

# **Case 23066 - 1029 Tower Road**

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

Heritage Advisory Committee  
Wednesday, January 27, 2021

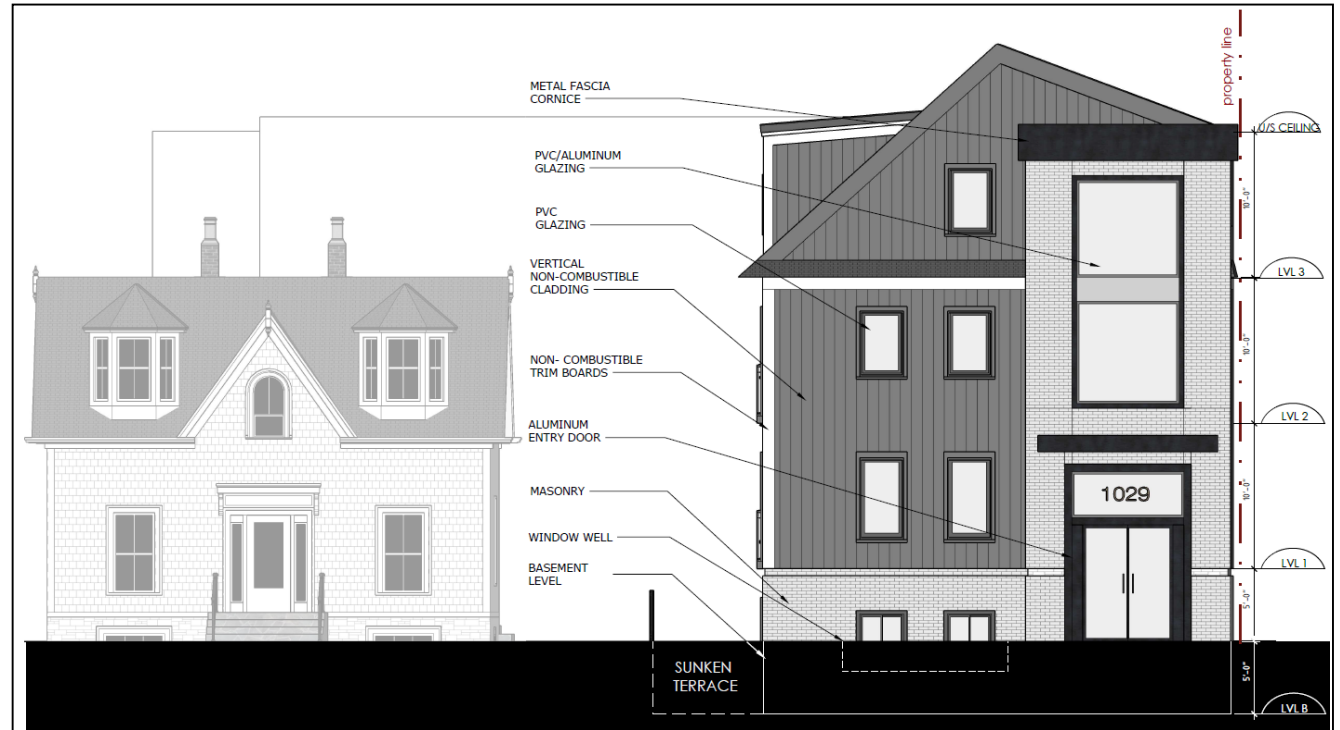
# Application

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

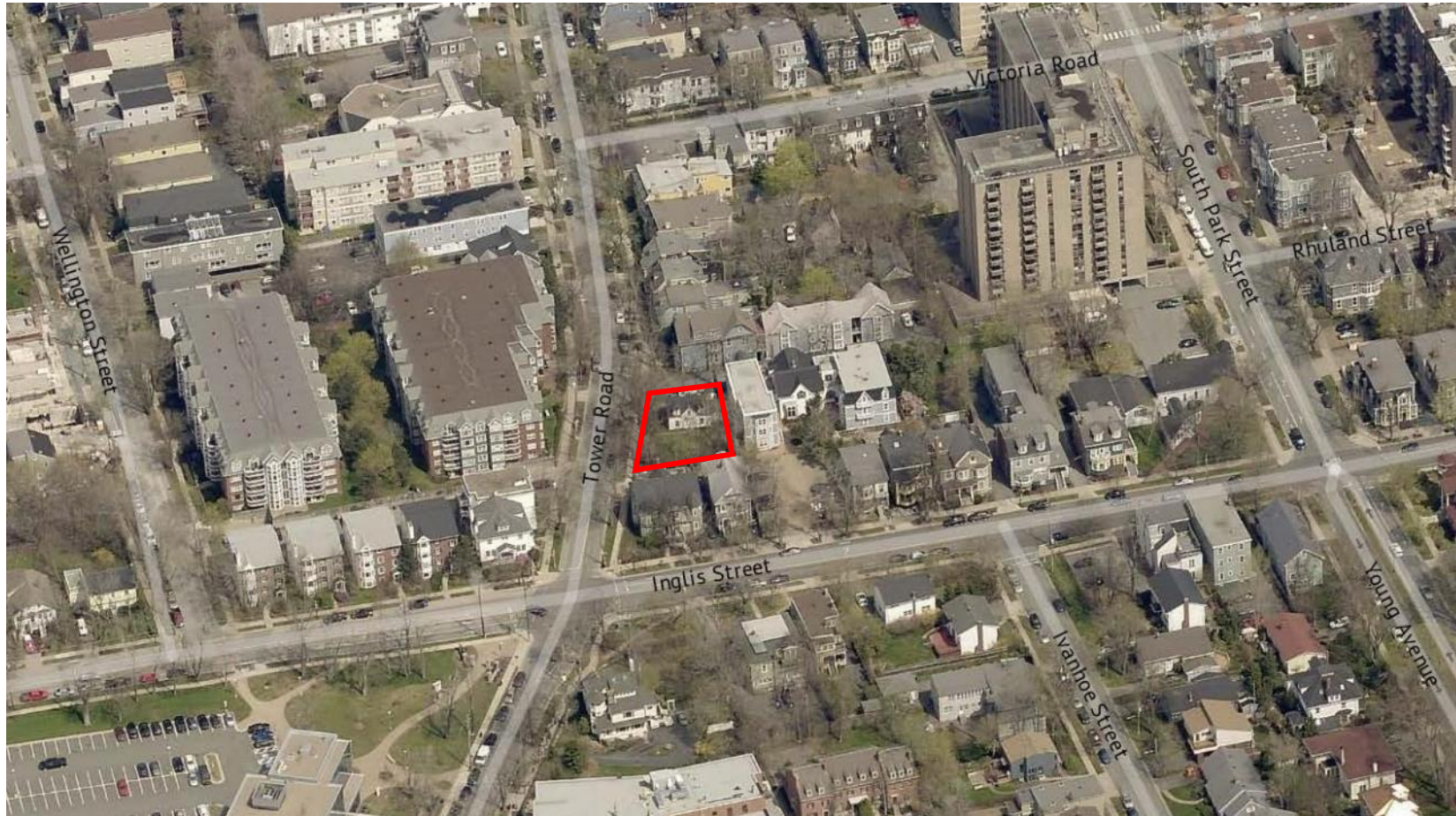
Proposal: Obtain a development agreement to construct a three-storey multi-unit building with a maximum of eight dwelling units.

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



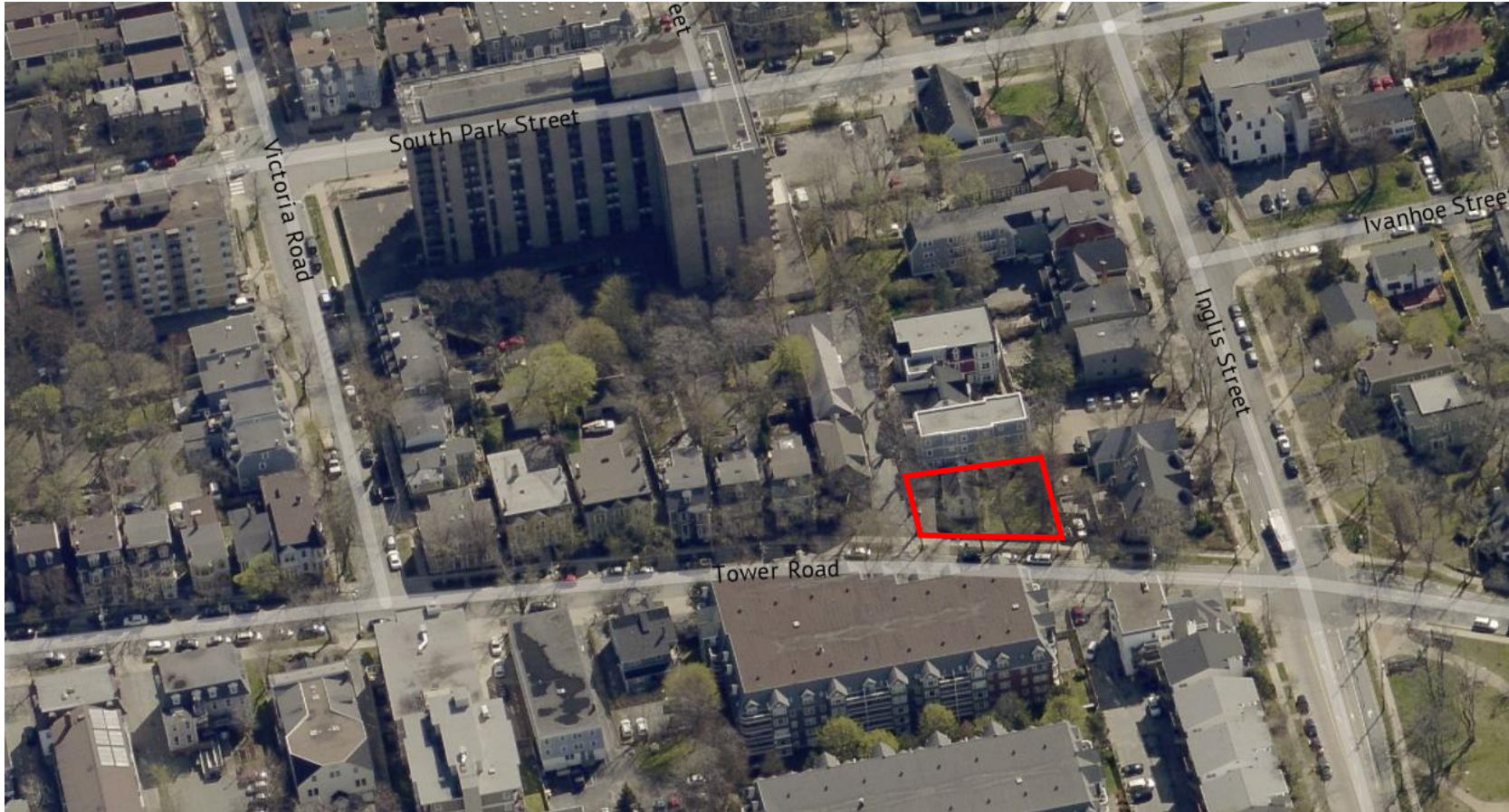
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# Site Context



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

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Dr. James Doull House

- Registered as part of the Victorian Streetscape
- One of the oldest buildings in the Streetscape
- Dr. James Doull resided in this building from 1920 to 1925.

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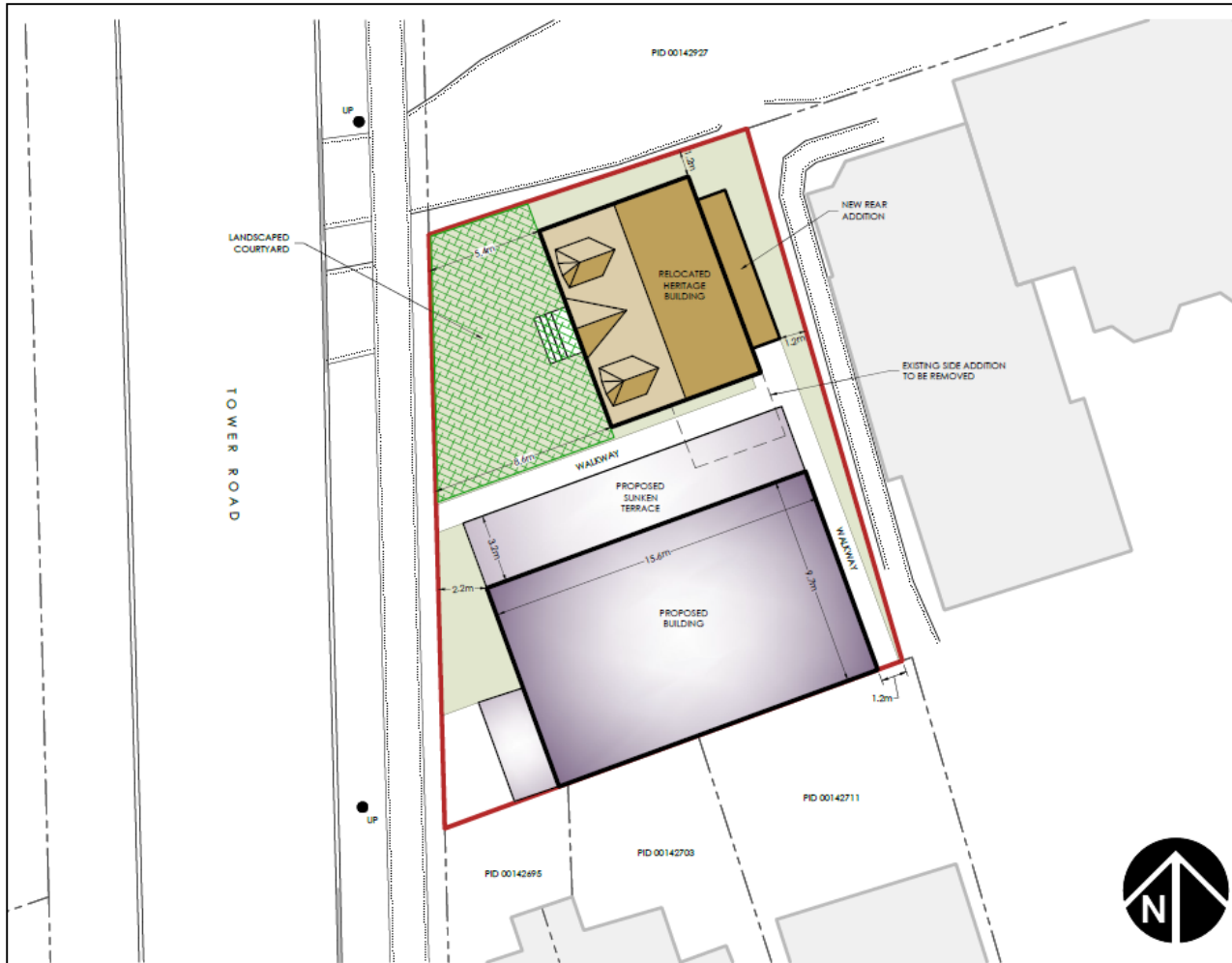
# Site Context – 1029 Tower Road



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

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# Proposal



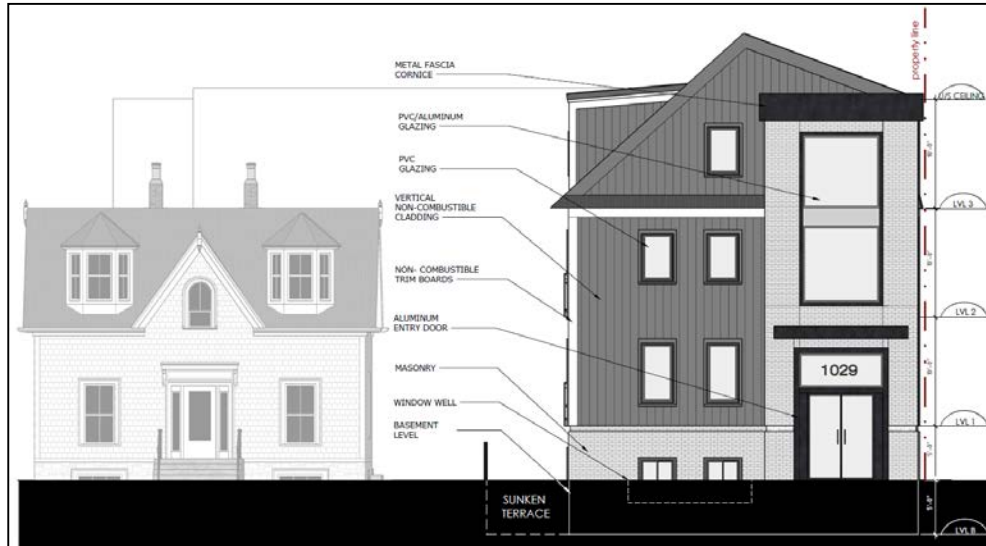
The applicant's proposal includes three basic components:

- Construction of a new three-storey building;
- A new commercial use for the heritage building; and
- General Conservation of the heritage building

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# Proposal

West (Front) Elevation



North (Side) Elevation



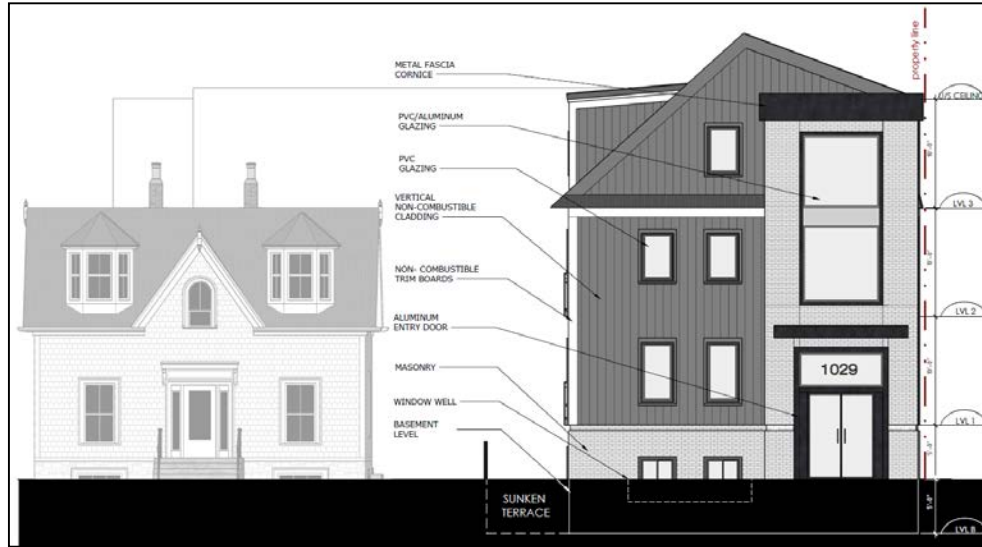
- Construction of new three-storey building
- Reposition heritage building

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# Proposal

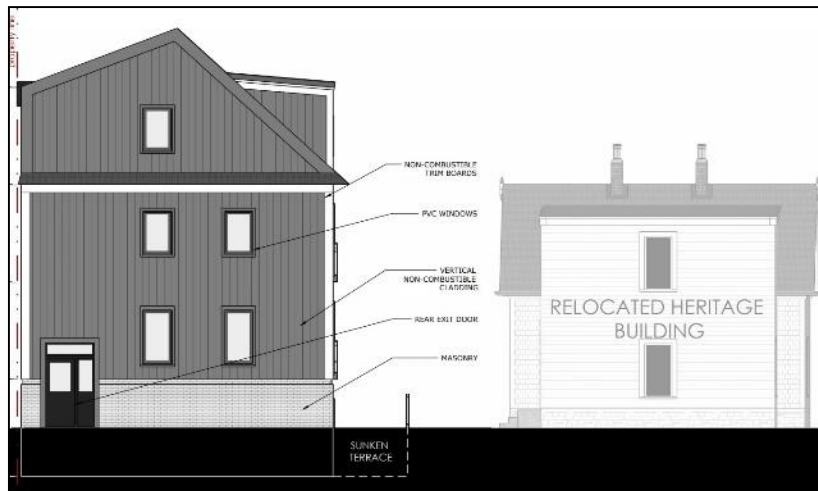
West (Front) Elevation



South (Side) Elevation



East (Rear) Elevation



North (Side) Elevation



# Proposal

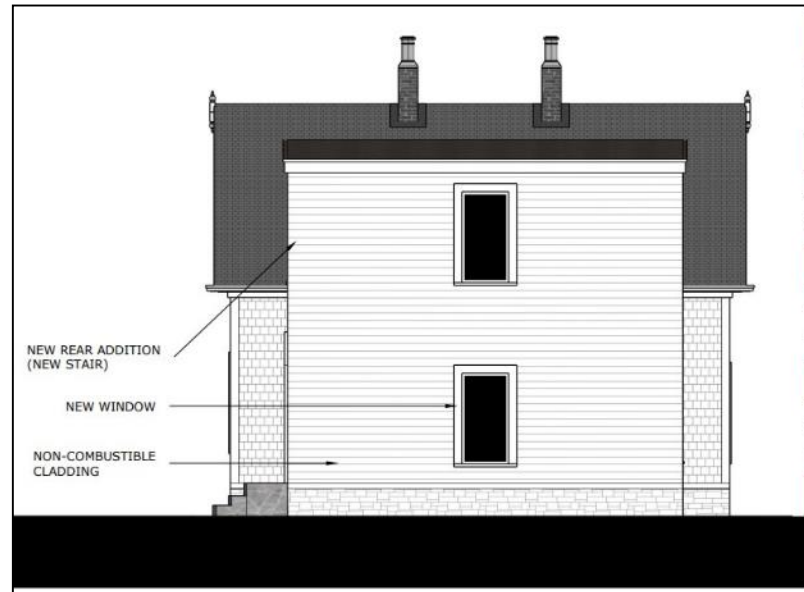
North (Side) Elevation



South (Side) Elevation



East (Rear) Elevation

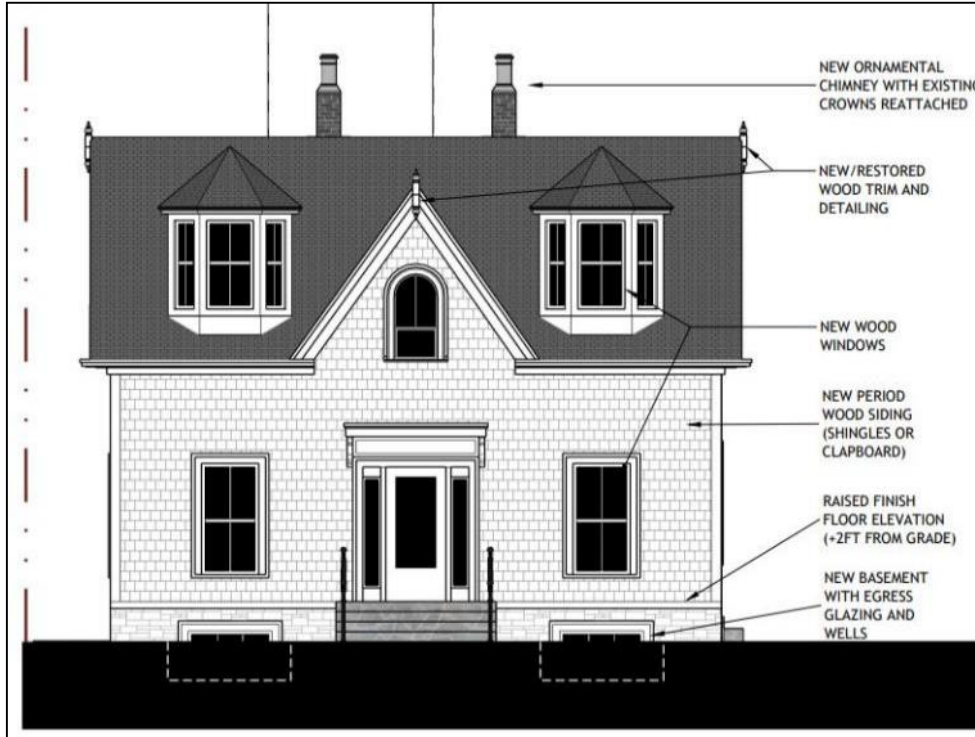


- Construction of rear addition
- Alterations to meet Building Code requirements

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# Proposal

West (Front) Elevation



Small East Wing



- General Conservation
- Removal of small east wing

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# Substantial Alteration Application

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- 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.

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# 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
  - Encourages neighbourhood commercial
- **Enabling Policy**
  - Heritage Policy 6.8

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# Planning Policy 6.8

## Halifax Secondary MPS

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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:

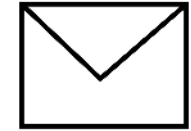
- a development shall not be altered in any way to diminish its heritage value;
- that any development must maintain the integrity of any registered ..... streetscape;
- impact on adjacent uses such as traffic generation, noise, hours of operation, parking requirements and other land use impacts;
- that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

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# Public Engagement Feedback

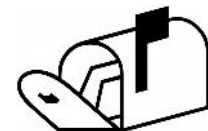
- Level of engagement completed was consultation achieved through a webpage and a neighbourhood mail-out
- Most respondents support the proposal for the following reasons:
  - Heritage building will be preserved as part of the proposal;
  - Coffee shop in the heritage building fits with the quiet neighbourhood;
  - 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**

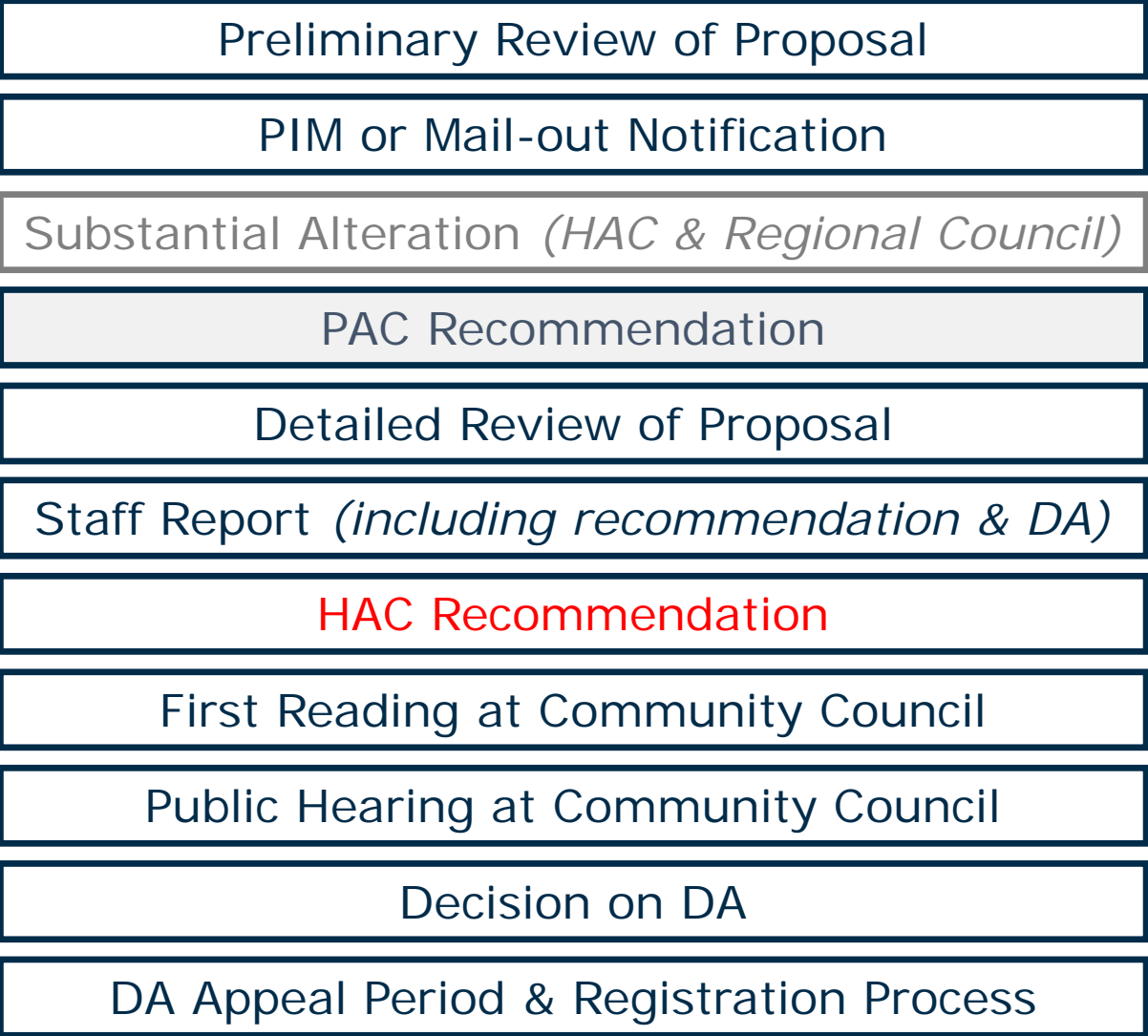
**Responses  
Received**



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# Heritage DA Process



We Are Here





# Summary of Recommendations

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It is recommended that the Heritage Advisory Committee recommend that Halifax and West Community Council:

1. Give notice of motion to consider the proposed development agreement and schedule a public hearing;
2. Approve the proposed development agreement; and
3. Require the agreement to be signed by the property owner within 120 days from the date of approval by Council.