

HALIFAX

**Design Review
Committee -
Case 21461**

Site Plan Approval – 1451 and 1435
Hollis Street

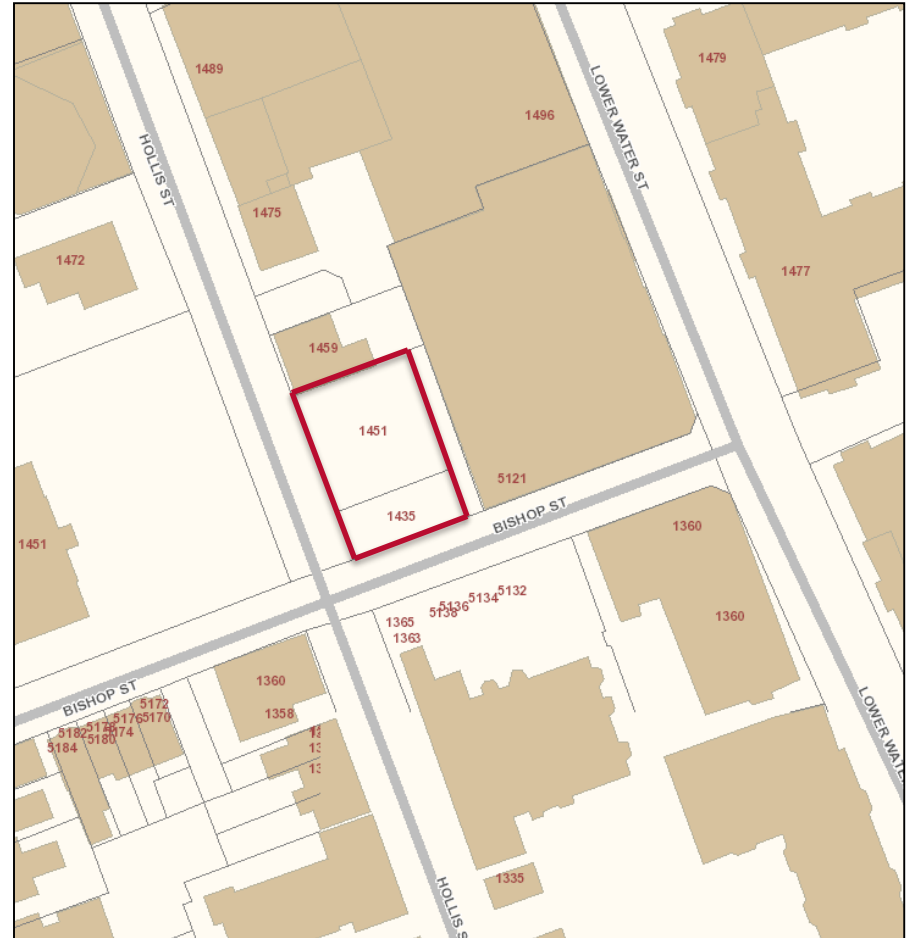
February 8, 2018

Subject Site

Applicant: WSP Canada Inc.

Location: 1435 and 1451 Hollis Street

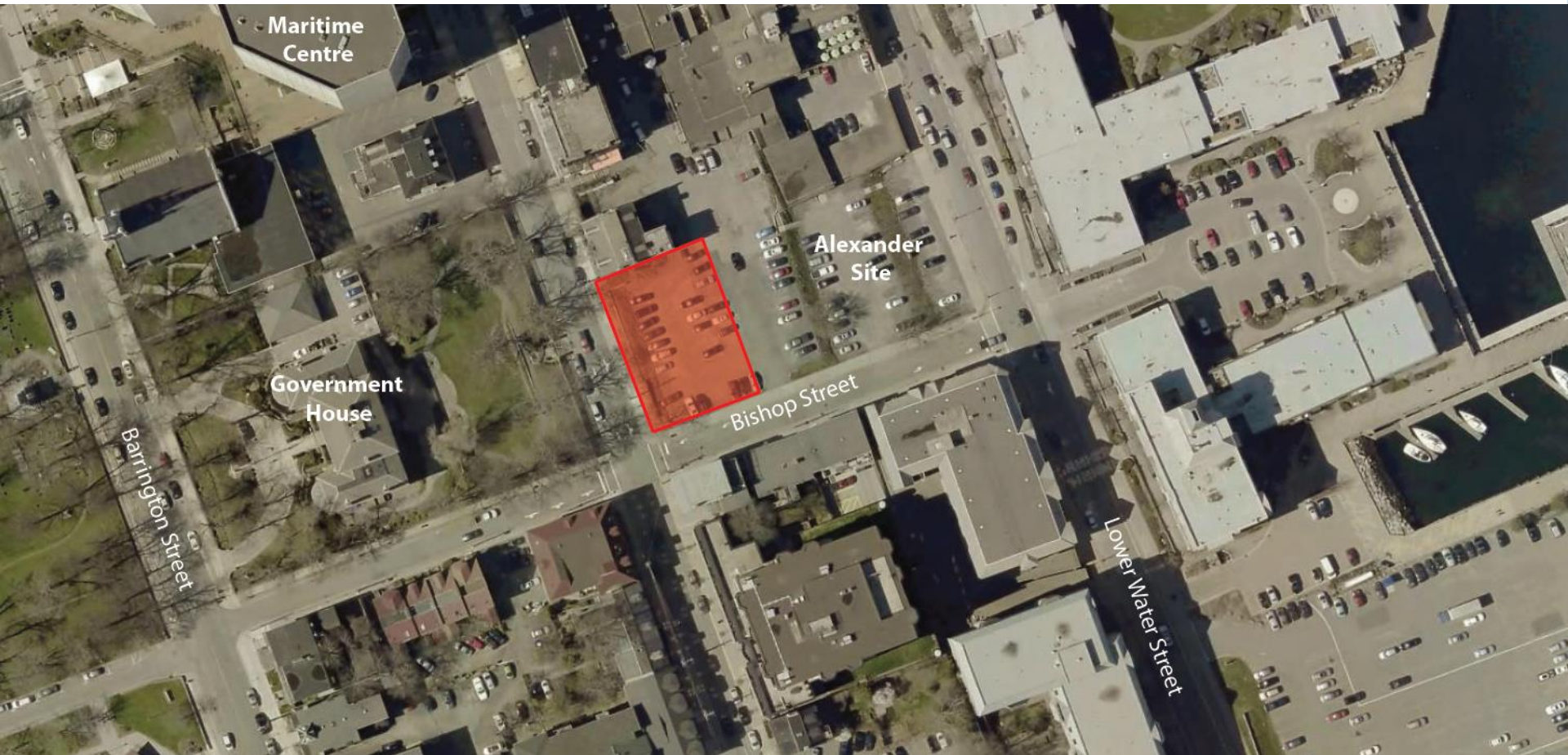
Proposal: An 8 storey residential building at the northeast corner of Bishop Street and Hollis Street




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Subject Site

1435 & 1451 Hollis Street



 Subject Site

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Subject Site

Hollis Street - Looking north



Subject Site

Hollis Street - Looking south



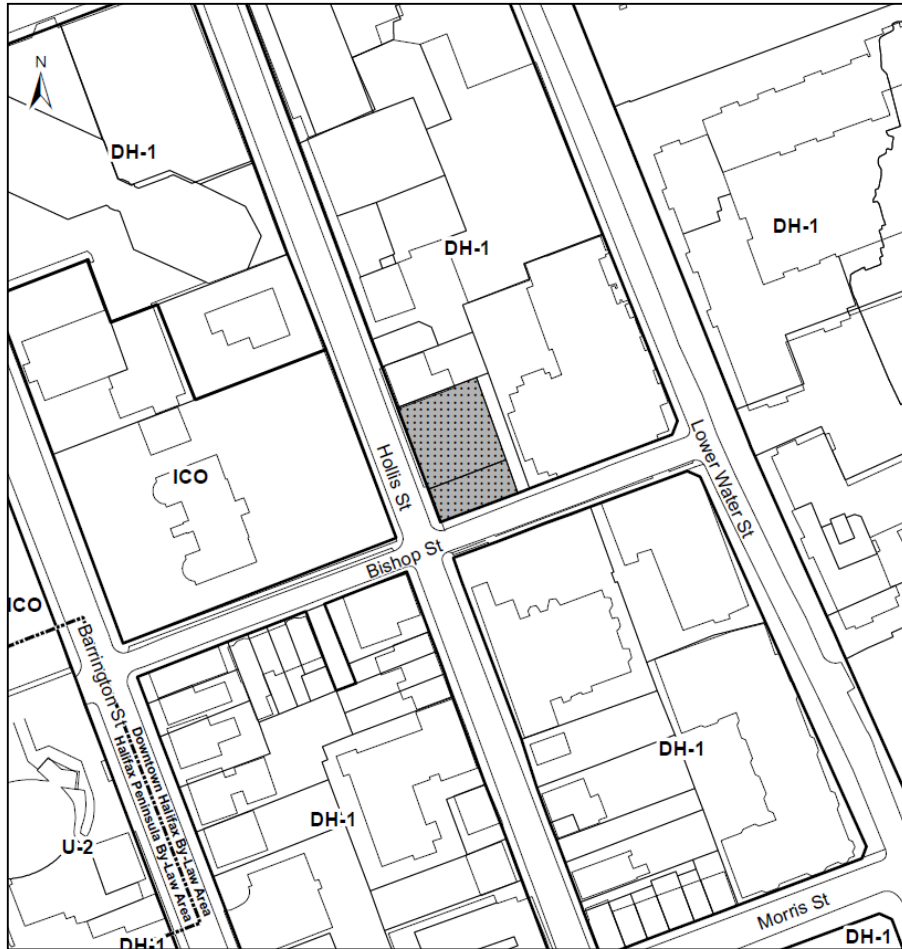
Subject Site

Bishop Street – Looking West



Downtown Halifax Land Use By-law

Zoning Regulations & Process



- **Zone:** DH-1
- **Precinct 2 -** Barrington Street South
- **Height:**
 - 22m (no post bonus)
- **Streetwall Setback:** 0-4m
- **Streetwall Height:** Minimum – 11m, Maximum - 18.5m
- Prominent Civic/Cultural Frontage (Design Manual, Map 1)

Proposed Development



West Elevation Plan

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Design Manual

Items for review/discussion

- **Animated Streetscapes / Active Frontages**



Design Manual

Items for review/discussion




- **Future Commercial Uses**



Requested Variances

Variance 1 – Maximum Height

○ Maximum Height – Railings and Penthouse

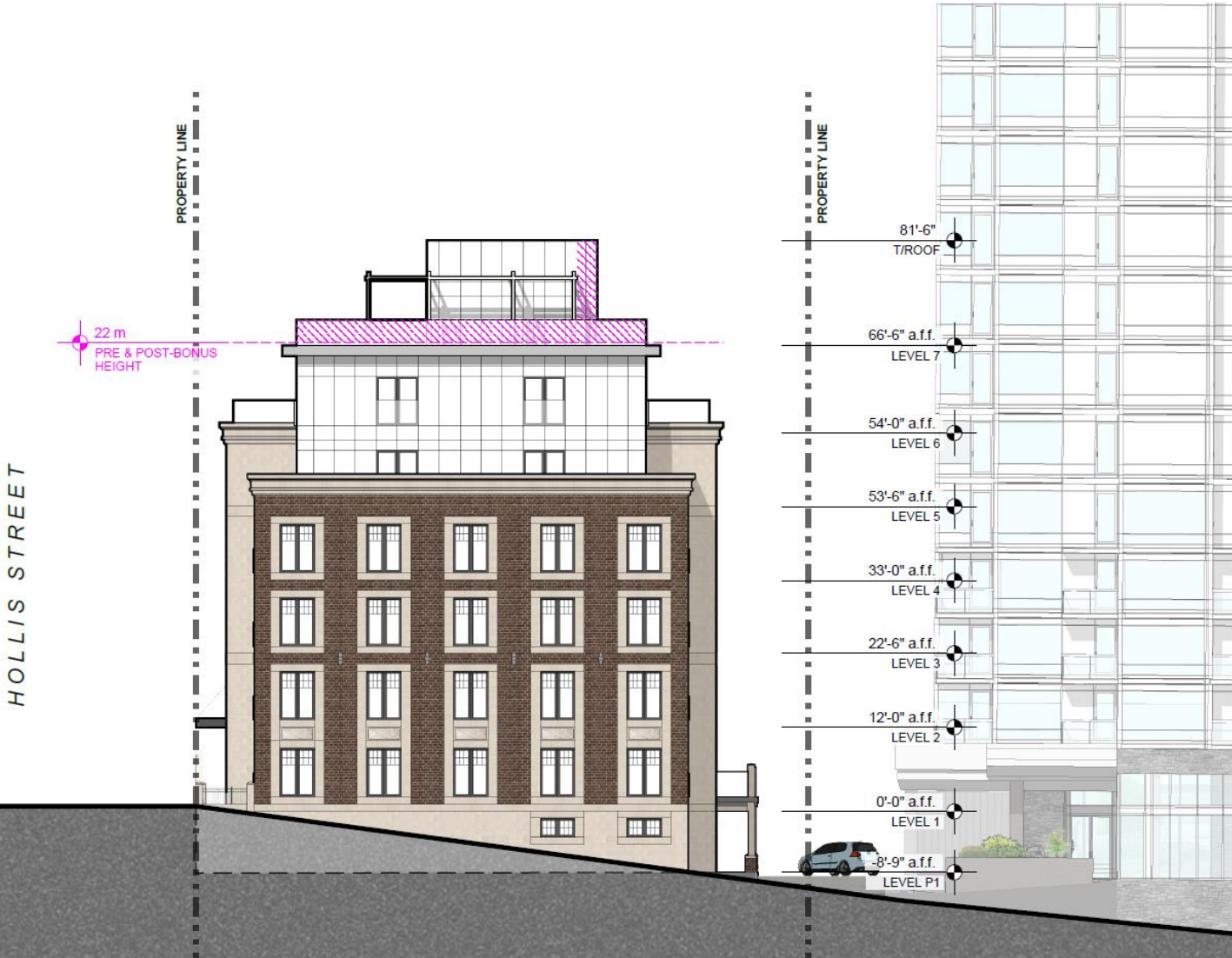
-  = VARIANCE - OBJECTS ABOVE HEIGHT LIMIT
-  = VARIANCE - STREET WALL HEIGHT
-  = VARIANCE - GROUND FLOOR HEIGHT



Requested Variances

Variance 1 – Maximum Height

 = VARIANCE - OBJECTS ABOVE HEIGHT LIMIT



Requested Variances




Variance 1 – Maximum Height

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

Requested Variances

Variance 2 – Land Uses at Grade

- Variance requested along the Hollis frontage

-  = VARIANCE - OBJECTS ABOVE HEIGHT LIMIT
-  = VARIANCE - STREET WALL HEIGHT
-  = VARIANCE - GROUND FLOOR HEIGHT



Requested Variances




Variance 2 – Land Uses at Grade

- Staff recommends **approval** based on the following:
 - 3.6.15a – the requested variance is consistent with the Design Manual
 - 3.6.15b – a sunken floor area has not been created
 - 3.6.15f – the ground floor is fully occupied by residential uses

Requested Variances

Variance 3 – Minimum Streetwall Height

- Variance for minimum streetwall height along a portion of Hollis

-  = VARIANCE - OBJECTS ABOVE HEIGHT LIMIT
-  = VARIANCE - STREET WALL HEIGHT
-  = VARIANCE - GROUND FLOOR HEIGHT



Requested Variances

Variance 4 – Streetwall Height

- Staff recommends **approval** based on the following:
 - 3.6.3a – the requested variance is consistent with the Design Manual
 - 3.6.3b – the proposed streetwall is consistent with the character of the street

Wind Study

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

1. Landscaping changes were suggested for the rooftop amenity space to mitigate wind impact on seating areas. Changes were incorporated by the applicant;
2. Wind conditions along Bishop and Hollis are appropriate except at southwest corner which is typical in Halifax during winter months; and
3. Wind conditions at building entrances are acceptable.

Staff Recommendation

Staff recommend that Design Review Committee:

1. Approve the qualitative elements of the substantive site plan approval application for a residential building at 1451 & 1435 Hollis St, Halifax as shown in Attachment A and B; and
2. Approve the requested variances to the Land Use By-law requirements regarding minimum ground floor height, streetwall height, and maximum height, as contained in Attachment C; and
3. Accept the findings of the qualitative wind impact assessment, as contained in Attachment D.

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Thank You

Subject Site

Hollis Street – Looking South



Subject Site

Bishop Street – Looking East



Subject Site

Bishop Street Frontage

