P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 11.3.1
Halifax Regional Council
July 21, 2020

TO:	Mayor Savage and Members of Halifax Regional Council
SUBMITTED BY:	Original Signed For Lois Yorke, Chair, Heritage Advisory Committee
DATE:	July 6, 2020
SUBJECT:	**Case H00482: Substantial Alteration to a municipally registered heritage property at 2438 Gottingen Street, Halifax**

ORIGIN

June 25, 2020 special meeting of the Heritage Advisory Committee, Item 9.1.1.

LEGISLATIVE AUTHORITY

Heritage Property Act, R.S.N.S. 1989, c. 199

17 (1) Municipal heritage property shall not be substantially altered in exterior or public-building interior appearance or demolished without the approval of the municipality.

(2) An application for permission to substantially alter the exterior or public-building interior appearance of or demolish municipal heritage property shall be made in writing to the municipality.

(3) Upon receipt of the application, the municipality shall refer the application to the heritage advisory committee for its recommendation.

(4) Within thirty days after the application is referred by the municipality, the heritage advisory committee shall submit a written report and recommendation to the municipality respecting the municipal heritage property.

(5) The municipality may grant the application either with or without conditions or may refuse it.

(6) The municipality shall advise the applicant of its determination.

RECOMMENDATION

The Heritage Advisory Committee recommends that Halifax Regional Council refuse the substantial alteration of 2438 Gottingen Street, Halifax, known as Victoria Hall, as proposed in the June 5, 2020 staff report and its attachments.

BACKGROUND

The Heritage Advisory Committee received a staff recommendation report dated June 5, 2020, at a June 25, 2020 special meeting of the Committee respecting Case H00482: Substantial Alteration to a municipally registered heritage property at 2438 Gottingen Street, Halifax.

For further information on the background of this item, refer to the staff report dated March 1, 2020.

DISCUSSION

The Heritage Advisory Committee reviewed the June 5, 2020 staff report, and received a staff presentation at a June 25, 2020 special meeting.

Following a discussion of the item, the Committee approved the recommendation as outlined in the "Recommendation" portion of this report. The Heritage Advisory Committee approved the staff recommendation outlined above.

For further discussion on this item, refer to the staff report dated June 5, 2020 (Attachment 1) and draft minutes from the June 25, 2020 special meeting of the Committee respecting Case H00482 (Attachment 2).

FINANCIAL IMPLICATIONS

Refer to the staff report dated June 5, 2020.

RISK CONSIDERATION

Refer to the staff report dated June 5, 2020.

COMMUNITY ENGAGEMENT

Meetings of the Heritage Advisory Committee are open to public attendance and members of the public are permitted to submit correspondence and petitions to be circulated to the Committee. The agenda, reports, and minutes of the Heritage Advisory Committee are posted on Halifax.ca.

For further information on Community Engagement as it relates to this item, refer to the staff report dated June 5, 2020.

ENVIRONMENTAL IMPLICATIONS

Refer to the staff report dated June 5, 2020.

ALTERNATIVES

The Committee did not discuss alternatives. Refer to the staff report dated June 5, 2020.

ATTACHMENTS

Attachment 1 – Staff Recommendation Report dated June 5, 2020
Attachment 2 – Extract from the draft minutes from the June 25, 2020 special meeting of the Committee respecting Case H00482.

If the report is released to the public, a copy can be obtained by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

Report Prepared by: Simon Ross-Siegel, Legislative Assistant, Office of the Municipal Clerk, 902.490.6519

HALIFAX

P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 9.1.1
Heritage Advisory Committee
June 25, 2020

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: ***-Original Signed-***

Kelly Denty, Director of Planning and Development

-Original Signed-

Jacques Dubé, Chief Administrative Officer

DATE: June 5, 2020

SUBJECT: **Case H00482: Substantial Alteration to a municipally registered heritage property at 2438 Gottingen Street, Halifax**

ORIGIN

An application by Fathom Studios on behalf of the property owner to substantially alter a municipally registered heritage property located at 2438 Gottingen Street, Halifax known as Victoria Hall.

LEGISLATIVE AUTHORITY

Heritage Property Act, R.S.N.S. 1989, c. 199

17 (1) Municipal heritage property shall not be substantially altered in exterior or public-building interior appearance or demolished without the approval of the municipality.
(2) An application for permission to substantially alter the exterior or public-building interior appearance of or demolish municipal heritage property shall be made in writing to the municipality.
(3) Upon receipt of the application, the municipality shall refer the application to the heritage advisory committee for its recommendation.
(4) Within thirty days after the application is referred by the municipality, the heritage advisory committee shall submit a written report and recommendation to the municipality respecting the municipal heritage property.
(5) The municipality may grant the application either with or without conditions or may refuse it.
(6) The municipality shall advise the applicant of its determination.

By-law H-200, the *Heritage Property By-Law*

RECOMMENDATION ON PAGE 2

4. The Committee shall, within the time limits prescribed by Council or the Act, advise the Region respecting:
    (c) applications to substantially alter the external appearance of or demolish a municipal heritage property;

12. Applications for alteration of a registered heritage property shall be evaluated in accordance with the Standards for the Conservation of Historic Places in Canada, 2nd Edition as set forth in Schedule 'B-1'. The Guidelines for the Conservation of Historic Places in Canada, 2nd Edition shall be used to interpret and apply the Standards.

RECOMMENDATION

It is recommended that the Heritage Advisory Committee recommend that Regional Council refuse the substantial alteration of 2438 Gottingen Street, Halifax, known as Victoria Hall, as proposed in this report and its attachments.

BACKGROUND

Fathom Studios, on behalf of the property owner Joseph Arab, have applied for a development agreement (HRM Planning Case # 22115) at 2438 Gottingen Street in Halifax (shown on Map 1). The site contains Victoria Hall, a municipally registered heritage property that is proposed to be substantially altered as part of a redevelopment that would include the construction of a 16-storey residential building at the rear of the property.

Existing Site Context

The subject property comprises 3,200 sq. metres (35,500 sq. ft.) with frontage on both Gottingen and Creighton Streets in the North End of Halifax. Victoria Hall, a municipally registered heritage building, is a large Late Victorian institutional building with a footprint of 800s/m (8,600s/f) set-back 15m (50ft) from Gottingen Street, with a large parking lot and landscaped yard located behind the building. Victoria Hall was converted from a retirement home to a multi-unit residential building in 2013.

The subject property abuts several low-rise multi-unit residential buildings and a 10-storey institutional building on Gottingen Street. Creighton Street is a mainly residential street of two and three-storey homes and duplexes of varying ages. There are no registered heritage properties adjacent to the property.

While major interior renovation work was completed at the time of its conversion to apartments, the exterior of Victoria Hall requires major conservation work and maintenance including windows, siding and trim. There are also ongoing drainage issues on the property contributing to structural deterioration, and several landscape features including a large granite retaining wall along Gottingen Street that requires repair. An explanation of the current state of the property and the proposed conservation work is outlined in the applicant's heritage impact statement found in attachment A.

Heritage Value

This property contains a Late Victorian institutional building formerly known as the "Home for the Aged", later changed to the "Old Ladies Home" and since 1970 as "Victoria Hall". The main portion of the building was built in 1885 and designed in the Second Empire style by renowned Halifax Architect Henry Busch. A utilitarian addition at the rear of the building designed in the Late Victorian Plain style by Herbert Gates was built in 1904, and a subsequent addition by Sydney P. Dumaresq matching the main building was built in 1914. The institution was created in 1862 in response to the growing need for elder-care, specifically for aging widows and single women in Halifax. The property was sold to the current owner in 2013 and converted into an apartment building.

HRM Planning Case # 22115
In addition to a substantial alteration request, the owner is also requesting a development agreement to permit a new structure on the property. Case #22115 covers the property as shown on Map 1 and consists of:

- A 16-storey residential building containing 145 units with frontage on Creighton Street, and featuring a townhouse-style podium with a streetwall height of three storeys;
- Two levels of underground parking for the new building with access from Creighton Street; and
- The restored Victoria Hall featuring 19 residential units and surrounded by landscaped open space.

The planning application (Case 22115) will proceed concurrently with the substantial alteration application and includes a public consultation component as well as a subsequent review by the Heritage Advisory Committee (HAC) specifically to review the implications of the new development on the heritage property. HACs review of the substantial alteration application should focus on the impact of the proposed changes and the new construction on the heritage value of Victoria Hall.

Requested Substantial Alterations
The applicant is proposing to alter Victoria Hall by removing a portion of the rear wing of the building (constructed in 1904) to provide more room for construction of the new building on the property. Ten percent of the rear wing is proposed to be retained with interpretive elements added to its rear wall denoting the property's history.

The construction of the 16-storey apartment tower on the property is also being considered as a substantial alteration due to its scale and mass in relation to the heritage building and its potential to affect the character defining elements of Victoria Hall.

Substantial Alteration Legislation
In accordance with Section 17 of the *Heritage Property Act* (HPA), a substantial alteration to a municipal heritage property requires Regional Council approval. The HPA defines a substantial alteration as *"any action that affects or alters the character-defining elements of a property"*. The character-defining elements of a property are defined as *"the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to heritage value and that must be sustained in order to preserve heritage value."*

Heritage value is defined as *"the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations and embodied in character-defining materials, forms, locations, spatial configurations, uses and cultural associations or meanings."* Therefore, a determination on the appropriateness of a substantial alteration lies in its effect on the property's unique heritage value and character defining elements.

Heritage Value & Character-Defining Elements
To determine the appropriateness of a proposed substantial alteration, a full understanding of the building's heritage value and character defining elements is needed. As a point of reference, staff have prepared a heritage building summary which outlines the heritage values and character defining elements for the subject property (refer to heritage property summary in Attachment B). This summary was created using the historic information contained in HRM's heritage property file, and research completed by the applicant. The applicant has also provided a heritage impact statement which includes a detailed summary of the history of the property and an explanation of the requested alterations (Attachment A).

The *Standards and Guidelines for the Conservation of Historic Places in Canada* (*Standards and Guidelines*) are used to perform an analysis of the appropriateness of a substantial alteration's impact on a property's heritage value and character defining elements (see Attachment C). The *Standards and Guidelines* help to ensure that careful consideration is given to how the proposed alteration may affect the heritage values and character defining elements of the building.

Regulatory Context and Approval Process
The proposal is also subject to the relevant land use regulations under the Regional Centre Land Use By-law, or the conditions of the proposed development agreement once it is approved. Any construction on the property including the proposed alterations as part of this application will require development and building permits.

If Council refuses the requested substantial alteration to the heritage property, the owners may choose to make the alteration to the heritage property three years from the date of the application, but not more than four years after the date of the application in accordance with Section 18 of the *Heritage Property Act*. Should the plans for the alteration require revision, a new substantial alteration application will be required, which will start a new, three year waiting period.

Non-Substantial Alterations
There are also a significant number of non-substantive alterations proposed in the form of conservation work. These alterations would be subject to approval by the Development Officer in consultation with heritage staff at the time of permitting, and not subject to consideration by HAC or Regional Council. They include approximately three million dollars in repairs, replacement or rehabilitation of all deteriorated architectural elements, including:

- Repair, replacement or restoration of all windows to original material, design and condition;
- Repair or rehabilitation of all siding and trim;
- Repair of roof, cupola and dormers;
- Rehabilitation of verandah and replacement of entry steps; and
- Repair of the granite retaining wall along Gottingen Street (including a restoration of the original wrought iron fencing) based on photographic evidence.

DISCUSSION

The primary term for protecting historic places in Canada is “conservation”, which is described by the *Standards and Guidelines* as “all actions or processes aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life”. Conservation may specifically involve preservation, rehabilitation, restoration, or a combination of these actions. Applying the *Standards and Guidelines* to the development proposal requires an understanding of the approach to the project, and the character defining elements and heritage values for the property.

Staff have completed an evaluation of the proposal using the *Standards and Guidelines*, and the results are summarized in Attachment C. Regarding this case, conservation involves a combination of preservation, rehabilitation, and restoration actions to be completed to Victoria Hall and the construction of a new building on the property.

Substantial Alterations
The proposed substantial alterations to Victoria Hall are necessary to permit construction of the proposed residential development (Planning Case 22115) at the rear of the property.

The proposed substantial alterations include:

- Removal of a portion (90%) of the 1904 rear addition of the Victoria Hall building; and
- A new 16-storey residential tower to be located at the rear of the property with frontage on Creighton Street.

Victoria Hall Building
Staff advise that the proposed removal of the rear wing of the property is acceptable, as the wing is not visible from the public right-of-way along Gottingen Street, contains no character defining elements relating to the Second Empire institutional building, and will not diminish the heritage value of the property.

As part of the development proposal, the applicant proposes to rehabilitate or preserve all identified character defining elements of the building and surrounding property (including all windows, siding and

trim), and to restore a portion of the granite retaining wall along Gottingen Street. Repair, rather than replacement of character defining elements will be undertaken in-keeping with Standard 10 (See Attachment C). If approved, the extent and quality of this proposed conservation work would be regulated through the substantial alteration approval and the subsequent development agreement.

New Residential Tower

The *Standards and Guidelines* adopted by HRM are to be used to evaluate proposals that alter heritage properties. Regarding this application, the proposed development must satisfy all 14 standards, but currently only satisfies 13 standards. A complete evaluation of the proposal can be found in Attachment C.

In order to receive a positive recommendation from staff, all standards must be satisfied. It is staff's position that the overall height and scale of the proposed tower in relation to Victoria Hall will subordinate the heritage building and cannot be supported under Standard 11 of the *Standards and Guidelines*.

Standard 11 has several components, which can be interpreted subjectively on a case-by-case basis:

> *11(b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.*

As a separate structure, some flexibility in the interpretation of this standard is appropriate in terms of physical and visual compatibility. However, staff advise that the new structure does not meet the requirement of subordination, which is described in the Standards and Guidelines document in the following terms:

> *"…that the addition must not detract from the historic place or impair its heritage value. Subordination is not a question of size; a small, ill-conceived addition could adversely affect an historic place more than a large, well-designed addition."*

Staff advise that a reduction in scale of the new construction, and a change in materials or colour could rectify the inconsistency with Standard 11. The objective of any design change should be to reduce the visual impact of the tower as seen above Victoria Hall from Gottingen Street.

Non-Substantial Alterations

As noted in the Background section, the proposed non-substantial alterations to the property include significant work to repair and rehabilitate all character defining elements of the building, including all trim, siding, windows and masonry landscape features. It also includes work to the building's structure and envelope that will increase its integrity and prevent deterioration. This work is of a scale and quality that will greatly benefit and extend the life of the heritage property and represents an investment of approximately three million dollars. As this work is considered conservation and maintenance of existing character defining elements, staff advise that these changes do not require approval as a substantial alteration.

Conclusion

Staff advise that while the proposed alteration relating to removal of the rear wing is acceptable, and that the proposed conservation work is laudable, the scale and mass of the proposed new construction is unacceptable due to its inconsistency with standard 11 of the *Standards and Guidelines*. As such, staff cannot support the application for substantial alteration. HAC may provide specific recommendations on changes to the design, which could address the inconsistencies with the *Standards and Guidelines.*

FINANCIAL IMPLICATIONS

The HRM costs associated with processing Case H00482 can be accommodated within the approved 2020/21 operating budget for Cost Centre C340, Heritage and Social Policy. HRM is not responsible for construction and renovation costs.

COMMUNITY ENGAGEMENT

The community engagement process for heritage applications is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information sharing achieved through public access to the required Heritage Advisory Committee meeting.

ENVIRONMENTAL IMPLICATIONS

No environmental implications are identified.

ALTERNATIVES

1. The Heritage Advisory Committee may recommend that Regional Council approve the proposed substantial alterations to 2438 Gottingen Street, Halifax, as proposed in this report and its attachments, including the completion of all proposed conservation work.

2. The Heritage Advisory Committee may recommend that Regional Council approve the proposed substantial alteration of 2438 Gottingen Street, Halifax as proposed in this report and its attachments with conditions based on applicable conservation standards.

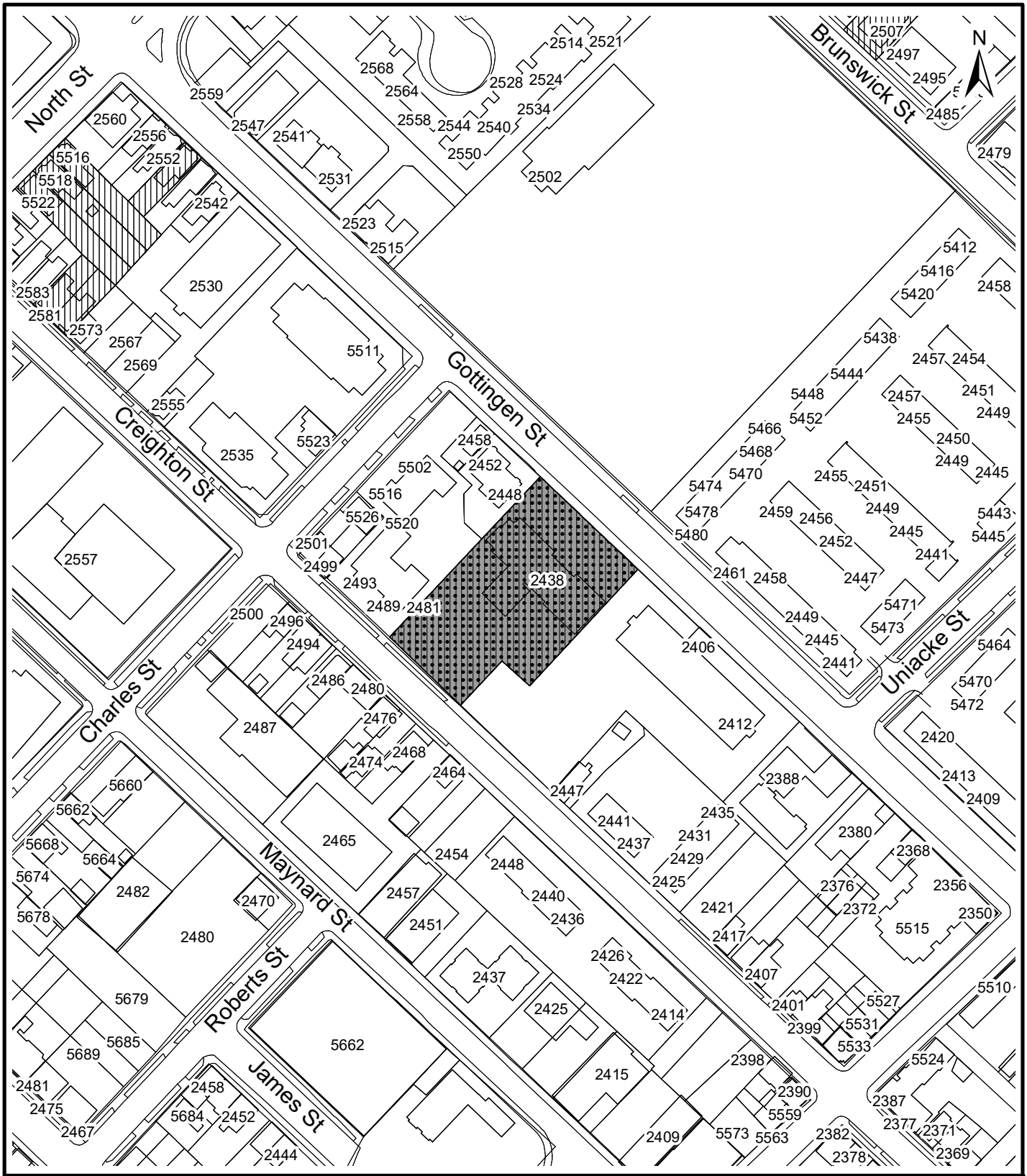
ATTACHMENTS

Map 1 – Location Map

Attachment A – Heritage Impact Statement
Attachment B – Heritage Property Summary
Attachment C – Standards and Guidelines Evaluation

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Aaron Murnaghan, Principal Planner, Heritage (902)292-2470



Map 1 - Location Map

2438 Gottingen Street,
Dartmouth

Registered Heritage Property

Subject Property

HALIFAX

0 10 20 30 40 50 60 m

HRM does not guarantee the accuracy of any representation on this plan.

9 June 2020

Case H00482

T:\work\planning\SER_Group\SER_Heritage\H00482 (JC)

Attachment A

Heritage Impact Statement

2438 Gottingen Street

20 March 2020

Prepared for
Joseph Arab

Prepared by
Fathom Studio
1 Starr Lane
Dartmouth, Nova Scotia
902 461 2525
fathomstudio.ca

Austin Parsons
Parsons Heritage Works
902 233 3431
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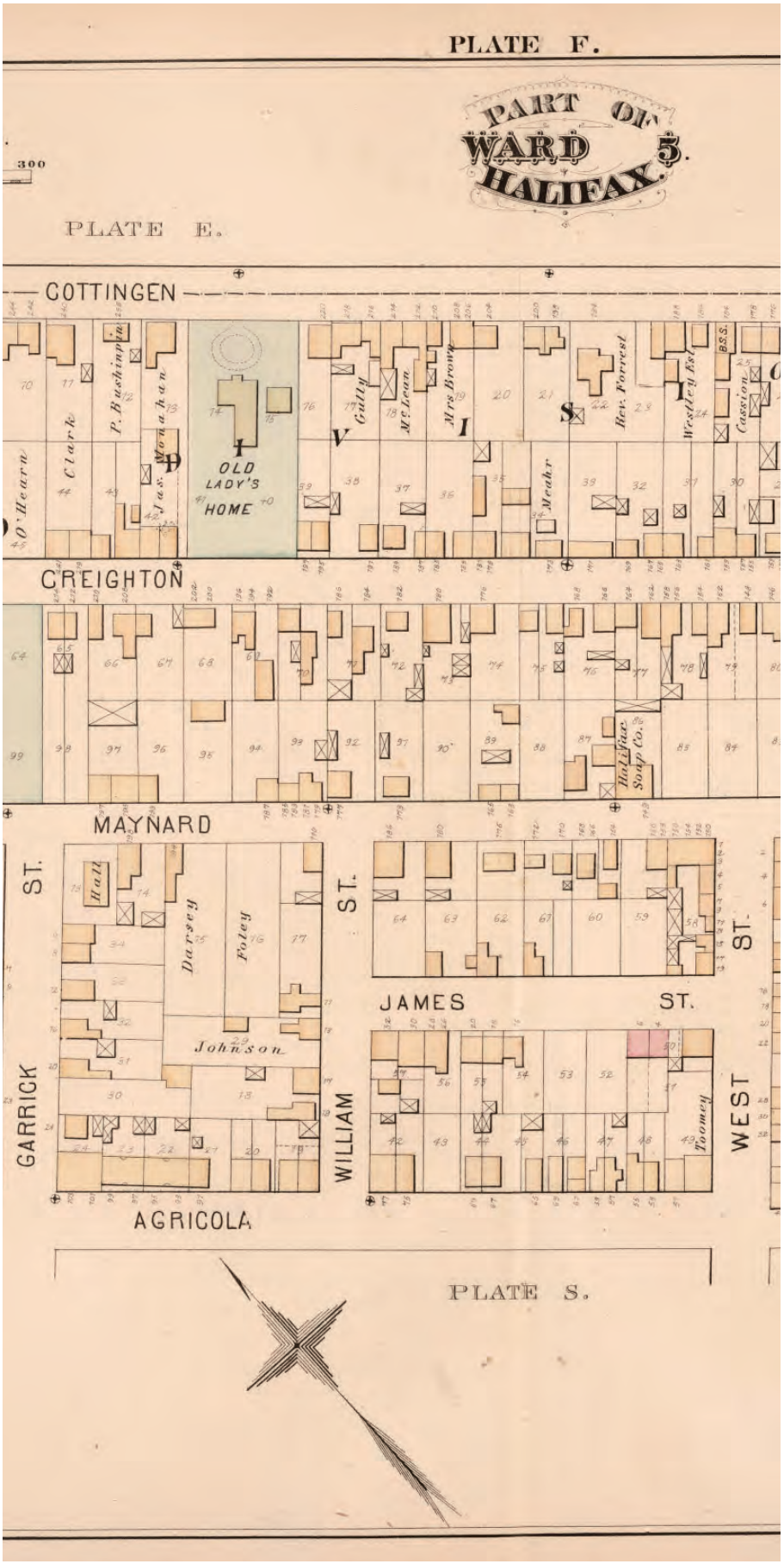

Fig. 1 Plate F - Part of Ward 5
Source: Nova Scotia Archives

We are Fathom Studio.

For more than 20 years, major clients throughout the Atlantic provinces, across Canada, and abroad have commissioned Fathom to solve complex problems while providing world-class service.

Our firm offers non-traditional solutions and creativity to every problem—the results of deep collaboration between disciplines and approaches. Owned by principal Rob LeBlanc, our studio unites communication designers, web and new media specialists, exhibit designers, interior designers, writers, and 3D animation experts, along with architects, landscape architects, urban planners, and civil engineers to give strategic guidance, create engaging concepts, sell your ideas, engage with the public, and detail designs into a build-able package.

Fathom collaborates at all scales from sign designs and museum exhibits, to large residential buildings, up to comprehensive master plans for university campuses and downtowns.

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Fig. 2 Side Elevation of Victoria Hall 1914 Addition
Source: Nova Scotia Archives

01 Letter from Fathom Studio

fathomstudio.ca
1 Starr Lane
Dartmouth, NS
B2Y 4V7

March 20, 2020

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

Re: 2438 Gottingen Street - Heritage Impact Statement.

Dear Aaron;

This document is presented as an integral part of the Heritage Development Agreement application for 2438 Gottingen Street, Halifax submitted by Fathom Studio (formerly known as Ekistics planning and design) on behalf of our client, Mr. Joe Arab. In the event of conflict in the information presented in the 2018 Heritage Impact Assessment dated on Oct 19, 2018 and this document, the latter supersedes the former.

Victoria Hall is one of the largest existing wood structures of its era, and style surviving to-date in Halifax.[1] Major findings of our work led to the conclusion that in addition to the social heritage value of Victoria Hall (by association to Victoria Hall Society), there is a wealth of value in the place itself. The lot belonged to William H. Roach, a politician who represented Digby and Annapolis County in the Nova Scotia House of Assembly among other roles. During the 1850's, the lot changed hands several times, finally landing in the hands of the Victoria Hall Society, formerly known as 'The Home for the Aged' and 'The Old Ladies Home'. Between 1862 and 1911, the home amassed more property in response to the increasing need for accommodation. Over a course of almost 3 decades, 4 Canadian Architects left their stamp on Victoria Hall, namely William Findlay (1862), Henry Frederick Busch (1884/85), Herbert Gates (1904) and Sydney P. Dumaresq (1914). In the 2000s, Syd Dumaresq (Sydney P. Dumaresq's grandson) completed some conservation work on the building.

Section 4.1 is an amendment to our earlier submitted history of Victoria Hall. It is based on primary sources to the extent that was possible. These sources include a title search of the property, Hopkin's 1878 Halifax city Ward 5 street map, articles from the Acadian Recorder (including the tender call for Busch's 1884 build in the February 24, 1884 edition) and the Halifax Herald, the building's cornerstone, Dumaresq's 1914 drawings, and conversations with Mr. Joe Arab. The search for these primary sources led the research team[2] to the Public Archives of Nova Scotia, Halifax Regional Municipality Municipal Archives, and several conversations with Mr. Sydney Dumaresq. In addition to these primary sources, the research also includes information from key secondary sources such as the Biographical Dictionary of Architects in Canada, James Frost, Irene Fennell, Dumaresq and Pacey & Comiter. The historical accounts from James Frost and Irene Fennell placed emphasis on the social history of Victoria Hall tied to its use as a home for elderly women, leaving out an important piece of the built history.

1 Landmarks: Historic Buildings of Nova Scotia, p.174

2 Austin Parsons, Parsons Heritage Works and Philippa Keri Ovonji-Odida, Fathom Studio, formerly known as Ekistics Planning and Design

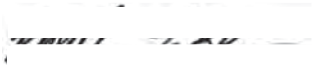
Any assumptions made in chapter 4 are clearly stated as such. Chapter 5 outlines the project's conservation plan for Victoria Hall in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada (2010). Chapter 6 focuses on the new development and compliance with Standard 11.

Unfortunately (to our knowledge to date), there are no publicly accessible sources showing any historical plans and/or elevations of Victoria Hall other than architect Sydney P. Dumaresq's plans and elevations from his 1914 addition to the building. Our overall conservation strategy is a rehabilitation of the site in two parts:

1. Restore Victoria Hall based on the building elevations and plans from Syd P. Dumareq's 1914 addition;
2. Remove 90% of Gates's 1904 back addition to build a new development on the site that responds to Halifax Regional Municipality's need for increased density in the area. This new work is in keeping with the site's historical cycle of demolition-rebuild to accommodate the housing needs of the time.

We hope that this document provides you with the comprehensive rationale required to evaluate the merits of this rehabilitation project. We look forward to your review, comments, and to the next steps in this Heritage Development Agreement process.

Sincerely,



Rob LeBlanc,
President, Fathom Studio

02 Executive Summary

2.1 Site Location and Description

Fig. 3 Aerial map showing the Development Site location in red
Source: Google maps, annotated by Fathom Studio

The Development Site, comprised of the property municipally known as Victoria Hall, is located at 2438 Gottingen St. It is a through-lot that extends from Gottingen St to Creighton St. The Development Site contains one registered municipal heritage property and is not part of any heritage conservation district at the time of this application. The surrounding context includes a mixture of building types and uses including civic buildings such as the Halifax North Memorial Library, the Mi'kmaw Native Friendship Centre, as well as old and new residential buildings such as Uniacke Square and the Velo. Victoria Hall was registered as a municipal heritage building in 1990.

This application is subject to Center Plan transition to plan policies 10.25 - 10.28:
Policy 10.25: complete applications for development agreements on file with the Municipality on or before the date of the first publication of the notice of the intention of Council to adopt this Plan shall be considered under the policies in effect on the date of that notice.

At the time of this application, the property fell under the R3, Schedule A zone. For the purposes of this application, these are the Land Use By-laws that shall be applied. As such, building height is regulated by angle controls and rampart height.

Site information:
Total Site Area: 36,400 sqft
Gottingen St. Frontage: 153' - 7 3/4"
Creighton St. Frontage: 115' - 3"

2.2 Executive Summary

This summary includes the built history of Victoria hall and an order of magnitude estimate for the conservation intervention to Victoria Hall's Character defining elements.

2.3 Built History of Victoria Hall

1855: Bulk Lot belonging to William H. Roach was foreclosed and sold to William Cleverdon. (See fig. 9)

1855-1862: Lot was potentially subdivided. (See fig. 9)

1862: Lot was purchased by Edward Binney & Honorable Daniel McNeil Parker on behalf of 'The Home for the Aged'.

1867: Nova Scotia passed an act to incorporate 'The Home for the Aged'

1878: Hopkin's Halifax City ward 5 map shows two buildings on the lot, shows the organization as owning the entire lot and references it as the Old Lady's Home.

1880: The Home purchased Lot B from the Lithgow Estate

1884/1885: The home commissioned Henry Frederick Bush to design a building for them on the site. The contract was awarded to James F. Corston. The work cost $11,200 or in today's dollars $294,000 +/- and was completed in five months. Given this cost, schedule and the fact that a building with a footprint similar to that of the 1885 building was built a dozen or less years earlier, the working assumption is that this build was a renovation. From what can be seen on-site, it is speculated that the earlier foundation, first floor plate and front entrance tower/addition core were kept. It is also possible that sections of the walls were also used in the renovation.

1904: A 2-storey structure was torn down and a new addition built onto the 1885 building. The architect was Herbert Gates and the builder William Lowhns.

1905: 'The Home for the Aged' legally changed its name to 'The Old Ladies Home.'

1911: The Old Ladies Home purchased lot C.

1914: Sydney P. Dumaresq designed a south wing to the 1885 building. The working assumption is that the wing was built between 1914 & 1915. We assume that the builder was Corston again due to his signature on the available plans and elevations. Cost and construction schedule are unknown.

1917: Damage to the building from the Halifax Explosion was limited to broken panes of glass.

1917 – 2013: A brick clad elevator core and exterior steel fire stairs were added to the north side of the 1885 building, sashes were changed in selected windows, most typically from two-over-two to one-over-one sash pairs and various repairs and renovations were done to the interior

1970: The Old Ladies Home changed its name to Victoria Hall

1990: The building gained municipal heritage designation

2000s: Renovations done to the building. Insulation was added to the walls and roof

2010 - 2019: A boiler replaced and the roof repaired

The two principal conclusions from the building history study are:

1. Over the course of the building's history, its heritage value has changed from an association with a group (Victoria Hall Society)/use to include the rich architectural and construction history intrinsic in the building itself. This architectural and construction history was a direct result of needs associated with the building's use.
2. The original owners adapted the building as they saw fit to meet the day's need through purchase of property, along with a cycle of build, demolish and re-build.

2.4 Order of Magnitude Estimate for the Conservation Intervention to Victoria Hall's Character Defining Elements

The project requires removal of 90% of the 1904 addition, which will be replaced by a masonry wall that is both subordinate and distinguishable. In addition to this wall, work will be done to eliminate a whole building basement moisture problem which if left unresolved would jeopardize the building's historic fabric.

The above work is a precursor. The conservation intervention concentrates on the building's character defining elements, which include an appropriate intervention to its windows, front door, cornice, pilasters, trim, moldings, shingles and mansard facade. As such, the building's windows will not be replaced but added to, so that from the outside they look like they did in 1914, but with the addition of interior insulated glass units that will more than double their energy efficiency.

Viewing the building as a whole, the proposed work can be considered to be a restoration of the south, east (Gottingen Street) and north sides of the building based on Sydney P. Dumaresq's 1914 drawings and a rehabilitation of the Creighton Street side.

The work will start once the construction of the new build is at grade. The building exterior will be scaffold and tarped. Once in place, the exterior work will begin in conjunction with the interior window work. Work will be billed based on monthly progress. These bills will detail the work done to date and act as interim progress reports. A non-binding estimate of project schedule is: sixteen months from project start.

task	intervention	estimate
scaffold	supply & install includes tarp, heat	$385,000.00
mansard roof + cupula	inspect; if sound, no work if work is required, it is assumed to be over the entire length of the roof and cupula, replace shingles, sheathing, dormer flashing, roof flashing + roof work	$264,400.00
wall mouldings & plus eaves trough	replace 200' +/- of the cornice band (100' between the flat roof and mansard roof and 100' between the mansard roof and the wall) repair the remaining 270' of cornice bands 470' of building frieze board repaired and painted repair and paint sixteen pilaster (5 pair on the Gottingen Street façade/3 pair on the Creighton Street façade) replace 50 – 70' of water table inspect and repair/replace dormer window trim as needed in-kind replacement of aluminum eaves trough and gutter	$415,450.00
verandah	inspect; if no structural repair required, complete minor repairs & paint if structural repair is required, re-price	$10,000.00
front steps	replace front steps including structure, no work will be done to the front door system	$45,000.00
wall shingles	4,750 square feet covering main building, 890 square feet covering the back slice replace 40% on main building (1,900 square feet), re-paint the remaining 60% back addition work TBD replace sheathing where needed (e.g. at water table)	$176,320.00
fenestration (105 windows + replacement in-kind of two windows + metal & copper work)	replace vinyl inserts and one-over-one sash pairs back to solid wood, true divided light two-over-two sash pairs, restore all other two-over-two sash pairs lower sash to be single hung c/w weather strip restore existing aluminum storm windows, add wood storm windows to those windows without aluminum storms add operable inside inserts to two-over-two windows c/w weather strip reinstall one replacement in-kind two-over-two window, and one dormer sash in the 1914 wing, replace cupula three window with round tops inspect and install metal and copper work around windows	$879,700.00
Gottingen Street granite wall	make and install iron work, inspect the wall and its base, and if work is required remove stones, replace foundation, re-install stones	$300,000.00
documentation	All conservation work to be documented and included in a Best Practices Guide	$45,000.00
CDE task total		$2,520,870.00
project management fee (10% on $3 million)		$300,000.00
project subtotal		$2,820,870.00
contingency	"fuzzy boundaries" and unforeseen scope of work, permits, fees	$179,130.00
project total		$3,000,000.00

Fig. 4 Task + intervention + estimate table (add HST)
Source: Austin Parsons, Parsons Heritage Works

03 Planning Information

3.1 Planning Information

As-Of-Right Conditions

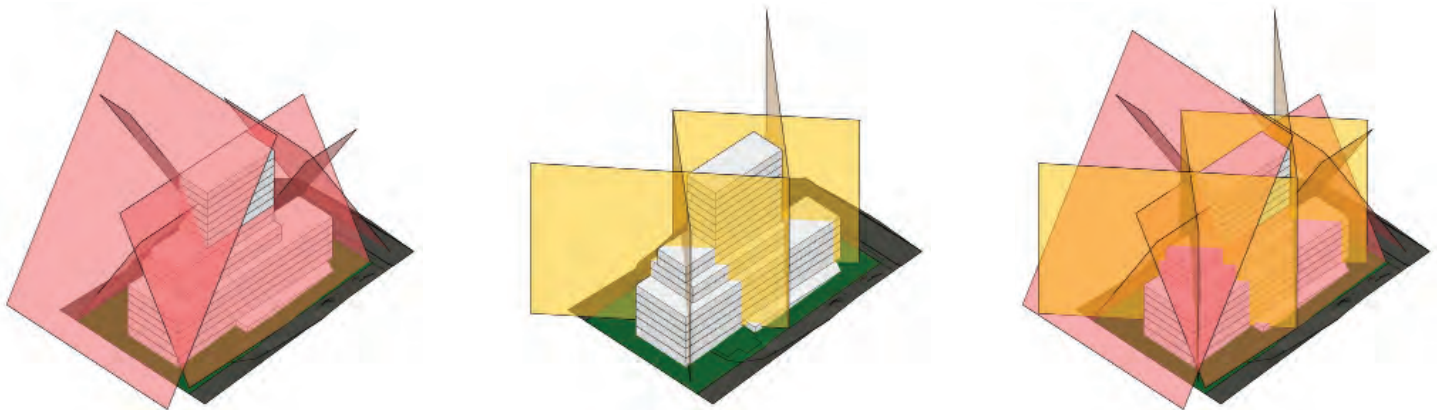
The site is R3 zone, Schedule A area as per the LUB at the time of the initial application. Any As-Of Right calculations for this project are based off the R3, Schedule A policy. Schedule A permitted 250 persons per acre. Height on this site was controlled by the angle control provisions of the LUB for R3 zoned land, and allowed for a building of unlimited height due to the 80 degree angle controls. However the Citadel Rampart Heights resulted in a maximum of 16-17 storeys depending on where one develops on the site.

We used the 36,400 sq.ft lot size as provided from the survey documents. However, the existing LUB allowed for some added 'Gross Lot Area' due to the allowed street frontage as the zoning by-law for the Peninsula allows one 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.

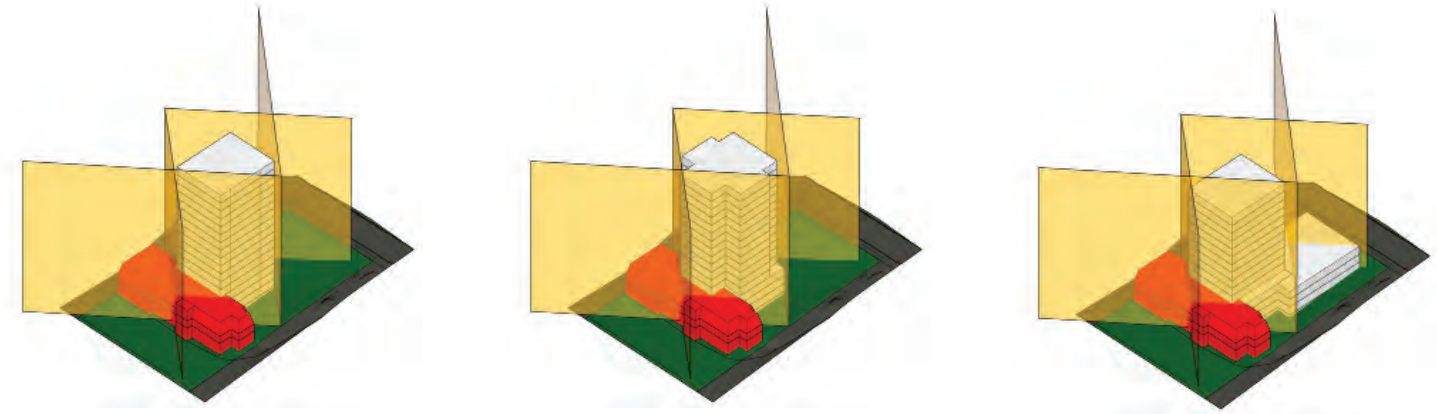
Depending on the unit type distribution, the number of units could increase or decrease as long as maximum density does not exceed the 250 per Acre while meeting the Open Space requirements. For example, having more 1 bedroom units would increase the amount of units allowed since they only count for '2 persons'. As the allowed density on this site increases, so does the open space requirements.

The Land-Use by-law allowed for a point tower if Victoria Hall was maintained on site, provided that the addition 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 below which show the 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.



60-degree angle controls | 80-degree angle controls | 60-degree and 80-degree angle controls

Fig. 5 As-of-Right R3 Angle Controls applied on development site if Victoria Hall is demolished



Small tower footprint | Larger tower footprint with no podium base | Larger tower footprint with podium base

Fig. 6 As-of-Right R3 80-degree Angle Controls applied on development site if Victoria Hall is maintained

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 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. 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

03 RAMPART HEIGHT
The rampart height restrictions from the citadel result in a 16-17 storey height maximum depending on how one designs the floor - to - floor heights of the building, and how the ground floor relates to Gottingen St and Creighton St.

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 conserve the heritage value of the historic Victoria Hall building through a series of rehabilitation and restoration treatments as outlined in our conservation plan. 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 existing structure. 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 color, 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 LUB at the time of the application.

Effectively, the trade-off for conserving 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. This Heritage Impact Statement (HIS) outlines how this development will achieve the federal Standards and Guidelines requirements while conforming with HRM policies and standards that have been outline above.

04 Victoria Hall

Fig. 7 Image of Victoria Hall from Gottingen St, circa 1950
Source: unknown. Image obtained from James Frost

Fig. 8 Image of Victoria Hall from Gottingen St taken in 2018
Source: Fathom Studio

4.1 Built History

Victoria Hall, located at 2438 Gottingen Street, is a 19th century residential building that currently holds municipal heritage status in Halifax Regional Municipality. It is considered one of the largest remaining examples of the French Chateau/Second Empire style in Nova Scotia.

The built history of Victoria Hall began in 1862 with the establishment of the Home for the Aged[1]. The Home for the Aged, then the Old Ladies Home, and today the Victoria Hall Society is a not-for-profit organization that was founded in 1860 by Isabella Cogswell, Charlotte Lawson and Jane Liddell. At the time of its creation, it was charged with providing accommodation for older Protestant women who no longer had a means to take care of themselves.

On June 26, 1860 the Home rented a building on Gottingen St formerly called the 'Golden Ball.' The house soon proved too small to cater to the pressing demand for accommodation, necessitating the purchase of a larger house.

In 1862, Edward Binney and the Honorable Daniel McNeill Parker purchased a lot on Gottingen St from the Cleverdon Estate that they then held in trust on behalf of The Home for the Aged. For purposes of this document, the 1862 lot shall be referred to as Lot A. Since 1862, Lot A has been in possession by The Home for the Aged until 2013 when 3273986 Nova Scotia Ltd purchased Victoria Hall.

An 1862 title deed map of Lot A (fig.9) indicates that only a barn was on site at the time of the purchase. However, according to Eileen M. Riley's account of the history of Victoria Hall, the home purchased the lot with an existing building on it.

Prior to 1855, the lot, that included Lot A, extended from Gottingen Street to Albro Street (Creighton Street today) and was owned by

1 Since the sale of Victoria Hall in 2013, this non-for profit operates out of Caritas Residence, a retirement residence belonging to the Sisters of Charity. Even though Victoria Hall is no longer owned or used by the Victoria Hall Society, the new ownership has maintained its residential occupancy..

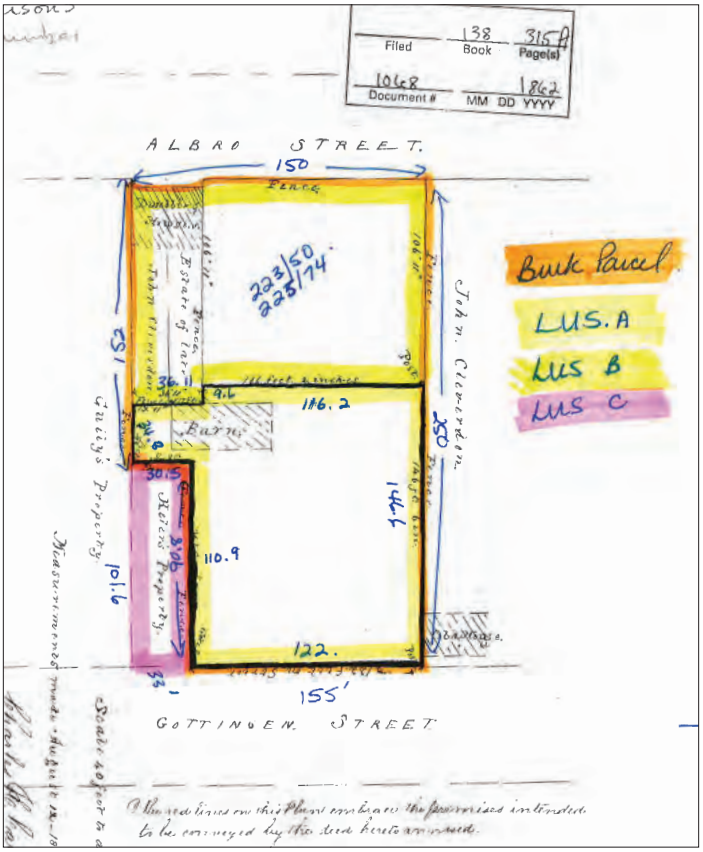


Fig. 9 Map of Lot obtained from title deed search. Annotations by unknown.
Source: Registry of Deeds Nova Scotia

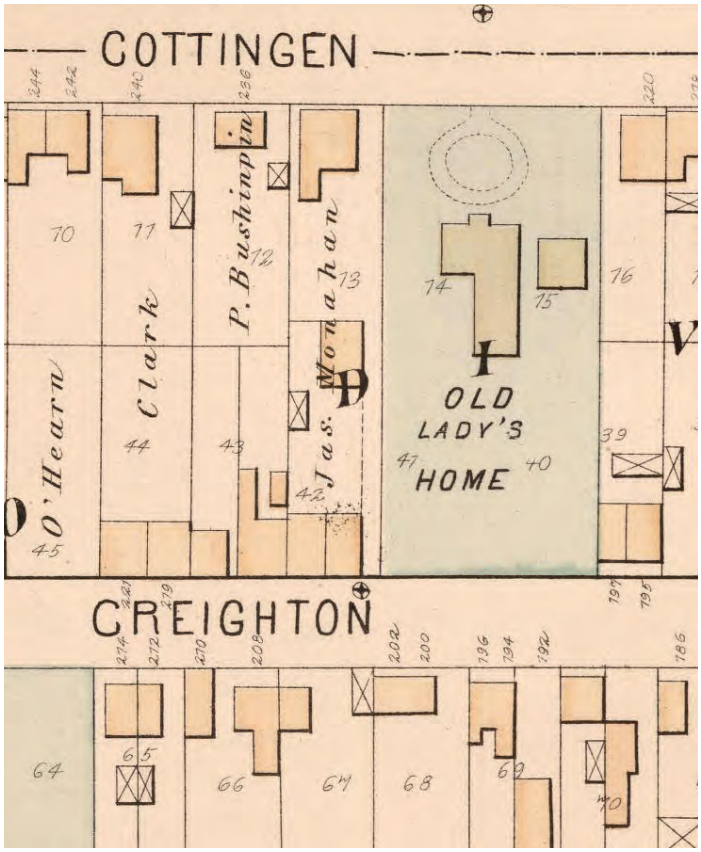


Fig. 10 Plate F - Part of Ward 5

Source: Nova Scotia Archives

Senator William Roach. In 1855, the lot was foreclosed and purchased by William Cleverdon who subdivided the larger lot into two parcels at some point between 1855-1862. One of these subdivided lots was Lot A. It is possible that Lot A included Senator Roach's home, which for some reason was not included on the 1862 Lot A description. This idea is supported by Hopkin's City Atlas of Halifax, Nova Scotia Plate F, Ward 5 map (fig. 4) shows two structures on the site. The larger structure could be Roach's home and the smaller one, the barn.

Based on Riley's account, the home hired architect William Findlay to design an extension to the house in 1862. Assuming Riley's account and the Hopkins map are accurate, one can assume that Findlay's addition was added to the North side of the main home, which ran along an east-west axis perpendicular to Gottingen and Albro (Creighton) Streets.

A second theory about where Finlay's addition was located is based on an on-site analysis of the existing basement foundations. Focusing on the iron stone foundations only, there is a primary basement oriented in a north-south direction symmetrical about the front entrance bump. Attached to the backside of this foundation is a secondary foundation oriented in an east-west direction. This secondary foundation is assumed to be the location of Findlay's addition referenced in Riley. This interpretation corresponds to Ward's map in a descriptive, rather than literal sense.
In May 1867, Nova Scotia passed an act to incorporate The Home for the Aged. This enabled the corporation to purchase the second parcel of the pre-1855 lot located between Lot A and Creighton St (formerly known as Albro St), in March 1880 in its own name. For the purposes of this document, the 1880 lot shall be referred to as Lot B.

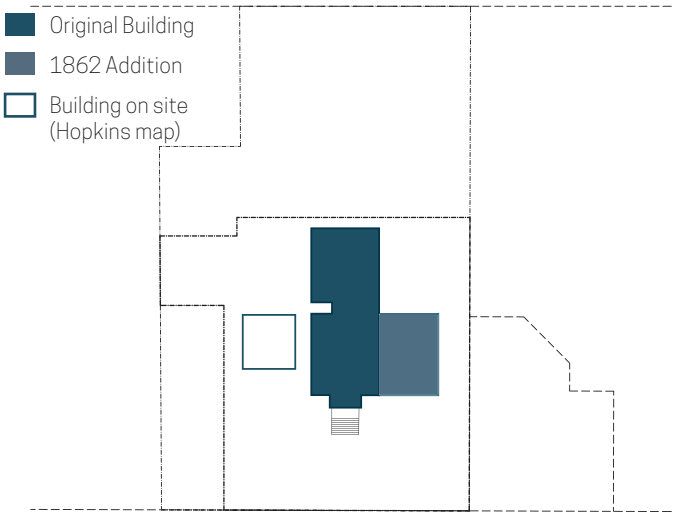


Fig. 11 Illustration of theory 1
Source: Fathom Studio

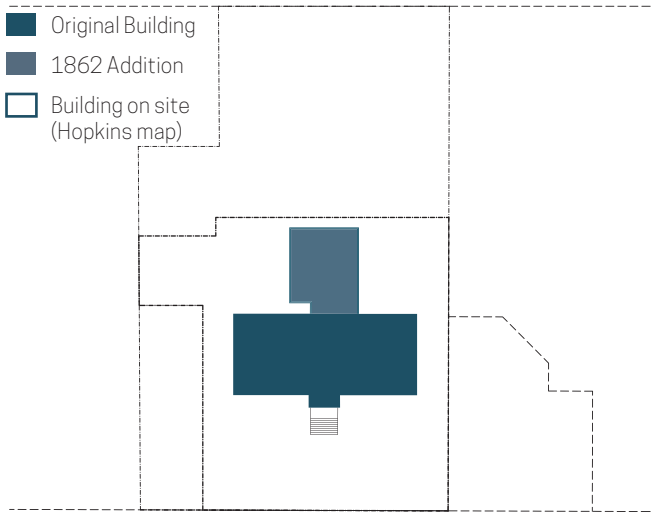


Fig. 12 Illustration of theory 2
Source: Fathom Studio

The Estate of James R Lithgow sold Lot B to the Home for the Aged for a sum of 1000 dollars in the currency of the day. Hopkins map shows the Home for the Aged as already owning Lot B by 1878. While it is quite possible that the previous owners could have held parcel B "in trust" for the Home for the Aged prior to March 1800, there are no primary sources to support this notion. Records show that the estate of William T. Cleverdon purchased the bulk parcel in February 1855 and was in possession of it in 1862 when Lot A was sold to Binney and Hon. Parker. In 1879, ownership of Lot B changed from Cleverdon's Estate to James R. Lithgow before the Home for the Aged purchased it in 1880. There is no mention of an association of the Home for the Aged with the site in the 1879 title deed, even though the organization had been incorporated 12 years prior.

In early 1880's, the Home for the Aged commissioned architect Henry Frederick Busch to design a building. Busch was a well-known and respected architect of the time who is presently listed in the Biographical Dictionary of Architects in Canada and the Public Archives of Nova Scotia Architects and Builders. He is associated with other high-profile buildings in Halifax, and Nova Scotia at large such as the Province House Legislative Library (1862) and the Halifax Public Garden Band Stand (1887).
In 1884, a request for "tenders for the erection of a new building for the Home for the Aged" was placed in the Acadian Recorder. The contract was eventually awarded to James F. Corston for a sum of $11,200, with $1,135 awarded to the "Architect and extras". The overall

project cost $12,335 in the currency of the time. According to Riley's account, the main building was demolished in the summer of 1884, leaving the 1862 addition. Lieutenant-Governor Mathew Richey officially laid the cornerstone on July 5, 1884, with the home officially opening 5 months later, on January 16, 1885.

Given what was built, the express time-line, the present-day value of the construction estimated at $294,000 +/- and an analysis of the current building, we believe that the project was a renovation rather than a new build. The 1885 building was built over a stacked eight-foot high, 22" wide ironstone foundation. The addition was built over a stacked, six-foot high, thickness unknown, ironstone foundation. The work suggests each foundation was built over one build cycle. Looking at the craftsmanship, they could have been built during the same build cycle. As well, the Hall's existing central core that begins over a bump in the foundation topped with a structure that includes different style windows when compared to the rest of the building and a cupula extends into the building and includes a three story central staircase. Finally, the cornerstone was inserted in a corner of the foundation after the foundation was built. How it was inserted into the wall suggests it was an afterthought. To make sense of the five-month construction and cost, we speculate that both foundations and associated ground floor plates, along with the front entrance/stair circulation core that included the front entrance bump tower and interior staircase was kept. It also possible that some of the 1862 home's walls were also kept. The new work was then built around these features. In today's parlance, the project would be considered a "gut retrofit".

In 1894, an act was passed that amended Chapter 75 of the acts of 1867. Through this act, all property held by Binney and Hon Parker 'in trust' for The Home for the Aged was 'declared to be vested in the corporation incorporated by that statute." It is likely that at this time, the organization consolidated Lots A and B into one property.

In 1903-1904, Canadian architect Herbert Gates was commissioned to design an addition to the back (West) of the 1885 building. Some of Gates' other works in Nova Scotia include Quinpol Road Public School in 1902 and the Nova Scotia Technical College in 1908. He is also listed in the Biographical Dictionary of Architects in Canada and the Public Archives of Nova Scotia Architects and Builders. Finlay's 1862 2-storey structure was torn down to make room for the Gates' 3-storey wood addition which measured 42 feet in length and 34 feet in width. The new build was to be directly connected to the 1885 build by a corridor running "right through from the main entrance to the old building to the old door in the rear of the new addition." This addition would supplement the accommodation capacity of the home, allowing the organization to care for a larger number of women. By September 2, 1904, construction of this addition was underway, with William Lownds as contractor.

On April 19, 1905 the act to amend the 115 chapter of the 1894 Act was passed, officially changing the corporation's name from "The Home for the Aged" to "The Old Ladies Home". Prior to this act, both names were used interchangeably although the former was the official name of the organization.

In August of 1911, The Old Ladies Home acquired one more lot (Lot C) at a cost of $1100 in the currency of the day. With this final purchase, The Old Ladies home now owned the extent of the parcel that we see today. Sydney P.Dumaresq of the Dumaresq architectural family legacy was commissioned to design an additional wing to the South side of the building in 1914. James F. Corston was hired as contractor on this addition as well. Records of this design are stored at the Public Archives of Nova Scotia and are available on site upon request. Dumaresq is listed in the Biographical Dictionary of Architects in Canada and the Public Archives of Nova Scotia Architects and Builders. Some of his most notable work includes his collaborations with architect Andrew Cobb as well as personal work like the Halifax Public Market 1912-13 and Bloomfield High School in 1929.
Due to the robust design and construction of the building , the Halifax Explosion of 1917 did not have a huge destructive impact on the building. The building remained undamaged with only the windows shattering. Repairs were conducted in 6 months, with the residents temporarily lodged at Fort Massey Church.

In 1926, an unused chimney on the north side of the building was removed to enlarge the size of the dining room due to a need for more space. Hardwood floors were laid in the parlor and new rugs provided. In 1937, repairs were done to the exterior, halls were redecorated and "hardwood floors were laid in the upper corridor and the new hallways". Between 1917 and 2013, a brick-clad elevator and exterior steel fire stair were added to the North Side of the building, and some of the window sashes (predominantly at the rear of the building) were changed.

In 1970, the corporation changed its name to Victoria Hall, which is the origin of the building's name to date and in 1990, the building

received municipal heritage status.

Until the change of ownership in 2013, the home continued to operate as a refuge for elderly women. At the time of the sale, there were 29 residents living in Victoria Hall. 14 of them were moved to Caritas Residence in Bedford, the new location for the Victoria Hall Society, while the rest were rehoused in various nursing homes around the city. At the change of ownership, the home was converted into apartment units for rent. Since 2013, the new owner has conducted a number of renovations to the building such as adding insulation to the walls and roof, replacement of a boiler, and conversion of some interior walls to better suit apartment units.

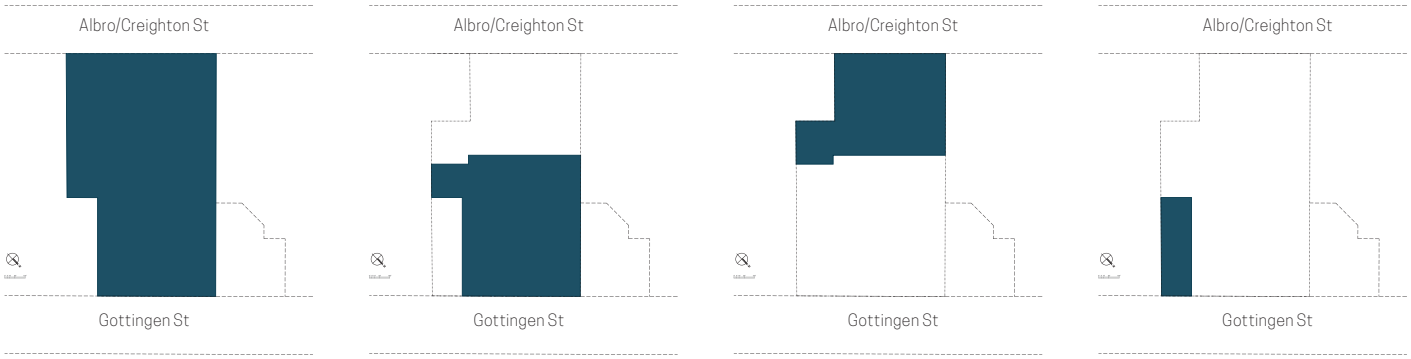


Fig. 13 Progression of lot aquisition by the Home
Source: Fathom Studio

4.2 Second Empire Style

The primary architectural style of Victoria Hall is the Second Empire style. The origins of this architectural style are often traced back to the "Second Empire" period in France under the rule of Napoleon the third. Georges E. Haussman was hired to redesign Paris and the second empire style emerged. In France, the style was characterized by their mansard roofs. These roofs were named after François Mansart. In Canada, this style reached the peak of its popularity during the 1870's. As the style was imported to Canada, there were variations added to the style from various influences including the Italianate style which resulted in central towers that created a focal point at the front facades of buildings. This style was used in France and other areas of the world to signify wealth and grandeur. However in the 19th century, it was also commonly used on commercial, public and religious institutions. This style lost its appeal from the 1890's onwards.

The Second Empire Style in Canada is characterized by the following elements:

- Layout: typically a central hall plan which often became asymmetrical with later additions of rooms and porches. Often a three to five bay facade with center entrance.
- Italianate style tower on front facade
- Windows: Slender and elongated windows. Dormer windows became universal in a variety of shapes (rectangular, pointed, gabled, and rounded) and were often ornamented with pediments and brackets.
- Roof: Mansard roof which allowed for maximized floor space. The roof cladding was often dichromatic
- Materials: Primarily wood or brick.
- Ornamentation: Often had detailed cornices, moldings and brackets.

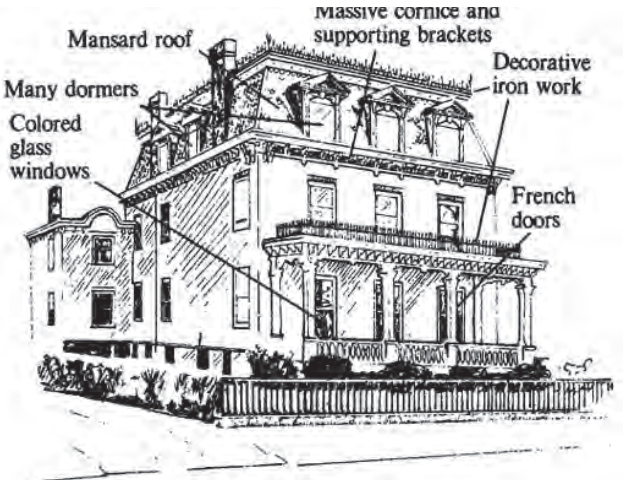


Fig. 14 Character-defining elements of Second Empire
Source: StudyBlue.com

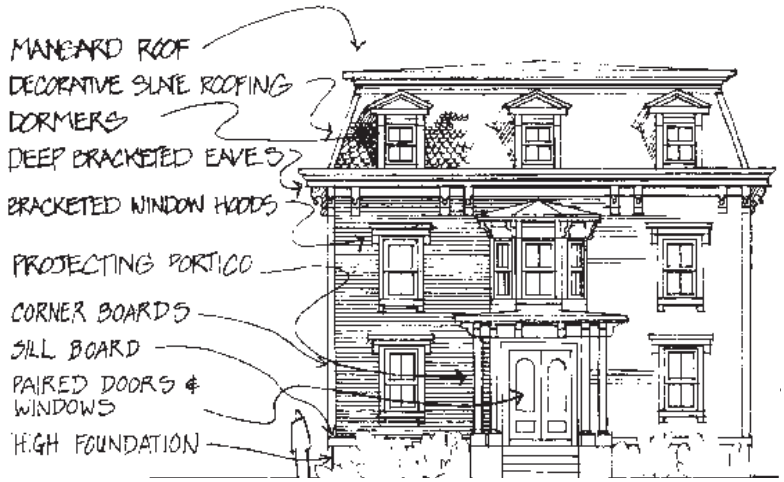


Fig. 15 Character-defining elements of Second Empire
Source: Salem Handbook

Fig. 16 91 Loch Lomond Road, Saint John NB
Source: parkscanadahistory.com

Fig. 17 Queen Hotel, Annapolis Royal NS
Source: parkscanadahistory.com

Fig. 18 31 Lincoln St, Lunenburg NS
Source: parkscanadahistory.com

05 Conservation Intervention

5.1 Introduction

This chapter identifies the heritage value and character defining elements of Victoria Hall, outlines a substantial alteration that comes out of the proposed development, describes a solution to a whole building moisture problem that will contribute to the survivability of the building's character defining elements and discuss the proposed conservation interventions to these elements with a cost estimate and where appropriate, unit prices. Please note:

1. the estimate is not based on drawings or a scaffold inspection
2. the HRM Registry of Heritage Properties does not contain a Statement of Significance for Victoria Hall. We have defined the Character Defining Elements (CDEs) based on an observation of the building, an understanding of the Second Empire building style and the built history of Victoria Hall.

5.2 Proposed Work

The present need is to conserve Victoria Hall's historic fabric at three different spatial scales: a portion of the building, the whole building and specific elements. This work will be guided by Dumaresq's set of 1914 drawings of the south side addition along with discussions with the current owner about the work that has been done over the past decade: insulation of the building's walls and roof, installation of a gas fired mechanical plant and roof repairs.

The proposed work will:

1. focus on removing part of the 1904 west addition, with the resulting opening infilled with a "heritage" wall and connection to the new build
2. enhance its sustainability
3. resolve a basement water problem that is affecting the building's integrity and
4. conserve its character defining elements

Points 1 - 3 are mentioned for completeness and a recognition of the understanding that the conservation of the building's character defining elements happens at different time and space scales. The basement water problem requires a whole building solution and considers control layers, water + vapour management and drying potential. Part 4 describes how the building's character defining elements will be conserved as guided by the standards and guidelines found in the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010).

At this point, it is necessary to mention what the proposed work will not include. No work will be done to:

1. the building's primary mechanical plant(s) or electrical systems and
2. the structural system including any structural analysis.

As well, there will be no work done to the interior other than that needed to adapt the interior finishes to fit he proposed interior insert behind the existing windows.

A Substantial Alteration

The 1904 addition is a rectangular box with a low slope asphalt shingle roof. It is made from wood, more than likely balloon framed timbers. It is sheathed with 1" x boards, covered in kraft paper weaved into cedar wall shingles. It includes thirty-three one-over-one, solid wood, single hung windows in two original sizes, along with several other non-original windows. The addition's character defining elements include its form, fenestration pattern, wall treatment, structure and foundation. There was a kitchen, storage space and service rooms on the first floor, and tenant units on the second and third floors.[1] The addition's most interesting architectural element is the south side nook that follows the foundation outline at the connection point between the addition and 1885 building.

The proposal to remove a portion of the 1904 addition stems from a need to fit the proposed high-rise within the lot. In recognition of the design work done by Gates on the back addition, 10% will be kept and closed in with a 25' x 36' or 900 square foot masonry wall. This work

1 In 1904, there was an infirmary located in the addition

will in turn be tied into the high–rise with an open-air steel rafter structure at roof level. No other parts of Victoria Hall will be demolished and the demolition work will be documented.

The creation of this masonry wall provides an opportunity to showcase the building's history as well as the history of the area around Victoria Hall. It is conceived of as a permanent display feature or heritage wall. Access to a proposed public community room in Victoria Hall shall also be via this wall, reinstating access from the Creighton street side to the central corridor (this was the case when the 1904 addition was originally built). The heritage wall and connection to the new building will be distinguishable, subordinate and reversible.

Enhancing Sustainability

Protecting the building's heritage value and enhancing its sustainability are connected goals. The building's sustainability will be enhanced by reducing its fossil fuel and water use by increasing the thermal resistance of the foundation wall and windows. Exterior insulation will be added to the below grade portion of the foundation wall. An operable insulated glass unit sash pair will be added to the inside face of each window. There is also preliminary work being done to determine the possibility of adding daylight into the building's interior with the introduction of roof top skylights and a review of the mechanical system to improve plant efficiency.

Solving a Whole Building Moisture Problem

Protecting the building's character defining elements, with the exception of the granite wall, requires solving a whole building moisture problem. The building envelope is vulnerable to degradation due to a combination of a high groundwater table which has saturated the ironstone foundation walls and concrete slab, and a reduced envelope drying potential due to the introduction of wall and attic insulation without first completing air leakage control. This explanation is a working thesis. No inspection of the attic or walls has been done; however, the evidence exists. There are historical signs of basement flooding and chronic damp of the basement walls, a concentration of rot at the cornice line and above average paint peeling of the exterior wall. The premise needs to be validated before work starts. For the purposes of this document, the assumption is the durability problem is due to the above explanation.[2]

The solution to the problem is to create an environment where the wood in the walls and attic is dry more often than it is wet. This will happen when one or more of three factors: 1) the moisture source (groundwater), 2) the course (air leakage pathways between the basement and the attic), or 3) the force (stack effect) is eliminated. This means that work will be done on more parts of the envelope than its character defining elements. The work may also include modifying or adding to the mechanical system depending on how the solution develops. The present description of work is limited to an explanation of how the moisture source will be eliminated through work around the foundation and on the slab.

Depending on the high-rise foundation design, the groundwater control solution will be to either institute a whole site water control strategy or separate strategies for each building. If the latter option is selected, Victoria Hall's groundwater control strategy will have two parts with a designed redundancy. Part one is to build an exterior drain field. Part two is to build an interior drain field.

Exterior Drain Field

Step one will be to dig 470' (approximate) of exterior trench around the main building and addition foundation down past the footer. Step 2 will be to apply 2,640 square feet (approximate) of parget to the below grade foundation wall and footer. If the foundation walls have had parget applied to them, the parget will be repaired as needed. 2,640 square feet of rigid exterior insulation and dimple board will then be applied around the foundation wall creating a continuous whole building below grade thermal control layer. Step 3 will install approximately 470' of an exterior perimeter drain field. Once done, this will create a continuous whole building ground water control layer. The foundation work will start once the addition demolition work is finished and the new foundation for the heritage wall has been built.

An added benefit of this work will be the ability to inspect the foundation and complete any needed repairs. From what has been inspected

2 This is a wintertime-phenomena where a basement moisture source, interstitial air leakage paths and stack effect have combined to introduce water vapor at a point in the building envelope where it condenses before it can escape the building. In this case, this is at the wall-mansard roof cornice. The result is chronic wetting in combination with exterior conditions that has led to the wood being wet more often than it is dry. The result is rot and peeling paint.

to date, the only spot in the foundation that needs repair is the area around the cornerstone.[3]

Interior Drain Field

The installation of the interior drain field begins with excavating a 2-foot wide trench around the inside perimeter. At its shallowest point, the trench will be a foot and a half below the footer. The trench will be graded and a layer of clear stone will then be applied over the bottom of the trench; with a covered, segmented drain field applied over the gravel base. The drain field terminates at the sump pit or drain pump. The trench is then back filled with clear stone 4 – 6" to the depth of the slab. Concrete will then cover the trench. Where needed, wall sheets will be secured to the wall so any water leakage will be directed into the drain field. Where these sheets are applied is a site decision. The interior perimeter drain system will lead directly to the building's rainwater drain or to a sump pit and pump (c/w back check valves). This interior drain field is a recommended design redundancy. The expectation is that over time, the exterior drain field may once again clog and fail. Given the soil/fill environment around the exterior drain field compared to the one around the interior drain field, there is less chance the interior drain field will clog. One working drain field will keep the ground water levels below the footer.

As part of this work, the building's header band will be spray foamed and covered in fireproof material.

Conservation of Victoria Hall's Character Defining Elements

Every building contains information about how it was built and what was done to it. Most renovations obliterate this information through gut renovations and whole building character defining element (CDE) replacement. Part of the complexity of this project is the desire to not do this type of work. Please note that the CDEs will be treated with respect (Standard 2) and at the same time, every effort will be made to maintain their authenticity (Standard 4). As with the other work completed during the renovation, all work done to the CDEs will be documented (Standard 9). Throughout the project, a repair-first approach using recognized conservation methods (Standard 10) would be carried out under the umbrella principle of undertaking appropriate (Standard 7) rather than minimal (Standard 3) interventions. In those cases where CDEs have to be replaced, there are sufficient examples of the building's character defining elements in good repair to act as prototypes (Standards 13 & 14). All repair and replacement work on the building's character defining elements will be physically and visually compatible along with being identifiable (Standard 9). Victoria Hall will continue to function as an apartment building (Standard 5).[3] There are no plans to remove the high-rise once it is completed, move Victoria Hall from its present location or remove, or to replace or substantially alter its character-defining elements that need no work (Standards 12 & 1). At the end of the project, a best practices guide will be presented to the owner about how the CDEs should be maintained over time (Standard 8).[4]

All of the building's CDEs are found on exterior side of the building envelope with a concentration on the front facade. The facade's CDEs found on the 1885 + 1914 building include the mansard roof, the cornices above and below the mansard roof, the veranda and its cornice, the pilasters, the front entrance, the above grade portions of the exterior wall, the shingled wall and the four fenestration patterns.

Given that the work will require access to the facade and will occur over a year, the decision has been made to erect tarped and heated scaffold around the building perimeter at a cost of $385,000.00 + HST.

CDE: Mansard Roof and Cupula

Victoria Hall is an example of Second Empire architecture whose form is dominated by its three-story mansard roof and cupula over the front entrance. From street level, the mansard roof and cupula appear to be in good repair with the exception of their cornices (see below). Yet, given the concerns with potential moisture damage, it would be prudent to present a cost to repair/replace these elements if needed. The repair work would include removal of the existing shingles, possible replacement of sheathing, sub layers and flashing. The connection between dormer and mansard roof will be assessed and re-flashed as required. The cost to re-shingle and repair the mansard roof around the building and cupula is $264,400.00 + HST.

CDE: Wall Moldings and Trim, Eaves Trough and Gutter

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3 If during the course of the work, additional stabilization is required it will be undertaken with Standard 6 in mind. At this point, Standard 6 does not apply to the work.

4 The referenced Standards refer to the ones found in the Standards and Guidelines for the Conservation of Historic Places in Canada (2010).

The building is belted with 470' +/- of cornice divided between to strips. Depending on the band in question, the cornice is made up of a fascia board and dentils or fascia board, molding plus an eavestrough board and the eavestrough. Lengths of the cornice are rotten and the condition of other lengths is unknown given they are presently hidden by the eavestrough or covered in aluminum. The visible, rotten lengths will be replaced. Once the aluminum is removed, if rot is discovered, these lengths will be replaced. The mansard roof and veranda cornice and frieze bands are also covered in aluminum and their condition cannot be assessed until the aluminum is removed.

The Gottingen Street frieze, which is made up of a frieze board, corbels and crown molding appears to be in good condition and will be repaired on-site. This repair work will include replacement of several missing corbels. The Creighton Street cornice and frieze are in good condition and will be repaired on site.

The pilasters are in good condition around the building and will be repaired on-site. After all work is done, the trim, moldings and water table will be repainted. Like the work described above, the trim around each dormer will be inspected, repaired or replaced and painted.

The estimate includes replacing up to two hundred feet of cornice split between the upper and lower bands with the remaining two hundred and seventy feet repaired on-site. As well, the aluminum eavestrough and gutters will be replaced in-kind once the work to the cornice and friezes are complete. The cost to complete this work is $415,450.00 + HST.

CDE: Veranda
From first appearance, the veranda's substructure appears in good condition, but it needs to be inspected for structural soundness. The veranda's floor, railings, columns, roof and stairs also appear to be in good condition. If the work is limited to minor repairs, e.g. no roof or major element replacement, and scrapping and painting, the estimated cost is $10,000.00 + HST.

CDE: Front Steps and Entry
The front steps along with the railings will be replaced. The cost to complete this work, which includes design work, is $45,000.00 + HST. At this point, no work is planned for the front door and entrance.

CDE: Wall Shingles
The walls are presently covered with shingles. While Dumaresq's plan showed the walls covered in clapboard, there is no information that the walls were initially clad with clapboard and then at a latter time replaced with shingles. The plan is for the shingles to remain.

The condition of the wall shingles will be assessed once scaffold is in place. The working assumption is that up to 40% of the wall shingles will need replacement. It is also assumed that sections of sheathing are rotten and in need of repair, particularly around the water table. The remaining 60% will be scraped and painted once the replacement work is finished. The cost to complete this work is $176,320.00 + HST.

CDE: Fenestration
There are 105 windows in the building divided between four fenestration patterns that include the entrance tower round top windows, the Second Empire frontispiece, the Second Empire side and Creighton Street facades, and the back addition.

The entrance tower pattern is made up of the Palladian window, two round top sidelights and, what was a round top but is now a rectangular, three windows set in the tower's dormer. This set is to be replaced with a set of round top windows (see drawing 2/A-001).

The second fenestration pattern can be found along the Gottingen Street facade. The pattern includes thirteen first floor rectangular two-over-two true divided light (TDL) solid wood window caped with pediments, thirteen second floor rectangular two-over-two TDL solid wood window with a pediment style casings and eleven third floor copper covered circular two-over-two TDL solid wood dormer window punched into the mansard roof.

The third fenestration pattern is one the Creighton Street side of Busch's 1885 design. It is made up of six gable-topped two-over-one dormers and presently, twelve rectangular one-over-one solid wood, TDL single hung windows. There is also a patio door and one double window on the facade. Please note how the gable dormer closest to the addition on the north side has been shifted to accommodate the addition. This detail will be kept.

The fourth fenestration pattern is the one-over-one sliders found on the 1862/1904 addition.

Window Work

Dumaresq's 1914 plan will be used as a guide for the window conservation work with an emphasis on retaining original fabric. The window boxes, casing, pediments and associated moldings will be kept in place. The normal course of work will be assessment of each window box and casing + pediment + molding followed by repair or component replacement, scrap and re-paint.

The single pane two-over-two solid wood, TDL sash pairs will be restored (re-glazed where needed, painted). All one-over-one wood sash pairs found around the building and the seven vinyl one-over-one inserts located in the first floor windows on the Gottingen Street side of Dumaresq's wing will be removed and replaced in-kind with single pane, two-over-two solid wood, TDL sash pairs. At the same time, the energy efficiency and operation of the windows will be improved.

The lower sash of each sash pair will be made operable and come with weather strip. The aluminum storm windows will be kept and repaired as needed. Where there is no aluminum storm window covering a window, a wood storm window with operable sashes will be supplied and installed. A one-over-one wood frame insulated glass unit insert will be installed over the inside face of all operable windows. The interior trim will be modified accordingly. The R-value of this assembly is to be determined but is expected to approach the R-value of a triple glazed window. A unit price for this work $6,900.00 + HST supply & install.

Where noted on the plans, the metal roof will be assessed and repaired/replaced as required.

Two missing windows as per Dumaresq's drawings along with one window will be replaced. According to Dumaresq's plan, one window is missing from the Gottingen Street side dormer of Busch's addition and second from the first-floor window, side elevation of his 1914 addition. These two windows will be supplied as replacements in-kind and installed. (Please note, this may change if the present use of these respective spaces remains the same.)

The rectangular three set window located in the entrance tower cupula will be replaced with a three-set round top window similar in design to the second floor Palladian window.

The cost to complete the above work is $879,700.00 + HST.

CDE: Gottingen Street Granite Wall

From an archival photo (fig.7), the granite wall had an iron railing at least to 1950. This railing will be re-incorporated in the restoration. If after inspection of the wall, it is determined it requires repair, the work could include removing the stones, earthwork, a concrete foundation, re-installation of the stones and ironwork. The cost for this work is estimated at $300,000.00 + HST.

Documentation

The above work plus the work to the addition will be documented with drawings, photos and plans where appropriate. This information will be included in a best practices guide. The cost for this work is $45,000.00 + HST.

Project Management Fees

$300000 + HST has been assigned to the project. It will include project management and design services.

Contingency

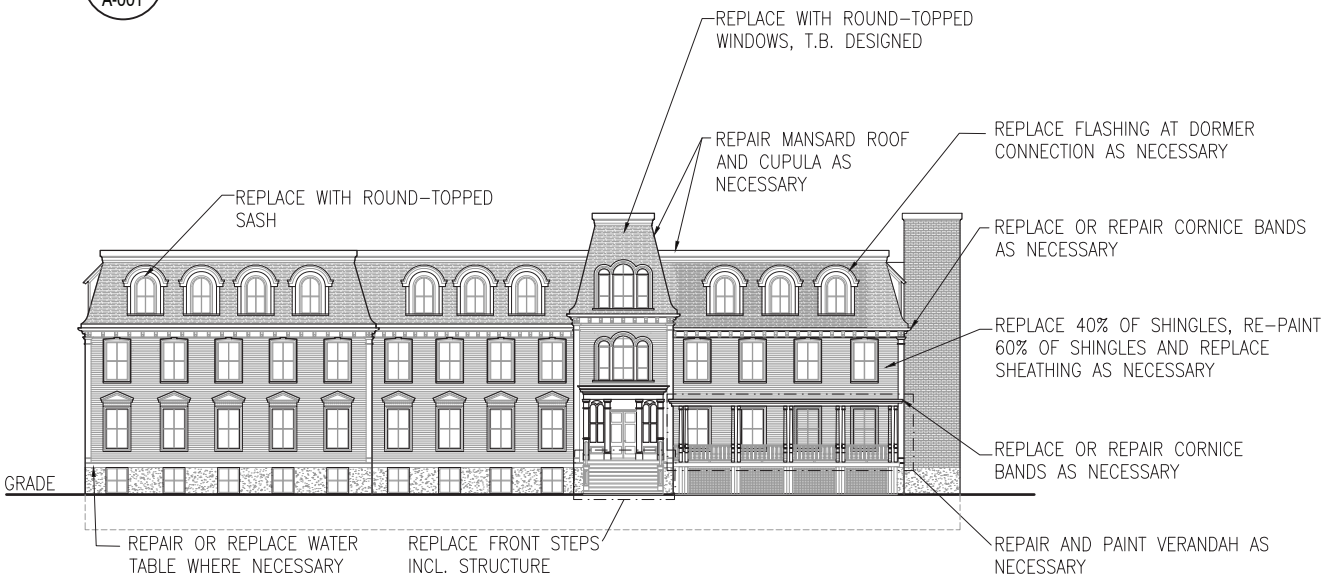
In any project of this type there are what best can be described as "fuzzy boundaries" and unforeseen scope of work. The term fuzzy boundaries refer to the work not included between one or more tasks. Unforeseen scope of work is work discovered after the project starts. A contingency of $179,130.00+ HST has been assigned.

The work will start once the construction of the new build is at grade. The building exterior will be scaffold and tarped. Once in place, the exterior work will begin in conjunction with the interior window work. Work will be billed based on monthly progress. These bills will detail the work done to date and act as interim progress reports. A non-binding estimate of project schedule is completion in sixteen months.

NOTES

*REPLACE OR REPAIR GOTTINGEN ST. WALL; WROUGHT IRON ADDED TO GRANITE AND BRICK WALL TO BE REPARGED
*REPLACE IN-KIND ALL ALUMINUM EAVES TROUGH AND GUTTERS
*REPLACE VINYL INSERTS AND ONE-OVER-ONE WINDOWS WITH SOLID WOOD TWO-OVER-TWO TDL WINDOWS AND RESTORE ALL OTHER TWO-OVER-TWO WINDOWS
*ALL ALUMINUM STORM WINDOWS TO BE RECONDITIONED
*INSTALL METAL OR COPPER WORK AROUND WINDOWS AS NECESSARY
*REPLACE OR REPAIR DORMER WINDOW TRIM AS NECESSARY
*ADD WOOD STORM WINDOWS WHERE STORM WINDOWS NOT PRESENT
*ADD OPERABLE C/W INSERT INSIDE EACH WINDOW (NOT VISIBLE FROM EXT.)

1/16"=1'-0" 1 A-001 VICTORIA HALL FRONT ELEVATION AS BUILT DRAWING



1/16"=1'-0" 2 A-001 VICTORIA HALL FRONT ELEVATION PROPOSED CHANGES

0' 5' 10' 50' 100'

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fathom

1	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
REVISIONS		DATE

PROJECT
2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT
JOSEPH ARAB

SCALE	DATE	
1/16" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

APPROVED

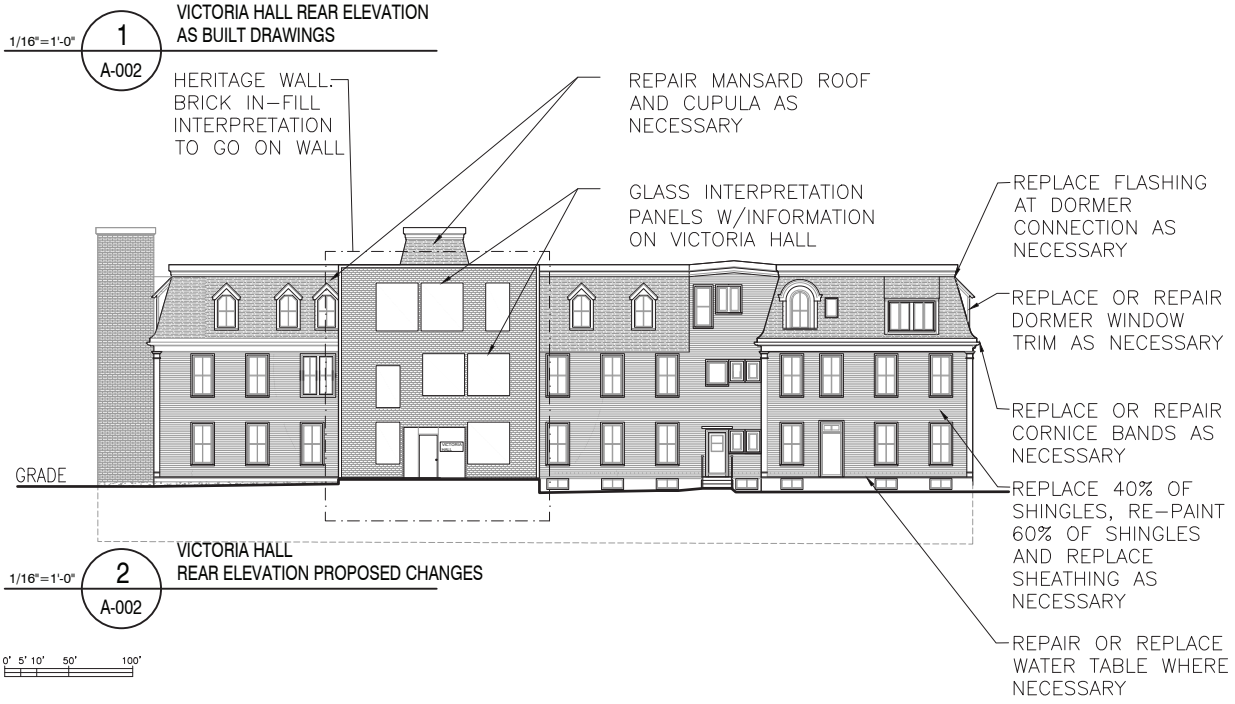
SEAL

NOT FOR CONSTRUCTION

DRAWING
FRONT ELEVATION

DRAWING NO.
A-001

1/16"=1'-0" 1 A-002 VICTORIA HALL REAR ELEVATION AS BUILT DRAWINGS



1/16"=1'-0" 2 A-002 VICTORIA HALL REAR ELEVATION PROPOSED CHANGES

0' 5' 10' 50' 100'

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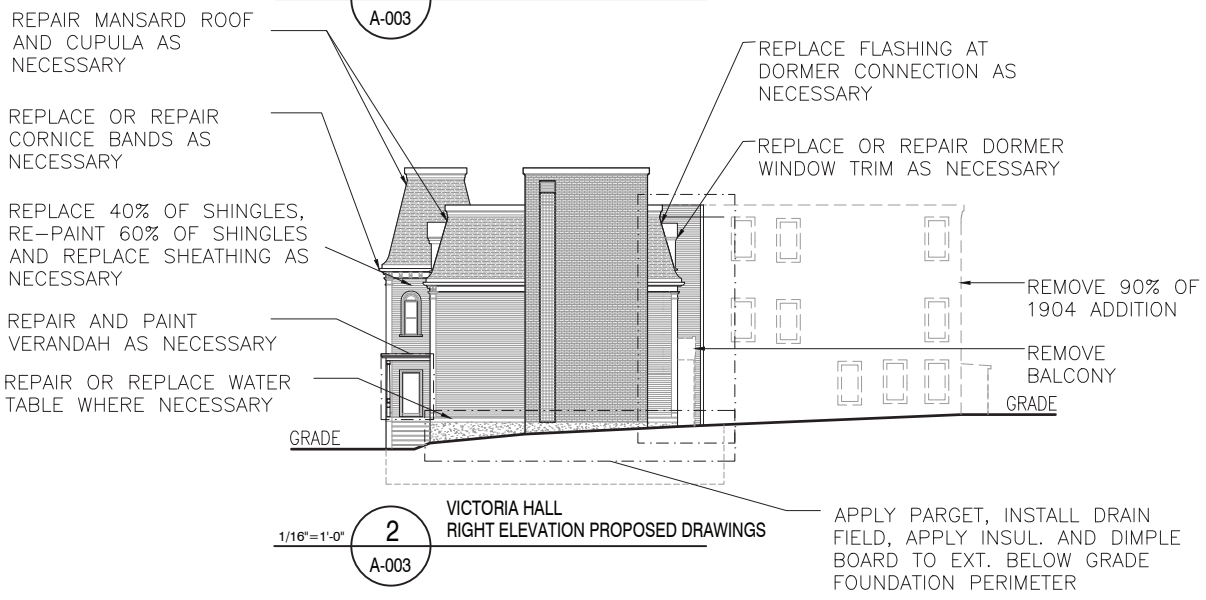
DRAWING
REAR ELEVATION

DRAWING NO.
A-002

NOTES

*REPLACE OR REPAIR GOTTINGEN ST. WALL; WROUGHT IRON ADDED TO GRANITE AND BRICK WALL TO BE REPARGED
*REPLACE IN-KIND ALL ALUMINUM EAVES TROUGH AND GUTTERS
*REPLACE VINYL INSERTS AND ONE-OVER-ONE WINDOWS WITH SOLID WOOD TWO-OVER-TWO TDL WINDOWS AND RESTORE ALL OTHER TWO-OVER-TWO WINDOWS
*ALL ALUMINUM STORM WINDOWS TO BE RECONDITIONED
*INSTALL METAL OR COPPER WORK AROUND WINDOWS AS NECESSARY
*REPLACE OR REPAIR DORMER WINDOW TRIM AS NECESSARY
*ADD WOOD STORM WINDOWS WHERE STORM WINDOWS NOT PRESENT
*ADD OPERABLE C/W INSERT INSIDE EACH WINDOW (NOT VISIBLE FROM EXT.)

1/16"=1'-0" 1 A-003 VICTORIA HALL RIGHT ELEVATION AS BUILT DRAWINGS



1/16"=1'-0" 2 A-003 VICTORIA HALL RIGHT ELEVATION PROPOSED DRAWINGS

0' 5' 10' 50' 100'

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SCALE	DATE	
1/16" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED
APPROVED		

SEAL

NOT FOR CONSTRUCTION

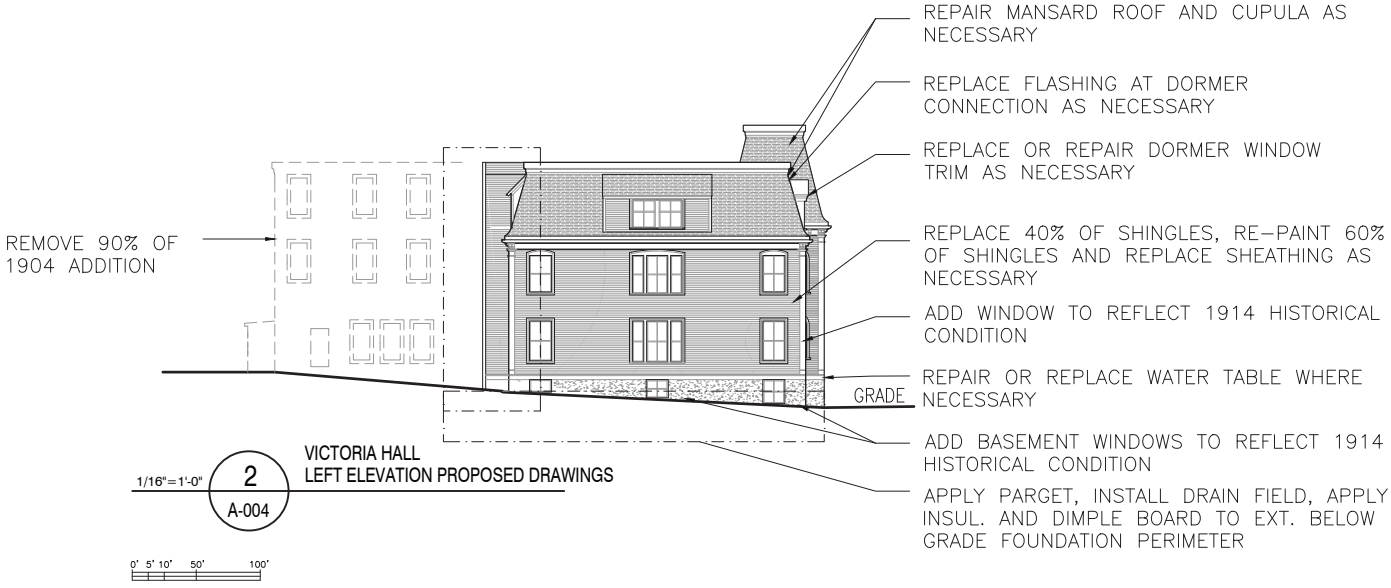
DRAWING
RIGHT ELEVATION

DRAWING NO.
A-003

NOTES

*REPLACE OR REPAIR GOTTINGEN ST. WALL; WROUGHT IRON ADDED TO GRANITE AND BRICK WALL TO BE REPARGED
*REPLACE IN-KIND ALL ALUMINUM EAVES TROUGH AND GUTTERS
*REPLACE VINYL INSERTS AND ONE-OVER-ONE WINDOWS WITH SOLID WOOD TWO-OVER-TWO TDL WINDOWS AND RESTORE ALL OTHER TWO-OVER-TWO WINDOWS
*ALL ALUMINUM STORM WINDOWS TO BE RECONDITIONED
*INSTALL METAL OR COPPER WORK AROUND WINDOWS AS NECESSARY
*REPLACE OR REPAIR DORMER WINDOW TRIM AS NECESSARY
*ADD WOOD STORM WINDOWS WHERE STORM WINDOWS NOT PRESENT
*ADD OPERABLE C/W INSERT INSIDE EACH WINDOW (NOT VISIBLE FROM EXT.)

1/16"=1'-0" 1 A-004 VICTORIA HALL LEFT ELEVATION AS BUILT DRAWINGS



1/16"=1'-0" 2 A-004 VICTORIA HALL LEFT ELEVATION PROPOSED DRAWINGS

0' 5' 10' 50' 100'

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SCALE	DATE	
1/16" - 1'-0"	2020.02.28	
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APPROVED

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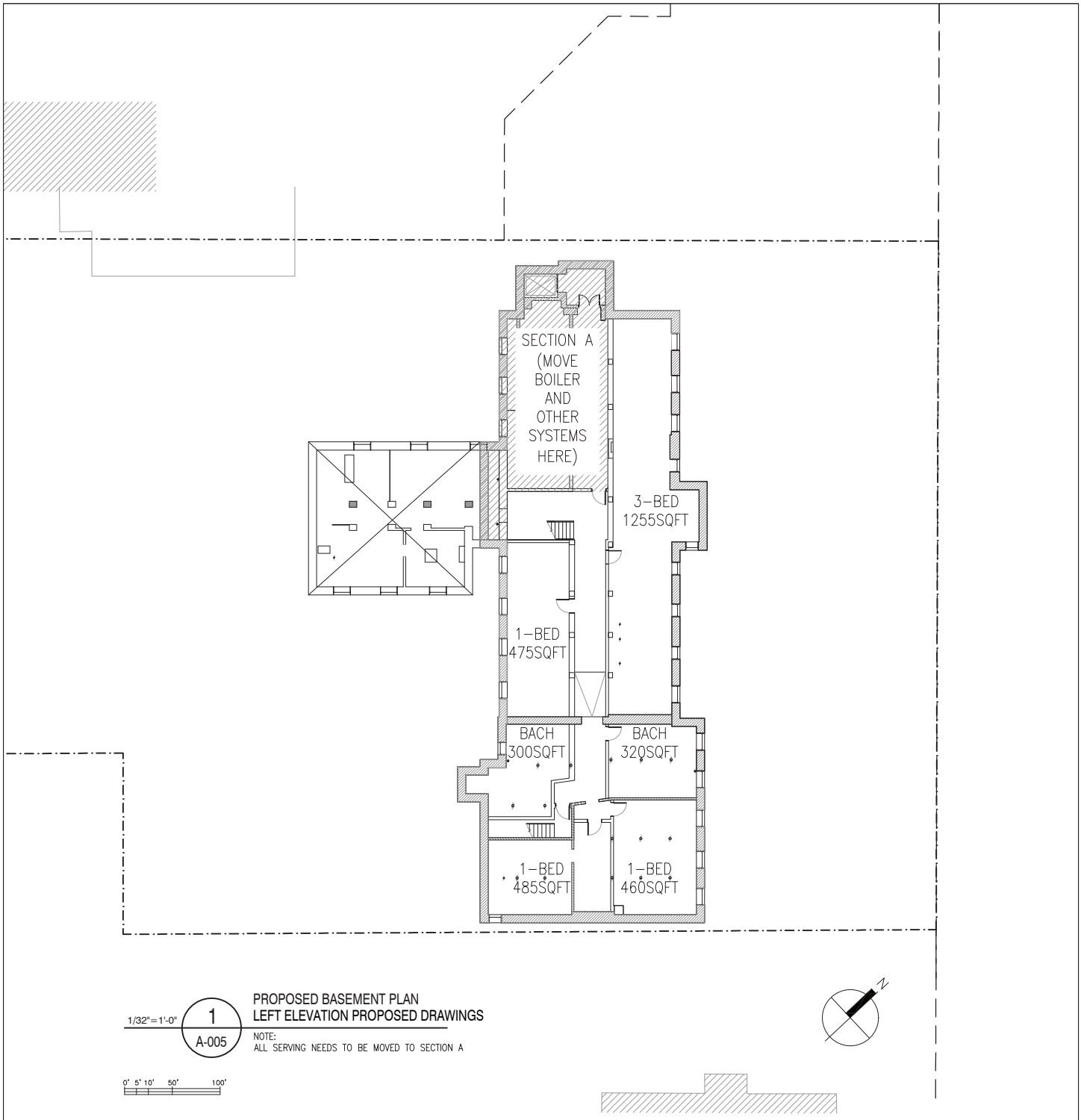
DRAWING
LEFT ELEVATION

DRAWING NO.
A-004



1/32"=1'-0" 1 A-005

PROPOSED BASEMENT PLAN
LEFT ELEVATION PROPOSED DRAWINGS

NOTE:
ALL SERVING NEEDS TO BE MOVED TO SECTION A

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REVISIONS		DATE
2	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.03.01
1	ISSUE FOR REVIEW	2020.02.28

PROJECT
2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT
JOSEPH ARAB

SCALE	DATE	
1/16" - 1'-0"	2020.03.01	
DRAWN BY	CHECKED	REVIEWED

APPROVED

SEAL

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DRAWING
PROPOSED
BASEMENT PLAN

DRAWING NO.
A-005

06 Design Proposal

6.1 Proposed Development

New Build

Under the HRM Heritage Development Agreement policy, developers are afforded increased development rights in exchange for conservation work to the character-defining elements of the registered property. If Victoria Hall was demolished, the as-of-right development rights on the proposed property could allow for a 104-unit building, depending on the unit mix, whose height limit was determined by the citadel rampart heights (see chapter 3). The developer's expectation is to achieve a higher yield than the as of right in order to fund the proposed conservation work outlined in chapter 5. This development agreement proposes a simple 16-storey tower building containing 145 units. The addition is strategically located behind Victoria Hall in order to allow Victoria Hall to maintain its important presence on Gottingen St thus maintaining the fabric of the Gottingen streetscape. A 3-storey base on Creighton St allows the building to maintain the human-scale streetscape on Creighton St. The tower is stepped back 10ft from the street wall with the top 2 storeys stepped back another 5-ft for a total stepback of 15ft from the street wall. The main entrance and parking entry would be accessed off of Creighton St. The 3rd storey of the Creighton St base will be masked with "mansard" roof giving it the appearance of a 2-storey base that matches the scale of the buildings on Creighton St. The design is a modern response to the architecture of Victoria Hall. Each ground floor 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 St in order to preserve the historic character of Victoria Hall. The tower (with a max 9810sqft/911sqm 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). An outdoor landscaped terrace creates ability for people to walk from 1 building to the other through an accessible outdoor link. The buildings are lightly connected through an open-air steel roof structure.

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: 12'-19"
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 78 parking stalls for 145 units (0.54 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.

Calculation of extra density

Under the current design, a reconfiguration of units on levels 1-11 would result in the allowable density of 242 persons. Thus the client is requesting for an additional gross buildable area of 46,815 sqft (levels 12-16). Based on a Halifax Land Sales Data review dated March 8, 2020, the rate/ft^2 of gross buildable area in the North End ranges from $40.00/ft^2 to $50.00/ft^2. This results in a range of $1,872,600 - $2,340,750 associated with the requested additional gross buildable area.

Victoria Hall

In addition to the proposed conservation work on the CDEs, the building's health needs to be addressed (as mentioned in chapter 5). The project proposes to renovate the basement floor into 4 -6 units in order to generate funds to deal with Victoria Hall's basement moisture problem. This shall help extend the overall life-span of the building. However this contribution is not accrued towards the Heritage Development agreement CDE contribution as it does not directly affect the CDEs.

Fig. 19 View of development from Park

Fig. 20 View of Development from Creighton St

The existing units in Victoria Hall shall total 17-19 units for an overall unit count of 162-164 units on site. The total GFA for the new building is 159,270 sq.ft (14,797 sq.m.). The GFA for the Victoria Hall portion of the project is 25,000 sq.ft. (2,325 sq.m.). The total GFA for both buildings is 184,270 sq.ft. (17120 sqm.). The total lot area is 36,400 sq.ft. giving a FAR of 5.06.

Community Benefits:

Given the social history of Victoria Hall as a home for underpriviledged old women, the complex history of the Gottingen st, the African Nova Scotian community that has historically been marginalized in this area, and the many other complexities associated with this neighborhood whose demographic landscape is quickly changing, the client believes that this project cannot shy away from positively contributing to the community. Over the course of the summer and fall of 2019, the developers hosted 7 community engagement sessions at the Halifax North Memorial Library, Northwood Terrace, the Community Y, and the Squaretown Festival. Written comments were collected at the final three sessions and are included in appendix 8.10. Out of the sessions, a number of areas emerged as meaningful ways that this project could give back to the community. This project shall focus on the following:

Affordable Units:
4 units at a maximum cost of 50% of market rate for 15 years. Will increase as per consumer price index.
3 units at a maximum cost of 10% below market rate for 15 years.

Community Room:
600 sqft in Victoria Hall available for use by the Gottingen Community for 15 years. This room shall be designed as flexible space that is able to accommodate community programming and other community needs as discovered through our community engagement sessions.

Local Employment:
Opportunities for local employment via building operations.

Site Safety:
On-going consultation with Joseph Howe Elementary in regards to pre-existing safety concerns at the intersection of Creighton St and Charles St.

Local History:
Artistic, interpretive elements to be used in and around the building to highlight and celebrate local history. The proposed Heritage wall on Victoria Hall shall be another key component of this community contribution.

Fig. 21 Representational renders of proposed community room in Victoria Hall

6.2 Design Alternatives

Multiple alternative design options were considered at the start of the project:
Alternative 1: Demolition of Victoria Hall.
Considering the development rights of the site at the time, the complexities involved with conservation work, and the financial and time costs associated with the Development Agreement Process, one option was to demolish Victoria Hall and develop a new building on the site. However, in recognizing the importance of preserving Heritage and the significance of Victoria Hall, the team agreed that this was the least viable option.

Alternative 2: Build an attached addition to Victoria Hall
This option would allow the tower to be stepped back further from Creighton St. However, construction would be complex as it would involve adding a building of non-combustible construction to Victoria Hall which is combustible construction. Building onto Victoria Hall would also be more complex to reverse.

Alternative3: Move Victoria Hall to the front to front of the site
This option would have altered the presence of Victoria Hall on site thus changing the heritage value of the land; which includes the presence of landscaped manicured lawns at the front of the building. It would have involved a high cost, structural complexities and the potential of damaging Victoria Hall in the process of moving it forward.

Alternative 4: Lower building, more lot coverage
As mentioned, the requirement was for increased density to fund the conservation of Victoria Hall. One option was to have a lower building that covers more of the lot. However this option changes the heritage value of the lot. The landscaped gardens at the back of Victoria Hall have always been accessible to the residents of the home. Just like the front lawn, the existence of a landscaped garden at the back of the lot is part of the site's character. This option would have also reduced the skyview due to the building's proximity to the neighboring Sunrise Manor.

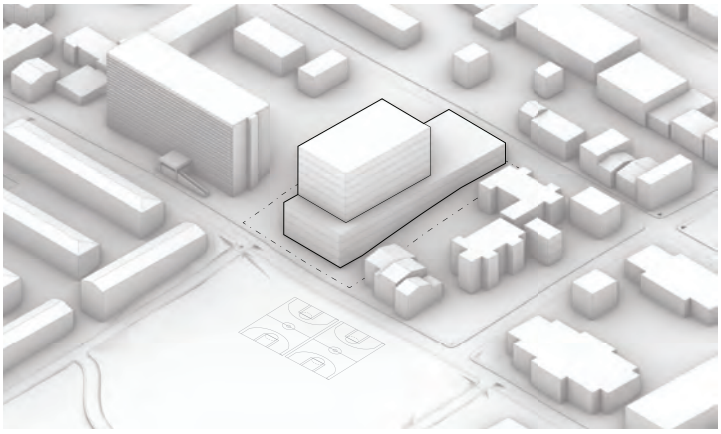


Fig. 22 Alternative 1

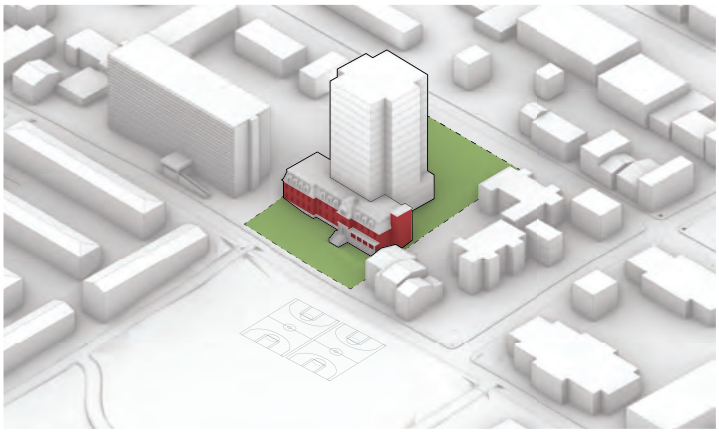


Fig. 23 Alternative 2: Tower with no base

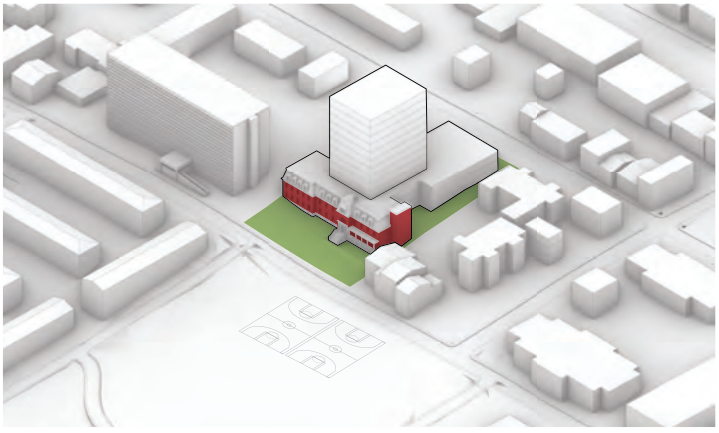


Fig. 24 Alternative 2: Tower with base

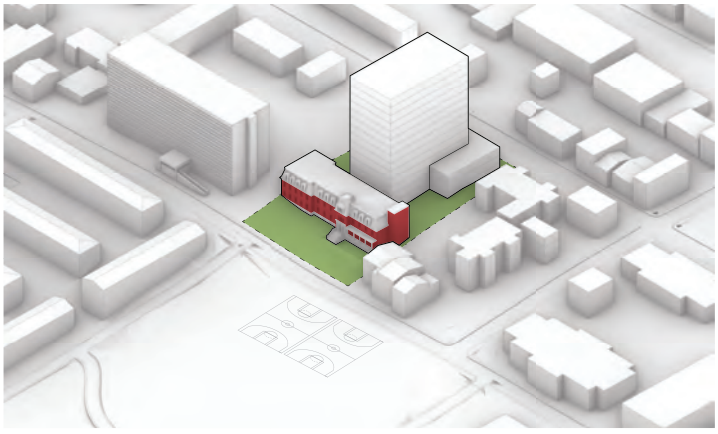


Fig. 25 Proposed design

6.3 Compliance with Standard 11

Standard 11 of the Standards and Guidelines for the Conservation of Historic Places in Canada requires that one
(a) Conserve the heritage value and character-defining elements when creating any new additions to a historic place or any related new construction.
(b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place." (Page 34)

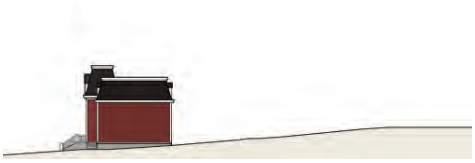
6.4 Conservation of Heritage Value

The majority of Victoria Hall's CDEs are located on its Gottingen St Facade and on Dumaresq's 1914 addition. The proposed high-rise is located behind Victoria Hall from Gottingen St to ensure that the above mentioned CDEs remain completely visible. The additions's CDE's will be remembered on the heritage wall. Its form was selected because a vertical distribution of occupant density ensures that the 1914 addition remains as visible as it currently is from Creighton St.

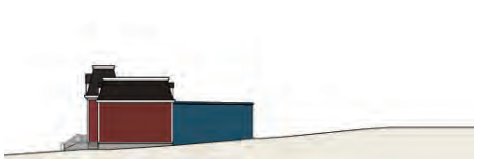
The building's history shows consistency in the way it has kept up with changing needs. The high-rise, the latest iteration of this cycle, is appropriate for 2-reasons:

1. increase of site density. The lot is currently located in an HR-1 zone under the new center plan and was located in an R-3, schedule A zone under the former by-law (the by-law that this Development Agreement is being processed under).
2. to make it financially viable to carry out the proposed conservation work on Victoria Hall.

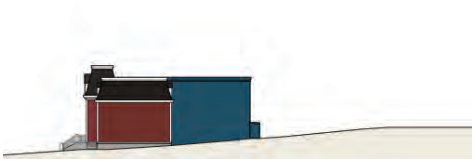
Historically, any additions to Victoria Hall have been located on the secondary facades of the building (1862, 1904 additions to the west, 1914 addition to the south and the elevator addition to the north). The new build shall attach to the back facade of Victoria Hall via a light open-air steel frame roof structure that allows the addition to maintain a connection that is easily reversible. The geometry of the connection directly corresponds to the part of the 1904 addition that shall be demolished for the new build.



Before 1862



1862/3: Finlay's back addition

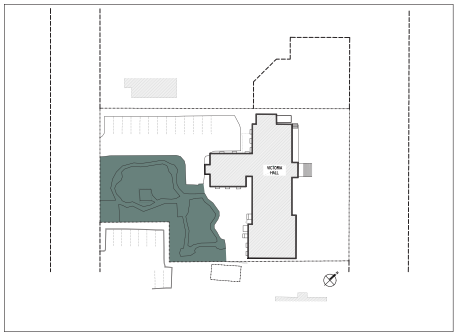


1904: Gate's back addition

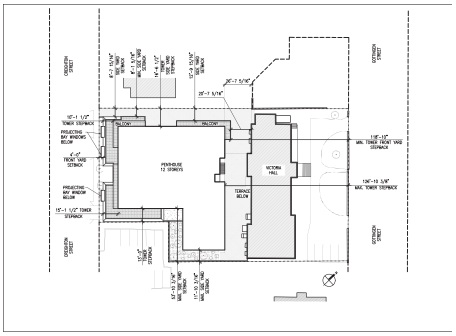
1917-2013: Elevator addition

Current design: proposed high-rise with symbolic connection

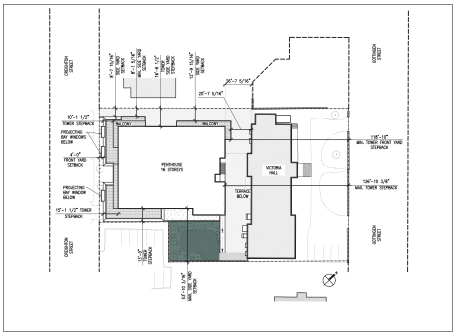
The use of the high-rise form also allows for resident accessibility to landscaped open space thus preserving the lot's heritage character.



Victoria Hall (current condition)



Alternative design 3



Proposed design

Usable landscaped open space

Fig. 26 Render showing the connection between the back facade of Victoria Hall and the propsoed new building

6.5 Compatible, Subordinate and Distinguishable

Compatible:

All additions are required to be compatible with the heritage building in terms of construction, materials and assembly. This criteria does not directly apply to this project as the new build is a separate, non-combustible building. However given the proximity of Victoria Hall to the building, it will be key to create a safe and robust demolition and construction plan to ensure the structural integrity of Victoria Hall (especially the ironstone foundation).

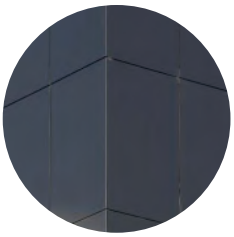
Subordinate and distinguishable:

The Standards and Guidelines for the Conservation of Historic Places in Canada defines subordination as not causing a detraction from the historic place or an impairment of heritage value. It goes on to state that "Subordination is not a question of size; a small, ill-conceived addition could adversely affect an historic place more than a large, well-designed addition." (page 34) The new build has been carefully designed to direct ones eye to the character defining elements of Victoria Hall in a number of ways:

Location on Site:
The high-rise is subordinate to Victoria Hall in its location to the west of the building, behind the Gottingen Street frontispiece. This allows Victoria Hall to maintain its current street presence on Gottingen St. The East building face is set back 118'-10" from the property line on Gottingen St to reduce the perceived presence of the building from the street.

Material Palette:
The choice of a predominantly black, white and grey cladding color palette was derived from the white trim and wood details, black mansard roof of Victoria Hall and the granite fence at the street. The selection of white, black and glazed materials allow the red color of Victoria Hall to stand out as a feature along Gottingen Street thus maintaining a visual hierarchy on Gottingen St. Although the red color of the building has become one of it's identifying features, it is not a character-defining element. Thus there is flexibility on maintaining the color or changing it in the future. The color of the background addition allows for flexibility in selecting a different color which will still allow Victoria Hall to visibly stand out on Gottingen street. The choice of standing seam metal on the mansard roof on the Creighton St base creates a modern connection with Victoria Hall on the Creighton St side. The addition of copper adds some color and vibrance to the walk up unit entrances on Creighton st.

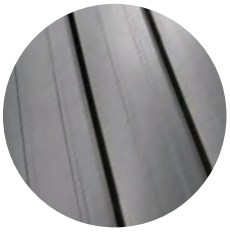
Fig. 27 Color palette is derived from Victoria Hall



Black metal panels or similar

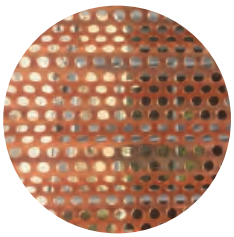
White metal panels or similar

Granite cladding or similar



Grey standing seam metal

Grey brick



Copper perforated metal or similar

Massing and Articulation of the Gottingen St Facade:

The massing of the proposed building was driven by Victoria Hall. The width is driven by the 1885 portion of Victoria hall. The glazed portion of Gottingen St facade directs the eye towards the prominent frontispiece and front entrance of the building. Efforts were made to simplify the Gottingen St facade of the new build so as to allow it to act as a visual backdrop for Victoria Hall. The fenestration and cladding pattern was simplified and derived from the fenestration rhythm of the windows on Victoria Hall. The number of visual bays on the new build directly reflect the number of bays on Victoria Hall.

Fig. 28 Articulation and glazing on the East facade of the new building intentionally draws the eye to Victoria Hall's frontispiece

Fig. 29 Rhythm of bays along Victoria Hall and the new building

Fig. 30 Overall massing of East facade of new building emphasizes the 1884 portion of Victoria Hall.

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08 Appendices

8.1 Oct 19, 2018 Victoria Hall Impact Assessment

ekistics plan+design

Oct 19, 2018

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HERITAGE OFFICER, PLANNING & DEVELOPMENT
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CONTACT

Rob LeBlanc
president
t 902 461 2525

Re: 2438 Gottingen Street - Heritage Impact Assessment.

Dear Aaron;

The following Heritage Impact Assessment is presented as part of the Heritage DA application on behalf of the client Joe Arab in October of 2018. This brief presents the history of the building compiled from a few notable sources, a summary of the Second Empire style which characterizes the building, relevant policies from the Federal Heritage Standards and Guidelines which influenced the design approach for the proposed development and an overall rationale for how to merge the new building while conserving the old building. The overall strategy is to restore the traditional structure of Victoria Hall (the Gottingen Street portion) and to add the modern tower addition behind the structure; removing the later Second Empire addition that was added in 1914.

Victoria Hall is a municipally registered heritage property and a jewel in the heritage network of Halifax; having survived the Halifax Explosion so close to the site at the Narrows. Though HRM has undertaken many smaller Heritage DA projects, this project represents the first project that will preserve a large historic building to leverage the density that could be built on the site if the existing building were not present. We recognize this is a careful balancing act. It will be $2-3m to restore the existing building and front yard site back to its former condition (the owners gathered 3 quotes in advance). The additional density is needed to pay for the restoration. The Standards and Guidelines provide the best context for guiding the design integration of old and new.

Victoria Hall History (aka Home for the Aged and Old Ladies' Home) - by James Frost, Oct 2018

The Home for the Aged established in 1860, changed name to Old Ladies Home in 1906, and to Victoria Hall in 1970. The Home for the Aged was established a group of middle class Protestant women, and given momentum by a donation of $4,000 from William Murdock of Halifax, on condition that a similar amount be raised by the community; another $1,000 of support came from Isabella Cogswell, who hosted several fund-raising meetings at her home on Argyle St. The building was built in 3 months and the endowment fund was actually oversubscribed, amounting to $17,000. Cogswell was a prominent philanthropist and property investor, whose father Henry had been the first president of the Halifax Banking Company, an MLA and member of the Legislative Council.

Originally opened in a building called the Golden Hall in 1860, with room for 10 women. In 1862 it purchased the present property for $3,200. An extension on the house cost of $1,200; 24 more women moved in. The home prospered for next two decades but there was more demand than space.

In 1880, the Committee purchased the property at the rear of the home for $950. In 1884 it was

decided that a new building was required. The main house was demolished leaving only the recently-built extension. While the new building was under construction William Cunard offered them rent-free use of his large house on Brunswick St.

Henry Frederick Busch (1826-1902) was chosen as architect to design a "plain, but neat and substantial" building. His other buildings included converting the original Supreme Court building into the Legislative Library, the Halifax County Jail, Oaklands (the home of William Cunard), the Halifax Protestant Industrial School, the Halifax High School, the Halifax Poor Asylum and the bandstand at the Halifax Public Gardens.

It was later described as "a superb example of Second Empire with a central cupola and flamboyant roofscape with dormers...and a mansard roof". It has also been described as being typical of the French Chateau style. "On the second storey of the projecting frontispiece there is a superb Palladian window. Classical pilasters flank the front entrance, and pediments cap the windows on the ground floor. The interior is spectacular with many signature details" of the architect.

Main contractor was J.F. Corstan; cornerstone laid by Lt. Governor Matthew Richey on June 2, 1885 and officially opened by mayor James MacIntosh on January 15, 1885. It cost $12,000 to build. In 1906 (another source says 1937) the name was changed to Old Ladies Home. In 1914 an extension was built on the south side and the architect was Sydney P. Dumaresq, the son of James Charles Dumaresq. During the Halifax Explosion, the building remained intact, but many windows were shattered; residents found temporary shelter at Fort Massey church in the south end. None of its residents were killed. Repaired with aid provided by the Boston Relief Fund. It cost $13,000 to repair it, more than the initial cost of construction. In 2009, there were 37 residents, ranging in age from 70-100. Governance remained the same throughout, with a six-member Board of Trustees and a 16-member Committee of Management.

VICTORIA HALL - 2438 GOTTINGEN STREET : Written and Researched by Irene Fennell, July/88 for City of Halifax, Development and Planning Department and Heritage Trust of Nova Scotia

Victoria Hall was built in 1885 by J. F. Carston. This two and a half storey wooden structure with a mansard roof was designed by the architect Henry Frederick Busch. The building is a superb example of the Second Empire with a central cupula and flamboyant roof scope with dormers. The cornerstone was laid by the Lt. Governor Matthew H. Richey, Q.C., on July 2, 1884 with the usual ceremony of enclosing a history of the institution and various other items inside the stone. Rev. D. Hill, Rector St. Paul's Church, conducted the proceedings. Among those present were Sir William Young, Hon. Dr. Parker and lady, Prof. Rev. Forrest, Mr. R.W. Fraser, committee members and the trustees. Thanks were given to all its members and friends of the society. The Home for the Aged was opened by Mayor MacKintosh on January 16, 1885.

Henry Frederick Busch (1826-1902) was a well known architect of Halifax who was born in Hamburg, Germany. He came to Halifax circa 1860 and became associated with the well known Dartmouth architect Henry Elliott (1824-1892). They had their offices on Bedford Row. Later the firm dissolved partnership but Busch retained an office in the building until his death. Busch was responsible for buildings such as the first Victoria General Hospital and Nurses Residence (Morris Street), St. Andrew's Church, Tobin Street, Band Stand at the Public Gardens, and the estate of the Cunard family, Oaklands. Elsewhere in the province he designed the Luthern Church and the Court House in Lunenburg, he also designed the Normal College in Turuo and the Pictou Academy in Pictou. He married the daughter of Captain John Skinner, his son Walter Johannes Busch (1865-1924) was also a well known local architect.

The founding principles of the home were intended to afford a comfortable retreat to respectable women of advanced years whose livelihood was very limited. The applicant had to prove that they had no immediate family to support them. Their rent of fifty dollars a year was paid by a sponsor. Quite often the home became a refuge for minister's widows who were experiencing financial difficulties. Women who were accepted into the home had to have a good bill of health, but if one became ill there was a very competent medical staff which volunteered its services to the Home.

The Home for the Aged was established in 1860 and was first located in the residence called the Golden Ball on Gottingen Influential donors such as William Murdoch, Isabell Cogwell, and Enos Collins donated large amounts of money in the homes early stages. This money was used to run the day-to-day expenses of the home. The endowment fund enabled them to buy the Senator's home and was eventually used to supplement the building fund for the present house.

Isabel Binney Cogswell (1819-1874) the daughter of the Hon. Heziah H. Cogswell (1776-1854) initiated the idea for a Home for Aged Women. She influenced William Murdoch and Enos Collins to give large donations and matched Murdoch's contribution of $4,000. She persuaded the Rev. Richard Fitzgerald Uniacke (1797-1870) and his wife to become actively involved in the society. Rev. Uniacke was the Rector of St. George's Church for forty-five years (1825-1870), the son of Attorney General Richard John Uniacke (1753-1830) and Martha Delesdernier. Uniacke Square is named after Richard Fitzgerald Uniacke.

The name of Isabel Cogswell was for many years a household word in Halifax. Her noble life may be regarded as one of the blessed results of her brother William's ministering, as one of the most remarkable examples of Evangelical revival. With the death of her brother Rev. William Cogswell (1809-1847) (Curator of st. Paul's Church) she swore to devote her life to good works in memory of his teaching. She was twenty-seven at the time. Isabell Cogswell never married and devoted herself to the convictions of her faith. Saidly, in 1874 while spending two weeks nursing a very sick family she contracted meningitis and tragically died in December of that year.

She is also known for her part in founding the Boys Industrial School, the Girls Industrial School and The Orphan's Home leaving large donations in her will to each of them. Her middle name Binney is most likely given to her to commemorate another well known philanthropist of Halifax Edward Binney.

William Murdoch (1800-1866) a leading dry good merchant spent his life attributed to good works throughout the City. Coined "Father of Philanthropy"; he never married and left thousands of dollars to charities throughout Halifax. The Blind School (University Avenue) got its start from his generous donation ($20,000) as did the Deaf and Dumb Institute ($20,000). He was a very rich man who never lost his sympathy for poor men. This was his most redeeming quality his entire absense of self worth that wealth often brings along with it. Prior to his retirement (c. 1860) Mr. Murdoch offered to donate the sum of $4,000 towards the founding of an "Old Ladies Horne" provided the people who solicited his subscription succeeded in raising a like amount. Murdoch was born in Scotland and came to Halifax to open a dry goods business with his brother, Charles, in 1821. His brother, Charles Murdoch, (1816-1875) was also known for his benevolence and was one of the founding Trustee's of the Horne. Hon. Daniel McNull Parker, M.D. (1822-1907), was a medical attendant and one of the founding Trustees of the Horne. He was the only founding member left on the Board to see the new building erected (Edward Binney 1812-1878) and Charles Murdoch 1816-1875/78 were replaced by Mr. R. James Sweet and James Farquhar.) Subscriptions for the building fund were obtained through the painstaking efforts of Dr. Parker and Rev. Dr. Hill. Dr. Parker was the son of Francis Parker of Walton, N.S. Dr. Parker was an outstanding surgeon and physician. He practiced for fifty years in Halifax during the period 1845-1895, earning for himself the title "Dean of Canadian Medicine". Dr. Parker was active in all aspects of community and medical life. He was involved with many good works such as the Deaf and Dumb Institute, The Industrial School, and the School for the Blind. He was also a founding member of the Canadian Medical Association and is responsible for developing reputable hospitals in Halifax such as the Victoria General and the Infirmary. Parker was a strong advocate for hospital improvement in Halifax and sat there hospital boards. His opinion was highly regarded in all circles.

Other medical attendants to the Horne were Dr. Alexander Forrest (1806-1875), Dr. James c. Hurne and Dr. John F. Black. The Rev. Dr. John Forrest, M.D. (1842-1920) and his daughter, Miss Forrest took active parts in the Horne. Rev. Forrest was the son of Dr. A. Forrest and was the Third President of Dalhousie University (1890-1916), and he was also involved with the Deaf and Dumb Institute, the Infant's Home and School for the Blind. Miss Forrest was the secretary of the Home when Victoria Hall was being built.

Of the thirty-five ladies who composed the first committee only six were still serving at the time of the new building; they were: Mrs. George H. Starr, Mrs. w. s. Stirling, Mrs. R. James Sweet, Mrs. James Liddell, Mrs. R. w. Fraser, and Miss Antoinette Nordbeck (1815-1898). Miss Nordbeck was the daughter of Peter Nordbeck, (1789-1861) the renown silversmith and jeweller of Nordbeck & Co., she never married and lived at Studley (now Dalhousie Campus).
The home itself was lighted with electricity in June of 1899. Then in 1904 a new wing was added to the Home - three stories lighted by electricity and heated by hot water. The contractor was William Lownds and the plans by architect Herbert Gates. Herbert Gates was a prominent local architect known for the Roy Building and the Technical College on Spring Garden Road.

The Home's name was changed to Victoria Hall in 1970 and serves as an apartment building for elderly women. Victoria Hall is a unique shelter for women unable to maintain their own homes. Its residents are usually outgoing people who, for the most part, are able to take care of themselves. The Hall offers, shelter food and familiar surroundings to women aged sixty-five and up. The facility offers woman a home until ill health forces them to seek a hospital or nursing home. Victoria Hall has seen Halifax's elderly women through the Halifax Explosion, the Great Depression and Two World Wars and still remains true to its original purpose providing elderly women with a low cost friendly home.

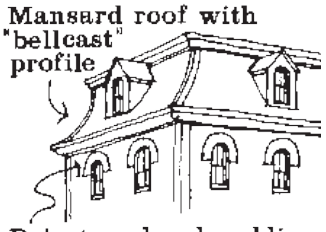
Architectural History of Victoria Hall

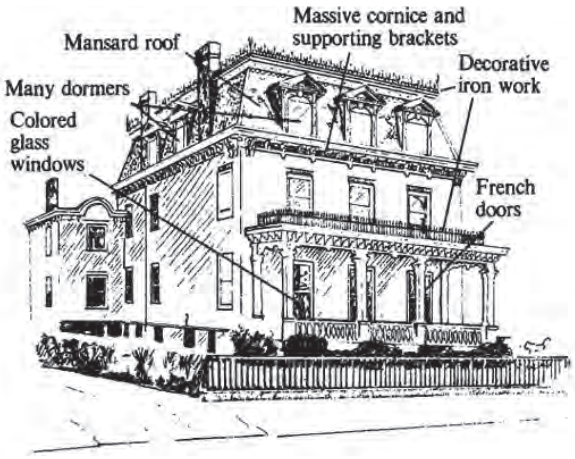
At the time of Confederation in 1867, Victorian Stylist Revivals like the High Victorian Gothic style of the Canadian Parliament buildings (Fuller & Jones, 1859–66), were still atypical except in major public building projects or large expensive residential projects around the country. Around 1870, the French "Second Empire Style" became popular in both Canada and the US adopted from the Second Empire in France of Napoléon III. The French First Empire collapsed in 1815 and when the monarchy was restored, and the Second Empire was led by Napoléon III, nephew of Napoléon I, from 1852 to 1870. This style was often very lavish, grand and complex and is readily visible by its rich sculptural elements and its Mansard Roof (sometimes made of slate) as well is other Victorian era features. In Canada, the style was particularly appreciated in the design of lavish houses, hotels, railway stations, city halls and other notable public buildings. An early example is the federal Customs House at the port of Saint John, New Brunswick (McKean and Fairweather, 1877–81). Larger public buildings were often made of a local quarried stone demonstrating tremendous strength and permanence, but on smaller wood buildings and residences, the style is less elaborate, but is still very ornate with many of the same notable features as the stone building counterparts. Windows are generally high with elegant surrounding moldings and there is always a Mansard roof punctuated with gabled or elliptical dormers. Roofs and balconies are generally embellished with iron cresting, and the roof itself is often dichromatic (use of two colours of tile, brick, or slate used on a surface).

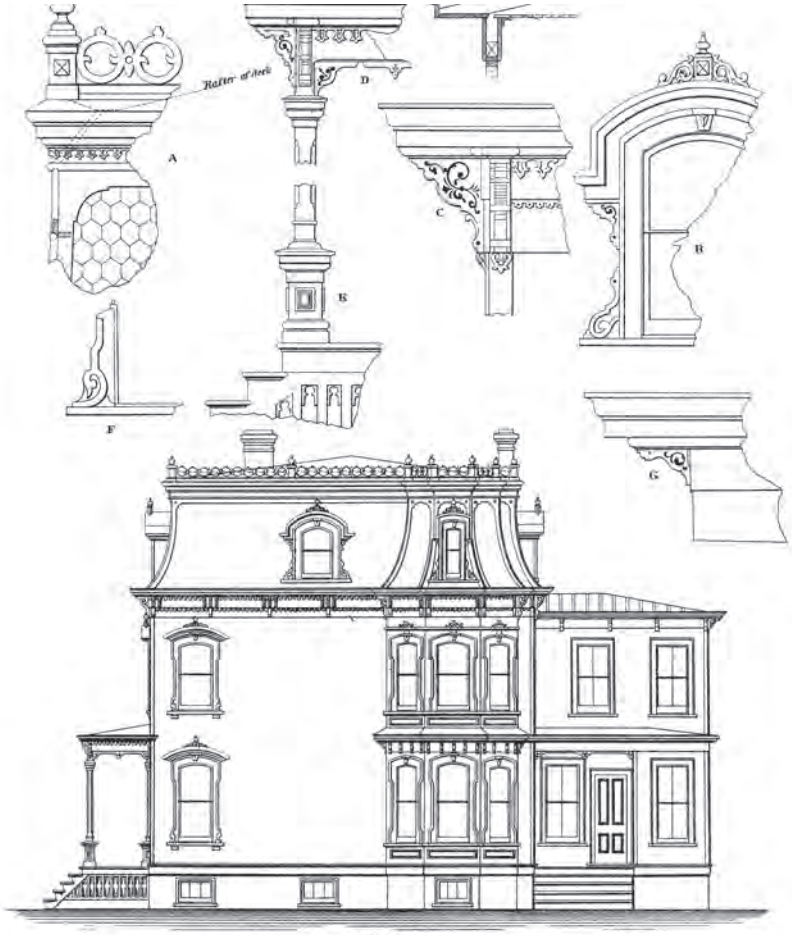
From 1885 to 1895, around the time Victoria Hall was constructed, the economy of Canada was in a period of relative prosperity. This was also a period when the profession of Architecture was rapidly organizing in Canada. The Ontario Association of Architects formed in 1889; similar bodies began in Québec and British Columbia in 1890–92. A professional journal, Canadian Architect & Builder, began in 1888, and the first architectural school in a Canadian university opened at McGill in 1896. In Nova Scotia, the Nova Scotia Association of Architects (NSAA) was founded later in 1932; empowered by the provincial Architects Act.

Second Empire style is characterized by the following elements:

- *Plan :Usually a central hall plan, often becoming asymmetrical with additions of rooms and porches. Often a three or five bay facade with center entrance.*
- *Doorway: Not a dominant feature of the facade. With the exception of bracketing, detail was minimal.*
- *Windows : Slender and elongated windows. Dormer windows became universal in a variety of shapes (rectangular, pointed, gabled, and rounded) and were often ornamented with pediments and brackets.*
- *Roofline : High slate mansard roof maximized available floor space.*
- *Materials :Primarily wood or brick. Flatboards common on the facade.*
- *Decoration : Ornate moldings and brackets. Spacious porches and verandas.*







Side Elevation.
Scale ½ inch = one foot

Plate 1. Front elevation, scale ½ in. — 1 foot. Plate 2, Side elevation. Plate 3. Section and Plans. A, Deck Cornice of main house. B, Dormer Window. C, Cornice of main house. D and E, Cornice, column and pedestal of piazza on main front. F, Window sill. G, Small bracket to main cornice. Scale, half-inch to one foot. Cost, with modern improvements, $5300.

Paris Opera House - France. Early Second Empire

Second Empire Examples in Canada

Standards and Guidelines for the Conservation of Historic Places in Canada

The Standards and Guidelines for the Conservation of Historic Places in Canada is a manual used by all levels of government in Canada to conserve historic buildings, structures and landscapes. While the focus is on preserving, rehabilitating and restoring heritage structures, the guidelines also provide guidance on how coordinate additions or alterations to the existing structure. For the purpose of this project, there are very little drawings, photos or oral history of the original 1885 structure. An exhaustive search in the NS archives, the municipal archives, Parks Canada archives and newspaper archives has not revealed any photos, sketches or architectural drawings prior to 1950. For this reason, we anticipate the best approach would be a rehabilitation rather than a restoration since there is not enough information to restore the building back to any original condition.

The general standards from the manual that apply to this project include:

General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.
   - » *In regard to Victoria Hall, the character defining elements are the Gottingen Street face of the building and the front yard area of the building. Since no original drawings exist, we might surmise that a ladies senior home might include garden elements in the front yard. We might recommend plant species that would have been available for use prior to 1900. The granite walls would need to be repointed and the ironworks shown replaced (the current seating nature of the wall may be better suited to todays use rather than replacing the original fence.*
2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right.
   - » *Wood windows, corbels, roof details, porch and portico, landscape gardens, entry walls, stairs.*
3. Conserve heritage value by adopting an approach calling for minimal intervention.
   - » *Exterior interventions will be consistent with the standards and guidelines.*
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
   - » *The addition will be located behind Victoria Hall and will not be physically attached to the Hall so it is clear that the new development is not part of the history of this building.*
5. Find a use for an historic place that requires minimal or no change to its character-defining elements.
   - » *The use will continue to be housing. We will have to address handicap access in the future renovation.*

Victoria Hall - Circa 195

6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

» *An Archaeological impact assessment will be part of the development permit for this development. Monitoring during construction will also be part of the development.*

7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

» *Heritage restoration experts rather than generalist contractors will be hired to do the restoration of Victoria Hall. This will include the restoration of the rear facade once the 1914 addition is removed.*

8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

» *A maintenance program will be part of the development once it is rehabilitated.*

9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

» *This will be part of the rehabilitation process by the heritage restoration experts.*

Additional Standards Relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

» *This will be central to the rehabilitation process.*

11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

» *No additions are proposed to Victoria Hall unless a new elevator is needed to make it accessible. The north face of the building (right side of the building) could be developed into an elevator shaft, however a full life safety and code analysis will be undertaken in the detailed design stage to determine the more detailed fire safety requirements under the alternate building code guidelines.*

12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

» *The addition is being proposed for the back of the development and the visible portion from Gottingen Street is proposed as a small plate size for the tower and significant glazing is proposed to make the building light and transparent. The colours proposed for the addition are muted as opposed to the highly chromatic colours of Victoria Hall. The vertical nature of the tower directly contrasts the horizontal nature and proportions of Victoria Hall. The Creighton Street facade is proposed as a 2 storey street wall with a third storey hidden in a modern Mansard. The overall goal is to maintain the rhythm and continuity of the street fabric on Creighton Street.*

The Standards and Guidelines provide addition guiding principles for the future development of Victoria Hall. The following principles have been derived from the manual to guide this development.

» *Preserve and restore the character defining elements of the original Second Empire building.*

» *Determine whether the improvements to the building are a Preservation, a Rehabilitation or a Restoration project.*

» *document, identify, survey and analyzing the form, materials and condition (and function and interrelationships, where applicable) of the historic place and its components before the project work begins.*

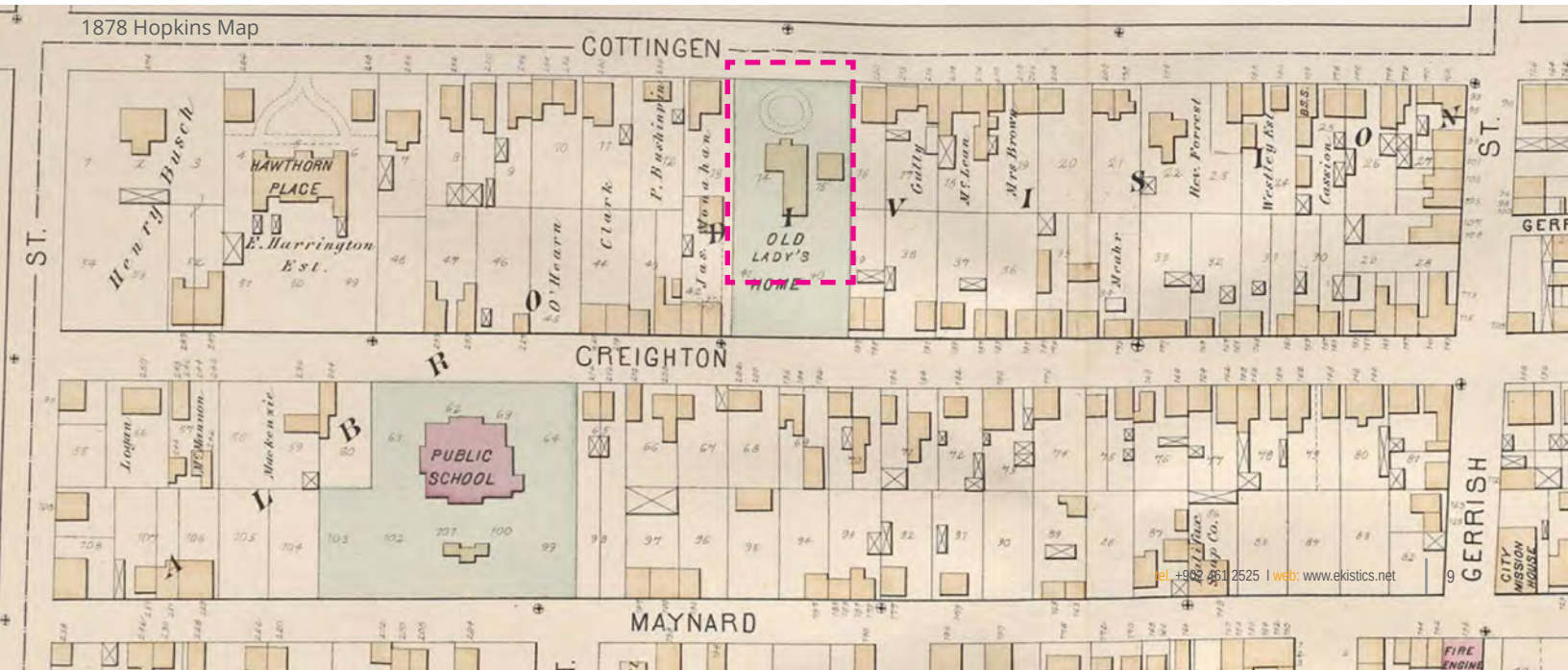
» *Balance health and safety (building code, accessibility, etc.) and other issues with conservation objectives*

- *Undertake the work by someone qualified to do heritage undertakings*
- *Do not create a false sense of historical development by adding elements from other historic places or by combining features of the same property that never coexisted.*
- *Repair rather than replace character-defining elements where possible*
- *Comply with accessibility requirements in such a way that character-defining elements are conserved and heritage value maintained.*
- *Design the new addition 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.*
- *Ensure the new addition does not obscure, damage or destroy the character-defining features of the historic place or undermine its heritage value.*

Architectural Design Intent of the Addition

The overall strategy for the new development on the property is guided by the Standards and Guidelines as noted above. The other considerations that guided the design of the building and site include:

- *The Gottingen Street facade of Victoria Hall has been retained fully and will be part of the rehabilitation program. We will have to address handicap access but we are hoping to accomplish that on the northern side of the building rather than on the facade.*
- *The front yard landscape including the wall on Gottingen Street will be fully restored as part of this process. We anticipate traditional historic plazas and gardens designed by historic landscape architects.*
- *The tower portion has not been physically attached to the Victoria Hall. The addition has been separated from the existing structure by no less than 20'.*
- *The tower has been designed as a point tower to reinforce a smaller tower footprint (800 sq.m.) at a taller height rather than a wider midrise spanning the full length of Victoria Hall. This creates a building form that is clearly not part of the original structure and the vertical arrangement contrasts the horizontal nature of the 3-storey Victoria Hall. The colour scheme for the tower will be monochromatic vs the Chromatic colours of Victoria Hall. The use of glass on the Victoria Hall side will contrast the solid building materials and smaller openings found on the historic building. We believe the smaller point tower with higher height is a better strategy than a larger plate size at a lower height to accommodate the needed density to undertake this development.*
- *The Creighton Street side of the development is a 3-storey street wall (the third storey is hidden in the mansard roof form) is consistent with the smaller residential scale of buildings on Creighton Street. Each unit will have its own door onto the street and the tower has been setback at least 3 m from the streetwall.*
- *The tower portion has been located in the middle of the site to minimize visual impacts and shade impacts from Gottingen and Creighton Street.*



Proposed Rehabilitation program for Victoria Hall.

The developer has requested cost estimates from 5 heritage restoration contractors. Three have replied and one has been shortlisted to undertake the rehabilitation should the DA advance. The early rehabilitation proposal includes:

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

The initial rehabilitation quotes were far from exhaustive and are based on a cursory visual inspection of the interior and exterior perimeter. We would expect to work with HRM and a heritage contractor to develop a more exhaustive list of repairs. For the purpose of this DA application, we have based the density request for the DA on a budget of $3 m plus HST. Additional rehabilitation costs would obviously require more density to recoup the costs. This discussion would be part of the DA process.

We hope this summary provides you with the rationale needed to evaluate the merits of this heritage development agreement. We look forward to your review and comments and to advancing this project through the DA process.

Sincerely,

Chris Crawford, NSAA
Vice-President, Ekistics Plan + Design

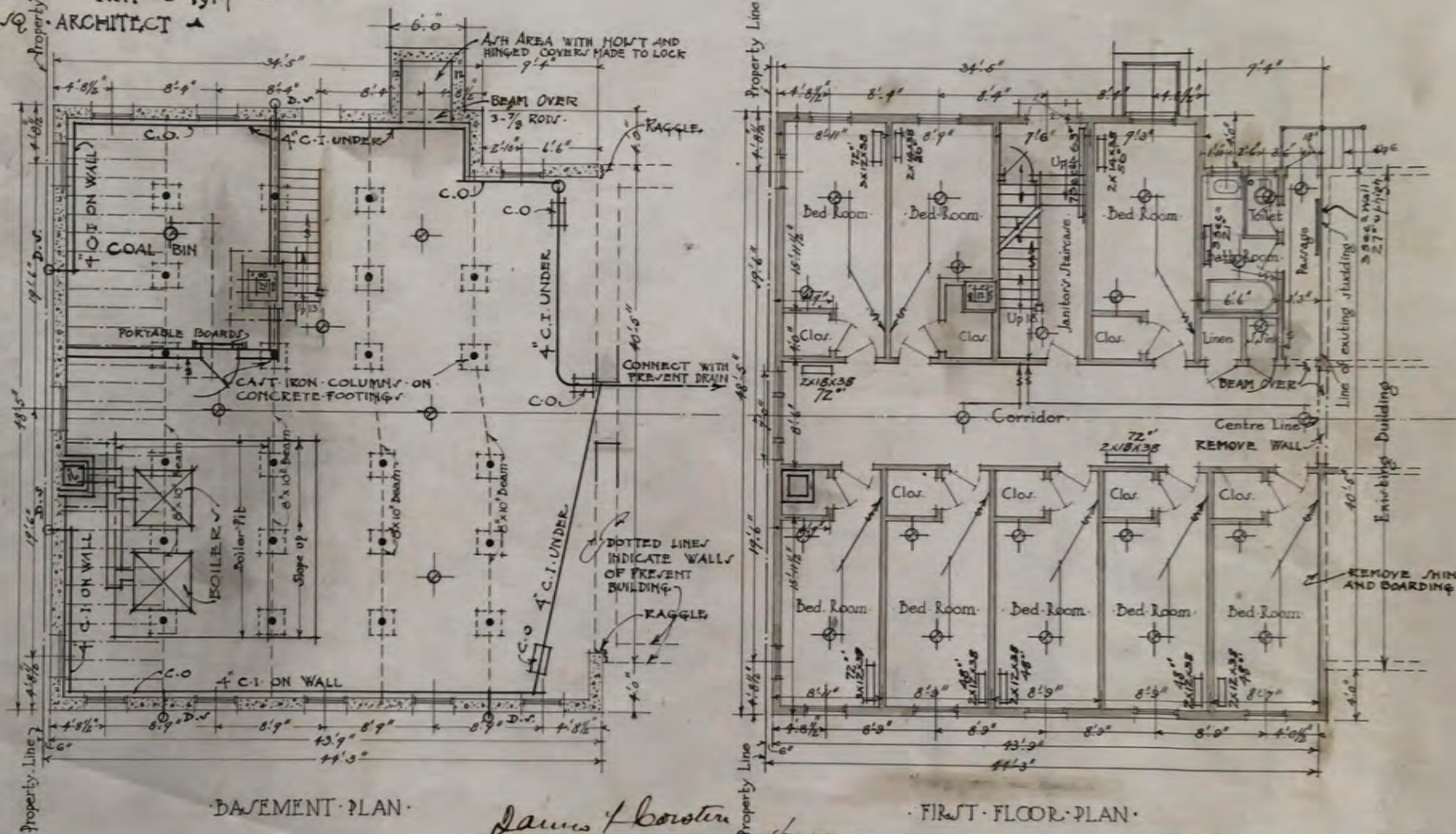
8.2 Architectural Drawings, S.P. Dumaresq, 5 May 1914: NSA Halifax, NS; Gottingen St., Additions & Alterations to Old Ladies Home

ADDITIONS TO OLD LADIES HOME — HALIFAX N.S.

SCALE: 1/8 INCH = 1 FOOT — MAY-5-1914

SYDNEY P. DUMARESQ ARCHITECT

(1)



James F. Corston Issued 8th 1914

13 Rad 2 = 703"

John Foley per W.G. Foley Jan 8th 1914.

Farquhar Bros Ltd

Martin Dennis July 16

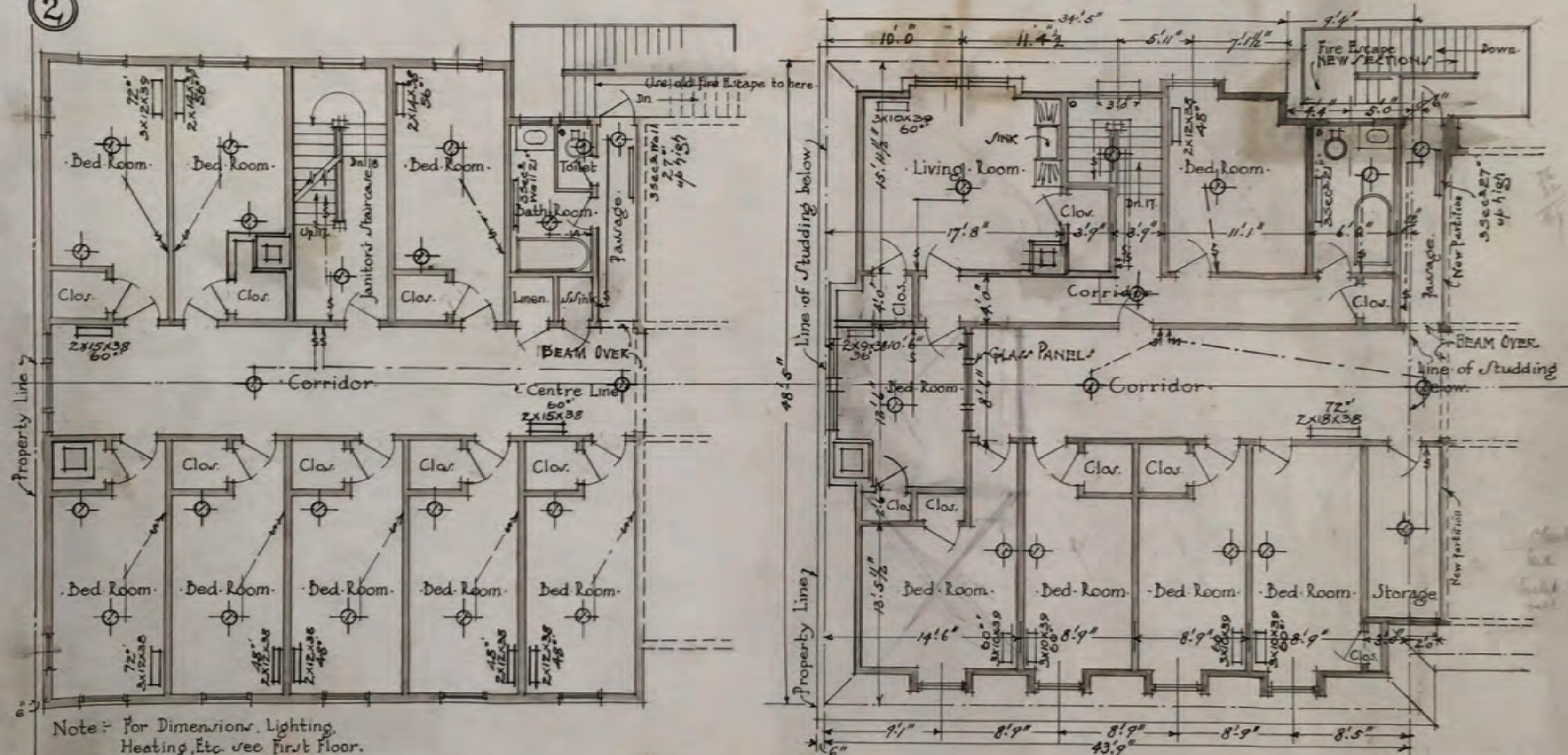
(1)

~ ADDITIONS · TO · OLD · LADIES · HOME ~ ~ HALIFAX · N · S · ~

~ SCALE: 1/8 INCH = 1 FOOT ~ ~ MAY - 5 · 1914 ~

~ SYDNEY · P · DUMARESQ · ARCHITECT ~

(2)



· SECOND · FLOOR · PLAN ·

12 Rads 616'

· THIRD · FLOOR · PLAN ·

10 Rads 504'

James & Corston
June 8th 1914

John Foley, per H. G. Foley, Attorney, June 8th 1914.

Fergusons Bros Ltd
W. B. June 9/14

Martin T. Moore July 15th

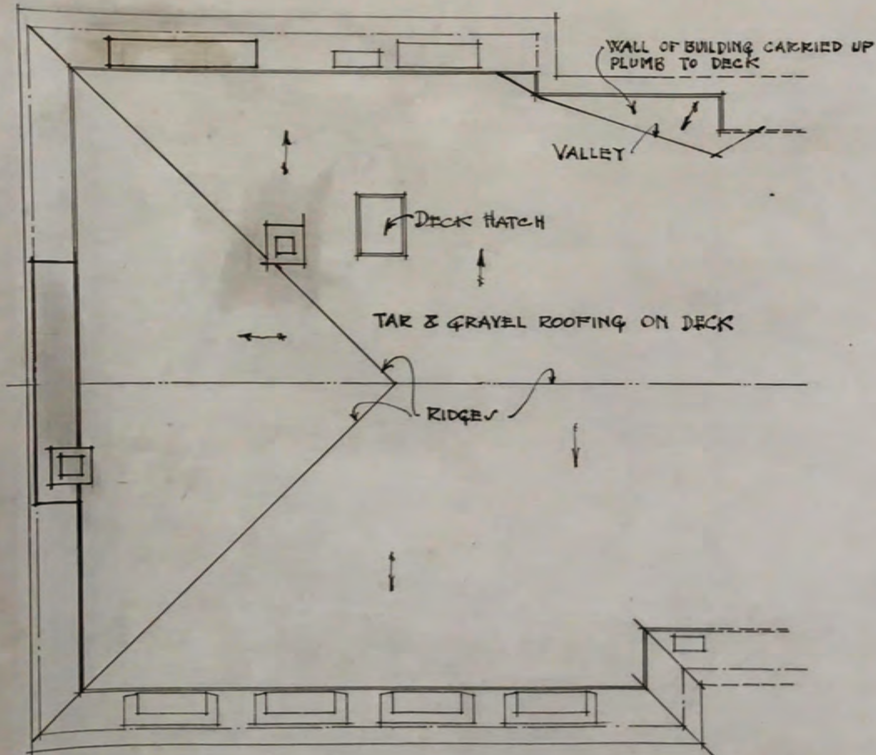
(2)

ADDITIONS · TO · OLD · LADIES · HOME · HALIFAX · N · S ·

SCALE: 1/8 INCH = 1 FOOT · MAY · 5 · 1914

SYDNEY · P · DUMARESQ · ARCHITECT

(3)



ROOF · PLAN ·

James & Corstorine June 8th 1914

John Foley for M.G. Foley Attorney. June 8th 1914

Farquhar Bros Ltd June 9/14

Martin [illegible] July 15th

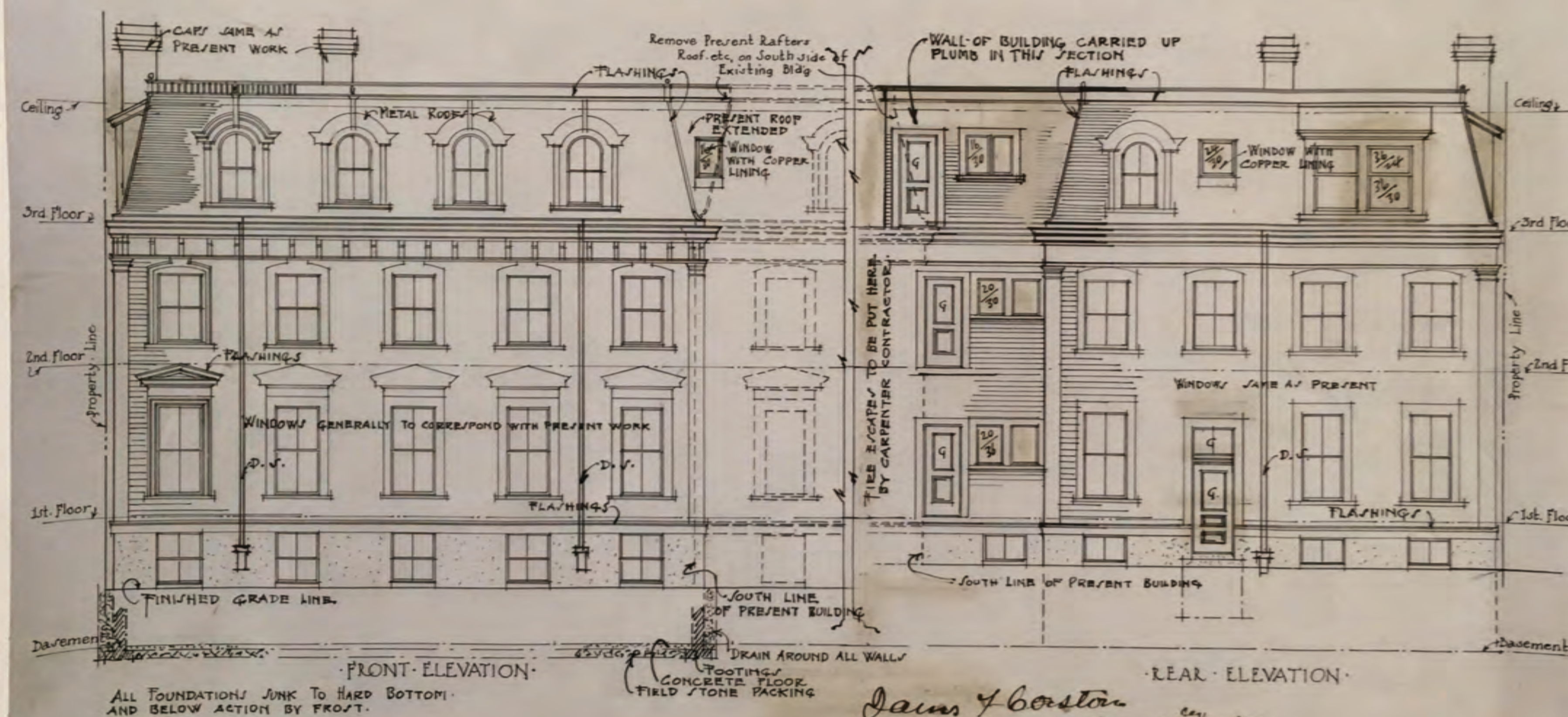
(3)

ADDITIONS · TO · OLD · LADIES · HOME · · HALIFAX · N · S ·

SCALE : 1/8 INCH = 1 FOOT   MAY · 5 · 1914

SYDNEY · P · DUMARESQ · ARCHITECT

(4)



ALL FOUNDATIONS SUNK TO HARD BOTTOM · AND BELOW ACTION BY FROST.

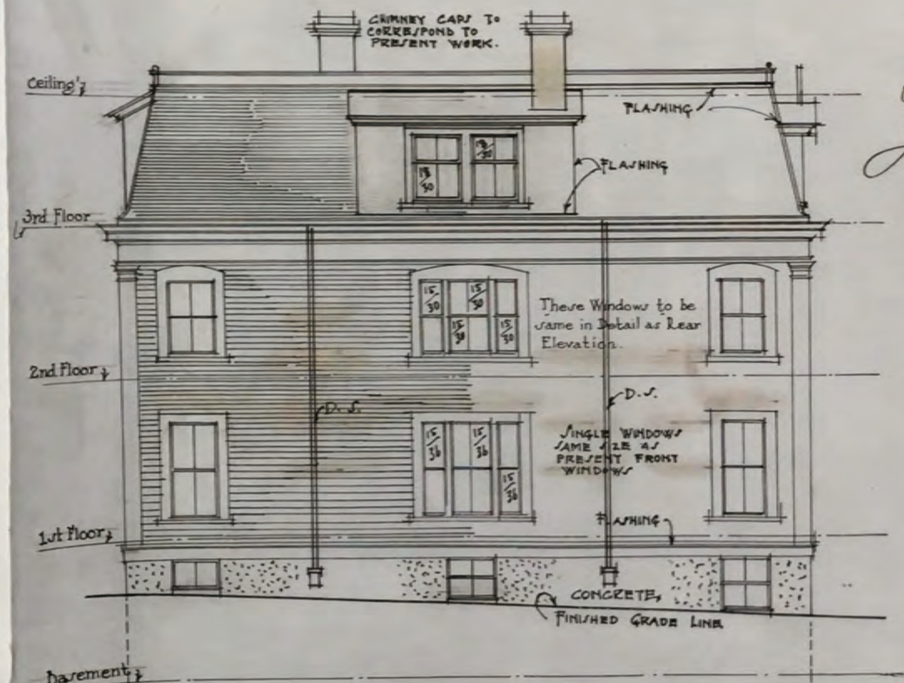
(4)

ADDITIONS · TO · OLD · LADIES · HOME — HALIFAX N · S ·

SCALE: 1/8 INCH = 1 FOOT — MAY · 5 1914

SYDNEY · P · DUMARESQ · ARCHITECT

(5)



·SIDE · ELEVATION·

James & Caster June 8th 1914

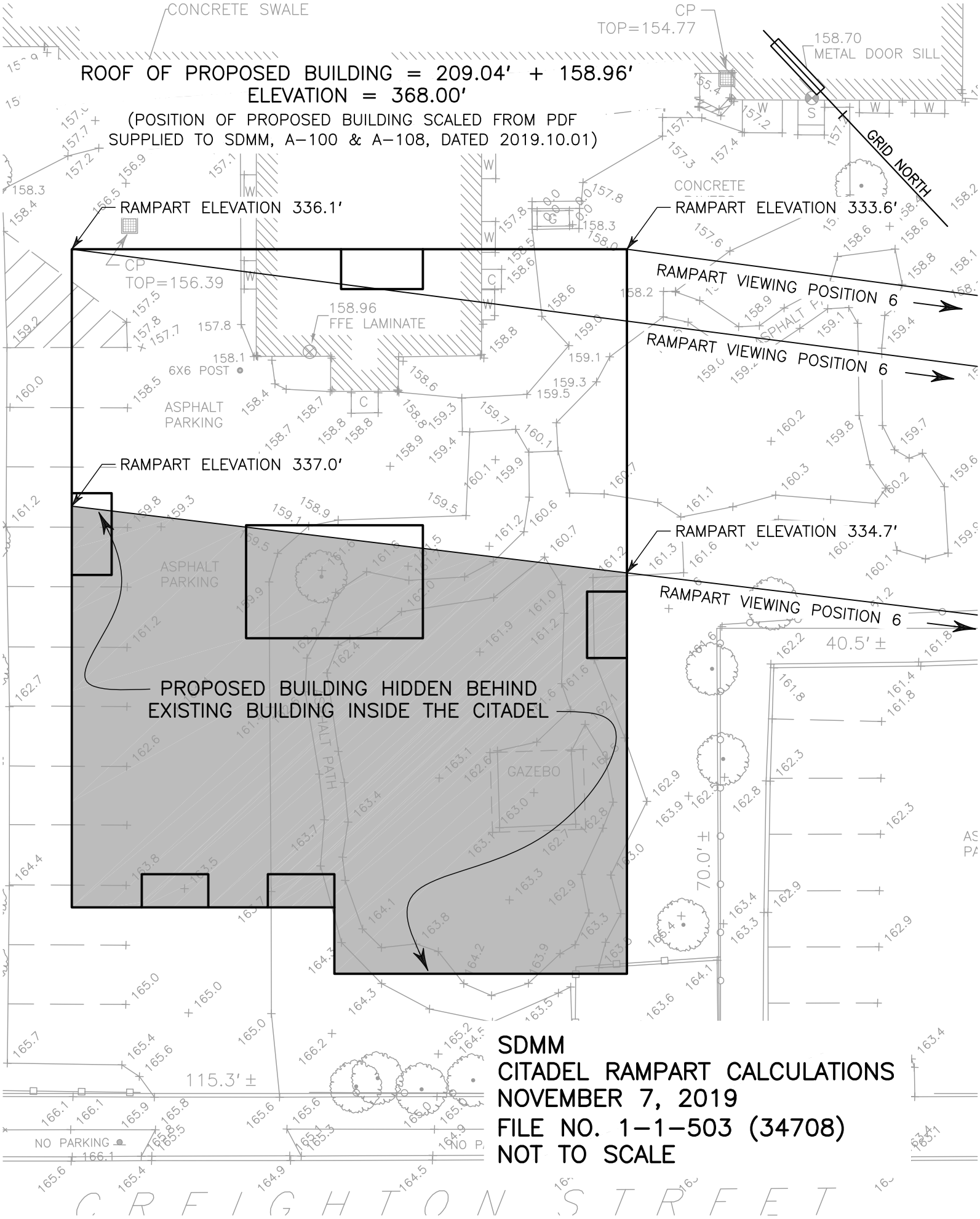
John Foy & St G Foy, June 8th 1914

Farquhar Bros Ltd June 9/14

Martin & Moore July 15

(5)

8.3 Rampart Height Calculation for New Build



SDMM
CITADEL RAMPART CALCULATIONS
NOVEMBER 7, 2019
FILE NO. 1–1–503 (34708)
NOT TO SCALE

8.4 Architectural Drawing Package for New Build

New Building

Building Floor Level	GFA	Units	Parking Stalls	Bicycle Parking (Class A)	Bicycle Parking (Class B)
Parking -02	18355		40		
Parking -01	18355		38	20	
Main Level	10,940	5		37	19
Level 02	11,710	10			
Level 03	11,710	10			
Level 04	9,425	10			
Level 05	9,810	10			
Level 06	9,810	10			
Level 07	9,810	10			
Level 08	9,810	10			
Level 09	9,810	10			
Level 10	9,810	10			
Level 11	9,810	10			
Level 12	9,810	10			
Level 13	9,810	10			
Level 14	9,175	6			
Level 15	9,010	7			
Level 16	9,010	7			
Totals	**159,270**	**145**	**78**	**57**	**19**

Level	Bachelor	1 Bed	2 Bed	Total Units
Main Level	0	3	2	5
Level 02	1	3	6	10
Level 03	1	3	6	10
Level 04	0	7	3	10
Level 05	0	6	4	10
Level 06	0	6	4	10
Level 07	0	6	4	10
Level 08	0	6	4	10
Level 09	0	6	4	10
Level 10	0	6	4	10
Level 11	0	6	4	10
Level 12	0	6	4	10
Level 13	0	6	4	10
Level 14	0	2	4	6
Level 15	0	2	5	7
Level 16	0	2	5	7
Total Units	**2**	**76**	**67**	**145**

Unit %	Bachelor	1 Bed	2 Bed	Total Units
	1.38	52.41	46.21	100

Victoria Hall Building Floor Level

	GFA	Units	Parking Stalls
Basement	6,250	6	
Main Level	6250	5	
Level 02	6250	4	
Level 03	6,250	4	
Totals	18750	19	

Total Units	164

Development Lot Area	
PID	00148791
Total Lot Area	36,400
Total Development GFA excluding Parking	178,020
Floor Area Ratio	4.89

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1	ISSUE FOR DA SUBMISSION	2018.10.02

REVISIONS DATE

PROJECT

2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE
1/32" - 1'-0"

DATE
2020.02.28

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APPROVED

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PRELIMINARY_YIELD

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RENDER: VIEW FROM PARK

DRAWING NO.

A-007

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APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
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RENDER: VIEW FROM GOTTINGEN ST (1)

DRAWING NO.

A-008

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1/32" - 1'-0"	2020.02.28	
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RENDER: VIEW FROM GOTTINGEN ST (2)

DRAWING NO.

A-009

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1/32" - 1'-0"	2020.02.28	
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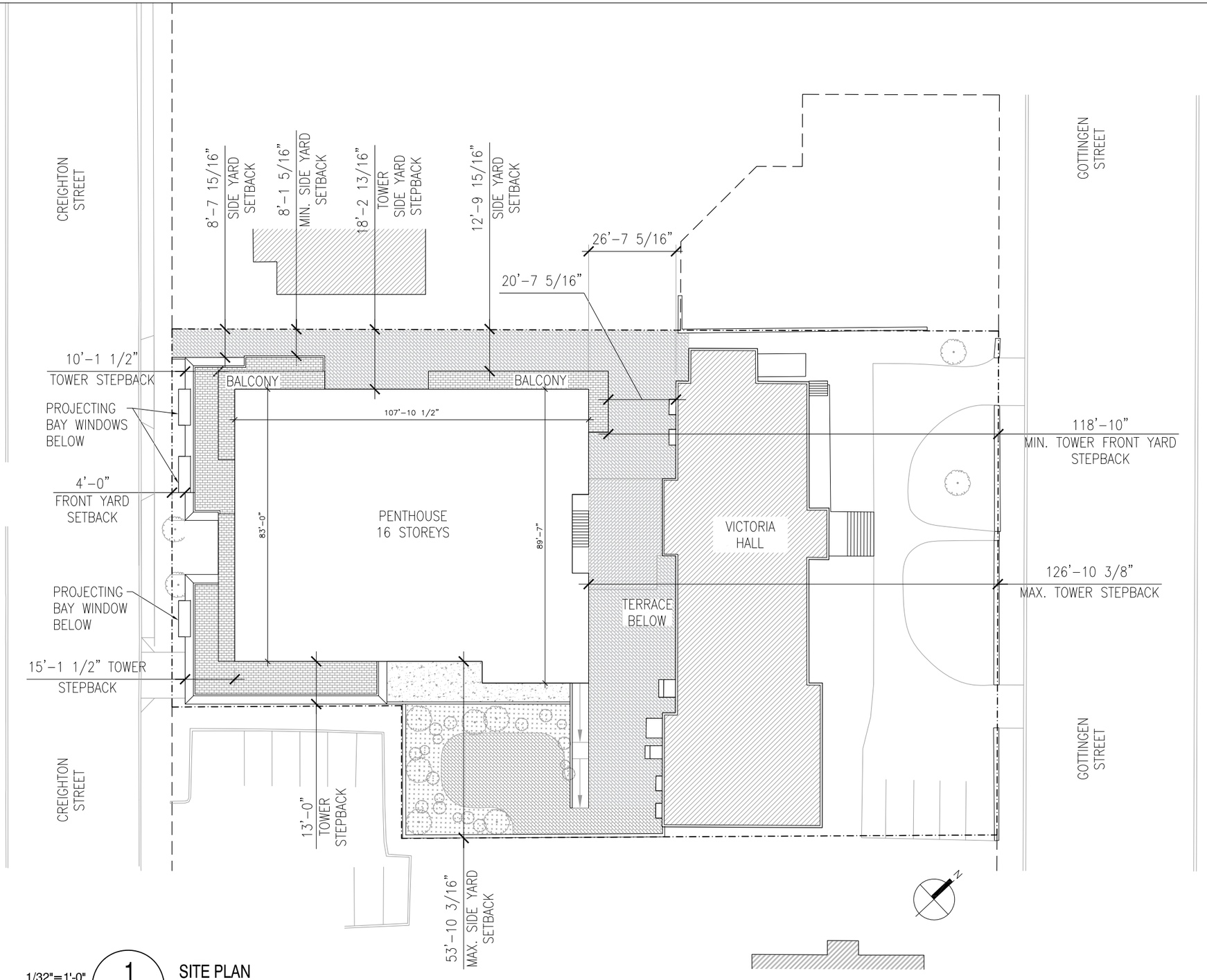
RENDER: VIEW FROM CREIGHTON ST

DRAWING NO.

A-010



1/32"=1'-0" 1 A-100 **SITE PLAN**

NOTE:
LANDSCAPE PLAN NOT UPDATED TO CURRENT SITE DESIGN

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1/32" - 1'-0"	2020.02.28	
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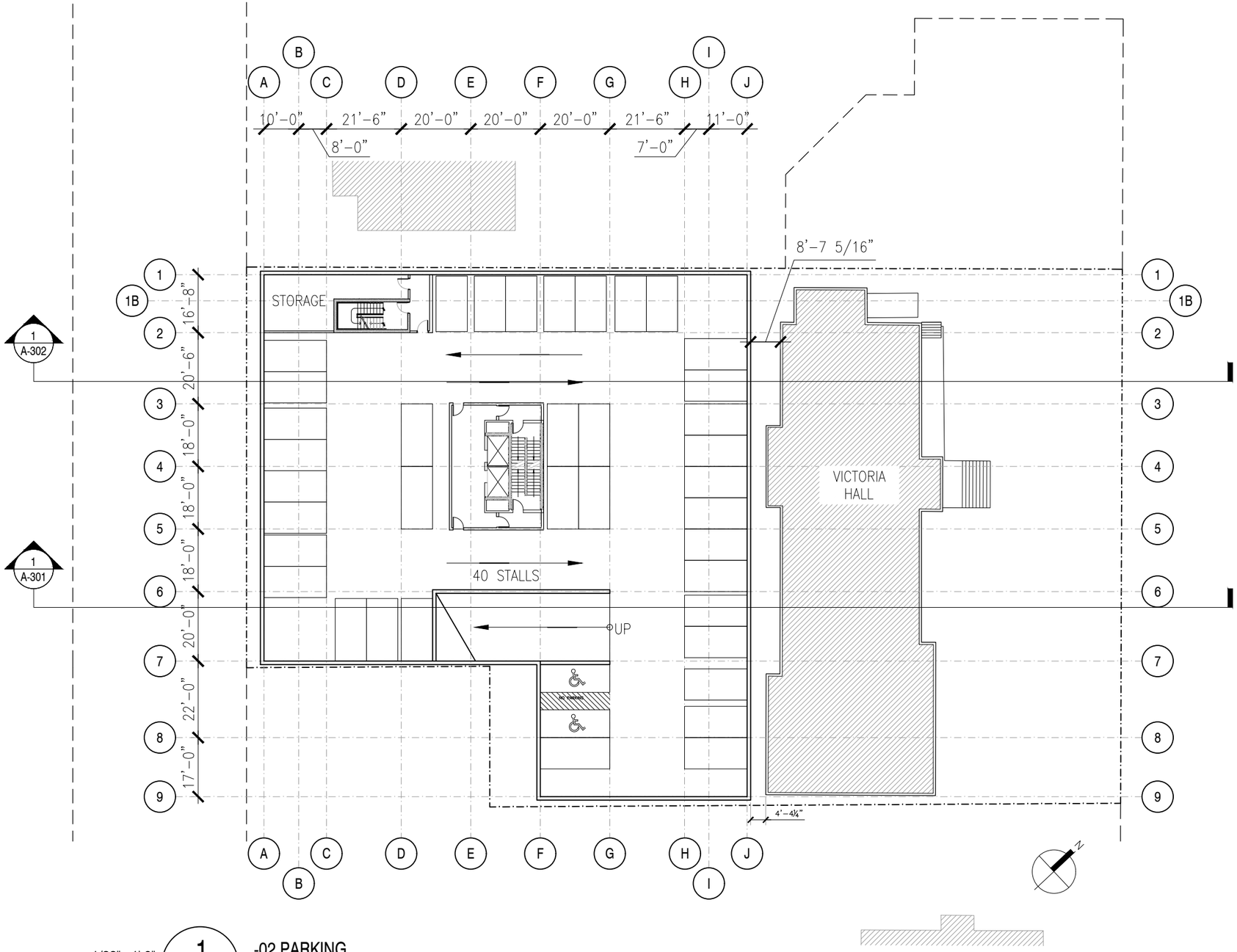
SITE PLAN - PROPOSED

DRAWING NO.
A-100



1/32"=1'-0" 1 A-101 **-02 PARKING**

40 STALLS
GFA:18,355sqft

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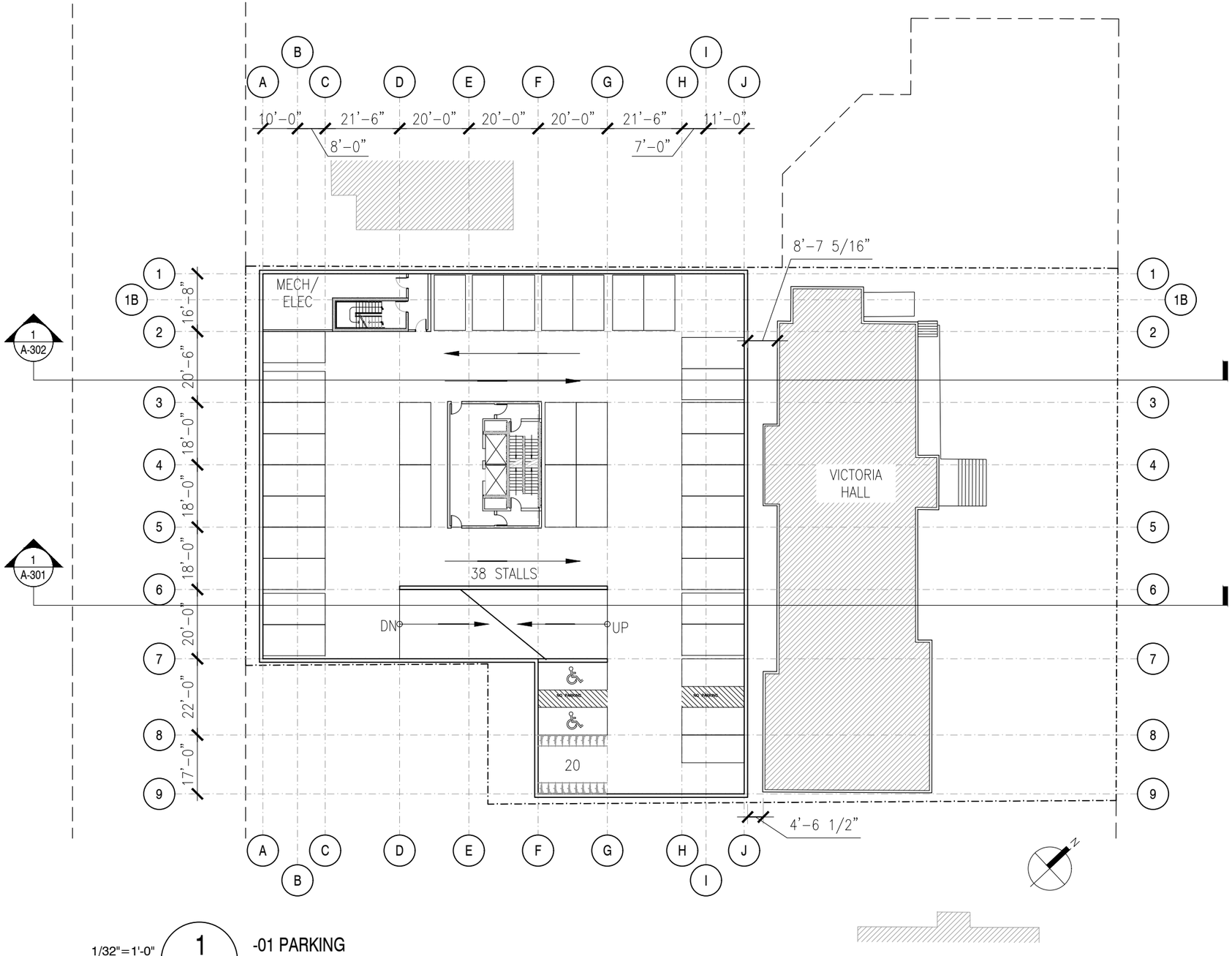

1/32"=1'-0" 1 A-102 -01 PARKING

37 STALLS
GFA:18,355sqft

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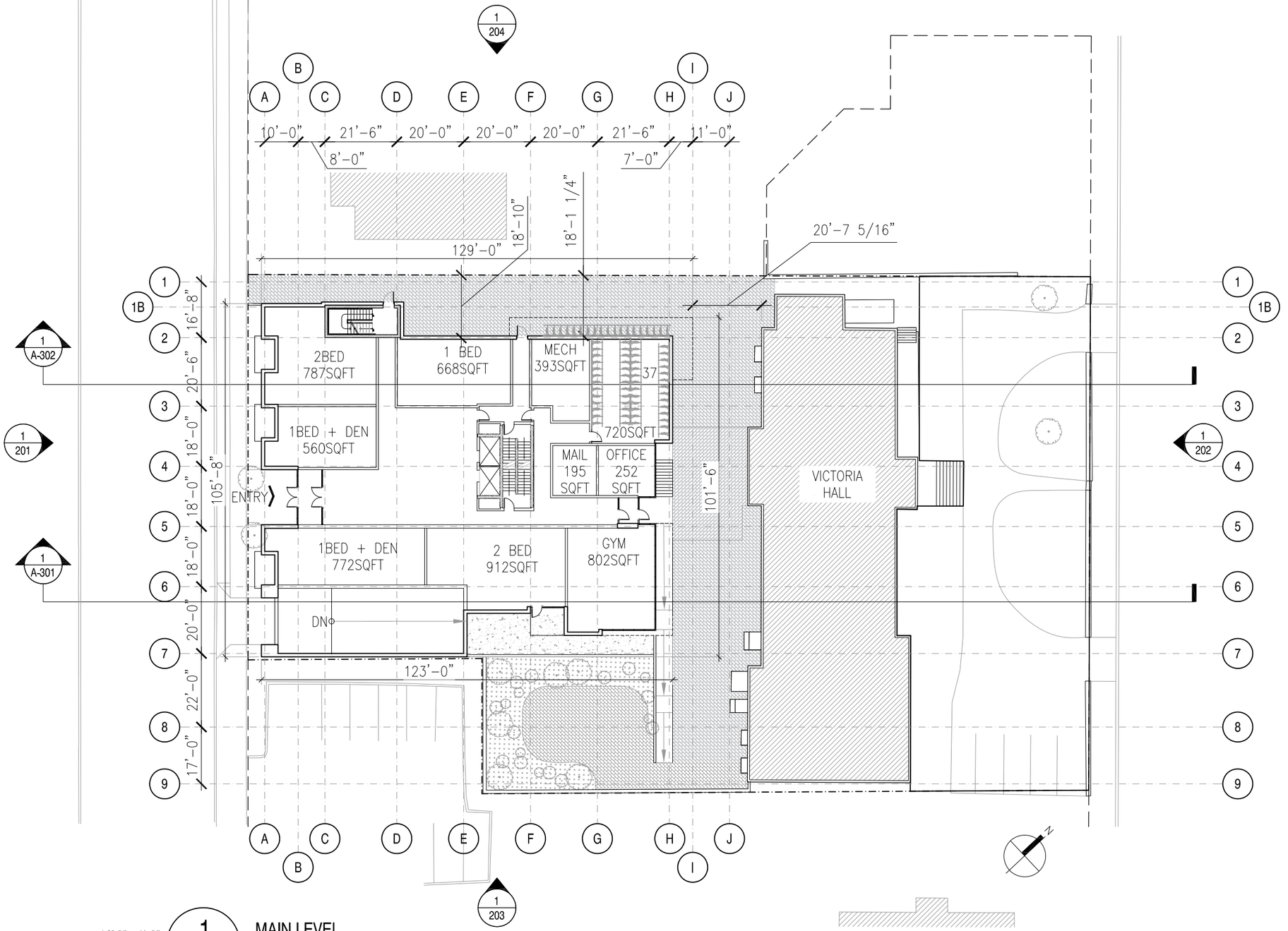
-01 PARKING

DRAWING NO.

A-102



1/32"=1'-0" **1** / **A-103** MAIN LEVEL

GFA: 10,490sqft

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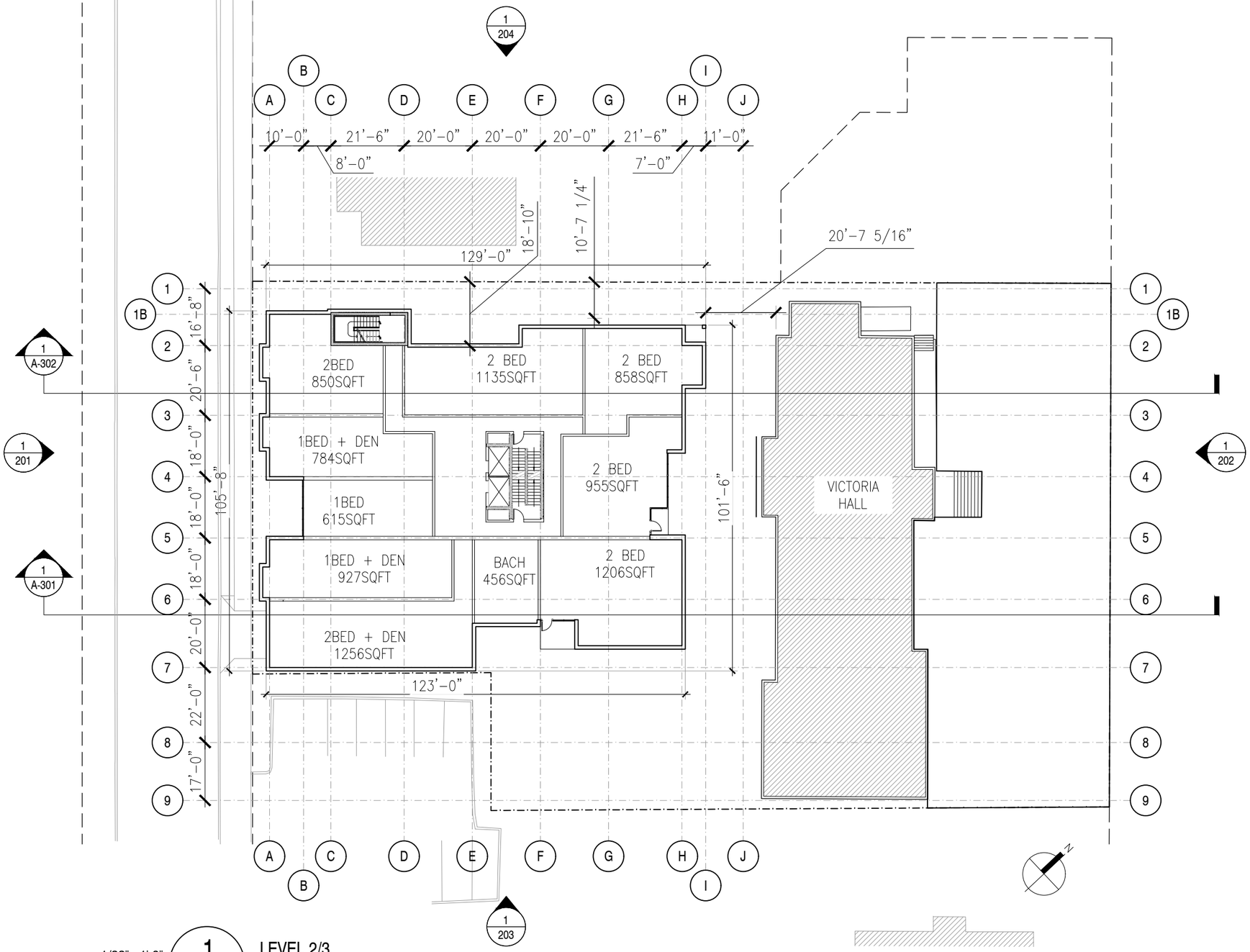
DRAWING

MAIN LEVEL

DRAWING NO.

A-103



1/32"=1'-0" **1** / **A-104** LEVEL 2/3

GFA: 11,710sqft

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SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
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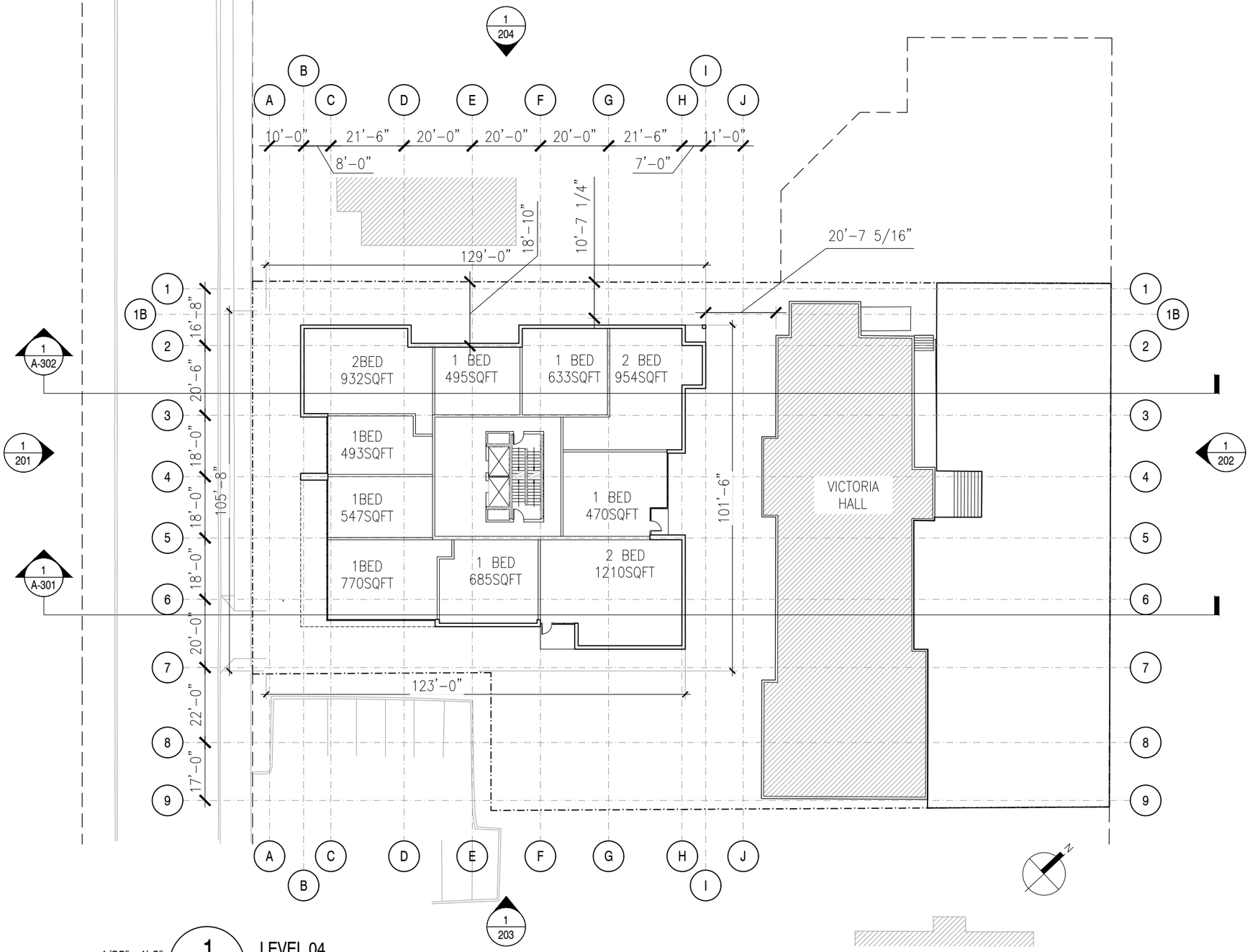
APPROVED

SEAL

NOT FOR CONSTRUCTION

DRAWING
LEVEL 02/03

DRAWING NO.
A-104



1/32"=1'-0"

1 / A-105 LEVEL 04

GFA: 9,425sqft

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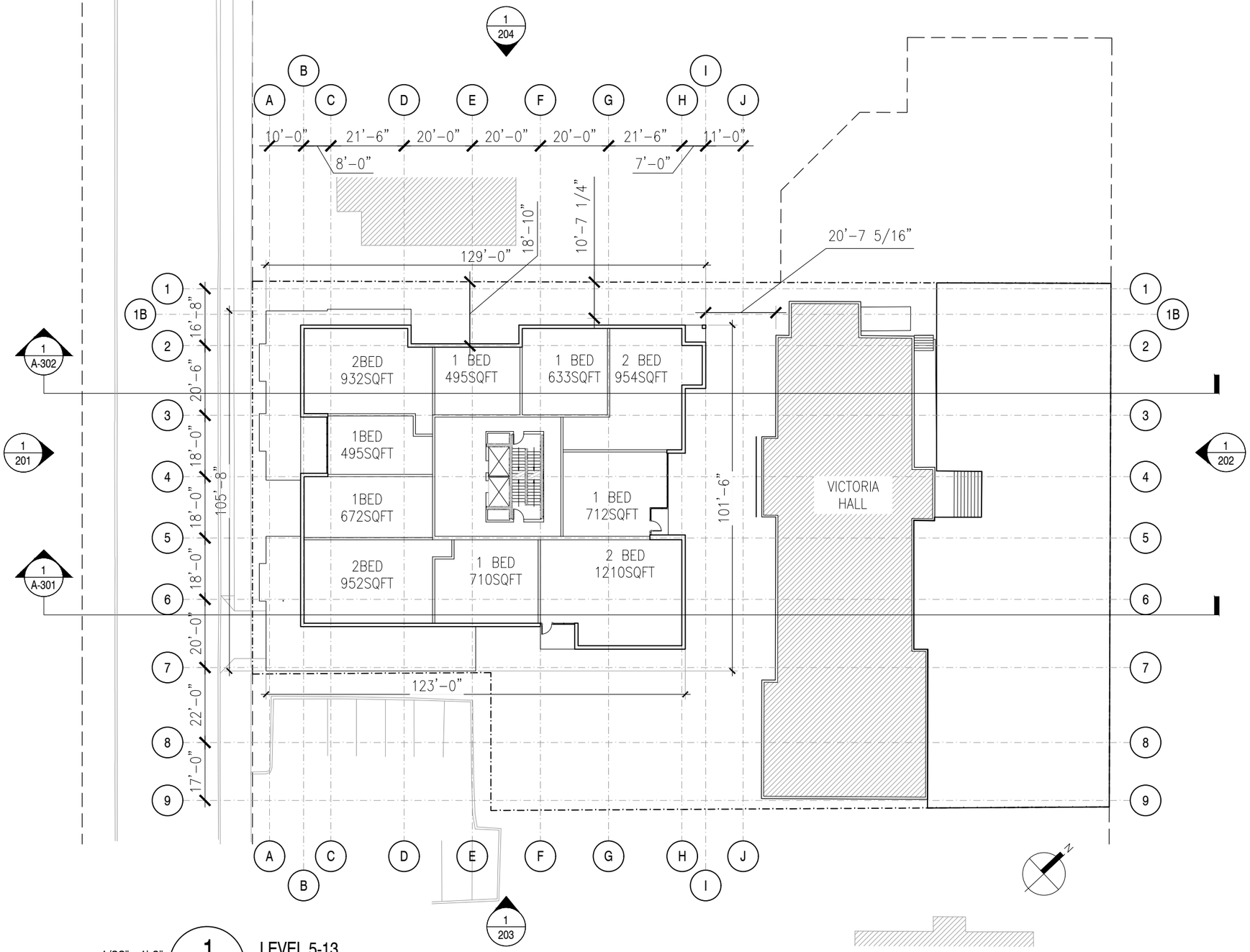
DRAWING
LEVEL 04

DRAWING NO.
A-105



1/32"=1'-0" 1 A-106 LEVEL 5-13

GFA: 9,810sqft

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4	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
3	ISSUE FOR REVIEW	2020.02.05
2	ISSUE FOR DA RESUBMISSION	2019.10.01
1	ISSUE FOR DA SUBMISSION	2018.10.02

REVISIONS DATE

PROJECT

2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

APPROVED

SEAL

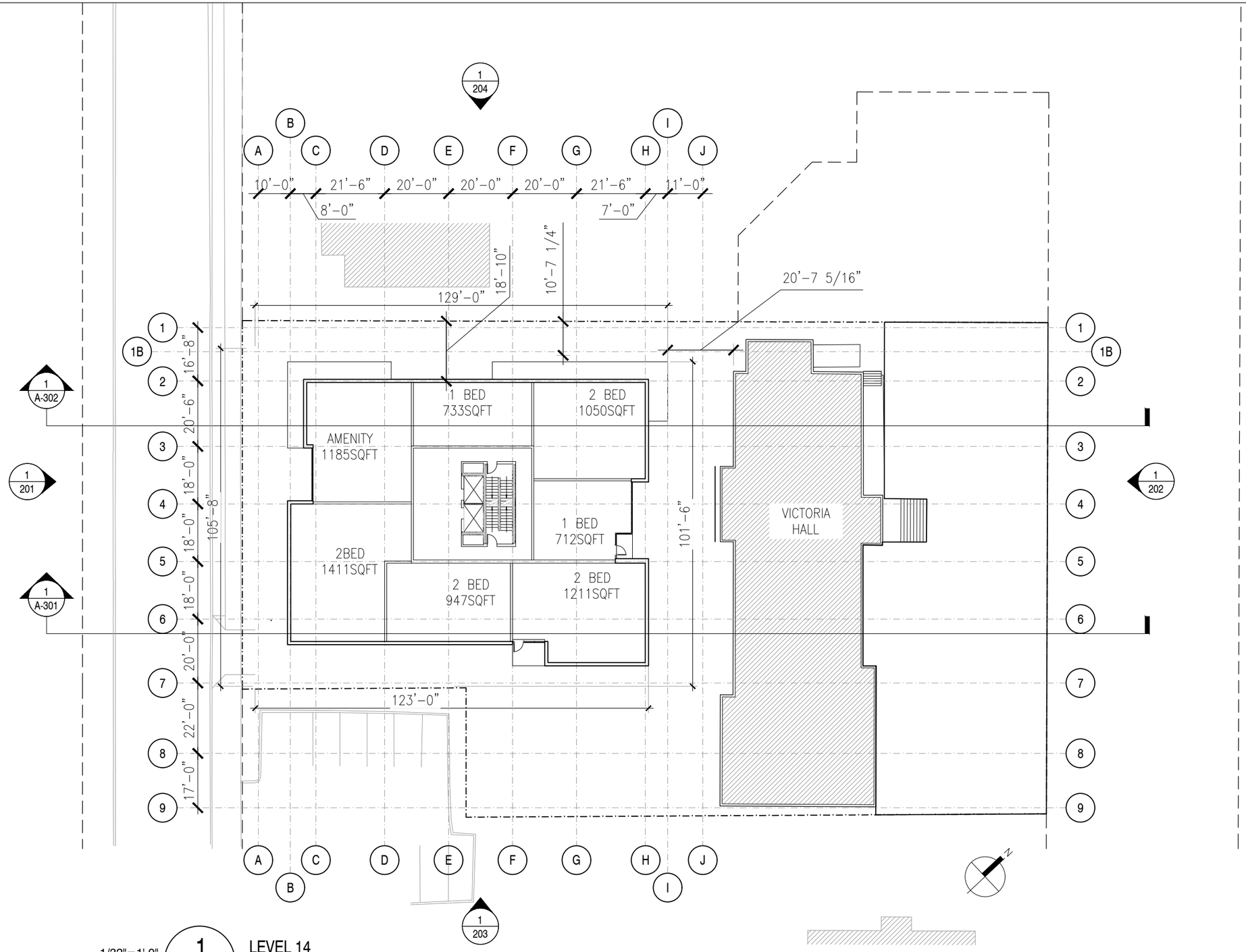
NOT FOR CONSTRUCTION

DRAWING

LEVEL 05 - 13

DRAWING NO.

A-106



1/32"=1'-0" 1 A-107 LEVEL 14

GFA: 9,175sqft

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4	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
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2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

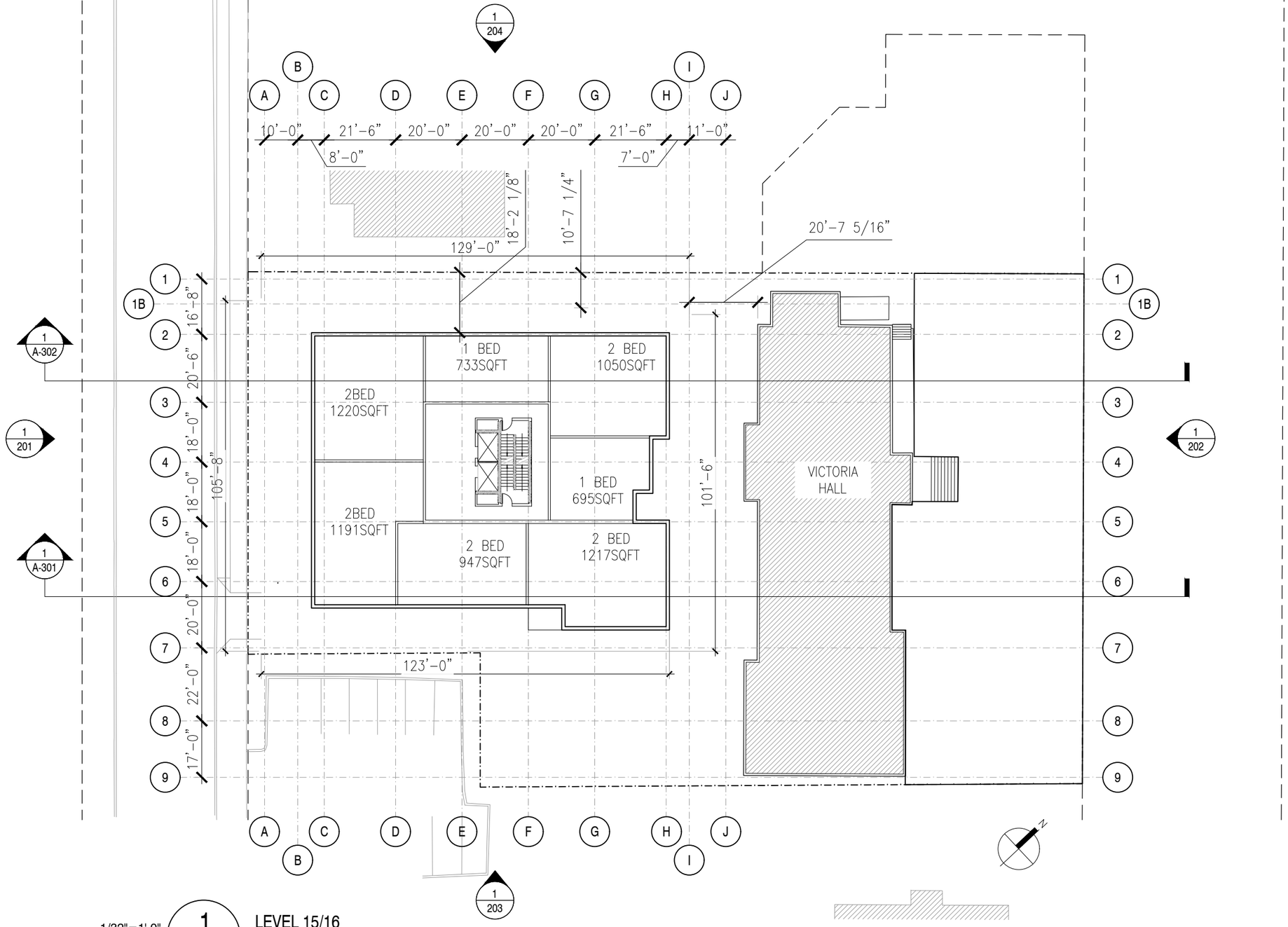
APPROVED

SEAL

NOT FOR CONSTRUCTION

DRAWING
LEVEL 14

DRAWING NO.
A-107



1/32"=1'-0"

1 / A-108 LEVEL 15/16

GFA: 9,010sqft

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2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

APPROVED

SEAL

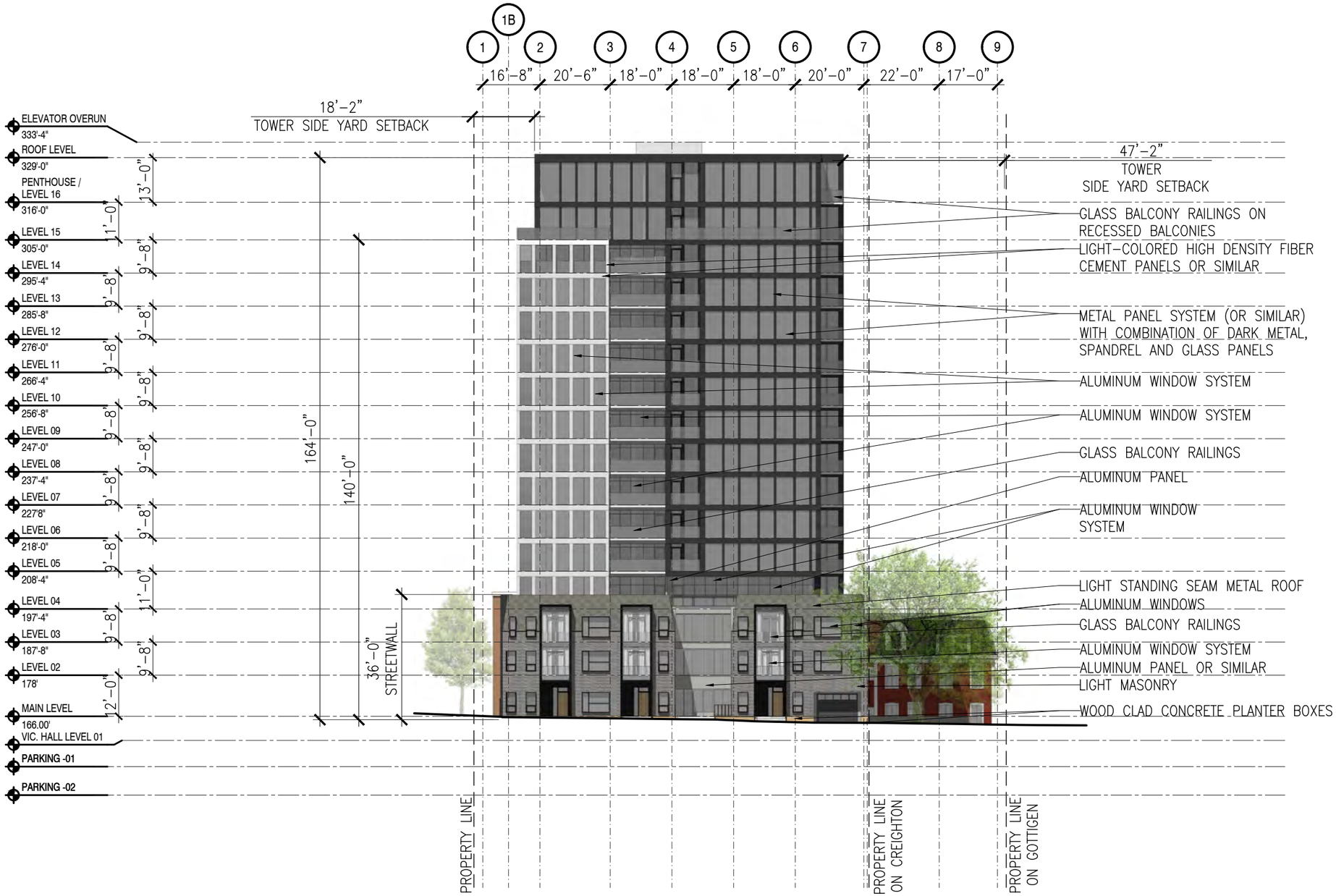
NOT FOR CONSTRUCTION

DRAWING

LEVEL 15/16

DRAWING NO.

A-108



1/32"=1'-0" 1 A-201 WEST ELEVATION

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2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

APPROVED

SEAL

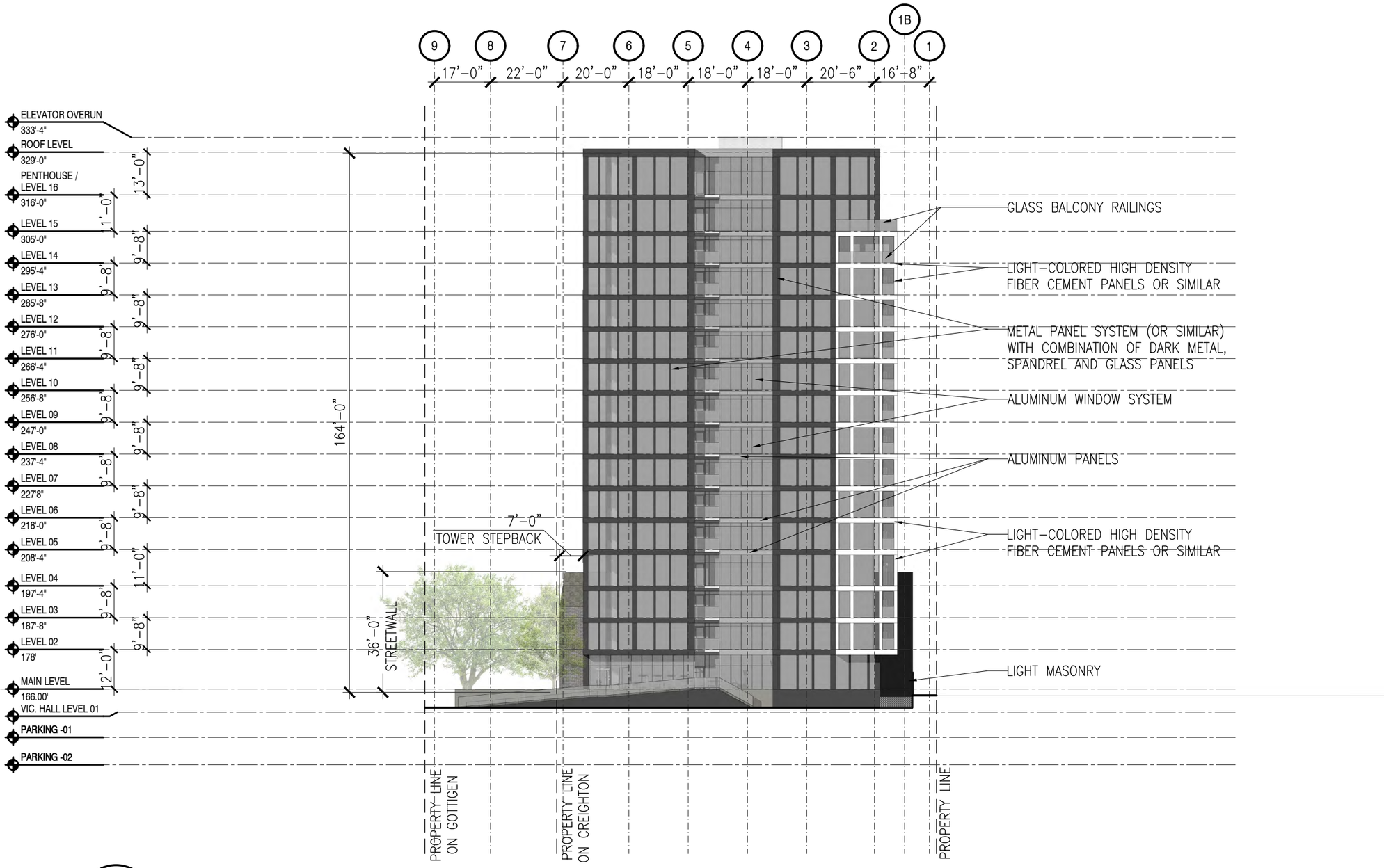
NOT FOR CONSTRUCTION

DRAWING

WEST ELEVATION

DRAWING NO.

A-201



1/32"=1'-0" 1 EAST ELEVATION
A-202

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1	ISSUE FOR DA SUBMISSION	2018.10.02

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2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

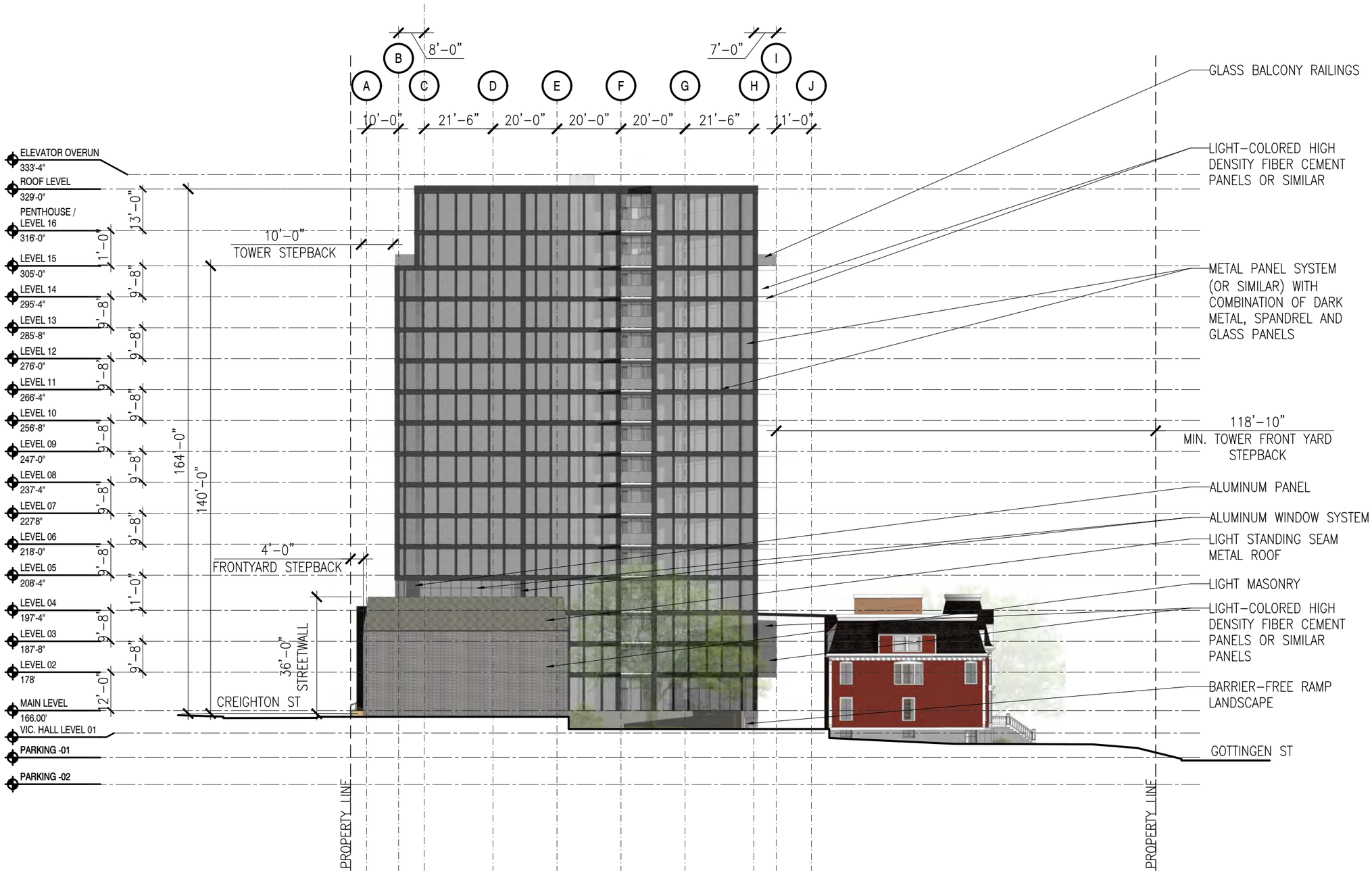
APPROVED

SEAL

NOT FOR CONSTRUCTION

DRAWING
EAST ELEVATION

DRAWING NO.
A-202



1/32"=1'-0" 1 A-203 SOUTH ELEVATION

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2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

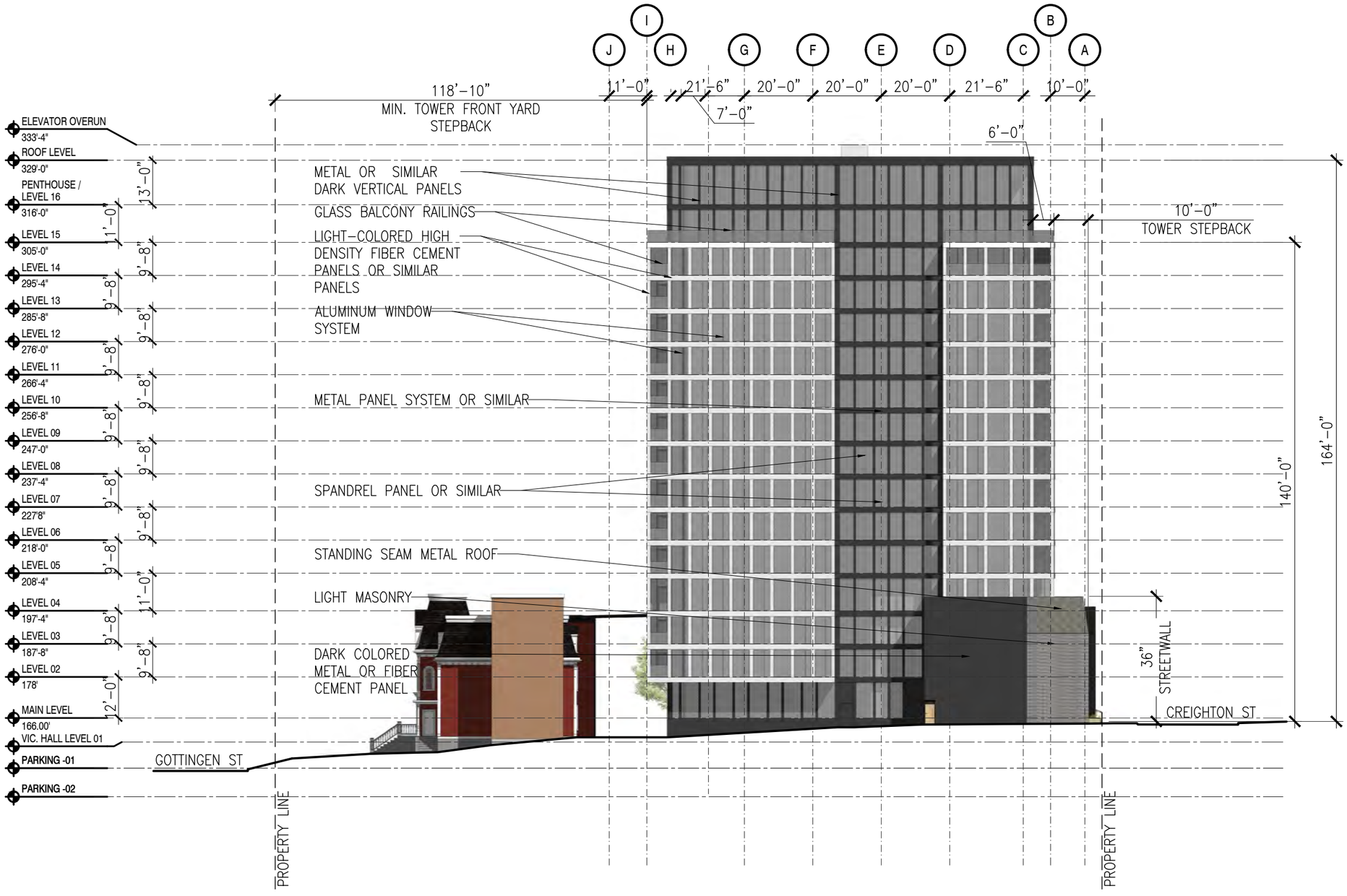
APPROVED

SEAL

NOT FOR CONSTRUCTION

DRAWING
SOUTH ELEVATION

DRAWING NO.
A-203



1/32"=1'-0" 1 A-204 NORTH ELEVATION

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2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED
APPROVED		

SEAL

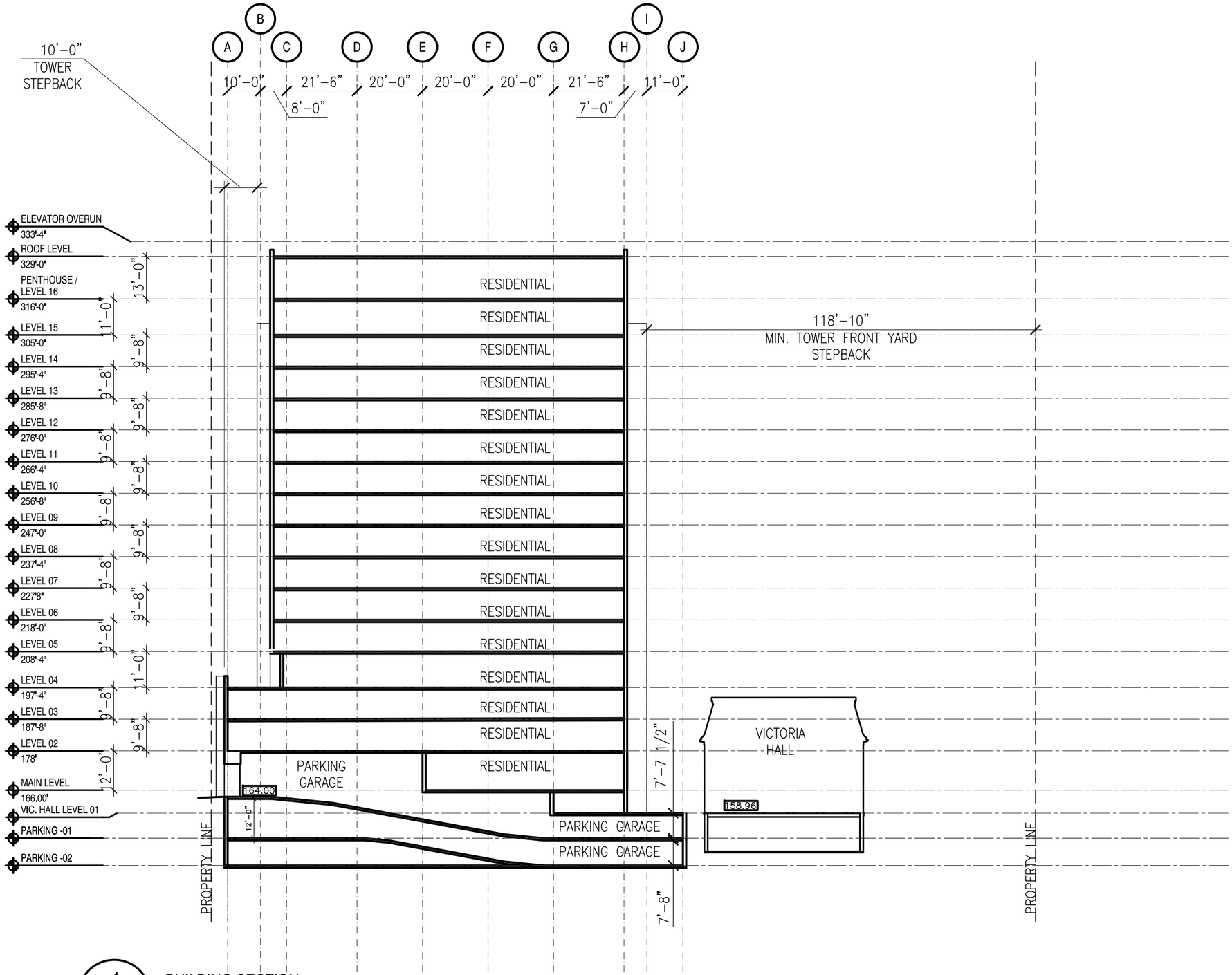
NOT FOR CONSTRUCTION

DRAWING

NORTH ELEVATION

DRAWING NO.

A-204



1/32"=1'-0" 1 A-301 BUILDING SECTION

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4	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
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2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

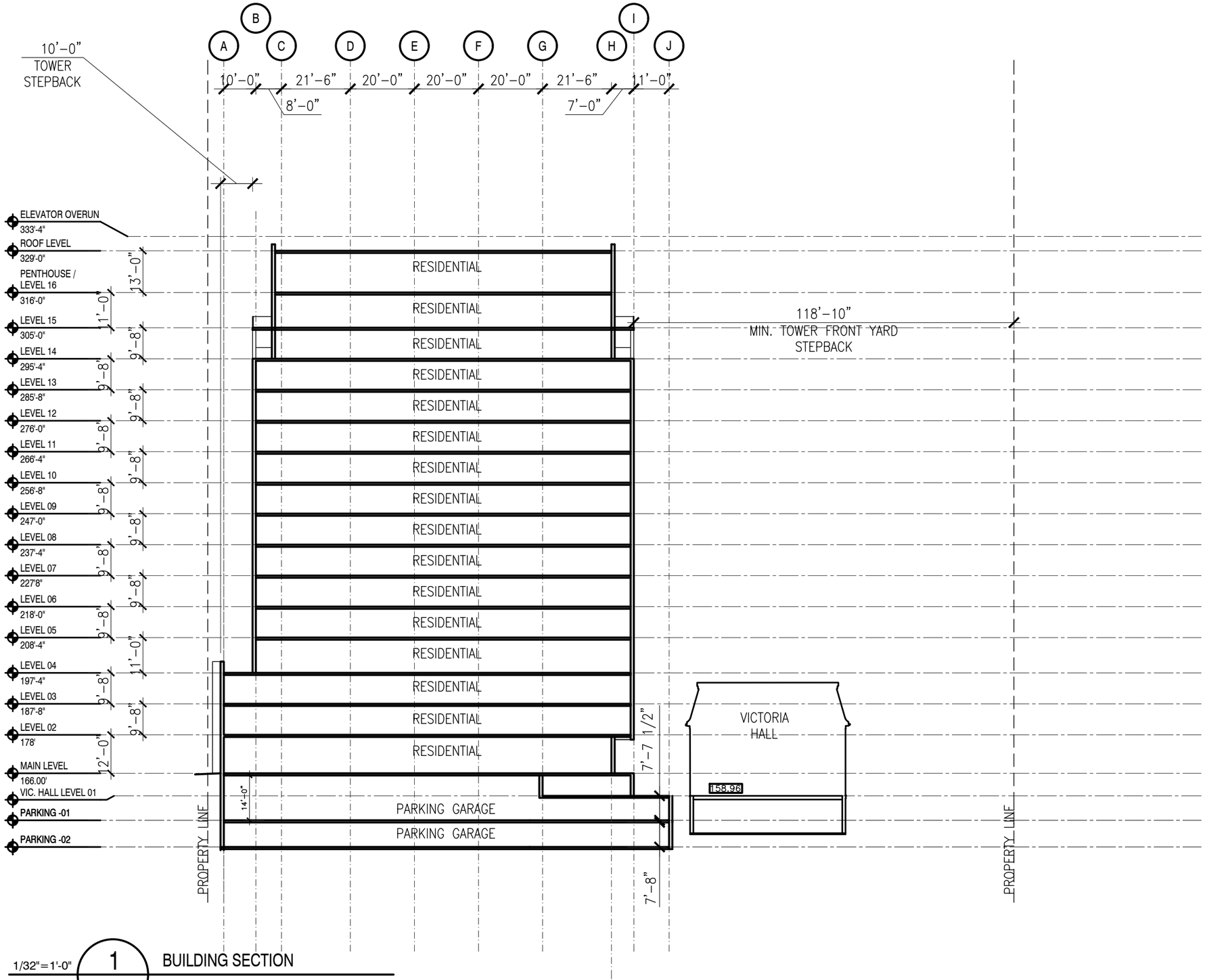
APPROVED

SEAL

NOT FOR CONSTRUCTION

DRAWING
BUILDING SECTION

DRAWING NO. A-301



1/32"=1'-0" 1 A-302 BUILDING SECTION

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Dartmouth, NS
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4	ISSUE FOR HERITAGE IMPACT STATEMENT SUBMISSION	2020.02.28
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PROJECT

2438 GOTTINGEN STREET
DEVELOPMENT AGREEMENT
APPLICATION

CLIENT

JOSEPH ARAB

SCALE	DATE	
1/32" - 1'-0"	2020.02.28	
DRAWN BY	CHECKED	REVIEWED

APPROVED

SEAL

NOT FOR CONSTRUCTION

DRAWING

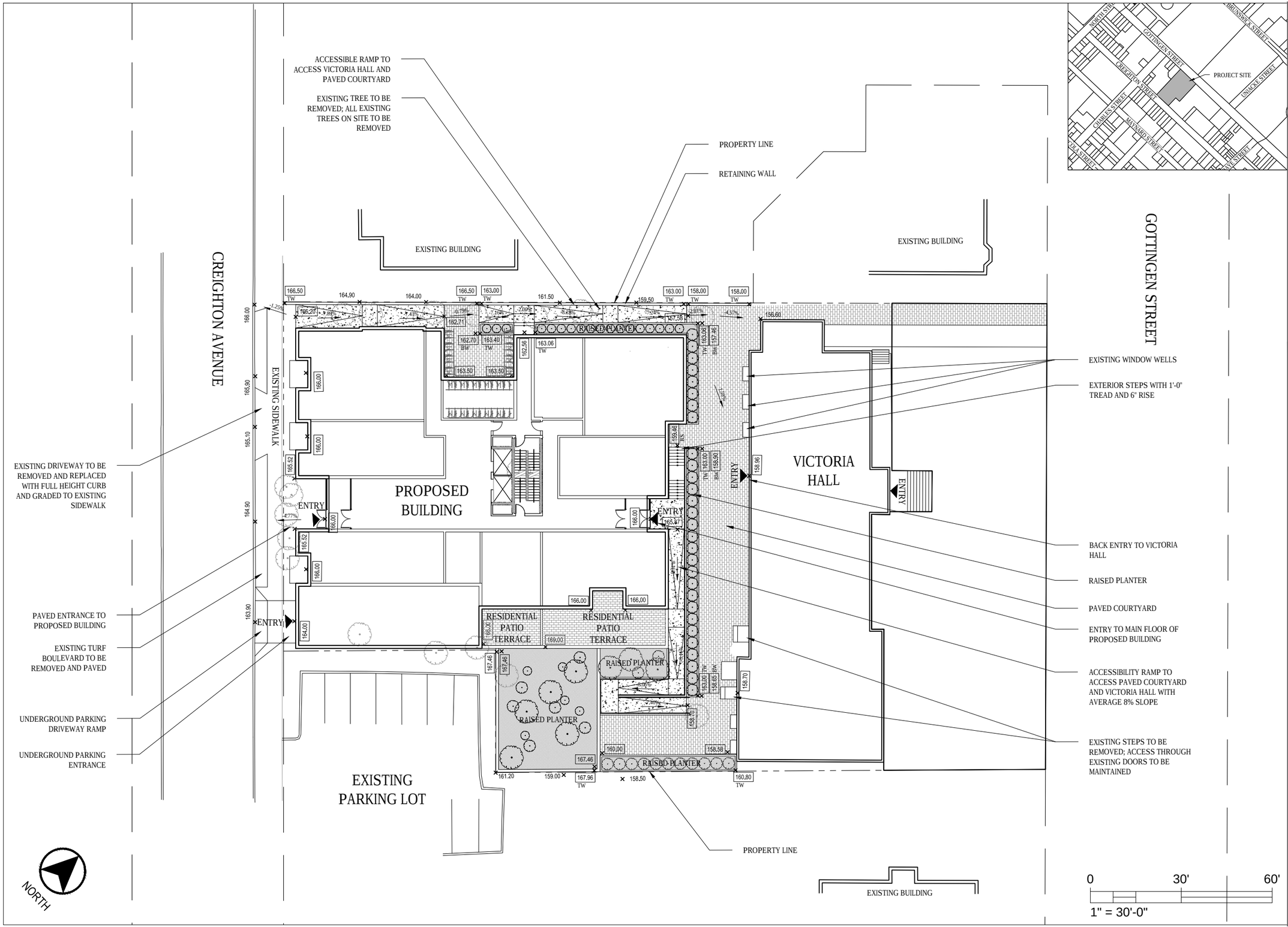
BUILDING SECTION

DRAWING NO.

A-302

8.5 Traffic Impact Statement

8.6 L1 Site Plan



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1 Starr Lane
Dartmouth, NS
B2Y 4V7

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LEGEND

- × 162.56 EG
- × 162.56 PG
- -7.95% % SLOPE
- TREE TO REMOVE

2	ISSUE FOR DA RESUBMISSION	2019.10.01
1	ISSUE FOR DA SUMBISSION	2019.10.02
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PROJECT

2438 GOTTINGEN STREET REDEVELOPMENT

DEVELOPMENT AGREEMENT
PLANNING APPLICATION

CLIENT
JOSEPH ARAB

SCALE	DATE	
1"=30'	2019.09.30	
DRAWN BY: LB	CHECKED: DS	REVIEWED:

APPROVED

SEAL

NOT FOR CONSTRUCTION

DRAWING
SITE PLAN

DRAWING NO.
L100

8.7 Wind and Shadow Study

Sept 26, 2018

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

Re: 2438 Gottingen Street - Shade and Wind Assessment (PID 00148791).

Dear Aaron;

The proposed 13-storey residential development project is located 2438 Gottingen Street with the lot penetrating through to Creighton Street (PID 00148791). The site sits just east of North Street, just a across the street from the George Dixon Centre and next door to the 10-storey Sunrise Manor. The new proposed building will be located just behind Victoria Hall (See Fig.1).

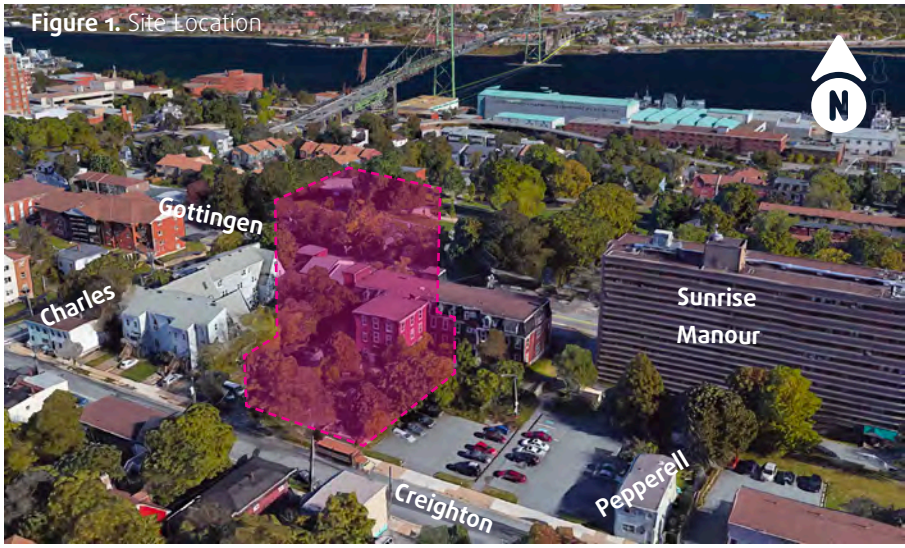


Figure 1. Site Location

The following assessment looks to interpret the likely wind impacts on surrounding properties and sidewalks as a result of the construction of the proposed development. Wind data, recorded at the local Shearwater Airport between 1953 and 2000, was assembled and analyzed using Windrose Pro 2.3 to understand the intensity, frequency, and direction of winds at the proposed site. The resulting diagram (Fig. 2) shows that the highest and most frequent annual wind speeds from the west and south and Fig 3. Shows this pattern in the context of the site.

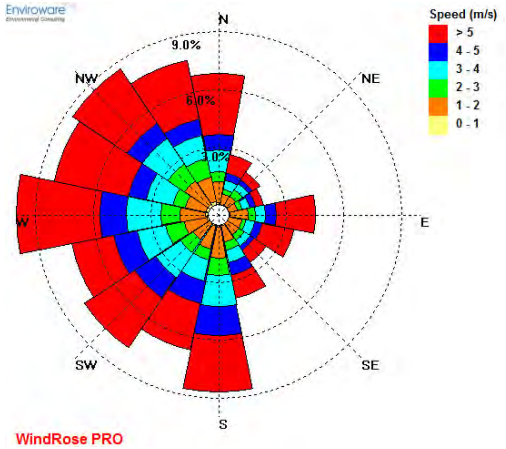


Figure 2. Wind Rose for Shearwater Airport. Annual wind diagram shows winds in the FROM direction.

Throughout the year, much of the stronger winds which could impact human thermal comfort come from the west (~13% of the time winds are greater than 5m/s), from the north and north-west (~12% of the time) and from the south and south-west (~9% of the time).

Wind changes in direction and intensity throughout the year. Strong winds (>20 mph) are usually associated with uncomfortable conditions for pedestrians. In Figure 4, the

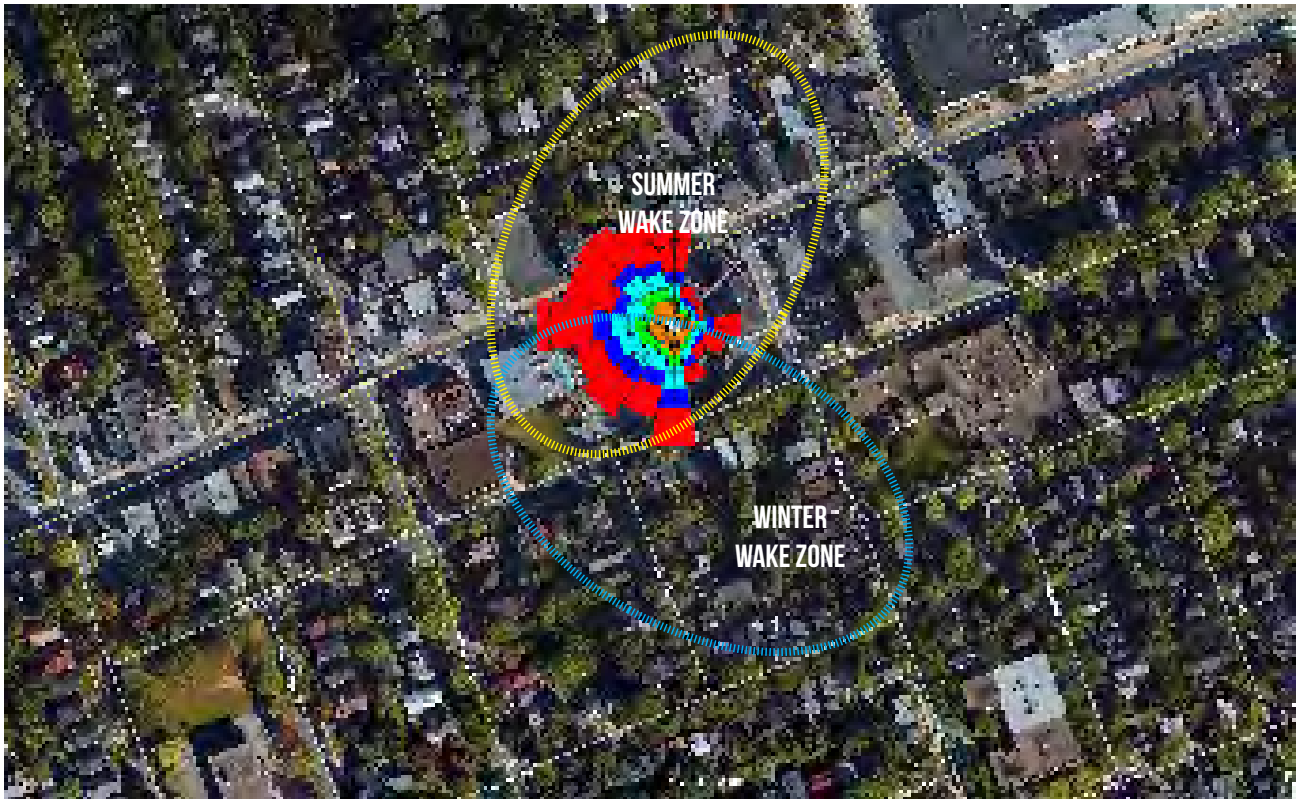


Figure 3. Wind Rose overlain on top of the proposed development site.

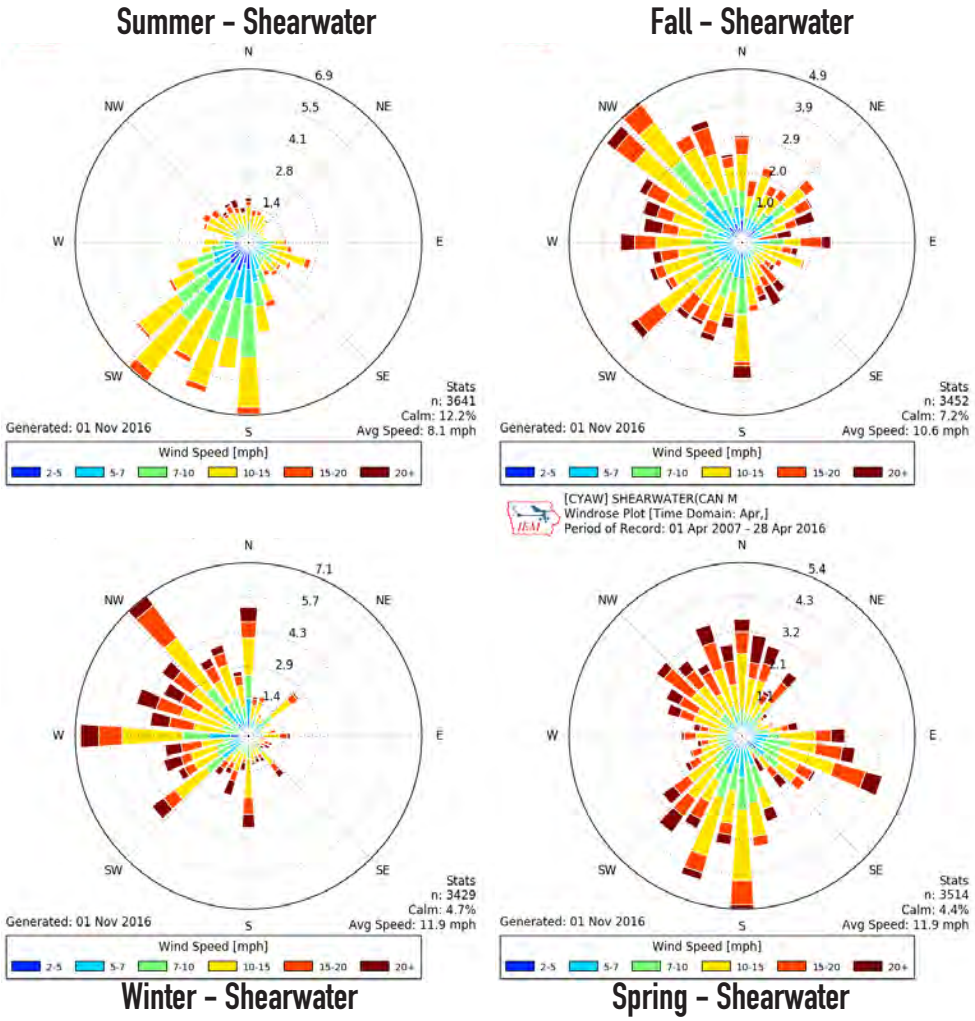
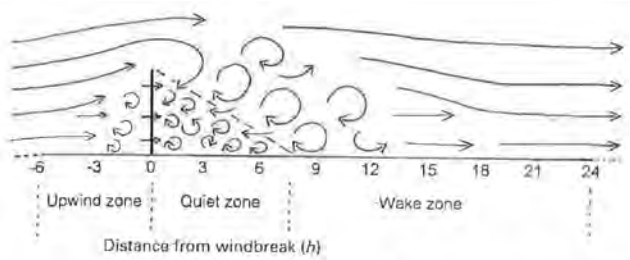


Figure 4. Seasonal Wind Direction for Shearwater Airport

strongest winds occur most frequently in the winter (from the west and north west) and spring (mostly from the west but occasionally from the north east). It is these winds that can cause uncomfortable thermal conditions in downtowns as a result of building design, though mature street trees can significantly reduce the impacts of strong winds around large buildings. The street trees on Gottingen Street are prolific across the street from this development but are sporadic on the south side of the street and on Creighton Street. The large trees that do exist provide good wind buffering capacity mostly in the summer but even into the winter months, the branches can reduce winds appreciably. Any street tree planting as part of this and future developments will improve the microclimate on the sidewalks in summer and winter conditions and every effort should be taken to preserve existing trees to mitigate wind conditions on the street.

During fall and winter months, strong winds blow predominantly from the north-west and west (See Fig 4). Throughout the spring strong winds can blow in many directions but predominantly from the north east (nor-easters), east and north directions. In the summer, winds predominantly originate from the south and south west, however, very little wind exceeds 20 mph.

The proposed development fills an empty parking lot on Creighton Street while preserving the Victoria Hall as it is today (mostly). Generally, most buildings in the neighbourhood range from 2-4 storeys, though just east of this site, the 10-storey Sunrise Manour extends for over 55m along Gottingen Street and it's south east orientation would definitely impact the thermal comfort on sidewalks on both Gottingen and Creighton Streets during the winter.

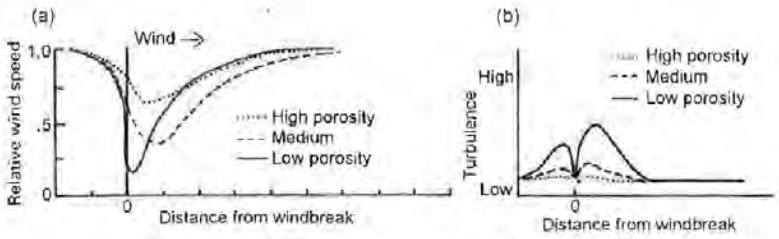


Zones with altered airflow caused by a windbreak. Vertical dimension is magnified for illustration. Vertical line indicates windbreak; h = height of windbreak. Large eddies = strong turbulence. Uninterrupted airflow in the open is to the left of the upwind zone, and to the right of the wake zone. Widths of zones are approximate. Based on several sources.

Figure 5. Windbreak Diagram

Urban Windbreak Impacts

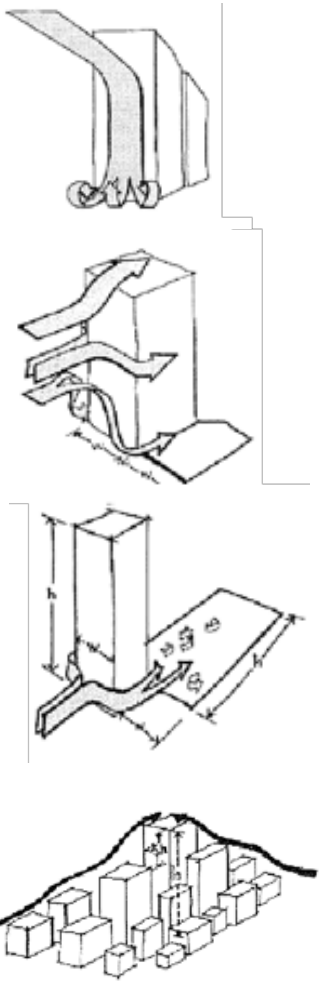
As shown in Fig. 5 the new building will impact sidewalk conditions differently at different times of the year and at different sidewalks locations on both Gottingen or Creighton Streets. In the winter and fall, when it's coldest, both streets are aligned with the prevailing wind direction (north westerly), and in the summer, prevailing wind from the south and southwest.



Effect of windbreak porosity on **streamline and turbulent airflows.** (a) Streamline airflow based on treebelts **of different foliage densities;** wind measurements at 1.4 m height. From **Heisler & DeWalle (1988) with** permission of Elsevier Science Publishers. (b) **Generalized expected turbulence** pattern based on Robinette (1972), Rosenberg *et al.* (1983), Heisler & DeWalle (1988), McNaughton (1988).

Figure 6. Porosity Diagram

Wake zones (downwind zones) for zero porosity structures (like a building) can extend 8-30 times the height of a structure. A typical 10-storey building can generate increased wind speeds between 250-900 metres on the downwind wake side (see Fig. 5). Beyond the wake zone, there is typically more turbulence and eddies as a result of more turbulent air. This can be characterized as being slightly more gusty winds with quiet periods interspersed with gusts of wind. Directly behind the windbreak, the quiet zone can extend from up to 8x the building height (40m x 8 = 320m) on the downwind side. In this quiet zone, wind speeds can actually be reduced and street trees can play a big part in the wind reduction. At the edges of the building, wind speeds can increase as wind flows around the structure and accelerates. This can be even more pronounced when between two tall buildings creating a wind funnel effect.



Wind Impacts from tall Buildings

There will be a number of impacts from the new building including:

1. **Downwash**: Wind speed increases with height so when a tower is exposed to wind, the pressure differential between the top and the bottom of tower forces the high pressure at the top down the windward face dramatically increasing pedestrian wind speeds. The taller the exposed face is, the higher the wind speed will be at the base. The stepback at the 3rd storey of the Creighton side of the new building will receive the bulk of this downwash while on Gottingen Street side, the stepback the existing Victoria Hall will buffer much of this downwash from the sidewalk on Gottingen. As a reference, a 30-storey building can cause up to 100% increase in wind speeds at the base unless downwash is mitigated by a podium.
2. **The corner effect**: at the windward (upwind) corners of buildings there can be unexpected increases in wind speeds as wind forces around the windward corners from high pressure on the windward face to low pressure on the lee side. Some of the ways to decrease this impact is to create pyramidal steps which increases the surface area of the edges. This has been designed into the proposed Building.
3. **The Wake Effect:** Wake is generally caused by both the downwash and corner effect. The greatest impact area occurs within an area of direct proportion to the tower height and width on the downwind side of the wind. Impacts are minimized by creating a stepback base on the building.
4. **Building Groups:** The effects that occur individually around buildings cannot be applied directly to groups of buildings. The cumulative effect of many clustered tall buildings, like in this situation, can create a wide range of different wind scenarios that must be modelled as a group to understand the cumulative impacts.

Pedestrian Comfort:

Pedestrian comfort and safety is an important factor to consider in the design of a building and an area's built form, especially in a windier coastal city such as Halifax. The design of a building will impact how wind interacts at the ground level, impacting the pedestrian experience. The Beaufort scale is an empirical measure that relates wind speed to observed conditions on land and sea. The attached Beaufort scale is a general summary of how wind affects people and different activities, and distinguishes at what points wind speeds can become uncomfortable or dangerous.

A building can impact both the wind speed and the wind turbulence at the pedestrian level. Wind turbulence not only creates uncomfortable environments through the rising of dust and other particles, it also decreases the temperature on the site. A properly designed building can mitigate some of the negative impacts of wind on the street level.

Beaufort Scale

	2-5 mph	calm
	5-7 mph	light breeze
	7-10 mph	gentle breeze
	10-15 mph	moderate breeze
	15-20 mph	fresh breeze
	+20 mph	strong breeze

Seasonal Wind Impacts

Looking at the seasonal wind impacts (Fig. 4), in the winter and fall, the prevailing direction for strong winds (in excess of 20 mph) come from the northwest, west and north wind directions are. Approximately 48% of all winds come from the northwest. Winter winds are also stronger than those in the summer, with around fifteen percent of all winds reaching speeds above 20 mph. Strong winds only occur about 5% of the time in the north to west quadrant winter and about 3.5% of the time from the south to west quadrant. Gottingen Street and Creighton Street is aligned to the prevailing wind direction from the north-west meaning that winter winds can be accelerated through these corridors in the winter creating windy and cold conditions. The tower setback from both streets will reduce the impact compared with the tower pulled right up to both streets. These setbacks could make it slightly windier on Sunrise Manour in the winter. In the winter, both Gottingen and Creighton will be windier and less comfortable when winds comes from the north-west; however, this only occurs less than 5% of the time.

In the fall wind directions are generally the same as winter but with less wind speeds than the winter. During the winter and fall the north-west wind speeds on both streets will be increased, but the cumulative impact a new tower with the existing Sunrise Manour impacts cannot be determined without more detailed modelling. The stepback at the third storey will mitigate much of these impacts. This impact could be further lessened by planting wind tolerant trees on both streets.

During the summer, the prevailing winds come from the south and southwest quadrant, approximately 85% of the time. There are very little winds that exceed 20 mph in the summer so the new building will have very little impact during the summer months except on very windy days. The orientation of Gottingen and Creighton (perpendicular to prevailing summer winds) will tend to have lesser impacts on sidewalk conditions in the summer. There may be some windier conditions noticeable in the George Dixon Park across the street in the summer.

In the spring, strong winds come from many directions with some of the most frequent coming from the north, northeast and even the easterly directions. During the spring this wind direction will have some impact when the winds come from the northeast. "Nor-easters" will create particularly windier conditions on Creighton Street and further to the south-west. Winds from these directions at high wind speeds only occur about 6% of the time. Still, the spring conditions will be the most pronounced of all the seasons as a result of the new building and about 5-6% of the time it will be windier and colder than it is today in and around Creighton Street.

COMFA Model (Brown and Gillespie, 1995)

Dr. Robert Brown of the University of Guelph developed the COMFA model to model human thermal comfort as a result of a number of variables including wind speed. Human thermal comfort is more pronounced during low-activity situations like sitting than during high-activity situations like running. The model is explained in the paper by Brown and LeBlanc (2003). Mr. LeBlanc was also the co-author with Dr. Brown in the 2008 ed. "Landscape Architectural Graphic Standards", Microclimate chapter. This model is the basis for the theoretical assessment of human thermal comfort changes as a result of the building explained below.

Wind Comfort Assessment

Changes in wind speed as a result of buildings vary depending on wind direction and building morphology. On both streets, 'streamlines' can occur where the wind is accelerated through the openings between Sunrise Manour and the new tower when the wind is oriented from the south-west. This orientation occurs in summertime but winds are generally much lower in the summer as well. When it does occur, it will be windier than today in George Dixon Park but the large trees in the park will deaden much of the strealine winds between the towers. It will also be windier on the back side of Victoria Hall as a result. The new building could result in increased uncomfortable conditions 3-4% of the time in the winter, 5-6% of the time in the spring and only 2-3% of the time in the summer. These reduced thermal comfort conditions are one of the trade-offs for intensification and increased density in the urban core and in the areas demarcated in the CentrePlan for growth.

Shade Study

The shade simulations were run at summer solstice (June 21), Equinox (Sept 21 and March 21), and winter solstice (Dec 21). During the summer solstice, there are about 1-2 extra hours of shade late in the afternoon on a portion of Gottingen Street and 1-2 hours of extra shade on Creighton Street early in the morning before 9am. Sunrise Manour is already shading both of these streets so the cumulative impact of the new tower will only have a small impact. During the equinox, the Gottingen sidewalk will have a small portion of sidewalk in shade for an extra 1-1.5 hours in the late afternoon (after 4) and 1-2 hours extra for a small portion of Creighton and Charles Street in the early morning before 10am. During the winter solstice, there will be very little impact on Creighton Street, but Gottingen Street in the vicinity of George Dixon will be in shade for an extra 4-5 hours in the deep of winter.

Summary

This new proposed 13-storey building will increase pedestrian discomfort in portions of Gottingen Street and Creighton Street at different times of the year. The winter will increase winds and shade in front of Victoria Hall creating more colder conditions for people on the street. The impacts on Creighton Street will be less pronounced but it will be windier and less comfortable to the south east of the new development when winds come from the north-west direction. The existing street trees on Gottingen Street will be important in mitigating wind impacts as a result of development and every effort should be made to preserve them during and after construction. Any new street trees on either street would help mitigate the impacts of taller buildings on the sidewalk conditions and HRM should make every effort to intensify the public urban forest program on the new planned density corridors of the Centre Plan. The design of the building with a 3 storey podium will significantly improve the impacts of the building on human thermal comfort on the street and surrounding neighborhoods.

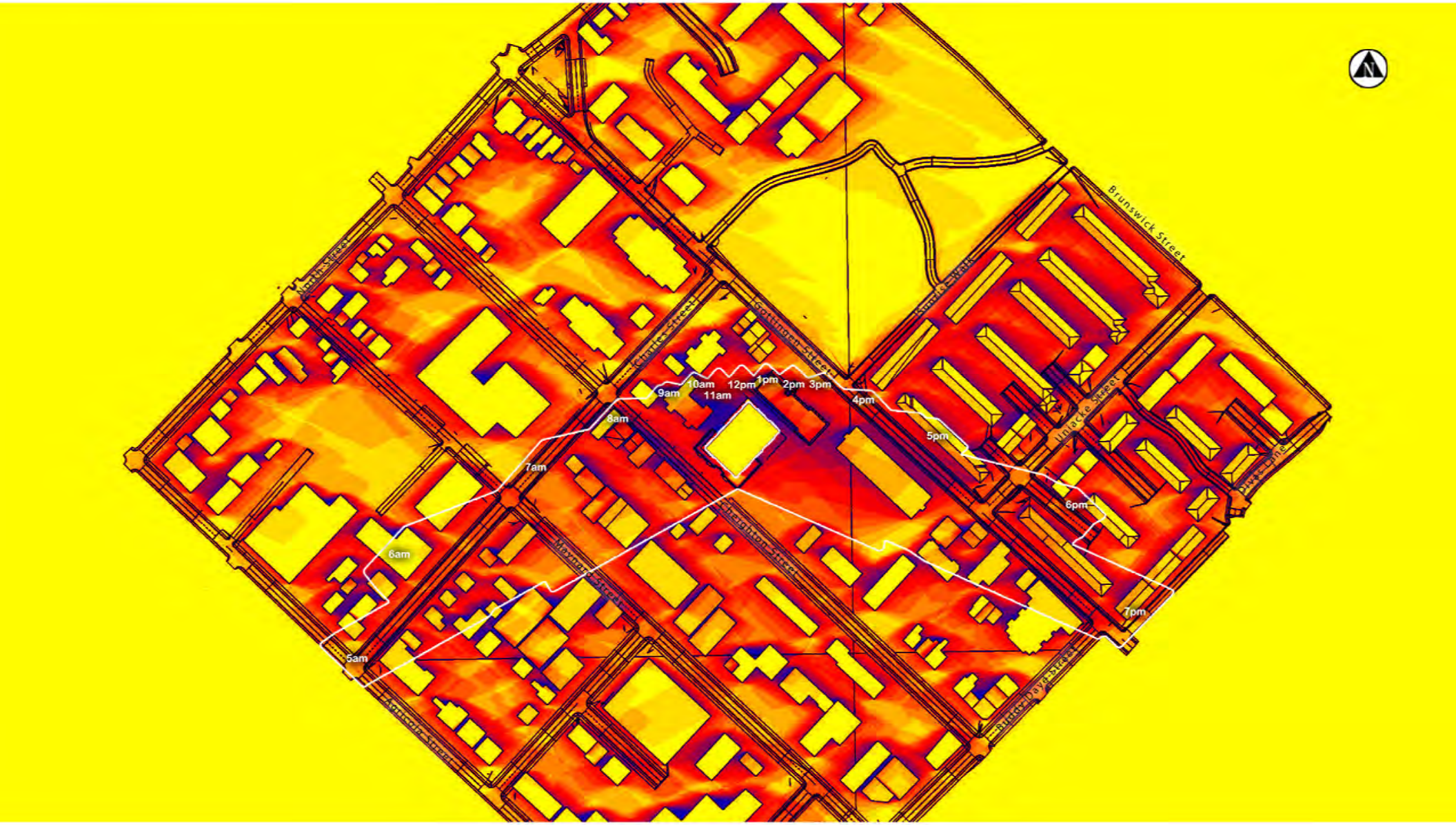
If you have any questions, please contact me at your convenience.

Sincerely,

Robert LeBlanc, President
Ekistics Plan + Design

Gottingen Street Development

Shade Study for June 21

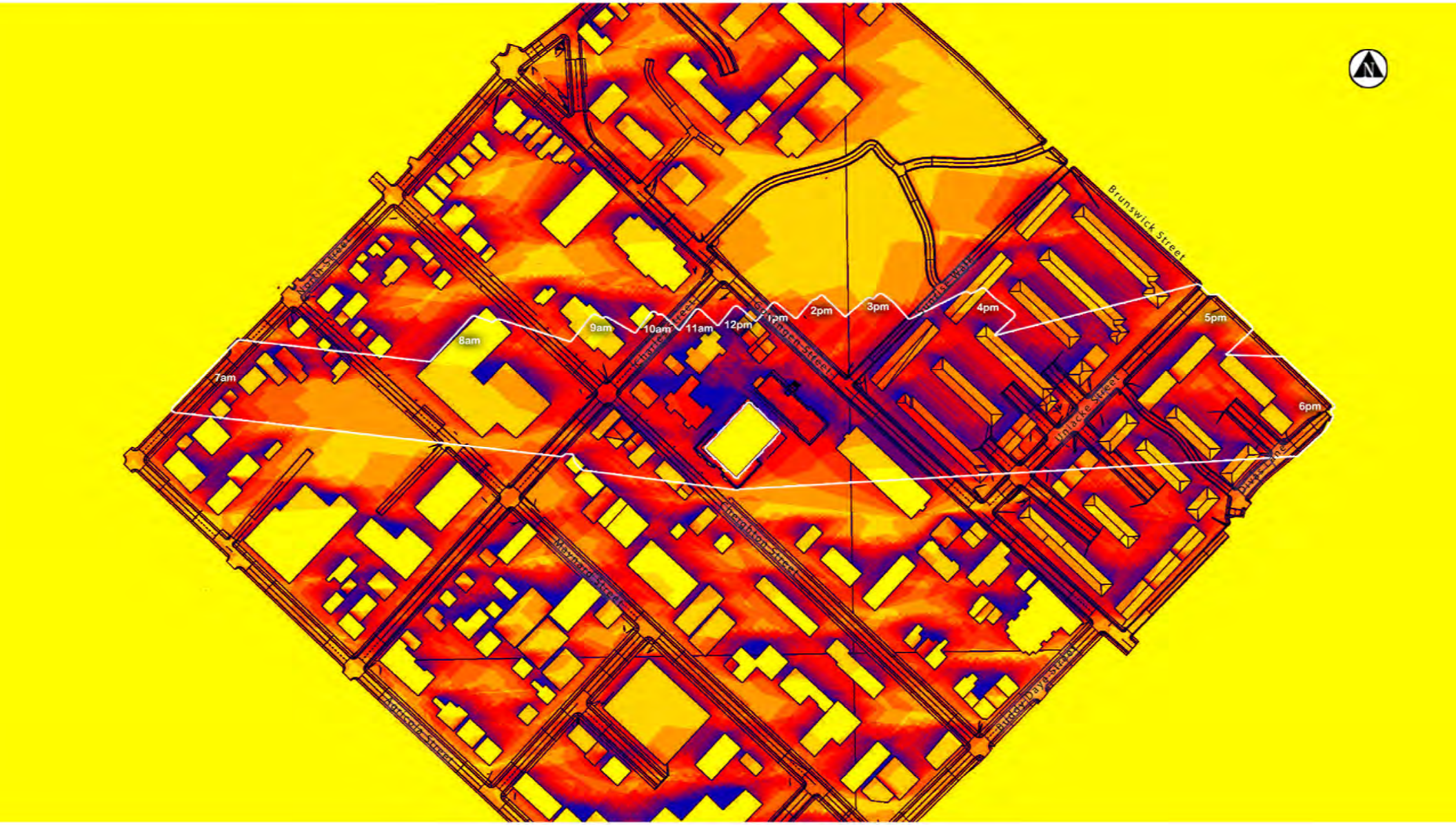


0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 hours of shade

ekistics plan+design

Gottingen Street Development

Shade Study for March & September 21

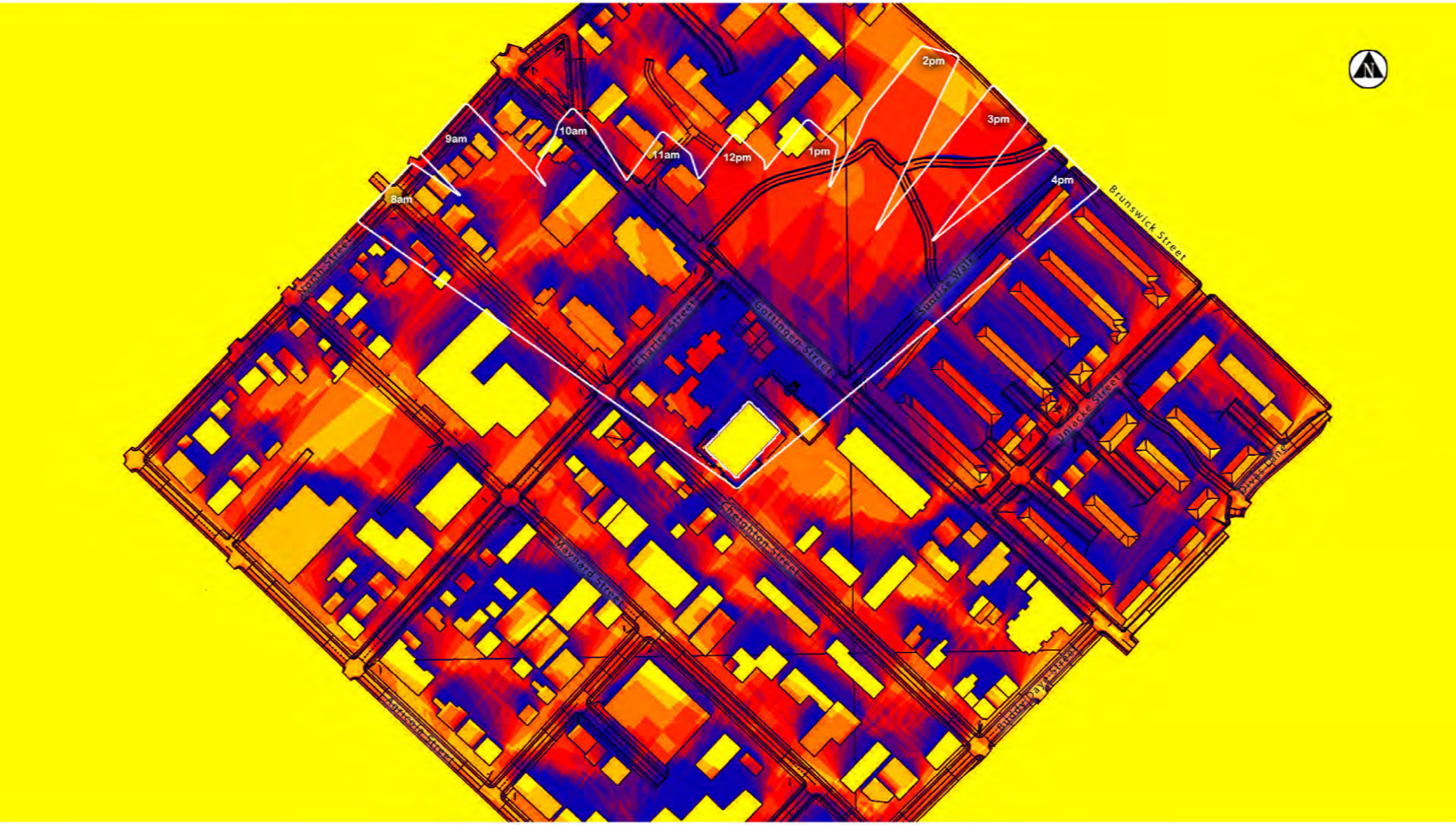


0 1 2 3 4 5 6 7 8 9 10 11 12 hours of shade

ekistics plan+design

Gottingen Street Development

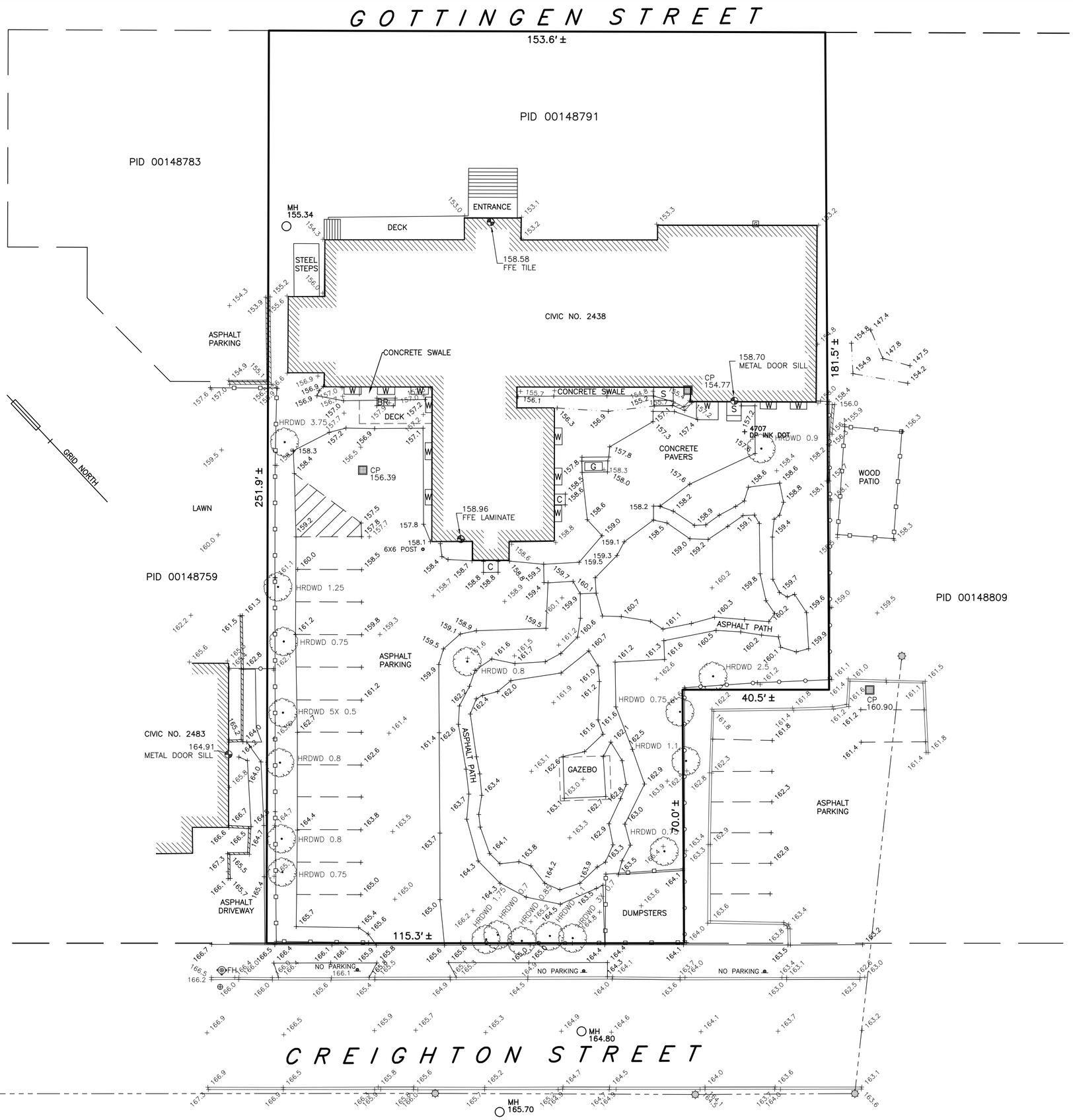
Shade Study for December 21



0 1 2 3 4 5 6 7 8 9 hours of shade

ekistics plan+design

8.8 Topographic Survey



LEGEND

———	PERIMETER OF LANDS SURVEYED
◉	SURVEY MARKER
MH	MANHOLE
▨ ▦ ⊘	CATCHBASIN
⊗	WATER VALVE
	UTILITY POLE & ANCHOR
	FIRE HYDRANT
B	BOLLARD
SN	SIGN POST
G	GAS LEAD RISER
	HARDWOOD TREE
Fd	FOUND
PID	PARCEL IDENTIFICATION NUMBER
C	CONCRETE
W	WINDOW WELL
BR	BIKE RACK
S	STEP
G	GENERATOR
——o——o——	CHAINLINK FENCE
——□——□——	WOOD FENCE

NOTES:

1. ELEVATIONS ARE BASED ON CANADIAN GEODETIC VERTICAL DATUM AND REFER TO NOVA SCOTIA COORDINATE MONUMENT No. 448; ELEVATION = 179.78 FEET.
2. **CAUTION:** BOUNDARY LINES SHOWN HEREON HAVE BEEN COMPILED FROM VARIOUS PLANS AND DOCUMENTS. SUFFICIENT FIELD SURVEY HAS NOT BEEN CONDUCTED TO VERIFY THEIR ACCURACY.
3. **CAUTION:** DIGITAL DATA BASED ON THIS SURVEY MUST BE USED IN CONJUNCTION WITH THIS PLAN. USERS ARE ADVISED TO CONFIRM THE ACCURACY OF DIGITAL INFORMATION NOT EXPRESSLY INDICATED HEREON.
4. **CAUTION:** SERVICE INFORMATION SHOWN HEREON WAS COMPILED FROM FIELD SURVEY. THE EXACT LOCATION OF UNDERGROUND SERVICES IS NOT CONFIRMED. CONTACT SHOULD BE MADE WITH ALL UTILITY OPERATORS RELATING TO THE CONFIRMATION OF THE SERVICES SHOWN HEREON AND FOR OTHER SERVICES WHICH MAY EXIST BEFORE CONSTRUCTION COMMENCES.

THE ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS
FOUNDED 1951
CARL K. HARTLEN
544
MEMBER

SITE PLAN

PID 00148791

GOTTINGEN STREET, CREIGHTON STREET
HALIFAX, HALIFAX COUNTY, NOVA SCOTIA

Servant, Dunbrack, McKenzie & MacDonald Ltd.
NOVA SCOTIA LAND SURVEYORS & CONSULTING ENGINEERS
36 OLAND CRESCENT
BAYERS LAKE BUSINESS PARK
HALIFAX, NS B3S 1C6
PHONE: (902) 455–1537
FAX: (902) 455–8479
WEB: www.sdmm.ca

DATE: OCTOBER 23, 2017
SCALE: 1" = 20'
FILE No. 1–1–503 (32901)
PLAN No. 13–2571–0

8.9 Site Servicing

PRELIMINARY SANITARY CALCULATIONS:

TOTAL UNITS = 138
(No Commercial or Retail)

138 units @ 2.25 p/unit = 311 people

DESIGN FLOW = q = 5.52 L/s
a = 93 cu.m./day
M = 4.07
Assumed I/I area = 1000 sq.m.

PIPE CAPACITY: Approx. 100 l/s

KEY PLAN SCALE: N.T.S.

EKISTICS PLANNING & DESIGN
1 STARR LANE, DARTMOUTH, NOVA SCOTIA
T: (902)461-2525 W: WWW.EKISTICS.NET
Landscape Architecture
Engineering
Environmental Planning
Visual Impact Assessment
Golf Architecture

GENERAL NOTES:

1. EXISTING UTILITY INFORMATION PROVIDED BY HALIFAX WATER.
2. PIPE SIZES AND INVERTS TO BE CONFIRMED DURING DETAILED DESIGN.
3. DEPTH OF WATERMAIN ON CREIGHTON TO BE CONFIRMED.

NOT FOR CONSTRUCTION

0 10' 20'
1" = 10'-0"

NO.	REVISION	DATE
1	ISSUED FOR DEVELOPMENT AGREEMENT	OCT 3, 2018

CLIENT

PROJECT
2438 GOTTINGEN STREET

HALIFAX
NOVA SCOTIA

DRAWING
CIVIL SERVICING SCHMATIC

SCALE	DATE
1"=10'	2018/10/03

DRAWN BY	CHECKED	REVIEWED
RNB		

APPROVED	DEPT. APPROVAL
RNB	

SEAL SEAL

NOT FOR CONSTRUCTION

DEPT. PROJECT NO.
CONSULTANT'S NO.
TENDER NO.
DRAWING NO. C100

October 3, 2018

8.10 Comments from Previous Public Engagement Sessions

The following comments were collected from participants at public engagement sessions conducted by the developers on September 21, 2019; September 26, 2019 and September 30, 2019. Images of the written comments, as well as the typed up notes were submitted to HR. The typed up comments are included below:

Name	Comment
Bernadette	Great initiative and thank you for including community. Youth space is very important as they must feel wecome in the development around them. Good luck!
Soul	It is due season for affordable living in North End/ Central Halifax. We also require adiquate space to gather as a community and plan / gather to consider how to improve quality of life in our own community.
(unclear) Juliete	This is great for the area
Michelle	Good times
Andy Fillmore	The community's voice is the most important voice in this, but in my own opinion, if increasing the height of the project by 3 stories yields more than twice as many affordable units, then thats a good plan. Well Done.
(unclear) Molti	we need and including community and more affordable housing and more visits to the legislator
Doreen	The community would beenfit w/ affordable housing and learning facilities for kids
Cathy	I think it's great for our community, affordable to live where I grew up my whole life :)
Alonzo	I like the steps you are taking to kee community involved in this Development!
Ron	Thanks for including us in the planning process decisions, in this our community.
James	Job Fair or help people get jobs, too many people on wellfare Job Services
Cher	I think this project is amazing as it helps people we need more people like you all. God bless
Chrissy	Think it is really great, hope to live there.
Sharon	Think it is a good idea to let community play a part
Chery	I think it is a great project for low income people
Duncan	Good project idea would love to see more of this. Keep it moving!
Ifo	I love the project, would love to see more affordable units, keep up the good work. More developers should engage with community like you guys.
Rodger	Fantastic conept in that it [cireers?] both Gottingen St & Creighton St. Also the spacing for community rooms.
Sarah	Benjamin gave a very good new view of the project. I hope the affordable housing is actually affordable for people who grew up in this area!
Anthony	Great plan for the community, need this in for kids & seniors
Ivan	Excellent community awareness & information with his modle to allow the community knowledge!
Rose	I want to see truth spoken to the people in this community more affordable housing under a thousand dollars
Erica	Please max out the affordable units! And please make the affordable leases be secure for the life of the building. Re. community space: flex space is best. Play space + kitchen + meeting place
Steven	Great idea - involve the community in the process. Keep it going!
Shawn	What do you mean by affordable housing? Will people from this vibrant community be able to afford units in your building?
Malakai	I love the new court idea
(unclear) Starr	Think Victoria Hall Project will bring affordable housing to the community
Anton	(unclear) I love the newon coren
Kevin	I would be happy for a new basketball court
Arnezz	I love this event a lot
Kelly	This project would profit this neighbourhood so much! This is a very community-oriented neighbourhood and more community space is a perfect idea :)

Name	Comment
(unclear) Aron	It will benefit the community and show what being a community means
Amanda	Fantastic way to give the neighbourhood a great look
(unclear) Kim	It would be great for more stuff for the kids and others
(unclear) Tygull	(unclear) I like that the community haves a center line how ever I wish we had more hours :)
Tina	If there has to be a development I would prefer to see as many affordable units included as possible. Also, if there is going to be community use space that it be for businessess development classes, etc
Shawntay	There is a very large need for affordable housing in our province but with this being in the black community there needs to be an extra effort of keeping them in mind and including them with in all asects of this project.
no name	We are in need to be big and friendly untie Halifax
Mookie	Pictures looks Great! Development is always good if consistent with community needs. People are skeptical about "affordable".
Patricia	Does not fit scale of neighborhood
Patricia	Is community space public or only for residents?
Brandy	Affordable units should be avaialble to families
Lillian	-Family affordable units -Connection to Africville Displacement -Possible storefront - community space for community market
Patricia	12 stories max. There is no legal agreement to hold any of the promises made
Thomas	It's a pity to loose the garden behind V Hall, but I am happy with the proposal of a courtyard between the buildings. Could we maintain the look / feel of the garden in the courtyard? Move some trees over to courtyard area instead of cut them down?
Andrew	Good to see affordable units being included in this

8.11 Halifax Land Sales Data Review

ARA
ATLANTIC REALTY ADVISORS
www.ara.ca

March 8, 2020

3273986 Nova Scotia Limited
6214 Shirley Street
Halifax, NS B3H 2N5

Attennon: Joseph Arab

Dear Mr. Arab:

Re: Halifax Land Sales Data - Price per Buildable Square Foot

As per your request, I have undertaken a review of land sales for large multi-unit residential developments on the Halifax Peninsula to determine typical rates per square foot of gross buildable area associated with these transactions. The price per square foot of gross buildable area tends to be the most relevant unit of comparison for this class of land as the densities that can be achieved vary significantly and the price paid is largely influenced by the maximum density that can be developed.

The attached table outlines the most relevant data that has been considered. The rates/ft² of gross buildable area range from $40.00 to $69.00/ft² averaging $52.00/ft². For good quality locations in the North End area of Halifax Peninsula, Index 3 provides one of the best indicators. However, this transaction is somewhat dated and there has been ongoing increases in land values since that time. In general terms, North End locations would be expected to reflect rates in the $45.00 to $50.00 per square foot of gross buildable area. However, these rates can be impacted by locational considerations, site configuration and physical characteristics that impact on development costs and on the marketability of completed developments.

If you have any questions, please contact me at your convenience.

Sincerely,

John A. Ingram, AACI, MRICS
President

e-mail: jingram@ara.ca

INGRAM VARNER
and Associates
15 Dartmouth Road, Suite 310
Bedford (Halifax), Nova Scotia, B4A 3X6
Phone: (902) 835-5383
Fax: (902) 835-8732
www.ingramvarner.com

SCHEDULE OF DEVELOPMENT SITE SALES

#	Property	Sale Date	Sale Price	Lot Size (ft^2) / Buildable Area (ft^2)	$/$ft^2$ / $/$ft^2$	Remarks
1]	5562 Sackville Street Halifax PID 41036112	Dec-19	$4,350,000	16,429 98,998	$265 $44	3 level multi-tenant office building. 53% vacant at time of sale. Existing tenant lease expires 2022. Acquired by adjacent property owner for future redevelopment. Zoned DH-1 with a maximum pre-bonus height of 75 feet. Vendor: TPP Investments 1 and PSS Investments 1 Purchaser: 3330567 Nova Scotia Limited
2]	1221 Barrington Street Halifax PID 00092742	Mar-19	$1,230,000	7,774 22,950	$158 $54	2 level masonry office building on site which was being vacated by the property owner. Acquired by the adjacent landowner for redevelopment. Zoned DH-1 with a maximum pre-bonus height of 45 feet. Vendor: Nova Scotia Health Authority Purchaser: Galaxy Properties Limited
3]	2710 Agricola Street Halifax PID 00161497, 40346314, 40346322, 40346330, 40346348, 40346355 and 40346363	Sep-18	$2,580,000	17,376 61,000	$148 $42	Single level multi-tenant commercial building on site. Acquired for redevelopment. Development agreement in place for a 68 unit, 7 storey residential building with main level commercial space and underground parking. Demolition cost estimated at $70,000.00. Vendor: 3283365 Nova Scotia Limited Purchaser: Boston Developments Limited
4]	1874 Brunswick Street Halifax PID 00002030	Jul-18	$5,625,000	14,262 90,000	$394 $63	5 storey office building on site with expiring lease. Acquired for redevelopment. High profile location at prime downtown intersection. Vendor: 778938 Ontario Limited Purchaser: Steele Hotels Limited
5]	5185 South Street Halifax PID 00092734	Jan-18	$3,320,000	12,384 48,140	$268 $69	Older wood frame multi-unit residential building on site. Acquired for proposed development of a 6 storey, 42 unit residential building with main level commercial space. Site plan approval in place for the proposed development at the time of the sale. Zoned DH-1 with maximum 45' pre-bonus height. Vendor: Principal Developments Limited Purchaser: Galaxy Properties Limited
6]	1047 Barrington Street Halifax PID 40883969	Dec-17	$5,150,000	32,372 128,994	$159 $40	Single tenant fast food restaurant leased to Tim Hortons. Acquired for redevelopment with 107 unit residential building with main level commercial space. Proposed development is on an as-of-right basis. Zoned RC-4. Demolition costs at $28,000.00. Vendor: Zanax Properties Limited Purchaser: 3313022 Nova Scotia Limited

ATTACHMENT B

Heritage Property Summary – 2438 Gottingen Street, Halifax

Victoria Hall – 2438 Gottingen Street, Halifax (c. 1885)

The heritage value of Victoria Hall is mainly connected with the Late Victorian, Second Empire architecture of the building, designed by locally significant architects Henry Busch and Sydney P. Dumaresq. The property is also significant as a rare surviving example of a Late Victorian institutional building and for its connection with the 19th Century Social Welfare movement.

Character Defining Elements

The following elements relate to Henry Busch's Second Empire building and Sydney Dumaresq's complementary 1914 southern wing:

- A-symmetric, four bay façade with central tower;
- Mansard roof and cupola;
- Rounded dormers;
- Wooden, two-over-two hung windows with decorative surrounds;
- Wood shingle siding;
- Wood trim and mouldings, including wide cornerboards, dentiled cornice and deep, braketed eves;
- Wooden palladian window in tower;
- Decorative main entrance with portico;
- Wooden entrance steps and verandah in the italianate style with narrow paired columns; and
- Granite retaining wall along Gottingen Street frontage.

ATTACHMENT C

Standards & Guidelines Evaluation – 2438 Gottingen Street, Halifax

Conservation is the primary aim of the Standards and Guidelines, and is defined as '*all actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life. This may involve* ***Preservation****,* ***Rehabilitation****,* ***Restoration****, or a combination of these actions or processes.'*

Note: The Standards are structured to inform the type of project or approach being taken.

- Preservation project apply Standards 1 through 9;
- Rehabilitation projects apply Standards 1 through 9, and Standards 10 through 12;
- Restoration projects apply Standards 1 through 9, Standards 10 through 12, and Standards 13 and 14.

Similar to the Standards, the base Guidelines apply to the approach being taken, and additional Guidelines may apply if the project includes rehabilitation and restoration. The Guidelines should be consulted only when the element to be intervened upon has been identified as a character defining element. The Guidelines should not be used in isolation. There may be heritage value in the relationships between cultural landscapes, archaeological sites, buildings, or engineering works. These values should not be compromised when undertaking a project on individual character defining elements of an historic place.

TREATMENT: PRESERVATION			
Preservation is the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting the heritage value.			
STANDARDS 1-10	**Complies**	**N/A**	**Discussion**
1. Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. Do not move a part of an historic place if its current location is a character-defining element.	**Yes**		All character-defining elements will be conserved and repaired if possible. All deteriorated character defining elements will be replaced with like and kind materials and forms as necessary.
2. Conserve changes to historic places that, over time, have become *character-defining elements* in their own right.	**Yes**		The 1914 addition by Sydney Dumaresq will be rehabilitated along with the rest of the structure.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.	**Yes**		The façade of this structure will be retained and rehabilitated, including all identified character defining elements.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the property that never coexisted.	**Yes**		The building will be rehabilitated using physical and documentary evidence.
5. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.	**Yes**		The building is proposed to continue as a residential building.

6. Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.	**Yes**		There will be no period of extended vacancy. Archaeological resources will be addressed at the point of site intervention with permit applications. The provincial government will be notified of the site intervention and process any necessary applications in accordance with the *Special Places Protection Act*.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.	**Yes**		Original building materials will be conserved to the highest quality. Replacement will only be undertaken when necessary.
8. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.	**Yes**		The building will be maintained on a regular basis under the proposed development agreement.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document interventions for future reference.	**Yes**		All character defining elements will be preserved if possible and restored. Interventions are being documented through this application and through submissions for permitting.

TREATMENT: REHABILITATION			
Rehabilitation is the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.			
STANDARDS 10-12	**Complies**	**N/A**	**Discussion**
10. Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.	**Yes**		A combination of repair and replacement, where necessary will be used for all character defining elements.
11. Conserve *heritage values* and *character-defining elements* when creating new additions to an *historic place* or any related new construction. Make new work physically and visually compatible with, subordinate to and distinguishable from the historic place.	**No**		The new structure will be set-back from the historic building, and will be designed so as to be visually compatible and distinguishable from the historic place. However, the proposed new construction appears to be dominant in relation to the

			existing structure in terms of it's scale and design and will detract from the existing building in such a way as to diminish it's heritage value.
12. Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.	**Yes**		The new building is being set-back behind the existing building as a completely separate structure.

TREATMENT: RESTORATION			
Restoration is the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.			
STANDARDS 13-14	**Complies**	**N/A**	**Discussion**
13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.	**Yes**		All character defining elements will be preserved or rehabilitated with the exception of the granite retaining wall which is proposed to be restored by reinstating a cast-iron fence based on photographic and physical evidence.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.	**Yes**		The cast-iron fencing along the retaining wall will be restored based on physical and photographic evidence.

The meeting was called to order at 3:03 p.m. and the Committee adjourned at 5:21 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 3:03 p.m.

2. APPROVAL OF MINUTES – NONE

3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS

MOVED by Marisha Caswell, seconded by Sandra Nowlan

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES- NONE

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE

6. CONSIDERATION OF DEFERRED BUSINESS – NONE

7. CORRESPONDENCE, PETITIONS & DELEGATIONS

7.1 Correspondence

Simon Ross-Siegel, Legislative Assistant, noted general correspondence from Benjamin Carr received for Case H00482 dated June 18, 2020. This correspondence was circulated to members of the Heritage Advisory Committee**.**

7.2 Petitions- None

7.3 Presentations- None

8. INFORMATION ITEMS BROUGHT FORWARD – NONE

9. REPORTS

9.1 STAFF

9.1.1 Case H00482: Substantial Alteration to a municipally registered heritage property at 2438 Gottingen Street, Halifax

The following was before the Committee:

- A staff recommendation report dated June 5, 2020
- A staff presentation dated June 25, 2020

MOVED by Patrick Connor, seconded by Jim Ballinger

THAT the Heritage Advisory Committee recommend that Regional Council refuse the substantial alteration of 2438 Gottingen Street, Halifax, known as Victoria Hall, as proposed in the June 5, 2020 staff report and its attachments.

Aaron Murnaghan, Principle Planner, Heritage Planning gave a presentation to the Committee. This Case will return to the Committee for further input when the Planning Application is presented. The substantial alterations were reviewed highlighting the proposed rehabilitation work. Murnaghan referred members to the Heritage Impact Statement included in the report. Staff's evaluation of the proposal and recommendations are based on the existing policy and regulations, in particular Standard 11 of the Standards and Guidelines.

The Committee commented that the scale and modern design of the new construction seemed incompatible with the heritage building. Murnaghan confirmed that the developer required 16 stories to reach their investment targets due to the magnitude of the conservation and restoration work required. This height was also influenced by the Citadel's rampart restrictions. Under the Centre Plan less height would be allowable.

The Committee noted that Community consultation to date appeared to be positive. Murnaghan confirmed that further formal consultation will be required in the Development Agreement process.

It was also confirmed that the developer would be eligible for a Heritage Grant of $30,000 in a 4-year period. After 3 years they could demolish under the Heritage Property Act but there would be little incentive as there is less density for re-development permitted under the Centre Plan.

The Committee noted that there was a risk that Victoria Hall would not be preserved if the substantial alteration was refused. They commended the scope of the restoration work proposed.

The Committee expressed that there was time and opportunity for design mitigation options to be considered. A change in the new buildings design elements more reflective of Victoria Hall would be welcomed.

MOTION PUT AND PASSED.

9.1.2 Case H00484: Request to Include 2500 Creighton Street, Halifax in the Municipal Registry of Heritage Properties

The following was before the Committee:

- A staff recommendation report dated April 17, 2020
- A staff presentation dated June 25, 2020

Aaron Murnaghan, Principal Planner, Heritage Planning gave a presentation and answered questions for the Advisory Committee. Staff advised the Committee that staff's recommendation is to apply the heritage site evaluation criteria to the Committee's heritage assessment.

Following discussion, the Committee decided to apply the heritage building criteria in performing the heritage evaluation and provided the following scoring:

Criterion	**Score Awarded**
1. Age	25
2A. Relationship to Important Occasions, Institutions, Personages or Groups	15
3. Significance of Architect/Builder	0
4A. Architectural Merit: Construction Type	10
4B. Architectural Merit: Style	9
5. Architectural Integrity	13
6. Relationship to Surrounding Area	5
Total	77