

**HALIFAX**

**Design Review  
Committee -  
Case 21145**

Site Plan Approval – 1363 Hollis Street

June 29, 2017



# Subject Site

1363 Hollis Street and 5144 & 5146 Bishop Street



 Subject Site

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# Subject Site

## Hollis Street Frontage

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# Subject Site

Bishop Street – Looking East

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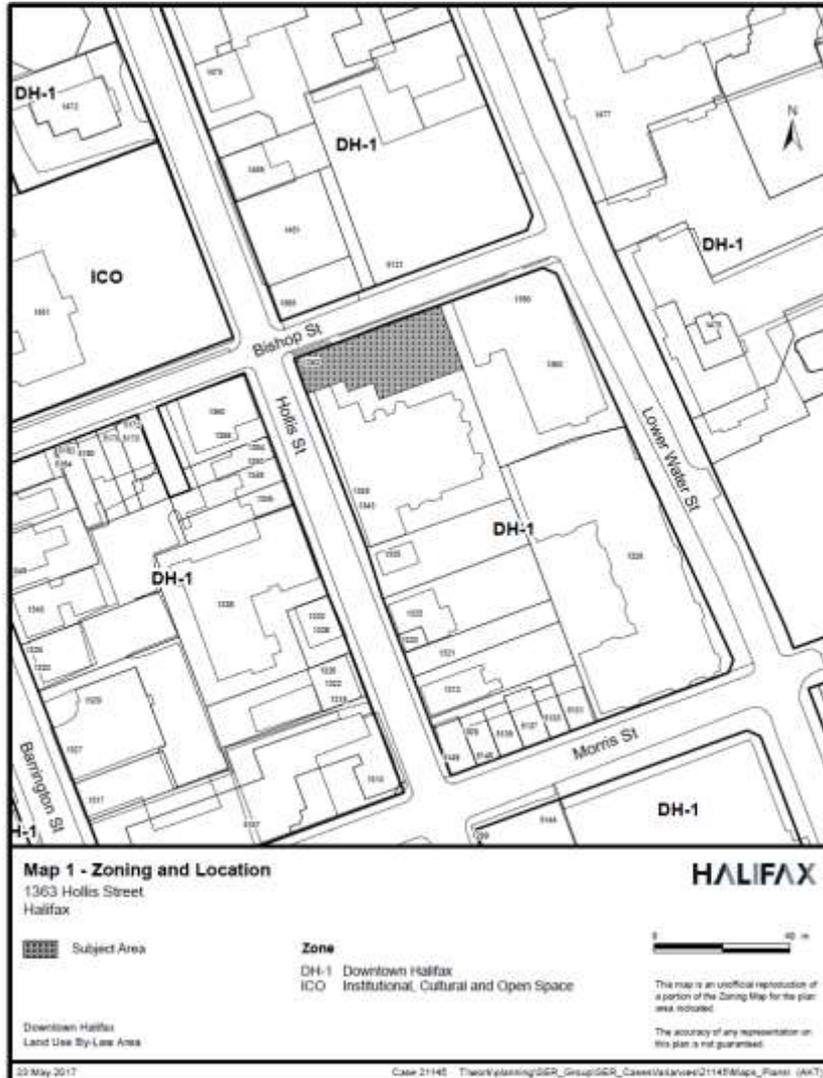
# Subject Site

Intersection of Bishop and Hollis



# Downtown Halifax Land Use By-law

## Zoning Regulations & Process



- **Zone:** DH-1
- **Precinct 1** - Waterfront South & **Precinct 2** - Barrington Street South
- **Height:**
  - 22m (no post bonus)
  - 26m with 34m post bonus height permitted
- **Streetwall Setback:** 0-4m
- **Streetwall Height:** 18.5m
- Prominent Civic/Cultural Frontage (Design Manual, Map 1)

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# Proposed Development



# Design Manual

Items for review/discussion

- **Canopies and Awnings**

- Recessed entryways



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# Design Manual

Items for review/discussion

- **Lighting**



# Design Manual

Items for review/discussion

- **Future Retail Uses**



# Requested Variances

## Variance 1 – Maximum Height

- Maximum Height – Additional Storey



# Requested Variances

## Variance 1 – Maximum Height

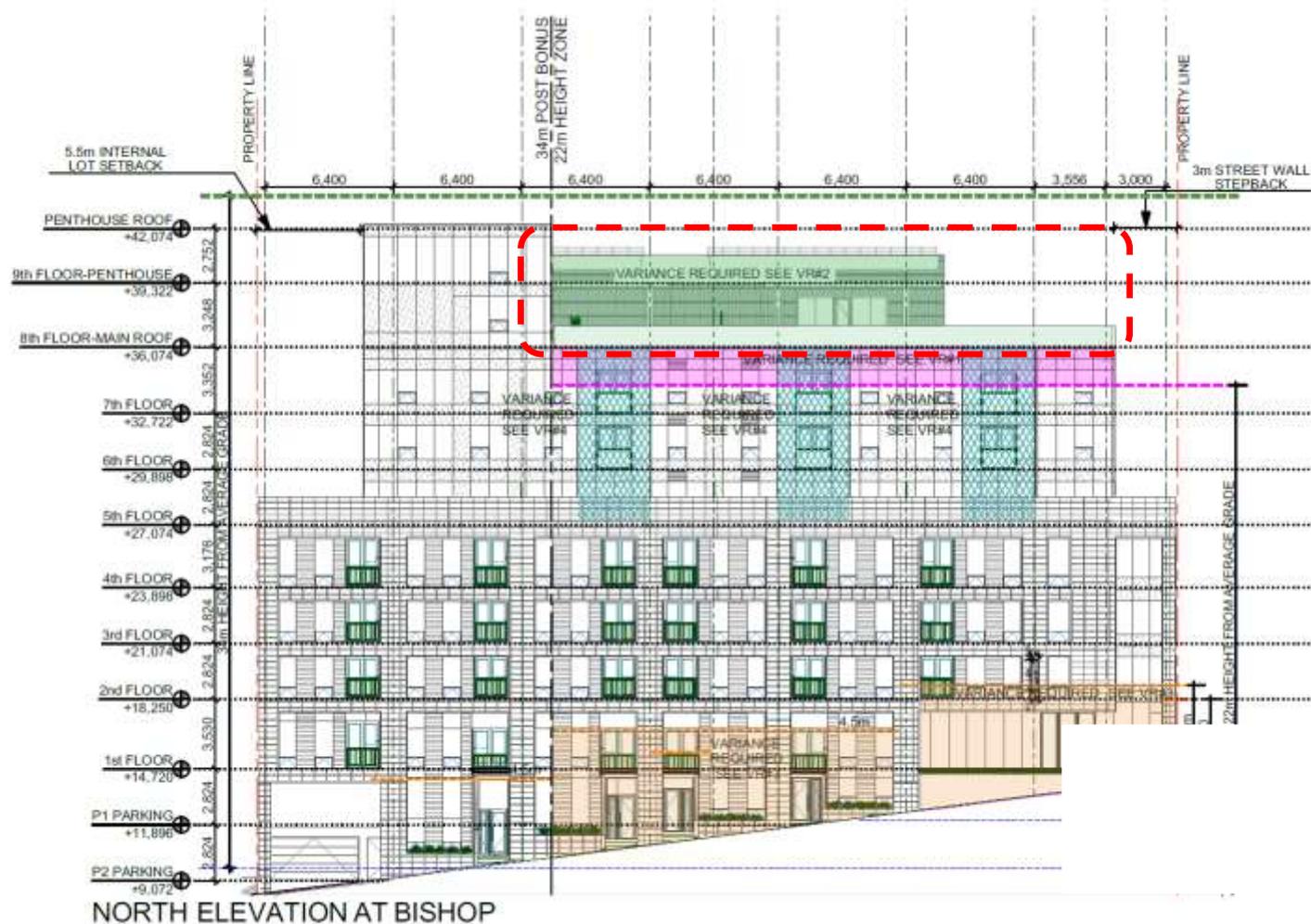
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- Staff recommends **refusal** based on the following:
  - 3.6.8a – the requested height is **not consistent** with the Design Manual
  - 3.6.8b – the additional height does increase gross floor area
  - 3.6.8c – the proposal is not within a view plane
  - 3.6.8d – the additional massing does not constitute a landmark element
  - 3.6.8e – this is not a heritage building

# Requested Variances

## Variance 2 – Maximum Height

- Maximum Height – Railings and Penthouse



# Requested Variances

## Variance 2 – Maximum Height

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- Staff recommends **approval** based on the following:
  - 3.6.8a – the requested variance is consistent with the Design Manual
  - 3.6.8b – the mechanical penthouse and railings do not constitute an increase in gross floor area



# Requested Variances

## Variance 3 – Land Uses at Grade

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- Staff recommends **approval** based on the following:
  - 3.6.15 – the requested variance is consistent with the Design Manual
  - 3.6.15b – a sunken floor area has not been created
  - 3.6.15c – the proposed floor-to-floor ceiling height along Hollis St. is consistent with the neighboring property
  - 3.6.15e – there is a significant grade change along the Bishop St. frontage

# Requested Variances

## Variance 4 – Streetwall Stepback

- Variance requested for balcony enclosures along Bishop St



# Requested Variances

## Variance 4 – Streetwall Stepback

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- Staff recommends **approval** based on the following:
  - 3.6.5a – the requested variance is consistent with the Design Manual
  - 3.6.5b – an improved façade has been created

# Requested Variances

## Summary

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### Refusal

Variance 1 – Maximum Height  
(additional storey)

### Approval

Variance 2 – Maximum Height  
(penthouse and railing)

Variance 3 – Land Uses at Grade

Variance 4 – Streetwall Stepback

# Public Benefit

- Section 12(1) of the DHLUB requires public benefit for buildings that exceed pre-bonus height requirements
- Pre-bonus height has been exceeded within the 26 meter height precinct and a public benefit is required for 285 square metres of additional gross floor area
- The proposed on site public benefit is:
  - Public Art
  - Publically Accessible Amenity Space

# Wind Study

Assessment indicates that there is a modest change from the existing situation

1. The proposed landscaped open space between the Waterford and the proposed building would have considerable wind protection;
2. There would be very little wind impact on Government House or the Waterford as a result of the proposed development; and
3. There would be a marginal increase in discomfort during the winter months along Hollis Street and in the summer months along Bishop Street.

# Staff Recommendation

Staff recommend that Design Review Committee:

1. Approve the qualitative elements of the substantive site plan approval application for a mixed use development at 1363 Hollis Street / 5134 - 5146 Bishop Street, Halifax as shown in Attachment B and C with the condition that:
  - a. Height shall be limited to 22 metres for that portion of the building within the 22 metre height precinct, but the glass railing and rooftop elements at the 8<sup>th</sup> and 9<sup>th</sup> levels shall be permitted;
2. Approve three of the four variances to the Land Use By-law requirements; as contained in Attachment D; and refuse the request for maximum building height identified as Variance 1;
3. Accept the findings of the qualitative wind impact assessment, as contained in Attachment E; and
4. Recommend that the Development Officer accept public art and **publically accessible amenity space** as the post-bonus height public benefit for the development.

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**Thank You**

# Alternative Recommendation

## (Building Recommended as Presented)

1. Approve the qualitative elements of the substantive site plan approval application for a mixed use development at 1363 Hollis Street / 5134 - 5146 Bishop Street, Halifax as shown in Attachment B and C;
2. Approve the requested variances to the Land Use By-law requirements; as contained in Attachment D;
3. Accept the findings of the qualitative wind impact assessment, as contained in Attachment E; and
4. Recommend that the Development Officer accept public art and public amenity space as the post-bonus height public benefit for the development.