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# ***Case 01339: Substantial Alteration – 5757 Inglis Street, Halifax***

Regional Council  
September 28, 2010

Mackenzie Stonehocker, Planner I



## ***5757 Inglis Street – Zoning***

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## ***Existing Building***

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## ***Applicable Policies***

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- Enabling policy: Policy 6.8 → DA
- Regional Municipal Planning Strategy
  - Policy CH-1
- Halifax Municipal Planning Strategy
  - Heritage Resources – Policies 6.1, 6.4.1, 6.8
- South End Area Plan
  - Policies 1.4.2, 1.4.2.1, 5.1

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# Initial Proposal

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Townhouses

Existing building

Apartments (4 levels)

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# Community Engagement

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- PIM held on November 25, 2009
- Public feedback led to revisions:
  - East addition reduced from 4 to 3 storeys
  - Redesigned roofs to be lower than existing
  - Protection for trees written in agreement
  - Parking may be reduced to accommodate existing trees

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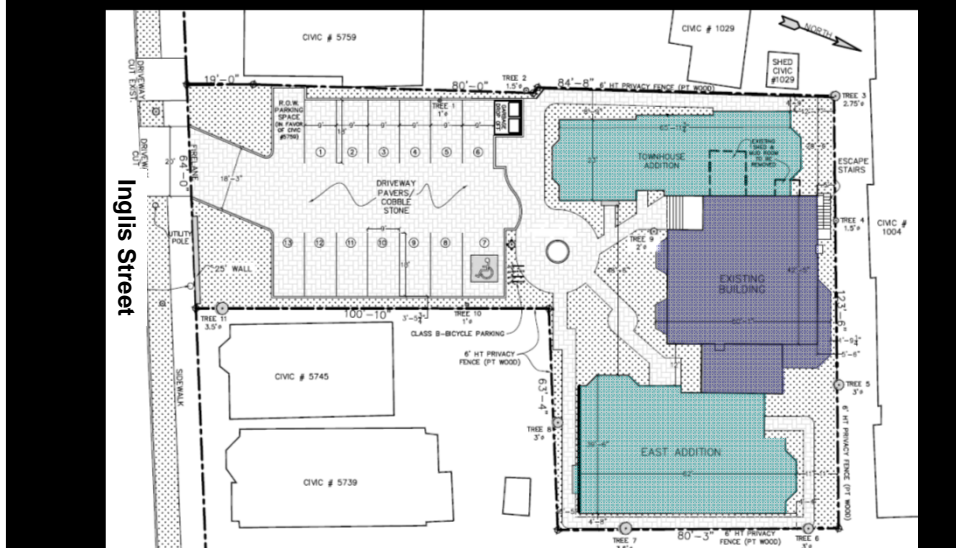
# Front Elevation

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# Site Plan

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## ***Applicable Policies***

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  - Policies CH-1, CH-2
- Halifax Municipal Planning Strategy
  - Heritage Resources – Policies 6.1, 6.4.1, 6.8
- South End Area Plan
  - Policies 1.4.2, 1.4.2.1, 5.1



## ***Heritage Features***

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- Foundation
- Wooden shingles
- Three chimneys
- Truncated gable roof
- Roof overhangs with eaves returns
- Wooden trim
- Entrance
- Windows





## *Entrance*

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## *Front windows*

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## ***Window trim***

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## ***Roof overhang and eaves returns***

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# Foundation

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# Rear of house

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from east

from west

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## ***Recommendation***

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- Staff recommend that Regional Council approve the substantial alteration

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