

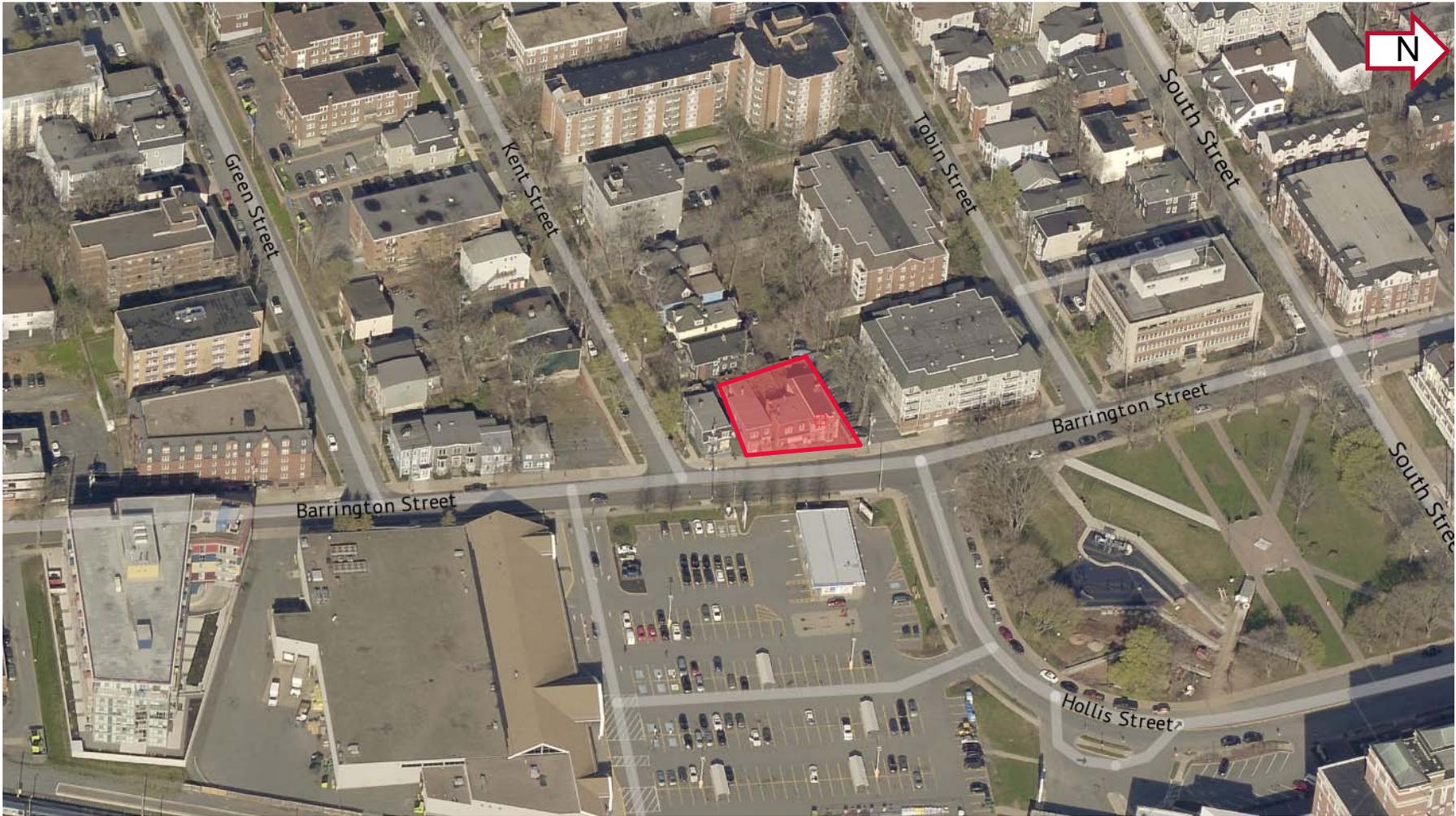
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**Case 22511: Appeal Hearing
Site Plan Approval Application
1144-1150 Barrington St., Halifax**

Halifax Regional Council

January 14, 2020

Subject Site



Location:

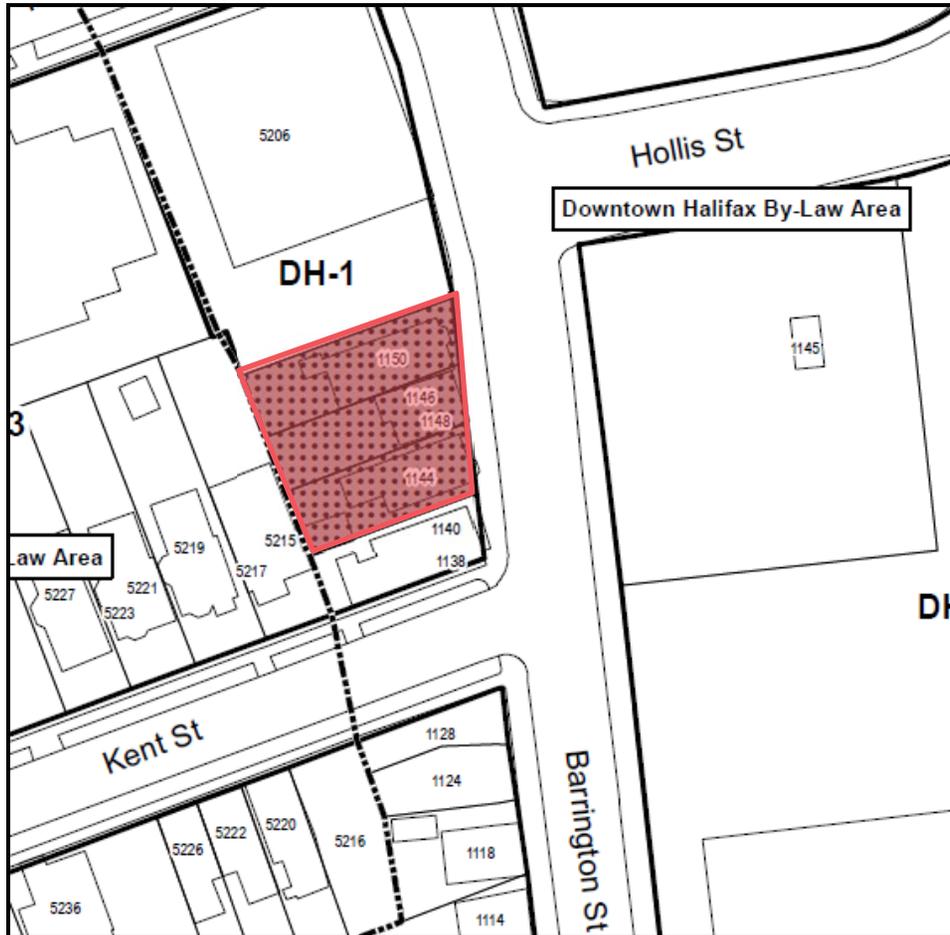
1144-1150 Barrington Street, Halifax



Subject Site

Downtown Halifax Land Use By-law

Zoning Regulations & Process



- **Zone:** DH-1 (Downtown Halifax)
- **Precinct 2** – Barrington Street South
- **Land Uses:** Residential & Commercial

Applications for development within the Downtown Halifax Plan Area are required to follow the Site Plan Approval process.

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Downtown Halifax Land Use By-law

Zoning Regulations & Process

Under Site Plan Approval, there are two components of review and approval:

- 1. Quantitative (LUB)** – Parameters relating to land use and building envelope (height, massing, scale, streetwall setbacks and stepbacks, etc.)
 - ➔ Development Officer
- 2. Qualitative (Design Manual)** – Guidelines relating to building design (architectural design, streetscape details, materials, variances, etc.)
 - ➔ Design Review Committee / Regional Council

Subject Site



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Subject Site



Looking North on Barrington Street (@ Kent Street)

Subject Site



Looking South on Barrington Street (@ Hollis Street)

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Proposed Development

- 5 storey building with amenity penthouse;
- 26 residential units;
- Ground floor commercial space;
- 73 sq. m. rooftop amenity penthouse with 175.5 sq. m. landscaped space on roof;



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Proposed Development



Barrington Street Elevation

Design Review Committee

Decision on Building Design & Variances

The building design was refused by Design Review Committee on November 14, 2019.

The following is an excerpt from the draft minutes of that meeting:

“The Committee felt the overall building design is not consistent with the Design Manual with respect to prominent civic frontage, namely, more distinct articulation and architectural features to reinforce visual prominence and the historical nature of the site. The Committee further recommended that further consideration be given to sections 3.2.1A, 3.3.1D, 3.3.3A, 3.4.1B, 3.1.1C, 2.3.2 of the Design Manual and requested that the Architect attend the Committee meeting to respond to questions should the application return.”

Design Review Committee

Decision on Building Design & Variances

Section 3.2.1A: streetwall should provide a vertical rhythm that is consistent with the prevailing character of narrow buildings and storefronts;

Section 3.3.1D: street facing facades shall have the highest design quality with the other facades having consistent design expression;

Section 3.3.3A: entrances should be emphasized through architectural expressions;

Section 3.4.1B: design should reflect that this is a prominent civic frontage; and

Section 3.1.1C: retail should reinforce the “main street” feel by having frequent entrances.

Appeal Notice & Process

Notification of the Design Review Committee's decision was given to the application. A notice of appeal was filed by the property owner on November 29, 2019. The appeal letter outlines the reasons for the appeal, which is found as Attachment B to the staff report.

In hearing an appeal, Regional Council may make any decision that the DRC could have made on the qualitative aspects of the building (Design Manual).

Regional Council may not substitute its decision for that of the Development Officer – quantitative aspects of the building (LUB).

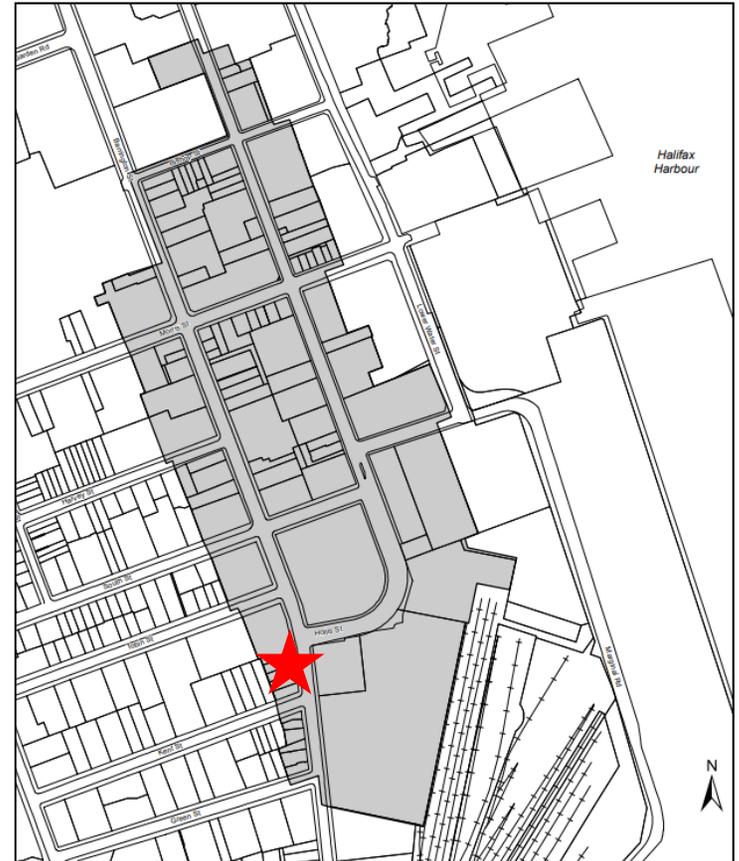
Old South Suburb HCD

As of Dec 21, 2019 applications within the boundaries of the proposed HCD must comply with the proposed new regulations.

This application is not grandfathered under old rules. Only issued construction permits can grandfather a development.

If Council were to uphold the appeal a construction permit cannot be issued by the DO as it would not meet the HCD regulations.

To enable the development to proceed if the appeal is upheld, Council would have to amend the proposed HCD to specifically accommodate the building as currently proposed. This proposed HCD will be before Regional Council tonight (Agenda Item 12.3)



Proposed HCD District

Subject Site

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Recommendation

In accordance with Administrative Order One, the following motion shall be placed on the floor:

That the appeal be allowed.

Halifax Regional Council approval of the appeal will result in approval of the Substantive Site Plan Approval Application.

Halifax Regional Council denial of the appeal will result in refusal of the Substantive Site Plan Approval Application.

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Thank You