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**Case 22511
Site Plan Approval:
1144, 1148, and
1150 Barrington St
Design Review Committee**

November 14, 2019

Subject Site

Applicant:

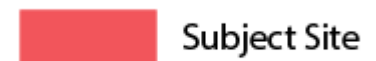
Kassner Goodspeed
Architects Ltd.

Location:

1144-1150 Barrington
Street, Halifax

Proposal:

A 5 storey mixed-used
building.



Subject Site

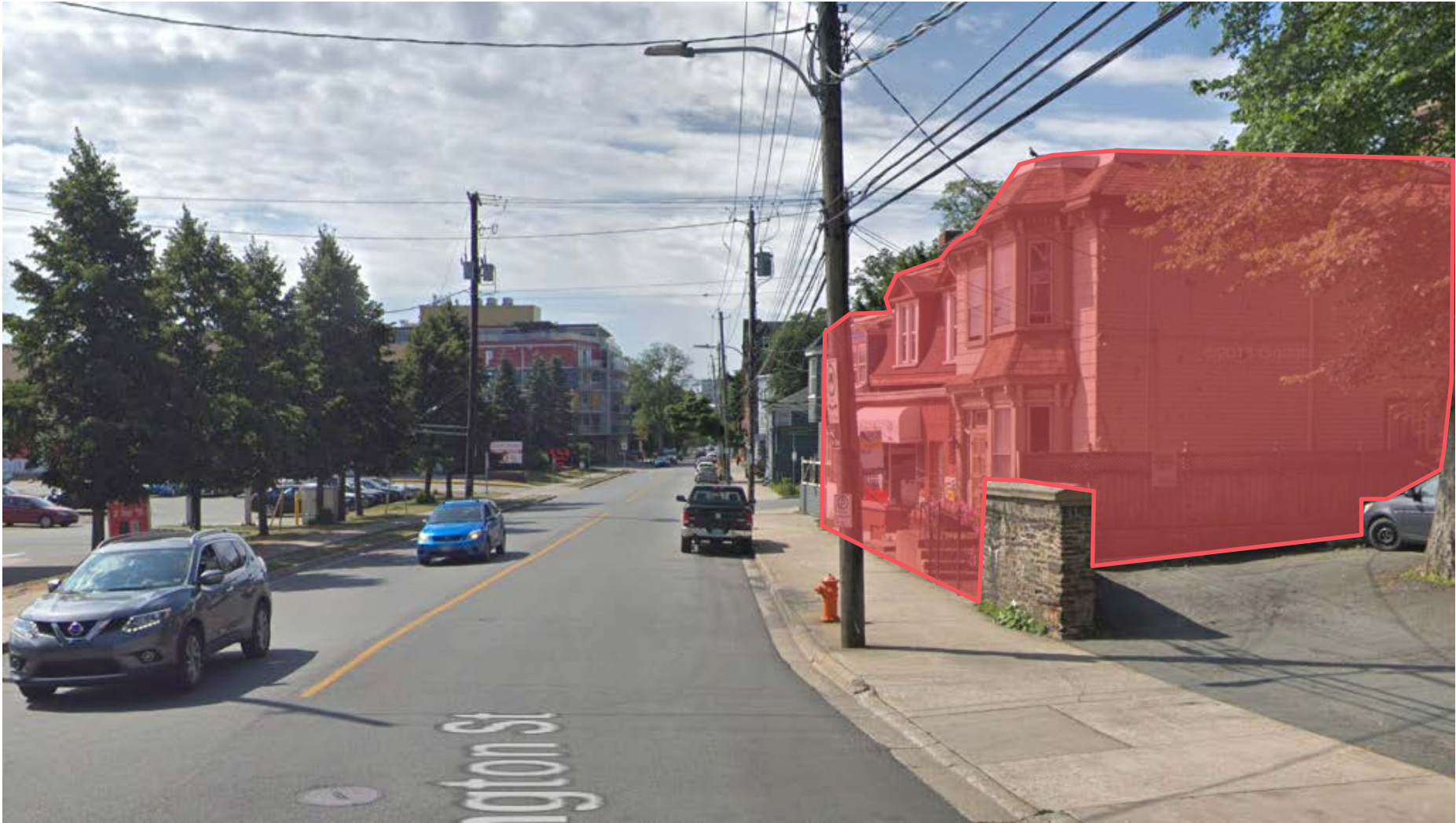


Subject Site



Looking North on Barrington Street (@ Kent Street)

Subject Site



Looking South on Barrington Street (@ Hollis Street)

Subject Site

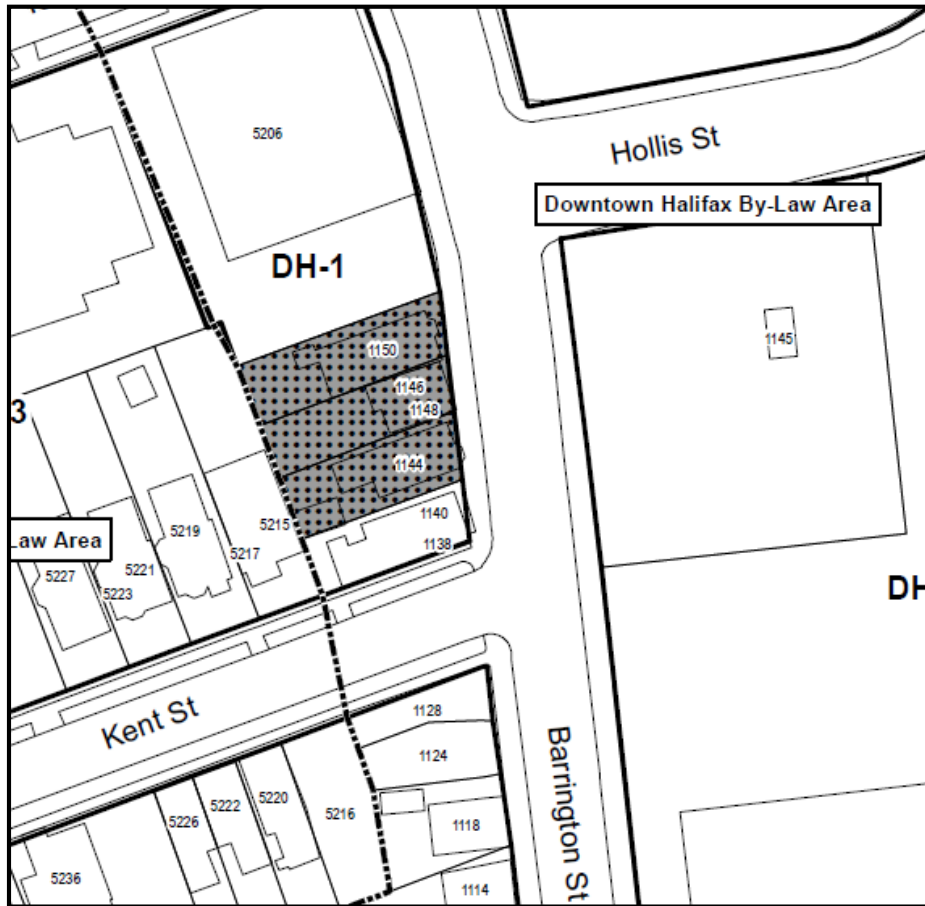


Subject site seen from Barrington Street and Hollis Street)

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Downtown Halifax Land Use By-law

Zoning Regulations & Process



- **Zone:** DH-1
- **Precinct 2** – Barrington Street South
- **Pre/Post Bonus Height:** 13.716 metres
- **Viewplane 8**
- **Streetwall Setback:** 0-1.5m
- **Streetwall Height:** 11-18.5m
- **Prominent Civic/Cultural Frontage** (Design Manual, Map 1)

Proposed Development

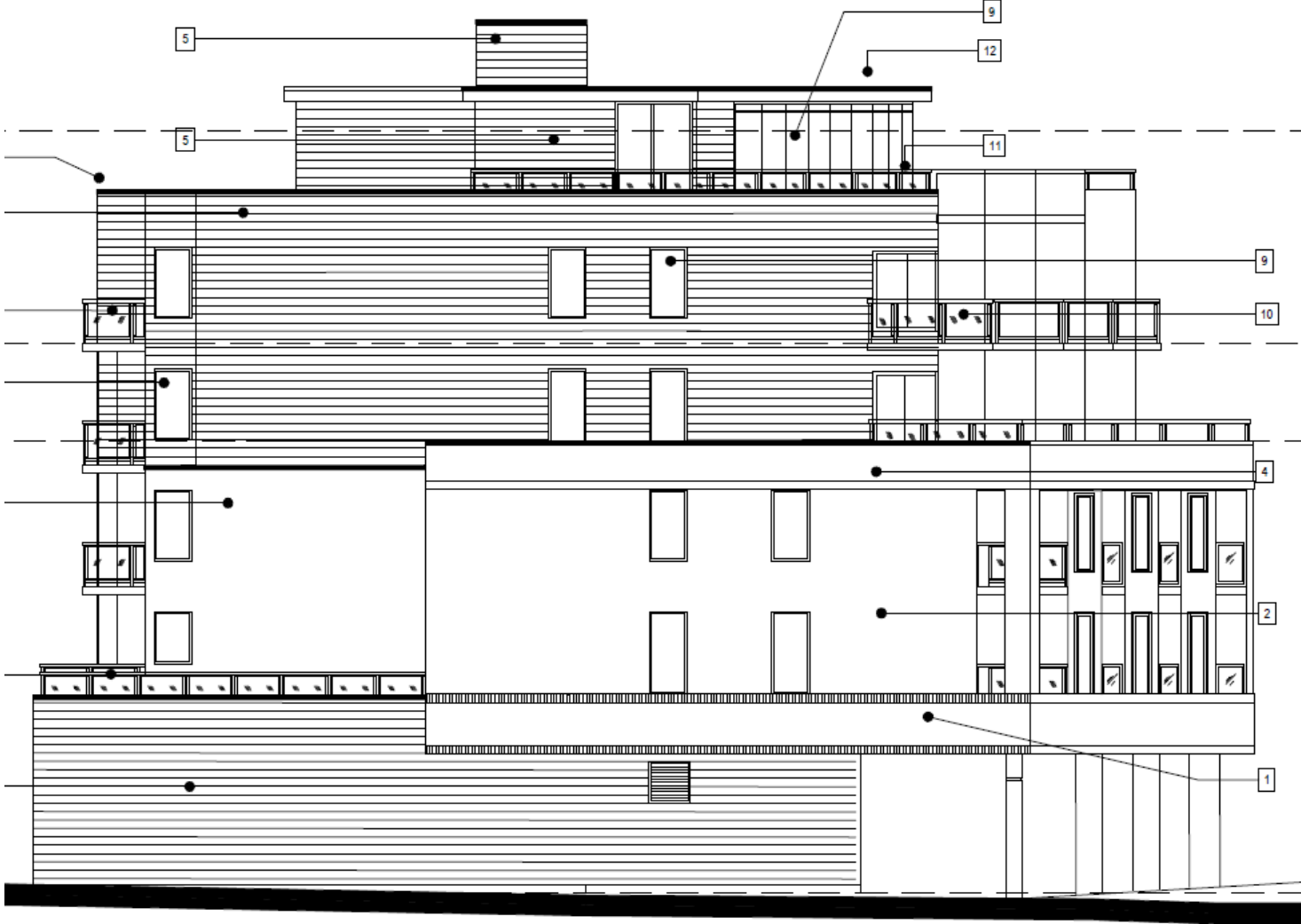


Proposed Development



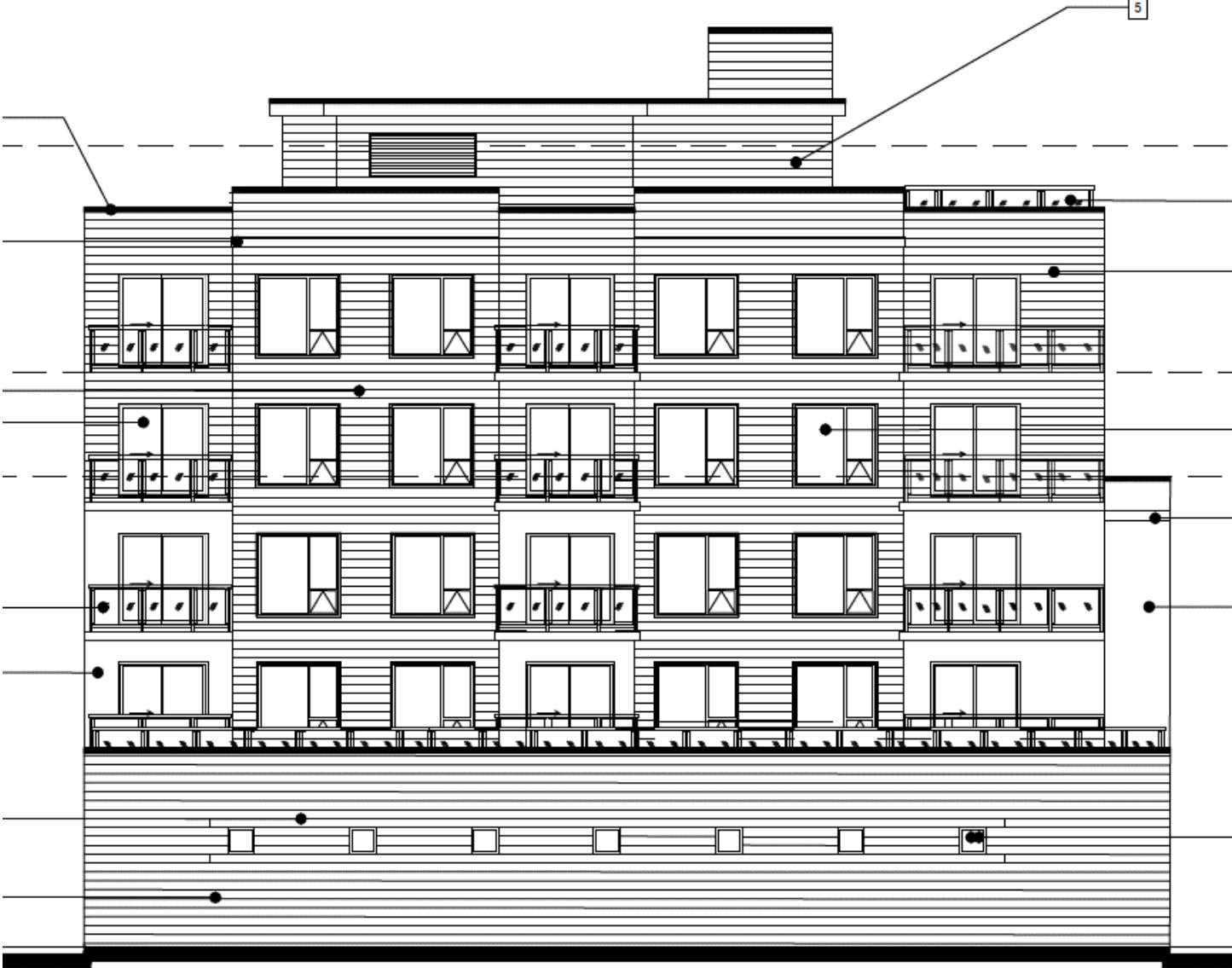
Barrington Street Elevation

Proposed Development



South Elevation

Proposed Development



West Elevation

Proposed Development



North Elevation

Design Manual

Items for review/discussion

Articulation of Narrow Shop Fronts (3.1.1a) & Frequent Entries (3.1.1 c)

- Design of front façade broken into a traditional bay design with the use of columns between the glass storefront and entryways which provides the impression of multiple commercial uses



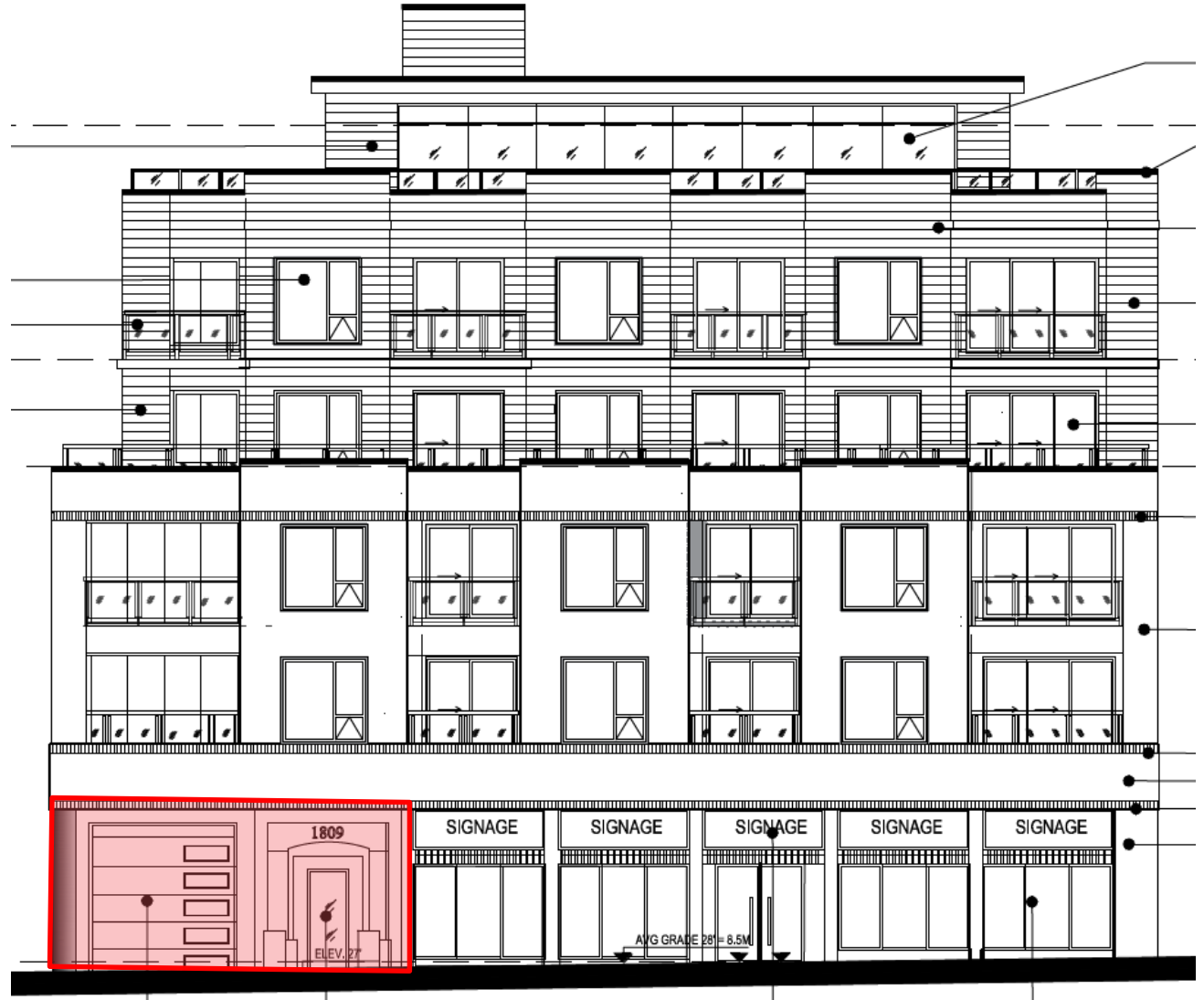
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Requested Variances

Variance 1 – Streetwall Width

3.6.4

- a. the streetwall width is consistent with the objectives and guidelines of the Design Manual; and
- b. the resulting gap in the streetwall has a clear purpose, is well-designed and makes a positive contribution to the streetscape.



Requested Variances

Variance 2 – Streetwall Setback

3.6.1

- a. the streetwall setback is consistent with the objectives and guidelines of the Design Manual; and
- b. the streetwall setback of abutting buildings is such that the streetwall setback would be inconsistent with the character of the street.



Requested Variances

Variance 3 – Rear and Side Yard Setback



South Elevation



West Elevation (rear)

3.6.2

- the modified setback is consistent with the objectives and guidelines of the Design Manual; and
- the modification does not negatively impact abutting uses by providing insufficient separation.

Requested Variances

Variance 4 – Upper Storey Streetwall Stepback

3.6.5

- a. the upper storey streetwall setback is consistent with the objectives and guidelines of the Design Manual; and
- b. the modification results in a positive benefit such as improved heritage preservation or the remediation of an existing blank building wall.

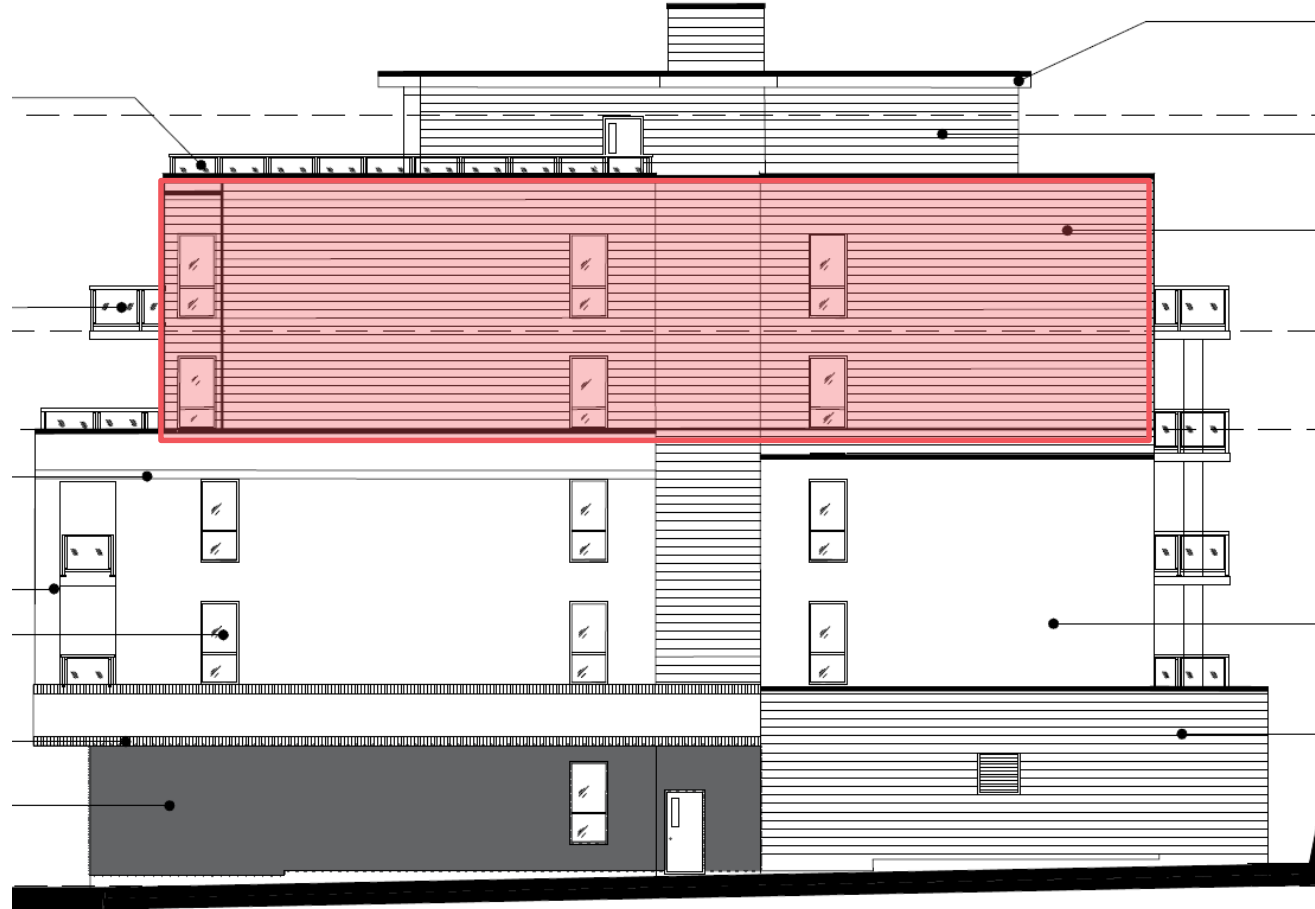


Requested Variances

Variance 5 – Upper Storey Side Yard Setback

3.6.6

- a. the upper storey side yard setback is consistent with the objectives and guidelines of the Design Manual; and
- b. where the height of the building is substantially lower than the maximum permitted building height and the setback reduction is proportional to that lower height.



Staff Recommendation

Staff recommend that Design Review Committee:

1. Approve the qualitative elements of the substantive site plan approval application for 5 storey mixed-use development at 1144, 1148, and 1150 Barrington Street, Halifax as shown in Attachment A of staff report; and
2. Approve the five variances to the Land Use By-law requirements regarding streetwall width, streetwall setback, side/rear yard setback, streetwall stepback, and upper storey stepback as contained in Attachment C of the staff report.

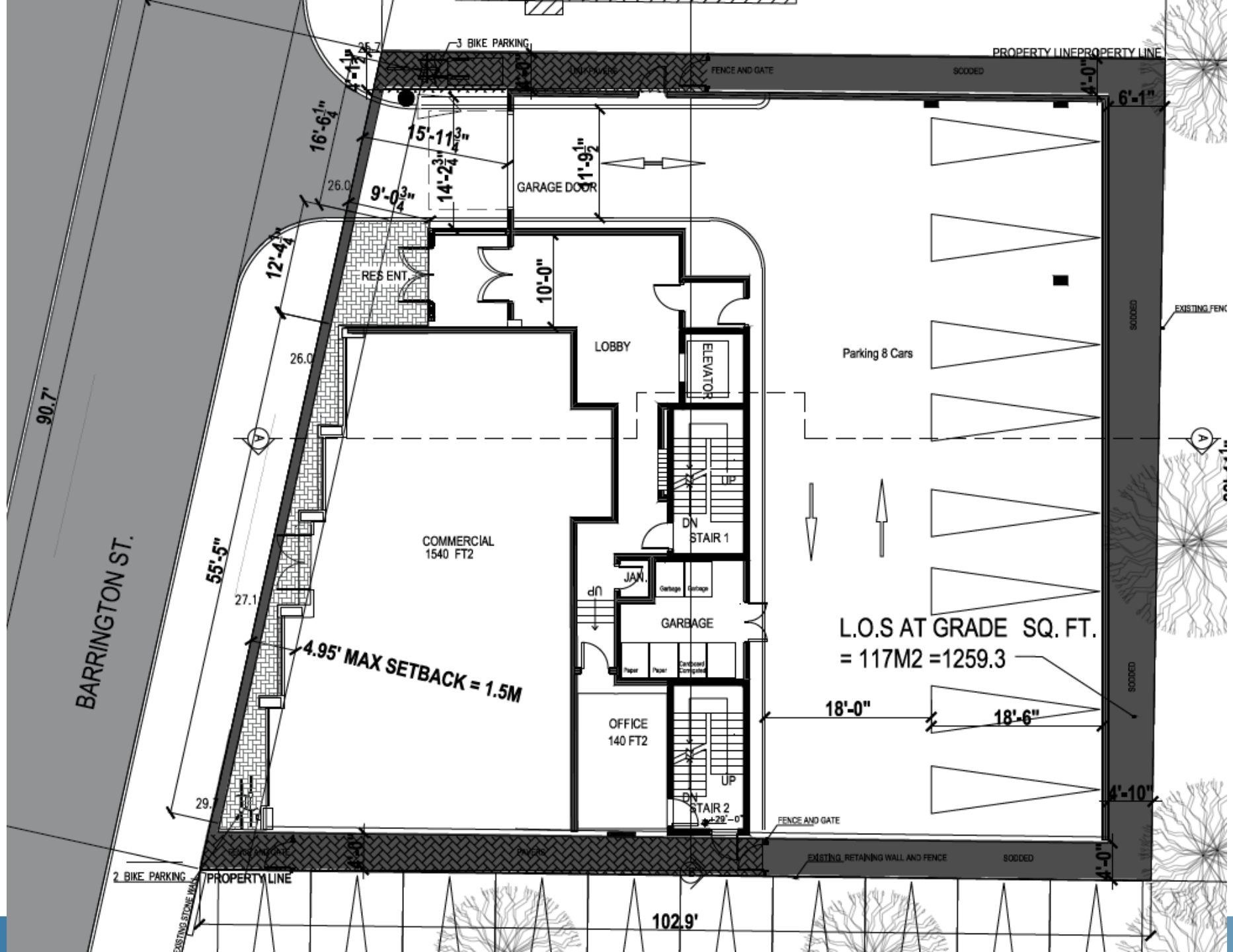
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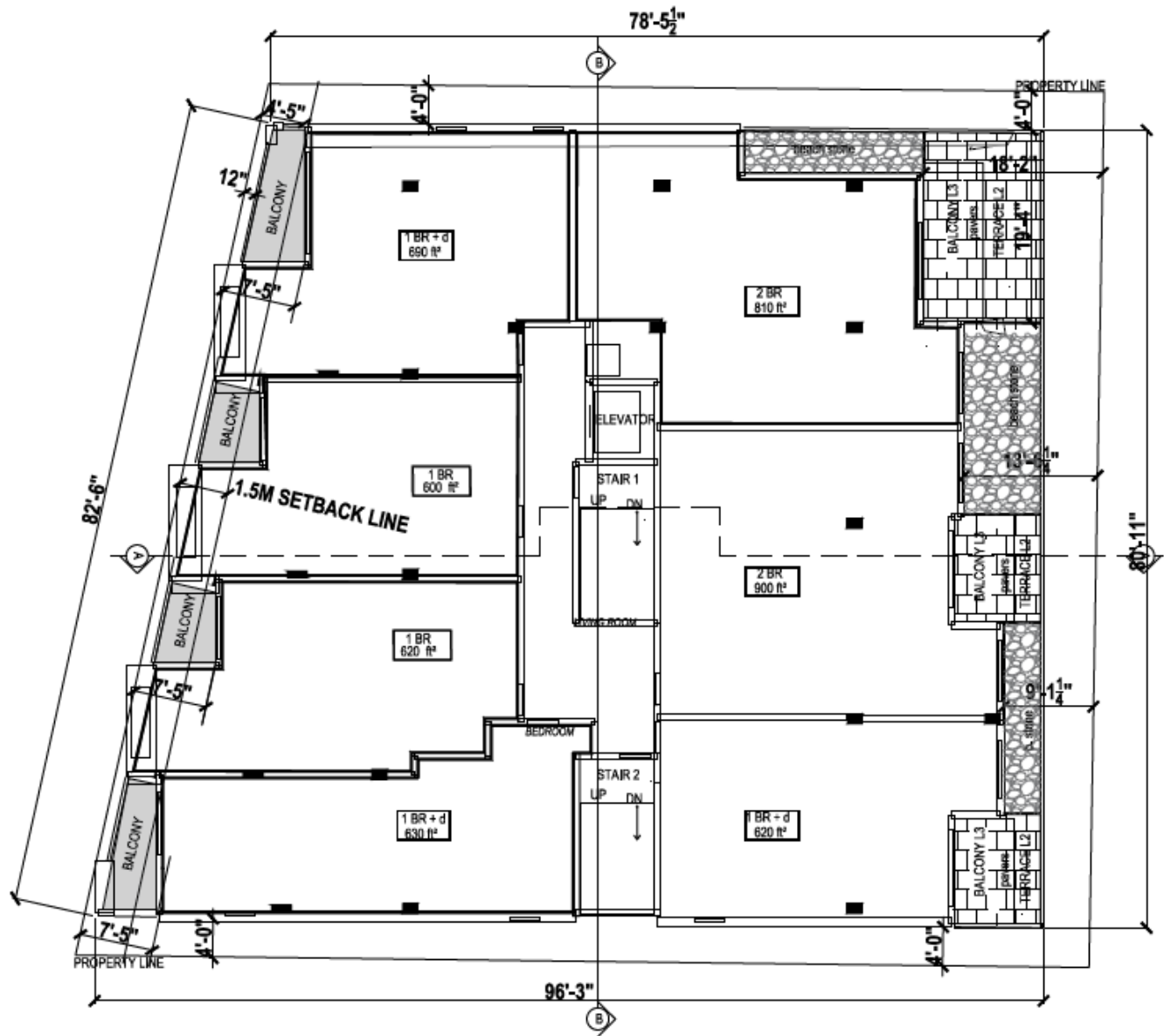
Thank You



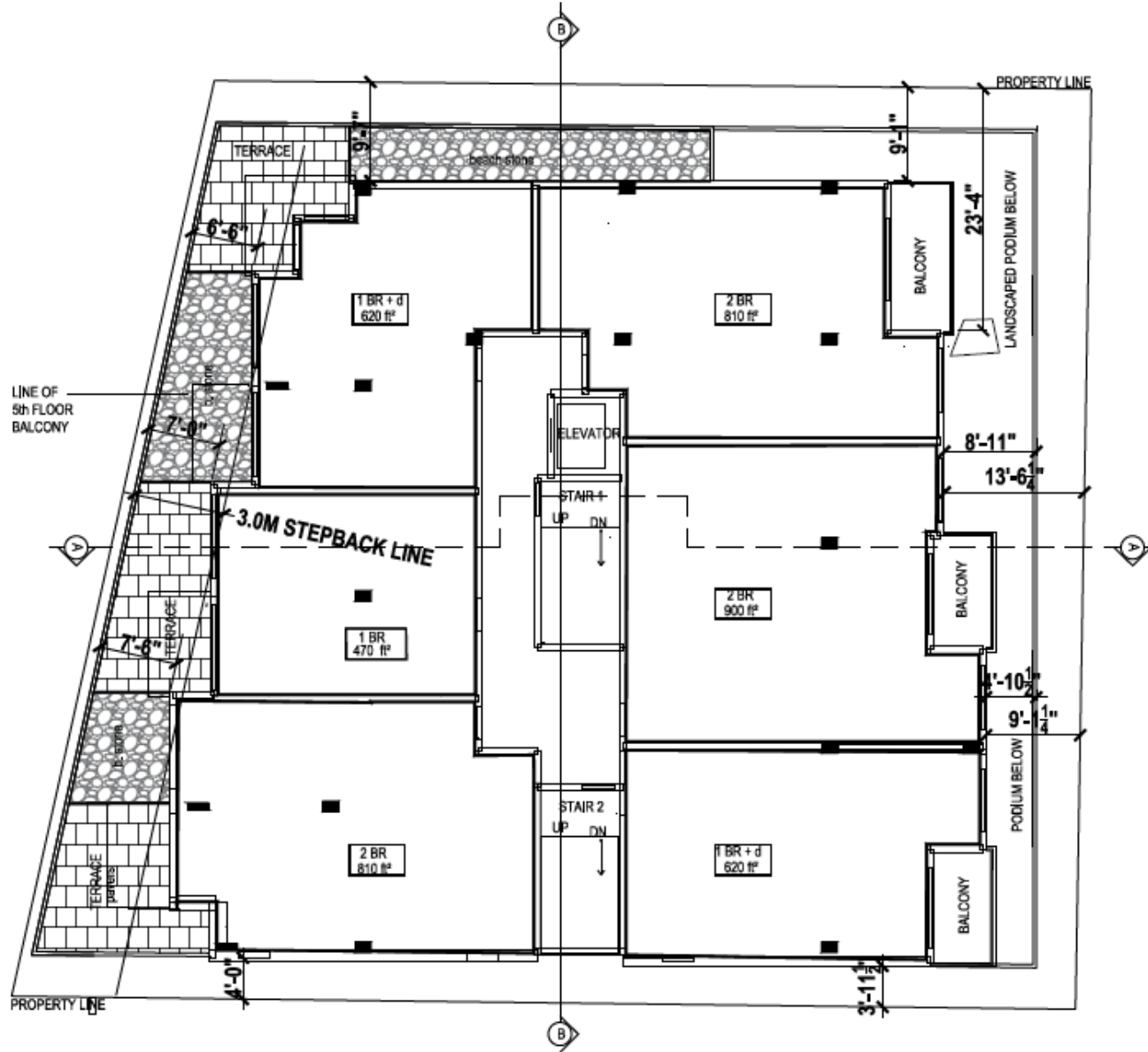






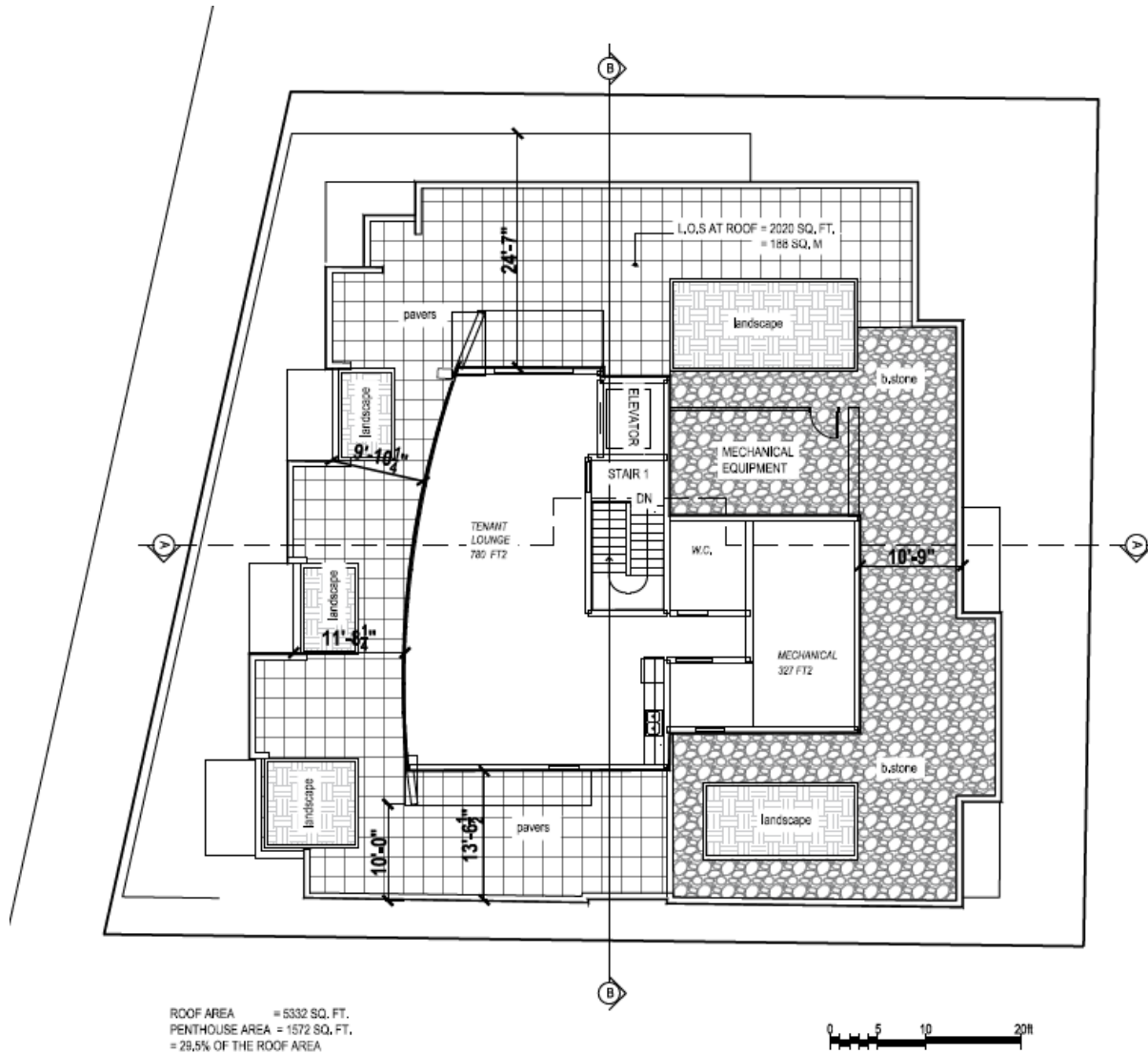


Levels 2 & 3



Levels 4 & 5

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Penthouse level