

HALIFAX

**Case 22444 - Site Plan
Approval: 1591 Granville/
1568 Hollis Street**

Design Review Committee

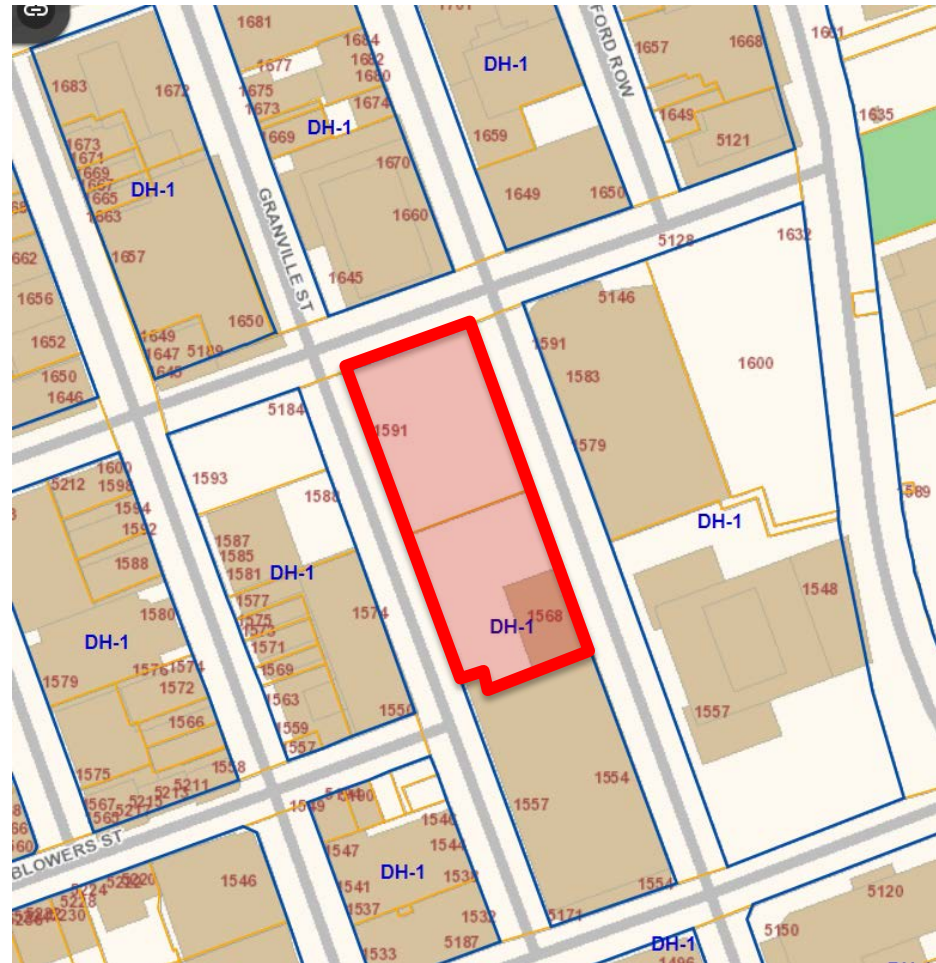
November 14, 2019

Proposal

Applicant: Upland Planning/
United Gulf Developments

Location: 1591 Granville St./
1568 Hollis St.

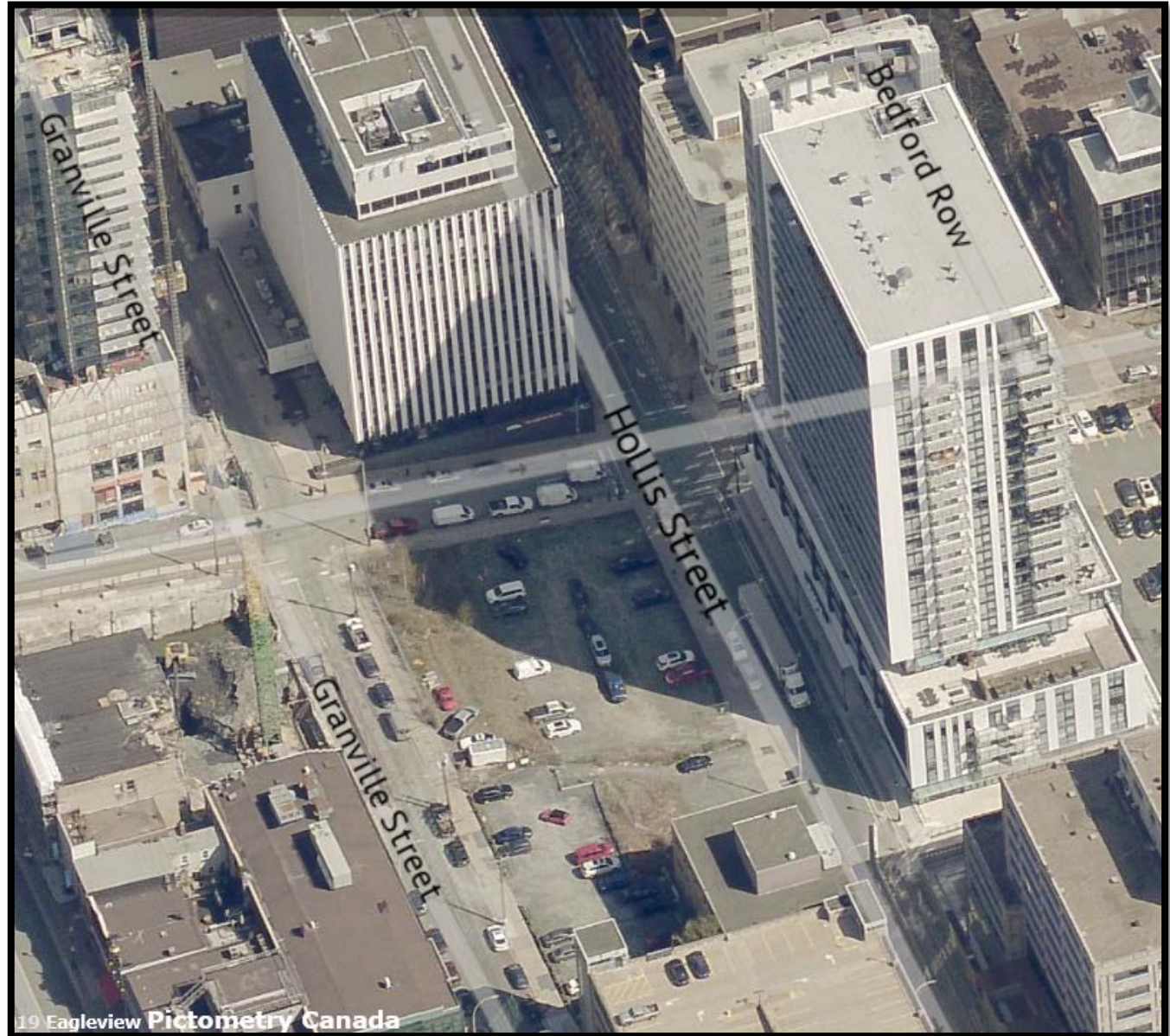
Proposal: 21-storey mixed-
use development with two
tower components



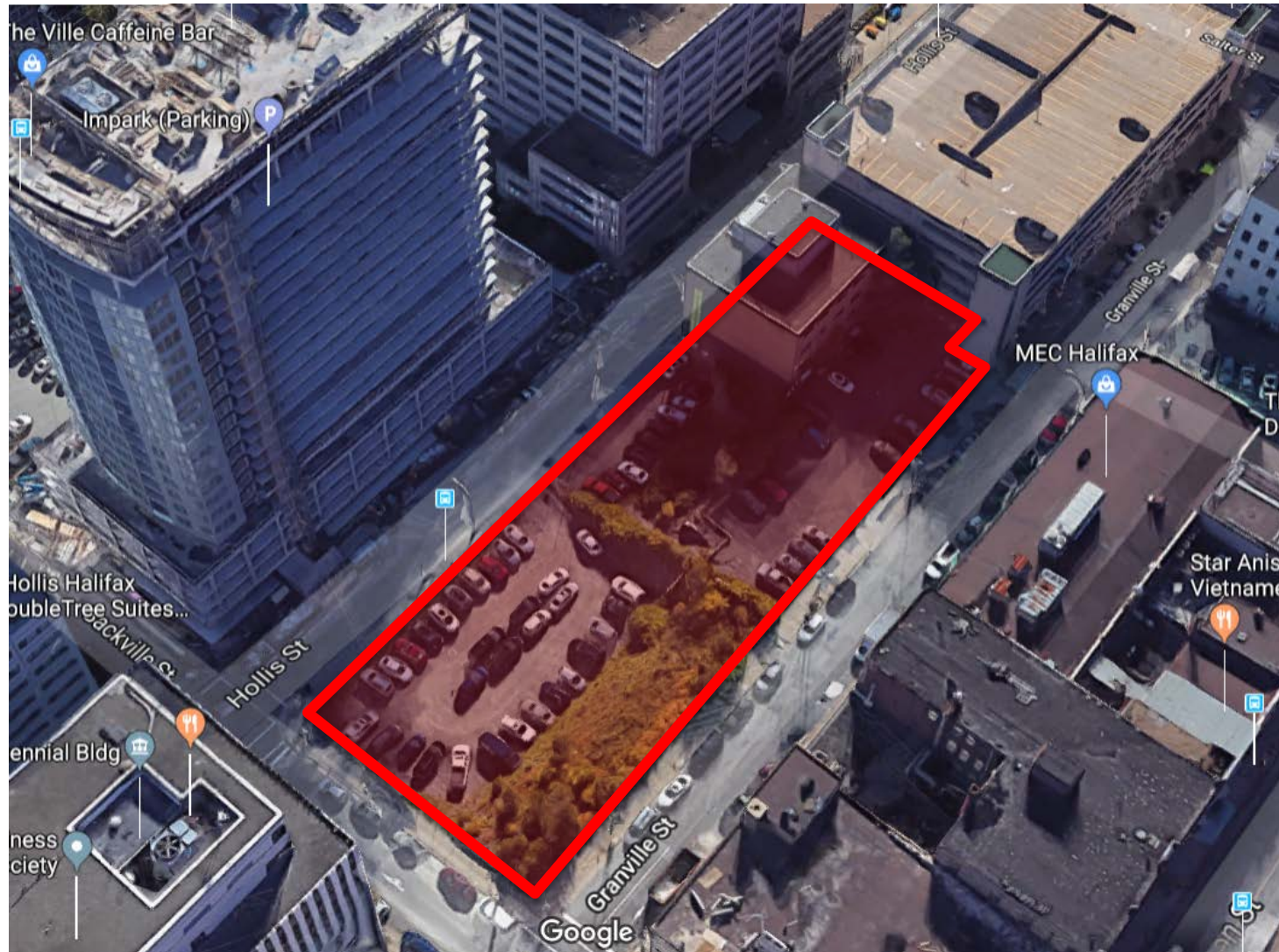
Subject Site

Subject Site

Granville,
Sackville and
Hollis Streets



Subject Site



Granville, Sackville and Hollis Streets

Subject Site



Looking SW on Hollis Street

Downtown Halifax Land Use By-law

Zoning Regulations & Process



- **Zone:** DH-1
- **Precinct 4** – Lower Central Downtown
- **Height:** Pre-bonus **51m**, post-bonus **66m**
- **Viewplane #6:** SW corner
- **Streetwall Setback:** 0-1.5m
- **Streetwall Height:** 18.5m maximum, 11m minimum
- **Prominent Civic/Cultural Frontage**

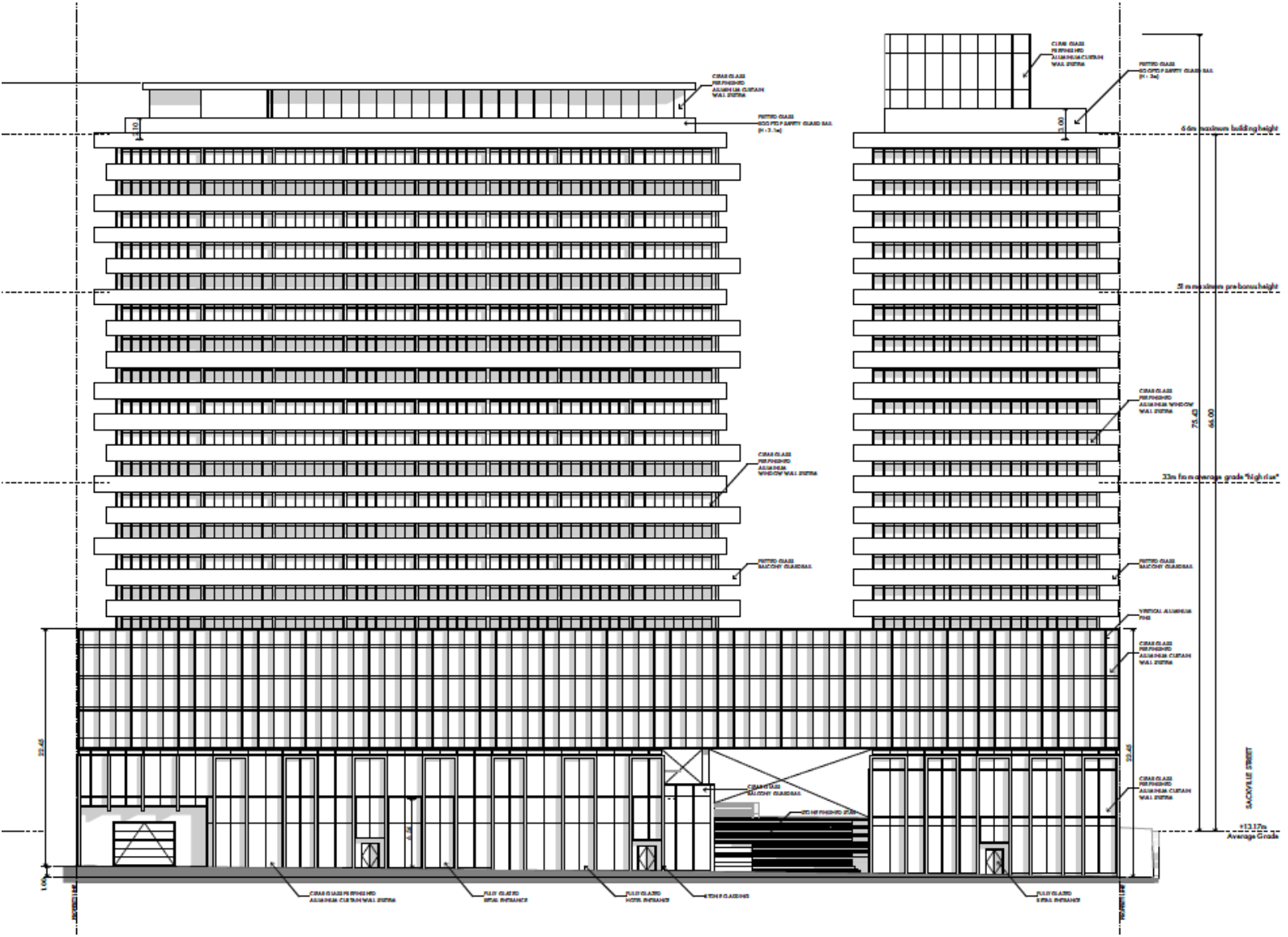
Proposed Development

21-Storey Mixed Use Development:

- Ground floor hotel & retail uses;
- Hotel rooms on levels 3 – 5 (base)
- Residential units in both towers
- U/G parking (4 levels), access off Hollis Street



Proposed Development



Proposed Development



LOUIS STREET / SACKVILLE STREET VIEW

Proposed Development



CDANVILLE STREET VIEW

Proposed Development



SACKVILLE STREET / GRANVILLE STREET VIEW



GRANVILLE STREET VIEW

Design Manual

Items for review/discussion

- Streetwall Design/ Animation
 - Entries should be more prominent;
 - More visual interest along Sackville Street frontage;
 - Blank retaining wall (22m) along Granville Street;
 - Through-building plaza – lack of details re: how space will be animated, accessibility concerns;



SACKVILLE STREET / GRANVILLE STREET VIEW

Design Manual

Items for review/discussion

- Corner sites/ sloping conditions
 - Lack of distinctive corner elements & architectural treatment on Sackville St;
 - No corner orientation/ entrances;
 - Lack of visual interest (base & top);
 - Prominent civic/ cultural frontage: highest design & material quality sought.



Design Manual

Items for review/discussion

- Building Articulation/ Roofscapes
 - Base of building – more details on elements of variety & visual interest, pedestrian-level animation;
 - Middle – repetitive balconies, excessive width of south tower;
 - Top - lacks interest, distinguishing characteristics (sculpting, night lighting)
 - Overall – violation of built form objectives of MPS & Design Manual;



Requested Variances

Variance 1 – Streetwall Height

- Reduction in minimum streetwall height from 11 metres to 5.6 metres (Granville St);
- Increase in maximum streetwall height from 18.5 metres to 23.3 metres (Hollis, Sackville, Granville St);
- Staff recommends **approval** based on the following:
 - resulting streetwall will be substantively consistent with the abutting MetroPark facility;
 - One-storey portion on Granville – aluminum screening above gives impression of a higher streetwall (faux façade)
 - Reasonable, given amount of hotel amenity space in overall building.

Requested Variances

Variance 2 – Streetwall Width

- Proposed gaps in streetwall width for public thru-block plaza and emergency egress at the southern end of Granville Street ;
- Staff recommends **refusal** based on the following:
 - thru-block plaza is located too close to the street intersection to achieve its intended (“clear”) purpose;
 - plaza should be located further south along the block;
 - concern with lack of public benefit (accessibility, engaging pedestrian experiences and entries/ connections)

Requested Variances

Variance 3 – Upper Storey Streetwall Stepbacks

- Proposed reduction in streetwall stepbacks from 3m (mid-rise) & 4.5m (high-rise) to 2m for north tower and 2.4m for south tower;
- Balconies will have no stepbacks
- Staff recommends **refusal** based on the following:
 - inconsistent with the built form (base/ middle/ top) objectives of the DHSMPS, LUB and DM;
 - north tower is needlessly close to all abutting streets;
 - south tower is located too close to Hollis Street and too far away from Granville St.;
 - there is no resulting “positive benefit”. A redesign with alternate floor plates could resolve variance issues

Requested Variances

Variance 4 – Upper Storey Side Yard Stepbacks

- Proposed reduction in side yard stepbacks (from MetroPark) from 5.5m & 11.5m to 4m for exterior walls and 2m to 3m for balconies;
- Staff recommends **approval** based on the following:
 - Base & mid-rise portion will help conceal the MetroPark facility's northern wall;
 - No future development rights on HRM-owned MetroPark property, due to viewplane;

Requested Variances

Variance 5 – Tower Width and Separation

- Proposed tower width of 56 m (60m with balconies incl.) instead of 38m; Proposed separation distance of 15m (11-12m with balconies) instead of 23m;
- Staff recommends **refusal**, for the following reasons:
 - Excessive south tower width directly results in an undesirable separation distance between the 2 towers, thereby requiring another variance;
 - No clear public benefit, as the thru-building plaza is unrelated to the width of towers & in undesirable location;
 - Violates MPS/ DM re: sunlight/ sky view and privacy objectives;
 - Ample room on this site (98m long/ 323 ft.) to allow two towers which meet the tower width & separation requirements.

Public Benefit/ Wind Study

Items for review/discussion

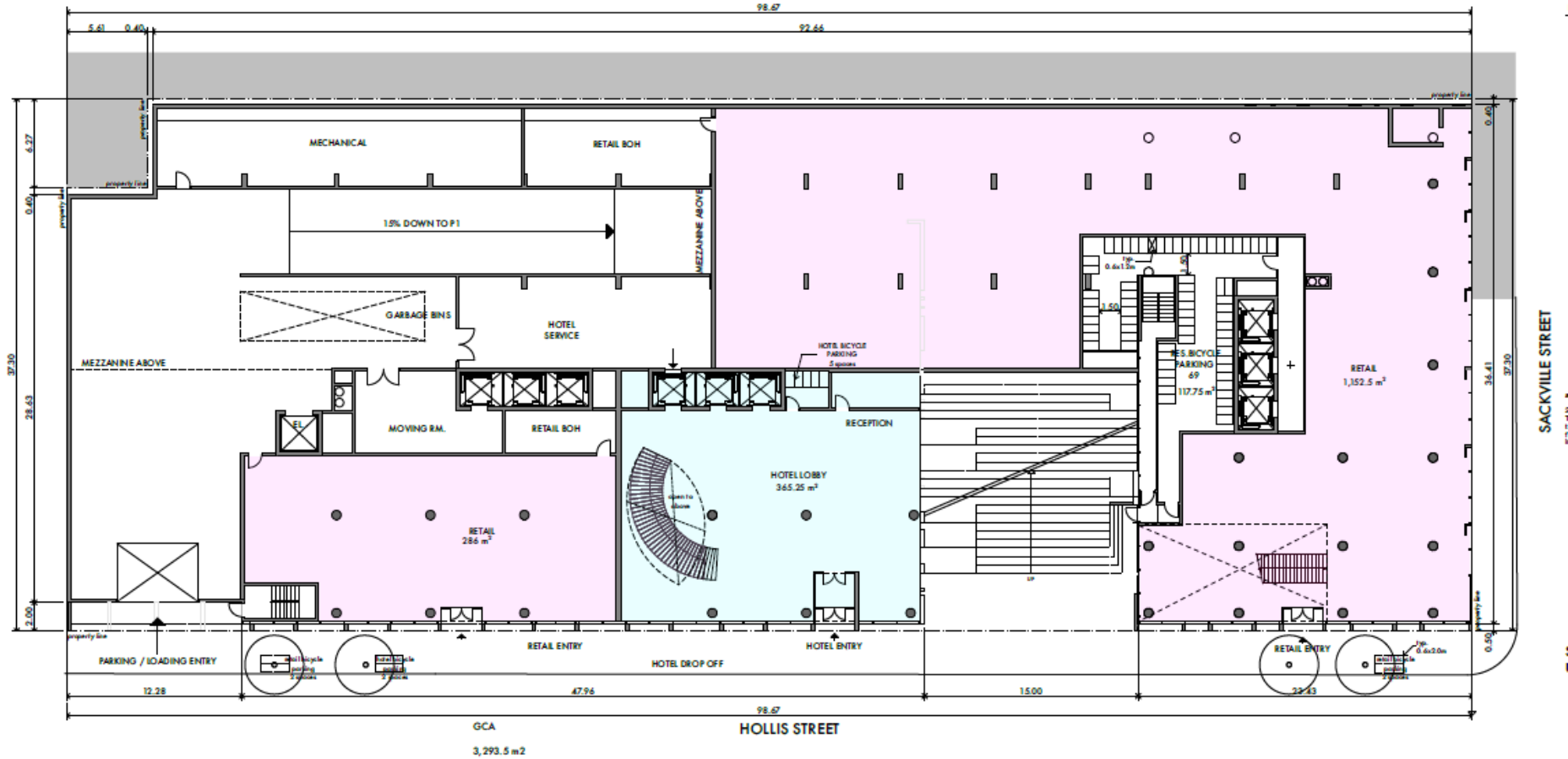
- Wind impact assessment:
 - wind conditions are expected to meet or surpass standards and meet the comfort and safety criterion;
 - higher glass guardrails were incorporated on north tower rooftop to address issues;
- Public benefit category:
 - Staff recommend *undergrounding of overhead electrical and communication distribution systems* *(only required if DRC decides to approve the proposed qualitative elements and variance requests)

Staff Recommendation

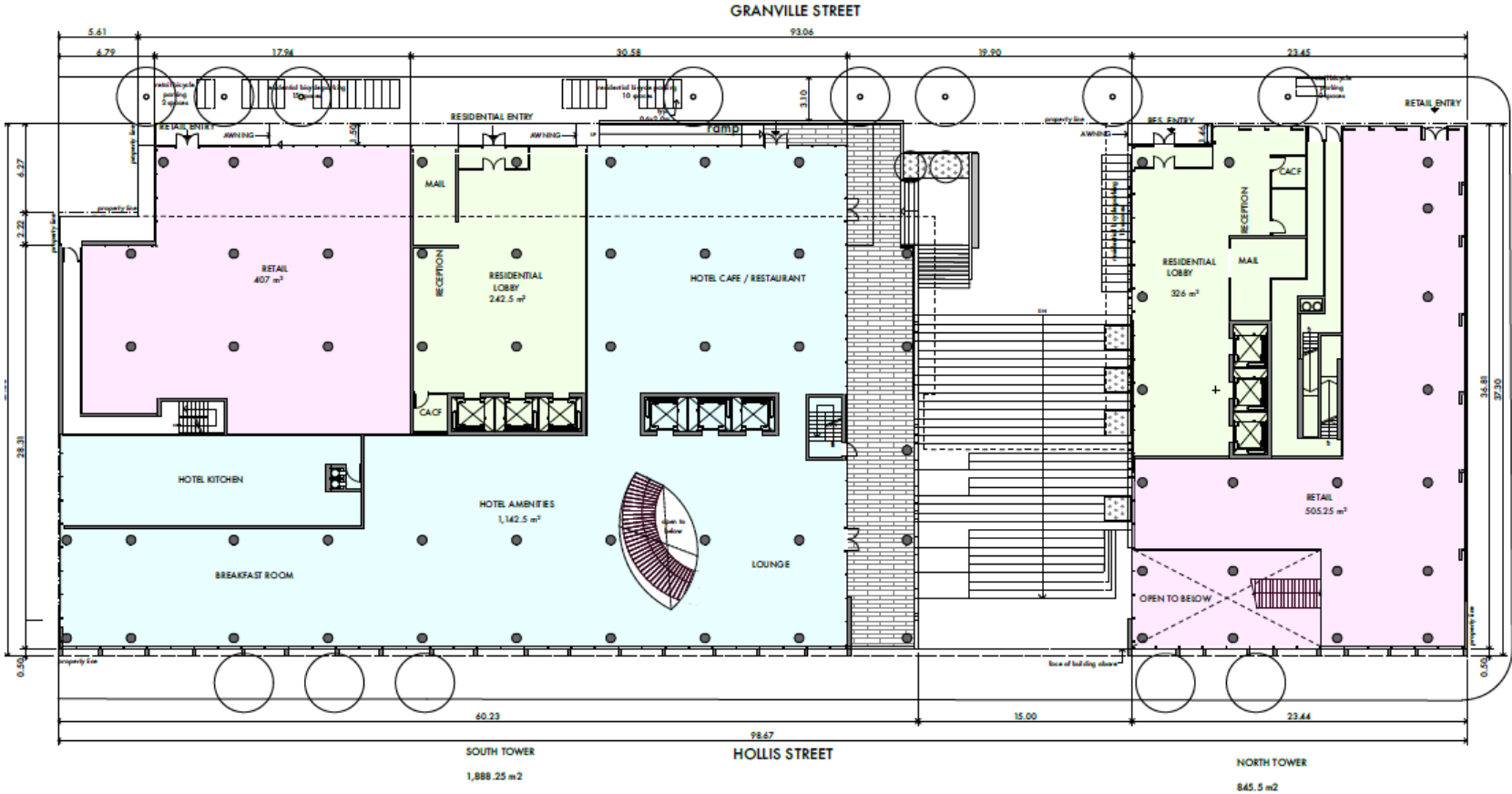
Staff recommend that the Design Review Committee:

1. Refuse the qualitative elements of the substantive site plan approval application for a 21-storey mixeduse development at 1591 Granville Street and 1568 Hollis Street, Halifax as shown in Attachment A, as the proposal does not comply with Sections 3.2.1, 3.2.2, 3.2.5, 3.3.1, 3.3.4, 3.4.1, and 3.4.2 of the Design Manual, as noted in Attachment E; and
2. Refuse the requested variances to the Land Use By-law requirements regarding streetwall width, upper storey streetwall stepbacks, and maximum tower width and separation, as contained in Attachment C, as the proposal does not comply with Sections 3.6.4, 3.6.5, and 3.6.7 of the Design Manual, as noted in Attachment E.

Proposed Development



Proposed Development



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SACKVILLE STREET
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Proposed Development

