P.O. Box 1749
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Item No. 9.1.2
Design Review Committee
December 14, 2017

TO: Chair and Members of Design Review Committee

Original Signed

SUBMITTED BY:

Kelly Denty, Acting Director of Planning and Development

DATE: December 1, 2017

SUBJECT: **Case 21493: Substantive Site Plan Approval – 1572 Barrington Street, Halifax (former NFB site)**

ORIGIN

Application by David F. Garrett Architect for substantive site plan approval to enable the development of a 7-storey mixed-use building at 1572 Barrington Street, Halifax.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, Part VIII, Planning and Development

RECOMMENDATION

It is recommended that the Design Review Committee:

1. Approve the qualitative elements of the substantive site plan approval application for a 7-storey mixed-use building at 1572 Barrington Street, Halifax, as shown in Attachment A;

2. Approve the proposed variances to the Land Use By-law requirements, as shown in Attachment B, for maximum streetwall height and land uses at grade (minimum ground floor height); and

3. Accept the findings of the qualitative wind impact assessment, as contained in Attachment C.

BACKGROUND

An application has been received from David F. Garrett Architect for substantive site plan approval to enable the development of a 7-storey mixed-use building at 1572 Barrington Street, Halifax. The proposal incorporates the existing brick and stone façade of the former National Film Board building which was severely damaged by fire in 1991 (Map 1, Attachment A). In 1997, a heritage agreement was approved under which the Municipality agreed to stabilize the façade and the owner agreed not to demolish it. This agreement is still in effect and the façade still stands today.

On August 8, 2013, the DRC approved a proposal for a 5-storey mixed-use building in the same location (Attachment D). Municipal permits have been issued and the building is currently under construction. The facade restoration and re-integration is a component of the development which is currently underway.

The current proposal is to include two additional floors above the 5-storey roofline, which requires a new Substantive Site Plan Approval for the entire 7-storey project, including re-adoption of the two previously approved variances (to the streetwall height and ground floor height). To allow the 7-storey development, the Design Review Committee (DRC) must consider the application relative to the Design Manual within the Downtown Halifax Land Use By-law (LUB).

This report addresses relevant guidelines of the Design Manual to assist the Committee in their decision.

Subject Site	1572 Barrington Street, Halifax, a registered heritage property;
Location	West side of Barrington Street, next to Neptune Theatre/ Khyber Building
Zoning (Map 1)	DH-1 (Downtown Halifax) Zone
Lot Size	305 square metres (3,280 square feet)
Site Conditions	Level to gentle slope along Barrington St.
Current Land Use(s)	Existing brick/stone building facade, project under construction
Surrounding Land Use(s)	A mixture of commercial, institutional and other uses, including: • Neptune Theatre/ Khyber Building to the north; • Retail, entertainment and restaurant uses to the west, along Argyle Street; • Retail, restaurant and residential uses to the south; and • Mixed commercial uses across Barrington Street to the east.

Project Description
The proposal is to construct a 7-storey "addition" behind and above the existing façade which will be used for retail and residential uses. The details of the proposal are as follows (refer to Attachments A and B):

- Approximately 2,170 square feet (202 square metres) of commercial floor area on the ground level and 1,260 square feet (117 square metres) in the basement level, with several pedestrian access points along the front and side of the building;
- A total of 21 residential units on six floors above the ground-level;
- Partial restoration of the existing façade, including re-pointing, repair and replacement of the brick and stone masonry, and installation of new windows, doors and a variety of exterior lighting on the building façade;
- New fifth floor addition to the existing façade with dormers and a central masonry tower, designed to be distinguished from and deferential to the existing façade, with the top two floors stepped back approximately 15 feet from the front of the façade, which exceeds the LUB requirement of 10 feet;
- Residential terraces at the 6th level and landscaped roof material above the 7th level (this space being passive and inaccessible);
- Exterior cladding materials in addition to the brick and stone include clear and spandrel glass, aluminum frames, cement panels, and metal railings; and
- Bicycle parking facilities as per requirements of the Land Use By-law (LUB).

Information about the approach to the design of the building has been provided by the project's architect (Attachment B).

Regulatory Context - Municipal Planning Documents
Listed below are the relevant regulatory sections from the Downtown Halifax Secondary Municipal Planning Strategy (DHSMPS) and the Downtown Halifax LUB:

- Zone: DH-1 (Downtown Halifax)
- Precinct: Barrington Street Heritage Conservation District (Precinct No. 5). The site is a registered heritage property.
- Maximum Building Height: The maximum permitted building height is 22 metres (72 feet).
- Viewplane: The site is encumbered by Viewplane #6. The proposed building is to be located just below the viewplane.
- Streetwall Setback: The required setback is between 0 and 1.5 metres, which the existing façade meets.
- Streetwall Height: A maximum streetwall height of 15.5 metres along Barrington Street is stipulated. The proposal exceeds this height by approximately 5 feet (1.5 m). A variance was approved for this height under former Case #18687 and is required to be re-adopted for the new proposal.
- Ground Floor Height ("Land Uses at Grade"): The ground floor of the building is to have a floor-to-floor height of no less than 4.5 metres (14.8 feet) as per the Land Use By-law. The the proposed floor-to-floor height of the ground floor is approximately 3.5 metres (11.5 feet). A variance was approved for this floor height under former Case #18687 and is required to be re-adopted for the new proposal.
- Civic Character: The site is identified as a Prominent Civic Frontage on Map 1 in the Design Manual. The design manual states that the design of these buildings should provide distinctive massing articulation and architectural features to reinforce their visual prominence.
- Pedestrian-Oriented Commercial Street: The Barrington Street frontage is identified as a pedestrian-oriented commercial street on Map 3 of the LUB. The LUB requires pedestrian-oriented commercial or cultural uses on the ground-floor of buildings.

Site Plan Approval Process
Under the site plan approval process, development proposals within the Downtown Halifax Plan area must meet the land use and building envelope requirements of the Land Use By-law (LUB), as well as the requirements of the By-law's Design Manual. The process requires approvals by both the Development Officer and the Design Review Committee (DRC) as follows:

Role of the Development Officer:
In accordance with the Substantive Site Plan Approval process, as set out in the Downtown Halifax LUB, the Development Officer is responsible for determining if a proposal meets the land use and built form requirements contained in the LUB. The Development Officer has reviewed the application and determined that the proposal meets the requirements of the LUB with the follows exceptions:

- Minimum Ground Floor Height; and
- Maximum Streetwall Height

Role of the Design Review Committee:
The DRC, established under the LUB, is the body responsible for making decisions relative to a proposal's compliance with the requirements of the Design Manual.

The role of the DRC in this case is to:

1. Determine if the project is in keeping with the guidelines contained within the Design Manual (Refer to Attachment D, staff report for Case #18687);
2. Consider (and re-adopt) the variance requests that have been made pursuant to the variance criteria in the Design Manual (Attachment B); and

3. Determine if the proposal is acceptable in terms of expected wind conditions on pedestrian comfort and safety (Attachment C).

Appeal:
Where a proposal is approved by the DRC, any assessed property owner within the DHSMPS Plan Area boundary, plus 30 meters surrounding it, may appeal the decision of the DRC to Regional Council. If no appeal is filed, the Development Officer may then issue the Development Permit for the proposal. If an appeal is filed, Regional Council will hold a hearing and make decision on the application. A decision to uphold an approval will result in the approval of the project while a decision to overturn an approval will result in the refusal of the site plan approval application. Conversely, where a proposal is refused by the DRC, the applicant (property owner) may appeal the decision of the DRC to Regional Council.

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy and the requirements of the Downtown Halifax LUB regarding substantive site plan approvals. The level of engagement was information sharing, achieved through the developer's website, public kiosks at HRM Customer Service Centres, and a Public Open House held on October 25, 2017.

DISCUSSION

Design Manual

As noted above, the Design Manual contains a variety of building design conditions that are to be met in the development of new buildings and modifications to existing buildings as follows:

- Section 2.5 of the Design Manual contains design guidelines that are to be considered specifically for properties within Precinct 5; and
- Section 3.6 of the Design Manual specifies conditions by which variances to certain Land Use By-law requirements may be considered.

An evaluation of the general guidelines and the relevant conditions as they relate to the project are found in a table format in Attachment D (the original staff report from Case #18687). The table indicates staff's analysis and advice as to whether the project complies with the guidelines. In addition, it identifies circumstances where there are different possible interpretations of how the project relates to a guideline, where additional explanation is warranted, or where the Design Review Committee will need to give attention in their assessment of conformance to the Design Manual. No changes to the applicable variance criteria within the Land Use By-law have been approved since this project was considered in 2013. Similarly, no changes to the extent or nature of the variances requested in this project have occurred since they were originally approved by the Design Review Committee in 2013. As such, staff advise the DRC that the previously submitted variance rationale is still valid and supportable in this new application.

Staff have undertaken a detailed review of the proposal, and have identified the following items as discussion items that require further consideration by the Design Review Committee.

Retail Uses (3.2.3 a)
The Design Manual calls for "*retail uses at-grade with a minimum 75% glazing to achieve maximum visual transparency and animation*". In this case, the desired retention of the existing façade is unique and makes it impossible to achieve such a level of transparency. Transparency will be achieved through the use of glass in the new central entrance doors into the ground floor level, a new northern door leading to a new basement commercial level and the southern door at ground level which accesses the residential units. Staff advise that this meets the intent of the Design Manual.

Canopies and Awnings (2.5 l, 3.2.3 b and 3.3.3 b)

The Design Manual encourages canopies and awnings over the sidewalks abutting the project, as a means of providing weather protection for pedestrians. While the Manual suggests that canopies and awnings are mandatory on pedestrian-oriented streets, it may be impractical to include them in this instance. The main entryway is raised four steps above the sidewalk and the façade is recessed in front of the door area. Similarly, the other (north and south) entries include minor recesses which provide weather protection. Canopies or awnings in this and other locations on the facade could serve to mask the appeal of the arched entryways, the arches over the windows and other architectural features. Also, not requiring canopies on this façade would be in keeping with adjacent facades on the same side of the street. The presence of the recessed main entrance and minor recesses on the other two entrances on the front facade meets the intent of the Design Manual for weather protection purposes.

Variances
The applicant is requesting two variances to the quantitative requirements of the Downtown Halifax LUB: minimum ground floor height and maximum streetwall height. As indicated in the Background section of this report, these variances are required to be re-adopted to achieve the current 7-storey proposal. The applicant has outlined each of the variance requests on the plans (Attachment A) and provided a rationale pursuant to the Design Manual criteria (Attachment B). The staff review of each variance request is provided in this section as outlined below.

Variance 1: Minimum Ground Floor Height: The applicant is requesting a variance to the requirement for a minimum ground floor height of 4.5 m. This can be considered subject to 3.6.15 of the Design Manual. This application is being considered subject to the following provisions:

3.6.15 The minimum floor-to-floor height for the ground floor of a building having access at the streetline or Transportation Reserve may be varied by Site Plan Approval where:

3.6.15a The proposed floor-to-floor height of the ground floor is consistent with the objectives and guidelines of the Design Manual; and,
3.6.15b The proposed floor-to-floor height of the ground floor does not result in a sunken ground floor condition; and
3.6.15c In the case of a proposed addition to an existing building, the proposed height of the ground floor of the addition matches or is greater than the floor-to-floor height of the ground floor of the existing building

The main level commercial floor-to-floor height is proposed to be reduced to 3.5m. In this case, the variance is requested in response to the existing building façade, which steps up above the sidewalk into the main entryway. The applicant has indicated that the variance is necessary to achieve an economically viable project with seven floors above grade and a very small building footprint. As the existing façade presents a unique situation, staff advise that the variance request meets the intent of the Design Manual.

Variance 2: Streetwall Height
Section 9(2) of the LUB requires a maximum streetwall height of 15.5 metres. The applicant is requesting a variance for approximately five (5) additional feet (1.5 metres). Section 3.6.3 of the Design Manual provides the criteria that must be met when considering a variance:

3.6.3 Streetwall heights may be varied by Site Plan Approval where:
3.6.3a. the streetwall height is consistent with the objectives and guidelines of the Design Manual; and:
3.6.3c. the streetwall height of abutting buildings is such that the streetwall height would be inconsistent with the character of the street;

In this instance, the proposed building exceeds the maximum streetwall height by approximately five feet. Therefore, the variance is relatively minor (refer to Attachment A). As the top floor is being “reinstated” from

an earlier design and the variance is mainly required for the central masonry tower, the variance request is reasonable, given the improvement in the streetwall design which is achieved. Staff advise that this request is consistent with the intent of the Design Manual.

Wind Assessment
A Qualitative Wind Impact Assessment was prepared by the applicant for the project and is included in Attachment C. The need for the assessment results from the additional height of the top two floors and was not required at the time of the 5-storey approval. Its purpose is to determine whether the site and its surroundings will be safe and comfortable for pedestrians once the new building is constructed. The assessment submitted for this proposal anticipates that the development will result in no change in comfort levels for persons sitting, standing, or walking at the sidewalk level. Therefore, no specific design treatments to mitigate wind impacts are necessary.

Conclusion
Staff advise that the proposed development and the requested variances are reasonably consistent with the objectives and guidelines of the Design Manual. It is, therefore, recommended that the substantive site plan approval application be approved.

FINANCIAL IMPLICATIONS

There are no financial implications. The HRM costs associated with processing this planning application can be accommodated within the approved 2017/18 operating budget for C310 Urban & Rural Planning Applications.

RISK CONSIDERATION

There are no significant risks associated with the recommendations in this report.

ENVIRONMENTAL IMPLICATIONS

No implications have been identified.

ALTERNATIVES

1. The Design Review Committee may choose to approve the application with conditions. This may necessitate further submissions by the applicant, as well as a supplementary report from staff.

2. The Design Review Committee may choose to deny the application. The Committee must provide reasons for this refusal based on the specific guidelines of the Design Manual. An appeal of the Design Review Committee's decision can be made to Regional Council.

ATTACHMENTS

Map 1 Location and Zoning

Attachment A Site Plan Approval Plans
Attachment B Design Rationale and Variances
Attachment C Qualitative Wind Assessment
Attachment D Staff Report for Case #18687

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.

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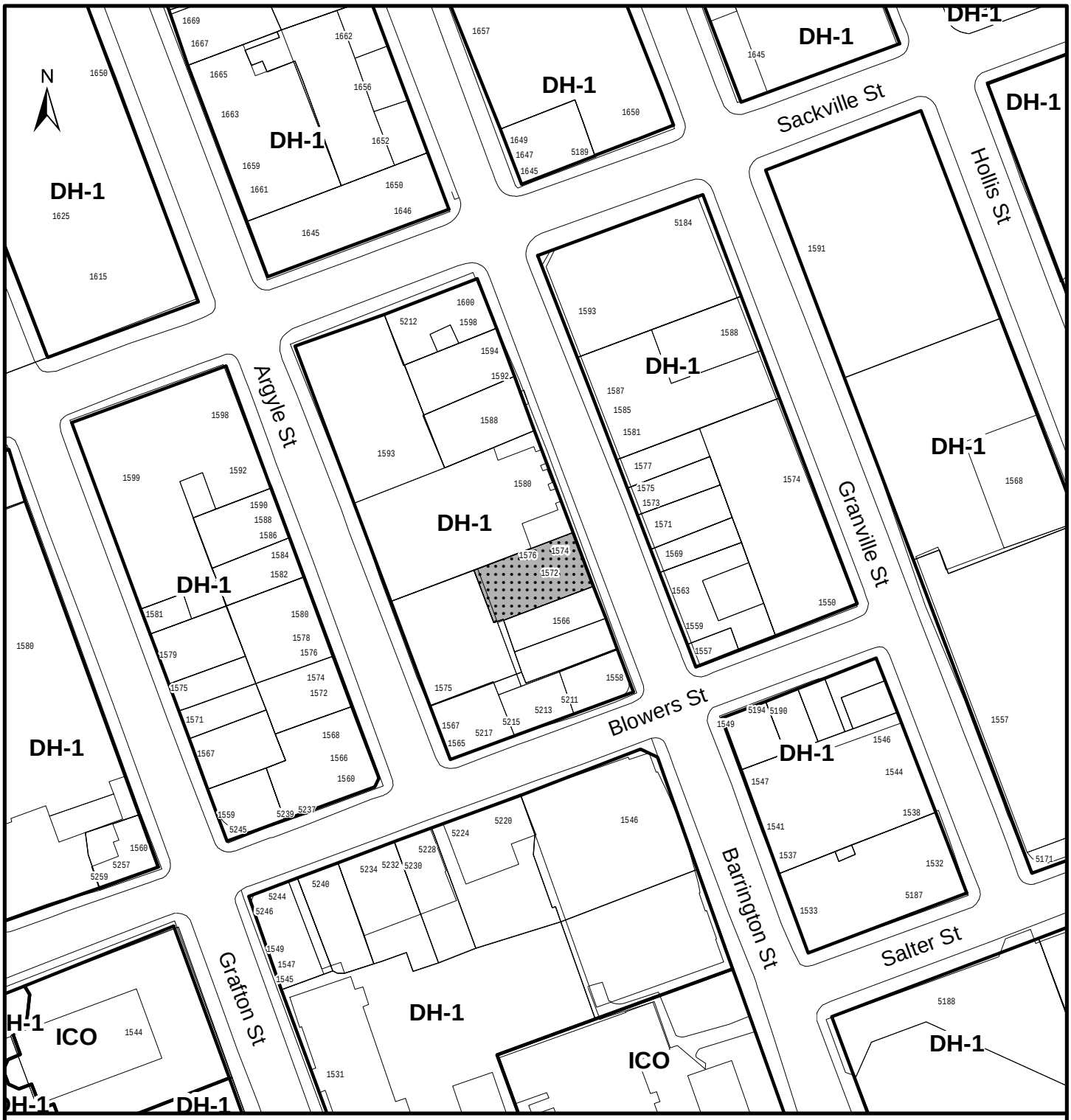
Report Approved by: Carl Purvis, Planning Applications Program Manager, 902.490.4797



Map 1 - Location & Zoning

1572 Barrington Street
Halifax

Subject Site

Zone

DH-1 Downtown Halifax
ICO Institutional, Cultural and Open Space

0 20 40 m

This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Halifax Peninsula
Land Use By-Law Area

Attachment A - Site Plan Approval Plans

BUILDING NOTES
Building Data:

Total Gross Building Square Footage:	17,521sf
Total Net Commercial Square Footage:	3,477sf
Basement:	1,227sf
Main Level:	2,250sf
Total Number of Residential Units:	16 Units
Studio Units:	8
3 Bedroom Units:	8

Total Rooftop Useable Square Footage (Deck): 1,164sf
(Not Including Landscaping or Service Areas)
Total Floors: 5 Floors Plus Partial Basement
Basement and Main Level: Commercial (Possible Assembly Use)
Levels 2,3,4,5: Residential

Building Classification:
3.2.2.48 - GroupA, Division 2 up to 6 Storeys, Any Area, Sprinklered
•Main Level and Basement: Non Combustible Assemblies
•Upper Residential Levels & Roof: Steel Frame, Wood Joists
Noncombustible corridors, Stair Enclosures, 1 Hour
Fire Separations at Floors and Load Bearing Assemblies

Building Regulatory/Incentive Approvals:
HRM Development Approval - Case # 18687, Fall 2013
HRM Certificate of Appropriateness: Certificate Number: BSHCD - 023
HRM BSHCD Incentive Program: Fall 2013

DRAWING LIST

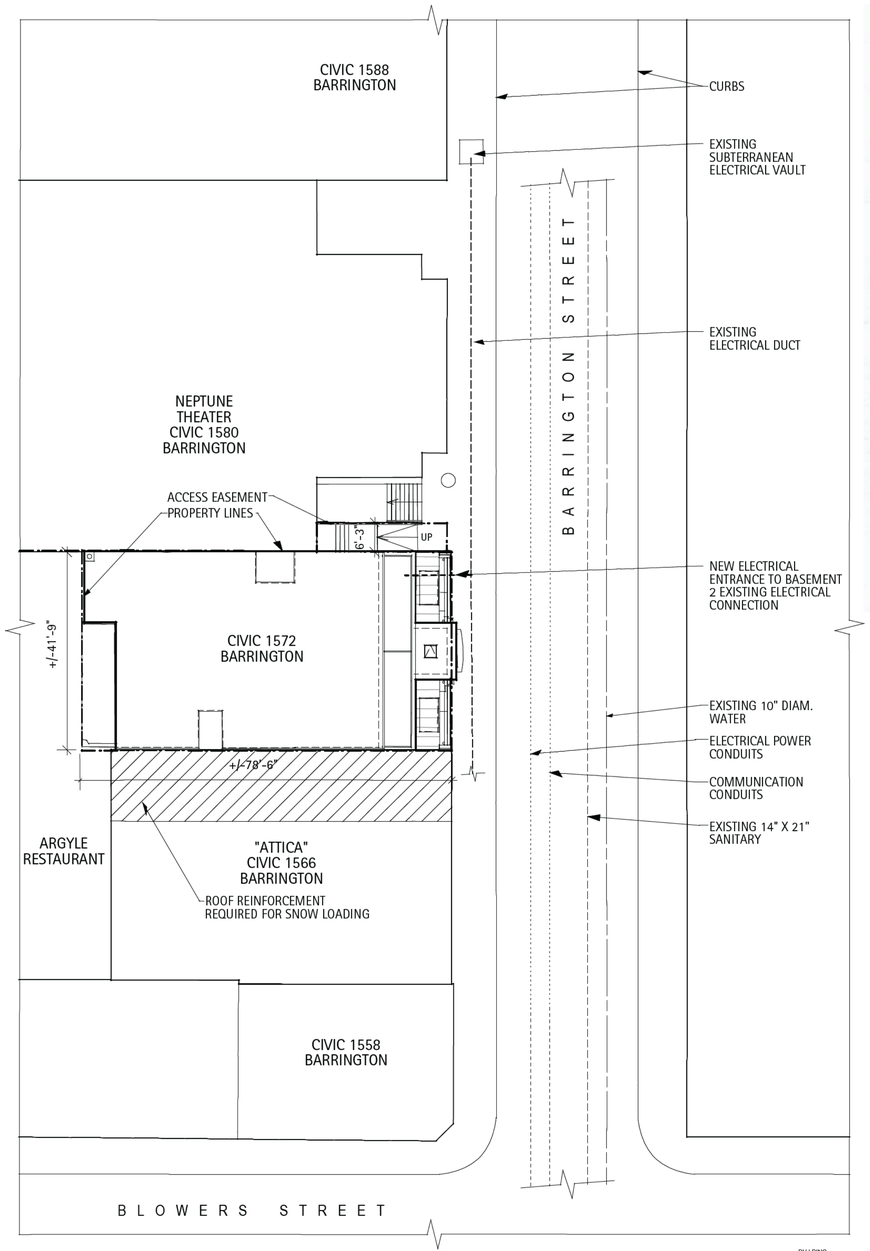
ARCHITECTURAL
A1.0 SITE PLAN
A1.1 EXISTING/DEMO PLAN
1 A1.2 FOUNDATION PLAN
A2.0 BASEMENT PLAN
A2.1 GROUND FLOOR PLAN (COMMERCIAL)
A2.2 2ND FLOOR PLAN (RESIDENTIAL)
A2.3 3RD FLOOR PLAN (RESIDENTIAL)
A2.4 4TH FLOOR PLAN (RESIDENTIAL)
A2.5 5TH FLOOR PLAN (RESIDENTIAL)
A2.6 ROOF PLAN
A3.0 ELEVATIONS
A3.1 SECTION/ELEVATIONS
A3.2 SECTION/ELEVATIONS
A4.0 BUILDING SECTIONS
A5.0 WALL DETAILS

STRUCTURAL
S1.0 BASEMENT FOUNDATION PLAN
S1.1 MAIN FLOOR FOUNDATION PLAN
S1.2 LEVEL 2 FRAMING PLAN
S1.3 LEVEL 3 FRAMING PLAN
S1.4 LEVEL 4 FRAMING PLAN
S1.5 LEVEL 5 FRAMING PLAN
S1.6 ROOF FRAMING PLAN
S2.0 FOUNDATION/FRAMING SECTIONS
S2.1 FOUNDATION/FRAMING SECTIONS
S3.0 TYPICAL NOTES
S3.1 TYPICAL DETAILS

MECHANICAL
M1 MECHANICAL SPECIFICATIONS
M2 DOMESTIC / WATER SPRINKLER ENTRY
M3 MECHANICAL ROOM DESIGN
M4 PLUMBING AND FIRE SUPPRESSION DETAILS
M5 DOMESTIC WATER & HEATING PIPE DIST.
M6 HEATING AND DCW RISERS
M7 DOMESTIC WATER /HEATING LAYOUT
M8 COOLING LAYOUT
M9 VENTILATION LAYOUT
M10 SANITARY LAYOUT
M11 ROOF TOP EQUIPMENT LAYOUT

ELECTRICAL
E1 ELECTRICAL SPECIFICATIONS
E2 ELECTRICAL SYSTEM DESIGN
E3 ELECTRICAL PANEL DETAILS
E4 ELECTRICAL UNIT LAYOUT TYPICAL LEVEL
E5 ELECTRICAL UNIT LAYOUT COMMERCIAL LEVEL
E6 ELECTRICAL UNIT LAYOUT BASEMENT
E7 ALARM SYSTEM DESIGN
E8 FIRE SUPPRESSION CONTROL DESIGN

CIVIL
C1 SITE SERVICING PLAN
C2 SANITARY PLAN & PROFILE SERVICES
C3 DETAILS



1 SITE PLAN SERVICING SCHEMATIC
scale: 1/16" = 1'-0"

VIEW

NFB Building

A Mixed-use Residential & Commercial Restoration & Addition
1572 Barrington Street, Halifax, NS

OWNER
Ruby LLP, Steve Caryi
P.O. Box 1011, CRO Halifax, B3J 2X1

ARCHITECT
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REGISTERED MEMBER
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DAVID F. GARRETT
N.S. ASSOCIATION OF ARCHITECTS

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CLIENT
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PROJECT TITLE
NFB RESIDENTIAL BUILDING
1572 Barrington Street
Halifax, Nova Scotia

SHEET TITLE
SITE PLAN,
SERVICING SCHEMATIC & NOTES

SCALE
AS NOTED

PROJECT NUMBER

DRAWN BY
daq

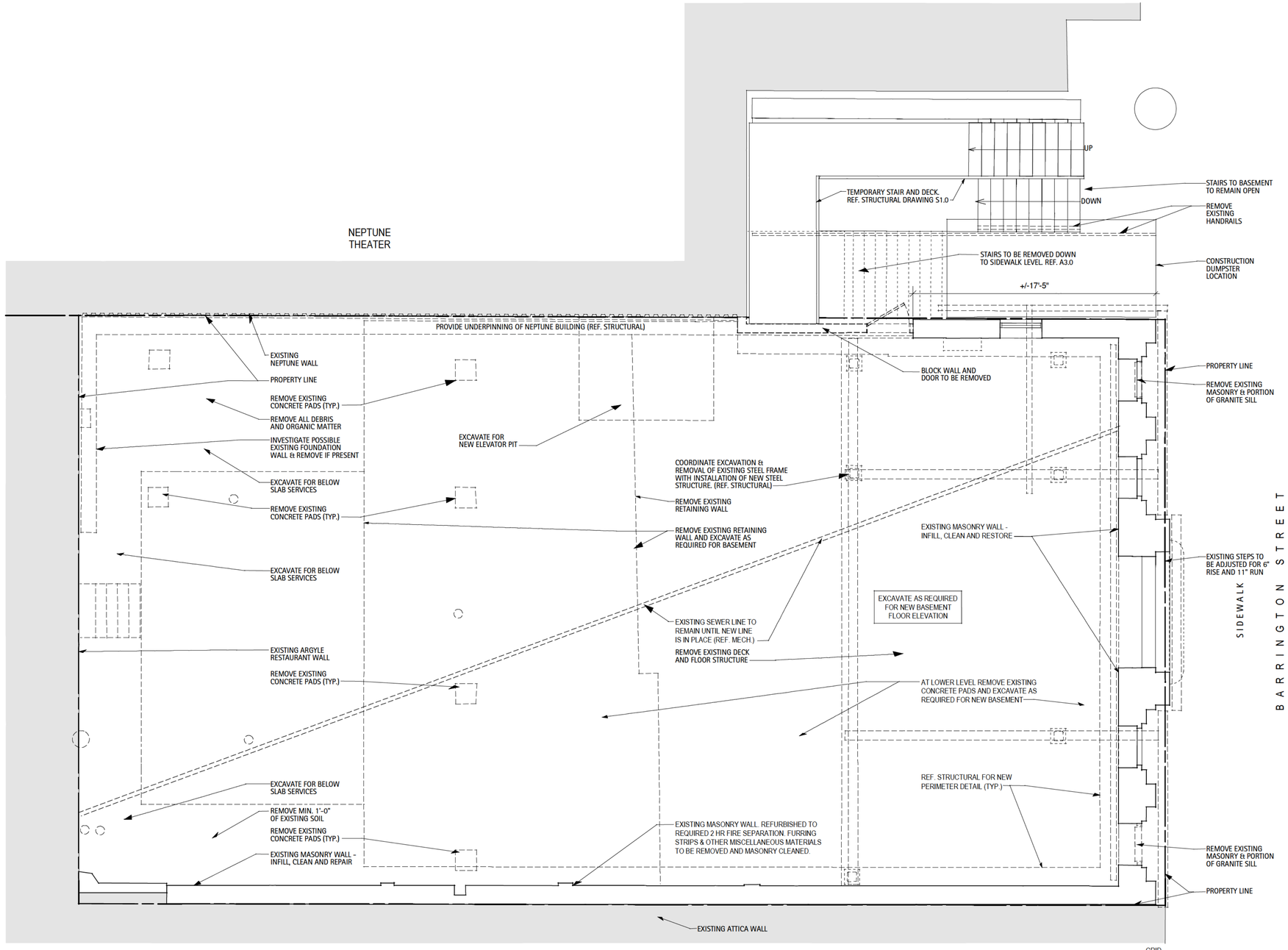
CHECKED BY
dfg

DATE ISSUED
NOV 28, 2017

ISSUED FOR
REVIEW

REVISED

DRAWING NUMBER
A1.0



1 EXISTING DEMO PLAN
Scale: 1/4" = 1'-0"

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PROJECT TITLE
NFB RESIDENTIAL BUILDING
1572 Barrington Street
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SHEET TITLE
EXISTING GROUND FLOOR/DEMO PLAN

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RESIDENTIAL & RETAIL UNIT MIX

UNIT I.D.	UNIT TYPE	LOCATION/LEVEL	NUMBER OF UNITS	SF PER UNIT	TOTAL SF
A	3 BED	LEVELS 2,3,4 & 5	4	700SF	2,800SF
B	STUDIO	" "	" "	360SF	1,440SF
C	3 BED	" "	" "	685SF	2,740SF
D	STUDIO	" "	" "	360SF	1,440SF
E	2 BED LOFT	LEVELS 6 & 7 (2 STOREY)	1	765SF	3,060SF
F	" "	" "	" "	770SF	3,080SF
G	" "	" "	" "	705SF	2,820SF
H	" "	" "	" "	680SF	2,720SF
I	" "	" "	" "	790SF	3,160SF
RB	RETAIL	BASEMENT	1	1,260SF	1,260SF
R1	RETAIL	MAIN	1	2,170SF	2,170SF
TOTALS (RESIDENTIAL)			21		23,260SF
TOTALS (RETAIL)			2		3,430SF

WALL TYPES LEGEND
REF. ARCH. DETAILS DRAWING A5.0

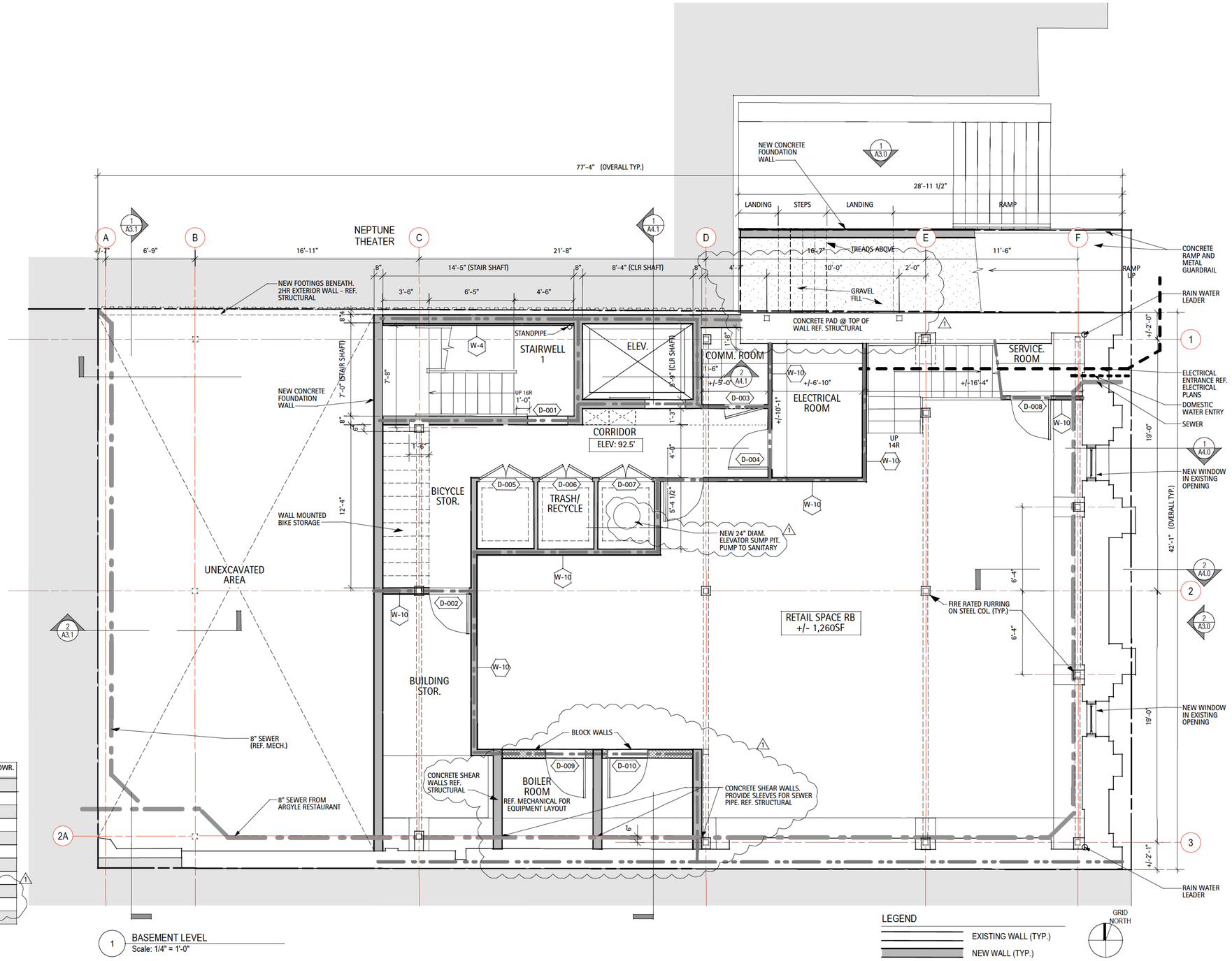
- W-1 EXTERIOR MASONRY WALL @ ADJACENT BUILDING (2HR FIRE RATED)
- W-2 EXPOSED MASONRY EXTERIOR WALL - CEMENT BD. CLADDING (2HR FIRE RATED)
- W-3 EXPOSED MASONRY EXTERIOR WALL - STONE VENEER CLADDING (2HR FIRE RATED)
- W-4 MASONRY EXTERIOR WALL - @STAIRWALL (2HR FIRE RATED)
- W-5 EXTERIOR STUD MASONRY VENEER WALL - @ TOWER & DORMERS
- W-6 2HR STUD WALL - @ LIGHTWELLS
- W-7 1HR STUD WALL - @ LIGHTWELLS
- W-8 1HR SHAFT WALL
- W-9 1HR DEMISING WALL (WOOD STUD)
- W-10 1HR DEMISING WALL (NON COMBUSTIBLE)
- W-11 INTERIOR PARTITION

INDICATES 2HR FIRE RATED ASSEMBLY

INDICATES 1HR FIRE RATED ASSEMBLY

DOOR SCHEDULE

DOOR NO.	DOOR LOCATION	TYPE	SIZE (W X H X TH)	DESCRIPTION	FIRE RATED	FRAME	HDWR.
D-001	EXIT STAIR 1	H	3'-0" X 7'-0"		•	" "	
D-002	BUILDING STORAGE	H	" "		•	" "	
D-003	COMM. ROOM		" "		•	" "	
D-004	ELECTRICAL ROOM		" "		•	" "	
D-005	TRASH/RECYCLE		2'-0" X 7'-0"			" "	
D-006	TRASH/RECYCLE		" "			" "	
D-007	TRASH/RECYCLE		" "			" "	
D-008	SERVICE ROOM		3'-0" X 7'-0"		•	" "	
D-009	BOILER ROOM		3'-0" X 7'-0"		•	" "	
D-010	BOILER ROOM		3'-0" X 7'-0"		•	" "	



1 BASEMENT LEVEL
Scale: 1/4" = 1'-0"

REGISTERED MEMBER N.S. ASSOCIATION OF ARCHITECTS
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BASEMENT PLAN

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WALL TYPES LEGEND
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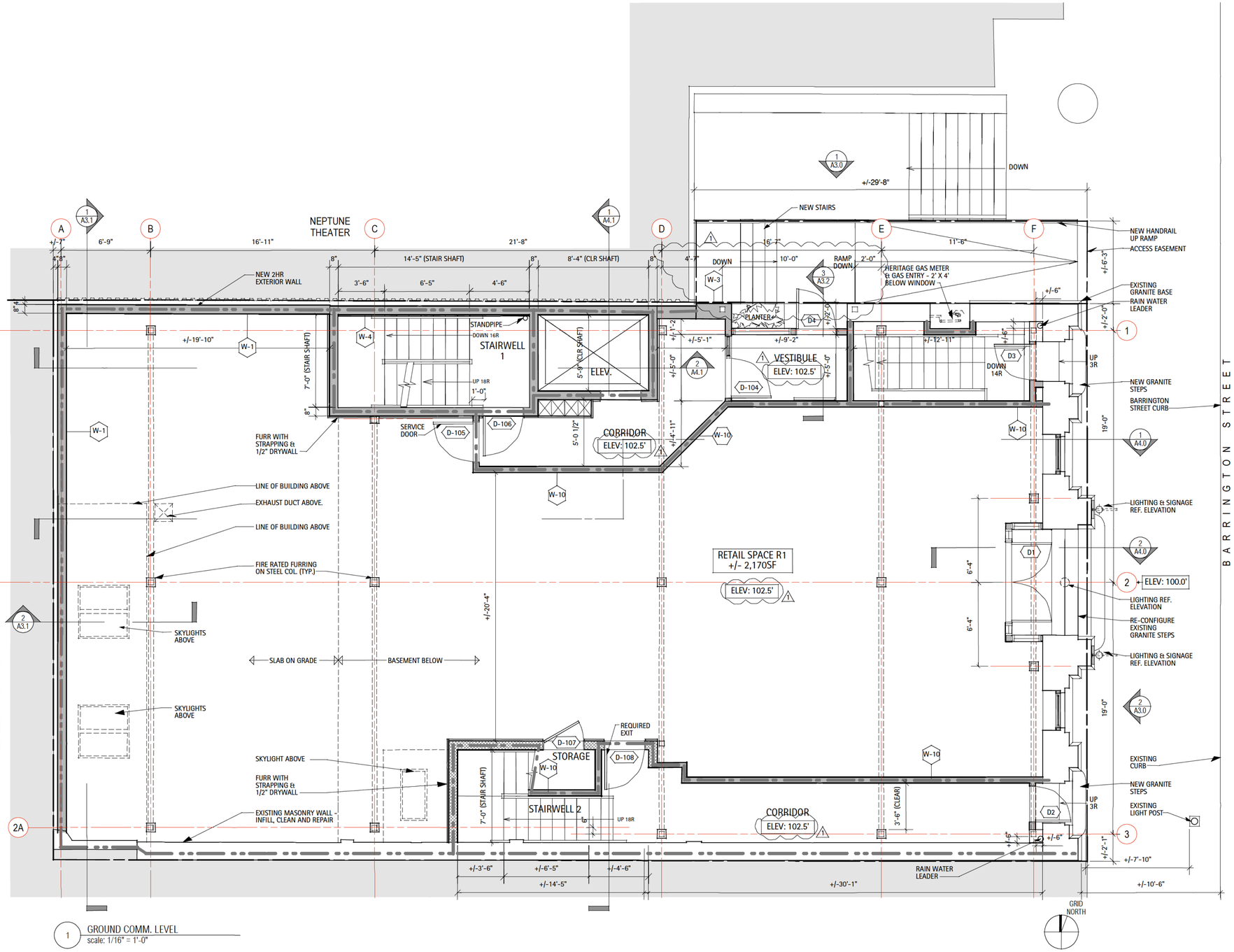
- W-2 EXPOSED MASONRY EXTERIOR WALL - CEMENT BD. CLADDING (2HR FIRE RATED)
- W-3 EXPOSED MASONRY EXTERIOR WALL - STONE VENEER CLADDING (2HR FIRE RATED)
- W-4 MASONRY EXTERIOR WALL - @STAIRWALL (2HR FIRE RATED)
- W-5 EXTERIOR STUD MASONRY VENEER WALL - @ TOWER & DORMERS
- W-6 2HR STUD WALL - @ LIGHTWELLS
- W-7 1HR STUD WALL - @ LIGHTWELLS
- W-8 1HR SHAFT WALL
- W-9 1HR DEMISING WALL (WOOD STUD)
- W-10 1HR DEMISING WALL (NON COMBUSTIBLE)
- W-11 INTERIOR PARTITION
- INDICATES 2HR FIRE RATED ASSEMBLY
- INDICATES 1HR FIRE RATED ASSEMBLY

DOOR SCHEDULE

DOOR NO.	DOOR LOCATION	TYPE	SIZE (W X H X TH)	DESCRIPTION	FIRE RATED	FRAME	
D1	MAIN ENTRANCE		REF. EXTERIOR DOOR SCHEDULE ON DRAWING A3.1				
D2	SOUTH EXIT		" "				
D3	NORTH EXIT		" "				
D4	RESIDENTIAL ENTRANCE		" "				
D-104	RESIDENTIAL FOYER		3'-0" X 7'-0"	ALUM. FULL LT. W/ SIDE LT.		METAL	
D-105	COMMERCIAL SERVICE DOOR		" "		•	" "	
D-106	EXIT STAIR 1		" "		•	" "	
D-107	STORAGE		" "			" "	
D-108	EXIT STAIR 2		" "		•	" "	



1 GROUND COMM. LEVEL
scale: 1/16" = 1'-0"

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SHEET TITLE
GROUND FLOOR PLAN (COMMERCIAL)

SCALE
AS NOTED

DRAWN BY
daq

PROJECT NUMBER

CHECKED BY
dfg

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DRAWING NUMBER
A2.1

WALL TYPES LEGEND
REF. ARCH. DETAILS DRAWING A5.0

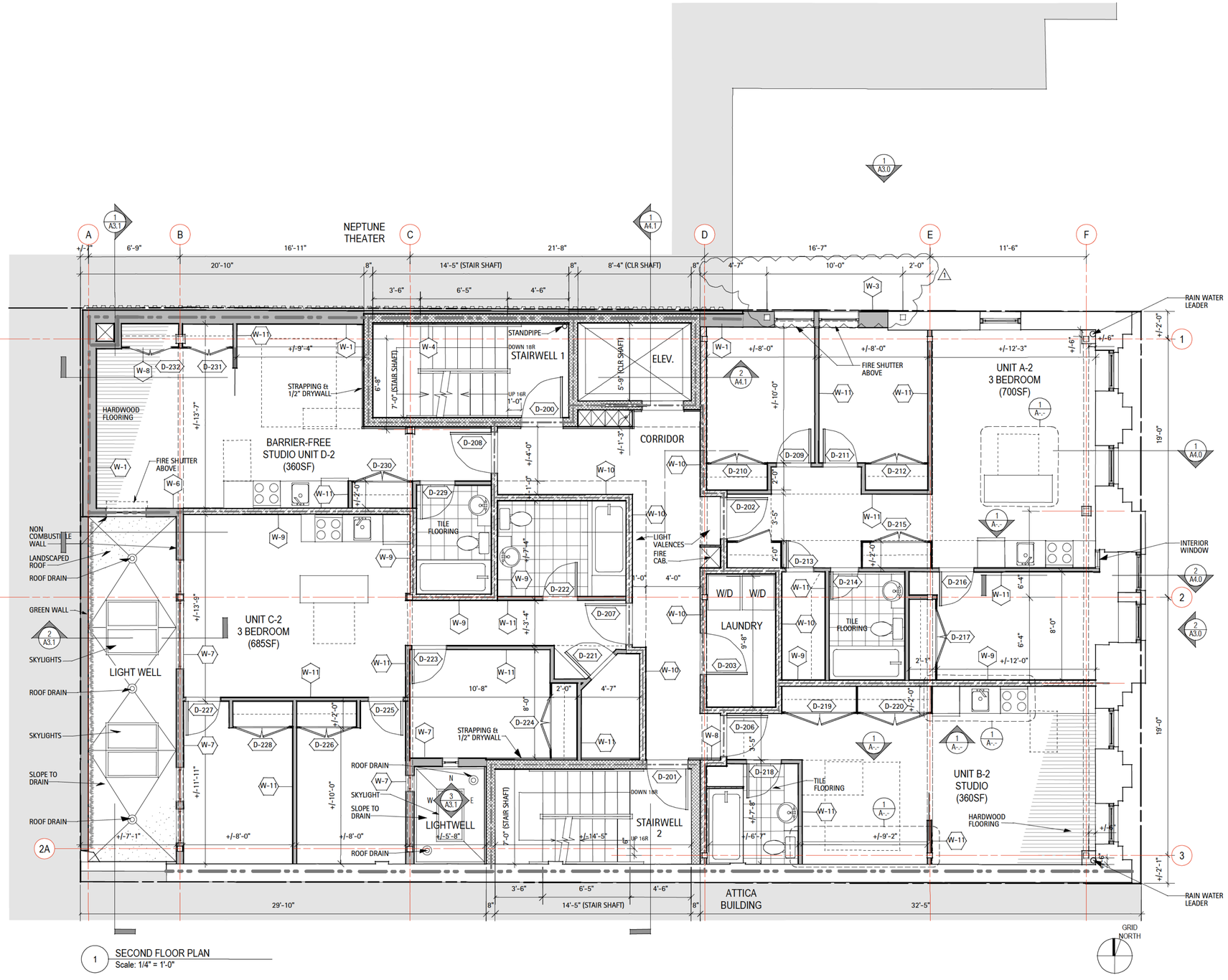
- W-1 EXTERIOR MASONRY WALL @ ADJACENT BUILDING (2HR FIRE RATED)
- W-2 EXPOSED MASONRY EXTERIOR WALL - CEMENT BD. CLADDING (2HR FIRE RATED)
- W-3 EXPOSED MASONRY EXTERIOR WALL - STONE VENEER CLADDING (2HR FIRE RATED)
- W-4 MASONRY EXTERIOR WALL - @STAIRWALL (2HR FIRE RATED)
- W-5 EXTERIOR STUD MASONRY VENEER WALL - @ TOWER & DORMERS
- W-6 2HR STUD WALL - @ LIGHTWELLS
- W-7 1HR STUD WALL - @ LIGHTWELLS
- W-8 1HR SHAFT WALL
- W-9 1HR DEMISING WALL (WOOD STUD)
- W-10 1HR DEMISING WALL (NON COMBUSTIBLE)
- W-11 INTERIOR PARTITION

INDICATES 2HR FIRE RATED ASSEMBLY

INDICATES 1HR FIRE RATED ASSEMBLY

DOOR SCHEDULE
3RD 4TH AND 5TH FLOOR DOOR SCHEDULE IS IDENTICAL

DOOR NO.	DOOR LOCATION	TYPE	SIZE (W X H X TH)	DESCRIPTION	FIRE RATED	FRAME	HDWR.
D-200	EXIT STAIR 1 - CORR.	A	3'-0" X 7'-0"		•	METAL	
D-201	EXIT STAIR 2 - CORR.	A	3'-0" X 7'-0"		•	" "	
D-202	UNIT A ENTRANCE	B	3'-0" X 7'-0"		•	" "	
D-203	LAUNDRY ROOM	C	3'-0" X 7'-0"		•	" "	
D-204	RECYCLE	D	1'-6" X 6'-8"		•	" "	
D-205	TRASH	C	" "		•	" "	
D-206	UNIT B ENTRANCE	B	3'-0" X 7'-0"		•	" "	
D-207	UNIT C ENTRANCE	B	" "		•	" "	
D-208	UNIT D ENTRANCE	B	" "		•	" "	
D-209	BEDRM. 1 UNIT A	E	2'-6" X 6'-8"			WOOD	
D-210	BEDRM. 1 CLOSET - UNIT A	F	2-2'-0" X 6'-8"			" "	
D-211	BEDRM. 2 UNIT A	E	2'-6" X 6'-8"			" "	
D-212	BEDRM. 2 CLOSET - UNIT A	F	2-2'-0" X 6'-8"			" "	
D-213	STORAGE CLOSET - UNIT A	E				" "	
D-214	BATHROOM - UNIT A	E	2'-6" X 6'-8"			" "	
D-215	HALL CLOSET - UNIT A	F				" "	
D-216	BEDRM. 3 UNIT A	E	2'-6" X 6'-8"			" "	
D-217	BEDRM. 3 CLOSET - UNIT A	F	2-2'-0" X 6'-8"			" "	
D-218	BATHROOM - UNIT B	E	2'-6" X 6'-8"			" "	
D-219	CLOSET 1 - UNIT B	F				" "	
D-220	CLOSET 2 - UNIT B	F				" "	
D-221	STORAGE CLOSET - UNIT C	E	2'-6" X 6'-8"			" "	
D-222	BATHROOM UNIT C	E	2'-6" X 6'-8"			" "	
D-223	BEDRM. 1 - UNIT C	E	2'-6" X 6'-8"			" "	
D-224	BEDRM. 1 CLOSET - UNIT C	F	2-2'-0" X 6'-8"			" "	
D-225	BEDRM. 2 - UNIT C	E	2'-6" X 6'-8"			" "	
D-226	BEDRM. 2 CLOSET - UNIT C	F	2-2'-0" X 6'-8"			" "	
D-227	BEDRM. 3 - UNIT C	E	2'-6" X 6'-8"			" "	
D-228	BEDRM. 3 CLOSET - UNIT C	F	2-2'-0" X 6'-8"			" "	
D-229	BATHROOM - UNIT D	E	2'-6" X 6'-8"			" "	
D-230	CLOSET 1 - UNIT D	F				" "	
D-231	CLOSET 2 - UNIT D	F				" "	
D-232	CLOSET 3 - UNIT D	F				" "	



1 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

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SHEET TITLE
SECOND FLOOR PLAN (RESIDENTIAL)

SCALE
AS NOTED

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A2.2

WALL TYPES LEGEND
REF. ARCH. DETAILS DRAWING A5.0

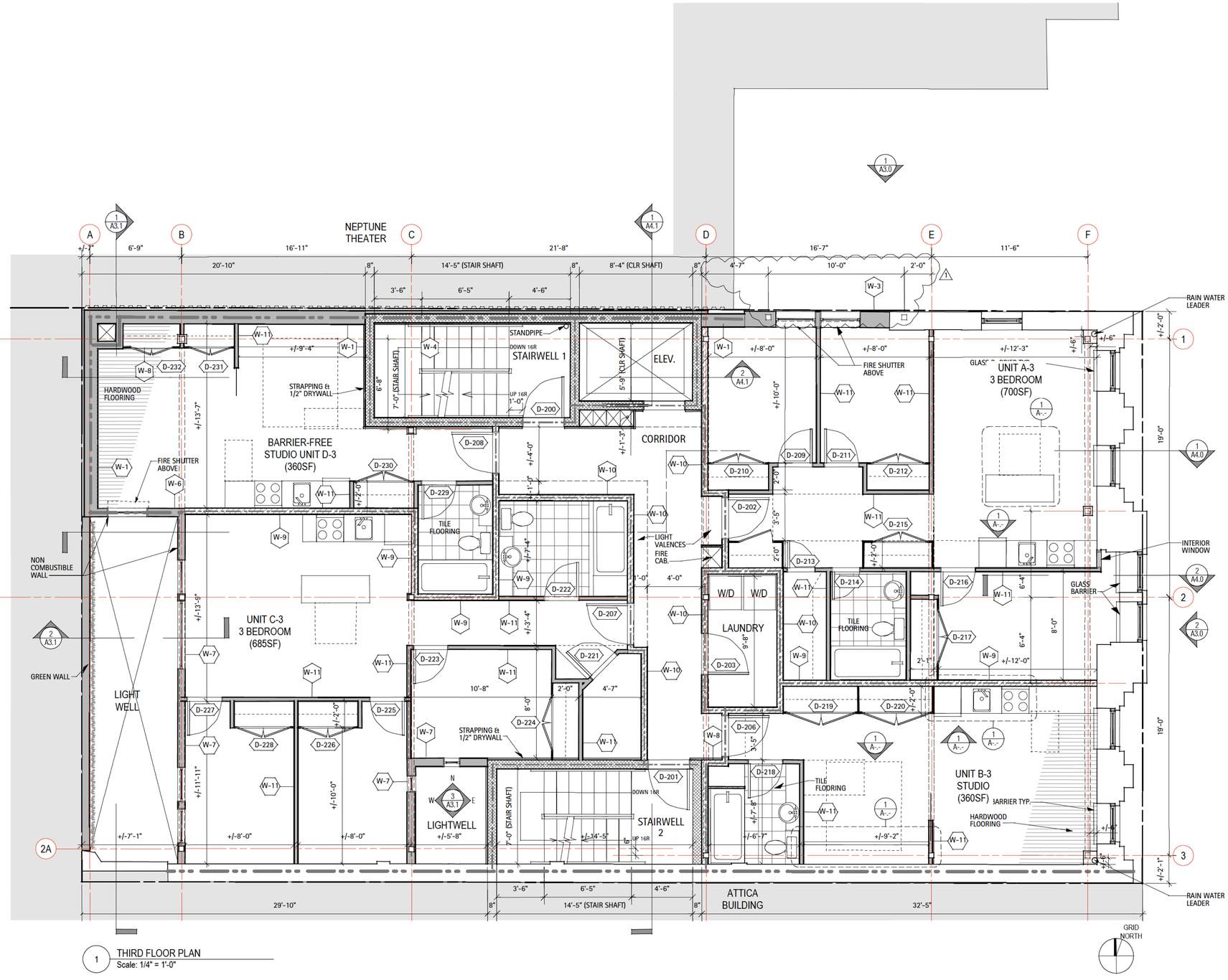
- W-1 EXTERIOR MASONRY WALL @ ADJACENT BUILDING (2HR FIRE RATED)
- W-2 EXPOSED MASONRY EXTERIOR WALL - CEMENT BD. CLADDING (2HR FIRE RATED)
- W-3 EXPOSED MASONRY EXTERIOR WALL - STONE VENEER CLADDING (2HR FIRE RATED)
- W-4 MASONRY EXTERIOR WALL - @STAIRWALL (2HR FIRE RATED)
- W-5 EXTERIOR STUD MASONRY VENEER WALL - @ TOWER & DORMERS
- W-6 2HR STUD WALL - @ LIGHTWELLS
- W-7 1HR STUD WALL - @ LIGHTWELLS
- W-8 1HR SHAFT WALL
- W-9 1HR DEMISING WALL (WOOD STUD)
- W-10 1HR DEMISING WALL (NON COMBUSTIBLE)
- W-11 INTERIOR PARTITION

INDICATES 2HR FIRE RATED ASSEMBLY

INDICATES 1HR FIRE RATED ASSEMBLY

DOOR SCHEDULE
3RD 4TH AND 5TH FLOOR DOOR SCHEDULE IS IDENTICAL

DOOR NO.	DOOR LOCATION	TYPE	SIZE (W X H X TH)	DESCRIPTION	FIRE RATED	FRAME	HDWR.
D-200	EXIT STAIR 1 - CORR.	A	3'-0" X 7'-0"		•	METAL	
D-201	EXIT STAIR 2 - CORR.	A	3'-0" X 7'-0"		•	" "	
D-202	UNIT A ENTRANCE	B	3'-0" X 7'-0"		•	" "	
D-203	LAUNDRY ROOM	C	3'-0" X 7'-0"		•	" "	
D-204	RECYCLE	D	1'-6" X 6'-8"		•	" "	
D-205	TRASH	C	" "		•	" "	
D-206	UNIT B ENTRANCE	B	3'-0" X 7'-0"		•	" "	
D-207	UNIT C ENTRANCE	B	" "		•	" "	
D-208	UNIT D ENTRANCE	B	" "		•	" "	
D-209	BEDRM. 1 UNIT A	E	2'-6" X 6'-8"			WOOD	
D-210	BEDRM. 1 CLOSET - UNIT A	F	2-2'-0" X 6'-8"			" "	
D-211	BEDRM. 2 UNIT A	E	2'-6" X 6'-8"			" "	
D-212	BEDRM. 2 CLOSET - UNIT A	F	2-2'-0" X 6'-8"			" "	
D-213	STORAGE CLOSET - UNIT A	E				" "	
D-214	BATHROOM - UNIT A	E	2'-6" X 6'-8"			" "	
D-215	HALL CLOSET - UNIT A	F				" "	
D-216	BEDRM. 3 UNIT A	E	2'-6" X 6'-8"			" "	
D-217	BEDRM. 3 CLOSET - UNIT A	F	2-2'-0" X 6'-8"			" "	
D-218	BATHROOM - UNIT B	E	2'-6" X 6'-8"			" "	
D-219	CLOSET 1 - UNIT B	F				" "	
D-220	CLOSET 2 - UNIT B	F				" "	
D-221	STORAGE CLOSET - UNIT C	E	2'-6" X 6'-8"			" "	
D-222	BATHROOM UNIT C	E	2'-6" X 6'-8"			" "	
D-223	BEDRM. 1 - UNIT C	E	2'-6" X 6'-8"			" "	
D-224	BEDRM. 1 CLOSET - UNIT C	F	2-2'-0" X 6'-8"			" "	
D-225	BEDRM. 2 - UNIT C	E	2'-6" X 6'-8"			" "	
D-226	BEDRM. 2 CLOSET - UNIT C	F	2-2'-0" X 6'-8"			" "	
D-227	BEDRM. 3 - UNIT C	E	2'-6" X 6'-8"			" "	
D-228	BEDRM. 3 CLOSET - UNIT C	F	2-2'-0" X 6'-8"			" "	
D-229	BATHROOM - UNIT D	E	2'-6" X 6'-8"			" "	
D-230	CLOSET 1 - UNIT D	F				" "	
D-231	CLOSET 2 - UNIT D	F				" "	
D-232	CLOSET 3 - UNIT D	F				" "	



1 THIRD FLOOR PLAN
Scale: 1/4" = 1'-0"

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SHEET TITLE
THIRD FLOOR PLAN (RESIDENTIAL)

SCALE
AS NOTED

PROJECT NUMBER

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dfg

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WALL TYPES LEGEND
REF. ARCH. DETAILS DRAWING A5.0

- W-1 EXTERIOR MASONRY WALL @ ADJACENT BUILDING (2HR FIRE RATED)
- W-2 EXPOSED MASONRY EXTERIOR WALL - CEMENT BD. CLADDING (2HR FIRE RATED)
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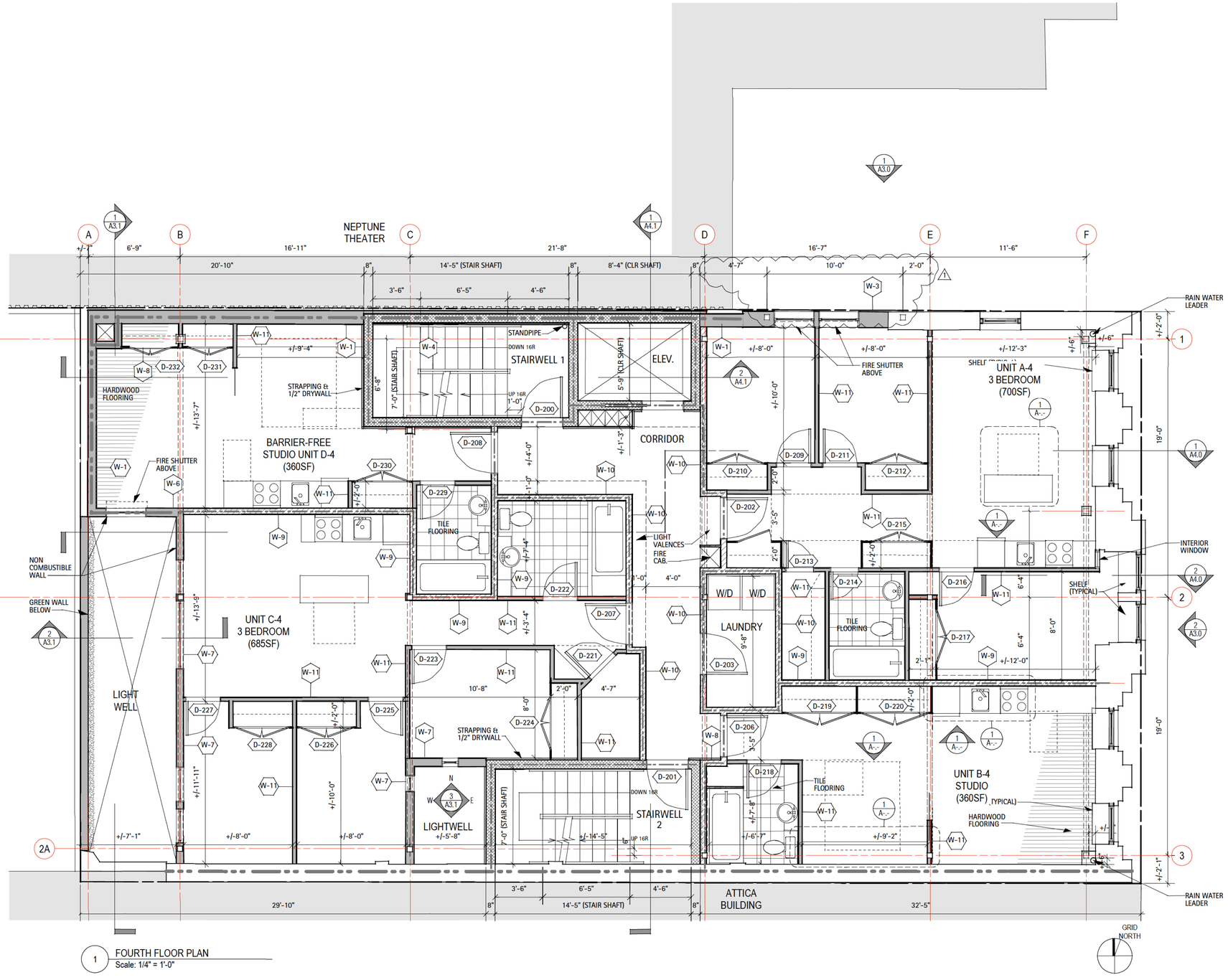
- W-8 1HR SHAFT WALL
- W-9 1HR DEMISING WALL (WOOD STUD)
- W-10 1HR DEMISING WALL (NON COMBUSTIBLE)
- W-11 INTERIOR PARTITION

INDICATES 2HR FIRE RATED ASSEMBLY

INDICATES 1HR FIRE RATED ASSEMBLY

DOOR SCHEDULE
3RD 4TH AND 5TH FLOOR DOOR SCHEDULE IS IDENTICAL

DOOR NO.	DOOR LOCATION	TYPE	SIZE (W X H X TH)	DESCRIPTION	FIRE RATED	FRAME	HDWR.
D-200	EXIT STAIR 1 - CORR.	A	3'-0" X 7'-0"		•	METAL	
D-201	EXIT STAIR 2 - CORR.	A	3'-0" X 7'-0"		•	" "	
D-202	UNIT A ENTRANCE	B	3'-0" X 7'-0"		•	" "	
D-203	LAUNDRY ROOM	C	3'-0" X 7'-0"		•	" "	
D-204	RECYCLE	D	1'-6" X 6'-8"		•	" "	
D-205	TRASH	C	" "		•	" "	
D-206	UNIT B ENTRANCE	B	3'-0" X 7'-0"		•	" "	
D-207	UNIT C ENTRANCE	B	" "		•	" "	
D-208	UNIT D ENTRANCE	B	" "		•	" "	
D-209	BEDRM. 1 UNIT A	E	2'-6" X 6'-8"			WOOD	
D-210	BEDRM. 1 CLOSET - UNIT A	F	2-2'-0" X 6'-8"			" "	
D-211	BEDRM. 2 UNIT A	E	2'-6" X 6'-8"			" "	
D-212	BEDRM. 2 CLOSET - UNIT A	F	2-2'-0" X 6'-8"			" "	
D-213	STORAGE CLOSET - UNIT A	E				" "	
D-214	BATHROOM - UNIT A	E	2'-6" X 6'-8"			" "	
D-215	HALL CLOSET - UNIT A	F				" "	
D-216	BEDRM. 3 UNIT A	E	2'-6" X 6'-8"			" "	
D-217	BEDRM. 3 CLOSET - UNIT A	F	2-2'-0" X 6'-8"			" "	
D-218	BATHROOM - UNIT B	E	2'-6" X 6'-8"			" "	
D-219	CLOSET 1 - UNIT B	F				" "	
D-220	CLOSET 2 - UNIT B	F				" "	
D-221	STORAGE CLOSET - UNIT C	E	2'-6" X 6'-8"			" "	
D-222	BATHROOM UNIT C	E	2'-6" X 6'-8"			" "	
D-223	BEDRM. 1 - UNIT C	E	2'-6" X 6'-8"			" "	
D-224	BEDRM. 1 CLOSET - UNIT C	F	2-2'-0" X 6'-8"			" "	
D-225	BEDRM. 2 - UNIT C	E	2'-6" X 6'-8"			" "	
D-226	BEDRM. 2 CLOSET - UNIT C	F	2-2'-0" X 6'-8"			" "	
D-227	BEDRM. 3 - UNIT C	E	2'-6" X 6'-8"			" "	
D-228	BEDRM. 3 CLOSET - UNIT C	F	2-2'-0" X 6'-8"			" "	
D-229	BATHROOM - UNIT D	E	2'-6" X 6'-8"			" "	
D-230	CLOSET 1 - UNIT D	F				" "	
D-231	CLOSET 2 - UNIT D	F				" "	
D-232	CLOSET 3 - UNIT D	F				" "	



1 FOURTH FLOOR PLAN
Scale: 1/4" = 1'-0"

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Halifax, Nova Scotia

SHEET TITLE
FOURTH FLOOR PLAN (RESIDENTIAL)

SCALE
AS NOTED

PROJECT NUMBER

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dfg

DATE ISSUED
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DRAWING NUMBER
A2.4

WALL TYPES LEGEND
REF. ARCH. DETAILS DRAWING A5.0

- W-1 EXTERIOR MASONRY WALL @ ADJACENT BUILDING (2HR FIRE RATED)
- W-2 EXPOSED MASONRY EXTERIOR WALL - CEMENT BD. CLADDING (2HR FIRE RATED)
- W-3 EXPOSED MASONRY EXTERIOR WALL - STONE VENEER CLADDING (2HR FIRE RATED)
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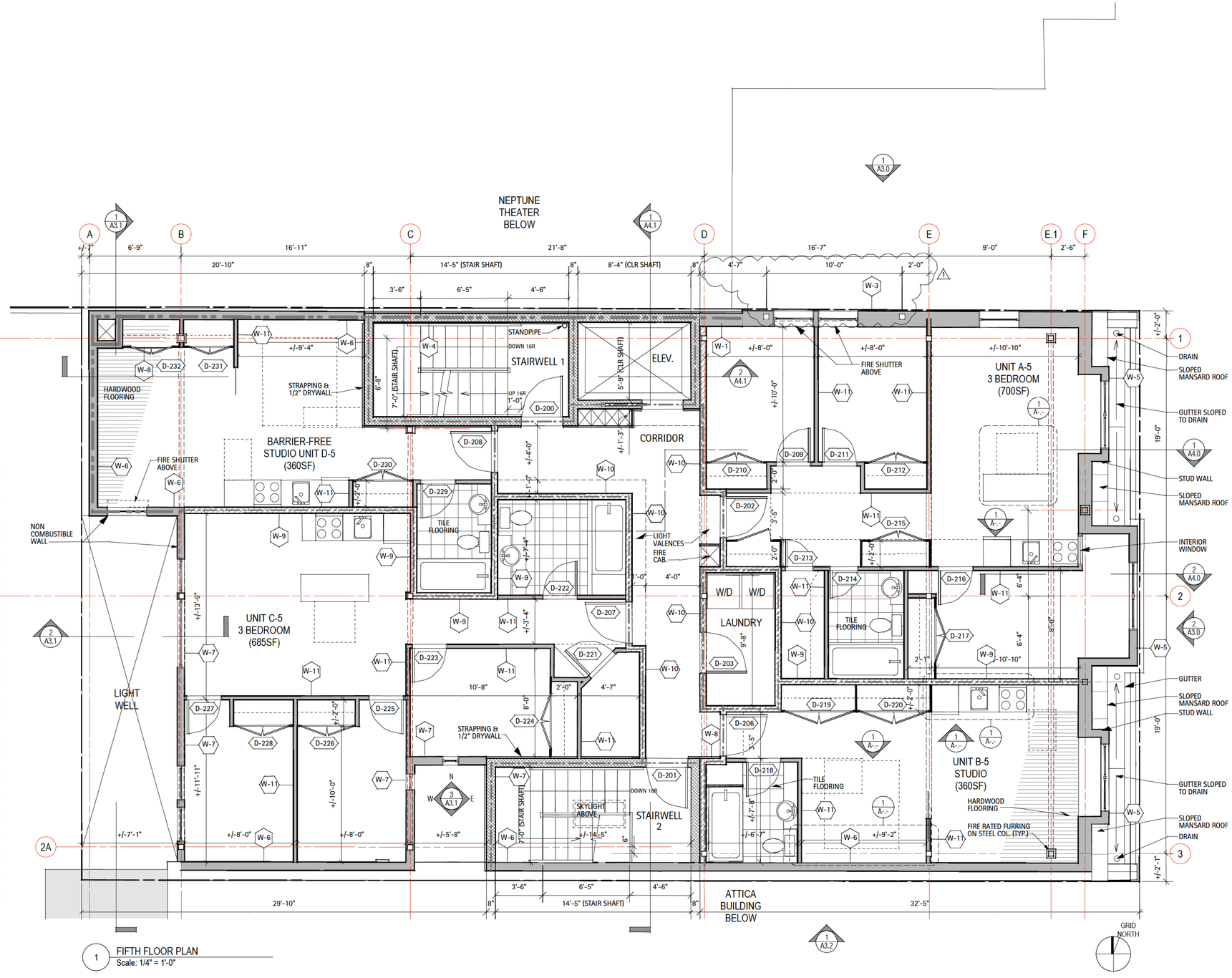
- W-10 1HR DEMISING WALL (NON COMBUSTIBLE)
- W-11 INTERIOR PARTITION

INDICATES 2HR FIRE RATED ASSEMBLY

INDICATES 1HR FIRE RATED ASSEMBLY

DOOR SCHEDULE
3RD 4TH AND 5TH FLOOR DOOR SCHEDULE IS IDENTICAL

DOOR NO.	DOOR LOCATION	TYPE	SIZE (W X H X TH)	DESCRIPTION	FIRE RATED	FRAME	HDWR.
D-200	EXIT STAIR 1 - CORR.	A	3'-0" X 7'-0"		•	METAL	
D-201	EXIT STAIR 2 - CORR.	A	3'-0" X 7'-0"		•	" "	
D-202	UNIT A ENTRANCE	B	3'-0" X 7'-0"		•	" "	
D-203	LAUNDRY ROOM	C	3'-0" X 7'-0"		•	" "	
D-204	RECYCLE	D	1'-6" X 6'-8"		•	" "	
D-205	TRASH	C	" "		•	" "	
D-206	UNIT B ENTRANCE	B	3'-0" X 7'-0"		•	" "	
D-207	UNIT C ENTRANCE	B	" "		•	" "	
D-208	UNIT D ENTRANCE	B	" "		•	" "	
D-209	BEDRM. 1 UNIT A	E	2'-6" X 6'-8"			WOOD	
D-210	BEDRM. 1 CLOSET - UNIT A	F	2-2'-0" X 6'-8"			" "	
D-211	BEDRM. 2 UNIT A	E	2'-6" X 6'-8"			" "	
D-212	BEDRM. 2 CLOSET - UNIT A	F	2-2'-0" X 6'-8"			" "	
D-213	STORAGE CLOSET - UNIT A	E				" "	
D-214	BATHROOM - UNIT A	E	2'-6" X 6'-8"			" "	
D-215	HALL CLOSET - UNIT A	F				" "	
D-216	BEDRM. 3 UNIT A	E	2'-6" X 6'-8"			" "	
D-217	BEDRM. 3 CLOSET - UNIT A	F	2-2'-0" X 6'-8"			" "	
D-218	BATHROOM - UNIT B	E	2'-6" X 6'-8"			" "	
D-219	CLOSET 1 - UNIT B	F				" "	
D-220	CLOSET 2 - UNIT B	F				" "	
D-221	STORAGE CLOSET - UNIT C	E	2'-6" X 6'-8"			" "	
D-222	BATHROOM UNIT C	E	2'-6" X 6'-8"			" "	
D-223	BEDRM. 1 - UNIT C	E	2'-6" X 6'-8"			" "	
D-224	BEDRM. 1 CLOSET - UNIT C	F	2-2'-0" X 6'-8"			" "	
D-225	BEDRM. 2 - UNIT C	E	2'-6" X 6'-8"			" "	
D-226	BEDRM. 2 CLOSET - UNIT C	F	2-2'-0" X 6'-8"			" "	
D-227	BEDRM. 3 - UNIT C	E	2'-6" X 6'-8"			" "	
D-228	BEDRM. 3 CLOSET - UNIT C	F	2-2'-0" X 6'-8"			" "	
D-229	BATHROOM - UNIT D	E	2'-6" X 6'-8"			" "	
D-230	CLOSET 1 - UNIT D	F				" "	
D-231	CLOSET 2 - UNIT D	F				" "	
D-232	CLOSET 3 - UNIT D	F				" "	



1 FIFTH FLOOR PLAN
Scale: 1/4" = 1'-0"

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PROJECT TITLE
NFB RESIDENTIAL BUILDING
1572 Barrington Street
Halifax, Nova Scotia

SHEET TITLE
FIFTH FLOOR PLAN (RESIDENTIAL)

SCALE
AS NOTED

PROJECT NUMBER

DRAWN BY
daq

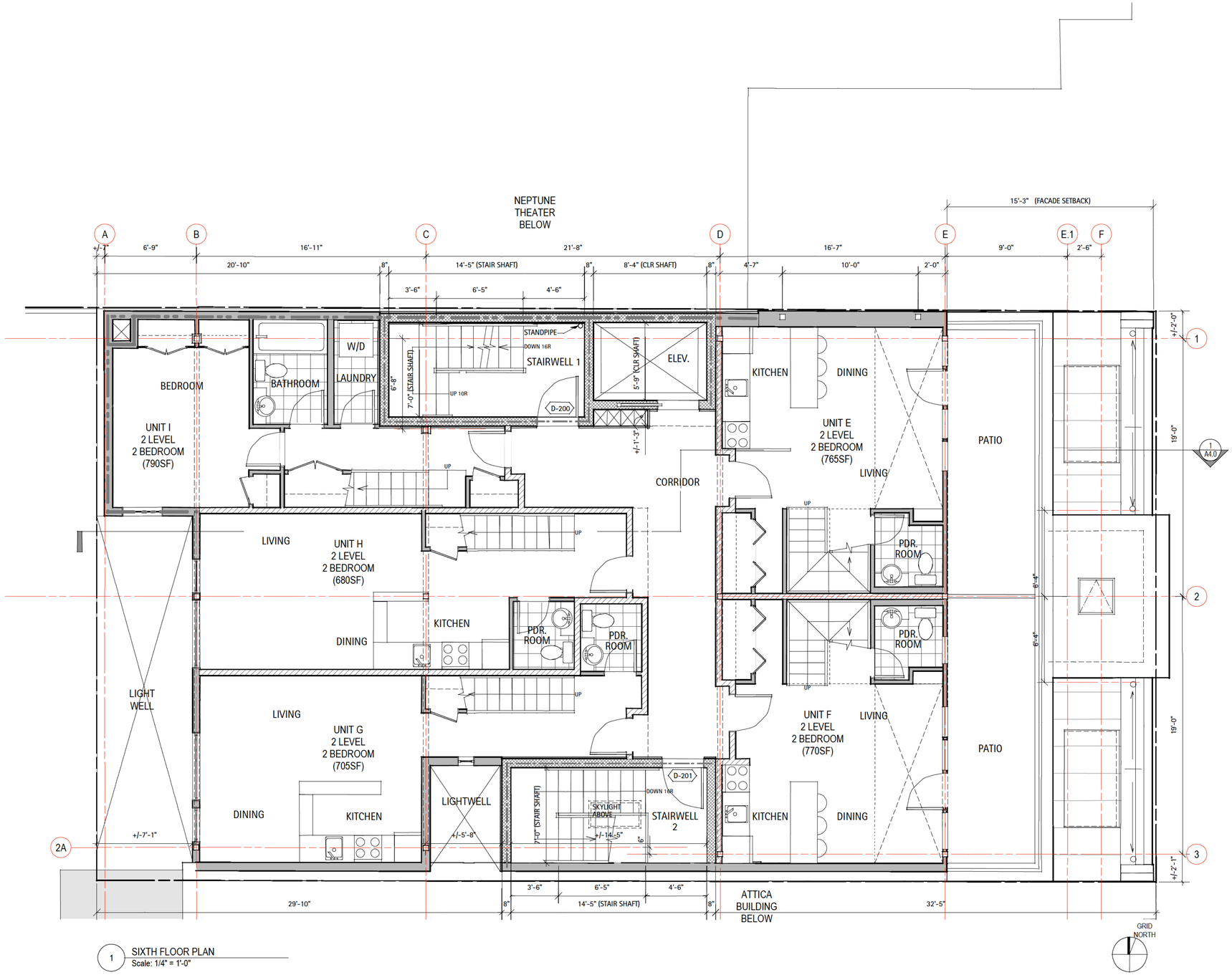
CHECKED BY
dfg

DATE ISSUED
NOV 28, 2017

ISSUED FOR
REVIEW

REVISED

DRAWING NUMBER
A2.5



1 SIXTH FLOOR PLAN
Scale: 1/4" = 1'-0"

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NFB RESIDENTIAL BUILDING
1572 Barrington Street
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SHEET TITLE
SIXTH FLOOR PLAN
(RESIDENTIAL)

SCALE
AS NOTED

PROJECT NUMBER

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daq

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dfg

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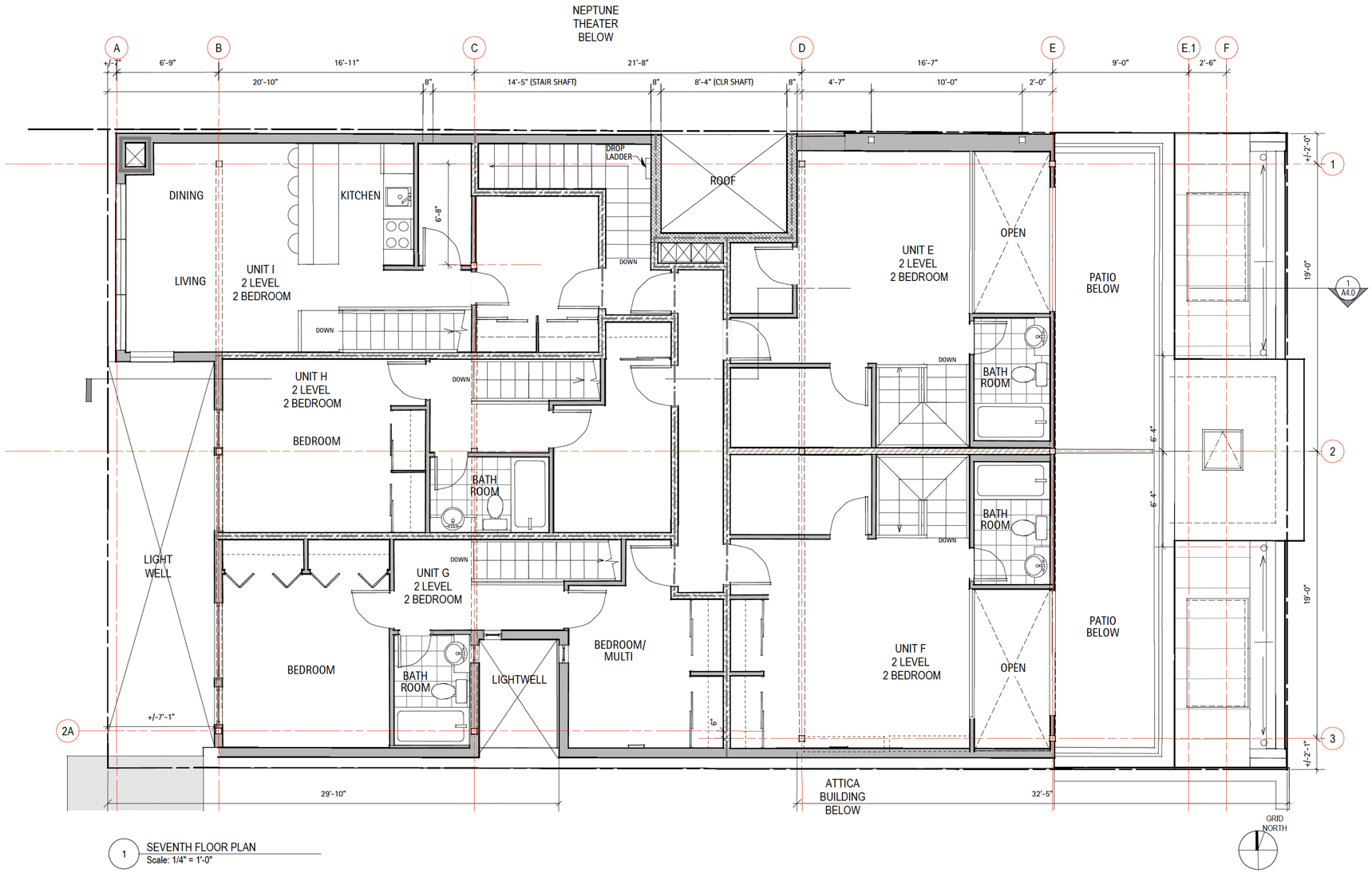

1 SEVENTH FLOOR PLAN
Scale: 1/4" = 1'-0"

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SHEET TITLE
SEVENTH FLOOR PLAN
(RESIDENTIAL)

SCALE
AS NOTED

PROJECT NUMBER

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dfg

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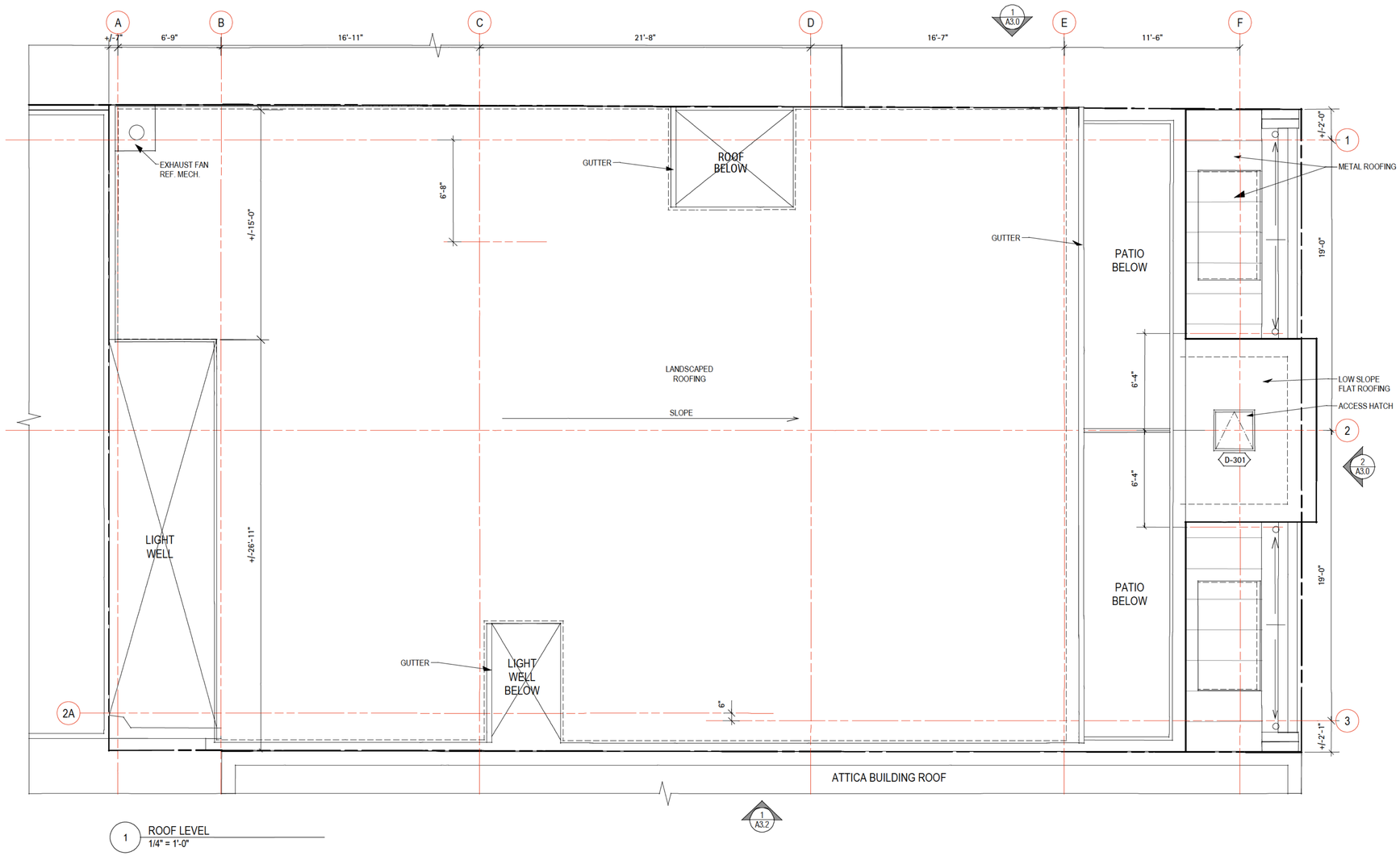
A2.7



1 ROOF LEVEL
1/4" = 1'-0"

DOOR SCHEDULE

DOOR NO.	DOOR LOCATION	TYPE	SIZE (W X H X TH)	DESCRIPTION	FIRE RATED	FRAME	HDWR.
D-300	STAIRWELL 1 - ROOF	G	3'-0" X 7'-0"	WOOD		METAL	
D-301	ACCESS HATCH	H	2'-8" X 2'-8"	METAL		METAL	

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PROJECT TITLE
NFB RESIDENTIAL BUILDING
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SHEET TITLE
ROOF PLAN

SCALE
AS NOTED

PROJECT NUMBER

DRAWN BY
daq

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dfg

DATE ISSUED
NOV 28, 2017

ISSUED FOR
REVIEW

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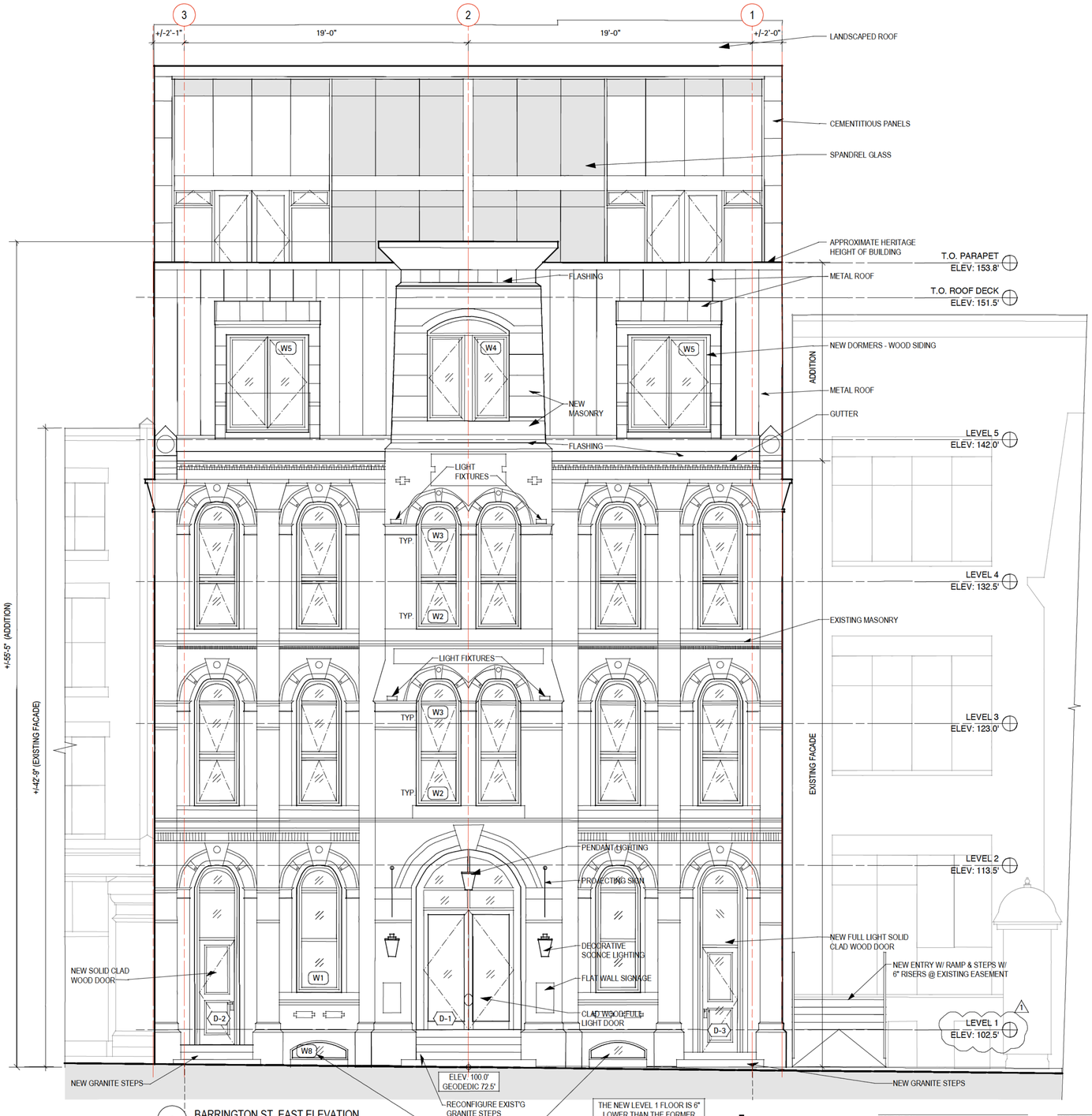
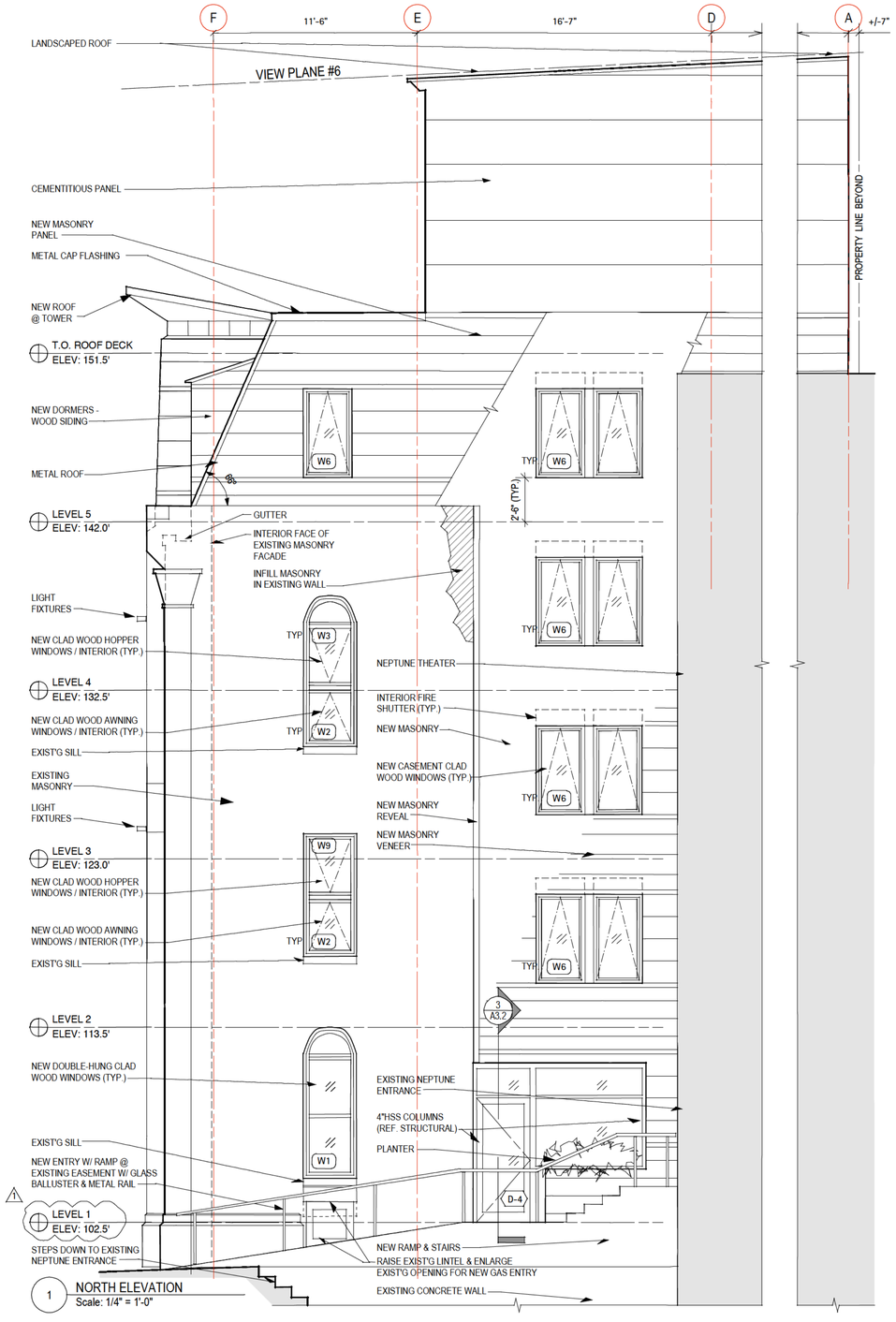
DRAWING NUMBER
A2.8



2 BARRINGTON ST. EAST ELEVATION
Scale: 1/4" = 1'-0"



1 NORTH ELEVATION
Scale: 1/4" = 1'-0"

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PROJECT TITLE
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SHEET TITLE
ELEVATIONS

SCALE
AS NOTED

PROJECT NUMBER

DRAWN BY
daq

CHECKED BY
dfg

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NOV 28, 2017

ISSUED FOR
REVIEW

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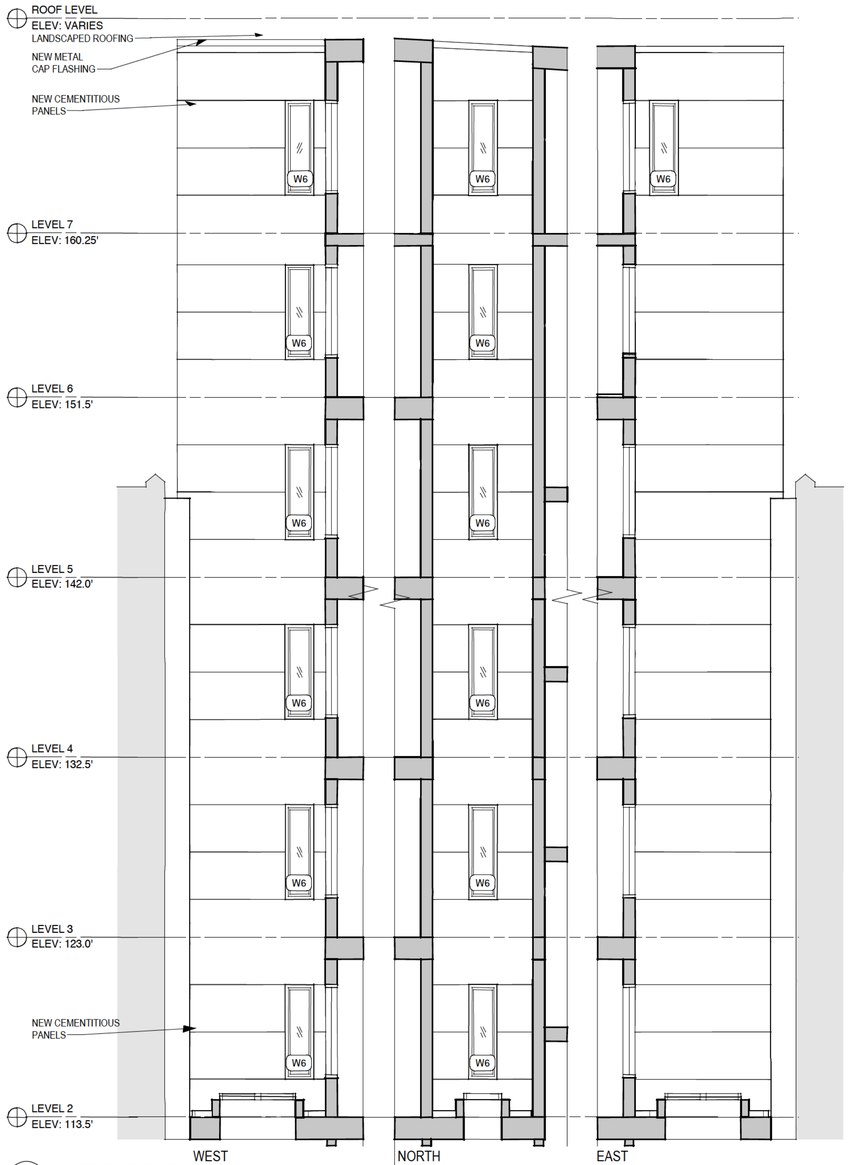
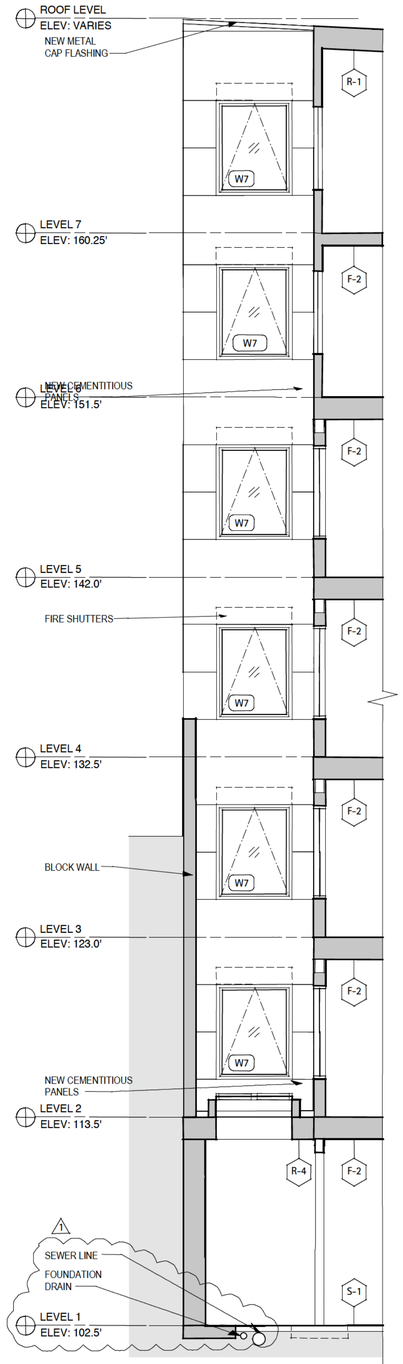
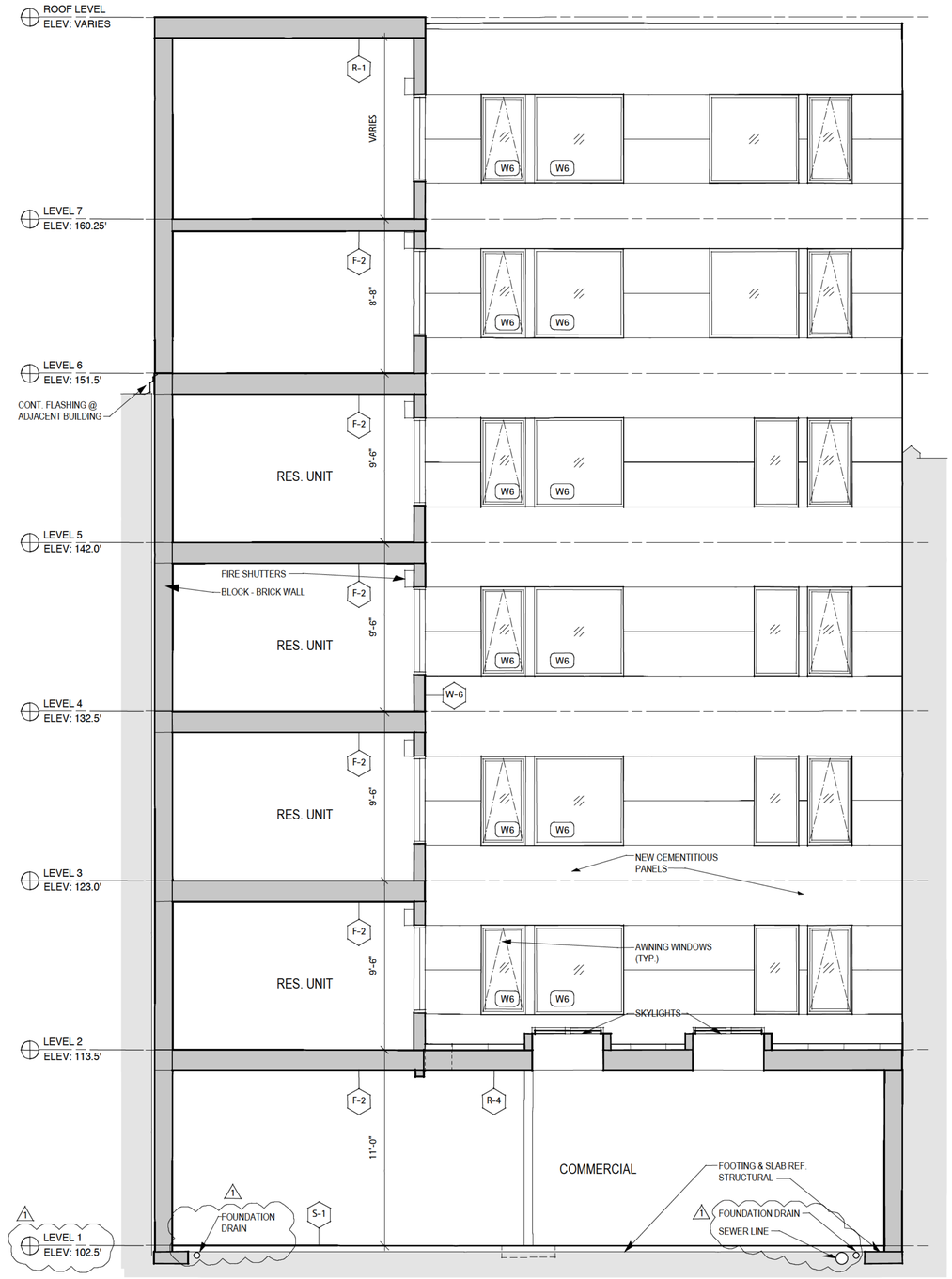
A3.0



3 LIGHTWELL ELEVATIONS
1/4" = 1'-0"



2 SECTION/SOUTH ELEVATION
1/4" = 1'-0"



1 SECTION/WEST ELEVATION
1/4" = 1'-0"

ROOF TYPES LEGEND
REF. ARCH. DETAILS DRAWING A5.0

- R-1 TYPICAL ROOF (R40)
- R-2 METAL ROOF (R40)
- R-3 METAL ROOF (R40)
- R-4 METAL ROOF (R40)
- R-5 METAL ROOF (R40)

FLOOR TYPES LEGEND
REF. ARCH. DETAILS DRAWING A5.0

- F-1 TYPICAL WOOD FLOOR
- F-2 TYPICAL CONC. & STEEL FLOOR
- S-1 TYPICAL CONCRETE SLAB

WEST WALL - EXPOSING BUILDING FACE CALCULATION

AREA OF EXPOSING BUILDING FACE:	1,162SF
TOTAL UNPROTECTED OPENINGS 15.5%:	180SF
UNPROTECTED OPENINGS ALLOWED BY NBC 3.2.3.1.D:	18%
DISTANCE TO PROPERTY LINE:	7' OR 2.1M

WINDOW SCHEDULE

WINDOW & EXTERIOR DOOR NOTE:
ALL WINDOWS AND EXTERIOR DOORS TO BE ALUMINUM CLAD WOOD EXCEPT NORTH SIDE RESIDENTIAL ENTRY SYSTEM. SITE VERIFY ALL DIMENSIONS AND CONDITIONS

WINDOW NO.	WINDOW TYPE	QTY.	APPROX. SIZE (W X H)	NOTES
W1	DOUBLE HUNG W/ ROUND TOP	-	3'-0" X 8'-0"	EXISTING M.O.
W2	INWARD AWNING	-	3'-0" X 3'-0"	EXISTING M.O. W/ ALUM. CLAD FLOOR END
W3	INWARD HOPPER W/ ROUND TOP	-	3'-0" X 5'-0"	EXISTING M.O.
W4	INWARD FRENCH W/ CURVED TOP	-	5'-6" X 6'-6"	ALUM. CLAD W/ COL. COVER @ ADJACENT UNITS
W5	INWARD DOUBLE FRENCH	-	5'-6" X 6'-6"	
W6	OUTWARD AWNING	-	3'-0" X 5'-0"	ALUM. CLAD COL. COVER @ ADJACENT UNITS
W7	OUTWARD AWNING	-	4'-0" X 5'-6"	
W8	FIXED CURVED TOP	-	3'-6" X 1'-2"	EXISTING M.O.
W9	INWARD HOPPER	-	3'-0" X 3'-0"	EXISTING M.O.

EXTERIOR DOOR SCHEDULE

DOOR NO.	DOOR TYPE	QTY	APPROX. SIZE (W X H)	NOTES
D1	ALUM. CLAD FULL LT. WOOD	1	2-3'-0" X 8'-0"	BI-PART DOUBLE DOOR & SURROUND IN EXIST. M.O.
D2	ALUM. CLAD SOLID PANEL WOOD	1	2'-8" X 7'-0"	W/ TRANSOM & ROUND TOP IN EXIST. M.O.
D3	ALUM. CLAD GL. PANEL WOOD	1	2'-8" X 7'-0"	W/ TRANSOM & ROUND TOP IN EXIST. M.O.
D4	CUSTOM GAL. H.M. DOOR	1	3'-0" X 7'-0"	DOOR & SURROUND

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1572 Barrington Street
Halifax, Nova Scotia

SHEET TITLE
SECTION/ELEVATIONS

SCALE
AS NOTED

DRAWN BY
daq

PROJECT NUMBER

CHECKED BY
dfg

DATE ISSUED
NOV 28, 2017

ISSUED FOR
REVIEW

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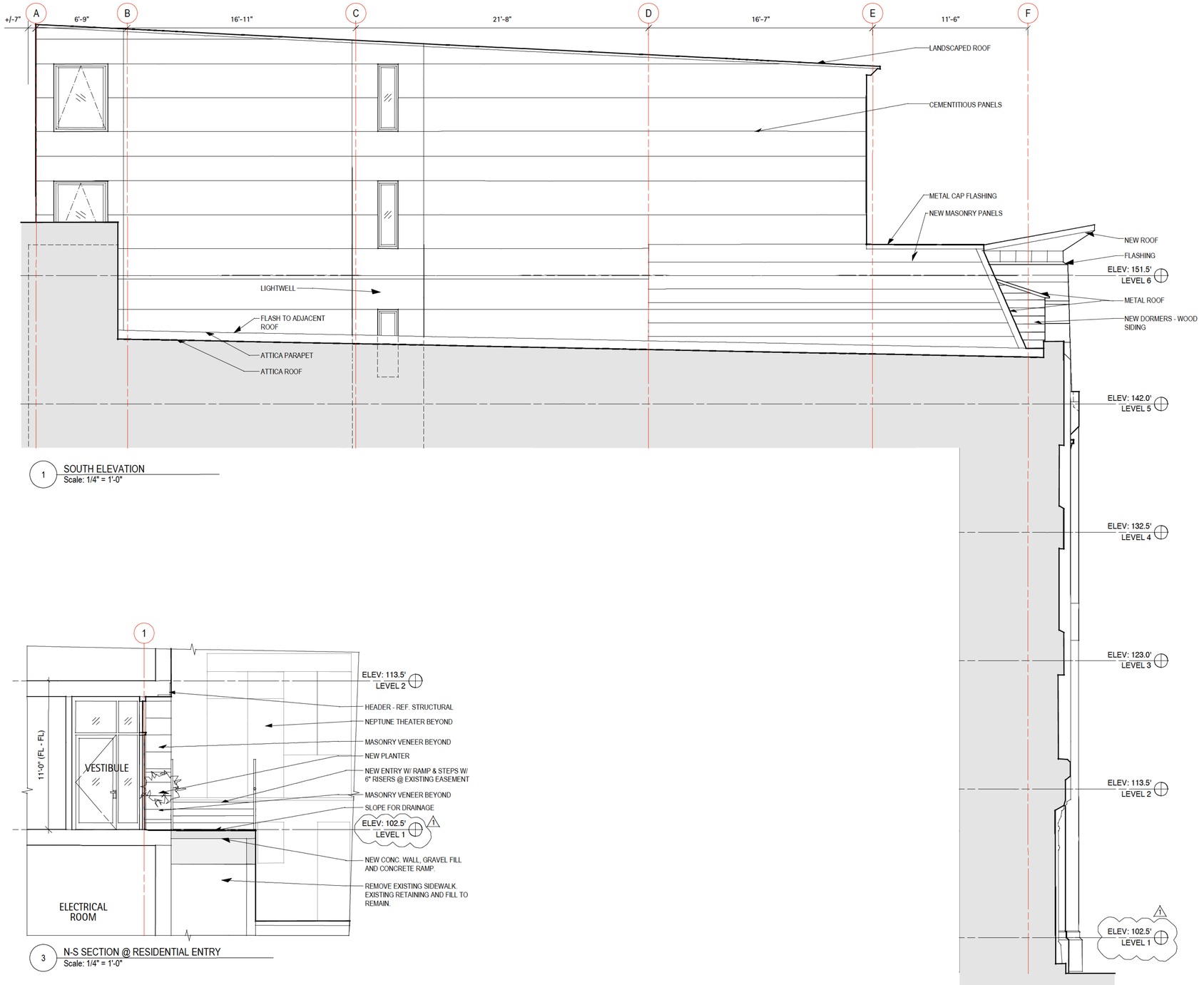

1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

3 N-S SECTION @ RESIDENTIAL ENTRY
Scale: 1/4" = 1'-0"

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SHEET TITLE
SECTION/ELEVATIONS

SCALE
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PROJECT NUMBER

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daq

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dfg

DATE ISSUED
NOV 28, 2017

ISSUED FOR
REVIEW

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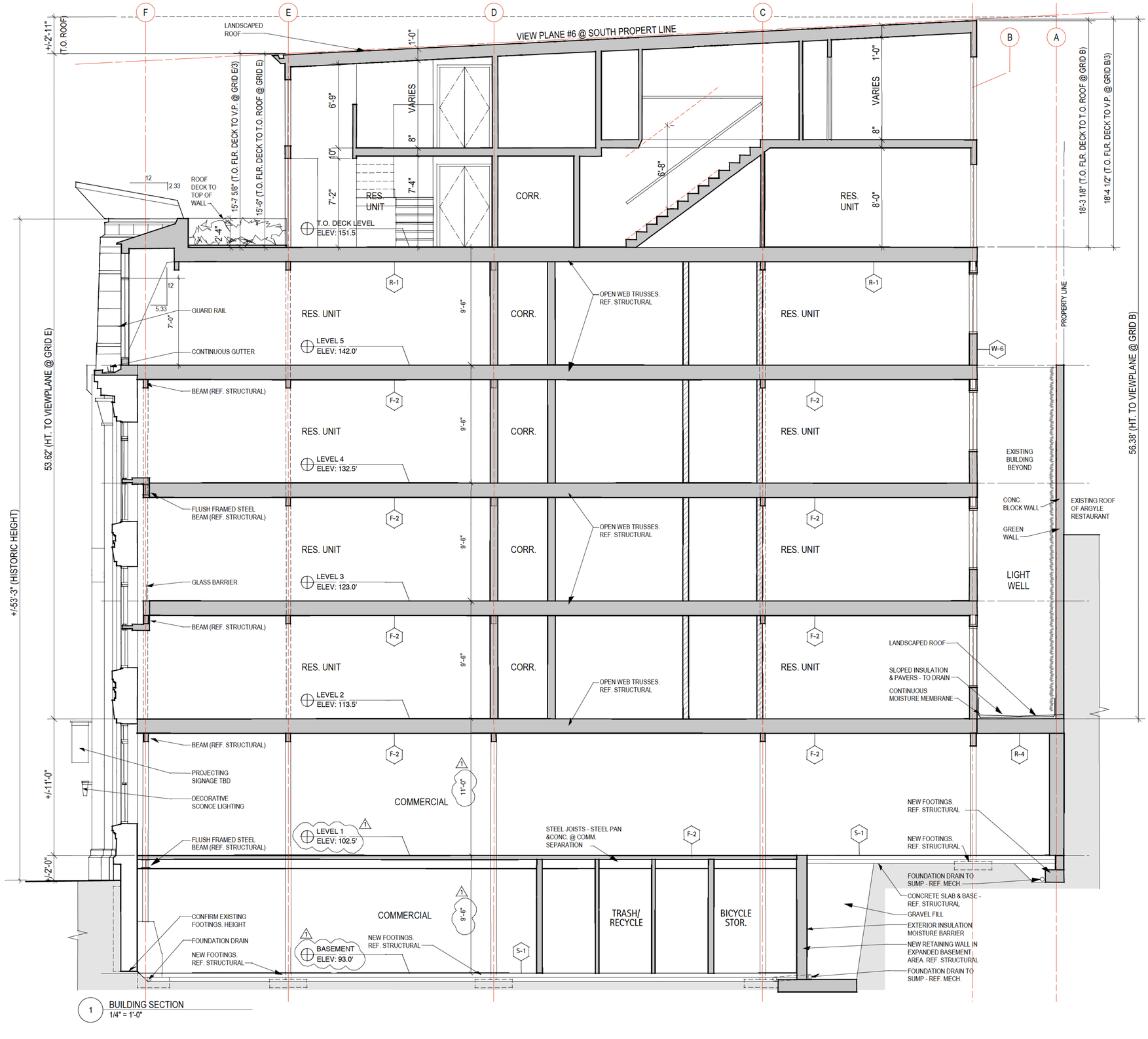
A3.2



1 BUILDING SECTION
1/4" = 1'-0"

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PROJECT TITLE

NFB RESIDENTIAL BUILDING
1572 Barrington Street
Halifax, Nova Scotia

SHEET TITLE

BUILDING SECTION

SCALE	DRAWN BY
AS NOTED	daq
	CHECKED BY
	dfg
DATE ISSUED	ISSUED FOR
OCT. 31, 2017	REVIEW

DRAWING NUMBER

A4.0

Attachment B – Design Rationale and Variances

NFB BUILDING

A Mixed-Use Residential and Commercial Building
1572 Barrington St., Halifax

David F. Garrett Architects

Site Plan Approval Application/ Revised
June 4, 2013
Revised: June 28, 2017

Note: The original NFB Building Site Plan Approval Application was approved by HRM Council on Sept. 10, 2013 and is currently under construction. This revised application is to add two additional floors to the previously approved building. All information in black below was contained in the original June 4, 2013 application. All information in blue below concerns this June 28, 2017 revised application addressing the addition of two new floors to the project.

PROJECT DESIGN RATIONALE

General Description:

The project consists generally of a partial basement including service, storage, and commercial space, a commercial main level, four upper levels of two three-bedroom units and two studio units on each floor, and two additional upper floors comprised of two-level two-bedroom units. Two light wells bring natural light to windows in side and rear units. All uses within the building are in accordance with permitted uses outlined in the HRM Downtown Plan. Barrier-free access to the residential levels will be provided by a ramped entry on the north side.

The building is largely prescribed by the existing front façade, saved from demolition by the then City of Halifax in the mid-1990's in consideration of its heritage value to the streetscape following a devastating fire to the original building. The front façade is protected both by heritage designation and a municipal easement. The existing façade masonry will receive a partial restoration and windows and doors will be replaced (see Heritage Impact Statement). A new addition will be built on top of and behind the existing façade and, of necessity, connected to it.

The height of the building is limited by View Plane #6 and by the 22 meter (72.18ft) height limit within the Barrington Street Heritage District. The proposed building to the original roof line will be approximately the same height as the original building, which will be one level above the height of the existing façade. A rooftop addition was allowed for in the original design of the structural system, and is now part of this submittal.

(cont.)

Heritage Precedent:

Prior to the fire, a mansard roof with two dormers and a central masonry tower existed above the masonry façade. The upper portion of the central tower and the two dormers were removed in the early Twentieth Century. The original building and the building as it existed at the time of the fire are shown on the photographs attached to the Heritage Impact Statement, including a copy of the original front elevation drawing by J.C. Dumeresq.

The exterior design of the new construction above the existing façade and on the the north (side) elevation is based on three assumptions: first, that the new construction must be differentiated from the existing façade, in part because of the substantially deteriorated nature of the existing brick and stone masonry; second, that the addition should be expressed as being of our time; and third, that the addition should be deferential to the existing façade and the living memory of the original building. With these assumptions in mind, the intent of the architectural design of the new portions of the building is to be neither overly derivative, nor overly idiosyncratic in his its expression. The rough nature of the existing masonry and façade as a whole can best coexist amiably with the new addition only if the addition is distinguished from it, but at the same time mindful of its history.

To this end, the mansard roof, central masonry tower, and two flanking dormers are retained in simplified contemporary, but not historical form, and all are slightly set back from the existing façade. The new masonry is of a different shade of color, with accents of the original color. Finally, the roof of the central masonry tower, which is restricted in height by the Streetwall Height requirement of the Downtown Plan (see below), is given greater accent in size and shape, in part in consideration of the original dramatic tower.

Variances Required:

The following two Variances are required for the proposed project: (Approved)

Streetwall Height:
The maximum Streetwall Height allowed under the Downtown Plan for this area of Barrington Street is 15.5m (50ft). Above that height, a setback of 1.5m (5ft) is required. This requirement includes additions to heritage buildings, which we consider this project. The heritage height and height of the proposed building are both approximately 54ft – 4ft above the allowable, and the roof of the central masonry tower extends to a maximum height of approximate 56ft. However, both the central masonry tower and the mansard roof areas are set back slightly from the existing façade, and begin to slope back at approximately 41ft. In addition modest “encroachments” into required heights for special

(cont.)

features are allowed in the Design Manual. We therefore feel that the proposed addition should be allowed a Variance for Streetwall Height.

Main Level Height:
The Design Manual requires a minimum floor-to-floor height for the ground level of a building on Barrington Street to be 4.5m (14.75ft). The proposed building has a floor-to-floor height of 11ft - 3ft under the minimum. This reduced height is due to a need for additional residential density in the building. This is achieved by adding a level to the original four levels of the building. There are two considerations to be noted. First, the ground level of the proposed building remains raised above the sidewalk level by approximately 2.5'. Second, the apparent height of the first level as indicated by the façade fenestration is unchanged due to the fact that the heritage window masonry openings remain unchanged.

Therefore, we feel that the intent of the Design Manual floor-to-floor ground level height requirement, for practical purposes in this case, is moot, and that the proposed project should be allowed a Variance for floor-to floor-height on the ground floor. Note that the reduction in floor-to-floor height is discussed further under the Heritage Impact Statement.

Additional Elements:

Entrance systems, signage, lighting, and other elements of the exterior design of the proposed project will meet the requirements of the Design Manual.

Rooftop Addition:

Concerning the timing of this request for an additional two floors, under "General Description" above, the last sentence of the third paragraph of this original section stated (2013 wording) that "A future rooftop addition is being allowed for in the design of the structural system, but is not part of this submittal." The reason for this was that a larger residential project involving alterations to adjacent buildings and complex circulation was being considered. That opportunity has since passed, and the owner now wishes to proceed with stand-alone additional floors.

The additional two floors consist of two additional residential floors above what was the approximate height of both the historic building and the new building described in the approved original application. The height of these additional floors is limited by View Plane #6. The maximum height of the building will be under the 22 meter (72.18') maximum height allowed under the Downtown Halifax Land-Use Bylaw. The building,

(cont.)

measured from the average grade height around the perimeter of the site will be approximately 65’.

The two new floors, Floors 6 and 7, are comprised of five two-level, two-bedroom residential units accessed by elevator and egress stairs from the 6th Floor. The proximity of View Plane #6 would not allow an elevator override for an elevator to access the 7th Floor. The five new residential units in the NFB Building bring the total number of units to 21. Of these 21 units, 13 units are two or three-bedroom, exceeding the requirement for a minimum of one two-bedroom or larger unit for every three smaller units.

The design of the front façade of the rooftop addition will be a high-quality, well-designed curtain-wall system in colors and proportions compatible with the existing façade. The exposed side elevations will be masonry, distinguishable from the historic masonry of the existing wall areas of the side elevations. The rear elevation will be of materials acceptable under the Guidelines of the Barrington Street Heritage Conservation District.

Site and Building Addition Servicing:

All work needed to connect to existing water and sewer lines in Barrington Street has been completed, inspected, and the roadway completed. There is now a two-year moratorium on further servicing work in Barrington Street. Water and sewer laterals have been brought to the exterior of the building, capped, and are waiting for interior work to be sufficiently completed to allow connection through the foundation wall to the interior systems. The Civil Engineer reports that all regulatory permits for this work are in place. Similarly connections have been made in an adjacent sidewalk electrical vault shown on the plans and conduit laid for connection to the building electrical service. The Mechanical and Electrical Engineer has confirmed that all currently approved building plumbing and electrical services under the approved project Building Permit is sufficient to handle the extra loading from the addition.

END

Attachment C - Qualitative Wind Assessment

WIND STATEMENT
HRM Substantive Site Plan Approval
November 13, 2017

NFB BUILDING
1572 Barrington Street, Halifax
David F. Garrett Architects

Schedule S-2, Wind Assessment Performance Standards of the Downtown Halifax Land Use By-law, applies to buildings of 20m (65.62') or more in height. The maximum height of the proposed NFB Building Addition roof occurs at the rear of the property and is 69'-8". The roof height at the front of the building facing Barrington Street and set back approximately 15' from the front façade of the building is 66'-9". The earlier Site Plan Approval for the NFB Building (June, 2013) approved a façade height of 53', including the height of the historic mansard roof. The proposed addition is 14'-6" above the new mansard roof and is set back 15' from the front façade of the building.

The following assessment is a qualitative assessment as allowed by Schedule S-2 and addresses points (2) (a)-(d) of the Schedule.

(a) The addition rises approximately two stories above the height of the adjacent buildings to the north south and south, and again set back 15' from the façade of these buildings. These buildings have no rooftop amenity or activity areas. The proposed building also rises approximately 4 stories above the building to the rear. The streetwall height and overall height of buildings on this area of the block, including the proposed addition will remain fairly contiguous, with little to no wind influence.

(b) (i) The only public realm area adjacent to the property is the sidewalk immediately in front of the building. Because the addition is setback by 15' from the previously approved height of 53' and is less than two full stories (14'-6") in height above the mansard roof , there should be little to no wind impact on this area.

(ii) A rooftop patio bar to the rear of the property is currently protected from wind by taller buildings on the north and south and the previously approved NFB Building on the east. The two-level addition to the NFB Building should only enhance this protection.

(c) There should be no noticeable change to the level of comfort on adjacent activity areas for walking, sitting, standing, etc. caused by the addition.

(d) The above assessment is based on my professional association with this property beginning shortly after the 1991 fire which destroyed most of the building continuing thru the 2013 Site Plan Approval, the current construction, and the current Site Plan Approval application. I have also been professionally involved with each of the three

adjacent properties, and have had my office about 1 block away for over 25 years. I know the property and area well.

It is my professional judgment as an architect that there will be no negative wind impact on the public realm of Barrington Street or any adjacent activity or amenity areas as a result of the proposed addition to the NFB Building..

David F. Garrett, MNSAA

Attachment D - Staff Report for Case #18687

HALIFAX
REGIONAL MUNICIPALITY

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

Item 7.1

Design Review Committee
August 8, 2013

TO: Chair and Members of Design Review Committee

SUBMITTED BY: Original Signed
Brad Anguish, Director, Community and Recreation Services

DATE: July 16, 2013

SUBJECT: **Case 18687: Substantive Site Plan Approval – Mixed Use Development, 1572 Barrington Street, Halifax (former NFB Building)**

ORIGIN

Application by Annapolis Management, Inc.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, Part VIII, Planning & Development

RECOMMENDATION

It is recommended that the Design Review Committee:

1. Approve the qualitative elements of the substantive site plan approval application for a 5-storey mixed-use development at 1572 Barrington Street, Halifax, as shown in Attachment A; and

2. Approve the requested variances to the streetwall height and land uses at grade, as shown in Attachment A.

BACKGROUND

This application for substantive site plan approval by Annapolis Management, Inc. is for a 5-storey mixed use building at 1572 Barrington Street, Halifax (refer to Map 1 and Attachment A). The site is the former location of the National Film Board building which was severely damaged by fire in 1991. The site is a municipally registered heritage property and contains the former NFB brick and stone facade. To enable the proposal to proceed to the permit and construction phases, the Design Review Committee must consider the proposal relative to the Design Manual within the Downtown Halifax Land Use By-law. The Heritage Advisory Committee and Regional Council will consider the proposal as a substantial alteration to the heritage property, which will be the subject of a separate staff report.

Existing Context

The subject site is 2,977 square feet in area and fronts on the west side of Barrington Street to the north of its intersection with Blowers Street (Map 1). The subject property contains the existing façade and is otherwise vacant. In 1997, a heritage agreement was approved under which the Municipality agreed to stabilize the façade and the owner agreed not to demolish it. This agreement is still in effect and the façade still stands today awaiting restoration and re-integration into a new development. For more information on the heritage value and the character defining elements of the site, refer to the staff report to the Heritage Advisory Committee dated July 5, 2013 (Case H00386).

Project Description

The proposal is to construct a 5-storey "addition" behind and above the existing façade which, in essence, will be a new building to be used for retail and residential uses. The following highlights the major elements of the proposal (refer to Attachments A and B):

- Approximately 2,300 square feet (214 square metres) of commercial floor area on the ground-floor level;
- A total of 16 residential units on four floors above the ground-level;
- Partial restoration of the existing façade, including re-pointing, repair and replacement of the brick and stone masonry, and installation of new windows, doors and a variety of exterior lighting on the building facade;
- New top floor addition to the existing façade with dormers and a central masonry tower, designed to be distinguished from and deferential to the existing facade;
- Landscaped rooftop to include a patio area for tenants with trellis, wood deck, stone pavers, shrub planters and mechanical equipment; and
- Bicycle parking facilities are provided as per requirements of the Land Use By-law (LUB).

Information about the approach to the design of the building and a heritage impact statement has been provided by the project's architect (Attachment B).

Regulatory Context

With regard to the Downtown Halifax Secondary Municipal Planning Strategy (DHSMPS) and the Downtown Halifax LUB, the following are relevant to note from a regulatory context:

- The site is within the DH-1 Zone, the Barrington Street Heritage Conservation District (Precinct #5) and is a municipally registered heritage property;
- This portion of Barrington Street is designated as a primary or "Pedestrian-Oriented" commercial street with "Prominent Civic/Cultural Frontage";
- The maximum pre-bonus and post-bonus height is 22 metres;
- The site is encumbered by Viewplane #6. The proposed building is to be located below the viewplane;
- The required streetwall setback on Barrington Street is between 0 and 1.5 metres;
- The minimum streetwall height is 11 metres while the maximum height is 15.5 metres; and
- The ground floor of the building is to have a floor-to-floor height of no less than 4.5 metres.

The proposed building is slightly higher than the maximum streetwall height of 15.5 metres, by approximately 4 feet (1.2m). Also, the proposed floor-to-floor height of the ground floor is approximately 3.5 metres (11.5 feet). As such, variances to the maximum streetwall height and the ground floor-to-floor height (for land uses at-grade) are being requested.

Heritage Advisory Committee
The LUB requires that the Design Review Committee seek and consider the advice of the HAC on applications within a heritage conservation district.

At its meeting on July 24, 2013, the Heritage Advisory Committee (HAC) considered a staff report, dated July 5, 2013, regarding this application as a substantial alteration in accordance with the *Heritage Property Act*. HAC recommended that Halifax Regional Council approve the substantial alteration to the building façade at 1572 Barrington Street, known as the National Film Board Building.

The Heritage Advisory Committee also placed the following three conditions on its recommendation for Regional Council to consider: 1) the proposed metal roof should be painted in a colour appropriate to the heritage building; 2) any inscriptions in the sandstone that are removed from the façade should be reproduced on the façade; and 3) any sandstone with inscriptions that are removed from the façade should be utilized on the property or integrated into the design of the building, if possible. The applicant indicated at the meeting that they agreed to the conditions. In regard to the role of the DRC, it is required to review the application relative to the proposed conditions.

Role of the Development Officer
In accordance with the Substantive Site Plan Approval process, as set out in the Downtown Halifax LUB, the Development Officer is responsible for determining if a proposal meets the land use and built form requirements of the LUB. The Development Officer has reviewed the application and determined it to be in conformance with these requirements, with the exception of the maximum streetwall height and the ground floor-to-floor height. The applicant has requested variances to these elements.

Role of the Design Review Committee
The role of the Design Review Committee in this case is to:

1. Determine if the proposal is in keeping with the design guidelines in the Design Manual; and
2. Determine if the proposal should be approved with respect to the criteria in the Design Manual for the issuance of variances to the built form requirements.

DISCUSSION

Design Manual Guidelines

An evaluation of the proposed project against the applicable guidelines of the Design Manual is found in a table format (Attachment C). The table indicates staff's advice as to whether the project complies with a particular guideline. In addition, it identifies circumstances where there are different possible interpretations of how the project relates to a guideline or where additional explanation is warranted. These matters are outlined in more detail as follows:

Retail Uses [3.2.3(a)]

The Design Manual calls for "*retail uses at-grade with a minimum 75% glazing to achieve maximum visual transparency and animation*". In this case, the desired retention of the existing façade is unique and makes it impossible to achieve such a level of transparency without significantly impacting the heritage value of the fascade. Transparency will be achieved through the use of glass in the new central entrance door and double hung windows at ground level. This meets the intent of the Design Manual.

Canopies and Awnings [2.5(l),3.2.3 (b) and 3.3.3 (b)]

The Design Manual encourages canopies and awnings over the sidewalks abutting the project, as a means of providing weather protection for pedestrians. While the Manual suggests that canopies and awnings are mandatory on pedestrian-oriented streets, it may be impractical to include them in this instance. The main entryway is raised four steps above the sidewalk and the façade is recessed in front of the door area, which provides weather protection. Canopies or awnings in this and other locations on the facade could serve to mask the appeal of the arched entryways, the arches over the windows and other architectural features. Also, not requiring canopies on this façade would be in keeping with adjacent facades on the same side of the street. The presence of the recessed main entrance meets the intent of the Design Manual for weather protection purposes.

Variances

Two variances are sought to the quantitative elements of the LUB for this development as follows.

Streetwall Height Variance [3.1.3, 3.6.3 (b) & (c)]

A variance is being sought to the quantitative elements of the LUB for this development, relative to the maximum streetwall height above Barrington Street. In this instance, the proposed building exceeds the maximum streetwall height by approximately four feet. Therefore, the variance is relatively minor (refer to Attachment A). As the top floor is being "reinstated" from

an earlier design and the variance is mainly required for the central masonry tower, the variance request is reasonable, given the improvement in the streetwall design which is achieved.

Land Uses At-Grade Variance (Floor-to-floor height) [2.5(f), 3.6.15(c) and (d)]

The proposed floor-to-floor height of the ground floor is approximately 3.5 metres (11.5 feet) instead of 4.5 metres (14.8 feet). The need for the variance arises from the presence of the existing façade, which steps up above the sidewalk into the main entryway. The applicant contends that the variance is necessary to achieve an economically viable project with five floors. As the existing façade presents a unique situation, the variance request is reasonable and meets the intent of the Design Manual.

Conclusion
Upon review of the proposal against the criteria of the Design Manual, staff recommends that, with the requested variances, the proposal meets the Design Manual guidelines.

FINANCIAL IMPLICATIONS

The HRM costs associated with processing this planning application can be accommodated within the approved operating budget for C310 Planning & Applications.

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy and the requirements of the Downtown Halifax LUB regarding substantive site plan approvals. The level of engagement was information sharing, achieved through the HRM website, the developer's website, public kiosks at HRM Customer Service Centres, and a public open house.

ENVIRONMENTAL IMPLICATIONS

No implications have been identified.

ALTERNATIVES

1. The Design Review Committee may choose to approve the application for substantive Site Plan Approval, as submitted. This is the recommended course of action.

2. The Design Review Committee may choose to approve the application with conditions. This may necessitate further submissions by the applicant, as well as a supplementary report from staff.

3. The Design Review Committee may choose to deny the application. The Committee must provide reasons for this refusal, based on the specific guidelines of the Design Manual.

ATTACHMENTS

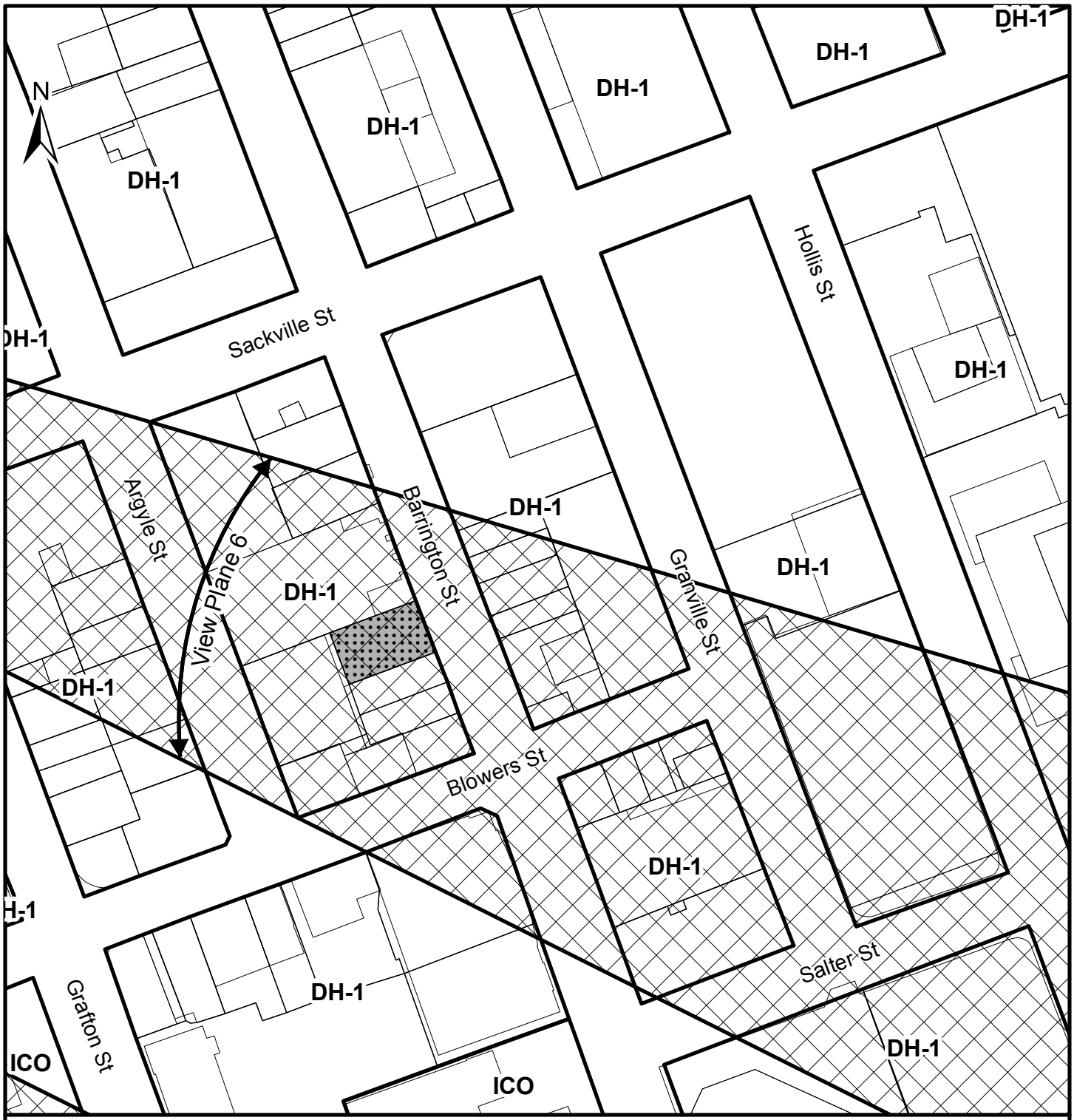
Map 1	Location and Zoning
Attachment A	Site Plan Approval Plans
Attachment B	Design Rationale/Heritage Impact Statement
Attachment C	Design Manual Checklist – Case 18687

A copy of this report can be obtained online at http://www.halifax.ca/boardscom/DesignReviewCommittee-HRM.html then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210 or fax 490-4208.

Report Prepared by: Paul Sampson, LPP, Planner, 490-6259

Original Signed

Report Approved by: Kelly Denty, Manager of Development Approvals, 490-4800



Map 1 - Location and Zoning

1572 Barrington Street
Halifax

HALIFAX
REGIONAL MUNICIPALITY
DEVELOPMENT APPROVALS

Subject Property

View Plane

Downtown Halifax
Land Use By-Law Area

Zones

DH-1 Downtown Halifax
ICO Institutional, Cultural & Open Space

0 20 40 m

This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

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

9 July 2013 Case 18687 T:\work\planning\Alden\Repmaps\Site Plan Approval\18687\ (AKT)

ATTACHMENT A

SITE PLAN APPROVAL PLANS

JULY 16, 2013

NFB Building

A Mixed-use Residential & Commercial Restoration & Addition
1572 Barrington Street, Halifax, NS

RUBY LLP
Steve Caryi, Owner
P.O. Box 1011, CRO Halifax, B3J 2X1

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MECHANICAL ENGINEER
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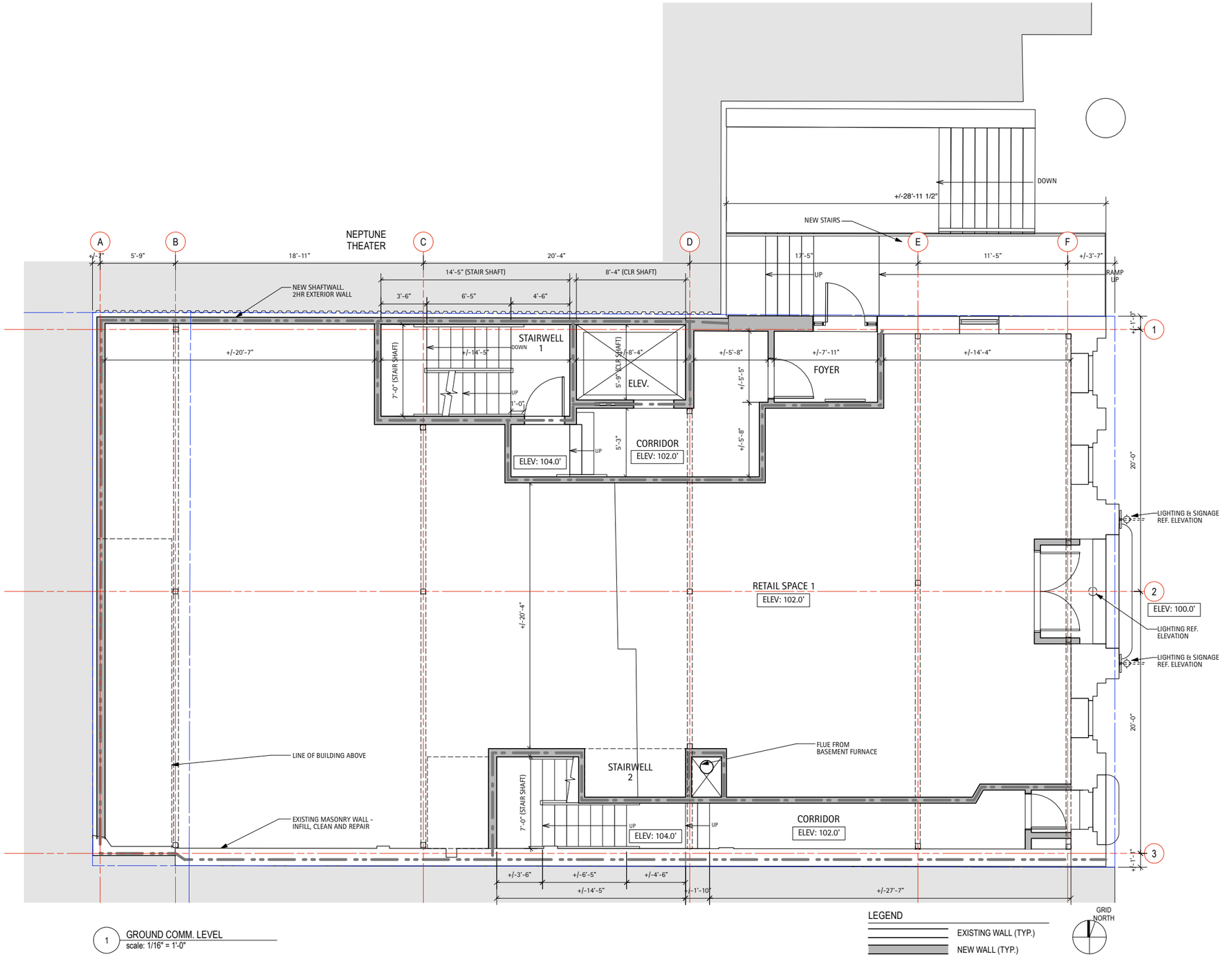
ELECTRICAL ENGINEER
Able Engineering Ltd.



1 GROUND COMM. LEVEL
scale: 1/16" = 1'-0"

LEGEND
EXISTING WALL (TYP.)
NEW WALL (TYP.)

GRID NORTH

REGISTERED MEMBER
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CONSULTANTS
Structural -
Mechanical -
Electrical -

CLIENT
RUBY LLP
1533 BARRINGTON Street
Halifax, Nova Scotia

PROJECT TITLE
NFB RESIDENTIAL BUILDING
1572 Barrington Street
Halifax, Nova Scotia

SHEET TITLE
GROUND FLOOR PLAN (COMMERCIAL)

SCALE
1/4" = 1'-0"

DRAWN BY
daq

PROJECT NUMBER

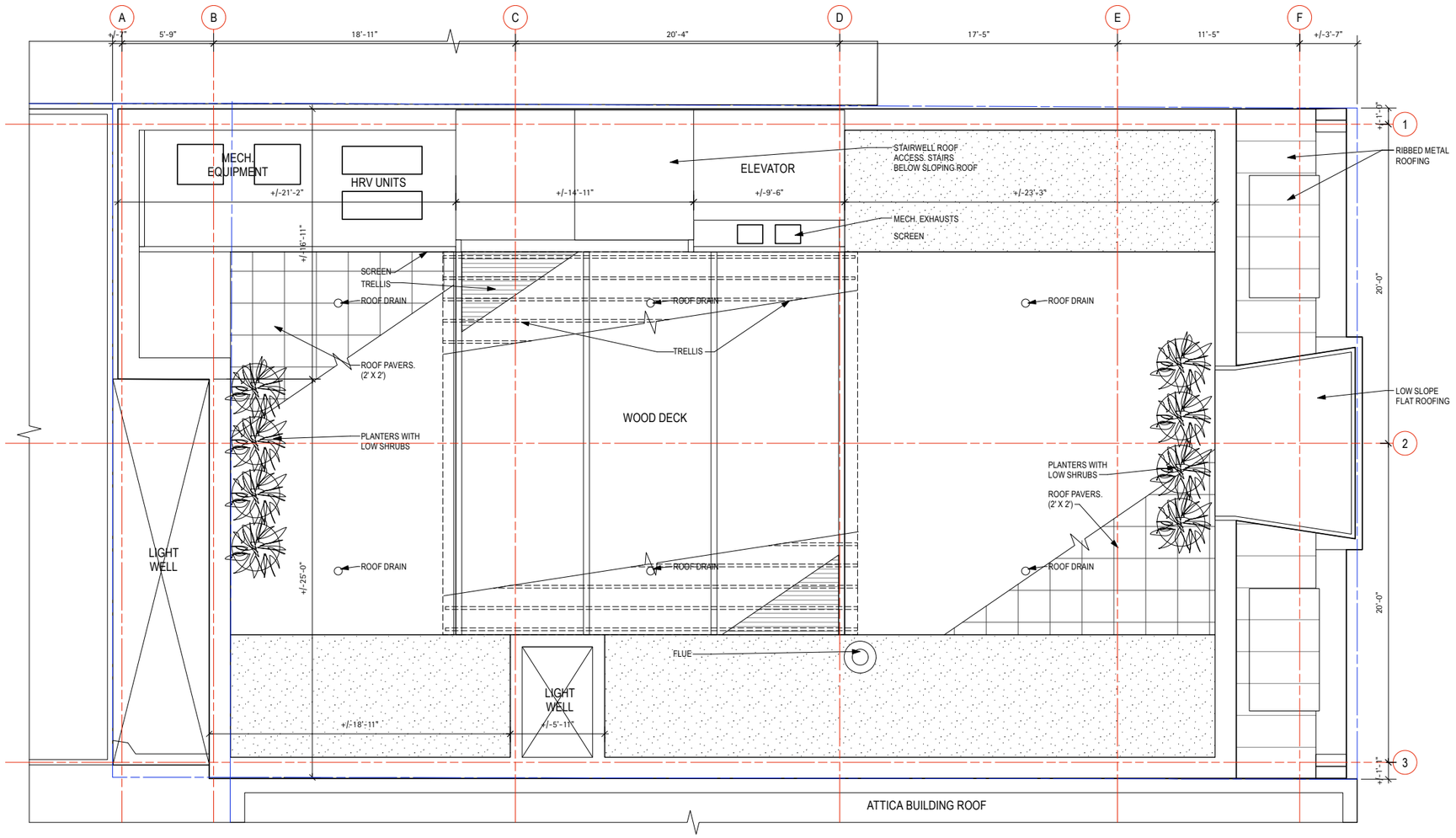
CHECKED BY
dfg

DATE ISSUED
JULY 12, 2013

ISSUED FOR
SITE PLAN APPROVAL

REVISED

DRAWING NUMBER
A2.1



1 ROOF LEVEL
scale: 1/16" = 1'-0"

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Electrical -

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PROJECT TITLE
NFB RESIDENTIAL BUILDING
1572 Barrington Street
Halifax, Nova Scotia

SHEET TITLE
ROOF PLAN

SCALE
1/4" = 1'-0"

PROJECT NUMBER

DRAWN BY
daq

CHECKED BY
dfg

DATE ISSUED
JULY 12, 2013

ISSUED FOR
SITE PLAN APPROVAL

REVISED

DRAWING NUMBER
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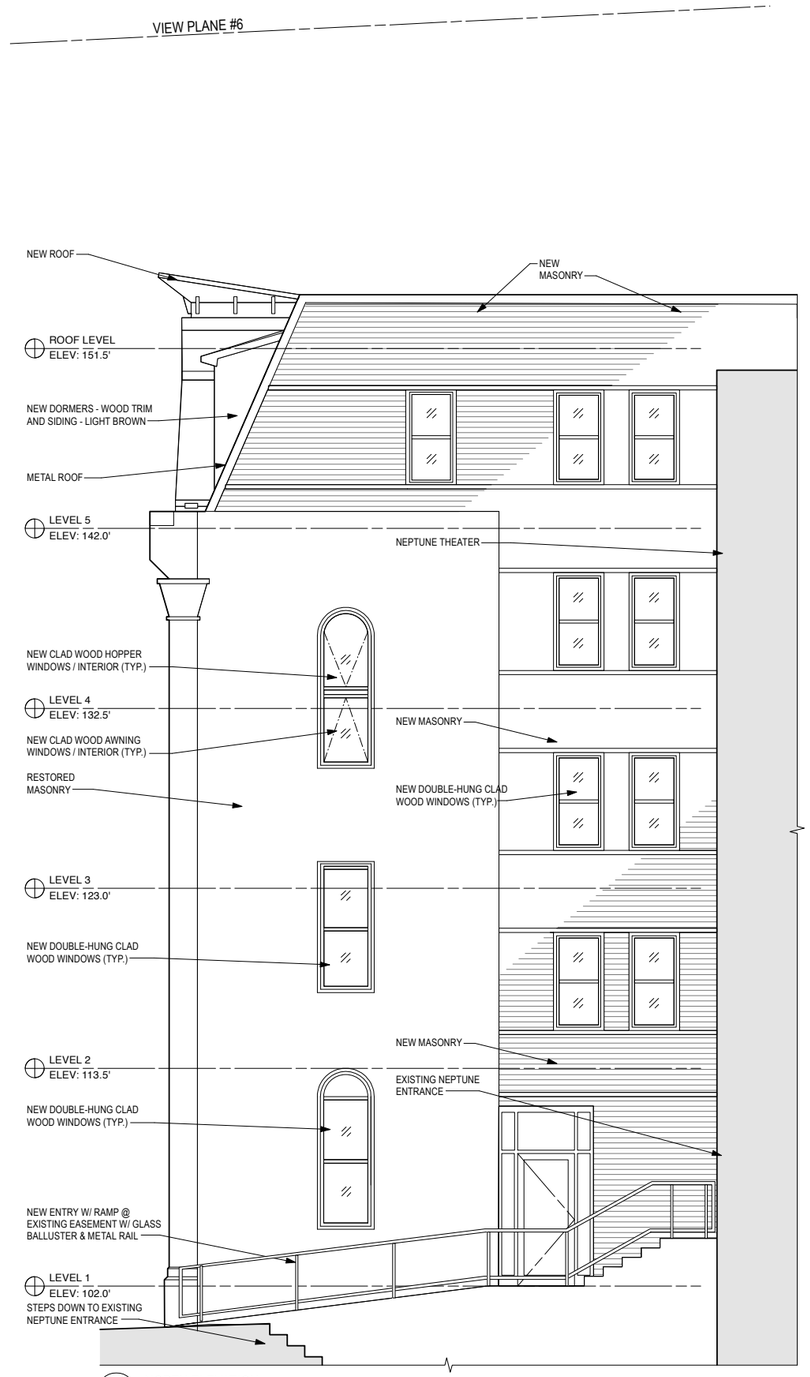
2 BARRINGTON ST. EAST ELEVATION
scale: 1/16" = 1'-0"



1 NORTH ELEVATION
scale: 1/16" = 1'-0"

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NFB RESIDENTIAL BUILDING
1572 Barrington Street
Halifax, Nova Scotia

SHEET TITLE
ELEVATIONS

SCALE
1/4" = 1'-0"

PROJECT NUMBER

DRAWN BY
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CHECKED BY
dfg

DATE ISSUED
JULY 12, 2013

ISSUED FOR
SITE PLAN APPROVAL

REVISED

DRAWING NUMBER
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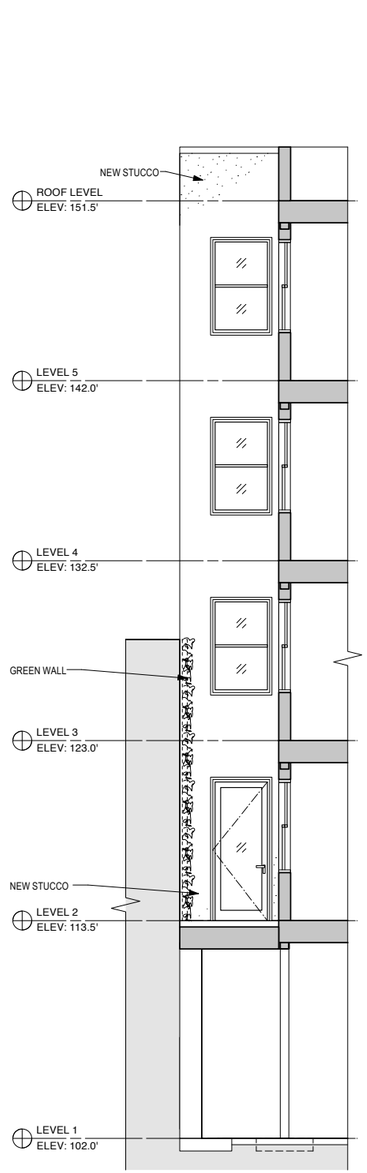

2 SECTION/SOUTH ELEVATION
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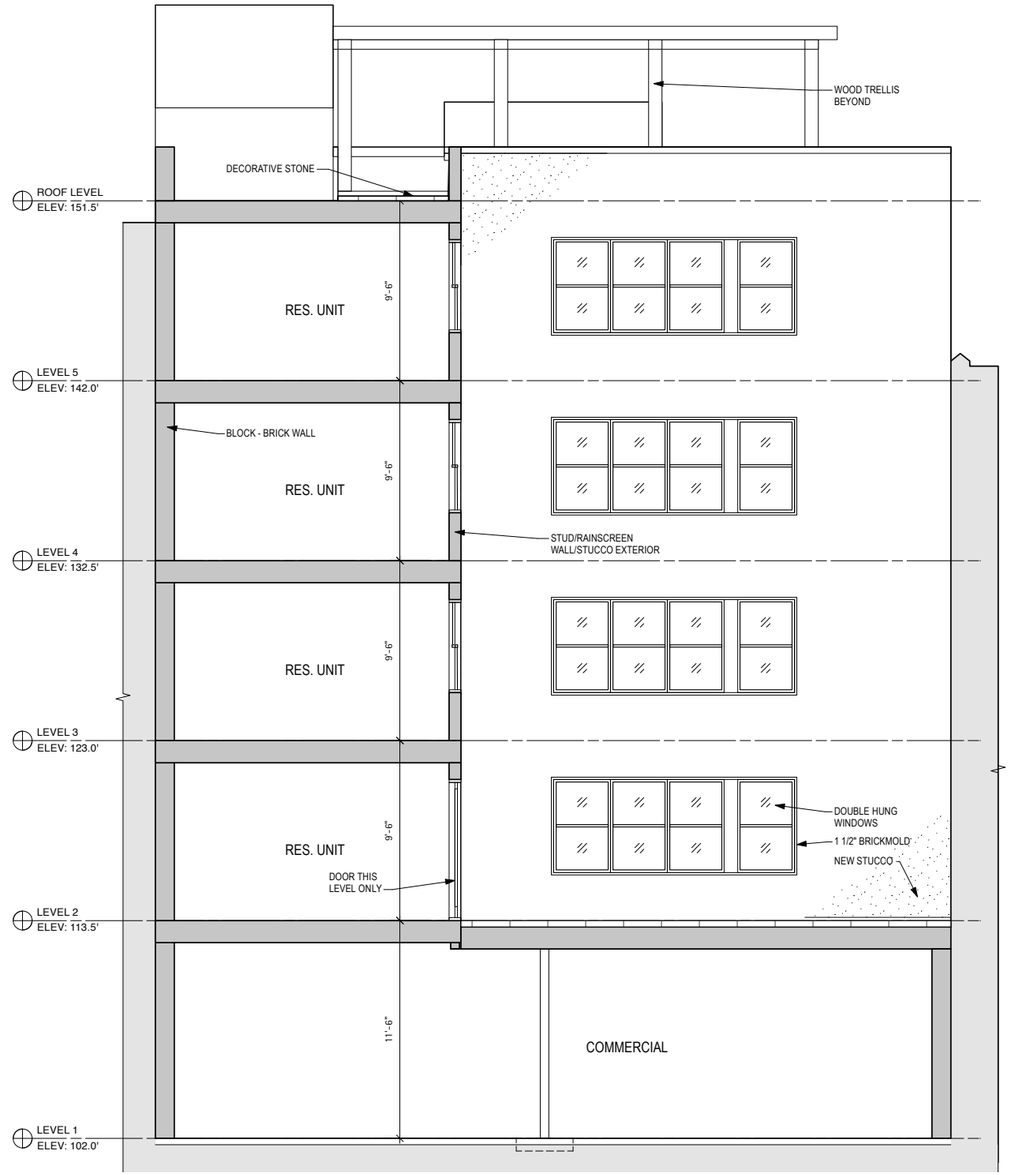

1 SECTION/WEST ELEVATION
scale: 1/16" = 1'-0"

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PROJECT TITLE
NFB RESIDENTIAL BUILDING
1572 Barrington Street
Halifax, Nova Scotia

SHEET TITLE
SECTION/ELEVATIONS

SCALE
1/4" = 1'-0"

PROJECT NUMBER

DRAWN BY
daq

CHECKED BY
dfg

DATE ISSUED
JULY 12, 2013

ISSUED FOR
SITE PLAN APPROVAL

REVISED

DRAWING NUMBER
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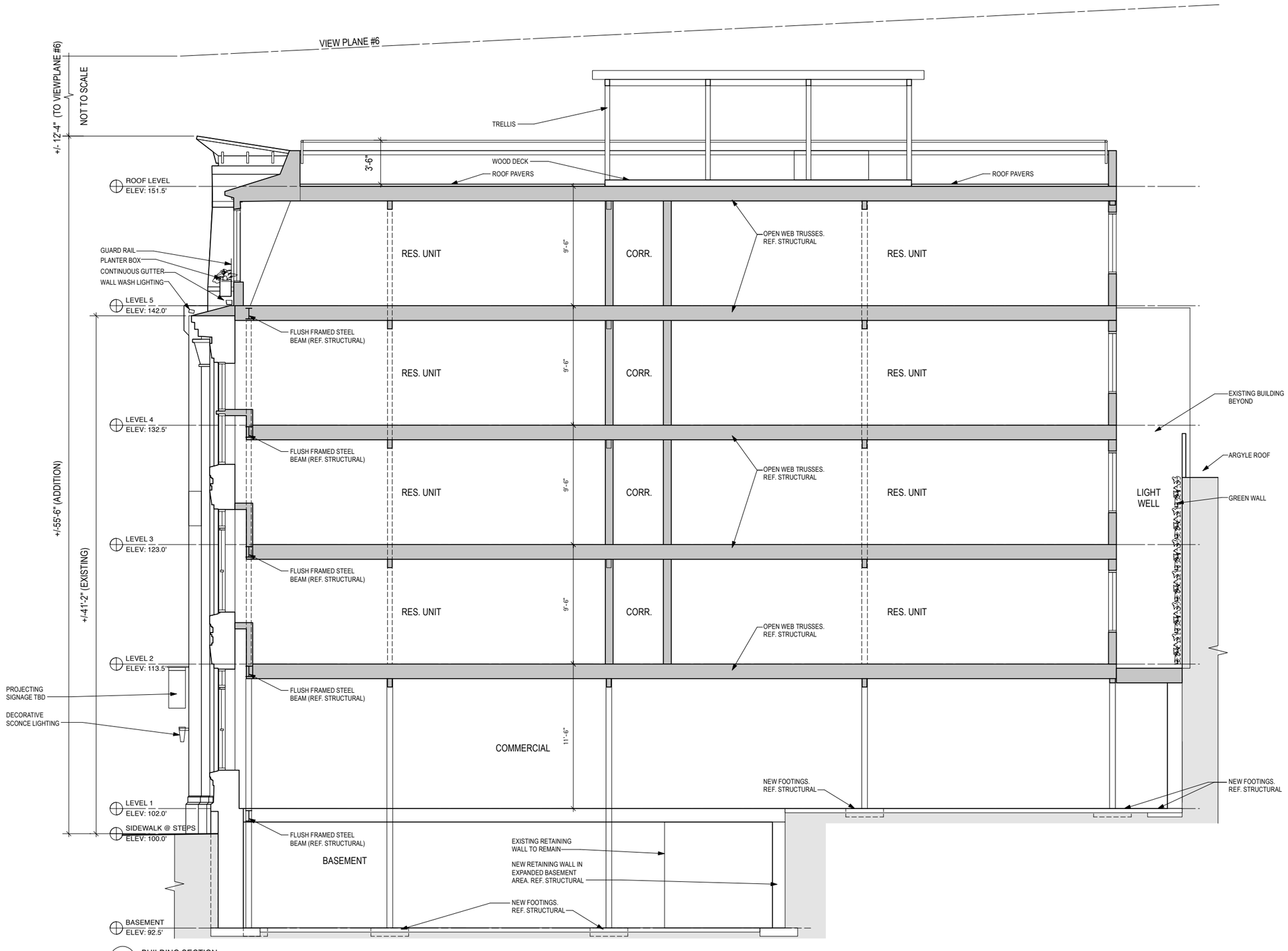

1 BUILDING SECTION
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PROJECT TITLE
NFB RESIDENTIAL BUILDING
1572 Barrington Street
Halifax, Nova Scotia

SHEET TITLE
BUILDING SECTION

SCALE
1/4" = 1'-0"

PROJECT NUMBER

DRAWN BY
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dfg

DATE ISSUED
JULY 12, 2013

ISSUED FOR
SITE PLAN APPROVAL

REVISED

DRAWING NUMBER
A4.0

ATTACHMENT B

DESIGN RATIONALE / HERITAGE IMPACT STATEMENT

JULY 16, 2013

NFB Building

A Mixed-use Residential & Commercial Restoration & Addition
1572 Barrington Street, Halifax, NS

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Steve Caryi, Owner
P.O. Box 1011, CRO Halifax, B3J 2X1

ARCHITECT
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MECHANICAL ENGINEER
Beani Engineering Ltd.

ELECTRICAL ENGINEER
Able Engineering Ltd.

NFB BUILDING

A Mixed-Use Residential and Commercial Building

1572 Barrington St., Halifax
David F. Garrett Architects

Site Plan Approval Application
June 4, 2013

PROJECT DESIGN RATIONALE

General Description:

The project consists generally of a partial service basement including bicycle storage, a commercial main level, four upper levels of two three-bedroom units and two studio units on each floor, and rooftop tenant open space. Two light wells bring natural light to windows in side and rear units. All uses within the building are in accordance with permitted uses outlined in the HRM Downtown Plan. Barrier-free access to the residential levels will be provided by a ramped entry on the north side.

The building is largely prescribed by the existing front façade, saved from demolition by the then City of Halifax in the mid-1990's in consideration of its heritage value to the streetscape following a devastating fire to the original building. The front façade is protected both by heritage designation and a municipal easement. The existing façade masonry will receive a partial restoration and windows and doors will be replaced (see Heritage Impact Statement). A new addition will be built on top of and behind the existing façade and, of necessity, connected to it.

The height of the building is limited by View Plane #6 and by snow loading requirements on the adjacent existing buildings. The proposed building will be approximately the same height as the original building, which will be one level above the height of the existing façade. A future rooftop addition is allowed for in the design of the structural system, but is not part of this submittal.

Heritage Precedent:

Prior to the fire, a mansard roof with two dormers and a central masonry tower existed above the façade. The upper portion of the central tower and the two dormers were removed in the early Twentieth Century. The original building and the building as it existed at the time of the fire are shown on the photographs attached to the Heritage Impact Statement, including a copy of the original front elevation drawing by J.C. Dumeresq.

(cont.)

The exterior design of the new addition above the existing façade and to the rear of the north side is based on three assumptions: first, that the new addition must be differentiated from the existing façade, in part because of the substantially deteriorated nature of the existing brick and stone masonry; second, that the addition should be expressed as being of our time; and third, that the addition should be deferential to the existing façade and the living memory of the original building. With these assumptions in mind, the intent of the architectural design of the new portions of the building is to be neither overly derivative, nor overly idiosyncratic in his its expression. The rough nature of the existing masonry and façade as a whole can best coexist amiably with the new addition only if the addition is distinguished from it, but at the same time mindful of its history.

To this end, the mansard roof, central masonry tower, and two flanking dormers are retained in simplified contemporary, but not historical form, and all are slightly set back from the existing façade. The new masonry is of a different shade of color, with accents of the original color. Finally, the roof of the central masonry tower, which is restricted in height by the Streetwall Height requirement of the Downtown Plan (see below), is given greater accent in size and shape, in part in consideration of the original dramatic tower.

Variances Required:

The following two Variances are required for the proposed project:

Streetwall Height:
The maximum Streetwall Height allowed under the Downtown Plan for this area of Barrington Street is 15.5m (50ft). Above that height, a setback of 1.5m (5ft) is required. This requirement includes additions to heritage buildings, which we consider this project. The heritage height and height of the proposed building are both approximately 54ft – 4ft above the allowable, and the roof of the central masonry tower extends to a maximum height of approximate 56ft. However, both the central masonry tower and the mansard roof areas are set back slightly from the existing façade, and begin to slope back at approximately 41ft. In addition modest “encroachments” into required heights for special features are allowed in the Design Manual. We therefore feel that the proposed addition should be allowed a Variance for Streetwall Height.

Main Level Height:
The Design Manual requires a minimum floor-to-floor height for the ground level of a building on Barrington Street to be 4.5m (14.75ft). The proposed building has a floor-to-floor height of 11ft - 3ft under the minimum. This reduced height is due to a need for additional residential density in the building. This is achieved by adding a level to the original four levels of the building. There are two considerations to be noted. First, the ground level of the proposed building remains raised above the sidewalk level by

(cont.)

approximately 2.5'. Second, the apparent height of the first level as indicated by the façade fenestration is unchanged due to the fact that the heritage window masonry openings remain unchanged.

Therefore, we feel that the intent of the Design Manual floor-to-floor ground level height requirement, for practical purposes in this case, is moot, and that the proposed project should be allowed a Variance for floor-to floor-height on the ground floor. Note that the reduction in floor-to-floor height is discussed further under the Heritage Impact Statement.

Additional Elements:

Entrance systems, signage, lighting, and other elements of the exterior design of the proposed project will meet the requirements of the Design Manual.

END

NFB BUILDING

A Mixed-Use Residential and Commercial Building

1572 Barrington Street, Halifax
David F. Garrett Architects

Site Plan Approval Application
June 4, 2013

HERITAGE IMPACT STATEMENT

General:

The original St. Mary's Total Abstinence & Benevolent Society Hall and its later addition on Argyle St. were both largely destroyed by fire in 1991. The building was known at that time, and since, by the name of its last tenant, the National Film Board of Canada. In consideration of the importance of the surviving masonry façade of the building to the Barrington St. streetscape in general and particularly the grouping of the "Three Sisters", the Khyber, City Club and NFB buildings, the City of Halifax invested in stabilizing the façade for future inclusion in a reconstructed building. This façade is being retained in the proposed building.

Earlier Modifications:

At the time of the fire, the original building had previously been substantially compromised by an early Twentieth Century removal of the dramatic upper portion of the central masonry tower and the two elaborate dormers on the mansard roof to the sides of the central tower.
The original building and the building as it was at the time of the fire are shown on the attached photographs, including a copy of the original elevation drawing by J.C. Dumaresq. Also, in the early 1980's the masonry of the façade was severely damaged by sandblasting in a misguided attempt at cleaning.

Masonry:

The masonry is currently stable, but heavily compromised. The proposed building envisions a limited restoration of the masonry with surface reconsolidation, re-pointing, repair, replacement of existing brick where required, and replacement of selected elements of the deteriorated stone masonry. The existing masonry on the north elevation will be maintained and removed only enough to provide a clean vertical line to allow a slight setback to the new masonry, which will be a slightly differing shade to the existing. A full restoration of the existing masonry cannot be supported by the proposed uses of

(cont.)

the building. The poor surface quality of the existing masonry contributes to the assumption discussed further in the Design Rationale that missing areas of the original façade above and to the side of the existing façade be reconstructed in forms similar to, but not identical to, their original form.

Windows:

All existing window masonry openings in the existing façade will be maintained. Two currently bricked openings on the ground level, one at the southeast corner and one at the northeast corner will be reopened. The southeast corner opening will be returned to a door (see original drawing), and the northeast opening will become a window. With the exception of the windows on the third level, all windows will be operable, wood, single hung, heritage color, aluminum-clad windows.

The windows on the third level will differ due to the inclusion of a new floor level interrupting the existing masonry openings on this level. In order to increase the building density and make the building economically viable, the original very tall floor-to-floor heights of the building were reduced and a new floor added. The new floor at the third level will be off-set into a window seat (see building section) to align it with the mid-point of the window opening. The window areas on the existing third level will then be separated by what will appear on the exterior to be a larger 4” mullion at the mid-height of the window. The exterior material of this mullion will be the same as the windows. The windows above this mullion will be hopper-style and below will be awning-style. Both sets of windows will be interior opening.

Entrances:

The entrances on the front façade will continue to be at their existing raised height, approximately 2’6” above the sidewalk, and accessed by granite steps. These steps will be reconfigured slightly to meet building code requirements for maximum 6” rise and 11” run for barrier-free accessibility to limited floor areas in the downtown core. New granite steps will be added for the new entrance at the southeast corner. The main entrance to the residential floors on the north side will be accessed by ramp to a new opening and entrance system in a corner of the existing north façade. Steps to continue to rise a few risers to the Neptune second level exit. Entrance systems will be commercial, aluminum clad, wood systems in a heritage color.

Addition:

The design of the addition above and to the side of the existing façade will be differentiated from, but deferential to the existing façade. This is further discussed in the Design Rationale.

(cont.)

Additional Elements:

Signage, lighting, and other elements of the exterior design of the proposed project will meet the requirements of the Design Manual.

END

Attachment C – Design Manual Checklist - Case 18687				
Section	**Guideline**	**Complies**	**Discussion**	**N/A**
2	**Downtown Precinct Guide lines**			
2.5	**Precinct 5: Barrington Street Heritage Conservation District**			
2.5a	Preserve and maintain historic government buildings, churches, and historic open spaces.			•
2.5b	Protect heritage buildings from unwarranted demolition.	•		
2.5c	Develop Grand Parade into its full potential as a public gathering place integrated with the historic George Street axis.			•
2.5d	Conserve the historic character of Barrington Street and ensure that new development is supportive of, and harmonious with it in terms of height, massing, size, scale, proportion, materials, and architectural features, while not necessarily mimicking heritage architecture.	•		
2.5e	Respect the typical streetscape rhythm comprised of up to eight buildings in each block with one or more bay widths in each building.	•		
2.5f	Respect the scale, configuration and rhythm of the traditional components of the lower façade of Barrington Street buildings, including ground floor height, bay width, and entrances to upper floors.		•	
2.5g	Allow and encourage contemporary shop front design in the precinct to support and stimulate commercial and retail revitalization.	•		
2.5h	Respect the traditional appearance and proportions of the upper facades of heritage buildings in Barrington Street.	•		
2.5i	Respect the importance of traditional windows in establishing the character of heritage buildings and to ensure that windows in new buildings respond to, or reference, traditional fenestration patterns.	•		
2.5j	Retain the heritage character of the precinct by using building materials traditionally found in Barrington Street for both rehabilitation and new construction.	•		

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Section	**Guideline**	**Complies**	**Discussion**	**N/A**
2.5k	Achieve the objectives of the precinct through accurate architectural reproduction of historic styles or through expressions of contemporary architecture.	•		
2.5l	Focus pedestrian activities at sidewalk level through the provision of weather protected sidewalks using well-designed canopies and awnings. The use of awnings and canopies reminiscent of the original awnings of Barrington Street shall be required.		•	
2.5m	Recognize the historic role of building cornices and parapets and to ensure these elements are conserved, replaced or installed on buildings in Barrington Street.	•		
2.5n	Permit rooftop additions on historic buildings to encourage their economic revitalization while ensuring that such additions are visually inconspicuous and subordinate to the main building when viewed from the opposite side of the street, in accordance with the Heritage Design Guidelines contained in this Design Manual.	•		
2.5o	Attract high quality retail, cultural, and entertainment uses at street level.	•		
2.5p	Fill vacant space on upper floors and encourage residential conversion.			•
2.5q	Encourage the application of the Alternate Compliance Methods and Performance Based Equivalencies of the Nova Scotia Building Code Regulations in the precinct in order to facilitate the functional upgrading of buildings within the district.	•		
2.5r	Prohibit new surface parking lots of any kind.	•		
2.5s	Improve the pedestrian environment in the public realm through a program of streetscape improvements as previously endorsed by Council (Capital District Streetscape Guidelines).	•		
2.5t	Through redevelopment and reuse in the district, restore investor confidence, trigger private investment, and thereby improve Barrington	•		

Attachment C – Design Manual Checklist - Case 18687				
Section	**Guideline**	**Complies**	**Discussion**	**N/A**
	Street's image and marketing potential to attract further investment.			
3	**General Design Guidelines**			
3.1	**The Streetwall**			
3.1.1	**Pedestrian-Oriented Commercial** On certain downtown streets pedestrian-oriented commercial uses are required to ensure a critical mass of activities that engage and animate the sidewalk. These streets will be defined by streetwalls with continuous retail uses and are shown on Map 3 of the Land Use By-law. Pedestrian-oriented commercial uses are encouraged but not required on all remaining street frontages. These areas include streetwalls with an inconsistent retail environment due to a variety of at-grade uses or different building typologies such as house forms.	•		
3.1.2	**Streetwall Setback** *(refer to Map 6)*			
3.1.2a	Minimal to no Setback (0-1.5 metres): Corresponds to the traditional retail streets and business core of the downtown. Except at corners or where an entire block length is being redeveloped, new buildings should be consistent with the setback of the adjacent existing buildings.	•		
3.1.3	**Streetwall Height** *(refer to Map 7)*			
	To ensure a comfortable human-scaled street enclosure, streetwall height should generally be no less than 11 metres and generally no greater than a height proportional (1:1) to the width of the street as measured from building face to building face. Accordingly, maximum streetwall heights are defined and correspond to the varying widths of downtown streets – generally 15.5 metres, 17 metres or 18.5 metres. Consistent with the principle of creating strong edges to major public open spaces, a streetwall height of 21.5 metres is permitted around the perimeter of Cornwallis Park. Maximum Streetwall Heights are shown on Map 7 of the Land Use By-law.		•	
3.2	**Pedestrian Streetscapes**			
3.2.1	**Design of the Streetwall**			

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Section	**Guideline**	**Complies**	**Discussion**	**N/A**
3.2.1a	The streetwall should contribute to the 'fine grained' character of the streetscape by articulating the façade in a vertical rhythm that is consistent with the prevailing character of narrow buildings and storefronts.	•		
3.2.1b	The streetwall should generally be built to occupy 100% of a property's frontage along streets.	•		
3.2.1c	Generally, streetwall heights should be proportional to the width of the right of way, a 1:1 ratio between streetwall height and right of way width. Above the maximum streetwall height, further building heights are subject to upper storey stepbacks.	•		
3.2.1d	In areas of contiguous heritage resources, streetwall height should be consistent with heritage buildings.	•		
3.2.1e	Streetwalls should be designed to have the highest possible material quality and detail.	•		
3.2.1f	Streetwalls should have many windows and doors to provide 'eyes on the street' and a sense of animation and engagement.	•		
3.2.1g	Along pedestrian frontages at grade level, blank walls shall not be permitted, nor shall any mechanical or utility functions (vents, trash vestibules, propane vestibules, etc.) be permitted.	•		
3.2.2	**Building Orientation and Placement**			
3.2.2a	All buildings should orient to, and be placed at, the street edge with clearly defined primary entry points that directly access the sidewalk.	•		
3.2.2b	Alternatively, buildings may be sited to define the edge of an on-site public open space, for example, plazas, promenades, or eroded building corners resulting in the creation of public space (see diagram at right). Such treatments are also appropriate for Prominent Visual Terminus sites identified on Map 9 of the Land Use By-law.			•
3.2.2c	Sideyard setbacks are not permitted in the Central Blocks defined on Map 8 of the Land Use Bylaw, except where required for through-block pedestrian connections or vehicular access.	•		
3.2.3	**Retail Uses**			

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Section	**Guideline**	**Complies**	**Discussion**	**N/A**
3.2.3a	All mandatory retail frontages (Map 3 of Land Use By-law) should have retail uses at-grade with a minimum 75% glazing to achieve maximum visual transparency and animation.		•	
3.2.3b	Weather protection for pedestrians through the use of well-designed awnings and canopies is required along mandatory retail frontages (Map 3) and is strongly encouraged in all other areas.		•	
3.2.3c	Where retail uses are not currently viable, the grade-level condition should be designed to easily accommodate conversion to retail at a later date.			•
3.2.3d	Minimize the transition zone between retail and the public realm. Locate retail immediately adjacent to, and accessible from, the sidewalk.	•		
3.2.3e	Avoid deep columns or large building projections that hide retail display and signage from view.	•		
3.2.3f	Ensure retail entrances are located at or near grade. Avoid split level, raised or sunken retail entrances. Where a changing grade along a building frontage may result in exceedingly raised or sunken entries it may be necessary to step the elevation of the main floor slab to meet the grade changes.	•		
3.2.3g	Commercial signage should be well designed and of high material quality to add diversity and interest to retail streets, while not being overwhelming.	•		
3.2.4	**Residential Uses**			
3.2.4a	Individually accessed residential units (i.e. town homes) should have front doors on the street, with appropriate front yard privacy measures such as setbacks and landscaping. Front entrances and first floor slabs should be raised above grade level for privacy, and should be accessed through means such as steps, stoops and porches.			•
3.2.4b	Residential units accessed by a common entrance and lobby may have the entrance and lobby elevated or located at grade-level, and the entrance should be clearly recognizable from the exterior through appropriate architectural treatment.	•		

Attachment C – Design Manual Checklist - Case 18687				
Section	**Guideline**	**Complies**	**Discussion**	**N/A**
3.2.4c	Projects that feature a combination of individually accessed units in the building base with common entrance or lobby-accessed units in the upper building, are encouraged.			•
3.2.4d	Units with multiple bedrooms (2 and 3 bedroom units) should be provided that have immediately accessible outdoor amenity space. The amenity space may be at-grade or on the landscaped roof of a podium.			•
3.2.4e	Units provided to meet housing affordability requirements shall be uniformly distributed throughout the development and shall be visually indistinguishable from market-rate units through the use of identical levels of design and material quality.			•
3.2.4f	Residential uses introduced adjacent to pre-existing or concurrently developed eating and drinking establishments should incorporate acoustic dampening building materials to mitigate unwanted sound transmission.	•		
3.2.5	**Sloping Conditions** (*not applicable)*			
3.2.6	**Elevated Pedestrian Walkways** *(not applicable)*			
3.2.7	**Other Uses** *(not applicable)*			
3.3	**Building Design**			
3.3.1	**Building Articulation**			
3.3.1a	To encourage continuity in the streetscape and to ensure vertical 'breaks' in the façade, buildings shall be designed to reinforce the following key elements through the use of setbacks, extrusions, textures, materials, detailing, etc.: • Base: Within the first four storeys, a base should be clearly defined and positively contribute to the quality of the pedestrian environment through animation, transparency, articulation and material quality. • Middle: The body of the building above the base should contribute to the physical and visual quality of the overall streetscape. • Top: The roof condition should be distinguished from the rest of the building and designed to contribute to the visual quality of the skyline.			•

Attachment C – Design Manual Checklist - Case 18687				
Section	**Guideline**	**Complies**	**Discussion**	**N/A**
3.3.1b	Buildings should seek to contribute to a mix and variety of high quality architecture while remaining respectful of downtown's context and tradition.	•		
3.3.1c	To provide architectural variety and visual interest, other opportunities to articulate the massing should be encouraged, including vertical and horizontal recesses or projections, datum lines, and changes in material, texture or colour.			•
3.3.1d	Street facing façades should have the highest design quality, however, all publicly viewed façades at the side and rear should have a consistent design expression.	•		
3.3.2	**Materials**			
3.3.2a	Building materials should be chosen for their functional and aesthetic quality, and exterior finishes should exhibit quality of workmanship, sustainability and ease of maintenance.	•		
3.3.2b	Too varied a range of building materials is discouraged in favour of achieving a unified building image.	•		
3.3.2c	Materials used for the front façade should be carried around the building where any façades are exposed to public view at the side or rear.	•		
3.3.2d	Changes in material should generally not occur at building corners.	•		
3.3.2e	Building materials recommended for new construction include brick, stone, wood, glass, in-situ concrete and pre-cast concrete.	•		
3.3.2f	In general, the appearance of building materials should be true to their nature and should not mimic other materials.	•		
3.3.2g	Stucco and stucco-like finishes shall not be used as a principle exterior wall material.	•		
3.3.2h	Vinyl siding, plastic, plywood, concrete block, EIFS (exterior insulation and finish systems where stucco is applied to rigid insulation), and metal siding utilizing exposed fasteners are prohibited.	•		
3.3.2i	Darkly tinted or mirrored glass is prohibited. Clear glass is preferable to light tints. Glare reduction coatings are	•		

Attachment C – Design Manual Checklist - Case 18687				
Section	**Guideline**	**Complies**	**Discussion**	**N/A**
	preferred.			
3.3.2j	Unpainted or unstained wood, including pressure treated wood, is prohibited as a building material for permanent decks, balconies, patios, verandas, porches, railings and other similar architectural embellishments, except that this guidelines shall not apply to seasonal sidewalk cafes.	•		
3.3.3	**Entrances**			
3.3.3a	Emphasize entrances with such architectural expressions as height, massing, projection, shadow, punctuation, change in roof line, change in materials, etc.	•		
3.3.3b	Ensure main building entrances are covered with a canopy, awning, recess or similar device to provide pedestrian weather protection.		•	
3.3.3c	Modest exceptions to setback and stepback requirements are possible to achieve these goals.			•
3.3.4	**Roof Line and Roofscapes**			
3.3.4a	Buildings above six storeys (mid and high-rise) contribute more to the skyline of individual precincts and the entire downtown, so their roof massing and profile must include sculpting, towers, night lighting or other unique features.			•
3.3.4b	The expression of the building 'top' (see previous) and roof, while clearly distinguished from the building 'middle', should incorporate elements of the middle and base such as pilasters, materials, massing forms or datum lines.			•
3.3.4c	Landscaping treatment of all flat rooftops is required. Special attention shall be given to landscaping rooftops in precincts 3, 5, 6 and 9, which abut Citadel Hill and are therefore pre-eminently visible. The incorporation of living "green roofs" is strongly encouraged.	•		
3.3.4d	Ensure all rooftop mechanical equipment is screened from view by integrating it into the architectural design of the building and the expression of the building 'top'. Mechanical rooms and elevator and stairway head-houses should be incorporated into a single well-designed roof top structure. Sculptural and architectural elements are encouraged to add visual interest.	•		

Attachment C – Design Manual Checklist - Case 18687				
Section	**Guideline**	**Complies**	**Discussion**	**N/A**
3.3.4e	Low-rise flat roofed buildings should provide screened mechanical equipment. Screening materials should be consistent with the main building design. Sculptural and architectural elements are encouraged for visual interest as the roofs of such structures have very high visibility.	•		
3.3.4f	The street-side design treatment of a parapet should be carried over to the back-side of the parapet for a complete, finished look where they will be visible from other buildings and other high vantage points.	•		
3.4	**Civic Character**			
3.4.1	**Prominent Frontages and View Termini** These are frontages and sites with exceptional visibility and opportunity for signature or landmark architectural treatments or features. These sites can enhance the quality of public areas, reinforce downtown or precinct identities, orient pedestrians and strengthen civic pride. Accordingly, development on these sites has a greater civic responsibility that obliges consideration for the highest possible design and material quality. The design of these buildings should provide distinctive massing articulation and architectural features so as to reinforce their visual prominence.	•		
3.4.1a	Prominent Visual Terminus Sites: These sites identify existing or potential buildings and sites that terminate important view corridors and that can strengthen visual connectivity across downtown. On these sites distinctive architectural treatments such as spires, turrets, belvederes, porticos, arcades, or archways should be provided. Design elements (vertical elements, porticos, entries, etc.) should be aligned to the view axis. Prominent Visual Terminus Sites are shown on Map 9 in the Land Use By-law.			•
3.4.1b	Prominent Civic Frontage: These frontages identify highly visible building sites that front onto important public open spaces such as the Citadel and Cornwallis Park, as well as important symbolic or ceremonial visual and physical connections such as the waterfront boardwalks, the proposed Grand Promenade linking the waterfront to the Town Clock, and other east-west streets that connect the downtown to the waterfront. Prominent Civic Frontages are shown on Map 1 in Appendix A of the Design Manual.	•		

Attachment C – Design Manual Checklist - Case 18687				
Section	**Guideline**	**Complies**	**Discussion**	**N/A**
3.5	**Parking Services and Utilities**			
3.5.1	**Vehicular Access, Circulation, Loading and Utilities**			
3.5.1a	Locate parking underground or internal to the building (preferred), or to the rear of buildings.			•
3.5.1b	Ensure vehicular and service access has a minimal impact on the streetscape, by minimizing the width of the frontage it occupies, and by designing integrated access portals and garages.			•
3.5.1c	Locate loading, storage, utilities, areas for delivery and trash pick up out of view from public streets and spaces, and residential uses.			•
3.5.1d	Where access and service areas must be visible from or shared with public space, provide high quality materials and features that can include continuous paving treatments, landscaping and well designed doors and entries.			•
3.5.1e	Coordinate and integrate utilities, mechanical equipment and meters with the design of the building, for example, using consolidated rooftop structures or internal utility rooms.	•		
3.5.1f	Locate heating, venting and air conditioning vents away from public streets. Locate utility hook-ups and equipment (i.e. gas meters) away from public streets and to the sides and rear of buildings, or in underground vaults.	•		
3.5.2	**Parking Structures** *(not applicable)*			
3.5.3	**Surface Parking** *(not applicable)*			
3.5.4	**Lighting**			
3.5.4a	Attractive landscape and architectural features can be highlighted with spot-lighting or general lighting placement.	•		
3.5.4b	Consider a variety of lighting opportunities inclusive of street lighting, pedestrian lighting, building up- or down-lighting, internal building lighting, internal and external signage illumination (including street addressing), and decorative or display lighting.	•		

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Section	**Guideline**	**Complies**	**Discussion**	**N/A**
3.5.4c	Illuminate landmark buildings and elements, such as towers or distinctive roof profiles.			•
3.5.4d	Encourage subtle night-lighting of retail display windows.	•		
3.5.4e	Ensure there is no light trespass onto adjacent residential areas by the use of shielded full cut-off fixtures.			•
3.5.4f	Lighting shall not create glare for pedestrians or motorists by presenting unshielded lighting elements in view.	•		
3.5.5	**Signs** *(to be reviewed by Development Officer pursuant to LUB section 5(11)e)*			
3.6	**Site Plan Variance**			
3.6.3	**Streetwall Height Variance**			
3.6.3a	the streetwall height is consistent with the objectives and guidelines of the Design Manual; and	•		
3.6.3b	the modification is for a corner element that is used to join streetwalls of differing heights; or		•	
3.6.3c	the streetwall height of abutting buildings is such that the streetwall height would be inconsistent with the character of the street; or		•	
3.6.3d	where a landmark building element is called for pursuant to the Design Manual.			•
3.6.15	**Land Uses at Grade Variance**			
3.6.15a	the proposed floor-to-floor height is consistent with the objectives and guidelines of the Design Manual; and	•		
3.6.15b	the proposed floor-to-floor height of the ground floor does not result in a sunken ground floor condition; and at least one of the following:	•		
3.6.15c	in the case of the proposed addition to an existing building, the proposed height of the ground floor of the addition matches or is greater than the floor-to-floor height of the ground floor of the existing building; or,		•	
3.6.15d	in the case of a proposed infill building, the floor-to-floor heights of the ground floors of abutting buildings along a common street frontage are such that the required floor-to-floor height for the ground floor of the infill building		•	

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Section	**Guideline**	**Complies**	**Discussion**	**N/A**
	would be inconsistent with the established character of the street; or,			
3.6.15e	in the case of a new building or an addition to an existing building being proposed along a sloping street(s), the site of the proposed new building or the proposed addition to an existing building is constrained by sloping conditions to such a degree that it becomes unfeasible to properly step up or step down the floor plate of the building to meet the slope and would thus result in a ground floor floor-to-floor height at its highest point that would be impractical; or,			•
3.6.15f	in the case of a new building to be situated on a site located outside of the Central Blocks and off a Pedestrian-Oriented Commercial Street, the floor-to-floor height of the ground floor may be reduced to 3.5 metres if it is to be fully occupied by residential uses.			•