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Case 22728 - Stairs House

Heritage development agreement request for three properties within the Regional Centre, including the municipally registered heritage property at 5241-5242 South Street

Halifax Peninsula Planning Advisory Committee
Monday, July 13

Application

Applicant: WSP Canada Inc.
(on behalf of Summer Wind Holdings Limited)

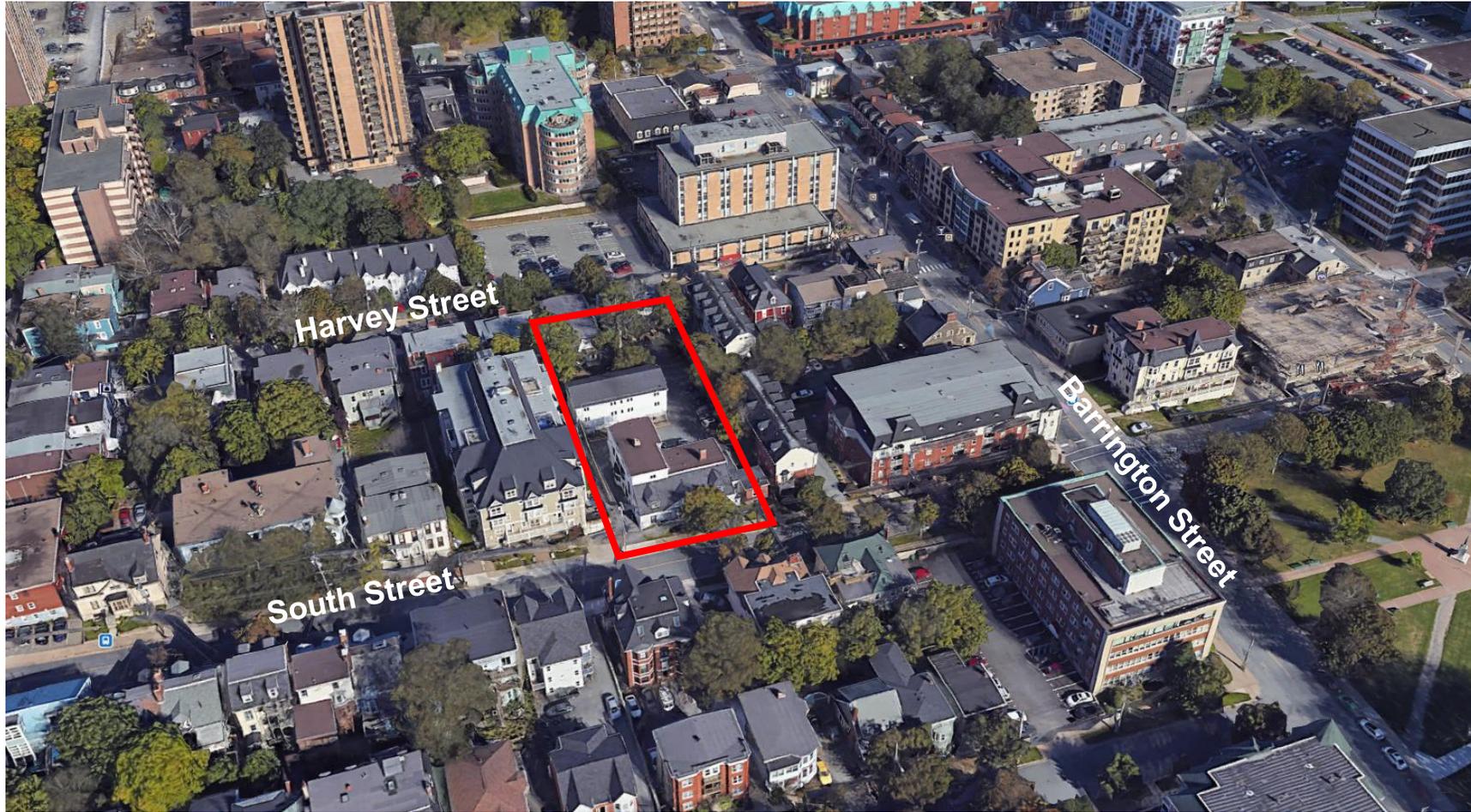
Location: 5241-5247 South Street (a municipally registered heritage property known as *Stairs House*), 5230 Harvey Street, and 5240-5242-5244-5246 Harvey Street

Proposal: Obtain a development agreement to construct an eight-storey multi-unit building with approximately 112 dwelling units. *Stairs House* would be restored and incorporated into the modern building



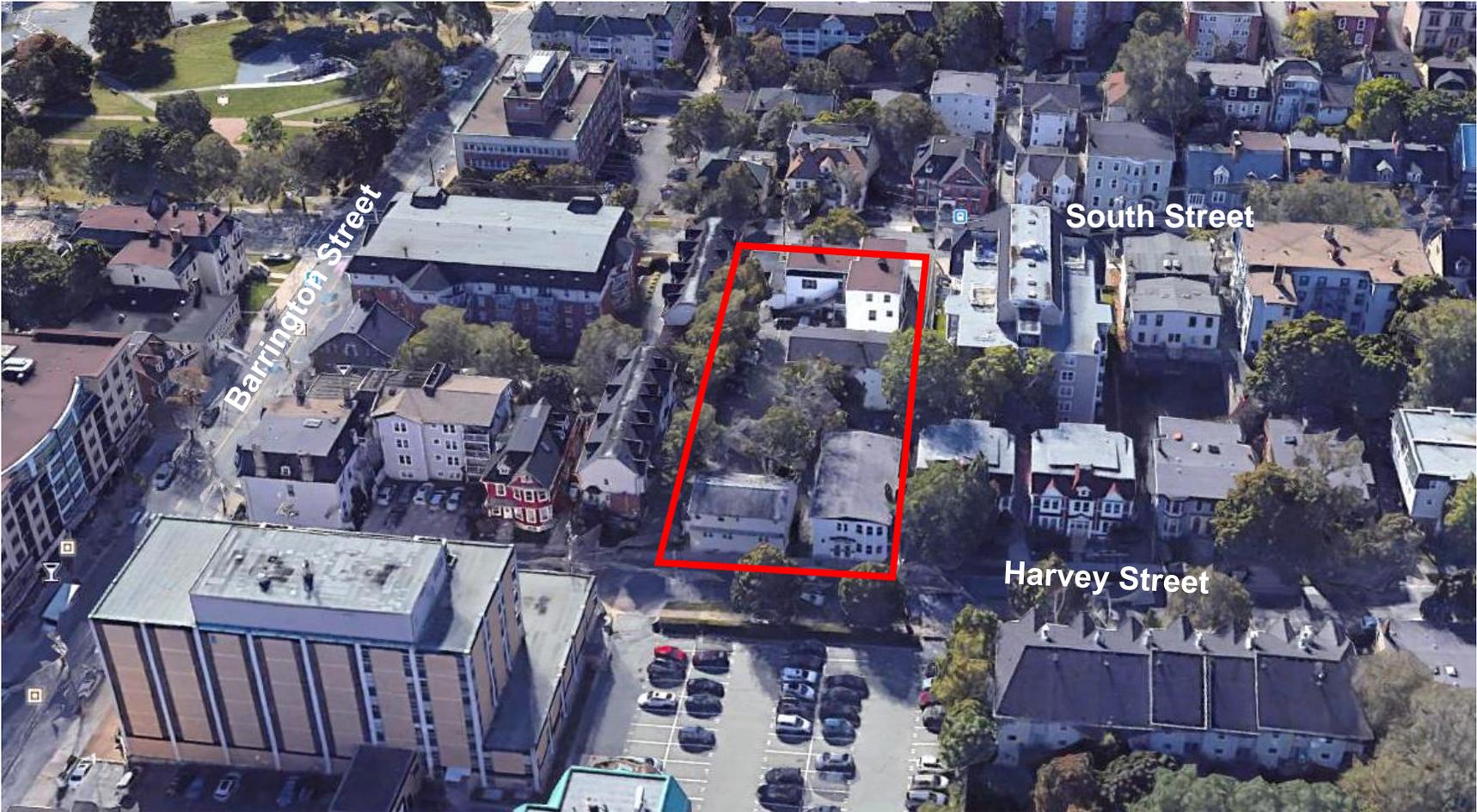
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Site Context



Site seen from the South

Site Context



Site seen from the South

Site Context



South Street (*Stairs House*)

- Constructed in 1838;
Georgian architectural style
- Early residential suburban
growth in Halifax
- Many original features and
character defining elements
remain
- Contains several modern
modifications

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Site Context

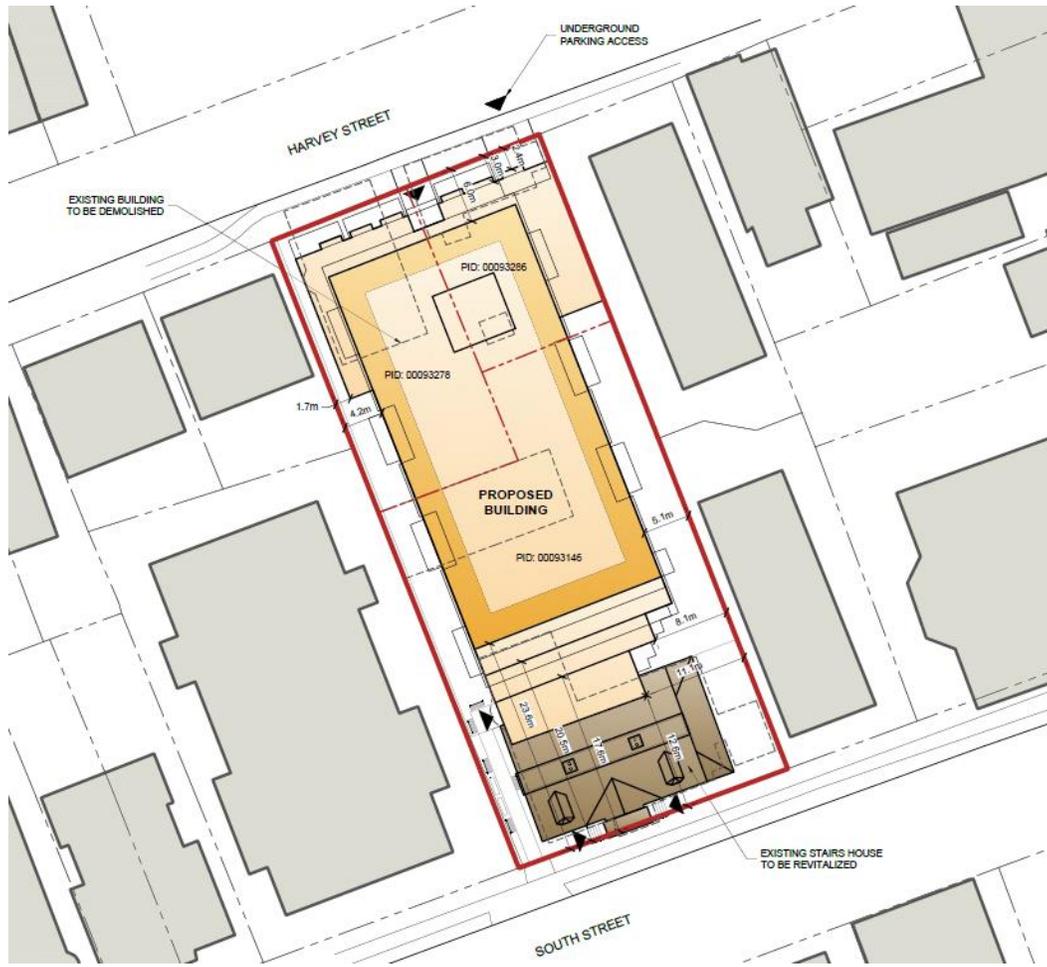


Harvey Street



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Proposal



The applicant's proposal includes three basic components:

- Consolidate 5241-5247 South Street with the two Harvey Street properties
- Construct a modern eight-storey multi-unit dwelling that is oriented towards Harvey Street
- Restore Stairs House and integrate it into the new modern structure

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Proposal



- Approximately 112 units
- 60-65% one-bedroom units
- 20-25% two-bedroom units
- Rooftop amenity space

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Proposal



- Building entrance
- Amenity space
- Dwelling units

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Proposal



- Primary building entrance
- Entrance to underground parking
- Approximately 83 spaces

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Proposal



- 3-storey streetwall
- Stepbacks above streetwall
- Townhouse-style units at-grade

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Restoration



- Remove vinyl, reinstate wood shingle siding
- Repair aging structural features
- Front porch restored to 1865 form
- Remove northeast addition from 1863, reinstate portion of hipped roof
- Reinstall northeastern roofline and missing dormer

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Restoration



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Traffic Generation (TIS)

Table A1 - Trip Generation Estimates for Proposed 2019 Development and Existing Land Uses											
Land Use ¹	Units ²	Trip Generation Rates ³				Trips Generated ³					
		AM Peak		PM Peak		AM Peak		PM Peak			
		In	Out	In	Out	In	Out	In	Out		
Trip Generation Estimate for the Proposed Development											
Mid-Rise Apartment (Land Use 221)	112 units	Equations from Pages 74 and 75				10	28	30	19		
30% Trip Reduction - High Pedestrian / Transit Usage ⁴					3	8	9	6			
Adjusted Trip Generation Estimates for Proposed Development					7	20	21	13			
Trip Generation Estimate for the Existing Land Uses ⁵											
Mid-Rise Apartment (Land Use 221)	27 units	Equations from Pages 74 and 75				2	7	8	5		
30% Trip Reduction - High Pedestrian / Transit Usage ⁴					1	2	2	2			
Adjusted Trip Generation Estimates for Existing Land Uses ⁵					1	5	6	3			
Estimated Additional Trips Generated by the Redeveloped Site											
Additional Vehicle Trip Estimates for the Redeveloped Site ⁶					6	15	15	10			

- Current traffic volumes are low-to-moderate on surrounding streets
- Proposal generates few additional trips and will have insignificant impacts on performance of local streets
- Development Engineering accepted TIS

Pedestrian Wind Study

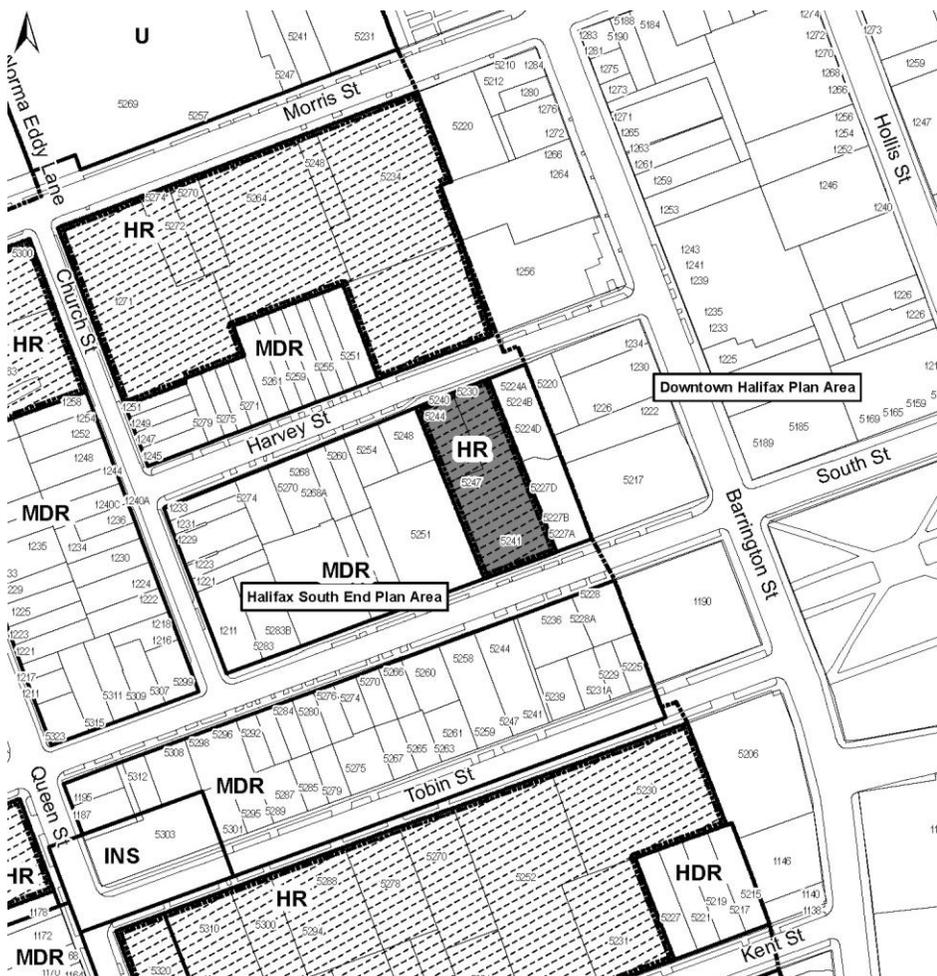


- Proposal includes positive design features (e.g, stepbacks, setbacks, recessed entryway, etc.) and a relatively low height
- Appropriate wind conditions are expected at all sidewalks and entrances throughout the year
- Wind speeds at rooftop may be higher than desired during summer months

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Planning Policy

Regional Centre Secondary MPS



- **Higher Order Residential Designation**
 - Heavily populated neighbourhoods
 - Clusters of multi-unit dwellings w/ other housing forms
 - Supports new multi-unit development
 - Pedestrian focused design
- **Enabling Policy**
 - Heritage Policy 5.9

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Planning Policy 5.9

Regional Centre Secondary MPS

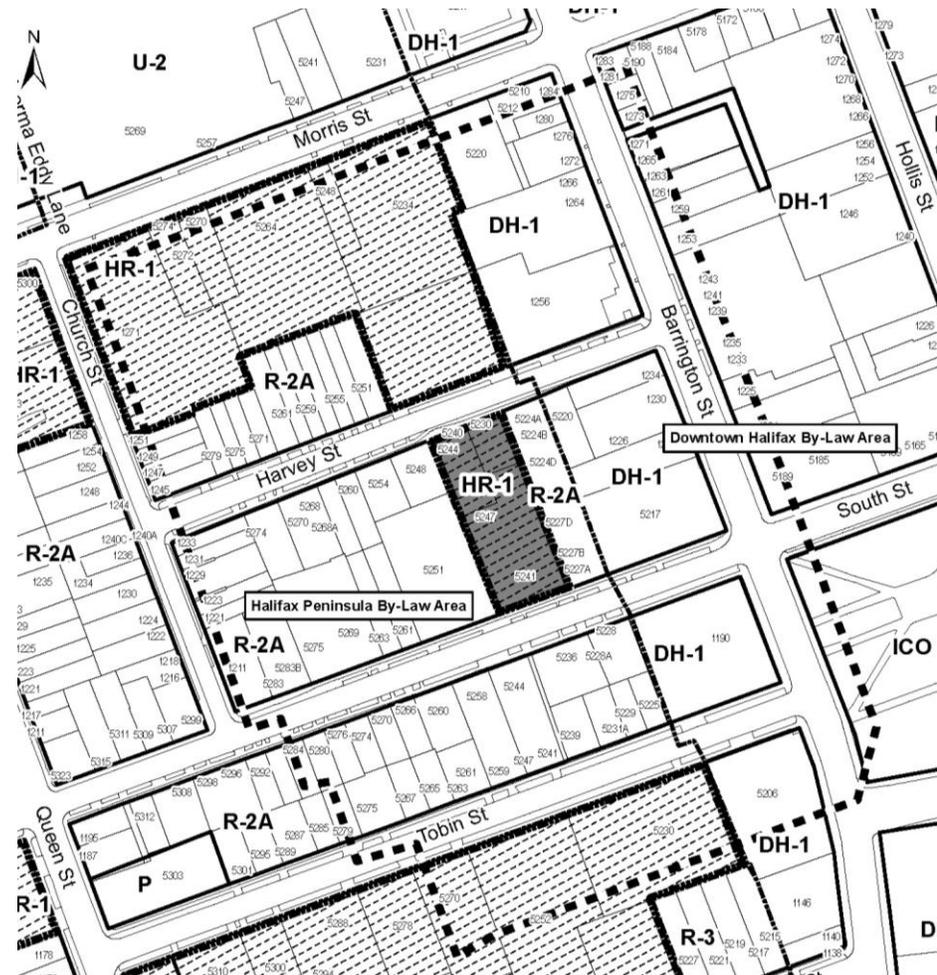
Outside of a Heritage Conservation District, on any property containing a registered heritage building, Council may consider a development agreement for any development or change in use not otherwise permitted by the Land Use-By-law, including a development that exceeds the maximum heights or maximums floor area ratios on Maps 2 and 3 of this Plan, to support the integrity, conservation and adaptive re-use of registered heritage buildings. For a development agreement in accordance with this Policy, Council shall consider:

- That the development maintains the integrity of heritage property;
- That the development maintains streetwall heights, setbacks, scale & rhythm of surroundings;
- Impacts on adjacent uses;
- Transition to abutting uses;
- Non-registered structures assessed for heritage value;

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Land Use By-law

Regional Centre LUB



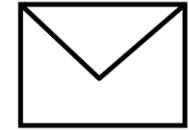
- **Higher-Order Residential 1 (HR-1) Zone**
 - Variety of residential uses
 - Multi-unit residential dwellings
 - Max height of 11 metres
- **Current Use**
 - Two dwellings on South Street
 - Two dwellings on Harvey Street
 - 27 Total dwelling units

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Public Engagement Feedback

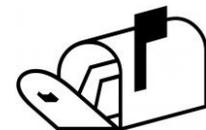
- Level of engagement completed was consultation achieved through a webpage and a neighbourhood mail-out
- Most respondents did not support the proposal
- Feedback from the community generally included the following:
 - *A few liked the design; most had design concerns*
 - *Traffic congestion and noise were concerning land use impacts*
 - *Proposal is too tall for the neighbourhood*
 - *Many felt the proposal may harm the Harvey streetscape*
 - *Most were pleased with the Stairs House restoration*

Notifications
Mailed



1,013

Responses
Received



19

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Scope of Review

- Site design;
- Building design, details and materials;
- Building mass and its relationship to surrounding properties;
- Land use impacts on abutting properties;
- The quality of the proposed Stairs House restoration; and
- Implications for the integrity of Stairs House and the appearance of streetscapes

Heritage DA Process

Preliminary Review of Proposal

PIM or Mail-out Notification

PAC Recommendation

Detailed Review of Proposal

Substantial Alteration (*HAC & Regional Council*)

Staff Report (*including recommendation & DA*)

HAC Recommendation

First Reading at Community Council

Public Hearing at Community Council

Decision on DA

DA Appeal Period & Registration Process



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Questions / Comments