

HALIFAX

Case 23021

Site Plan Approval for 1441 Hollis Street, Halifax

Design Review Committee
September 10, 2020

Applicant Proposal

Applicant: WSP Canada Inc.

Location: 1441 Hollis Street

Proposal:

- 6 storey mixed use building
- 13 residential units
- 330.7 sq. m. commercial space
- 177 sq. m. interior amenity space & 847.7 sq. m. of outdoor amenity space
- 16 underground vehicular parking spaces



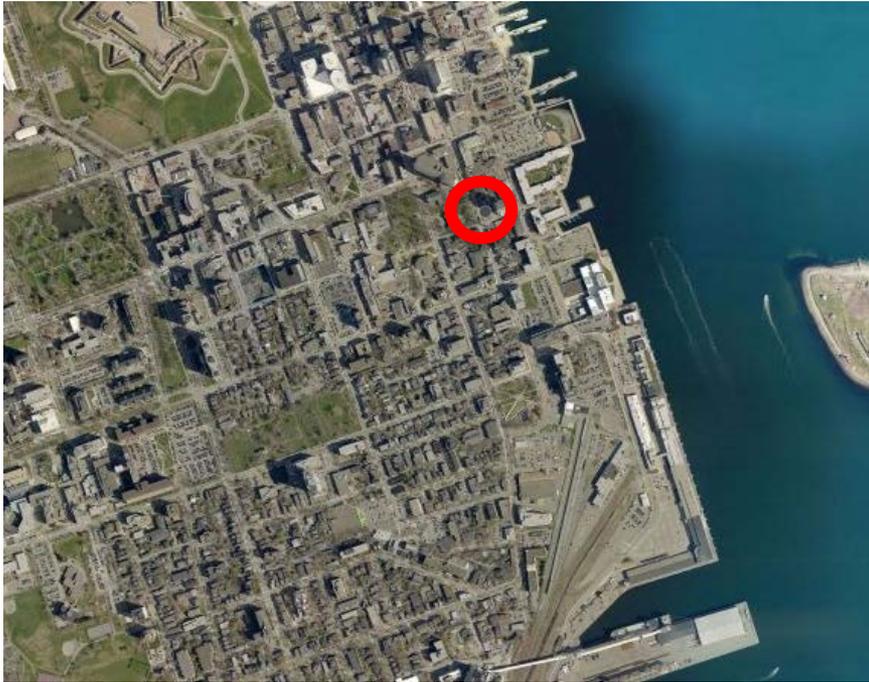
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History

- February 8, 2018: DRC approved a substantive site plan approval application for ‘Governor’s Plaza’ at 1441 Hollis St.
- January 14, 2020: Regional Council adopted the Old South Suburb Heritage Conservation District
- A construction permit had not been issued for “Governor’s Plaza” at the time of the adoption of the OSSHCD

Site Context

1441 Hollis Street, Halifax



General Site Location

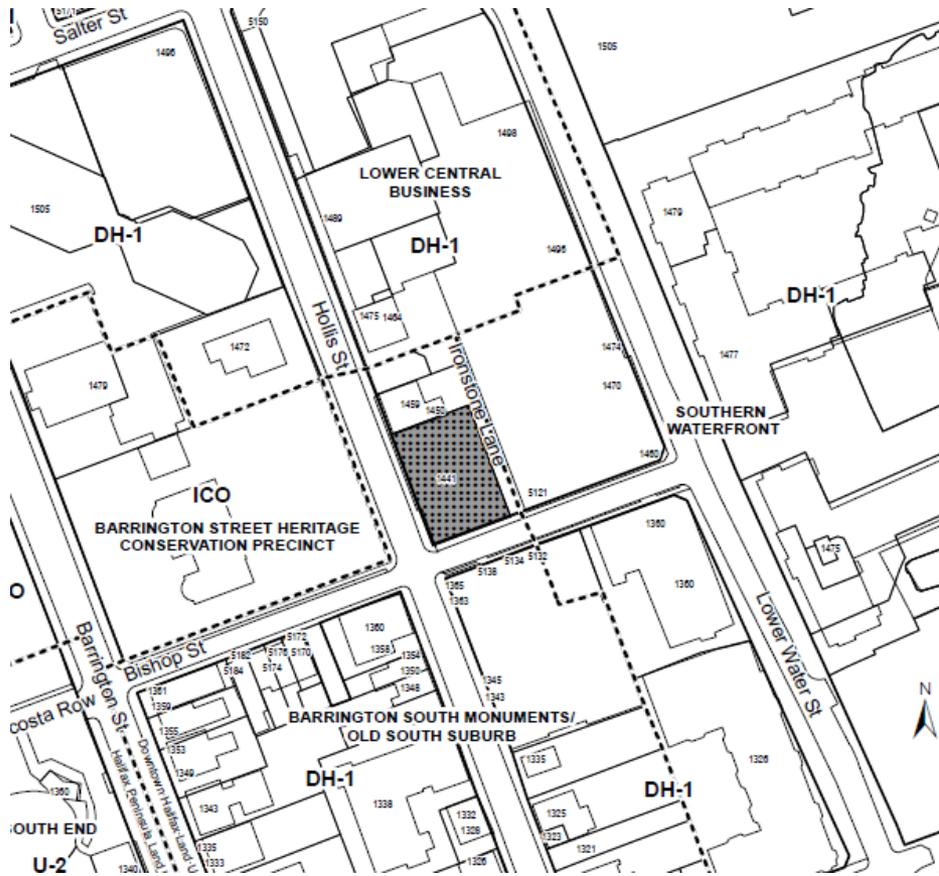


Site Boundaries in Red

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Downtown Halifax Land Use By-law

Zoning Regulations & Process



- **Zone:** DH-1
- **Precinct:** 2 (Old South Suburb Heritage Conservation District)
- **Height:** N/A
- **Gross Floor Area Ratio:** pre-bonus is 2 and post-bonus is 4
- **Streetwall Setback:** 0-4 m
- **Streetwall Height:** 11 m
- **Landscaped Open Space:** not required
- **Civic Character:** Prominent civic/cultural frontage along Bishop Street and Hollis Street

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Subject Site



Looking Southeast on Hollis Street

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Subject Site



Looking North on Hollis Street

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Subject Site



Looking Northwest on Bishop Street

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Proposed Development

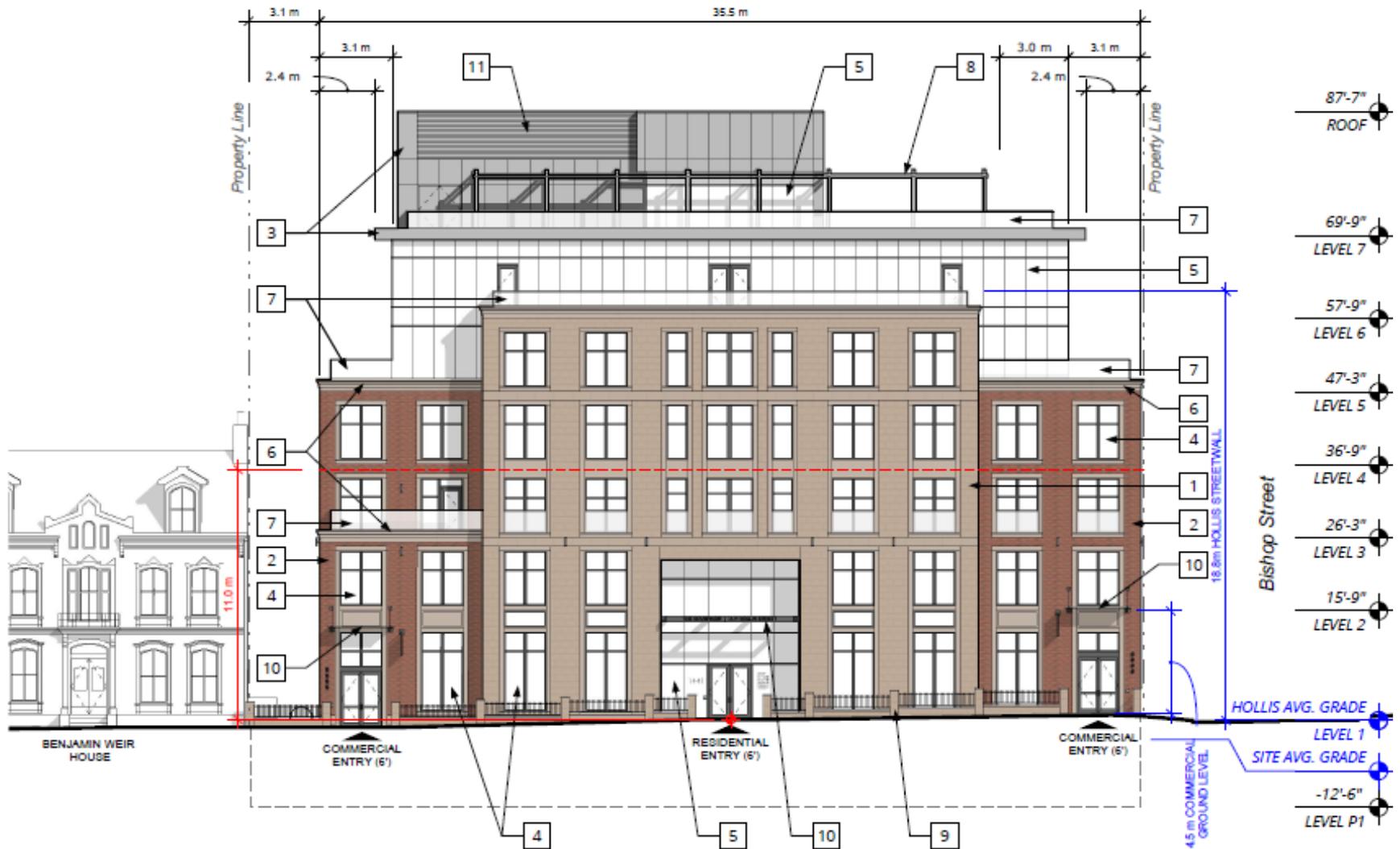


Proposed Development

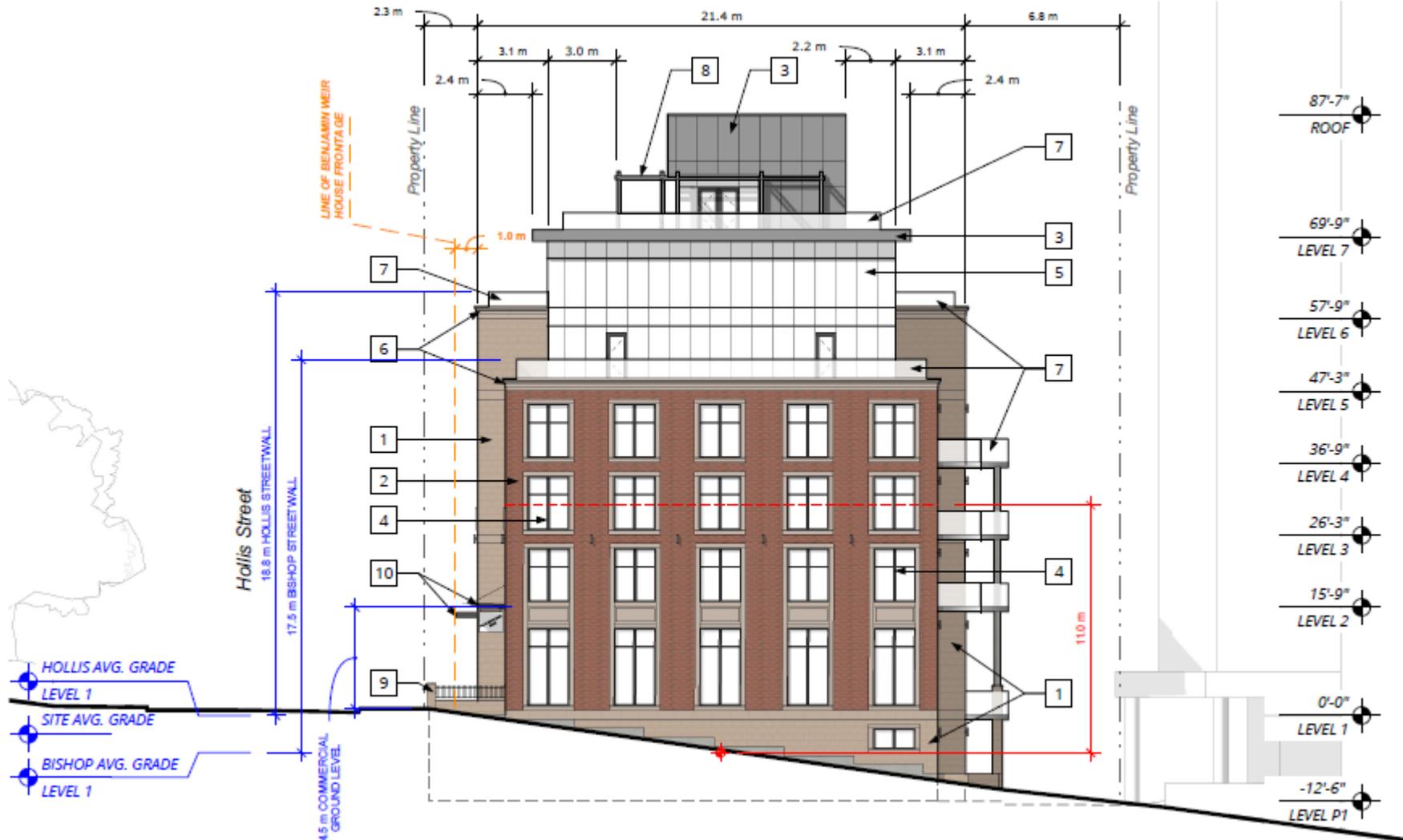
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Proposed Development



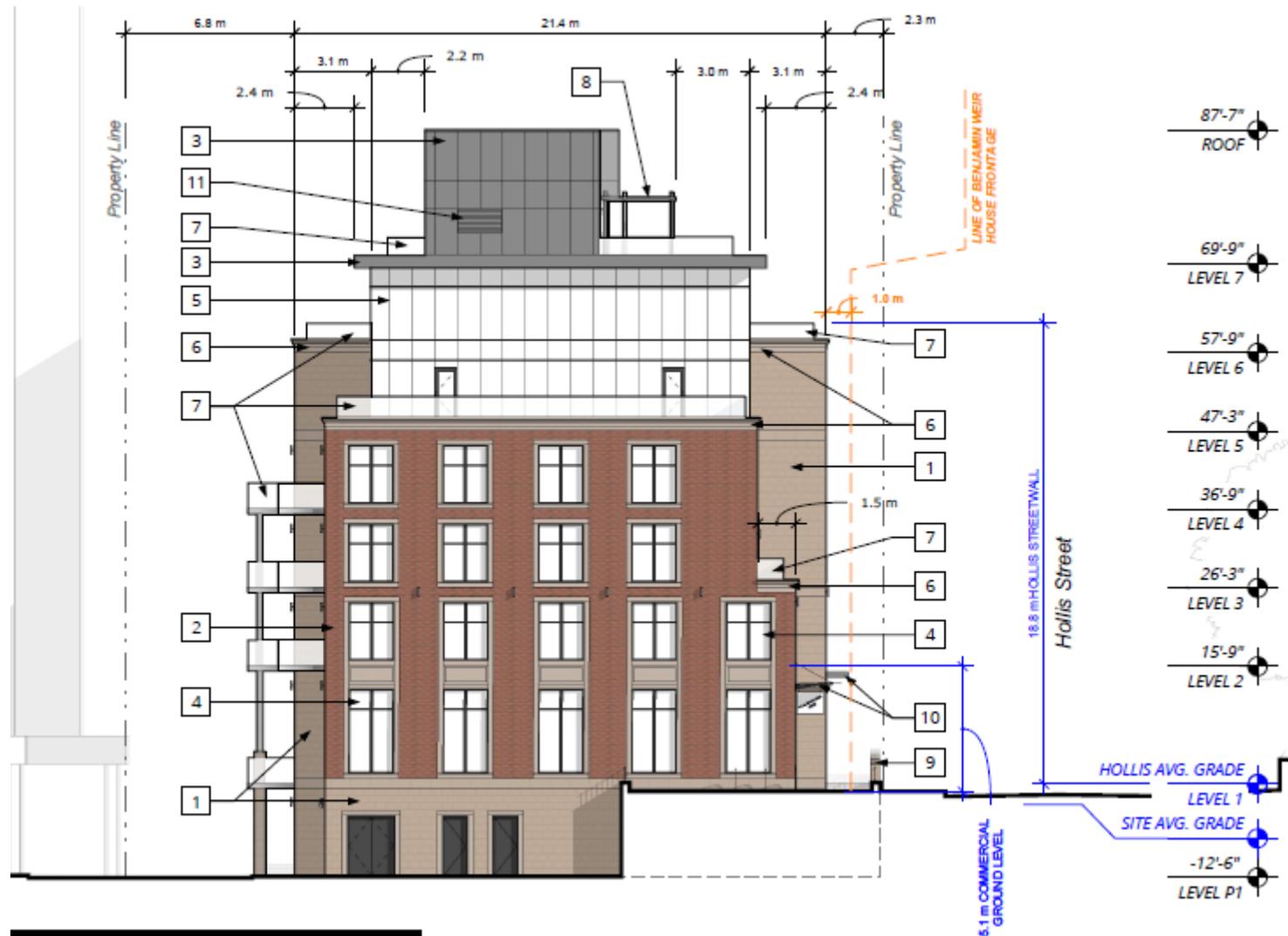
Proposed Development



Proposed Development



Proposed Development



Design Manual

Items for Discussion

Sloping Conditions (3.2.5 a. & f.)

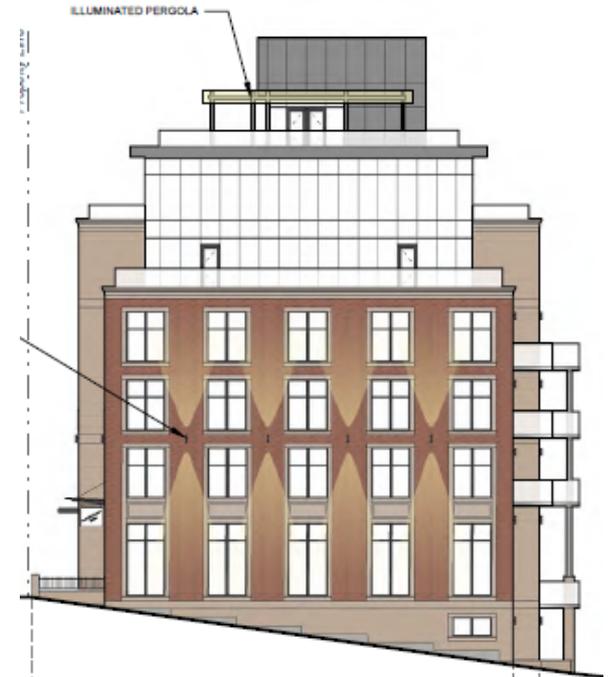
- Maintain active uses at grade, stepping with slope
- Wherever possible provide pedestrian entrances on sloping streets

Other Uses (3.2.7 a.)

- Non-commercial uses at-grade animate the street with frequent entries and windows

Corner Sites (3.4.2 c.)

- Development must provide frontal design on both street frontages



Requested Variances

Overview

There are six instances where a variance to the Land Use By-law is required:

1. Minimum Streetwall Height
2. Maximum Streetwall Height
3. Streetwall Width
4. Setback from the Interior Lot Line
5. Upper Storey Streetwall Stepback
6. Rooftop Features that Must be Setback from the Edge of the Roof

Requested Variances

Variances 1 & 2 – Streetwall Height

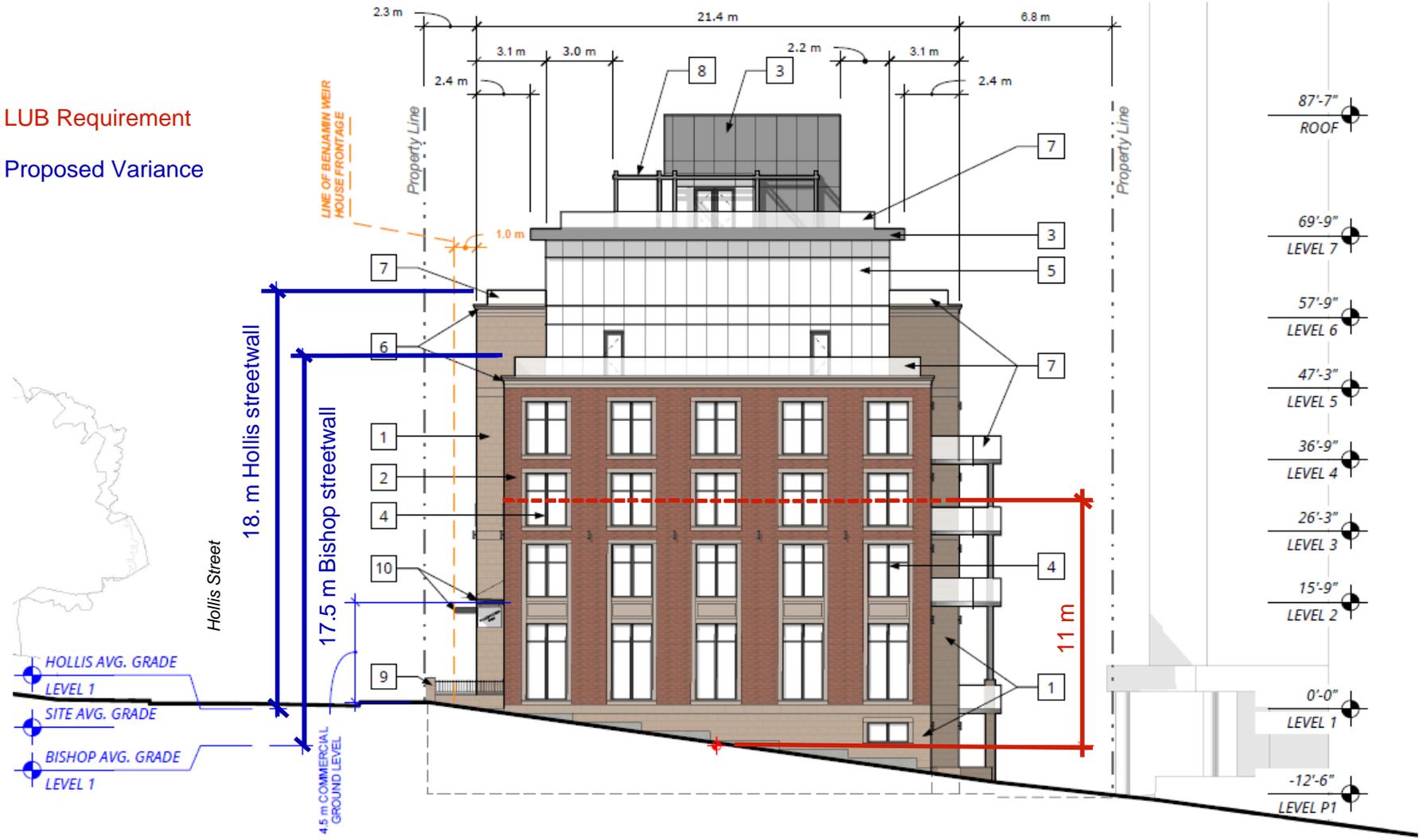


- LUB Requirement
- Proposed Variance

Requested Variances

Variances 1 & 2 – Streetwall Height

- LUB Requirement
- Proposed Variance



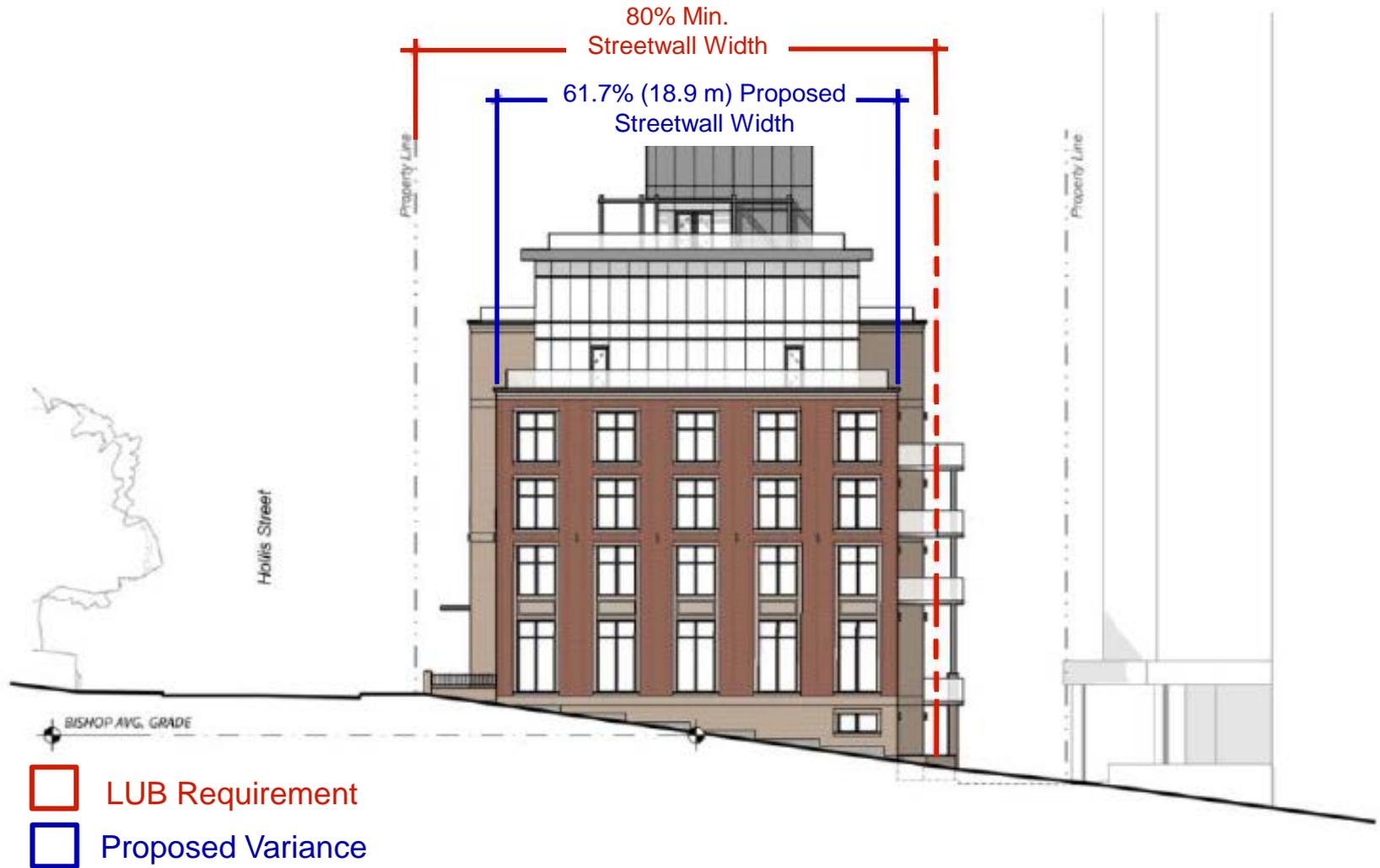
Requested Variances

Variances 1 & 2 – Maximum Height

- Staff recommends **approval** based on the following:
 - 3.6.3 a. – the requested variance is consistent with the Design Manual
 - 3.6.3 b. – the modification is for a corner element used to join streetwalls of differing heights
 - 3.6.3 c. – the streetwall height of abutting buildings is such that the streetwall height would be inconsistent with the character of the street
 - 3.6.3 d. – where a landmark building element is called for pursuant to the Design Manual

Requested Variances

Variance 3 – Streetwall Width



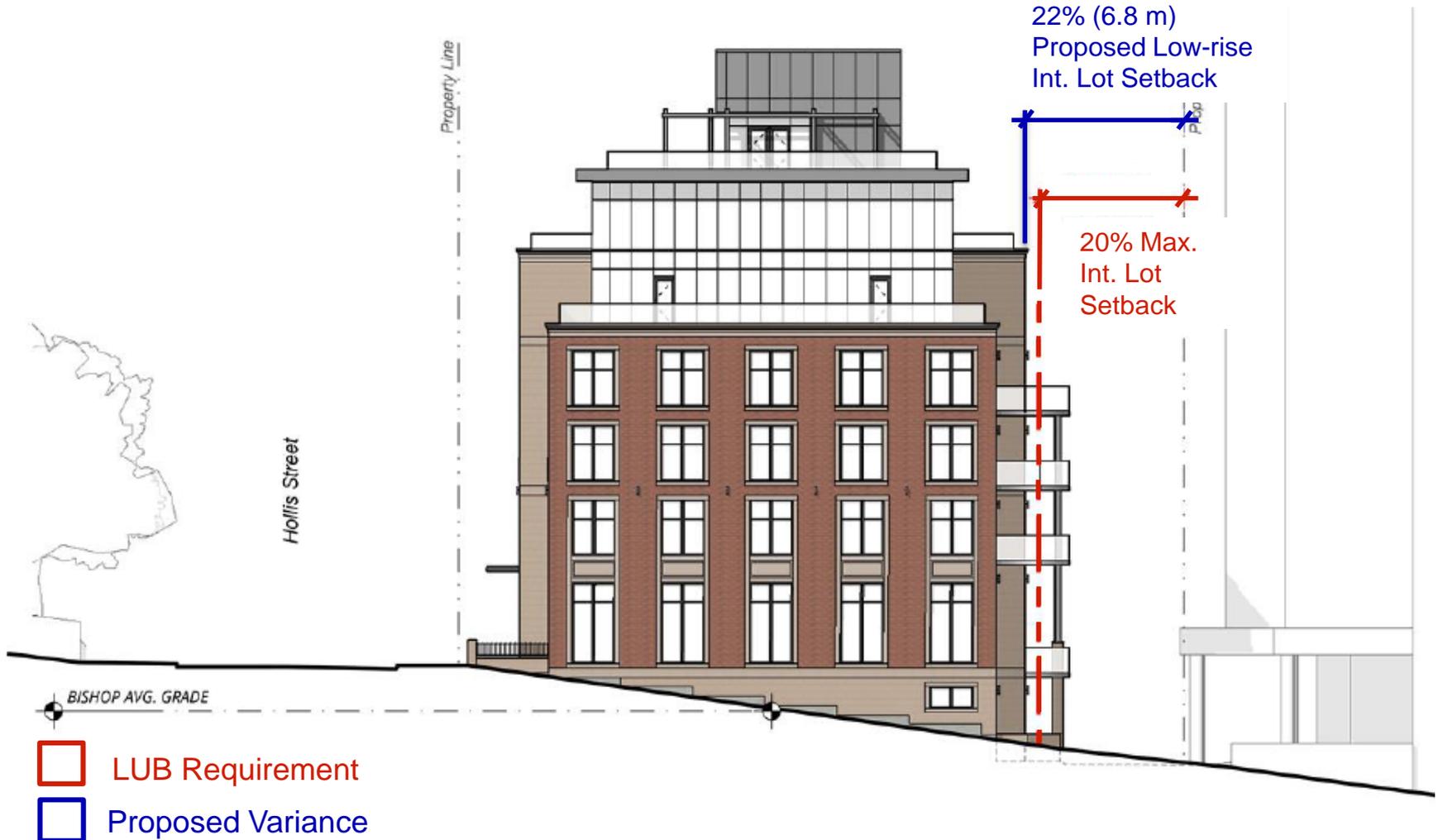
Requested Variances

Variance 3 – Streetwall Width

- Staff recommends **approval** based on the following:
 - 3.6.4 a. – the streetwall width is consistent with the Design Manual
 - 3.6.4 b. – the resulting gap in the streetwall has a clear purpose

Requested Variances

Variance 4 – Setback from Interior Lot Line



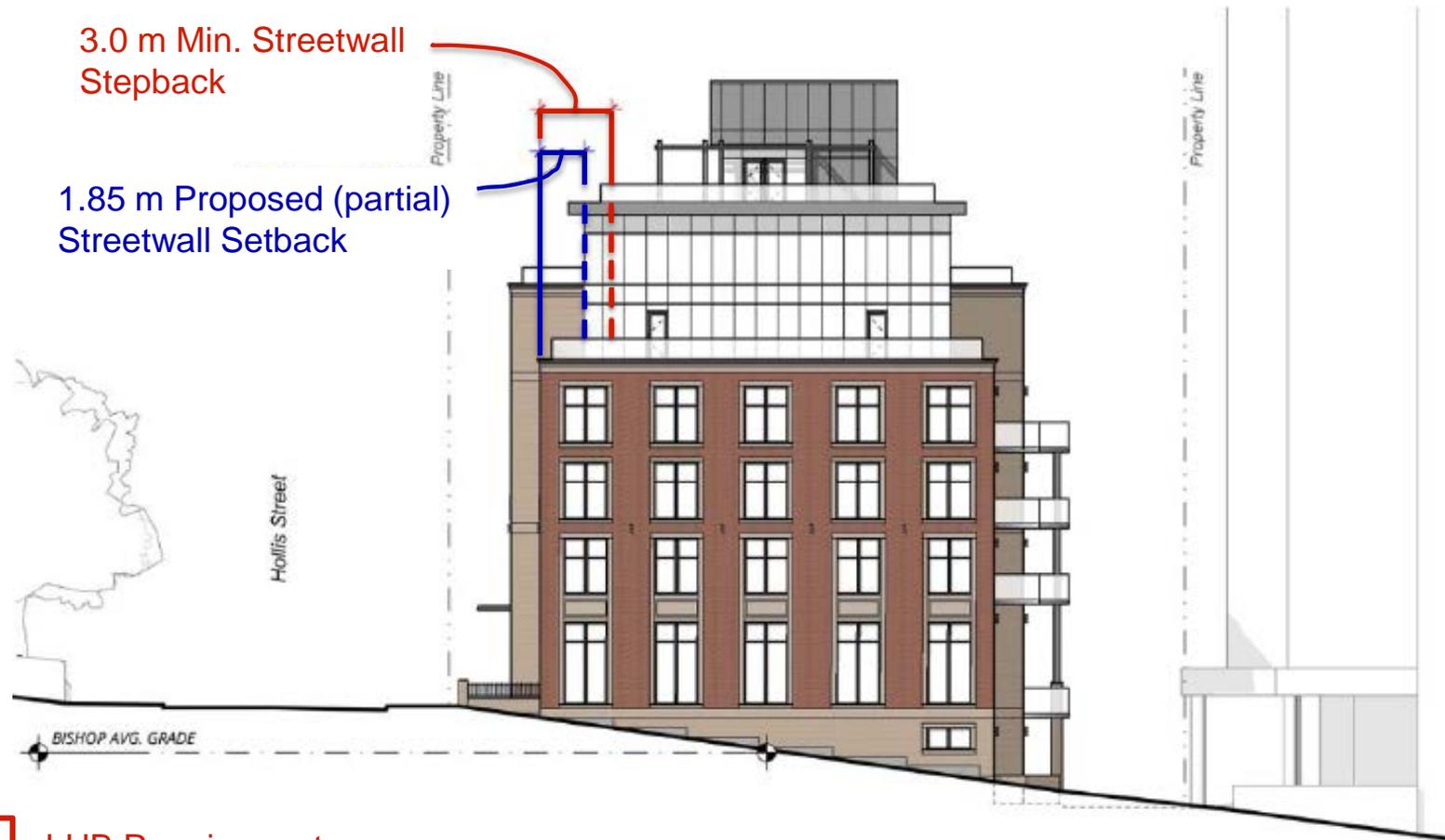
Requested Variances

Variance 4 – Setback from Interior Lot Line

- Staff recommends **approval** based on the following:
 - 3.6.2 a. – the streetwall width is consistent with the Design Manual
 - 3.6.4 b. – the modification does not negatively impact abutting uses by providing insufficient separation

Requested Variances

Variance 5 – Upper Storey Streetwall Setback



- LUB Requirement
- Proposed Variance

Requested Variances

Variance 5 – Upper Storey Streetwall Setback

- Staff recommends **approval** based on the following:
 - 3.6.5 a. – the streetwall width is consistent with the Design Manual
 - 3.6.5 b. – the modification results in a positive benefit such as improved heritage preservation

Requested Variances

Variance 6 – Rooftop Features that Must be Setback from the Edge of the Roof

- Staff recommends **approval** based on the following:
 - General consistency with the intent of the Design Manual

Post-Bonus Floor Area Ratio Public Benefit

The DRC's role is to review and recommend to the Development Officer whether a proposed public benefit should be accepted by the Municipality. See Attachment D of the staff report.

Pre-bonus FAR: 2; FAR of The Governor: 3.02

Floor area in excess of Pre-Bonus FAR: 1,208.5 m²

$$\begin{aligned} & (\text{Factor \#1: floor area in excess of pre-bonus FAR}) \times (\text{Factor \#2:} \\ & \quad .20) \times (\text{Factor \#3: bonus rate of } \$258/\text{m}^2) \\ & = \text{Public Benefit Value} = \$62,385.60 \end{aligned}$$

Proposed public benefit: the undergrounding of overhead electrical and communication distribution systems.

Wind Study

The Qualitative Wind Impact Assessment (Attachment C of the staff report) notes:

1. Rooftop amenity space would have wind conditions not ideal for seating areas. Landscaping changes were suggested for the rooftop amenity space to mitigate wind impacts on seating areas. Changes were incorporated by the applicant.
2. Wind conditions along Bishop Street and Hollis Street are appropriate for pedestrians except at the southwest corner, which is typical for the area during winter months.
3. Wind conditions at building entrances are expected to be appropriate.

Staff Recommendation

Staff recommend that the Design Review Committee:

1. Approve the qualitative elements of the substantive site plan approval application for a six-storey multi-unit residential building with ground floor commercial at 1441 Hollis Street, Halifax as shown in Attachments A;
2. Approve the six variances to the Land Use By-law requirements regarding streetwall height, streetwall width, streetwall stepback, interior lot line setback, and setback of rooftop features, as contained in Attachment B;

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Staff Recommendation, continued

3. Accept the findings of the qualitative Wind Impact Assessment, as contained in Attachment C; and
4. Recommend that the Development Officer accept the undergrounding of overhead electrical and communication distribution systems as the post-bonus floor area ratio public benefit for the development, as outlined in Attachment D.

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Thank You