Aaron Murnaghan, MCIP, LPP
PRINCIPAL PLANNER, HERITAGE
HERITAGE OFFICER, PLANNING & DEVELOPMENT
PO BOX 1749, HALIFAX NS B3J 3A5

Re: 2438 Gottingen Street - Planning Assessment.

Dear Aaron;

Aaron, thanks for your time and feedback as we navigate this Heritage DA process. The developer is keen to preserve and restore the historic portion of Victoria Hall, but as has been previously mentioned, he requires some additional density in order to pay for the substantial cost of the heritage restoration. To that end, we begun our process with a calculation of what may be possible on the site if Victoria Hall were not on the site.

As-Of-Right Conditions

At the point when this Heritage Development Agreement process was initiated, the site was zoned as R3 and fell in a Schedule A area under the then presiding Land-Use Bylaw. This is the LUB that is referenced for any As-Of Right calculations for the purposes of this letter. The LUB at the time permitted 250 persons per acre as the site sat in a Schedule A area. Height on this site was controlled by Angle Control provisions of the LUB for R3 zoned land. The as-of-right conditions allowed for a building of unlimited height due to the 80 degree angle controls. (Please see diagrams on page 3)

We used the 36,400 sq.ft lot size that was provided in the survey documents. However, there is some added 'Gross Lot Area' that comes from the allowed street frontage as the zoning by-law for the Peninsula allows you to calculate Gross Lot Area as follows;

Gross Lot Area: means the area of a lot plus the area of one-half the width of any street or permanent open space abutting upon such lot, or thirty feet, whichever is the lesser.

Depending on the unit type distribution, the number of units could increase or decrease as long as maximum density does not exceed the 250 per Acre while meeting the Open Space requirements. For example, having more 1 bedroom units would increase the amount of units allowed since they only count for '2 persons'. As the allowed density on this site increases, so does the open space requirements. The Tower version without base makes it easier to achieve the open space requirements as it covers less of the site. The key number is the allowed Density, which has been revised.

The Land-Use by-law allowed for a point tower provided that it is contained within the angle controls for the R-3 zone in Schedule-A.

Any portion of the building that protrudes outside of the 60 degree angle control must be contained within the 80 degree angle control (from plan view). See diagrams on page 3 which show the two angle controls as they relate to this site. As shown, the height of the tower was not the limiting factor in the development and could vary depending on how many units are on each floor.

Here are the primary limiting factors for the R-3 zone Schedule-A as it applied to this property;

01 MAXIMUM DENSITY:

Lot Area: 3300 sq.m = 0.8 Acres
Lot Area +1/2 width street frontage = 3930 sq.m. = 0.97 Acres

Persons per acre:
250 Persons per Acre allowed in in Schedule-A
242 Persons allowed on 0.97 Acres.

Persons per Unit Type:
1 BED = 2 Persons
2 BED = 3 Persons

Unit Mix:
1/3 Units > 800sqft
2/3 Units < 800sqft

Given these parameters, a variety of unit mix options can be explored provided that 1/3 of the units are larger than 800sqft and the overall allowed density is not exceeded. An example mix would be as follow;

34 X 2BEDS = 102 Persons
70 X 1BEDS = 140 Persons

TOTAL: 104 Units @ 240 Persons *bachelor apartments would have a 1 person per unit count

02 OPEN SPACE REQUIREMENTS:

This requirement determines the lot coverage. The Open Space and Landscape Open Space requirements vary per unit type and persons per unit. Based on the unit mix described above, approximately 19,000 sqft of open space would be required for 85 units with a density of 200. A large percentage of that is required to be landscaped, and small portions of the landscape open space requirements can be placed on the rooftop. The open space requirements are calculated by the number of persons per unit;

120sqft X 3 persons for 2 bedrooms (34) = 360 sqft X 34 = 12, 240 sqft
80sqft X 2 persons for 1 bedrooms (70) = 160 sqft X 70 Units = 11,200 sqft

Total Required Open Space: 23,440 sqft

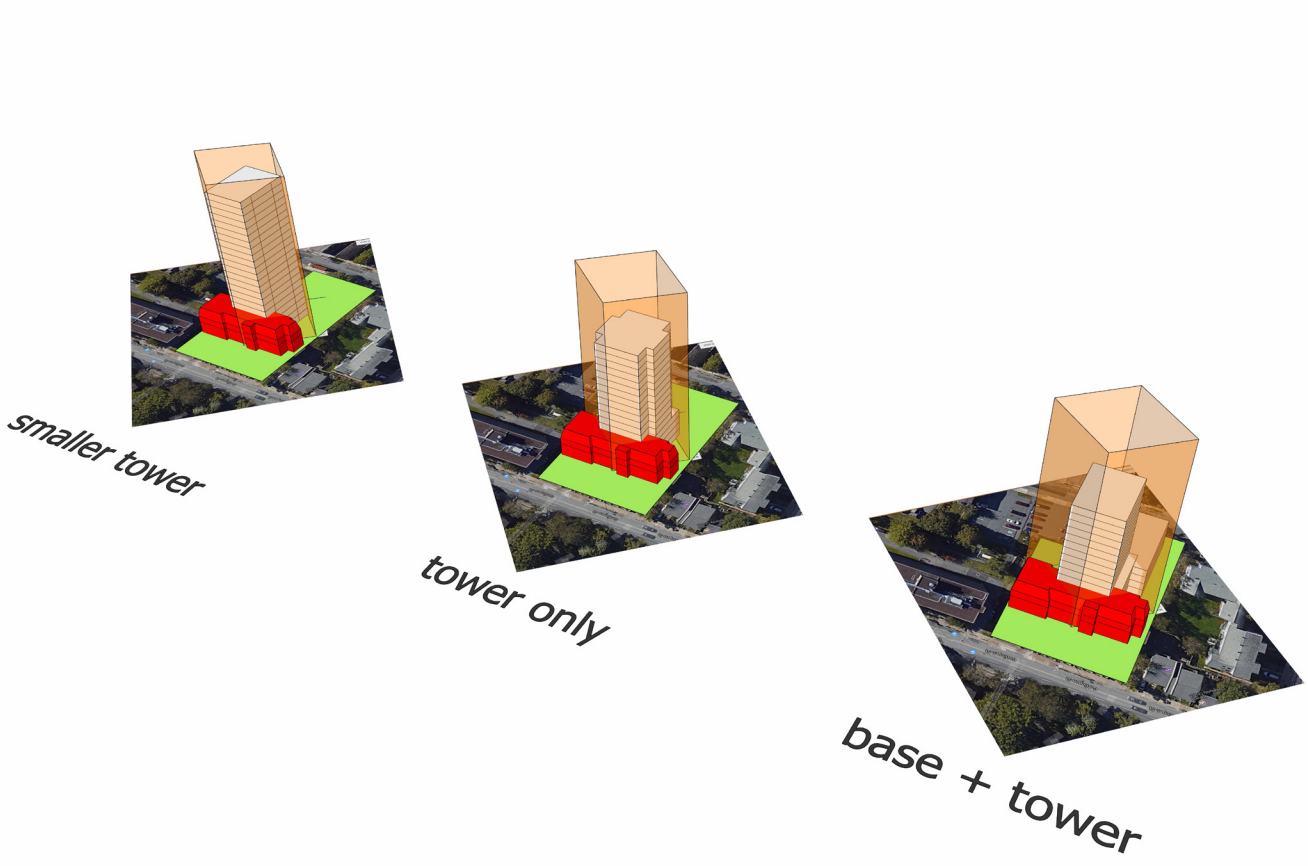

Figure 1: As-of-Right R3 Angle Controls

SUMMARY:
Given an allowable density of 242 persons and 104 units (34 2-beds and 70 1-beds as an example combination), a number of as-of-right options were possible on the site. The attached images show one where the all the units are within the existing building and a small tower (figure 2), the other has a mix of base building and shorter tower (figure 3). In both options, the tower plates are limited to approximately 5,500 sqft by the constraints of the 80 degree angle controls, resulting in 5 to 6 units per tower floor. Different configurations of units would result in slightly different numbers for the open space requirements. Both these options would allow the preservation of the heritage building. The tower needs to be located on the larger portion of the property as the larger distance between property lines allows for the tower form within the

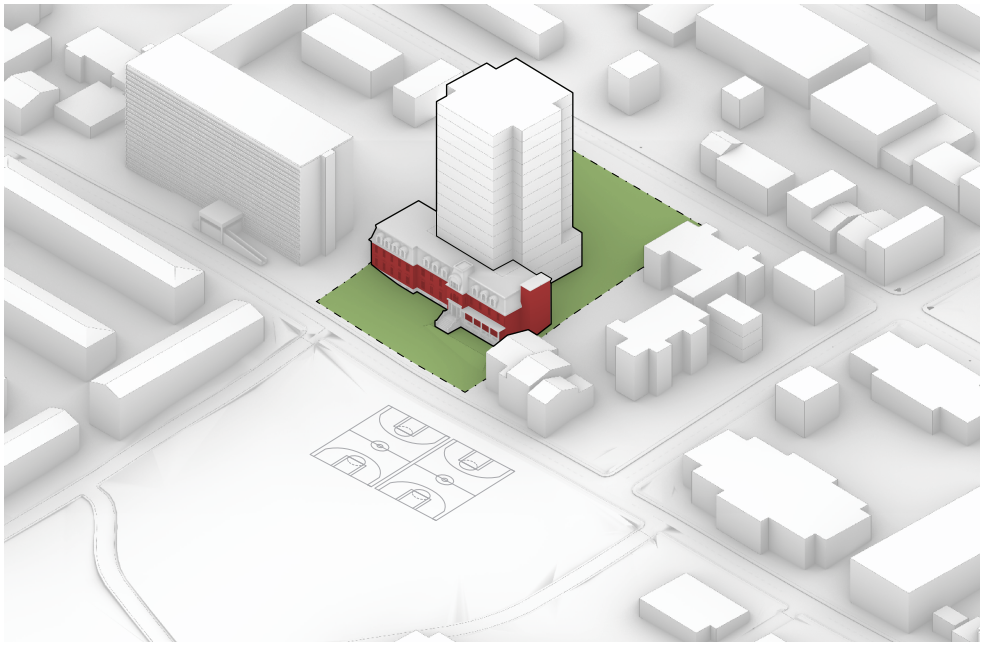

Figure 2: Taller Tower

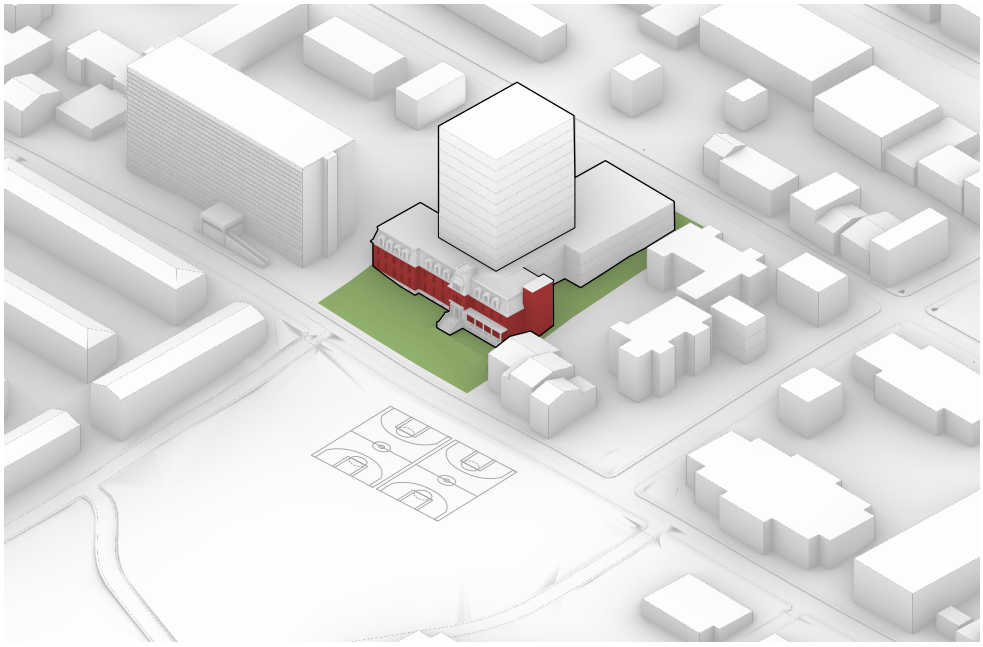

Figure 3: Shorter Tower With Base

80 degree angles. This means that portions of the tower base will intersect with the heritage building below.

These calculations provide a baseline for what may be possible if this lot did not have Victoria Hall.

MPS and LUB Policy Conformance

According to Policy 99(1) of the Peninsula Land Use By-Law, Council may, by development agreement, pursuant to Section II of the Municipal Planning Strategy, permit any specific development on a lot which is a city registered heritage property in accordance with Policy 6.8.

Policy 6.8 of the MPS states:
"In any building, part of a building, or on any lot on which a registered heritage building is situated, the owner may apply to the City for 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:
(i) that any registered heritage building covered by the agreement shall not be altered in any way to diminish its heritage value;
(ii) that any development must maintain the integrity of any registered heritage property, streetscape or conservation area of which it is part;
(iii) that any adjacent uses, particularly residential use are not unduly disrupted as a result of traffic generation, noise, hours of operation, parking requirements and such other land use impacts as may be required as part of a development;
(iv) that any development substantially complies with the policies of this plan and in particular the objectives and policies as they relate to heritage resources."

To conform with Policy 6.8, this development proposes:
(i) To preserve and restore the heritage value of the historic Victoria Hall building and facade that fronts on to Gottingen Street. This would include streetscape and front yard improvements to restore the urban design character of the traditional landscape and grounds on Gottingen Street.

(ii) The integrity of Victoria Hall must be maintained as a key component of the development. While restoration is part of maintaining (and enhancing) the integrity, the architectural form of the proposed addition must be complimentary to the the existing structure and, as per the federal Heritage Standards and Guidelines, the new addition must be designed in a manner that draws a clear distinction between what is historic and what is new. Design for the new work may be contemporary or may reference design motifs from the historic place. In either case, it should be compatible in terms of mass, materials, relationship of solids to voids, and colour, yet be distinguishable from the historic place.

(iii) Adjacent residential uses must be considered in the design process so that traffic, noise, street scale, and any other impacts are mitigated as part of the design.

(iv) The development must be consistent with the other policies of the MPS

and the latest standards for Form Based Design as outlined in the draft Centre Plan and using the Downtown Halifax LUB standards.

Effectively, the trade-off for preserving and restoring Victoria Hall requires additional flexibility with respect to the 250 ppa limit in order to finance the restoration, while still maintaining the intent of HRM planning policies and the federal Standards and Guidelines. The accompanying Heritage Impact Assessment (HIA) outlines how this development will achieve the federal Standards and Guidelines requirements. This letter focuses on the conformance with HRM policies and standards.

The Design Proposal

The project proposes preserving and restoring Victoria Hall, removing the rear addition on Victoria Hall (that was not part of the original build) to replace with a 19-storey tower containing a 3 storey 'townhouse style' street face on Creighton Street to match the 2 and 3 storey homes on that street. More specifically the design proposes:

Restoring Victoria Hall to its original state using the Heritage Standards and Guidelines. The addition on the back that was added in 1900's will be removed to provide room for the tower. Once this back section is removed, the exterior will be restored back to the same style and condition of the remaining back of Victoria Hall.

A 3-storey street wall on Creighton Street to match the scale of the single family homes and nearby apartment buildings on the street. The main entrance and parking entry would be accessed off of Creighton rather than from the Victoria Hall facade. The 3rd storey of the Creighton Street townhomes would be masked with "mansard" roof giving it the appearance of a 2 storey unit but connecting this modern facade with some of the same architectural 'Mansard features' of Victoria Hall. The design is a modern response to the roof architecture of Victoria Hall. Each groundfloor unit would have its own entry on the street to capture the rhythm and scale of other buildings on Creighton. The main entrance to the tower would be from Creighton in order to preserve the historic character of Victoria Hall.

The tower (with a max 839sqm plate size) is set back 20'-7" (min) and 26'-7" (max) from the back of Victoria Hall keeping most of the back of Victoria Hall intact (except the rear Victoria Hall addition portion). The top 2 floors of the tower will be stepped back from the main tower to reduce the street presence of the tower, giving it the appearance of an 14-storey tower with a 2 storey penthouse. The Tower purposely does not match the heritage building and is purposely set back from Victoria Hall. An outdoor landscaped terrace creates ability for people to walk from 1 building to the other through an accessible outdoor link. The buildings are not connected.

The tower design is subdued to allow heritage building to remain as the focus i.e monochromatic cladding and is designed with a significant amount of curtain wall so that it appears lighter than the heritage building at the base. The regularity of the building cladding pattern is in response to the regularity of

New Building

Building Floor Level	GFA	Units	Parking Stalls	Bicycle Parking (Class A)	Bicycle Parking (Class B)
Parking -02	18355		40		
Parking -01	18355		37	48	
Main Level	11,460	7		22	16
Level 02	11,520	11			
Level 03	11,520	11			
Level 04	8,830	10			
Level 05	8,940	9			
Level 06	8,940	9			
Level 07	8,940	9			
Level 08	8,940	9			
Level 09	8,940	9			
Level 10	8,940	9			
Level 11	8,940	9			
Level 12	8,940	9			
Level 13	8,940	9			
Level 14	8,940	9			
Level 15	8,940	9			
Level 16	8,940	9			
Level 17	8,570	4			
Level 18	8,400	5			
Level 19	8,400	5			
Totals	175,980	161	77	70	16

Level	Bachelor	1 Bed	2 Bed	Total Units
Main Level	2	2	3	7
Level 02	0	7	4	11
Level 03	0	7	4	11
Level 04	1	5	4	10
Level 05	0	5	4	9
Level 06	0	5	4	9
Level 07	0	5	4	9
Level 08	0	5	4	9
Level 09	0	5	4	9
Level 10	0	5	4	9
Level 11	0	5	4	9
Level 12	0	5	4	9
Level 13	0	5	4	9
Level 14	0	5	4	9
Level 15	0	5	4	9
Level 16	0	5	4	9
Level 17	0	0	4	4
Level 18	0	0	5	5
Level 19	0	0	5	5
Total Units	3	81	77	161

Unit %	Bachelor	1 Bed	2 Bed	Total Units
	1.86	50.31	47.83	100

Victoria Hall Building Floor Level

	GFA	Units	Parking Stalls
Main Level	6110	4	
Level 02	6110	4	
Level 03	6,110	5	
Totals	18330	13	

Total Units	174

Development Lot Area	
PID	00148791
Total Lot Area	36,400
Total Development GFA excluding Parki	194310
Floor Area Ratio	5.34

fenestration on Victoria Hall.

Property line setbacks/stepbacks:
Frontyard (Creighton) setback: 4'
Front yard stepback (tower): 10' min above the 3rd storey.

Project North
Min. side-yard setback: 8'-1" min
Tower stepback: 16'-6 ½"

Project East
Min.setback from Heritage property: 20'-7"
Tower stepback from Heritage property: 26'-7"
Tower stepback from Gottingen St: 126'-10"

Project South
Min side-yard setback: 0'-6"
Max side-yard setback: 53'-10"
Tower stepback: 13'-0"

The total parking count on 2 underground levels of parking is 77 parking stalls for 161units (0.49 parking ratio). The design is flexible and allows for the possibility to add or subtract a level of parking depending on the results from the geotechnical investigation. The existing units in Victoria Hall shall total 13 for a total unit count of 174 units. The total GFA for the new building is 175,980 sq.ft (16,349 sq.m.). The GFA for the Victoria Hall portion of the project is 18,330 sq.ft. (1,703 sq.m.). The total GFA for both buildings is 194,310 sq.ft. (18,052 sqm.). The total lot area is 36,400 sq.ft. giving a FAR of 5.34. Since the two buildings are not connected, we could either subdivide into two properties or keep the two buildings on one single property. We would be interested in HRM's perspective on subdividing or not.

Development Rationalization

Replace existing windows with a triple pane thermopane	1,040,000
Re-trim existing windows with similar materials to original (wood)	0
Re-trim all other trim and crown work around the front (anything in white)	294,000
Re-facing of foundation with aesthetically appealing finish (stone / masonry face)	74,000
New front deck, steps and front door.	31,000
All new triple glass in front entry	12,000
All new side veranda and steps (to the right of front door)	35,000
Re-shingle / re-pair / re-stain entire front (wood shingles)	305,000
Re-shingle roofing shingles where needed (mansford)	108,000
Re-roofing the bitumen	150,000
Replace copper on top of roof	88,000
Reconstruct granite wall along sidewalk	154,000
Reconstruct 2 rear entries (doors, deck, trim)	10,000
All new ease troughing	10,000
Restructuring / underpinning	380,000
Scaffold	373,000
Subtotal	3,064,000
Total (excluding HST)	3,523,600

Figure 4: Cost Estimate for Restoration of Victoria Hall

The developer is proposing to restore Victoria Hall using the Standards and Guidelines for best practices in return for a new development that has a combined FAR of 5.34, a unit count of 174 units and a maximum height of 61.6m to offset the costs of restoring Victoria Hall as well as include a number of community benefits. Over the last year, the developer has approached 7 restoration companies for estimates on restoration. Of the 7, only two responded due to the size and complexity of the project. Those two estimates have provided preliminary construction costs in the $2-3m range.

This project needs to recoup the costs of heritage restoration and the developer's pro forma has confirmed that the proposed development submitted in this DA application will allow enough density to cover the restoration of Victoria Hall. The design and planning team believes that this is a complimentary trade-off and one that the community and council can endorse to restore and preserve this important heritage structure for the city.

We look forward to your review and comments.

Sincerely,

Rob LeBlanc
President, Fathom Studio