

HALIFAX

Case 23066 - 1029 Tower Road

Heritage development agreement request for a municipally registered heritage property at 1029 Tower Road, Halifax

Halifax Peninsula Planning Advisory Committee
Monday, December 14, 2020

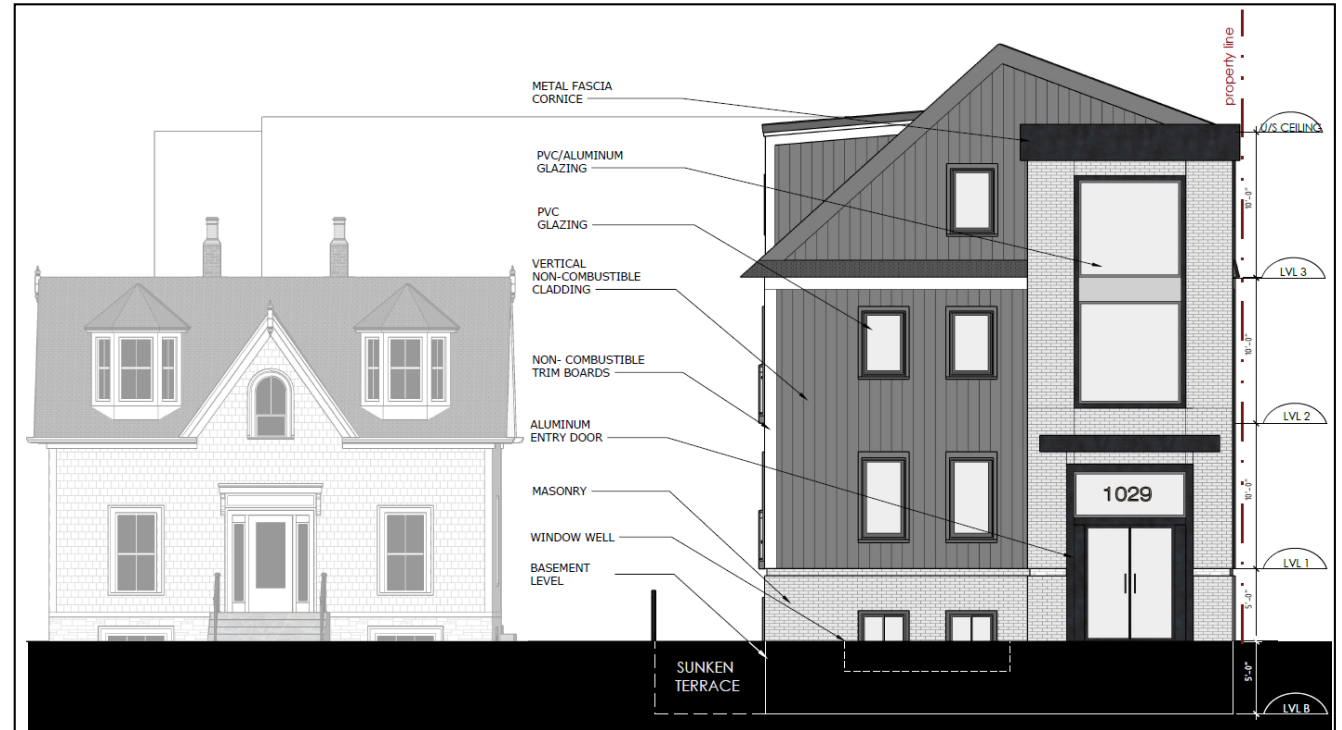
Application

Applicant: ZZap Consulting Inc. on behalf of the Property Owner

Location: 1029 Tower Road, Halifax, a municipal heritage property known as the Dr. James Doull House

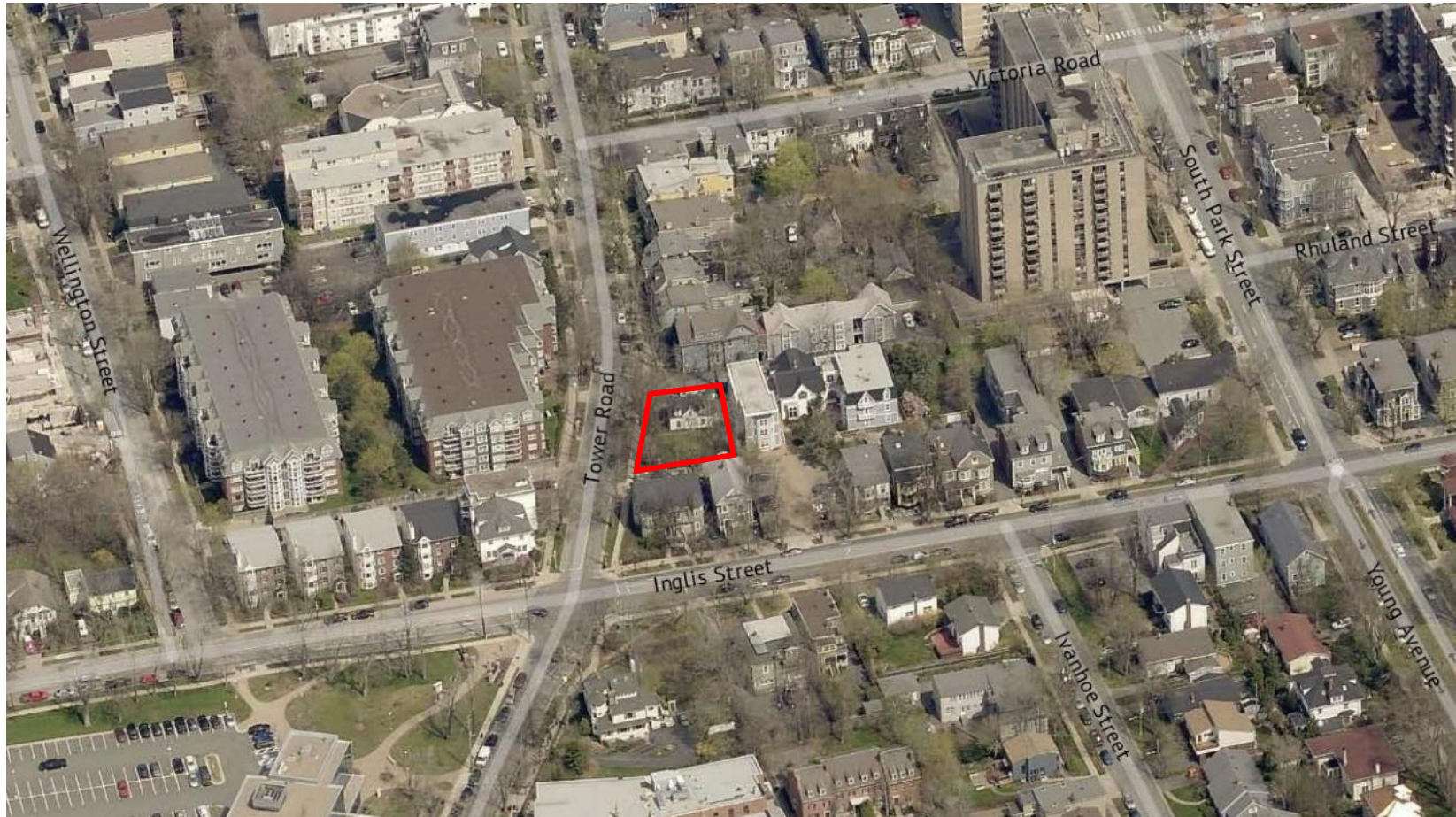
Proposal: Obtain a development agreement to construct a three-storey multi-unit building with a maximum of nine dwelling units.

The heritage building will include a new commercial use and be repositioned on the existing property.



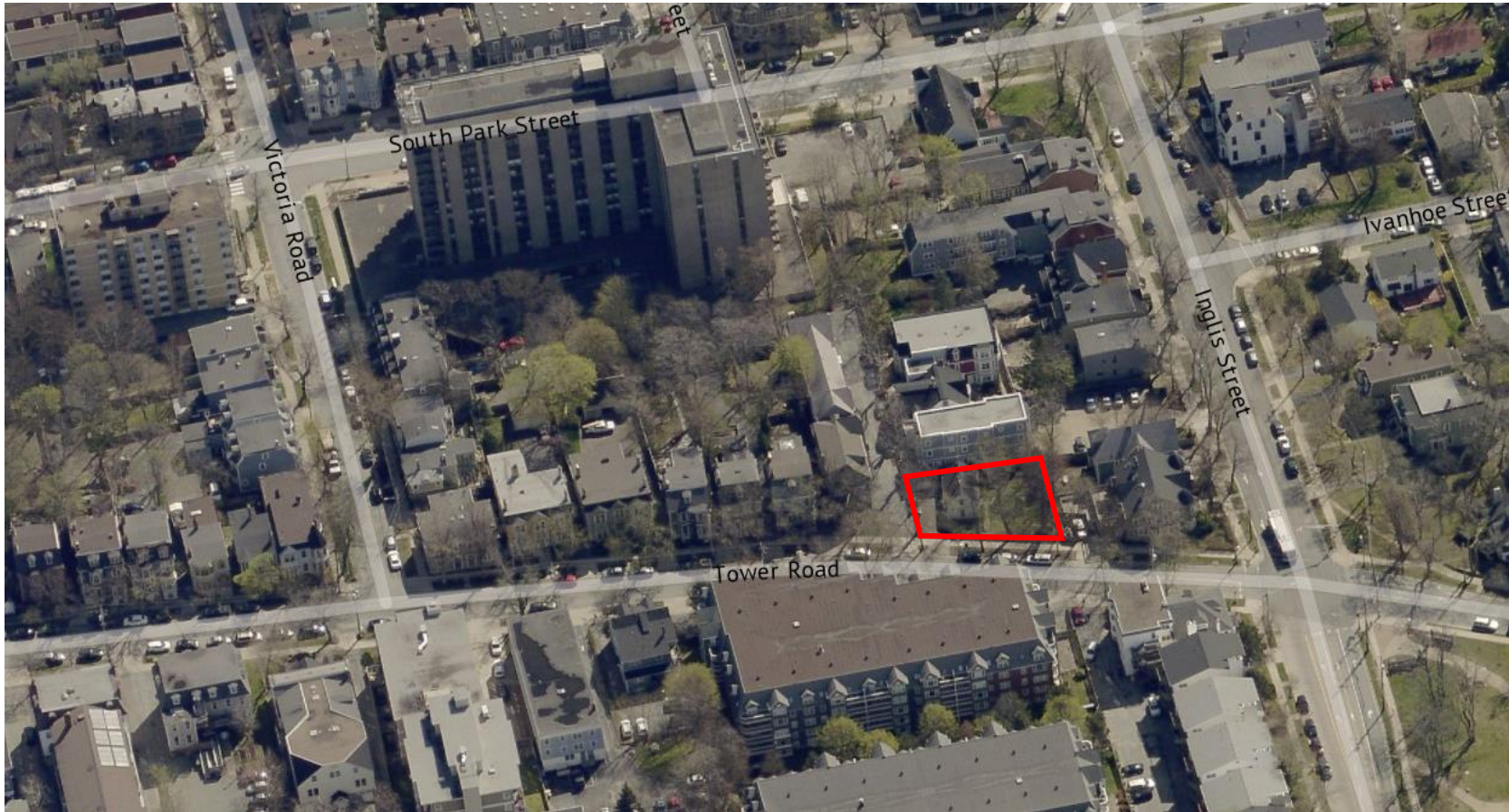
HALIFAX

Site Context



View of the subject property facing the south (side) property line

Site Context



View of the subject property facing the west (front) property line

Site Context – 1029 Tower Road



Dr. James Doull House

- Registered as part of the Victorian Streetscape valued for the fourteen houses designed in the Late Victorian Eclectic style.
- One of the oldest buildings in the Streetscape in Georgian style rather than Victorian.
- Dr. James Doull resided in this building from 1920 to 1925. He was a renowned figure in the world of Public Health and Epidemiology.

HALIFAX

Site Context – 1029 Tower Road



- The heritage building has a footprint of approximately 75 s/m (800 s/f) on a 470 s/m (5,000 s/f) property.
- The subject property abuts two-and-a-half storey residential buildings on either side and a three-storey apartment building to the rear.
- There is a large five storey apartment building across the street.

HALIFAX

Proposal



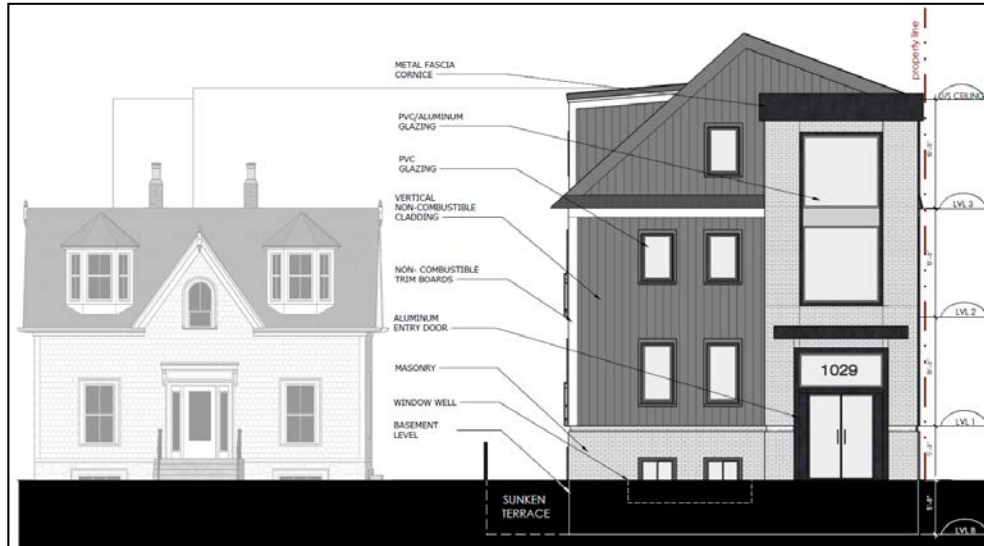
The applicant's proposal includes three basic components:

- Construction of a new three-storey building on the property to contain apartments;
- A new commercial use for the heritage building to contain a coffee shop on the ground floor; and
- General Conservation of the heritage building by repairing and renovating the entire exterior of the heritage building including the cladding, roof, windows, and chimneys.

HALIFAX

Proposal

West (Front) Elevation



North (Side) Elevation

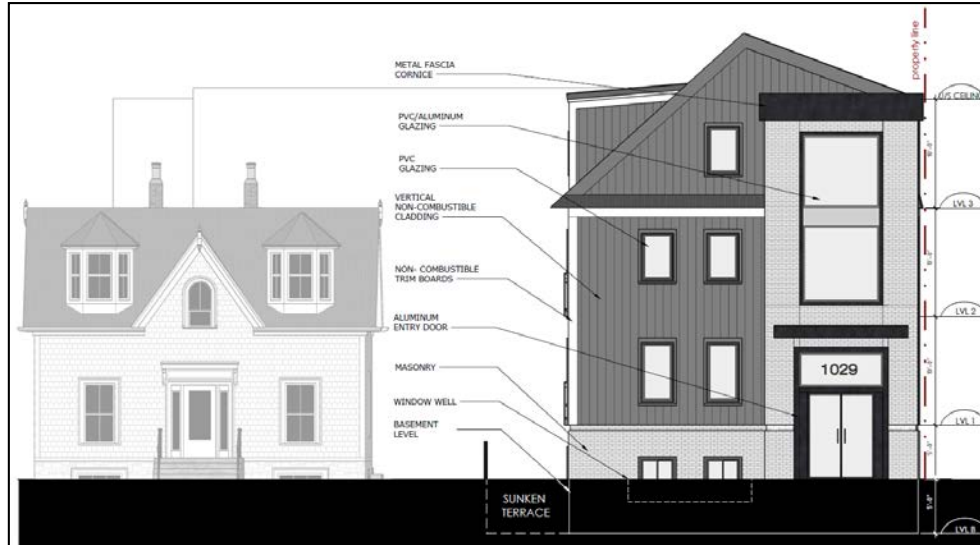


- Construction of new three-storey building
- Reposition heritage building

HALIFAX

Proposal

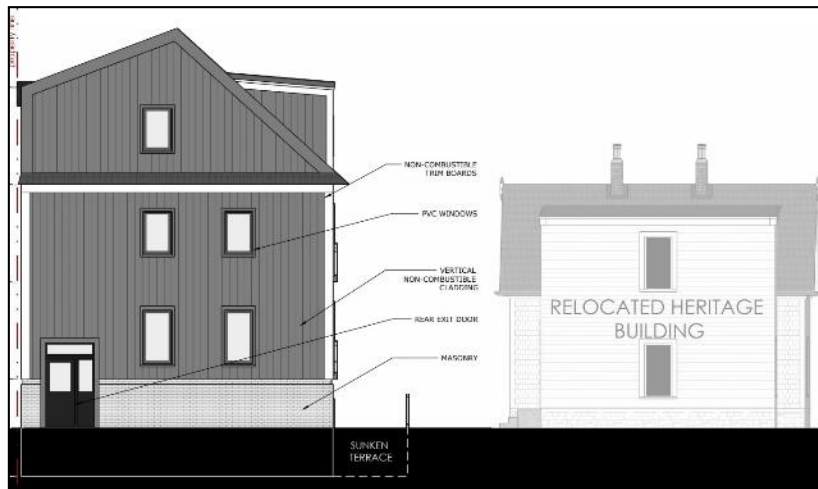
West (Front) Elevation



South (Side) Elevation



East (Rear) Elevation



North (Side) Elevation



Proposal

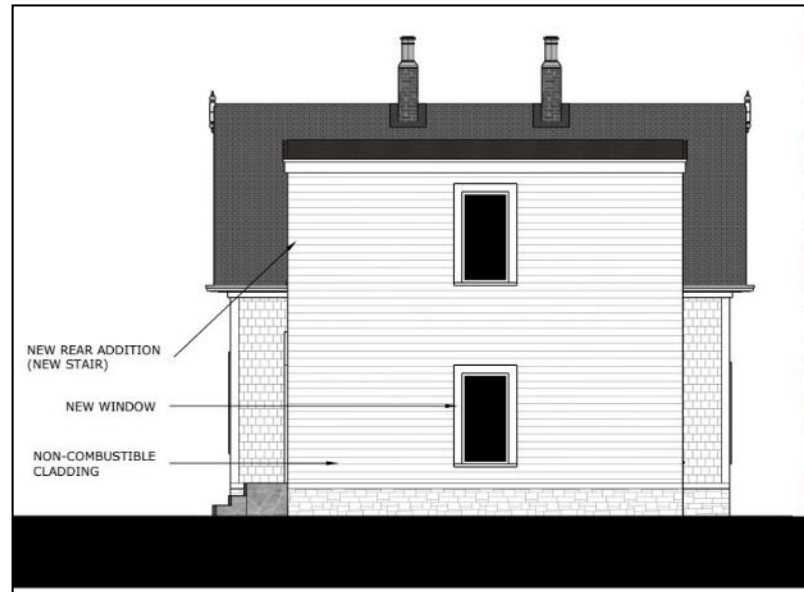
North (Side) Elevation



South (Side) Elevation



East (Rear) Elevation

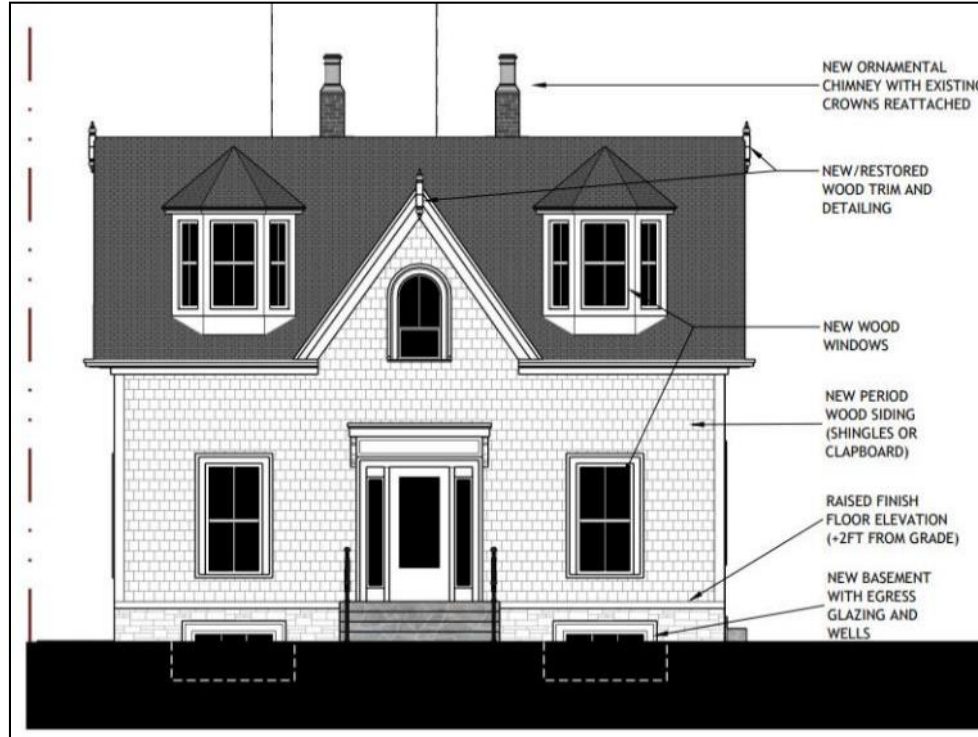


- Construction of rear addition
- Alterations to meet Building Code requirements

HALIFAX

Proposal

West (Front) Elevation



Small East Wing



- General Conservation
- Removal of small east wing

HALIFAX

Substantial Alteration Application



- Application (Case H00499) reviewed by HAC and approved by Regional Council on November 17, 2020.
- Substantial alterations approved:
 - Reposition heritage building;
 - Construct rear addition;
 - Construct three-storey building; and
 - Building code requirements.

HALIFAX

Demolition Application

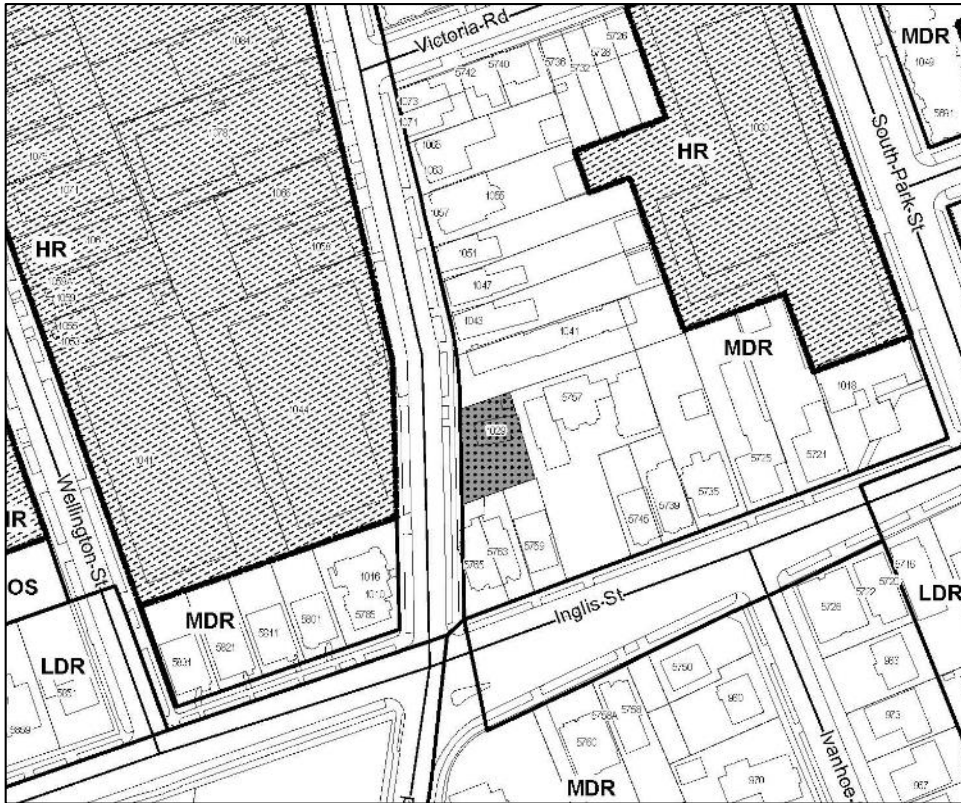


- Demolition application received on January 25, 2017
- Demolition is legal between January 25, 2020, and January 25, 2021

HALIFAX

Planning Policy

Regional Centre Secondary MPS



- **Medium Density Residential Designation**
 - Encourages mix of family and non-family dwellings
 - Not more than four storeys
 - Supports interior conversion, additions, infill between existing structures and small-scale development on vacant lots.
- **Enabling Policy**
 - Heritage Policy 6.8

HALIFAX

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



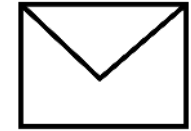
- **General Residential Conversion (R-2A) Zone**
 - Maximum of four unit buildings
 - Minimum of 4,000 s/f of lot area
 - Minimum 40 feet of frontage
 - Maximum 40 percent lot coverage
- **Current Use**
 - One single detached dwelling (vacant)

HALIFAX

Public Engagement Feedback

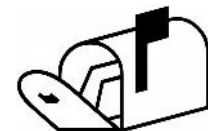
- Level of engagement completed was consultation achieved through a webpage and a neighbourhood mail-out
- Most respondents support the proposal for the following reasons:
 - Heritage building will be preserved as part of the proposal;
 - Coffee shop in the heritage building fits with the quiet neighbourhood;
 - New building fits the character of the neighbourhood; and
 - Provides much needed housing units.
- Feedback from the community also included some concerns:
 - Impact of the commercial and residential uses on vehicular and pedestrian traffic;
 - Reduced on-street parking; and
 - Construction noise.

**Notifications
Mailed**



656

**Responses
Received**



13

HALIFAX

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

HALIFAX

HALIFAX

Questions / Comments