

THE GOVERNOR Site Plan Approval Application

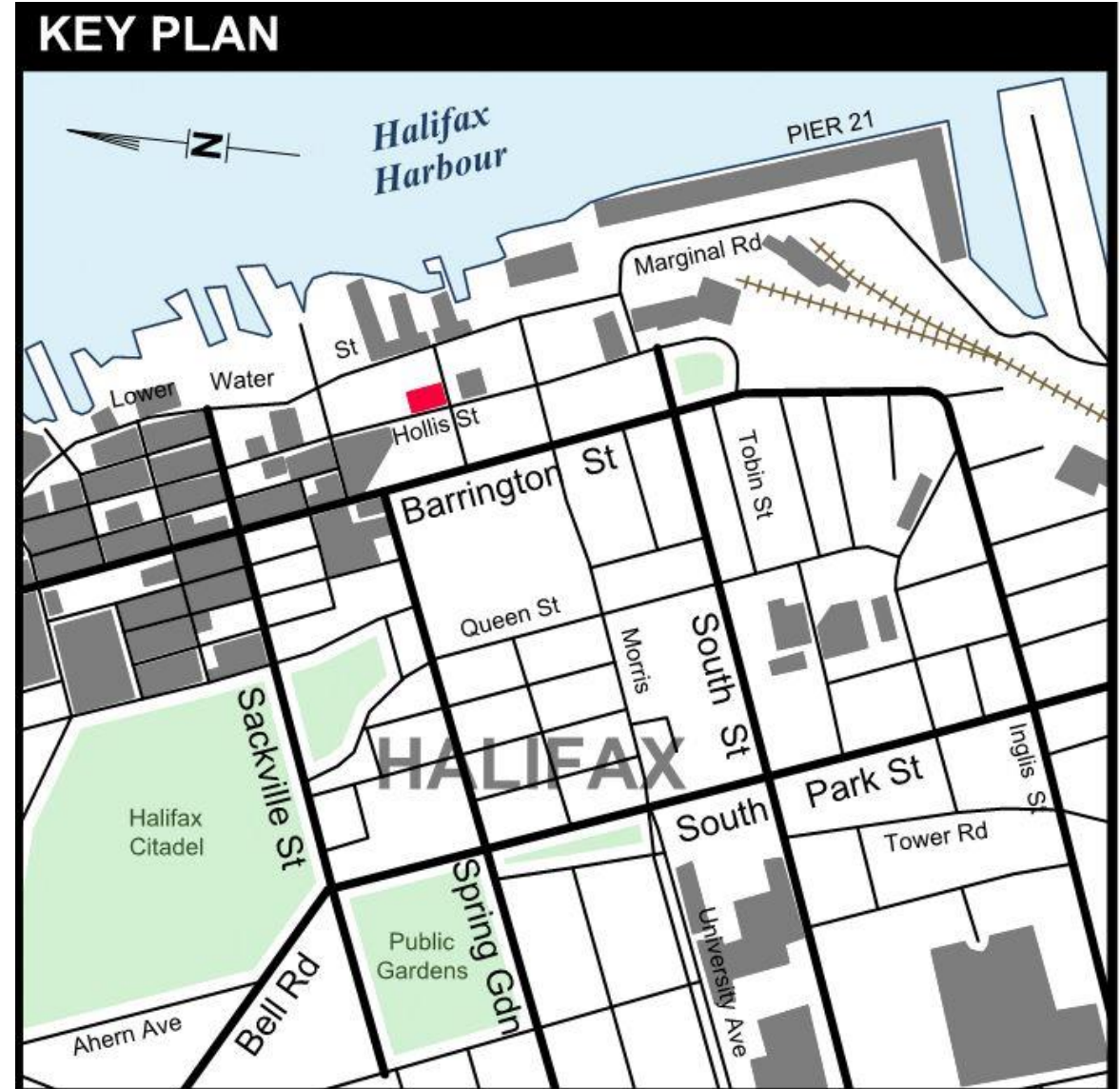
Application Context

- 2018: The design of The Governor was previously **unanimously approved** by Design Review Committee (DRC).
- 2018-2019: The Governor has delays in detailed design and permitting.
- 2019: Changes to the Land Use By-law for Downtown Halifax came into effect. The Governor not grandfathered in with these changes.

- 2020: The Governor goes through Site Plan Approval process to comply with the new changes to the Land Use By-law.
 - *Minor design changes to building.*
 - *Additional Variances requested to comply with new by-law amendments.*

The Governor

- Downtown Halifax
- Hollis Street and Bishop Street
- Part of Old South Heritage Conservation District



North



East

Hollis St

Sallis St

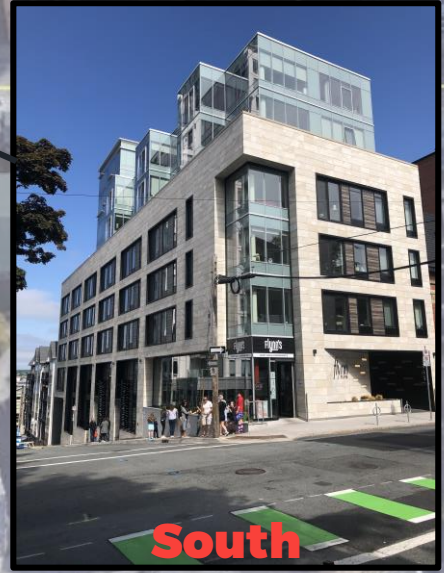
Bishop St

Hollis St

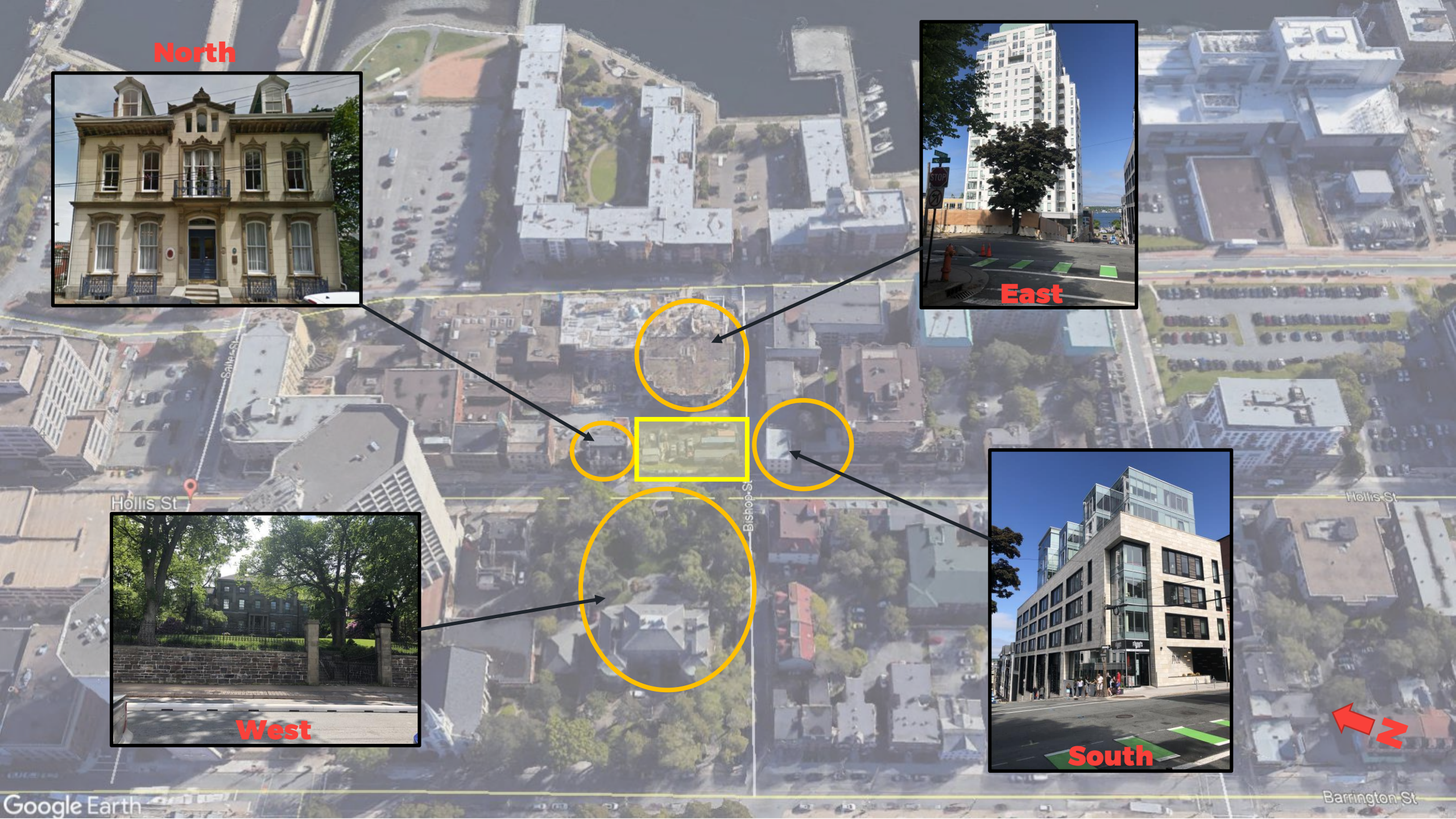
Barrington St



West



South



The Governor - Building Summary

- Building Height: 6 storeys
 - *Ground Floor Commercial*
 - *13 Residential units*

- Floor Area Ratio (FAR): 3.0



Residential units:	13
1BR	1
2BR	9
3BR	3
Parking Stalls:	16
Bicycle Stalls:	6 Class A
	5 Class B
Commercial Units:	2
Total Res. Area:	2496.5 m²
Total Parking Area:	74.1 m²
Total Amenity Area (int):	177.0 m²
(ext):	847.7 m²
Total Commercial Area:	330.7 m²

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The Neighbourhood



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The Neighbourhood



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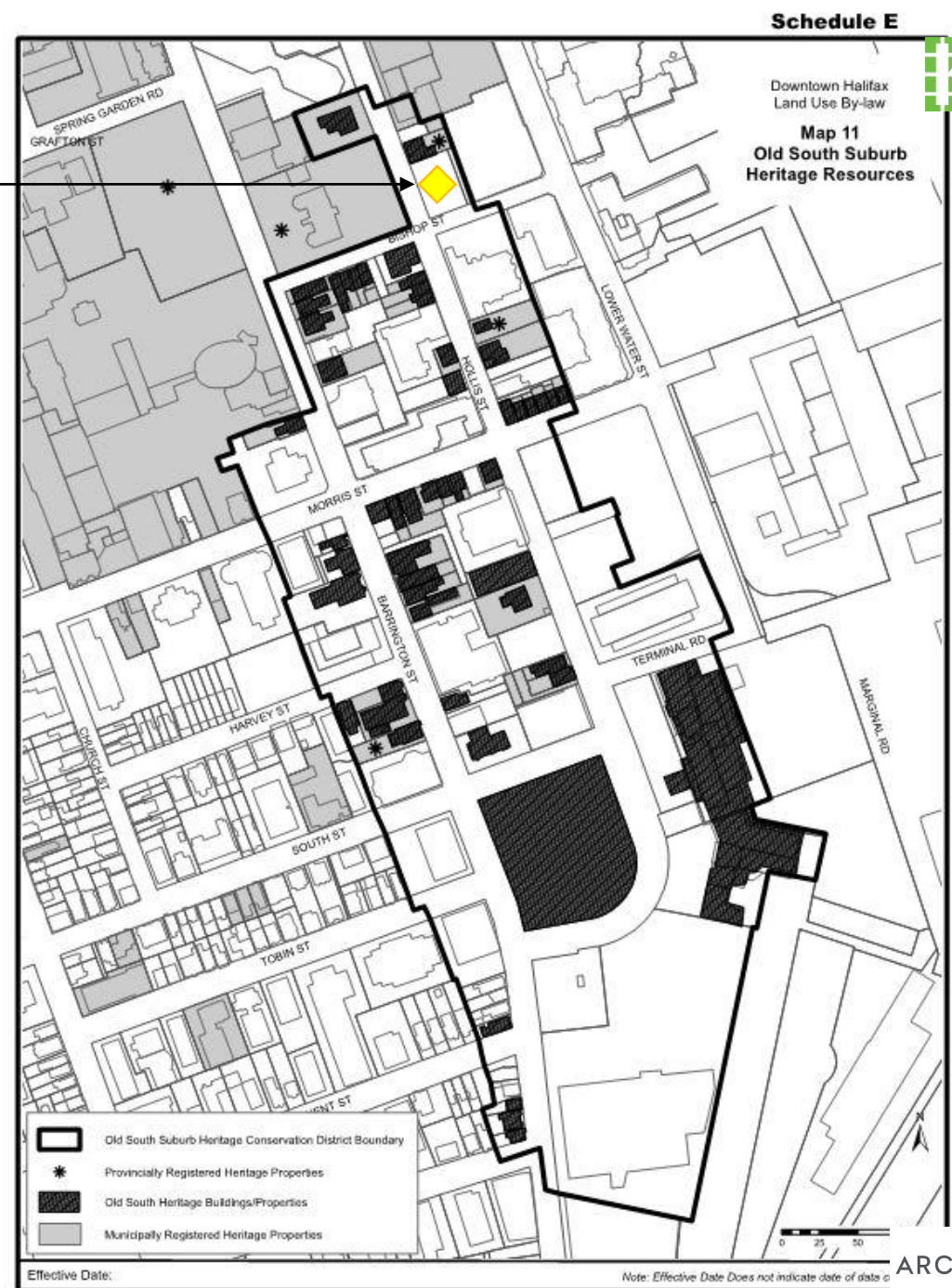
Old South Heritage Conservation District

2 Design Changes:

1. Additional 1.0m setback on Hollis Street
2. Ground floor height increased to 4.5m to accommodate commercial use

**Plus:
Additional Variances
Requested to comply with
new by-law amendments.**

The Governor



PID 00471078
(CIVIC #1496 LOWER
WATER STREET)
KILLAM-KEITH
DEVELOPMENTS LIMITED

PID 00003756
(CIVIC #1459
HOLLIS STREET)
KILLAM PROPERTIES
SGP LTD.

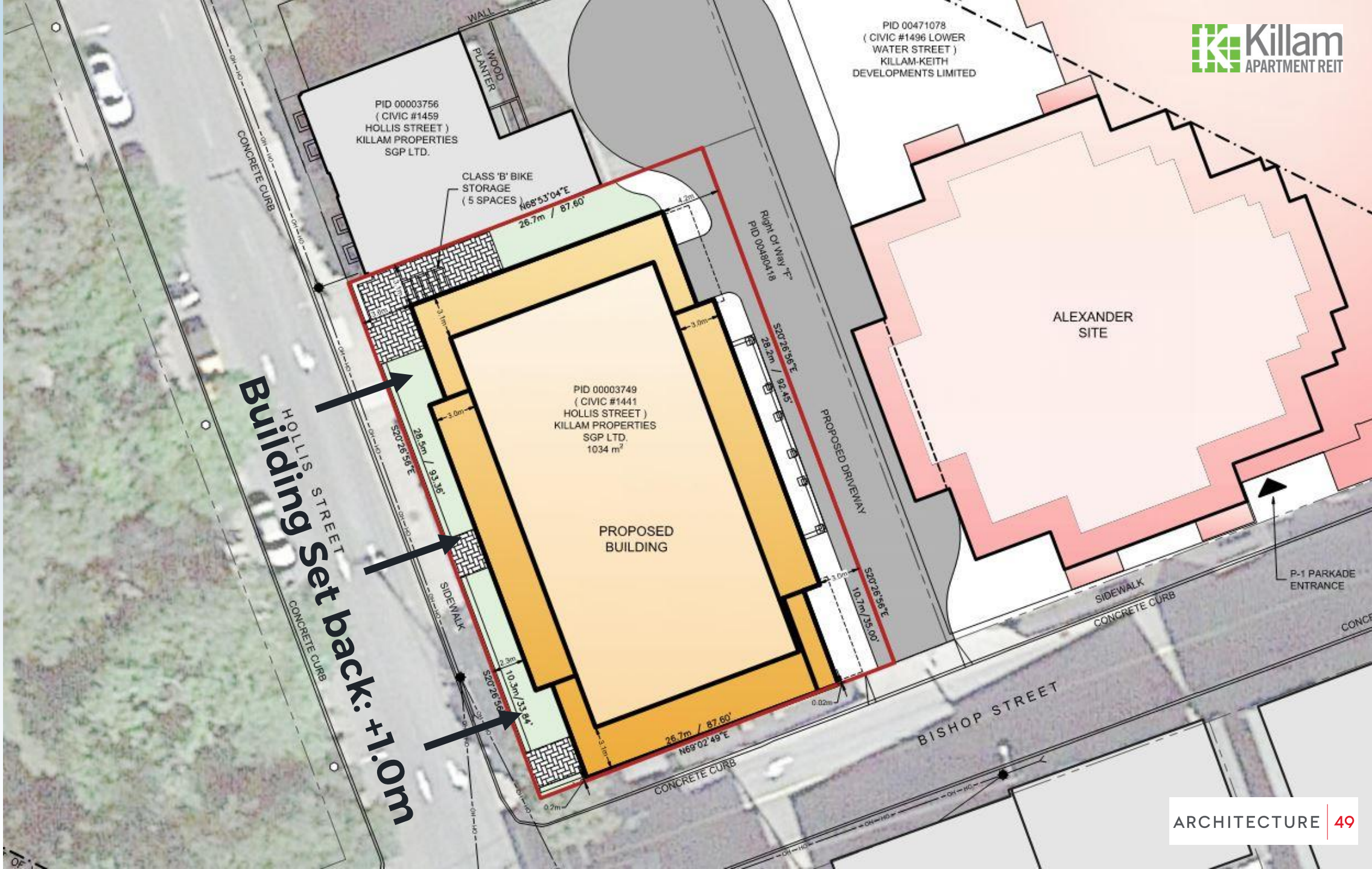
CLASS 'B' BIKE
STORAGE
(5 SPACES)
N68°53'04"E
26.7m / 87.60'

PID 00003749
(CIVIC #1441
HOLLIS STREET)
KILLAM PROPERTIES
SGP LTD.
1034 m²

PROPOSED
BUILDING

ALEXANDER
SITE

Building Set back: +1.0m





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Variations Requested

- Variance on Maximum and Minimum Streetwall Heights
- Variance on Streetwall Width (Bishop Street)
- Variance on Streetwall Stepback (Hollis Street)
- Variance on setback from interior lot line (east side of building)
- Variance on the list of features referenced for rooftop stepback from clause 8(8) of the LUB

Variances Requested: Hollis Street

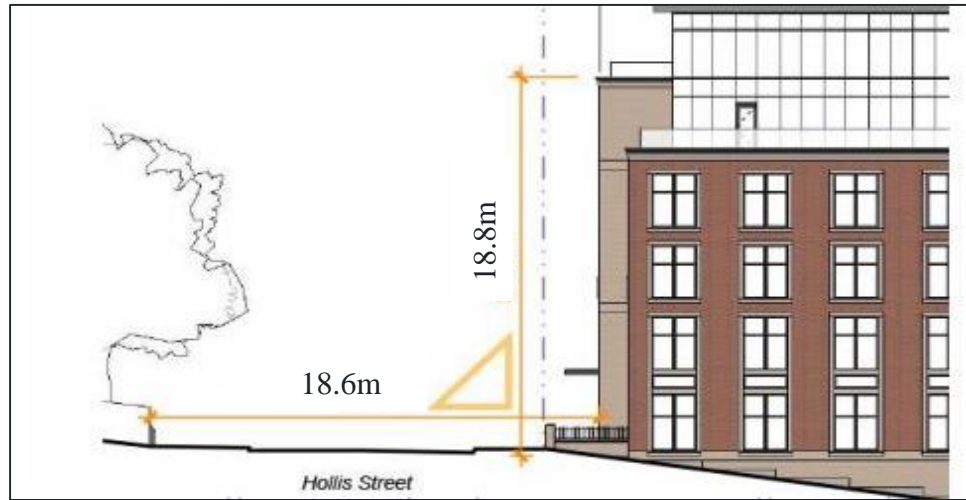
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- LUB REQUIREMENT
- PROPOSED VARIANCE

Streetwall Height Variance

Optimal pedestrian realm (1:1 ratio)



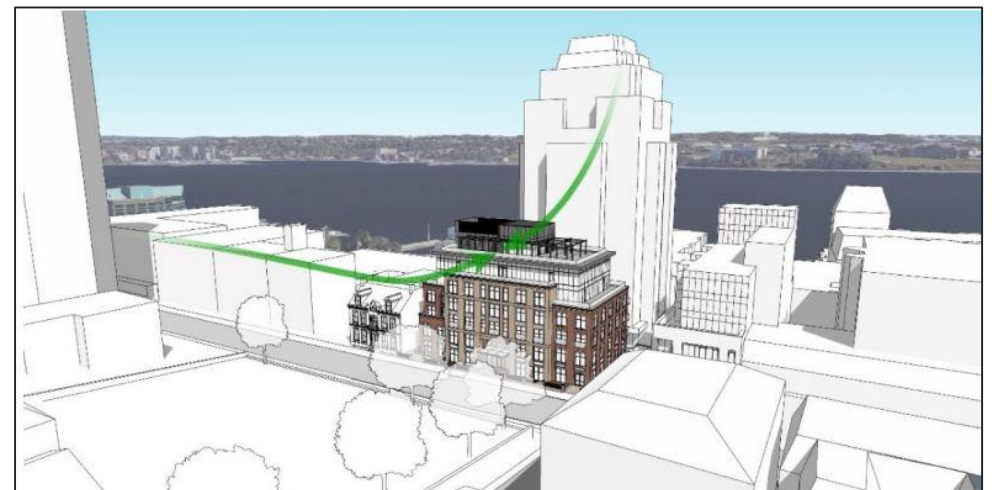
Framed Waterfront Views



Transition from Higher Developments

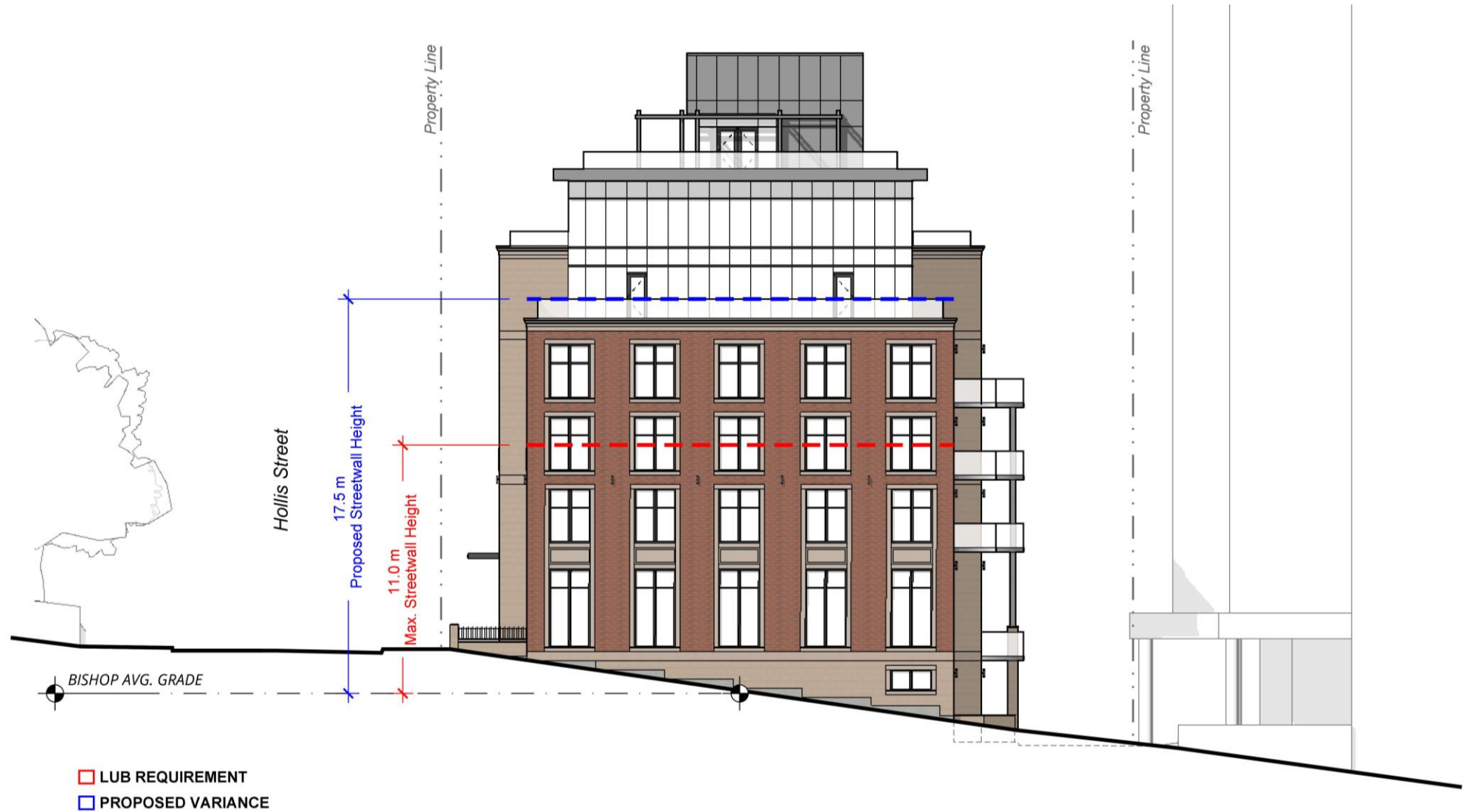


Corner Streetwall Height Transitions



Variances Requested: Bishop Street

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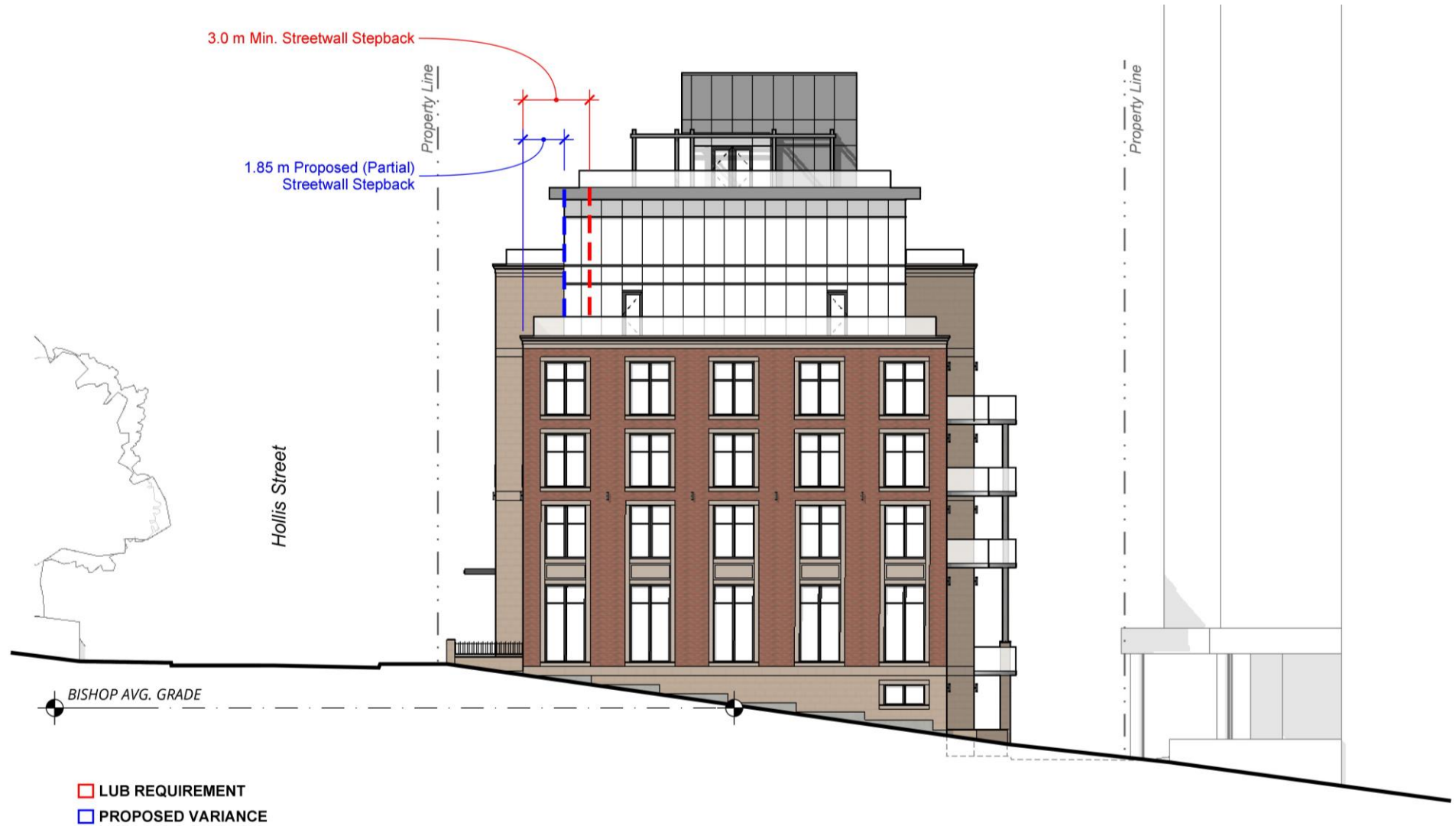


Variances Requested: Bishop Street



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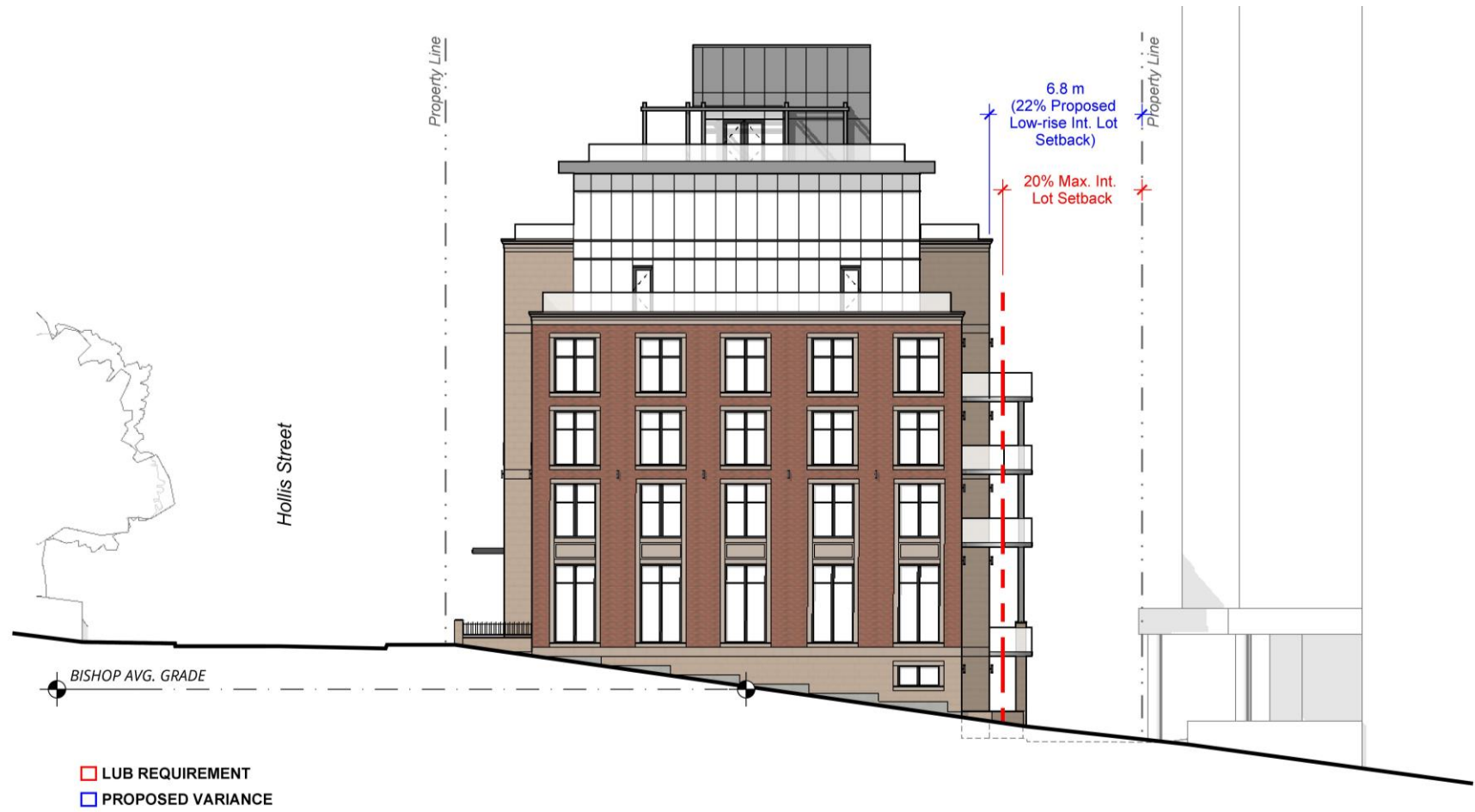
Variances Requested: Bishop Street



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Variances Requested: Bishop Street

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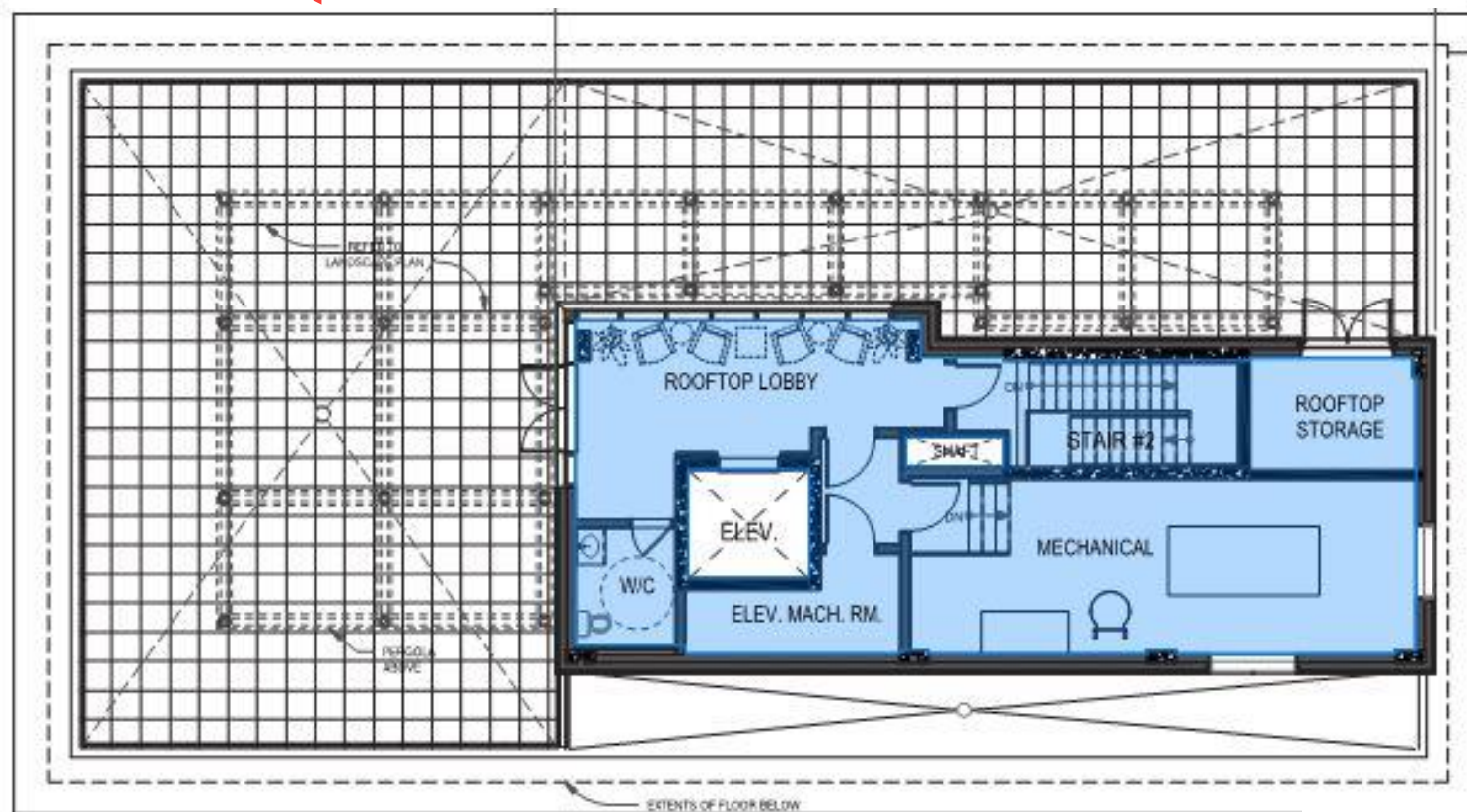
List of features variance

8(8) *The height requirements in subsections (6) and (7) of section 8, and subsection (15C) of section 7 shall not apply to a church spire, lightning rod, ~~elevator enclosure, an elevator enclosure above a structure required for elevator access to rooftop amenity space,~~ flag pole, antenna, ~~heating, ventilation, air conditioning equipment or enclosure of such equipment,~~ skylight, chimney, landscape vegetation, clock tower, solar collector, roof top cupola, parapet, cornices, eaves, ~~penthouses or other similar features,~~....*

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Bishop Street

Hollis Street



Conclusion

- Designed to fit within the existing historic neighbourhood.
- Previously approved by DRC (unanimously).
- Brings prominence and appropriateness to a vacant corner site.
- Provides larger unit sizes for the downtown core.
- Meets objectives and criteria of the LUB and Design Manual.

Thank you!