

HALIFAX

Case 20774

1110 -1132 Wellington Street Municipal Planning Strategy Amendments

Halifax Peninsula Planning Advisory Committee
June 25, 2018

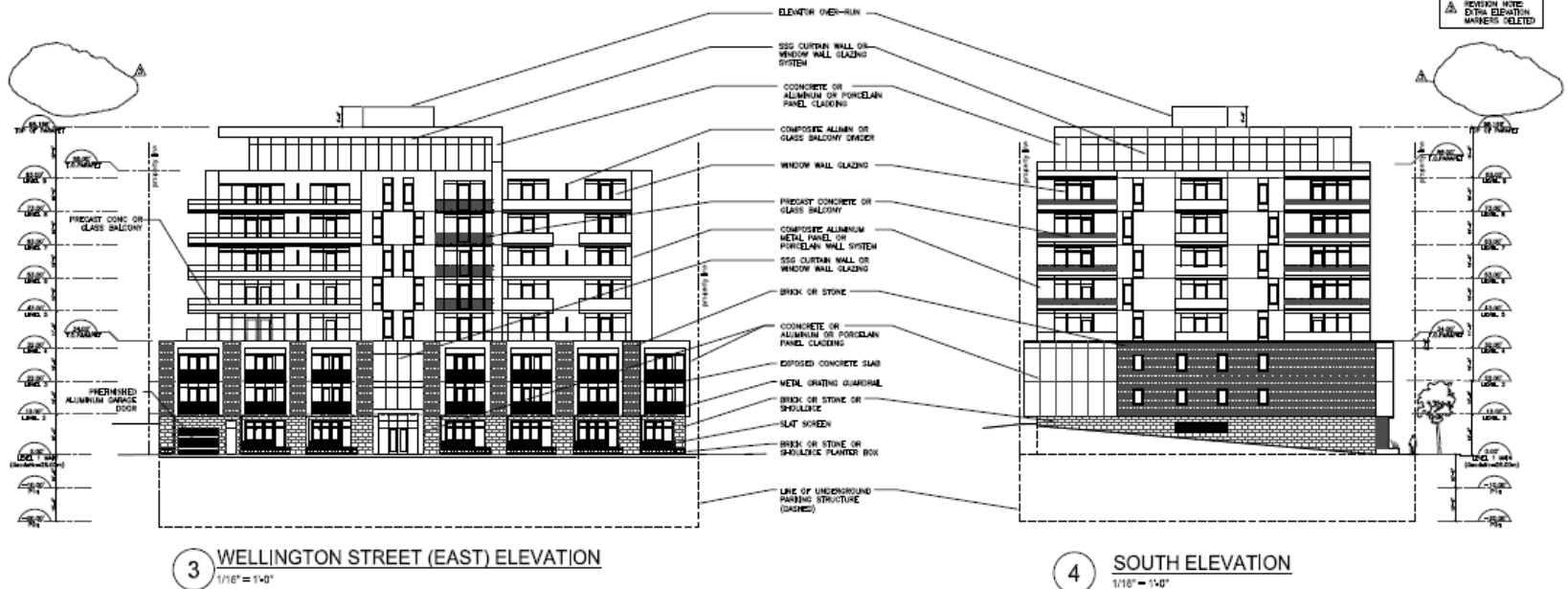
Proposal – Building Elevations (Revised)



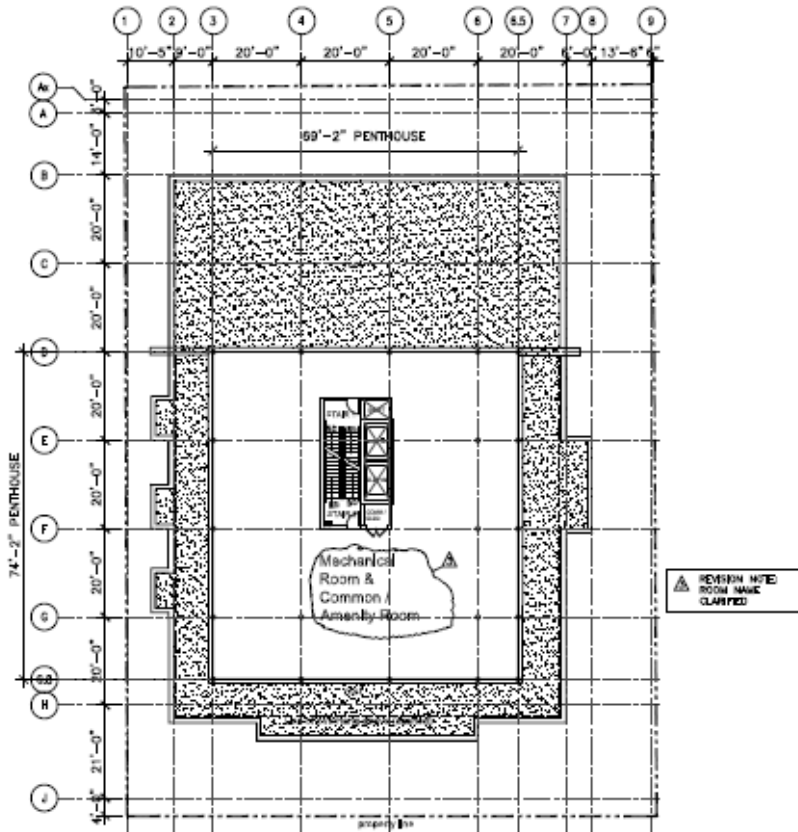
1 MODEL VIEW - EAST ELEVATION
NTS



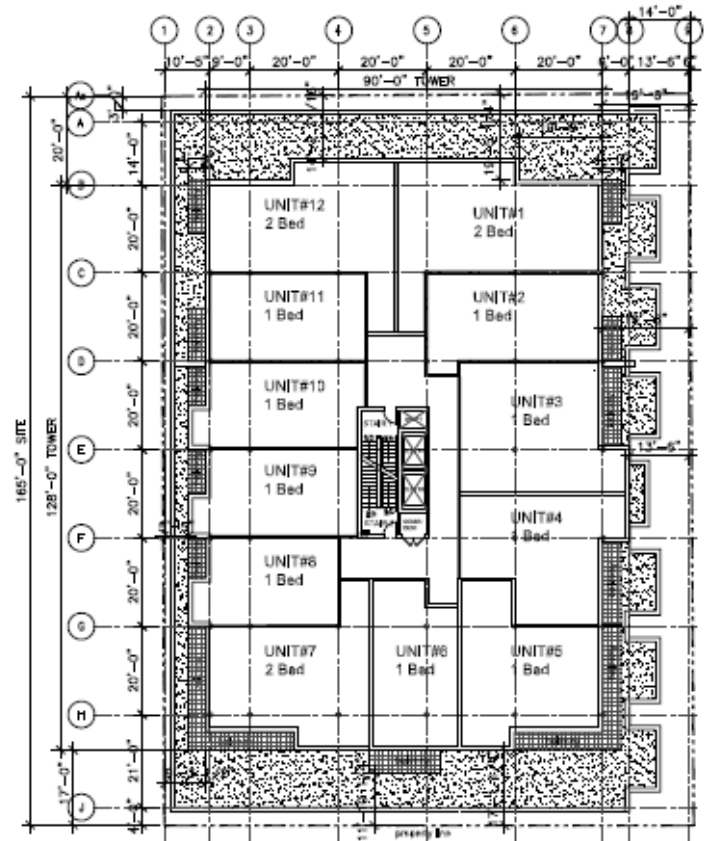
2 MODEL VIEW - SOUTH ELEVATION
NTS



Proposal – Floor Plan (Revised)



1 LEVEL 9 MECH PENTHOUSE PLAN
1/16" = 1'-0"



2 TYPICAL FLOOR PLAN (LEVELS 4 TO 8)
1/16" = 1'-0" NOTE: BALCONY LOCATIONS VARY, REFER TO ELEVATIONS

Proposed Penthouse

HRM Building Inspections:

According to the building code...

- Storey: the space between the floor and the floor or ceiling above
- Exemptions:
 - An elevator machine room, stairway or a service room;
- An amenity area on the roof, with a roof over it, that is for the use of tenants or the public, is considered a storey in building height; and
- Under building code: Proposal would be considered 9 stories in building height.

Proposed Penthouse

Halifax Peninsula LUB:

"Storey" includes, for the purposes of this by-law:

- (a) that portion of a building between the top of any finished floor surface and the top of the finished floor surface next above, or in the case of an attic storey, between such floor surface and the roof;

Exceptions

Height:

- 7.1 The height regulations herein set forth shall not apply to church spires, church belfries, chimneys, flagpoles, radio poles, water tanks, elevator enclosures, or penthouses occupying in the aggregate less than 10 percent of the area of the roof of the building on which they are located, provided that:
- (a) no building or structure shall protrude through a View Plane; and
 - (b) no building or structure which is located in Schedule A shall be visible above the Citadel Ramparts as specified by Section 26B.

	Floors 1 to 8	Penthouse	Total
Lot Area			19,818 SF
Building Footprint	15,318 SF		
Lot Coverage	77.3%		
Floor Area	97,770 SF	4,635 SF	102,900 SF
FAR	4.93	0.23	5.16