

Attachment B: Variance Request
Drawings from Design Rationale Report
19 October 2020



DISCLAIMER

This document MUST be used in reference to the Press Block Design Rational document. The following pages are not a complete document, and is only to be used for the Halifax Planning Staff Report.

Summary of Variance Drawings



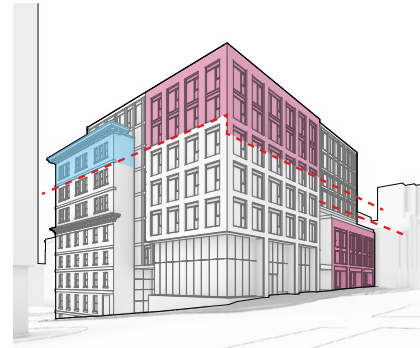
Variance Two: Streetwall Width

- Granville street perspective rendering.
- Historic details and returns are retained and articulated.
- Building elevations indicating width of streetwall reveals to highlight historic facade elements.



Variance Four: Land Uses at Grade

- Rendering at George Street and Granville Street
- Rendering of Granville Street
- Diagram of Granville Street showing streetwall ground floor height
- Diagram of Barrington and George Street corner showing streetwall ground floor height



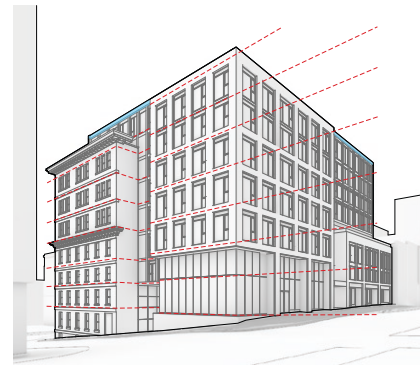
Variance One: Streetwall Height

- Building massing with requested streetwall height variance.
- i. Consistency with Downtown Halifax Schedule S-1 Design Manual
- ii. Build Heritage & Urban Character



Variance Three: Streetline Setback

- Granville street perspective rendering.
- Historic details and returns are retained and articulated.
- Building elevations indicating width of streetwall reveals to highlight historic facade elements.



Variance Five: Maximum Height

- Rendering of Barrington and George Street corner
- Diagram showing floor levels of Dennis Building relative to new construction
- George Street elevation indicating the floor heights in addition are set by Dennis building existing floors
- Building cross-section showing integration of floor heights

Variance One: Streetwall Height

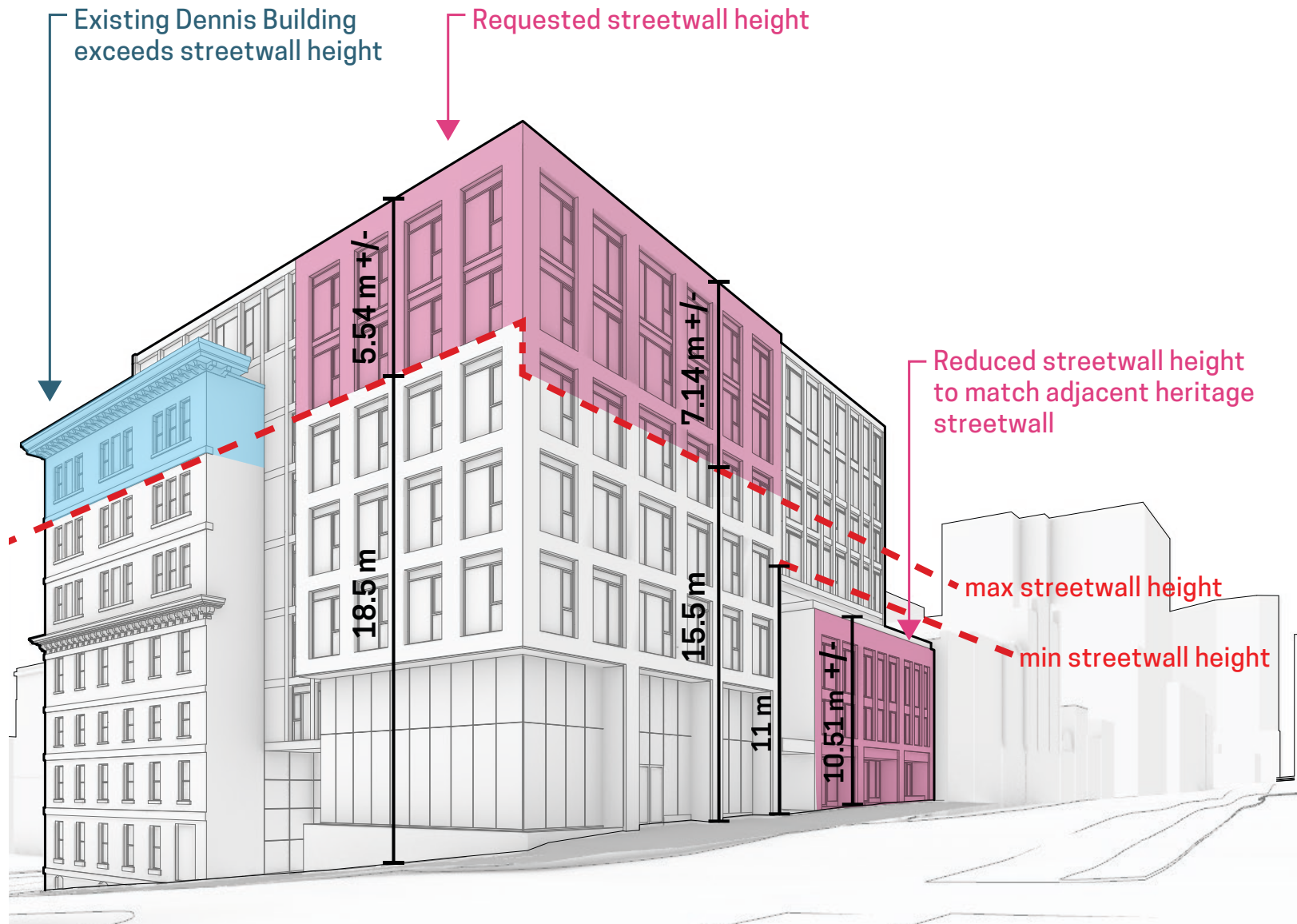


Figure 2.1.a Streetwall Height: Building massing with requested streetwall height variance. Heights are to top of slab, parapet heights and details to be determined in final design.

Variance One: Streetwall Height

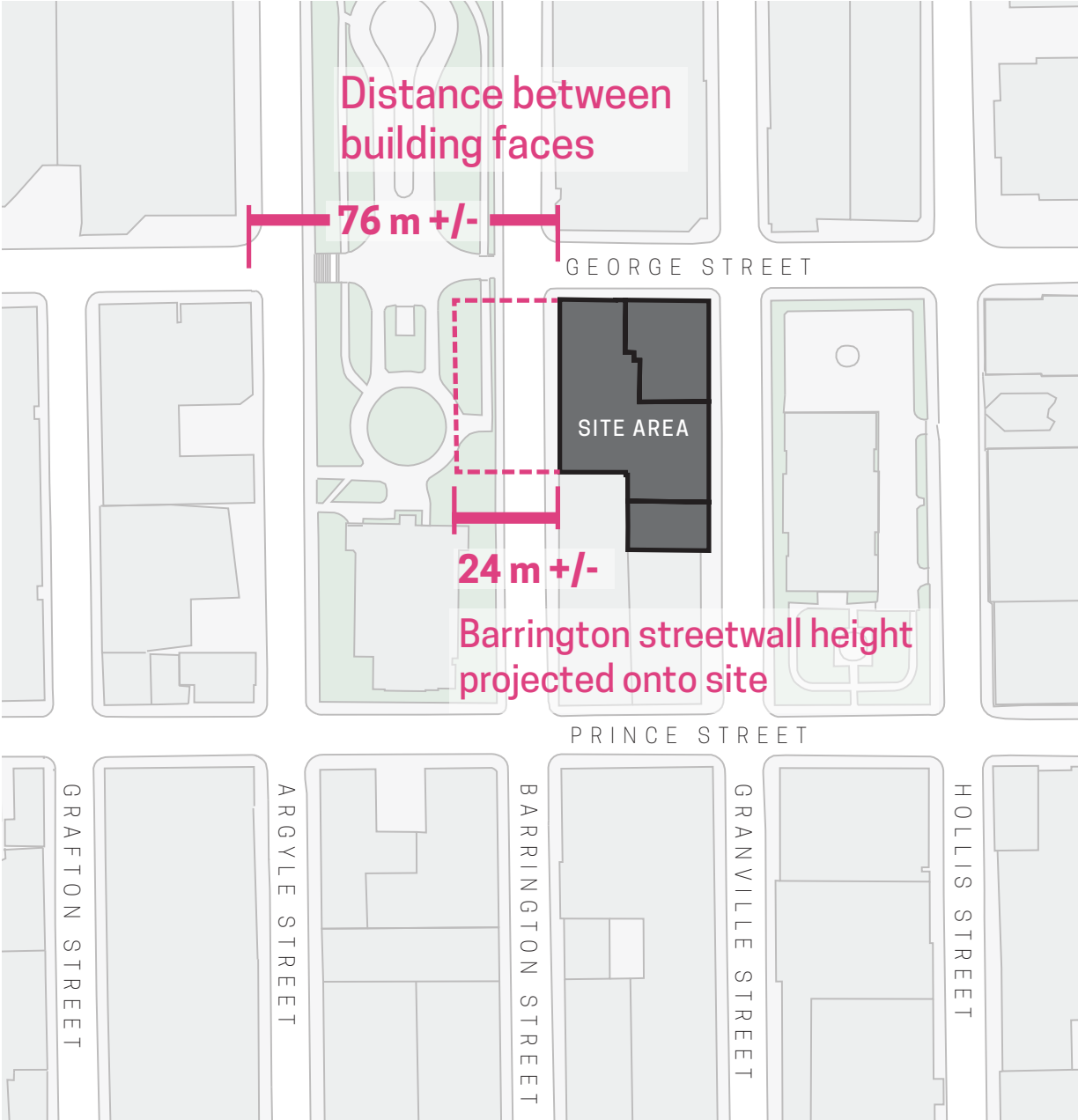


Figure 2.1.b Streetwall Height: Site context plan showing proximity to prominent public open space and projected streetwall. Using the actual distance to the next building face, the ratio is approximately 1:3 streetwall height to street width.

Variance One: Streetwall Height



Figure 2.1.c Streetwall Height: Diagram indicating double height fenestration “upper-level archways” and streetwall height.

Variance One: Streetwall Height

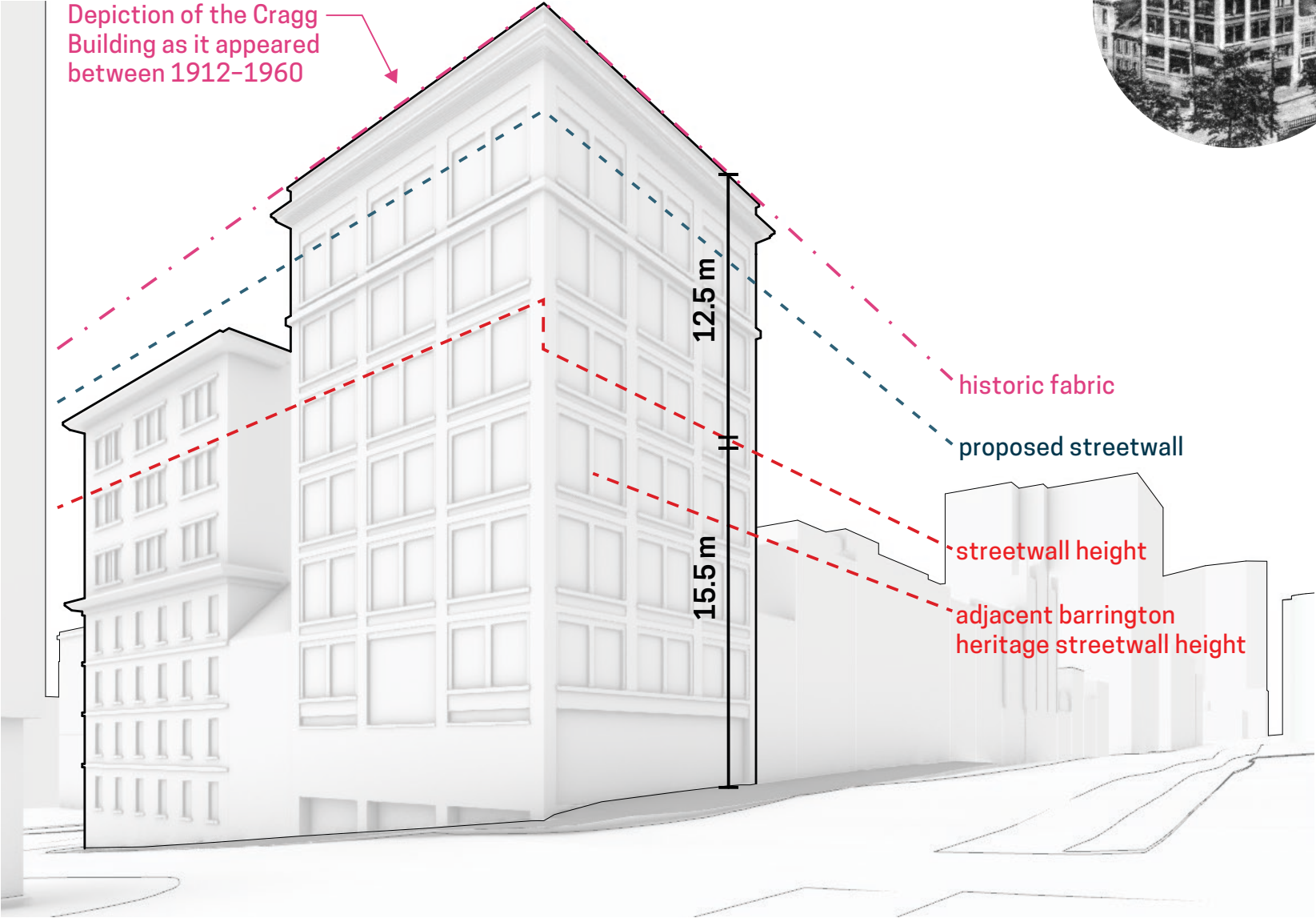


Figure 2.1.d Streetwall Height: Perspective diagram of Heritage built form context.

Variance Two: Streetwall Width



Figure 2.2.a Streetwall Width: Granville Street perspective

Variance Two: Streetwall Width

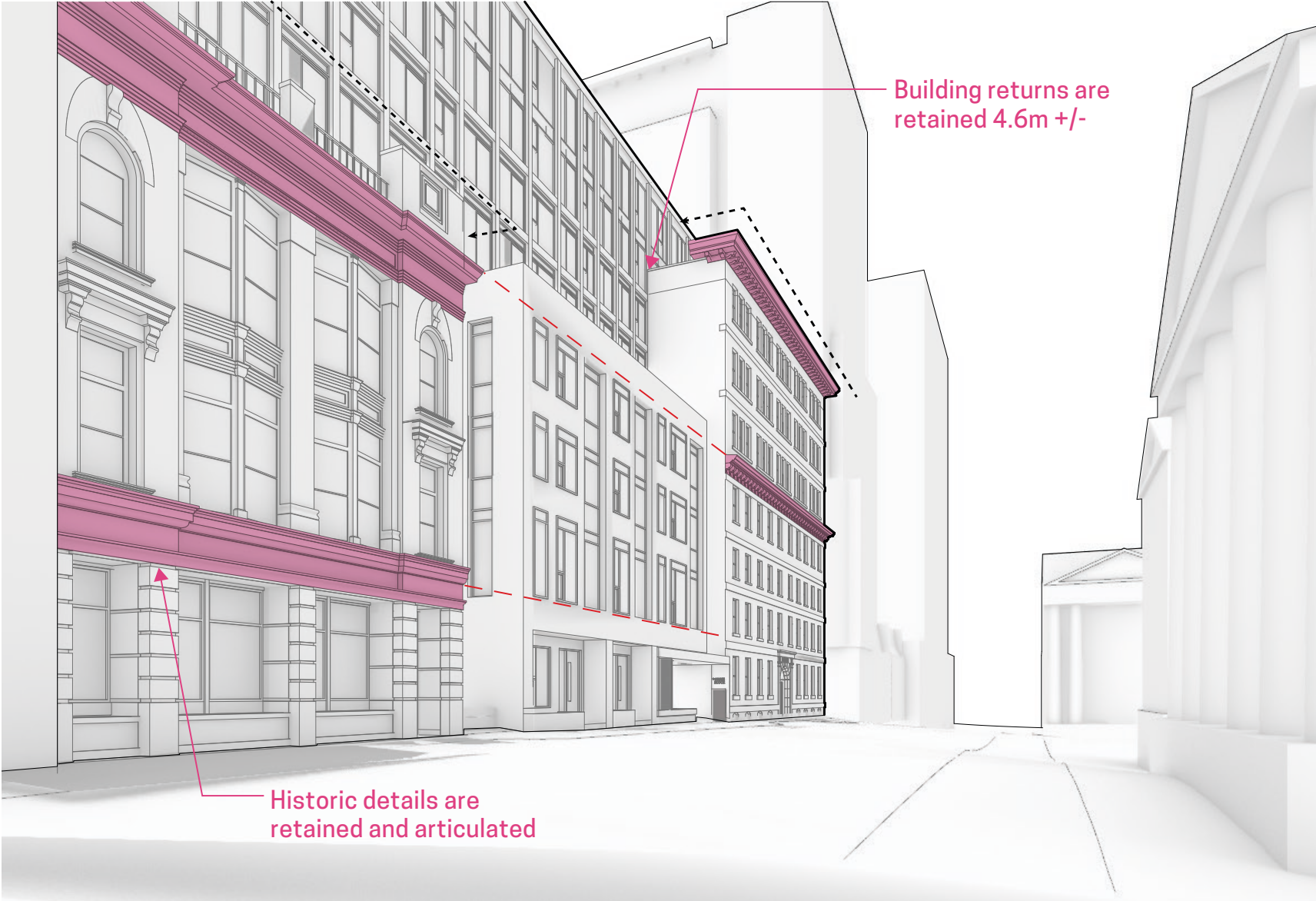


Figure 2.2.b Streetwall Width: Reveals at streetwall and retention of building returns allow for articulation of historic details.

Variance Two: Streetwall Width

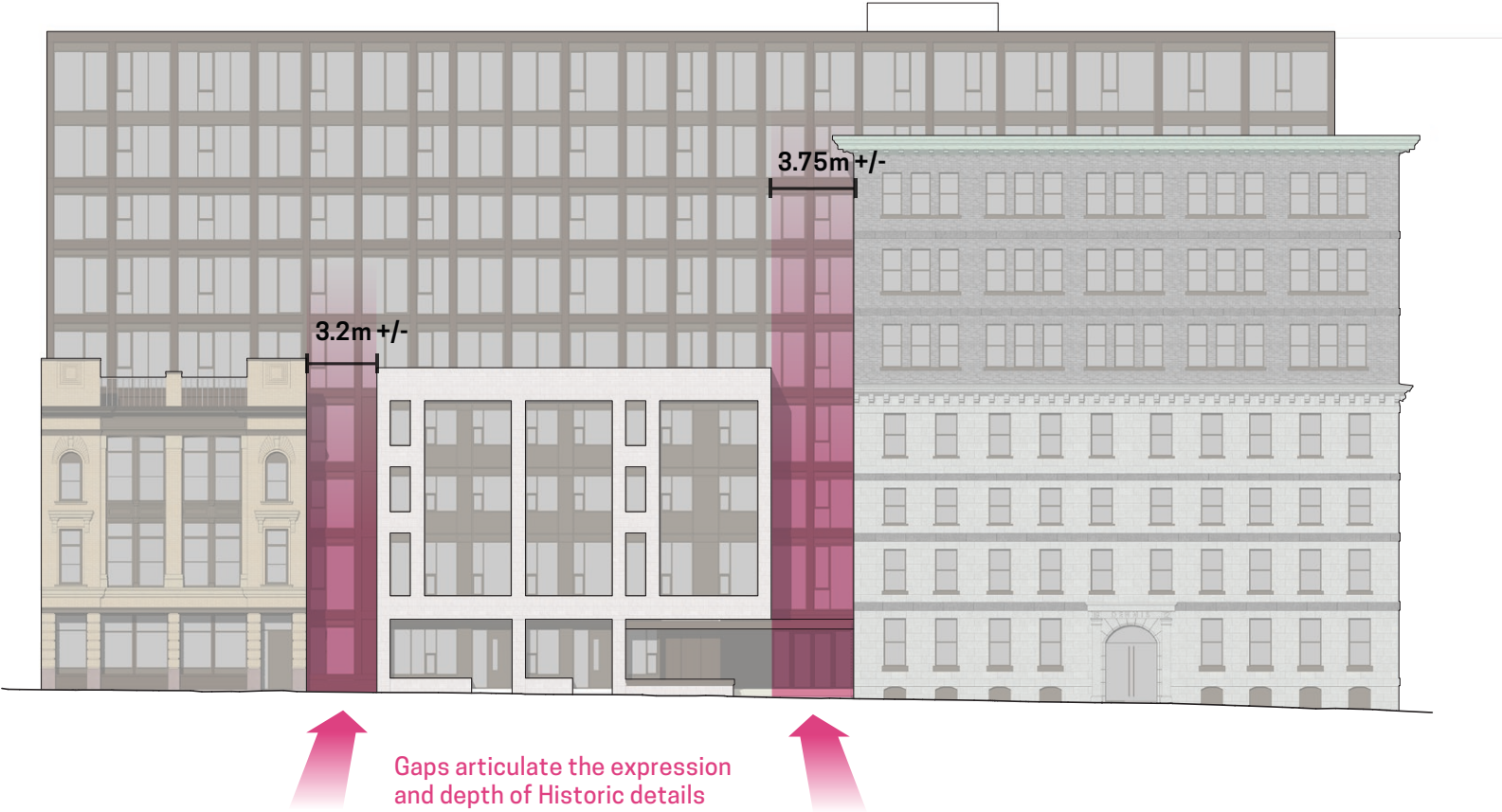


Figure 2.2.c Streetwall Width: New construction gaps on Granville to maintain visual prominence of heritage resources

Variance Two: Streetwall Width

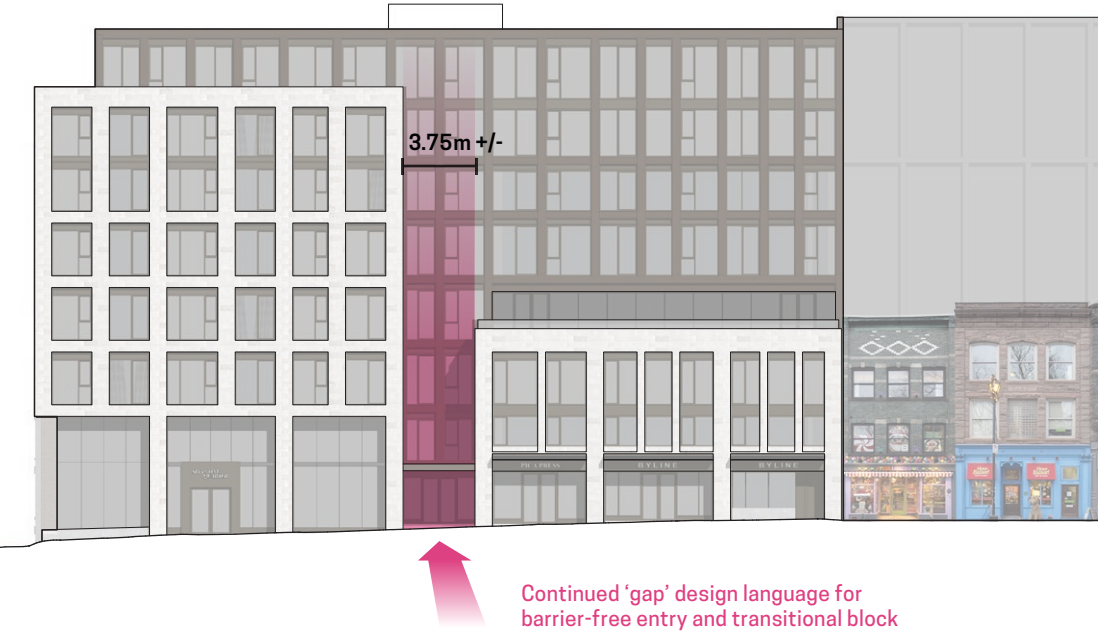


Figure 2.2.d and 2.2e Streetwall Width: New construction gaps on George (left) and Barrington (right) to maintain visual prominence of heritage resources and barrier-free entry

Variance Three: Streetline Setback



Figure 2.5.a Streetline Setback: Granville Street perspective

Variance Three: Streetline Setback



Figure 2.5.b Streetline Setback: Reveals at streetwall and retention of building returns allow for articulation of historic details.

Variance Three: Streetline Setback

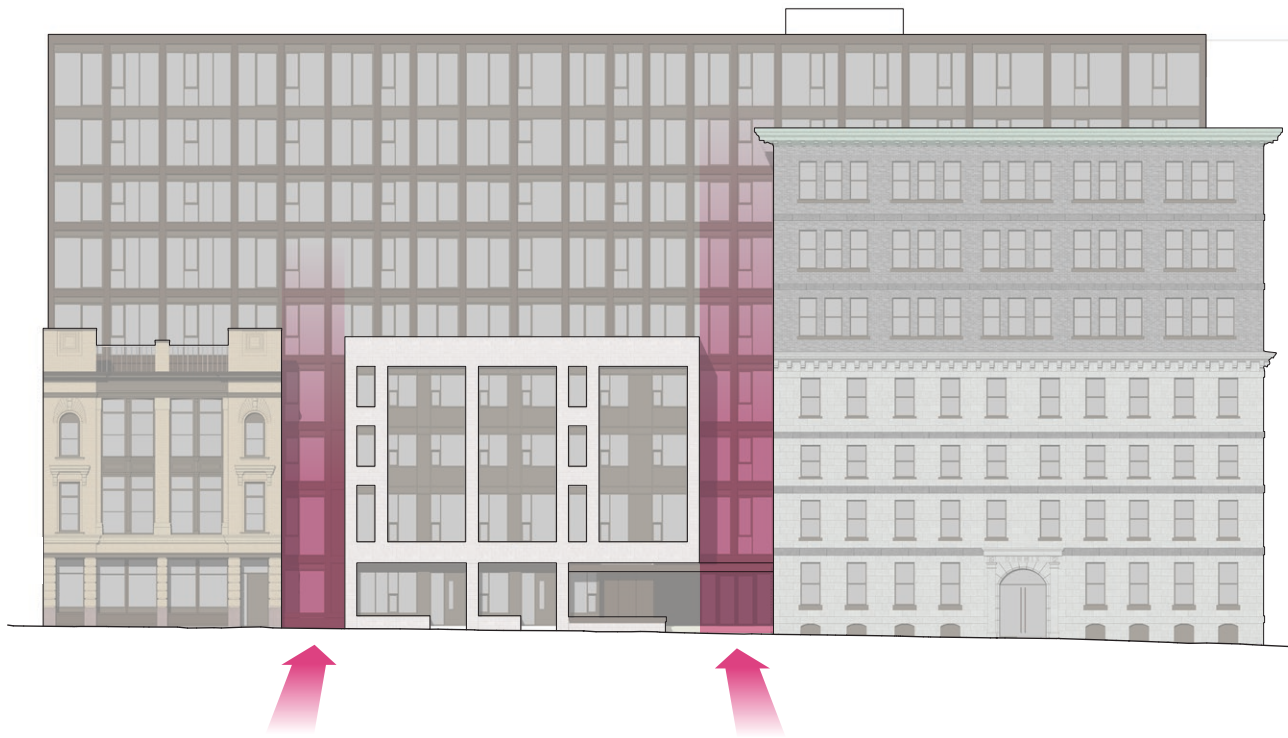
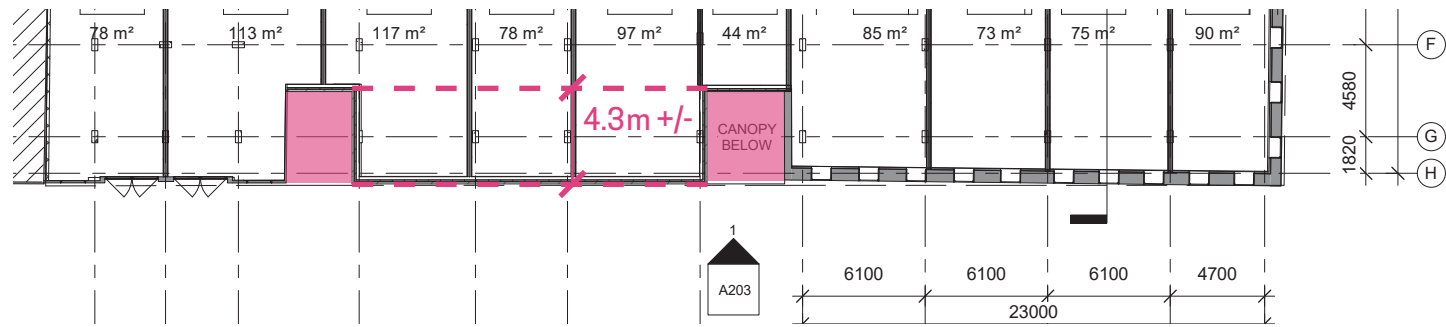


Figure 2.5.c Streetline Setback: New construction setbacks on Granville to maintain visual prominence of heritage resources

Variance Three: Streetline Setback

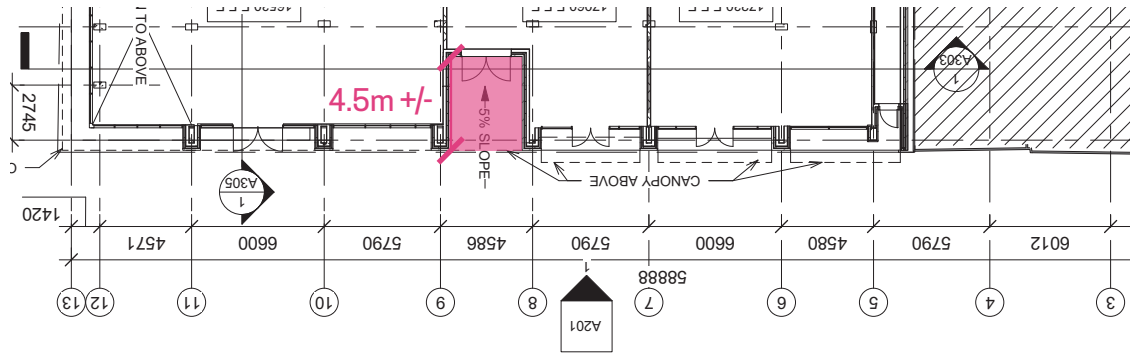
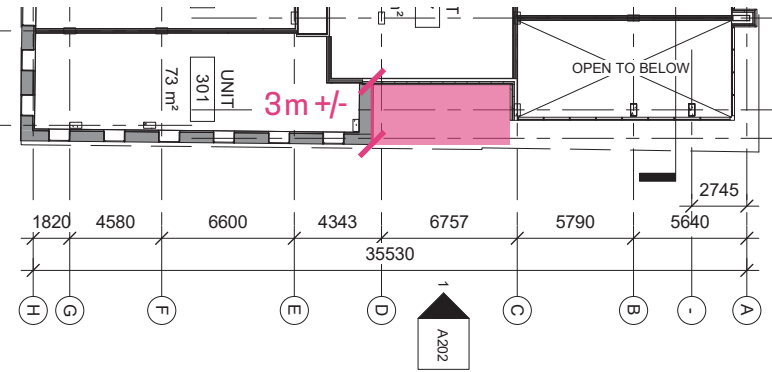


Figure 2.5.d and 2.5e Streetline Setback: New construction setbacks on George (left) and Barrington (right) to maintain visual prominence of heritage resources and barrier-free entry

Variance Four: Land-use floor-to-floor height



Figure 2.4.a Land-use at Grade: Rendering at George Street and Granville Street

Variance Four: Land-use floor-to-floor height

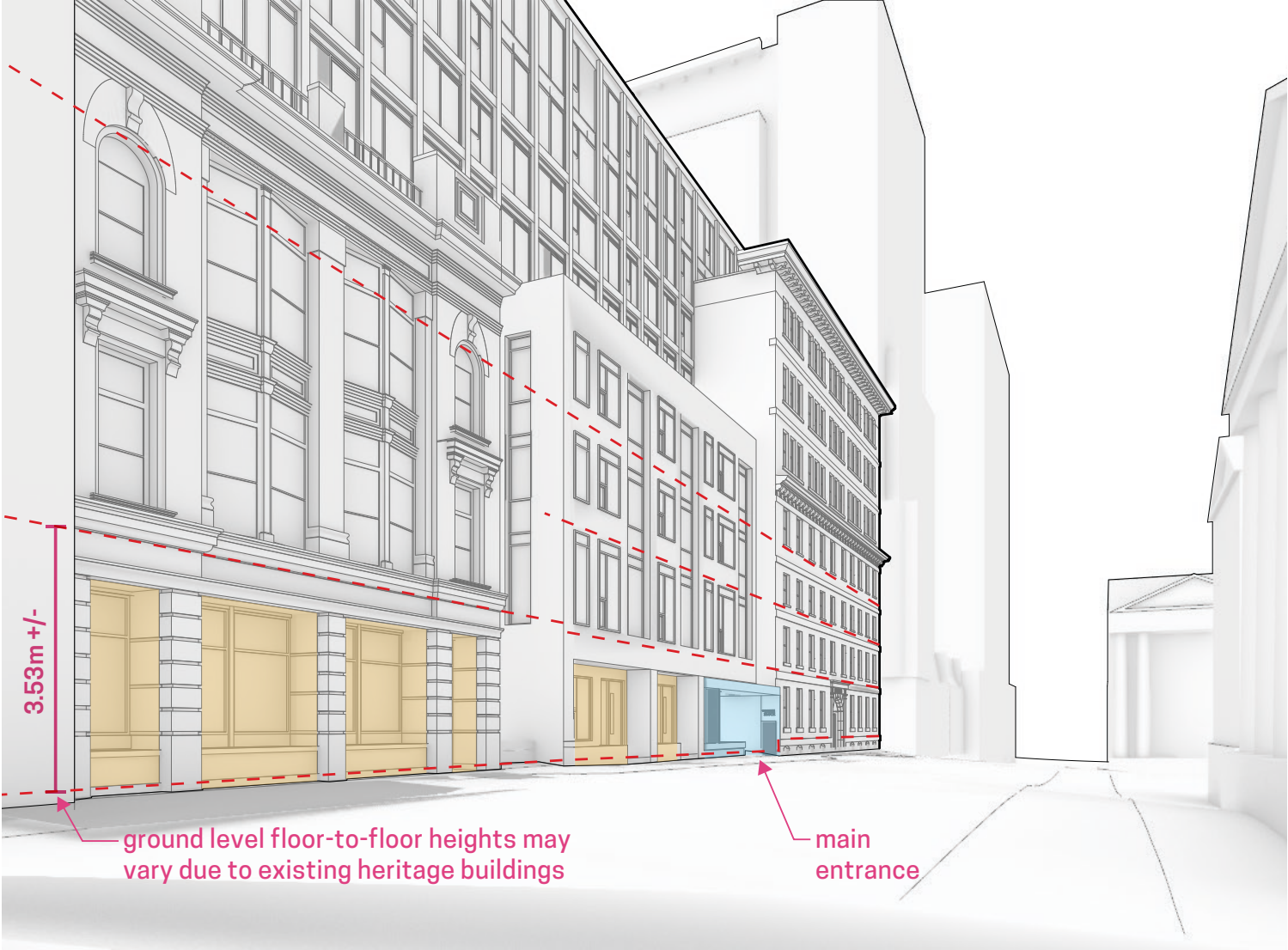


Figure 2.4.b Land-use at Grade: Resulting streetwall along Granville Streets

Variance Four: Land-use floor-to-floor height

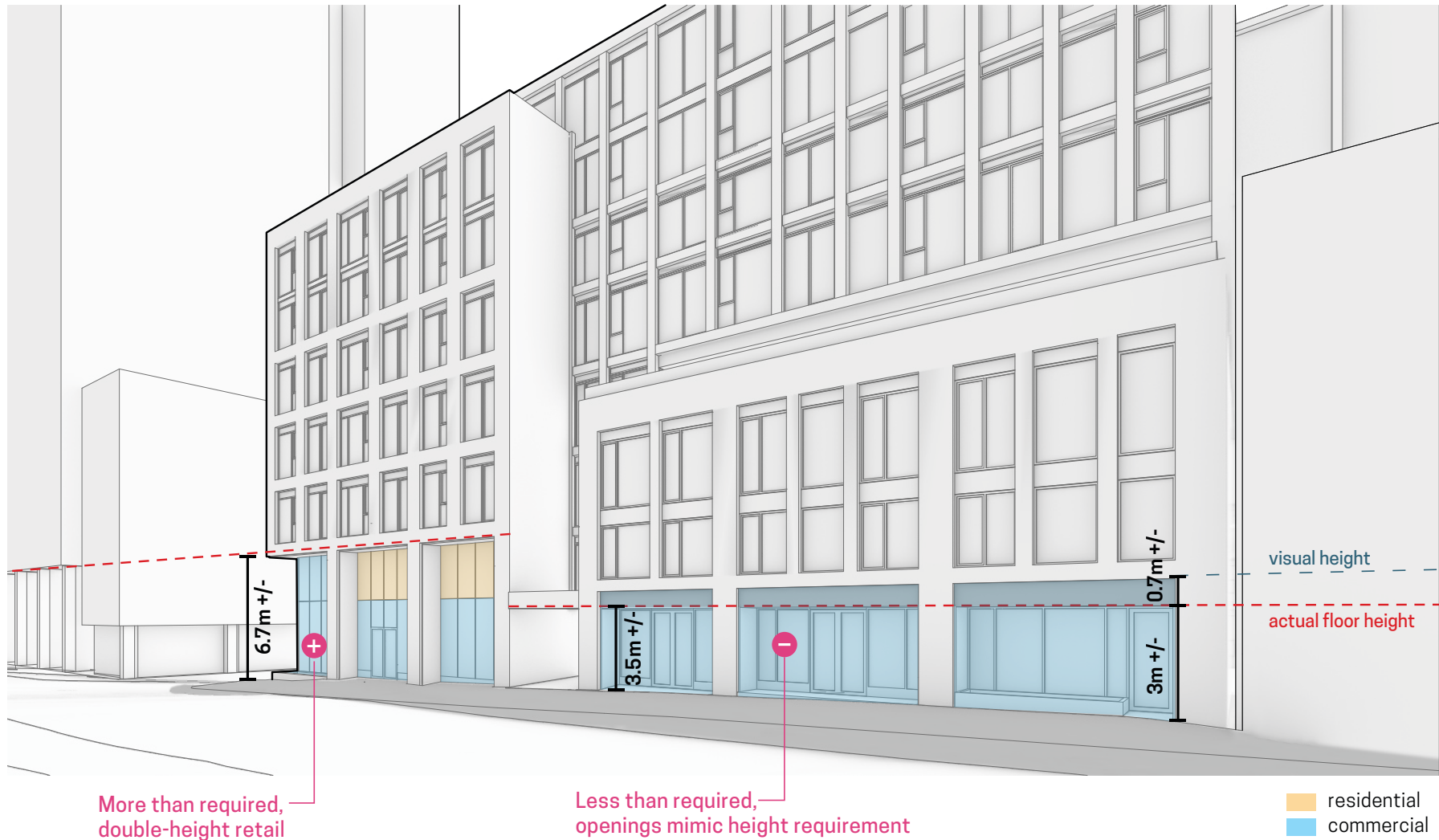


Figure 2.4.c Land-use at Grade: Resulting streetwall at corner of Barrington and George. Refer to Section 303 for slab heights.

Variance Five: Building height



Figure 2.3.a Building Height: View at Barrington Street corner

Variance Five: Building height

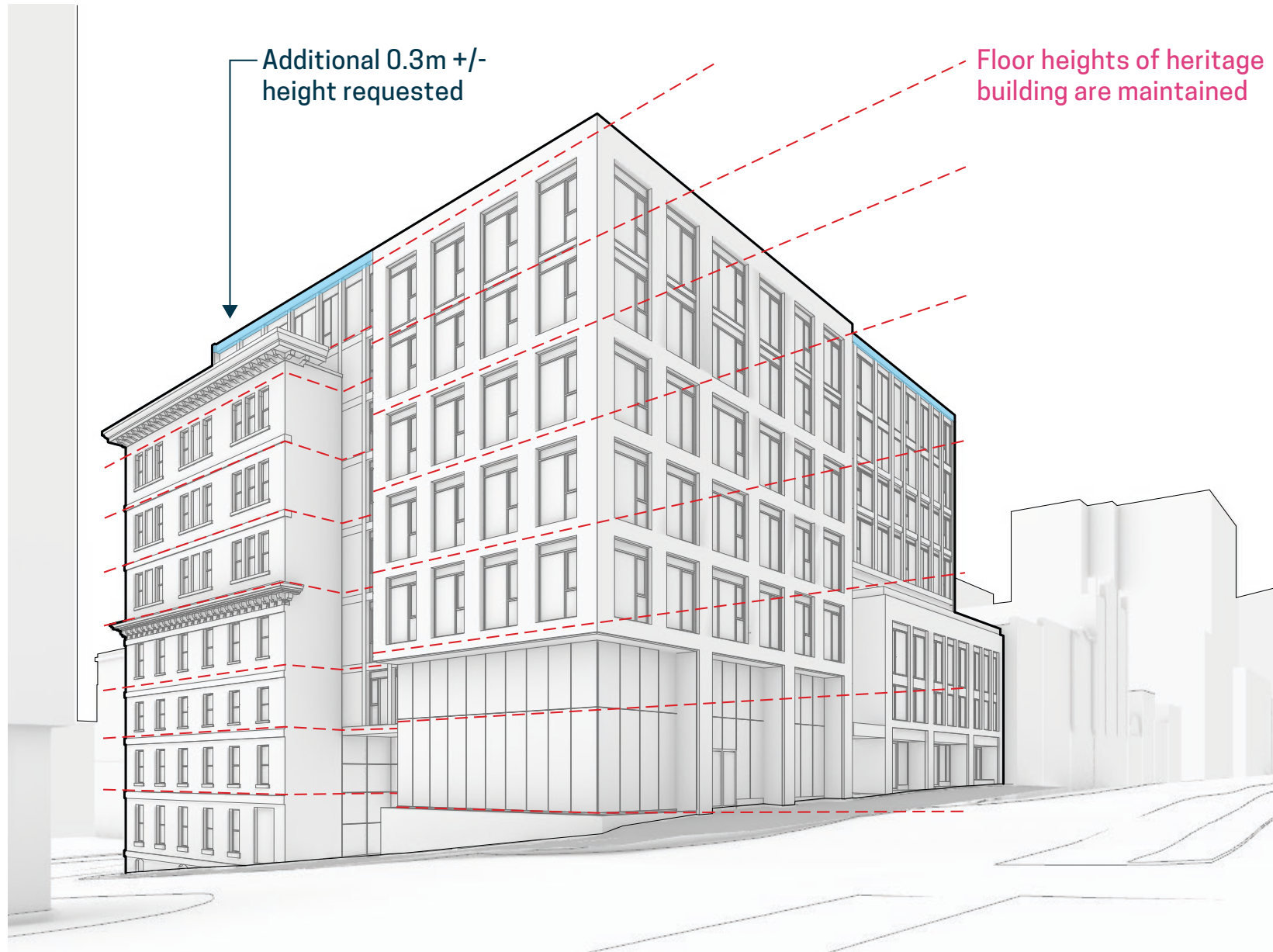


Figure 2.3.b Building Height: Floor heights of heritage building are maintained

Variance Five: Building height



Figure 2.3.c Building Height: Maintaining and matching floor heights of heritage buildings