

**Case 20417  
Development  
Agreement: 2267  
Brunswick Street  
Heritage Advisory Committee**

March 27, 2019

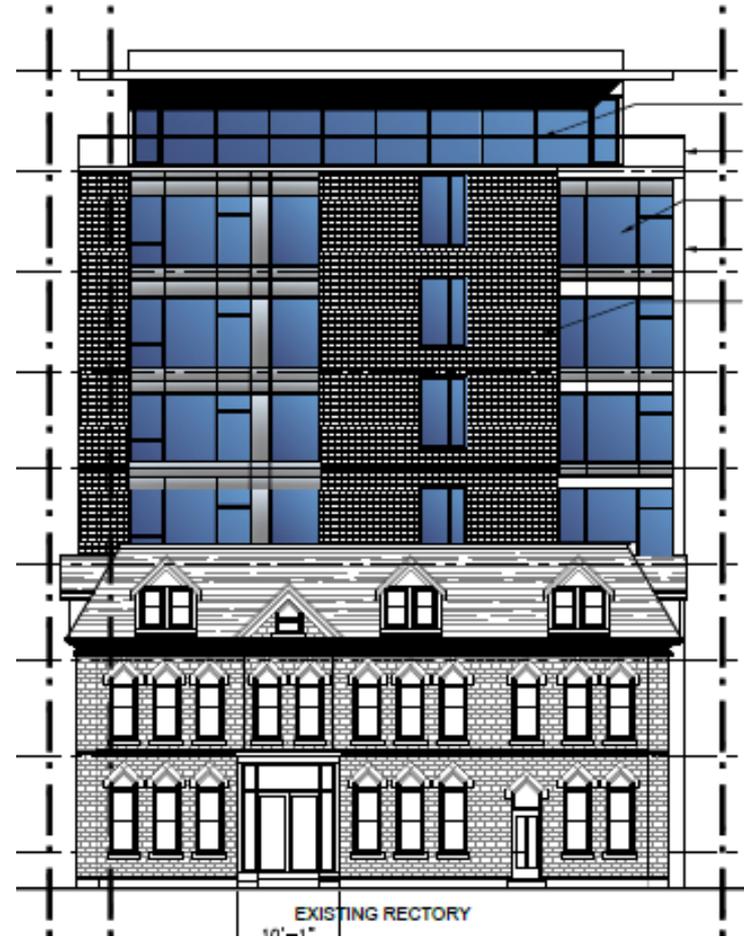
# Applicant Proposal

Applicant: Studio Works International Inc.

Location: 2267 Brunswick Street, Halifax

## Proposal:

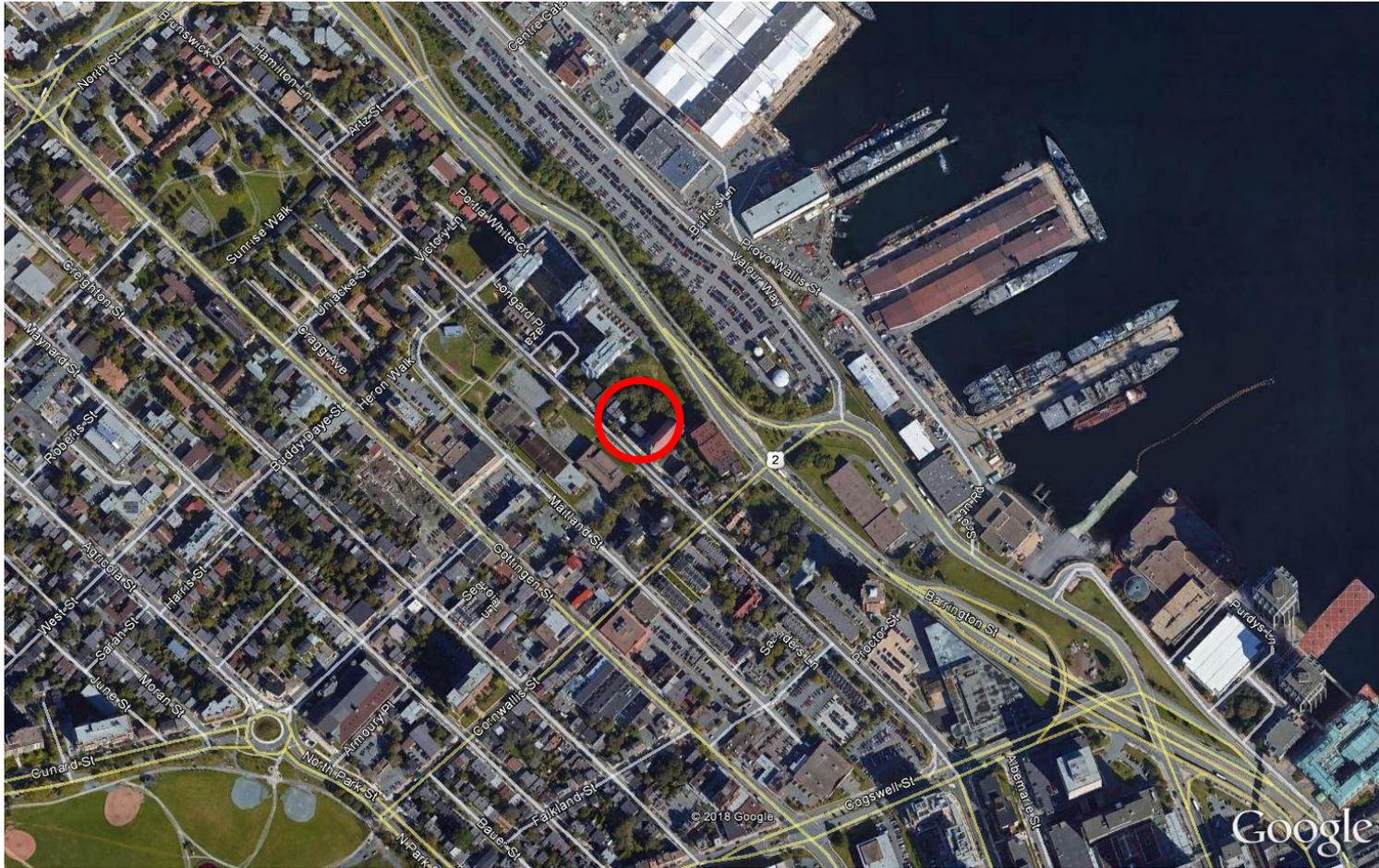
- 8 storey residential apartment building;
- located about nine feet from the rear wall of St. Patrick's rectory; connected to rectory by pedestrian bridge ;
- 42 residential units;
- At-grade parking level for 4 vehicles and 24 Class "A" bicycle parking stalls;
- 500 sq ft interior amenity space, 1200 sq ft exterior open space.



HALIFAX

# Site Context

2267 Brunswick Street, Halifax

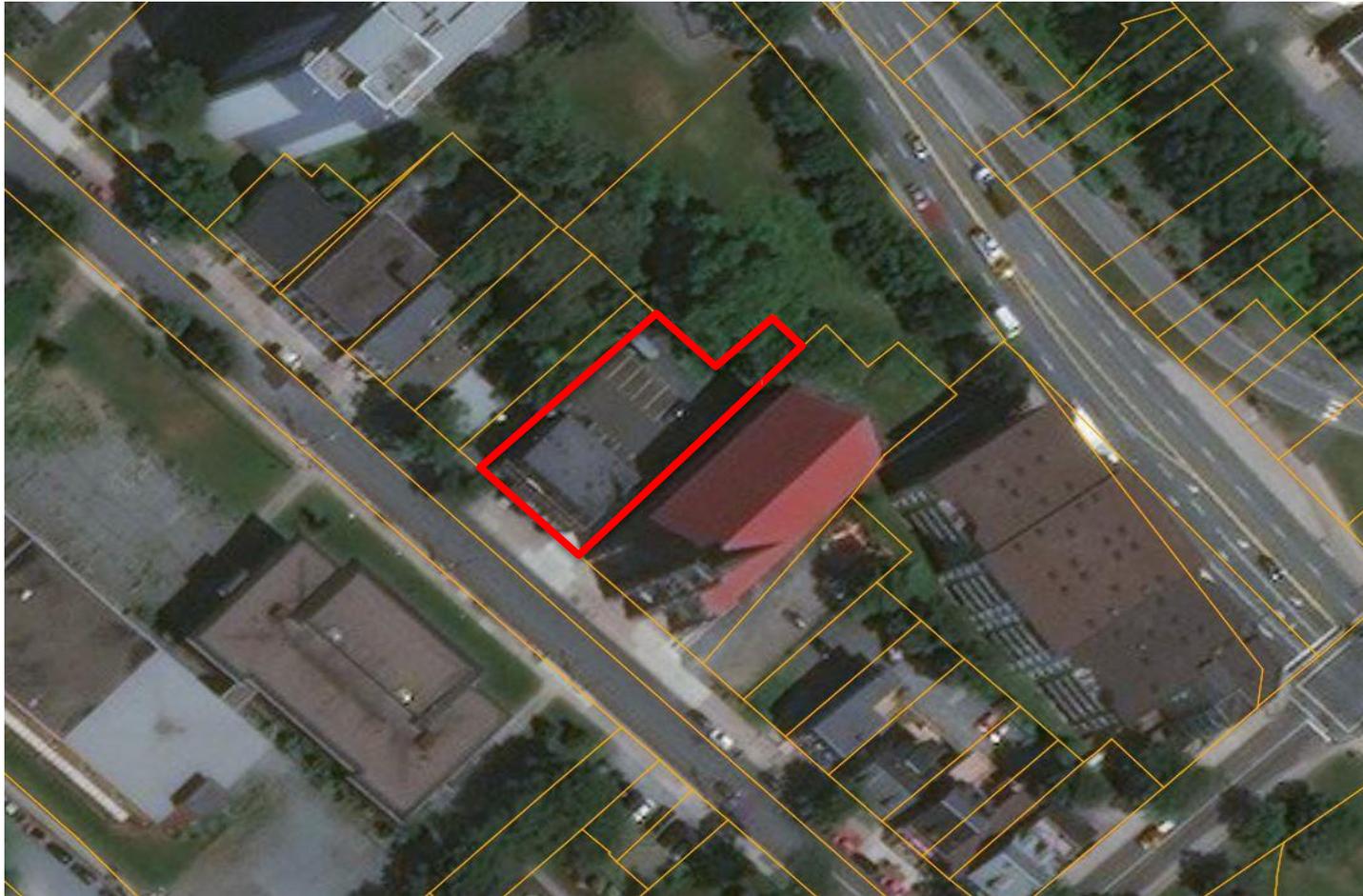


General Site location

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# Site Context

2267 Brunswick Street, Halifax



Site Boundaries in Red

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# Site Context



Subject site seen from street aligned with edge of St. Patrick's church

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# Site Context



Subject site seen from front of rectory

# Planning Policy

## Regional Municipal Planning Strategy

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### Policy CH-16

Provides guidance for development agreements abutting heritage properties by offering a range of design solutions and architectural expressions compatible with the heritage property to be considered:

- materials, colour, proportion and the rhythm should reinforce those same aspects of the existing buildings;
- new buildings are visually compatible but distinguishable from abutting heritage property; strike a balance between a replica of the abutting building and a building of strong contrast that is complementary to the heritage building;
- respect the scale, massing, proportions, profile and character of abutting heritage buildings by:
  - Use of fine-scaled architectural detailing and human scaled building elements;
  - reinforce structural rhythm;
  - mitigate impact of height on the pedestrian realm;

# Planning Policy

## Regional Municipal Planning Strategy (Policy CH-16 cont'd)

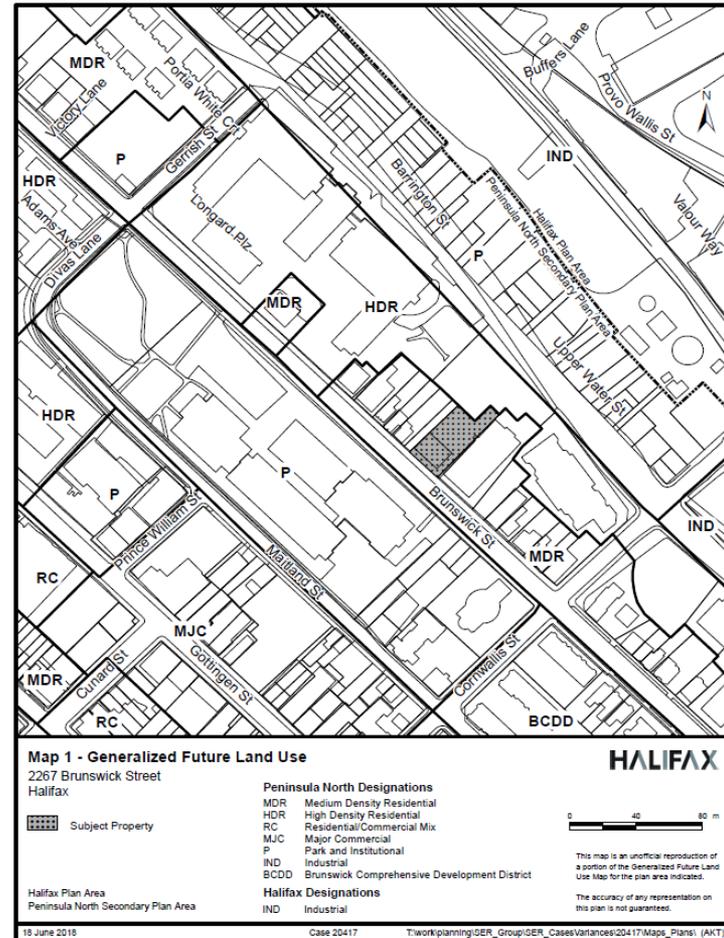
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- respect existing development pattern and orient building similarly to the street;
- shadowing effects on heritage resources;
- complement historic fabric of streetscape;
- minimize loss of landscaped open space;
- ensure parking compatible with abutting heritage structure;
- Utility apparatus do not heritage building;
- proposal meets heritage considerations of appropriate Secondary Plan and applicable urban design guidelines; and
- any applicable matter as set out in Policy G-14 of the RMPS.

# Planning Policy

## Halifax Municipal Planning Strategy

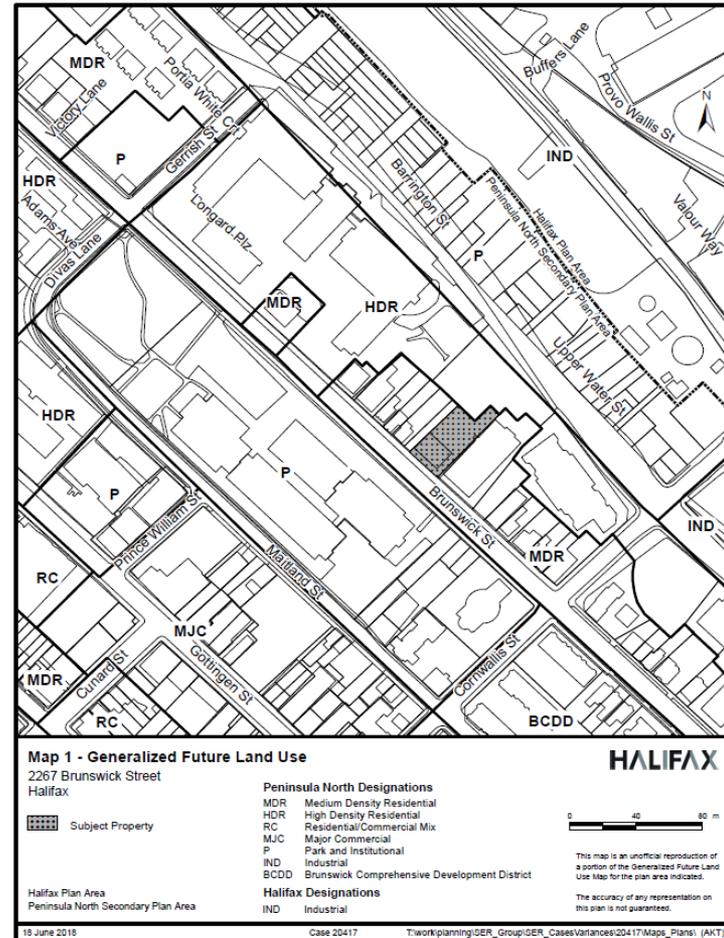
- Policy 9.3.2 permits new apartment buildings with over four dwelling units in areas zoned general residential (R-2) by development agreement;
- Intended to support the retention of existing historic properties and municipally registered heritage buildings;
- Allows new development that complements or maintains existing heritage streetscape.



# Planning Policy

## Halifax Municipal Planning Strategy

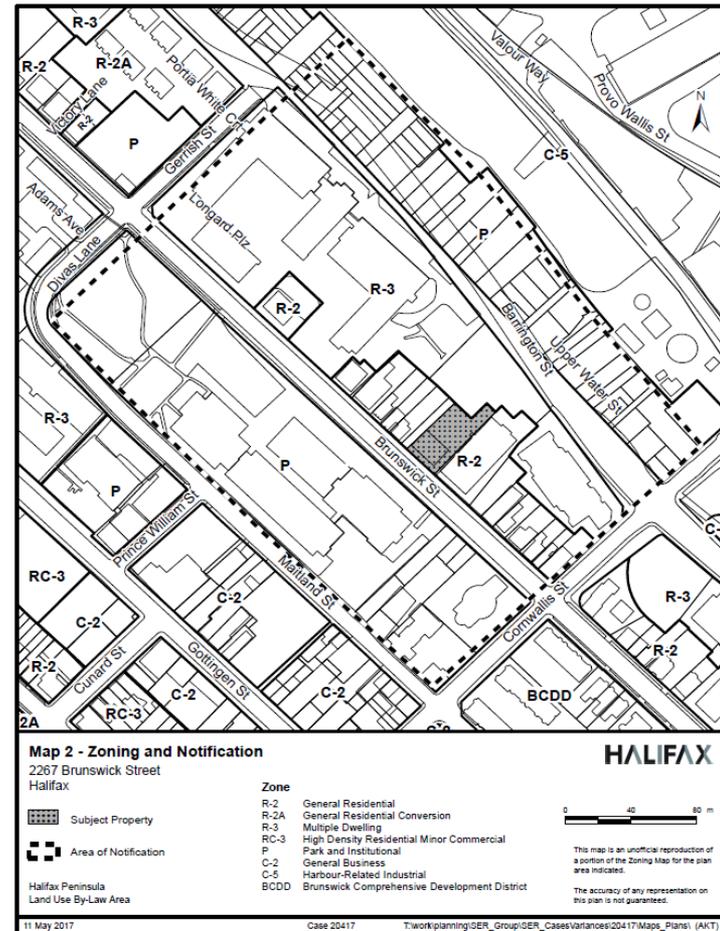
- Policy 6.4 the City will attempt to maintain the integrity of those areas, sites, streetscapes, structures and/or conditions that are retained through encouragement of sensitive and complementary architecture in their immediate environs;
- Policy 6.3 The City will maintain or recreate a sensitive and complementary setting for Citadel Hill by controlling the height of new development in its vicinity to reflect the historic and traditional scale and development;



# Land Use By-law

## Halifax Peninsula LUB

- R-2 (General Residential) zone;
- permits R-1 dwelling units, semi-detached or duplex dwellings, apartments of up to 4 units and accessory uses;
- Conversions to multiple unit dwellings, such as the St. Patrick's rectory, are permitted within the Brunswick Street Heritage Area





# Proposal



**STUDIO WORKS**  
 INTERNATIONAL INC.  
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 SCARBOROUGH, ONTARIO M1S 1T7  
 TEL: (416) 291-1111  
 WWW.STUDIOWORKS.COM

**ST. PATRICK'S RECTORY**  
**WEST ELEVATION (BRUNSWICK ST.)**  
 2267 BRUNSWICK ST. HALIFAX, N.S.

scale	1/16"=1'-0"	dwg no:	A09
date	11/02/15	rev:	5 (JAN 7 2015)
drawn	LG		
proj:	6P1501		

Proposed West Elevation (Brunswick Street)

**HALIFAX**

# Proposal



**STUDIO WORKS**  
INTERNATIONAL INC.  
140-12901 1<sup>st</sup> Avenue, Suite 800, Mississauga, ON L4W 1M2  
Phone: (905) 876-8300 Fax: (905) 876-8302  
E-mail: info@studio-works.com Website: www.studio-works.com

**ST. PATRICK'S RECTORY**  
**EAST ELEVATION**  
location 2267 BRUNSWICK ST. HALIFAX, N.S.

scale 1/16"=1'-0"  
date 11/02/15  
drawn LG  
proj. 0P1501

diag no. A10  
rev. 5 (JAN 7 2019)

Proposed East Elevation

**HALIFAX**



# Proposal



**STUDIO WORKS**  
 INTERNATIONAL INC.  
 100-1200 - 10000 - 10000 - 10000  
 Suite 200 phone 902 478 3000  
 1000-1200-10000-10000 fax 902 478 3000  
 1000-1200-10000-10000 email studio@studio-works.com  
 1000-1200-10000-10000 www.studio-works.com

Site **ST. PATRICK'S RECTORY**  
**SOUTH ELEVATION**  
 location **2287 BRUNSWICK ST. HALIFAX, N.S.**

scale	1/16"=1'-0"	dwg no:	
date	11/02/15		<b>A11</b>
drawn	LG		
proj.	SP1501	rev:	5 (JAN 7 2015)

Proposed South Elevation



# Policy Consideration

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Enabling Policy 9.3.2, requires Council consider the following in rendering their decision on a Development Agreement:

- proposal complements adjacent properties and uses, particularly registered heritage buildings;
- impact of vehicle access/egress and parking on adjacent properties and uses shall be minimized;
- proposal complements or maintains the existing heritage streetscape of Brunswick Street, by ensuring that features are similar to adjacent residential buildings particularly any registered heritage properties in the area:
  - architectural design including building forms such as roofs, entrances, porches and dormers;
  - height, scale and massing;
  - location and style of building details such as doors, windows and exterior walls;
  - front and side yard setbacks;
  - building materials.
- open space and landscaped areas shall be provided where appropriate;
- other relevant land use considerations which are based on the policy guidance of this Section.

# Revisions Made Responding to Council

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- Building height was reduced from nine (9) floor levels to eight (8) floor levels;
- Dwelling units were reduced from 51 units to 42 units;
- Motor vehicle parking spaces were reduced from eight (8) to four (4);
- Subdivision of lands is not required to accommodate a proposed smaller building footprint (6792 square feet was reduced to 5964 square feet);
- Brick, similar in colour to the Rectory, is now proposed on the Brunswick Street and two interior lot elevations (east and west elevations);
- Stone masonry is now the proposed material for first and second floor level exterior;
- Light coloured cladding and aluminum curtain walls are proposed materials for third floor level to penthouse; and
- Protruding balconies removed from the east elevation facing the Church.

# Summary: Key Aspects of Proposed Development Agreement

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- A landscape plan is required before a Development Permit may be issued;
- Permits multiple unit building land use;
- Prior to site disturbance, the Curator of Special Places with Heritage Division of Nova Scotia Communities must be contacted;
- Siting requirements;
- Architectural requirements;
- Access from lands to public realm to be demarcated for safety;
- Screening of propane tanks and transformers to ensure minimal impact from Brunswick Street, St. Patrick's Church and Huestis House.

# Non-Substantive Amendments

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A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution.

As proposed, Non-Substantive Amendments within this agreement include the following:

- changes to architectural requirements, design layout, positioning of the building and an increase in the building floor area; and
- extensions to the date of commencement of construction and time of completion of the development.

**HALIFAX**

**Thank You**







