

**HALIFAX**

**Design Review  
Committee -  
Case 21493**

Site Plan Approval – 1572 Barrington Street

December 14, 2017

# Subject Site

Applicant: David F. Garrett,  
Architect

Location: 1572 Barrington Street  
(former “NFB” Building)

Proposal: A 7-storey mixed use  
building, containing 2 floors of  
commercial uses and 5 floors of  
residential uses



# Subject Site

1572 Barrington Street



 Subject Site

**HALIFAX**

# Subject Site

1572 Barrington Street – Under Construction



# Subject Site

Barrington Street – Looking North



# Subject Site

1572 Barrington Street – Existing Facade



# Downtown Halifax Land Use By-law

## Zoning Regulations & Process



- **Zone:** DH-1
- **Precinct 5 - Barrington Street Heritage District**
- **Height:** 22 metres max.  
(no post bonus)
- **Streetwall Setback:** 0-1.5m
- **Streetwall Height:** 15.5m
- **Ground Floor Height:** 4.5m
- Prominent Civic/Cultural Frontage
- Commercial Street Frontage

# Proposed Development

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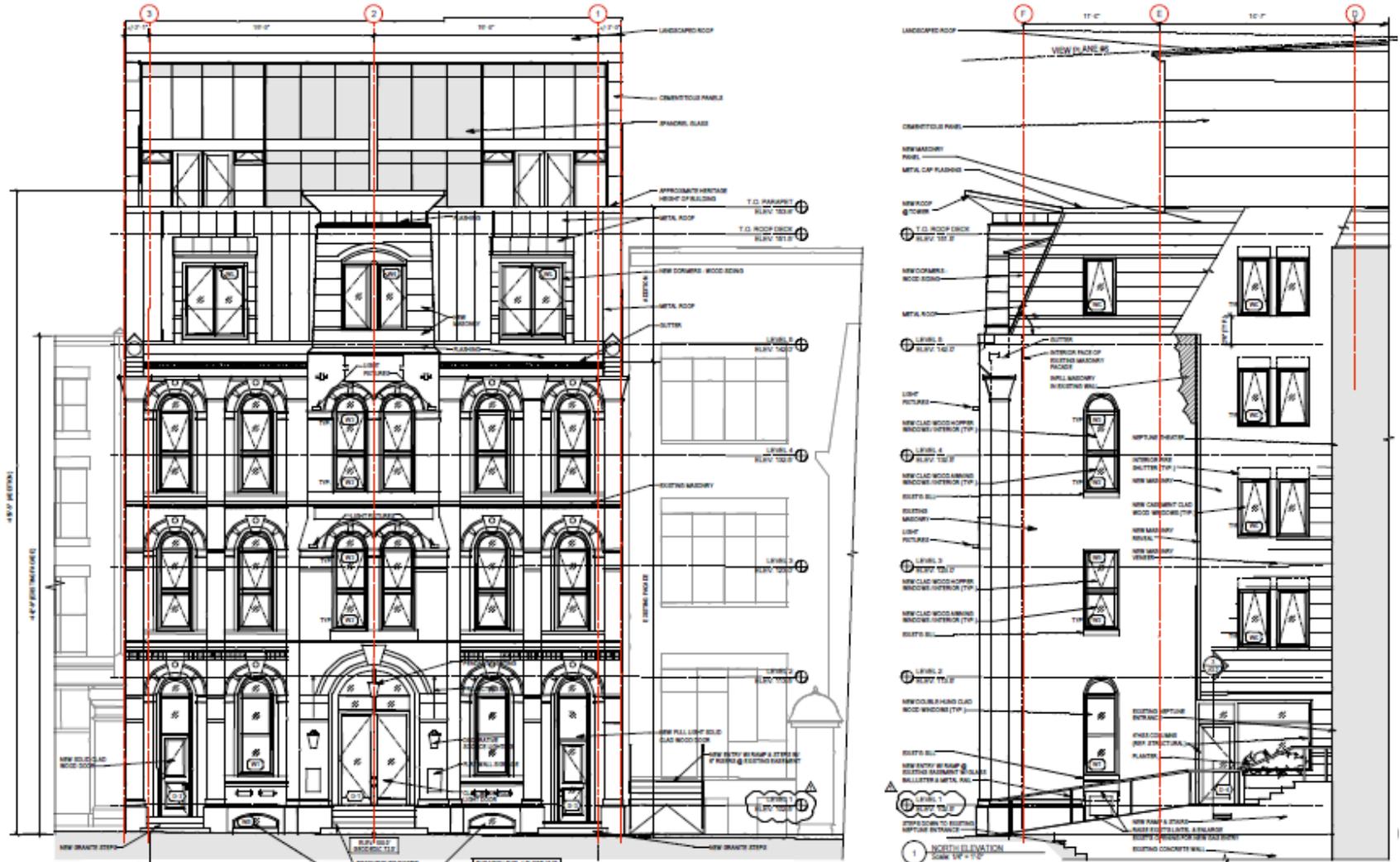


VIEW

**HALIFAX**

# Proposed Development

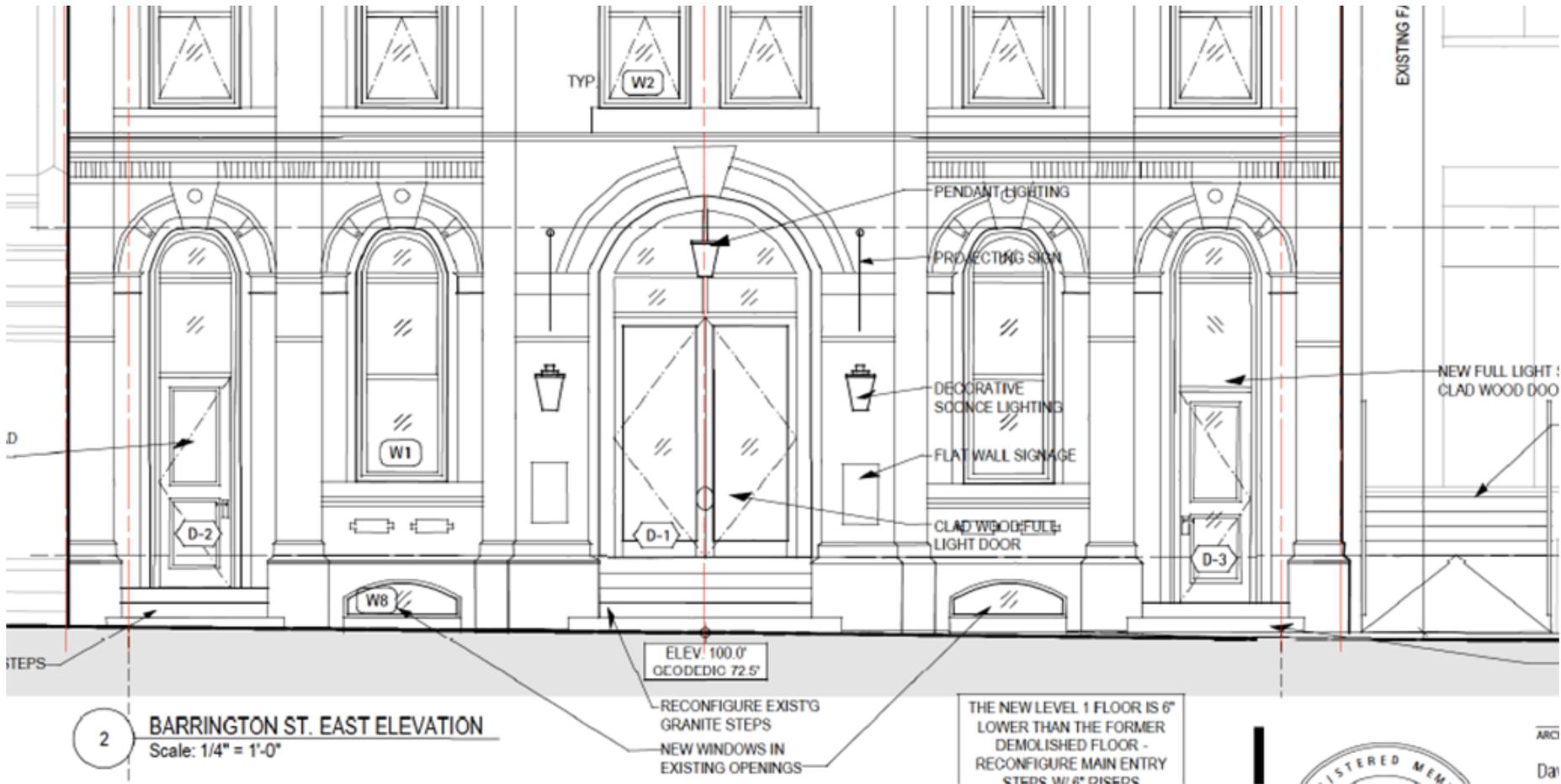
1572 Barrington Street



# Design Manual

Items for review/discussion

## ○ Retail Glazing



# Design Manual

Items for review/discussion

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- **Canopies and Awnings**

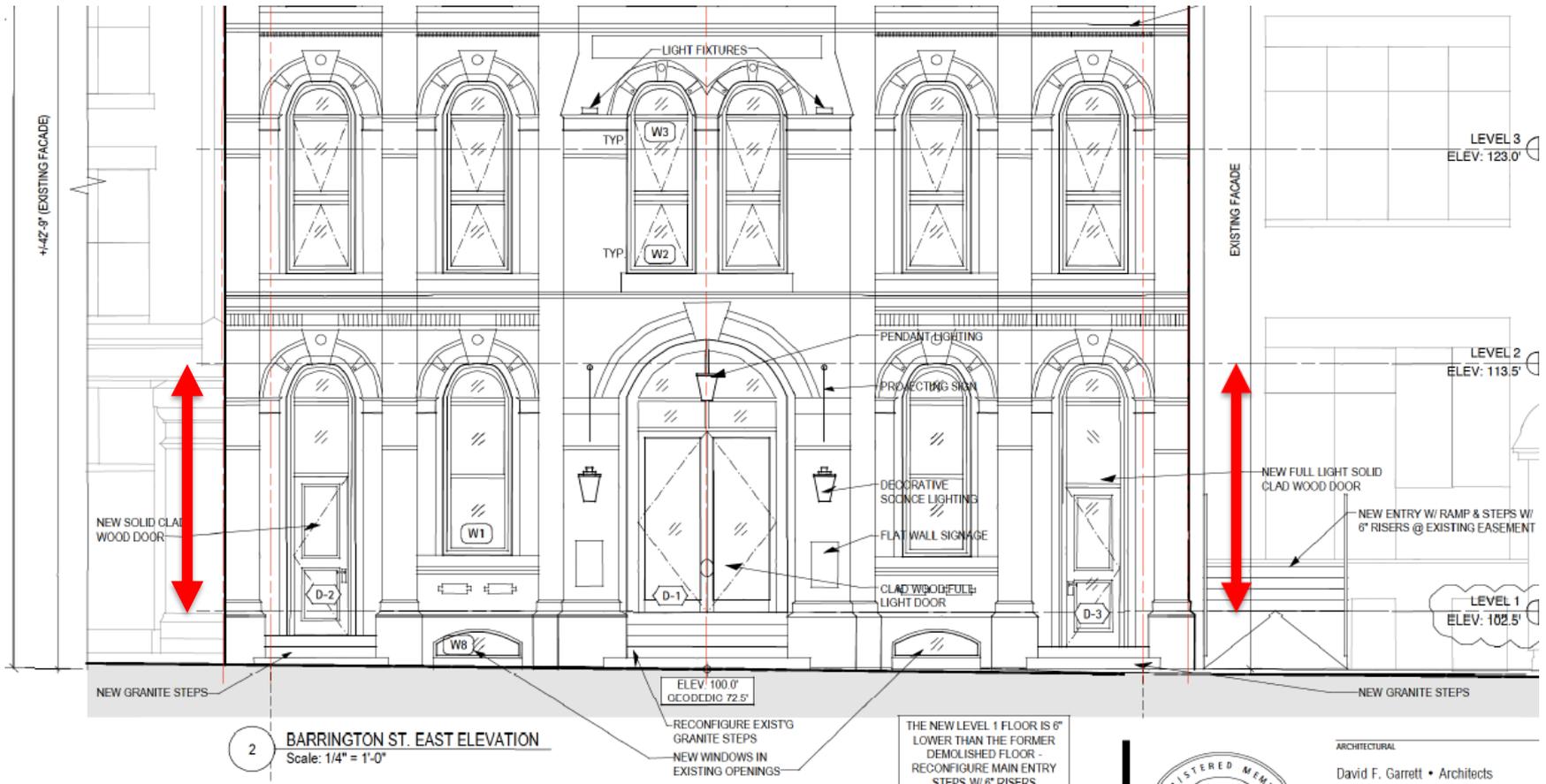
- Recessed main entry (in lieu of canopies)



# Requested Variances

## Variance 1 – Minimum Ground Floor Height

- **Minimum Height – 11 feet (3.35 metres)**



# Requested Variances

## Variance 1 – Minimum Ground Floor Height

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- Staff recommends approval based on the following:
  - 3.6.15a – the proposed floor-to-floor height is consistent with the Design Manual;
  - 3.6.15b – the proposed floor-to-floor height does not result in a sunken ground floor condition;
  - 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.
- Other considerations:
  - 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 would be inconsistent with the established character of the street.



# Requested Variances

## Variance 2 – Maximum Streetwall Height

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- Staff recommends approval based on the following:
  - 3.6.3a – the proposed streetwall height is consistent with 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.

# Wind Study

- Assessment is required on account of the two additional floors, which results in a building height of greater than 20 metres (66 feet);
- Assessment anticipates no change in the existing levels of comfort for pedestrians at sidewalk level as a result of the proposal.

# Staff Recommendation

Staff recommend that Design Review Committee:

1. Approve the qualitative elements of the substantive site plan approval application for a 7-storey mixed use development at 1572 Barrington Street, Halifax as shown in Attachment A;
2. Approve the variances to the Land Use By-law requirements, as described in Attachment B, for maximum streetwall height and ground-floor height (“land uses at grade”); and
3. Accept the findings of the qualitative wind impact assessment, as contained in Attachment C.

