged based on public feedback to minimize impacts.

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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 (non-substantial alteration)

Public Engagement Feedback

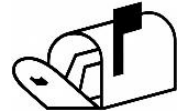
- Feedback from the community expressed concerns, most commonly regarding traffic generation from proposed parking on Finch Lane and environmental impacts from the loss of trees.
- In response to this feedback, the applicant has relocated three parking spaces from Finch Lane to instead use the shared 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



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14

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.
- Subordination is achieved through the modest scale and positioning.
- 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:

Policy 6 respecting Heritage Resources and Policy 2 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.*

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Other Policy Analysis

Priorities Plans

Staff considered the objectives, policies, and actions of priorities plans and determined the below to be most relevant to the proposal:

- 1) Enhance municipal support for privately-owned registered heritage properties and properties within heritage conservation districts and cultural landscapes (Action 4.6 Culture & Heritage Priorities Plan)
- 2) Increasing housing stock to accommodate the growing population in Halifax (Strategic Objective 1.6 Halifax's Inclusive Economic Strategy 2022-2027)
- 3) Integrate climate into land use planning policies and processes and increase land protection and conservation on private lands through municipal planning requirements (Action 23 HalifACT)

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

Recommendations

It is recommended that the Halifax and West Community Council:

1. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report dated July 18, 2024; and
2. 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.

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Thank You

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