

The word "HALIFAX" in a bold, white, sans-serif font, positioned in the upper right corner of the slide. The background features a dark blue geometric shape in the top right and a lighter blue shape in the bottom right, meeting at a diagonal line.

HALIFAX

Case 23186 - 1029 South Park Street

Heritage development agreement request for a municipally registered heritage property at 1029 South Park Street, Halifax

Halifax Peninsula Planning Advisory Committee
Monday, January 25, 2021

Application

Applicant: ZZap Consulting Inc. on behalf of the Eldorado Properties Limited

Location: 1029 South Park Street, Halifax, a municipal heritage property known as the Clark-Halliston House

Proposal: Obtain a development agreement to construct a two and a half-storey addition with a maximum of six dwelling units.

(A permit has been issued for an internal conversion on the existing heritage building to increase the number of units from four to ten. Resulting in 16 total units including the proposed addition)



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Site Context



View of the subject property facing East (South Park Street)

Site Context



View of the subject property facing the South (Rhuland Street)

Site Context

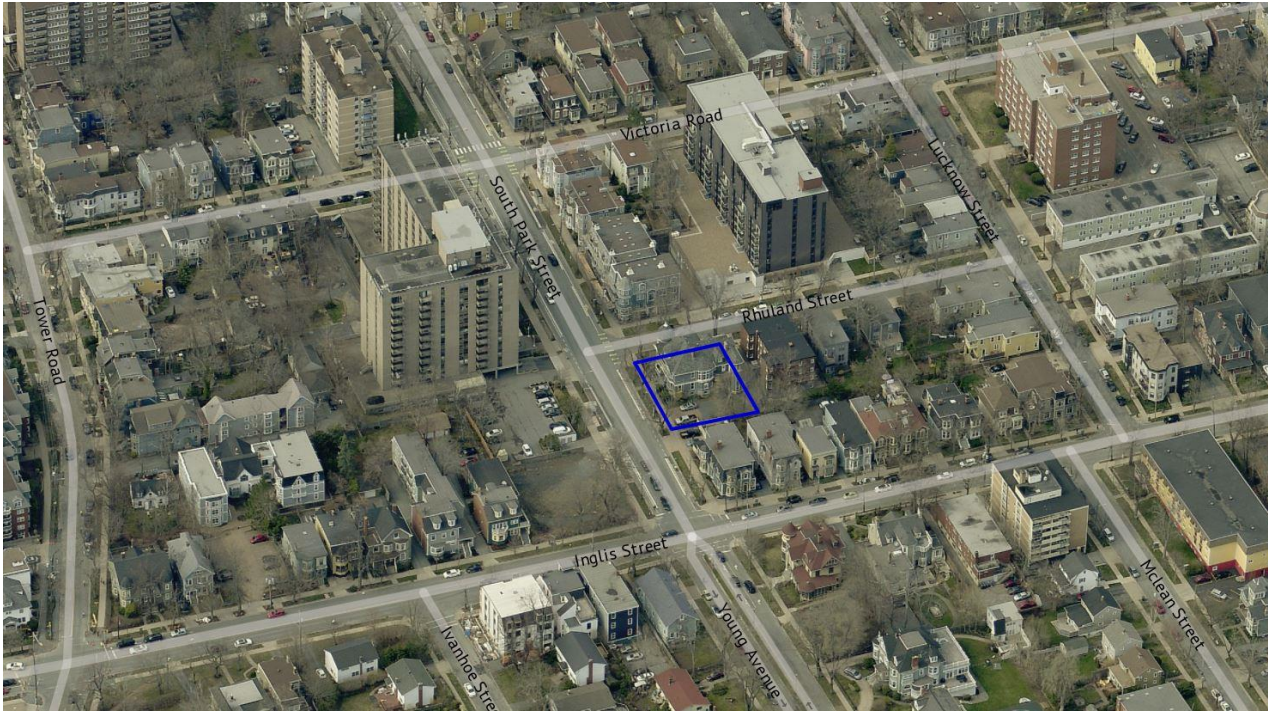


Clark-Halliston House

- The Clark-Halliston House was constructed in 1895. It is valued for its Queen Anne (Free Classical) architectural building style.
- The property is zoned R-2A (General Residential Conversion). It is a municipal heritage property, and is located within the South End Plan Area of the Halifax Secondary Plan Area.
- The subject property is 720 square meters (7755 sq.ft.) in size and is on the corner of Rhuland Street and South Park Street. The main entrance is on South Park Street.

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Site Context

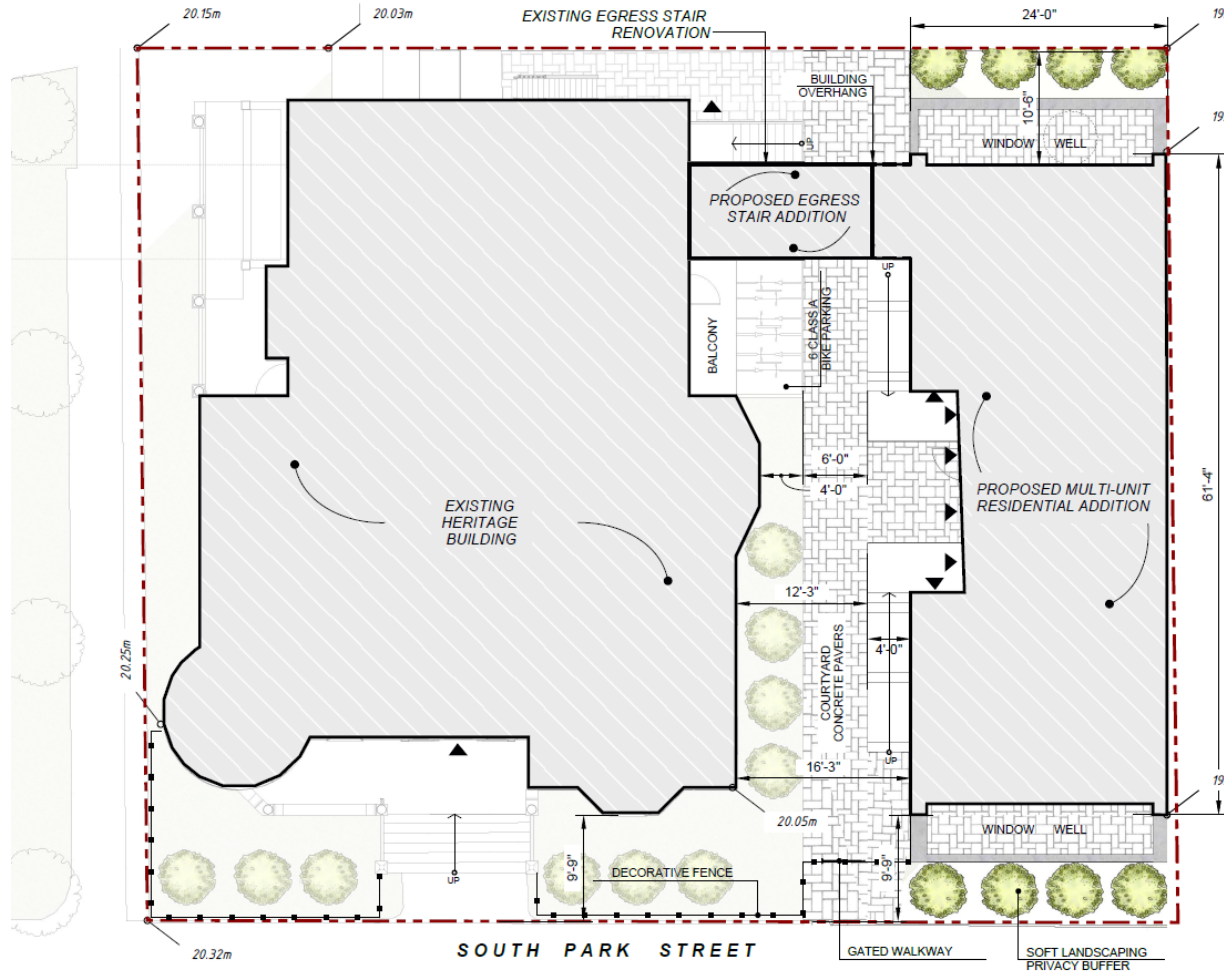


View of subject property facing North. Front of building is facing South Park Street.

- Variety of residential uses in the surrounding area ranging from single unit dwellings to multiple unit dwellings.
- To the east along Rhuland Street is a 14 unit apartment building.
- Across Rhuland Street is a 10 unit residential building and a 165 unit residential building.
- Across South Park Street is a 245 unit residential building.
- To the south along Inglis Street are Victorian Eclectic style two storey wooden residential buildings containing from one to six units.

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Proposal



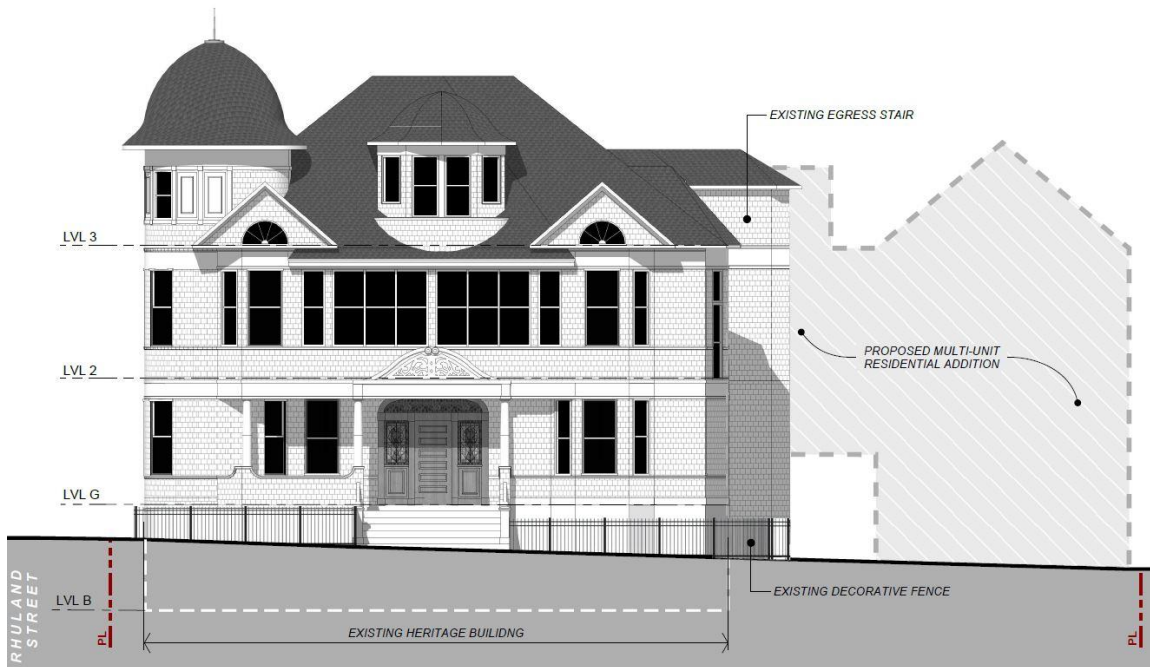
The applicant's proposal:

- Existing Heritage building will remain.
- Alteration to an enclosed stairwell constructed in 1994 (Approval was granted in 2017 to remove this stairwell).
- 2.5 storey, six-unit addition will be constructed to the south of the existing heritage building.
- Addition will be attached to the heritage building by a restored enclosed stairwell.

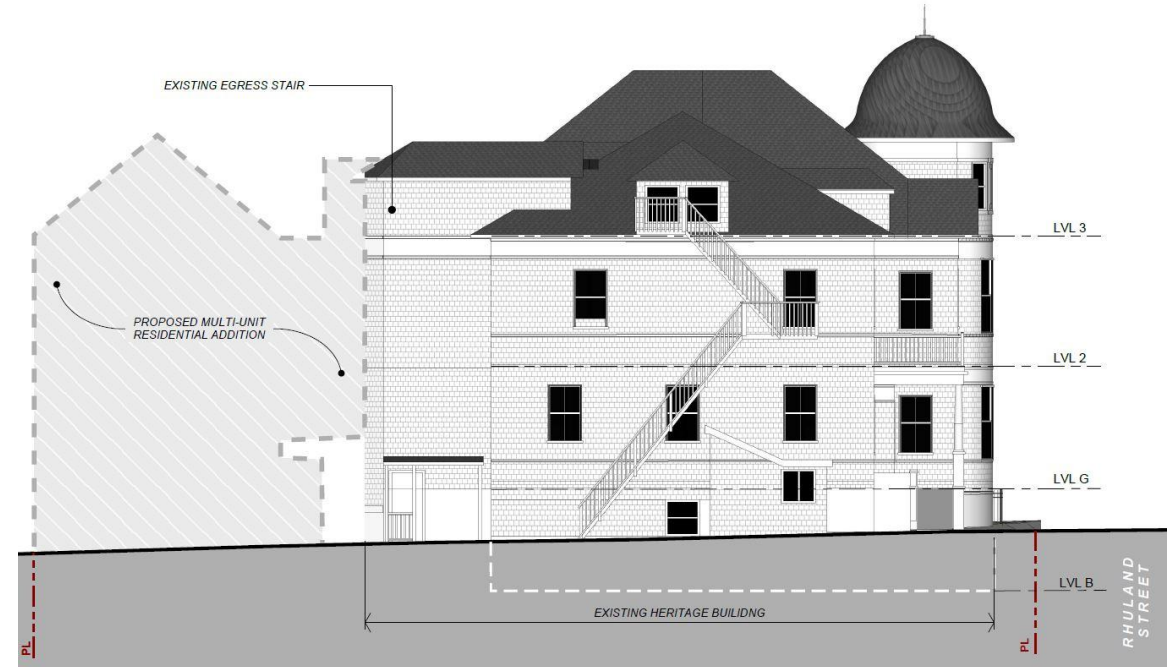
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Proposal

West (Front) Elevation



East (rear) Elevation



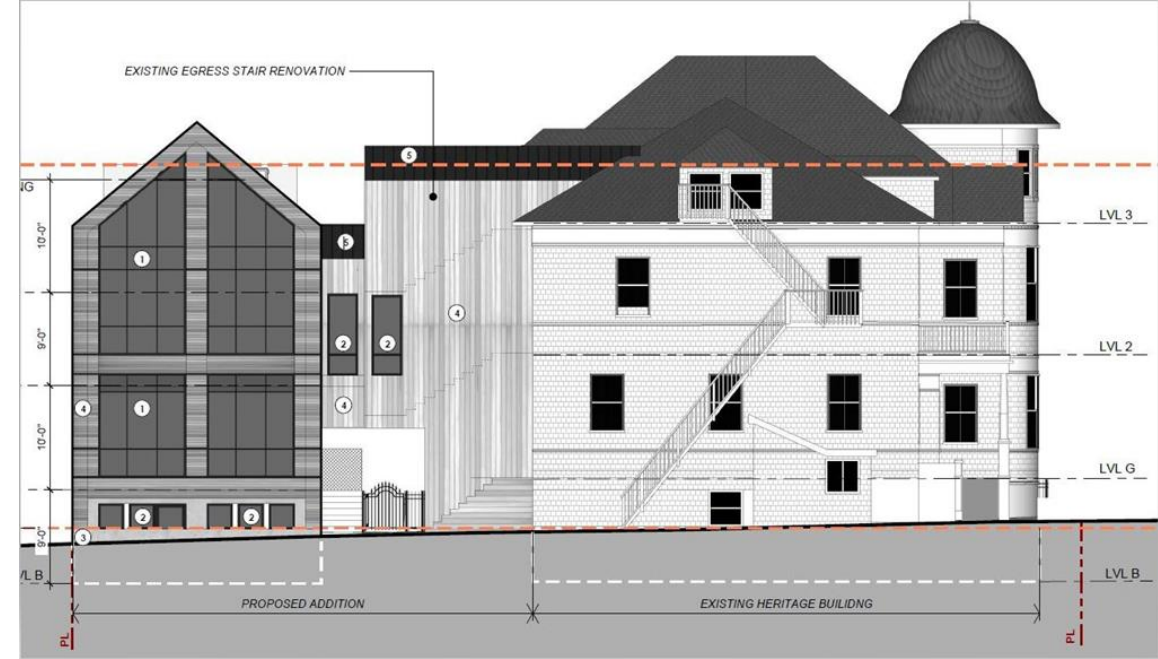
- Construction of addition

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West (Front – South Park Street) Elevation



East (rear) Elevation



Construction of rear addition



Proposal

South (Side) Elevation



Construction of rear addition

North (Side – Rhuland Street) Elevation



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Planning Policy

Regional Centre Secondary MPS



- **Medium Density Residential Designation**
 - Encourages a mix of residential uses including single and multiple unit dwellings.
 - Not more than four storeys
 - Supports interior conversion, additions, infill between existing structures and small-scale development on vacant lots
- **Enabling Policy**
 - Policy 6.8

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Planning Policy 6.8

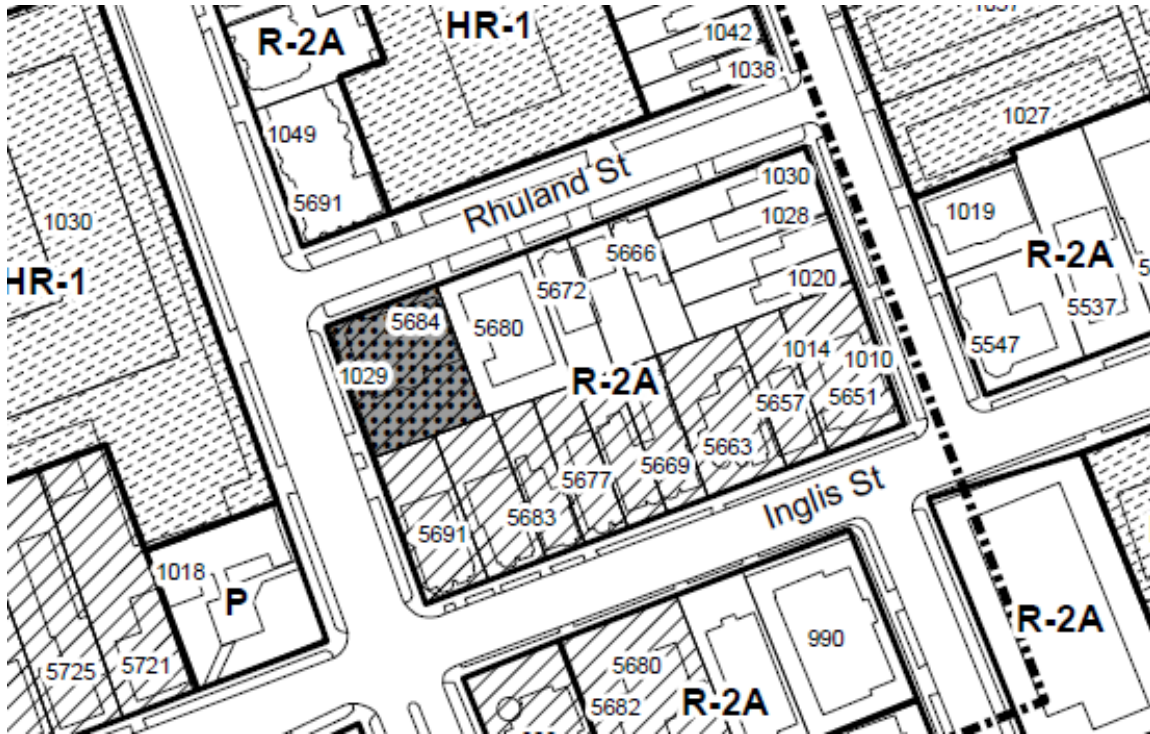
Halifax Secondary MPS

Enables a development agreement for any development or change in use not otherwise permitted by the land use designation and zone subject to the following considerations:

- a development shall not be altered in any way to diminish its heritage value;
- that any development must maintain the integrity of any registered streetscape;
- impact on adjacent uses such as traffic generation, noise, hours of operation, parking requirements and other land use impacts;
- that any development substantially complies with the policies of this plan and in particular heritage objectives and policies.

Land Use By-law

Regional Centre LUB



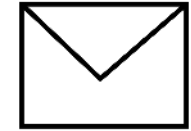
- **General Residential Conversion (R-2A) Zone**
 - Maximum of four unit buildings
 - Minimum of 4,000 s/f of lot area
 - Minimum 40 feet of frontage
 - Maximum 40 percent lot coverage
- **Current Use**
 - Four unit dwelling. Permit has been issued for internal conversion for 10 units

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Public Engagement Feedback

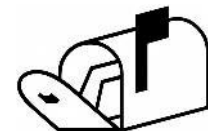
- Level of engagement completed was consultation achieved through a webpage and a neighbourhood mail-out
- Some respondents support the proposal for the following reasons:
 - Addition does not substantially change the external features of the original building;
 - Proposal maintains the set-back of the existing heritage property;
 - Dimensions of the addition will be subordinate to the existing heritage building;
 - Additional investment in upkeep of the building;
 - the walkway and proposed foliage, for privacy buffer between the building and sidewalk.

**Notifications
Mailed**



609

**Responses
Received**



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Public Engagement Feedback

- Feedback from the community also included a number of concerns:
 - Not sensitive to the heritage property or historic properties along Inglis Street;
 - Material is not complementary to existing building or buildings in the area;
 - No attempt to mimic the style of the building, and is a poor substitute for the more ornate character of surrounding homes
 - Building is too large for the property;
 - Lot coverage is too great;
 - Rooftop deck will add to noise and loss of privacy;
 - Close to university. Will be conducive to student housing
 - Skirting the zoning laws by making what is obviously two structures by connecting with a breezeway seems underhand

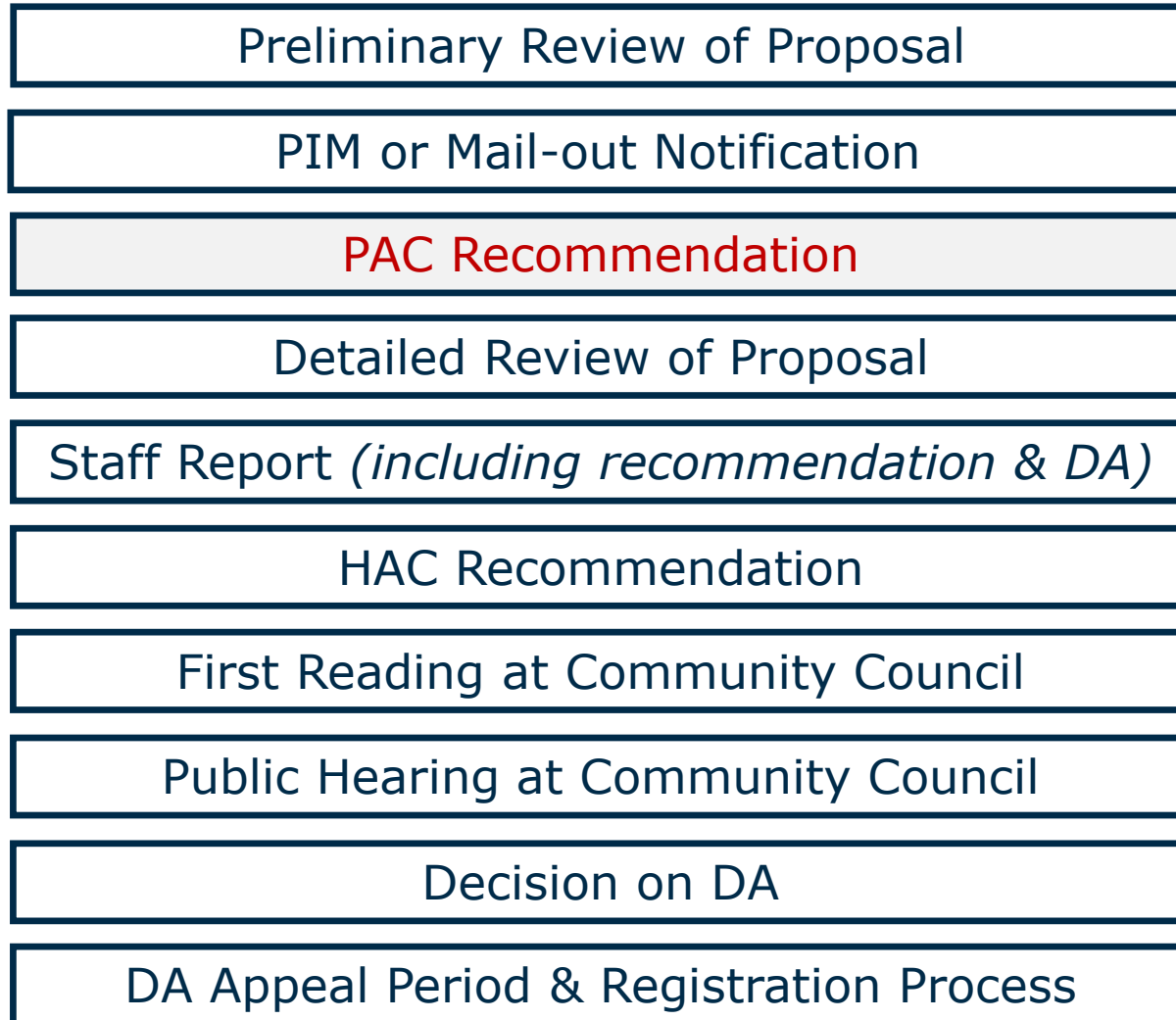
Public Engagement Feedback

- Feedback from the community also included other concerns:
- Parking/Traffic:
 - No on site parking;
 - Rhuland Street will become more congested. More pedestrian and vehicular traffic;
 - Non residents using driveway;
 - More vehicular traffic;
- Construction impact:
 - Noise, dust, debris, damage to vehicles;

Scope of Review

- Site design;
- Building design, details and materials;
- Building mass (e.g., building height, streetwall height, setbacks, etc.) and its relationship to surrounding properties; and
- Land use impacts (e.g., intensity of use, scale, traffic, parking, noise, etc.) on abutting properties.

Heritage DA Process



We Are Here



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Questions / Comments