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Case 21134
Site Plan Approval:
1190 Barrington St
Design Review Committee

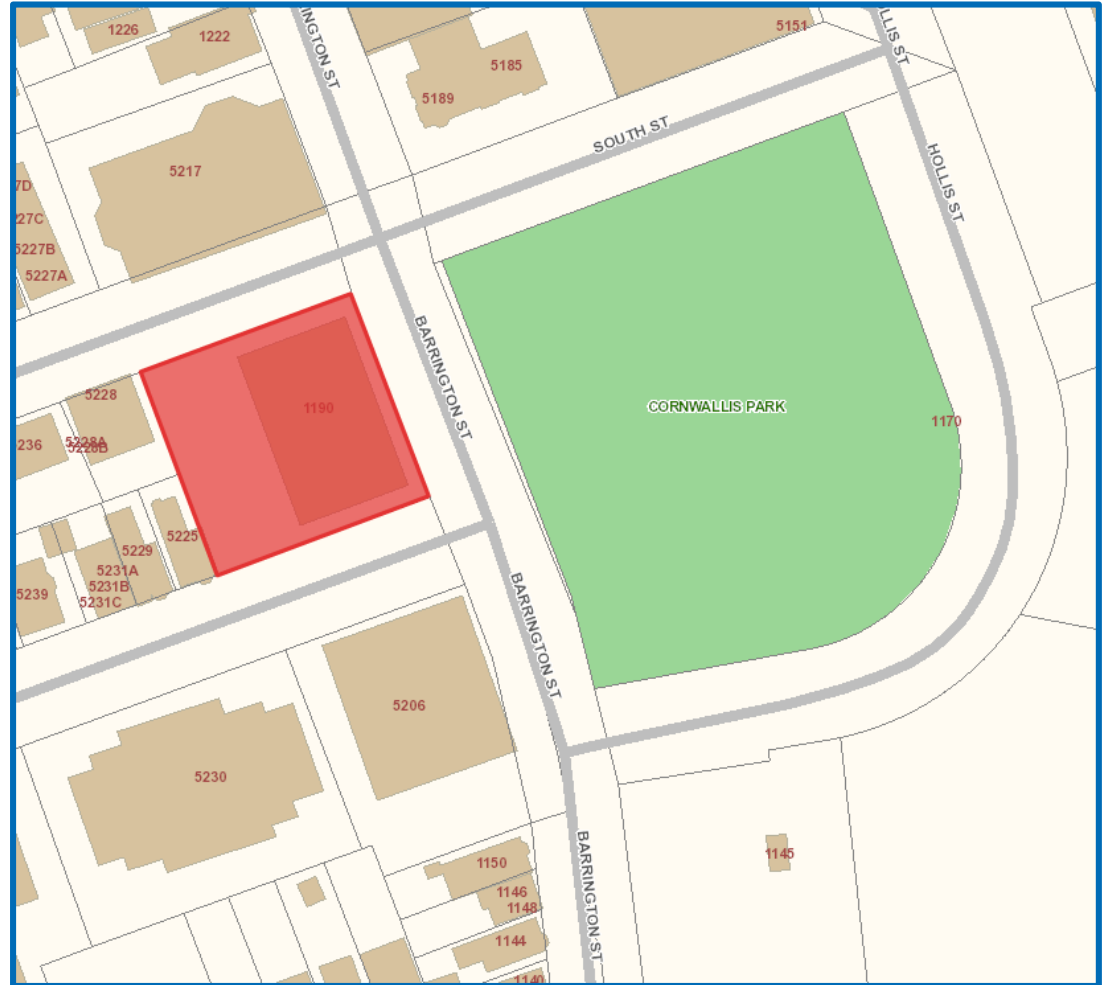
September 14, 2017

Subject Site

Applicant: Kassner
Goodspeed Ltd.

Location: 1190 Barrington
St, Halifax

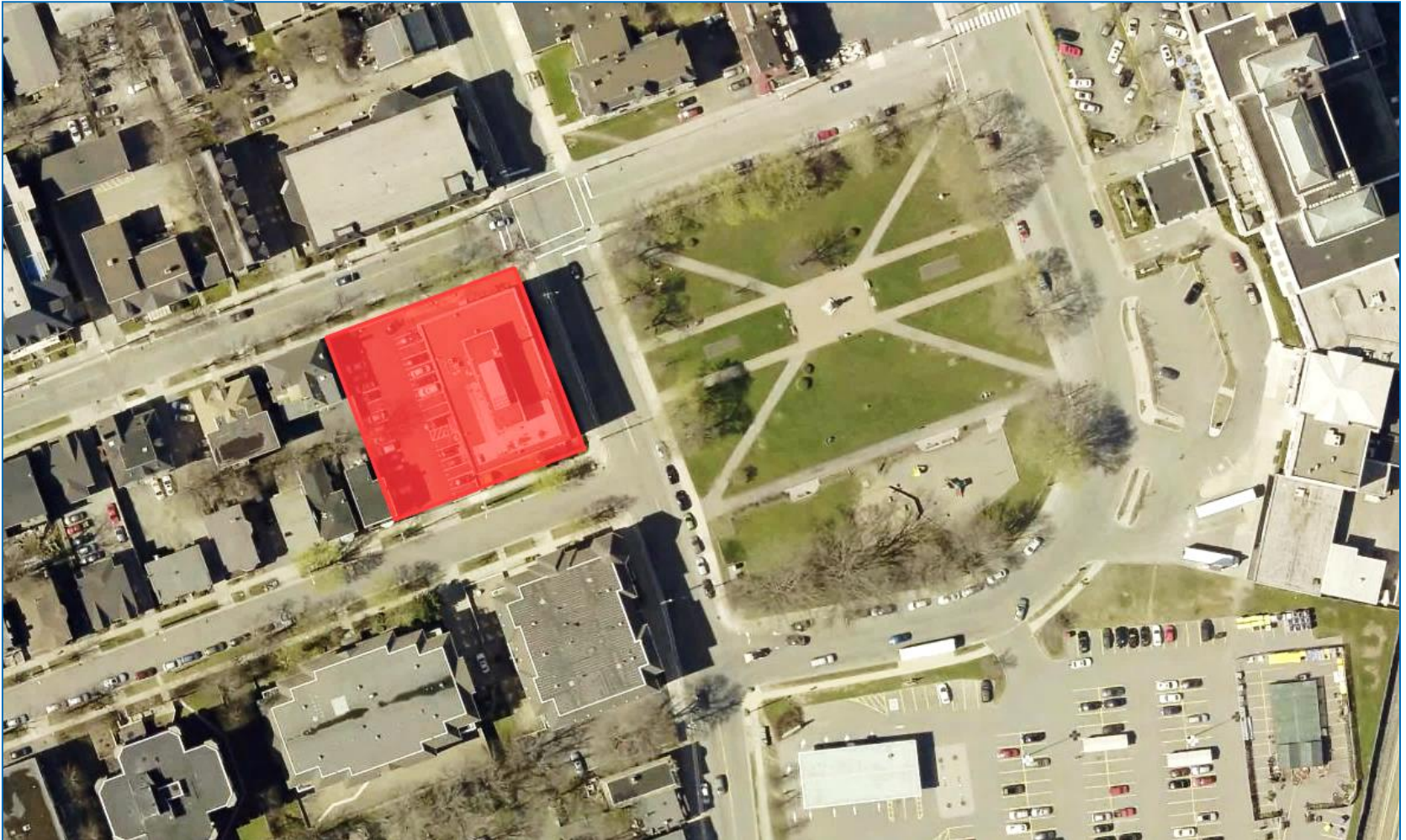
Proposal: An 8 storey,
plus penthouse mixed
use building at
Barrington, South and
Tobin Streets



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Subject Site

1190 Barrington Street



Subject Site

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Subject Site



Subject Site- Tobin Street



Tobin St and Barrington St



 Subject Site

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South St and Barrington St



 Subject Site

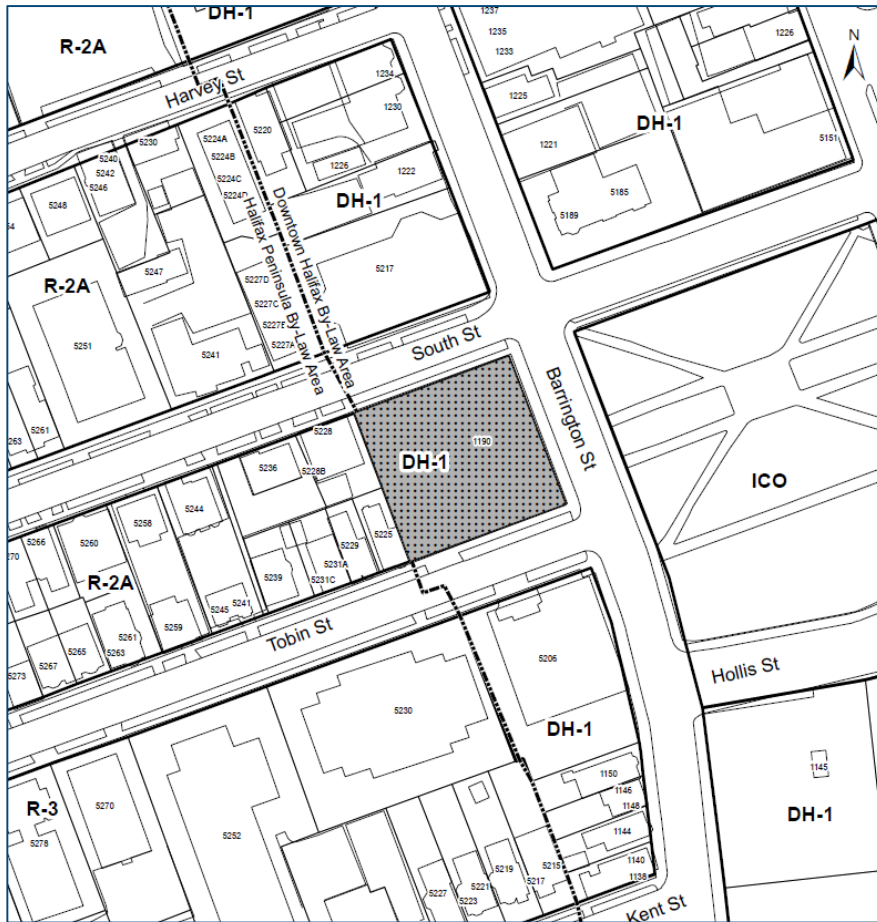
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Subject Site- South St



Downtown Halifax Land Use By-law

Zoning Regulations & Process

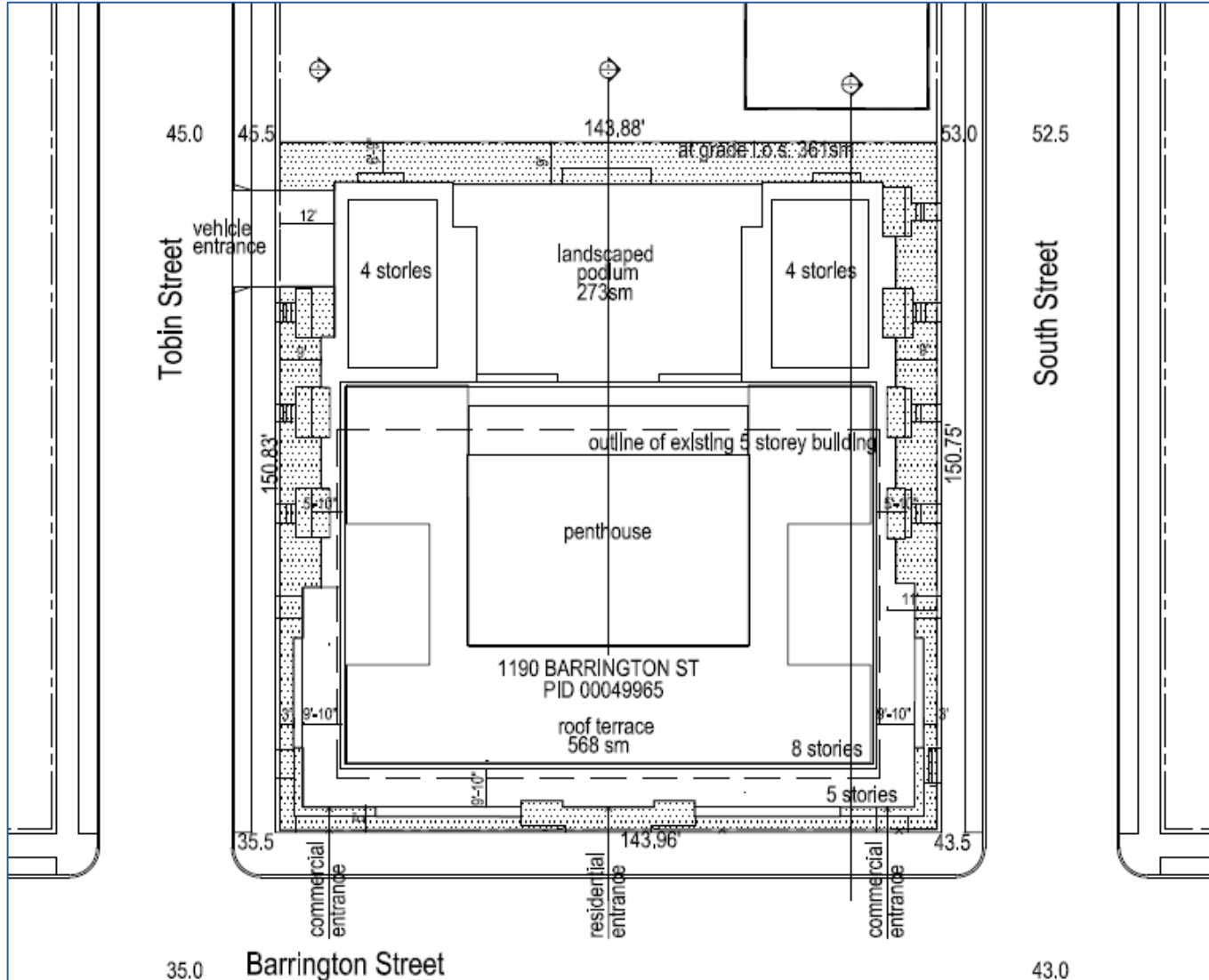


- **Zone:** DH-1
- **Precinct 2 - Barrington Street South**
- **Height:** 21.336 metres (no post bonus)
- **Streetwall Setback:** 0-1.5m
- **Streetwall Height:** 18.5m along Barrington St and 21.5m
- Prominent Civic/Cultural Frontage (Design Manual, Map 1)

Proposed Development

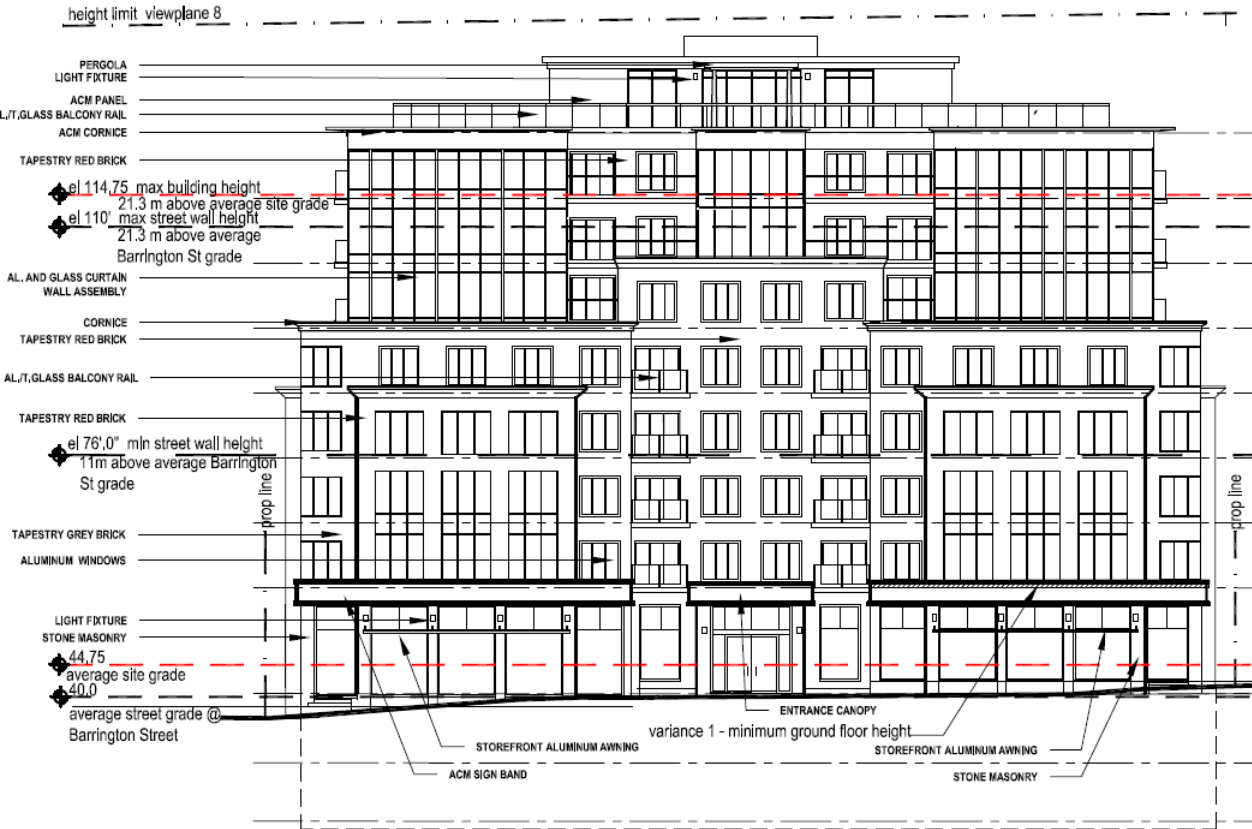


Site Plan



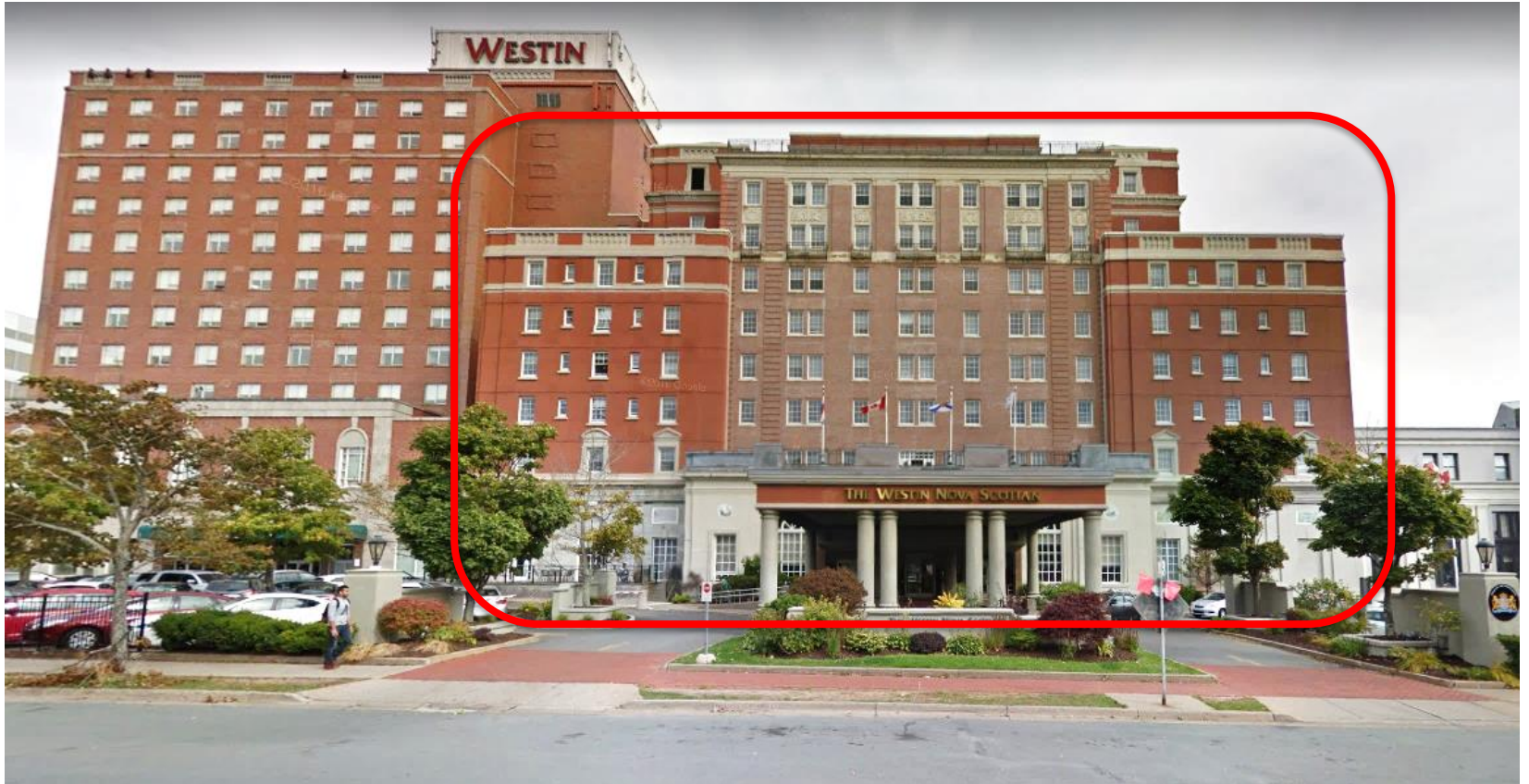
Design Manual

Items for review/discussion



- Streetwall Design
- Prominent Civic Frontage
- Roof Line and Roofscapes
- Corner Sites

Hotel and Train Station



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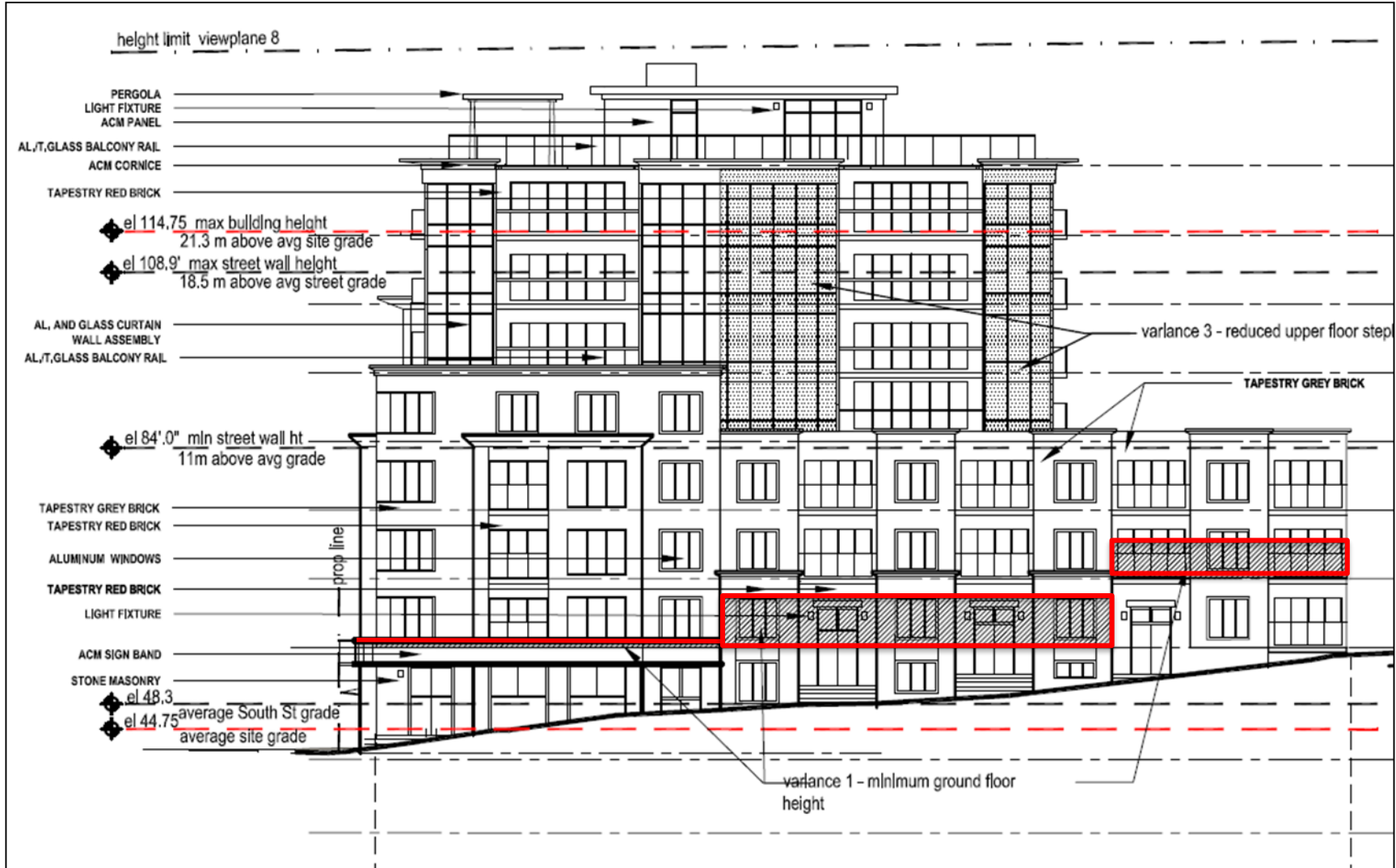
Requested Variances

Variance 1 – Minimum Ground Floor Height



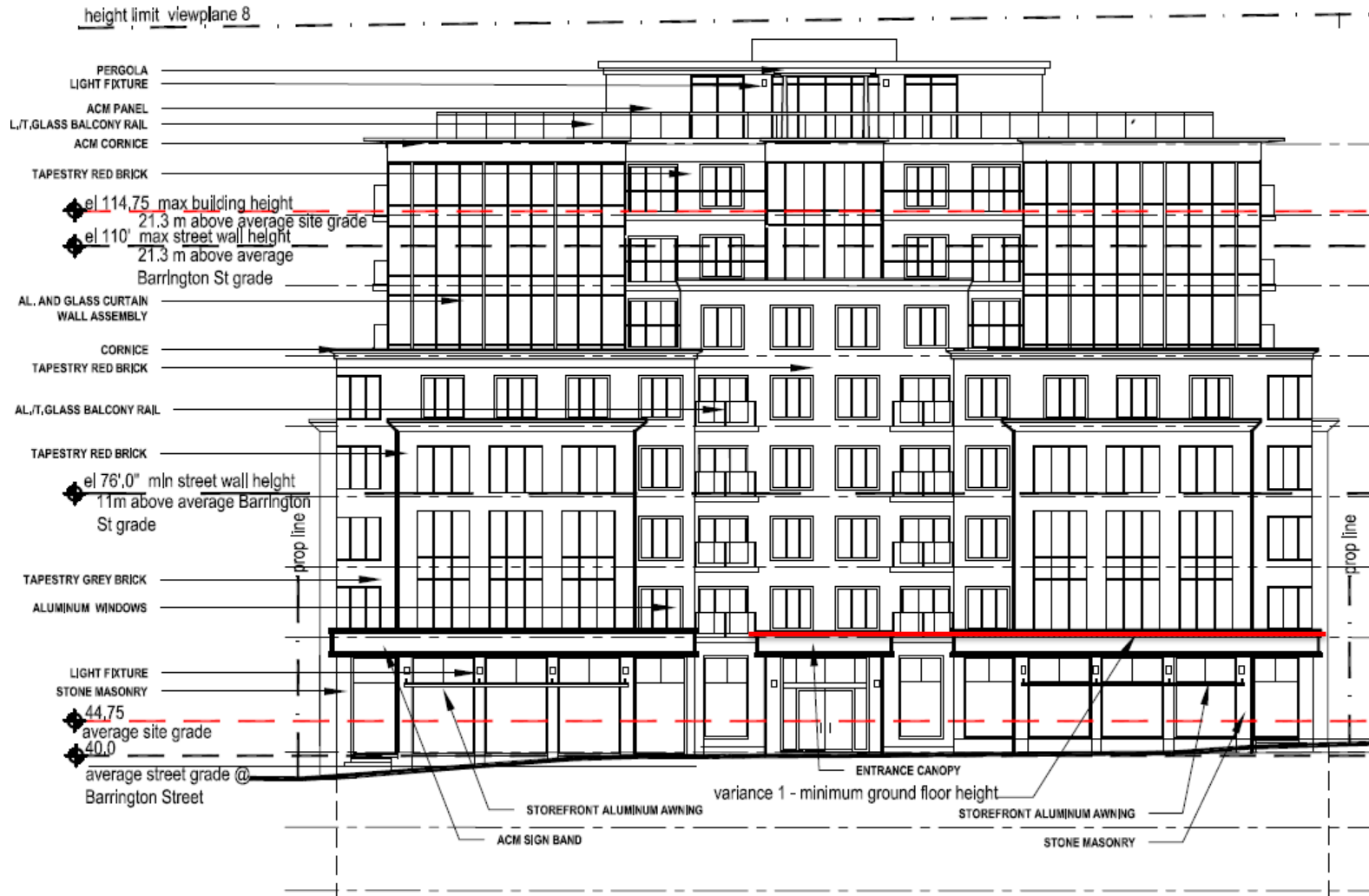
Requested Variances

Variance 1 – Minimum Ground Floor Height



Requested Variances

Variance 1 – Minimum Ground Floor Height



Requested Variances

Variance 1 – Maximum Ground Floor Height

- Staff recommends **approval** based on the following:
 - 3.6.15a – the requested variance is **consistent** with the Design Manual
 - 3.6.15b –does not result in a sunken ground floor condition
 - 3.6.15e – the site is constrained by sloping conditions

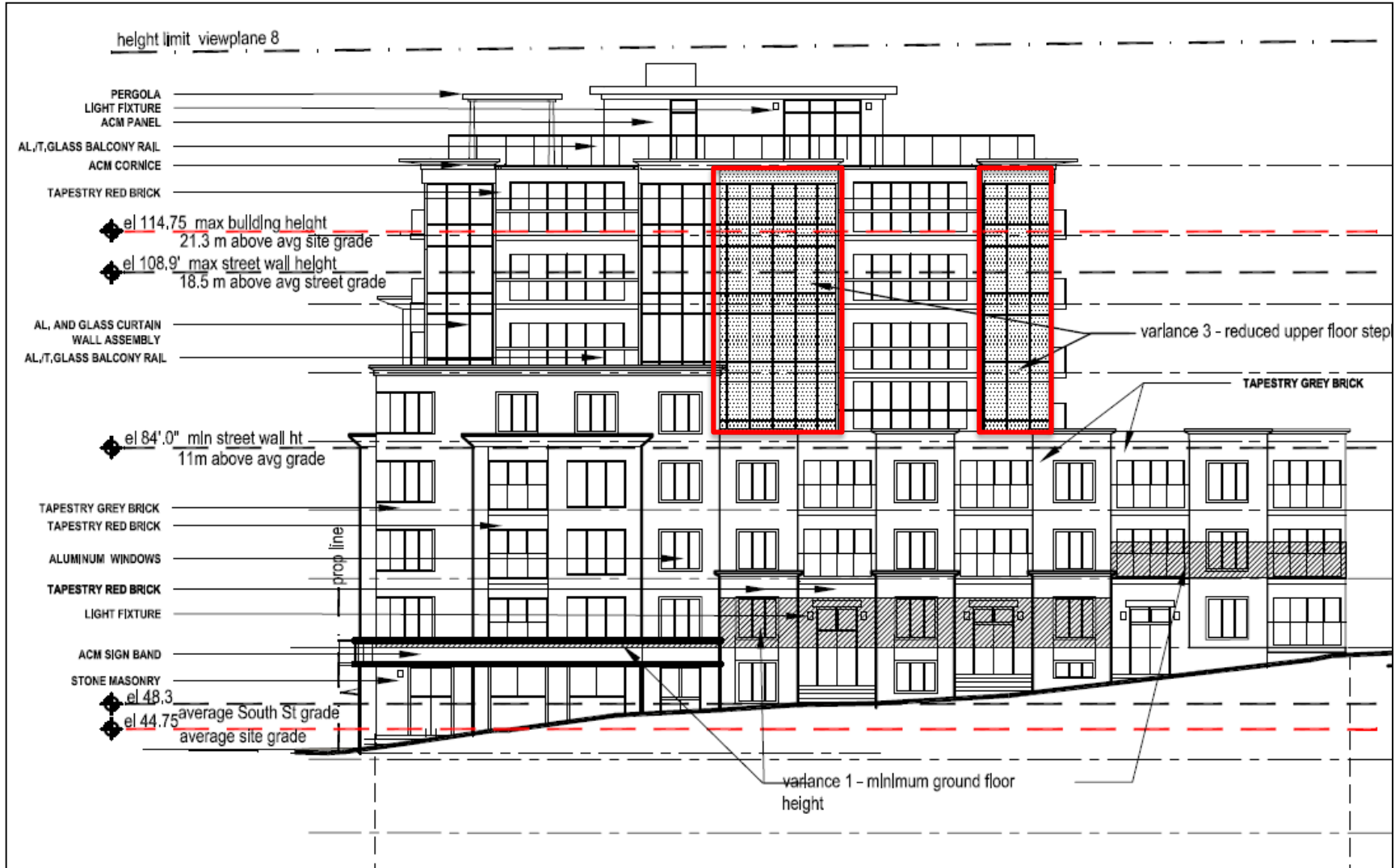
Requested Variances

Variance 2 – Landscaped Open Space

- Requesting to transfer 63% of the LOS to the rooftop
 - LUB allows 60% to be transferred
 - Can vary up to 10% of the LOS requirements
- Staff recommends **approval** based on the following:
 - 3.6.12a – the requested variance is consistent with the Design Manual
 - 3.6.12b – The modification does not exceed 10% of the requirement

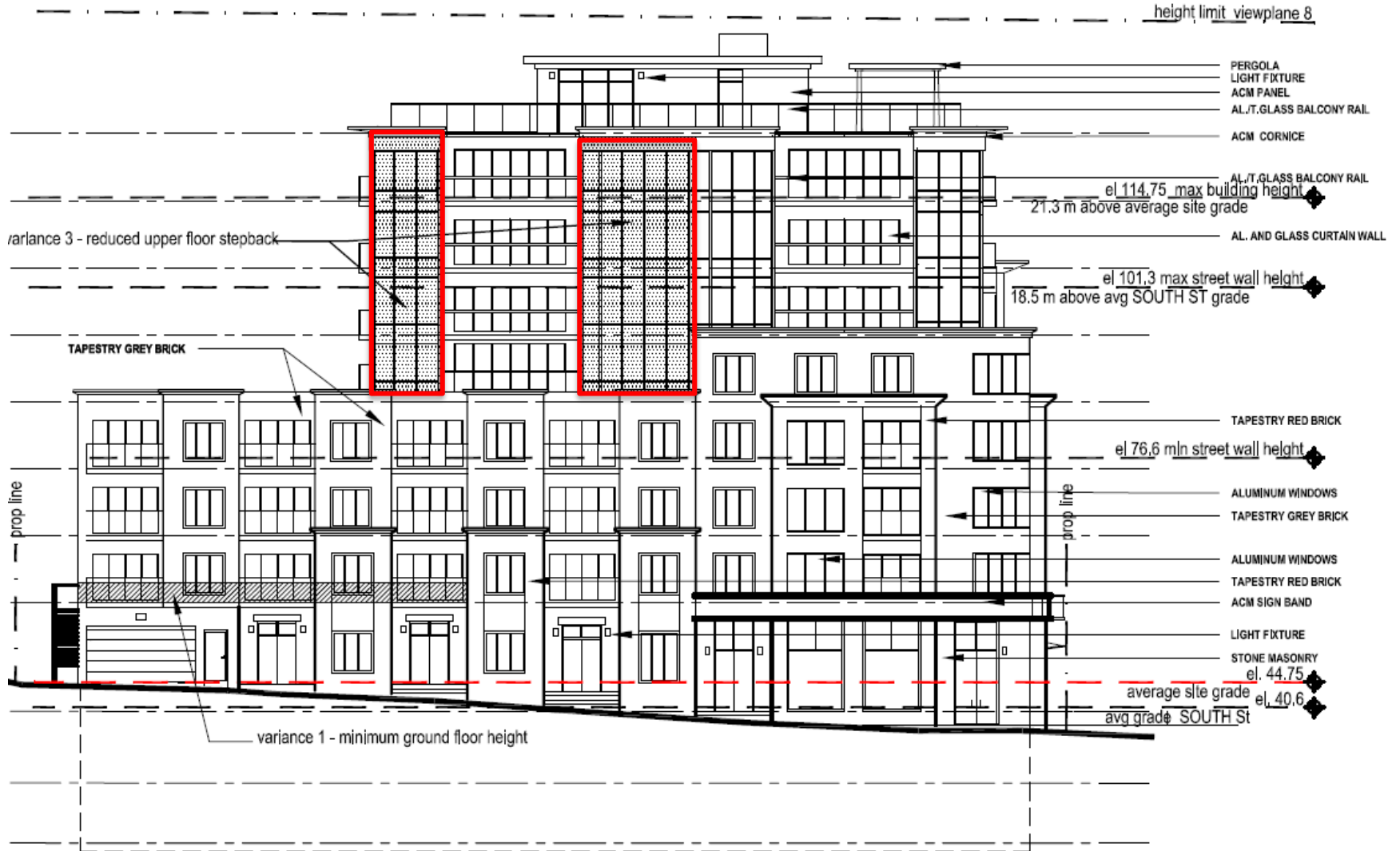
Requested Variances

Variance 3 – Streetwall Stepback South St



Requested Variances

Variance 3 – Streetwall Stepback Tobin St



Requested Variances

Variance 3 – Streetwall Stepback

- Staff recommends **approval** based on the following:
 - 3.6.5a – The upper storey streetwall setback is consistent with the objectives and guidelines of the Design Manual
 - 3.6.5b – The modification results in a positive benefit such as improved heritage preservation or the remediation of an existing blank building wall

Wind Study

The development will result in a:

- Negligible change in thermal comfort for a person sitting, standing, walking or running within the wake zone of the building; and
- Minor effect on the overall level of comfort for pedestrians.

Staff Recommendation

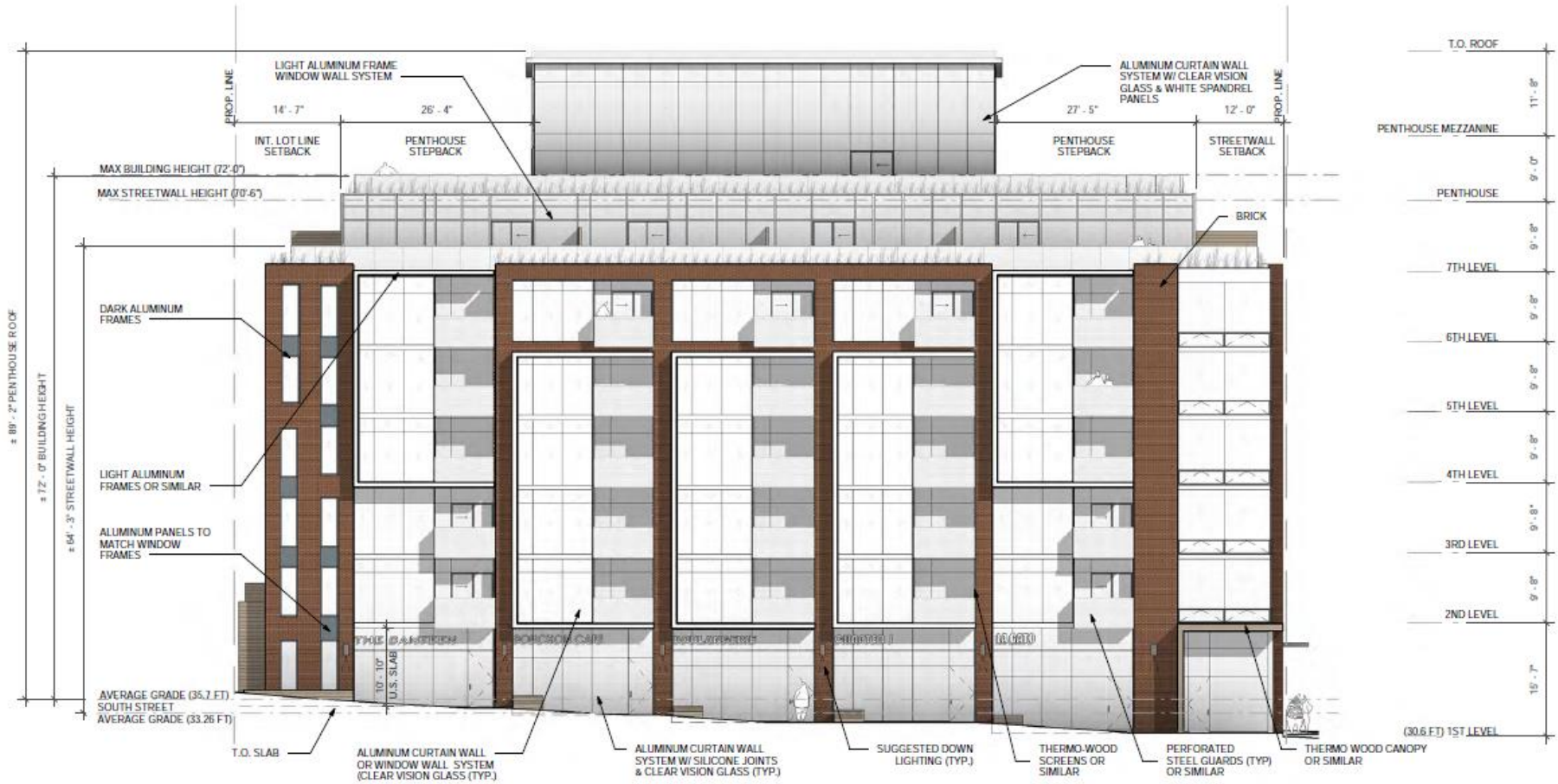
Staff recommend that Design Review Committee:

1. Approve the qualitative elements of the substantive site plan approval application for a mixed-use building at 1190 Barrington Street, Halifax, as shown in Attachment A;
2. Approve the proposed 3 variances to the Land Use By-law requirements; as contained in Attachment G for minimum ground floor height, landscaped open space, and streetwall stepback; and
3. Accept the findings of the qualitative Wind Impact Assessment, as contained in Attachment B.

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Thank You

South and Hollis



September-15-17

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South and Barrington



September-15-17

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Site Plan

