

# Attachment E: Design Rationale Report

19 October 2020





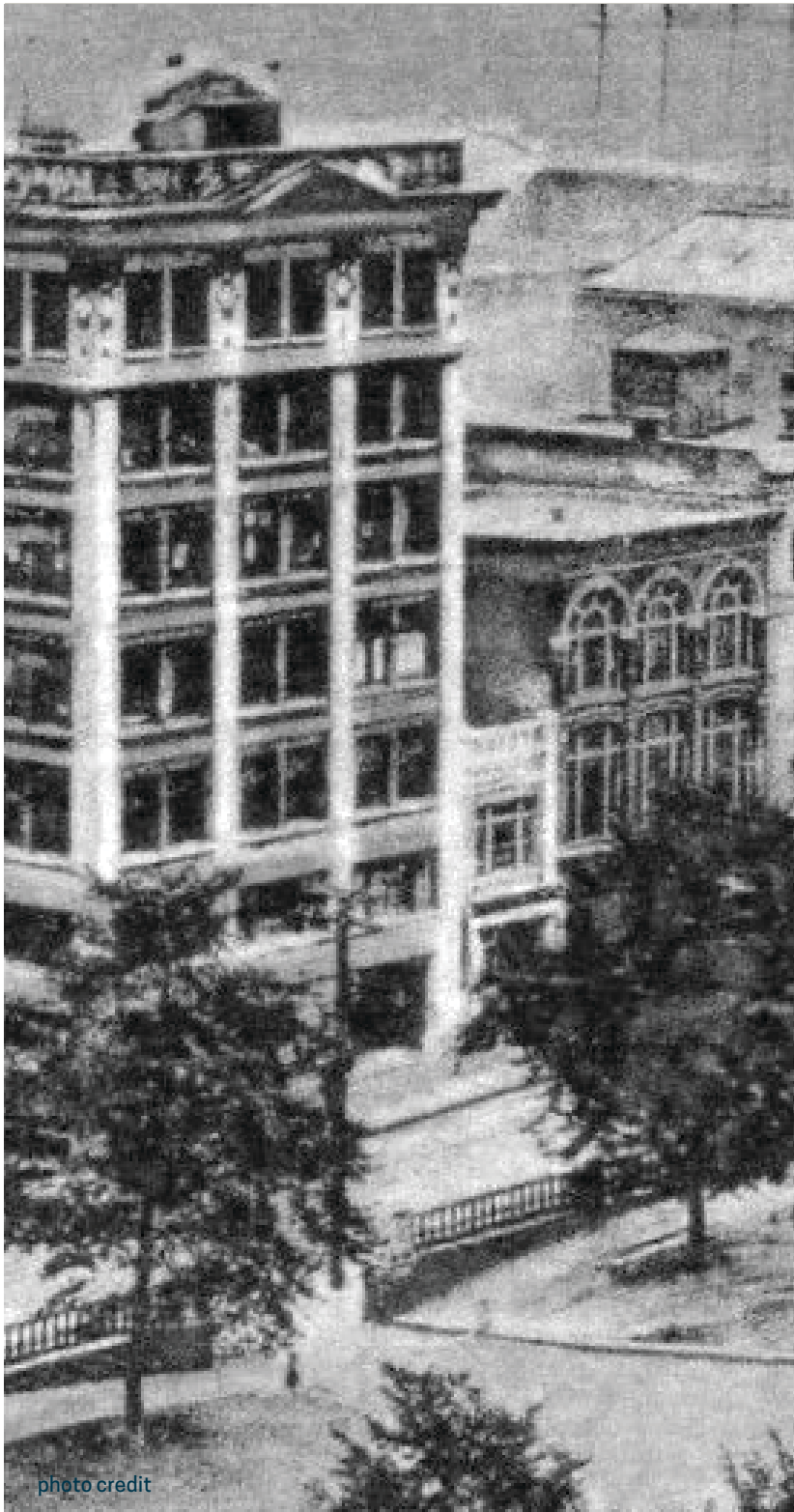


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Fathom collaborates at all scales from sign designs and museum exhibits, to large residential buildings, up to comprehensive master plans for university campuses and downtowns.

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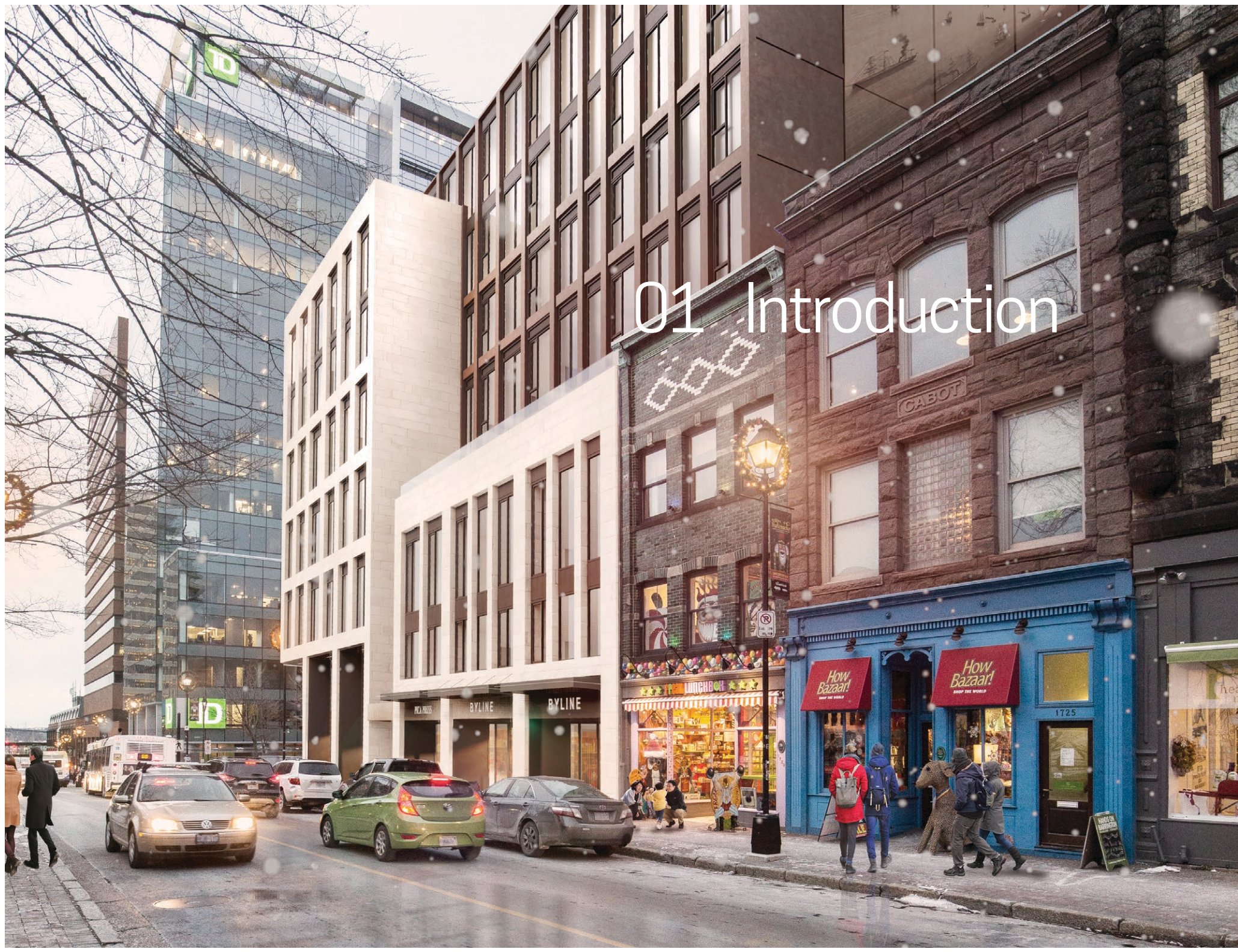
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# 01 Introduction





## 1.1 Project Brief

Fathom Studio, on behalf of Dixel Developments, is submitting a Site-Plan Approval Application for a mixed-use development at 1724, 1730, and 1740 Granville St (three lots in total: PIDS 00002626; 40594764; and 00002642). The project site is a corner street location, bounded by George Street to the North, Barrington Street to the West and Granville St to the East. The Proposed development includes two Heritage Properties. The Dennis building at the corner of George and Granville, and the Acadian Recorder building at the southeast Corner of the site. The project also borders One Government Place on Granville and the first heritage building of the Crowe block at 1729 Barrington Street.

The properties (PIDS 00002626, 40594764, and 00002642) occupy 1,878m<sup>2</sup> total. The existing properties do contain registered heritage buildings, abut registered heritage properties, and exist within a heritage conservation district.

The proposed development ranges from 8-storeys high on the Barrington Street Side to 9-storeys high along Granville Street, and navigates a substantial grade change of +3m along George Street. The building will include 120 units total

(a mix of 1 and 2 bedroom units), over 650m<sup>2</sup> of at grade retail space, and include 3 levels of concealed underground parking for a total of 110 parking stalls. Roof top amenity terraces provide a total of 100m<sup>2</sup> common landscaped area.

This Project will include 2 Downtown Precincts with the property facing Barrington split between 2 precincts. Downtown Precinct 5 (Barrington Street Heritage Conservation) the other half of the property falls within Precinct 4 (Lower Downtown).



## 1.2 Existing Planning and Land-use Context

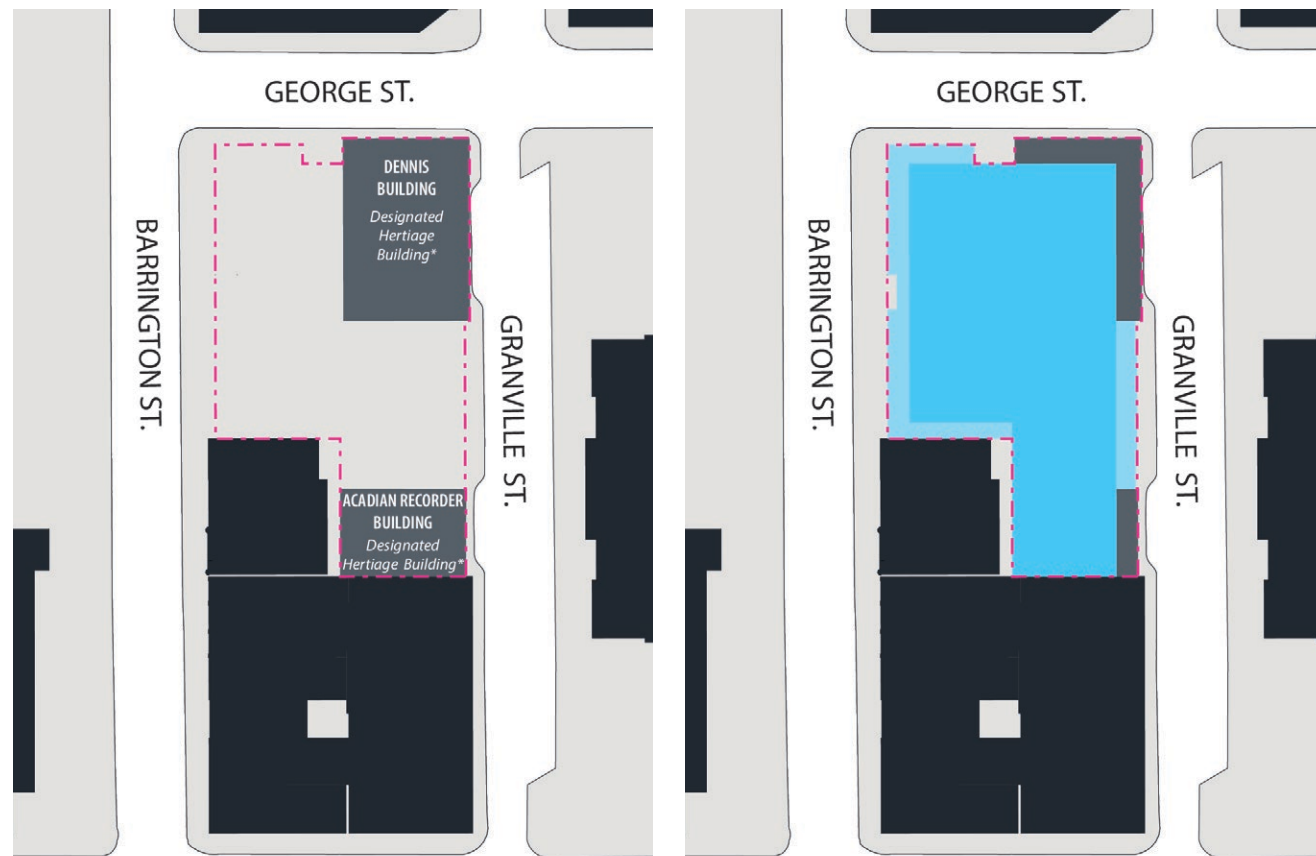


Figure 1.0: Site Context - Existing

Figure 1.1: Site Context - New

- Civic Addresses: 1724, 1730, and 1740 Granville St  
PIDS 00002626, 40594764, and 00002642
- RMPS Designation: Regional Centre
- Plan Area: Halifax Peninsula
- Plan Sub-Area: Downtown Halifax Secondary Municipal Plan Area
- Zoning: Downtown Halifax 1 (DH-1) (LUB Map 1)
- Precinct: Precinct 4 Lower Downtown (PID 00002626 and 00002642) and Precinct 5 Barrington Street Heritage Conservation (1/2 of PID 40594764) (but not part of Schedule W) (LUB Maps 1 and 2)
- Max. Pre-Bonus Heights: 22m (PID 00002626 and 00002642) and 28m on 1/2 of (PID 40594764) (LUB Map 4)
- Max. Post-Bonus Heights: 28m (PID 40594764, 00002626 and 00002642) (LUB Map 5)



## 1.3 Land-use By-law Summary

Per the full submission package and below summary, the proposed building satisfies all LUB requirements with the exception of the noted variances. Refer to individual variance requests for additional details.

### Built Form Requirements

- 8(2) Number of buildings:  
compliant;  
Development Will be considered one building.
- 8(3-5) Heritage:  
compliant;  
Refer to Heritage Impact and design package.
- 8(7) Building Height:  
**see variance request #3**  
28m Precinct 4-5 maximum height;  
Overall building height adjusted to match Heritage building fenestration and floor to floor  
(no post-bonus height allowed for Precinct 4)
- 8(8) Service Elements:  
compliant; service elements exceeding maximum building height requirements occupy less than 30% of the roof area
- 8(9) Visual Terminus: not within a prominent visual terminus site (Map 9)
- 8(10) Service Elements:  
Compliant
- 8(13) 4.5m FTF Height:  
**see variance request #4;**  
floor to floor height at retail space;  
to maintain Dennis building Floor to floor heights. We have counter balanced this variance with a double high retail space at the corner of Barrington and George.
- 8(14) View Planes:  
compliant; Built form under both VP-4 and 5
- 8(17) Ramparts:  
compliant; no part visible from ramparts
- 8(18) Wind Impact:  
compliant; Refer to Wind Study
- 8(19) Accessory Buildings:  
compliant; no accessory buildings
- 8(20) Materials:  
compliant; no prohibited cladding

### Streetwalls

- 9(1) Streetline Setbacks  
**see variance request #5;**  
Variation in setback to preserve character-defining elements of existing heritage buildings and allow for barrier-free entry.
- 9(2,3) Streetwall Height:  
**see variance request #1;**  
15.5m maximum streetwall height (Barrington);  
11m minimum streetwall height (Barrington);  
18.5m maximum streetwall height (George and Granville);
- 9(6) Streetwall Width:  
**see variance request #2;**  
Variation in streetwall width to preserve character-defining elements of existing heritage buildings.
- 9(7) Stepbacks:  
3m minimum, (LUB Map 6) zone;  
Compliant

### Building Setbacks and Stepbacks

- 10(4) Mid-Rise:  
compliant; Notwithstanding subsection (4), no setback is required from an interior lot line for the mid-rise portion of any building on Central Blocks as identified on Map 8.

### Precincts: Additional Requirements

- 11(7) Precinct 5  
HRM By-law H-500 compliant; not part of Schedule W (LUB Map 1)

### Bonus Height Provisions

- 12(7) Public Benefits:
  - (a) Where the development includes a registered heritage property that is to be maintained
  - (f) provision of public art
  - (j) under-grounding of services

### Parking

- 14(1) Surface Parking:  
compliant; no surface parking
- 14(15) Bicycle Parking:  
compliant;  
0.5 spaces required per dwelling unit, 80% Class A, 20% Class B 120 units total = 60 total; 48 Class A and 12 Class B required 1 space per 300m<sup>2</sup> general retail, 20% Class A, 80% Class B, with min 2x Class B 650m<sup>2</sup> general retail; 2 Class B required, 1 Class A 49 Class A provided within underground parkade 14 Class B provided 30m from entry



## 1.4 Design Strategy

The design process for this project commenced with a research phase including current and past uses, the architectural history of buildings currently on site, and those lost. After extensive research it was clear that a new contemporary architecture is critical to infill this missing piece of our urban fabric.

Our design approach for this project is rooted in the conservation of heritage elements left on the site, which means that new work is physically and visually compatible with yet subordinate and distinguishable from the heritage elements. Our overall approach to the massing of the site is to create new human scale articulated street-scapes that pay homage to the fabric that was lost on this site while reflecting the contemporary time of their creations. This human scale articulation is balanced with manufactured masonry units at a handheld block scale that is subordinate and distinguishable from the heritage facades with larger glazing units and anodized metal cladding. The material pallet tonality and consistency also remain distinct and subordinate to the heritage facades.

Critical to this new street-scape is the history around the Atlantic Trust building. When the Atlantic Trust building was built in 1912, it was considered the tallest and most modern building in the Maritimes. Our request for additional height at the corner of Barrington and George is to reintroduce a feature modern building to this corner. This acts as a contemporary homage to the past, and a new key architectural feature on this prominent corner. The additional height also allows for some transition to the vastly higher street wall and scale presented by the TD Building.

Above our street wall height we have added additional street-wall step-back requirements to maintain character-defining elements of the Dennis Building and the Acadian Recorder Building. Each of these two buildings have cornice and parapet returns that were critical to maintain and present as visible elements to these buildings.

The additional setback for the mid-rise portion of the building further reinforces the importance of the heritage buildings with a subordinate and contemporary design. The massing of this mid-rise portion of the project remains



**Fig. 1** 1915 Barrington Street, looking north  
VIEW-5490, Wm. Notman & Son. Notman  
photographic Archives - McCord Museum.



consistent yet articulated with regular deep set metal cladding. This mid-rise massing is presented as a rational, yet articulated back drop to the series of new and existing heritage street-scapes.

It is critical for the new development to be presented as a singular mass or block. Introducing the look of multiple buildings above the street-wall at this scale of massing would appear if we are trying to create fake versions of a series heritage buildings. This would go directly against the Standards and Guidelines for the Conservation of Historic Places in Canada. Instead, a single mass with a regular grid of vertically proportioned windows clad in high quality plated metal pay homage to heritage through regularity and proportion. This persistent facade is visually compatible due to its vertical proportions and high quality materials, yet subordinate, due to the large amount of glazing, and its regularity and distinction from the heritage buildings.



### Holistic site strategy

The retention of the north and east elevations of the Kenny-Dennis and the east elevation of the Acadian Recorder, including the reconstructed north and west return walls, maintains the building's primary elevations as described in the municipally prepared Statement of Significance while ensuring the legibility of the heritage building as a three-dimensional volume.

To prevent the new built fabric from visually overwhelming the heritage buildings, it is divided into visually discrete elements that respond to their scale, rhythm, and fenestration. The integrity of the Kenny-Dennis and Acadian Recorder buildings are maintained through intentional streetwall breaks and setbacks to articulate the cornice line and historic details (S-1 Design Manual 4.4.1, 4.4.2, 4.4.3); Replacement floors will be constructed at the same height as existing floors within the heritage building.

The proposed light coloured masonry cladding of the tower and podium is compatible yet distinct from the granite stone masonry of the lower levels of the Kenny-Dennis building. All new contemporary design of the proposed building is clearly distinguishable from heritage fabric.

### Relationship to Barrington Street and Heritage Conservation District

The vacant lot at the southeast corner of Barrington and George Streets is within the Barrington Heritage Conservation

District and identified in the Barrington Street Heritage Conservation District Catalogue of Buildings as the "Site 23: Old Birk's Site", situated in the "Historic Commercial Blocks" area (2014, 8). Buildings in the area vary in heights between two and six storeys create a varied streetwall profile. After the fire of 1912, four new buildings were constructed on the site including the Cragg Bros. building (Atlantic Trust) and the Birk's building, all of which were demolished in 1989.

The inclusion of retail space on the Barrington side of the Development maintains the long-standing function as a commercial gateway to the HCD, making a case for a prominent corner condition. From the above document:

The heritage value of Barrington Street lies in the historic and architectural significance of its buildings and civic open spaces and its evolution as Halifax's principal downtown commercial street over the 250 years from settlement to the present day.

### George Street corridor

According to the S-1 Design Manual, the "Old Town Clock is a striking example of a prominent view terminus that helps to define downtown's civic character" (page 20). The proposed Development will reinstate a Prominent Civic/Cultural Frontage according to resources outlined in "Map 1: Civic Character" (S-1 Design Manual, Appendix A).

The requested land-use at grade (2.4) and streetwall height (2.1) variances proposed are in keeping with the Heritage

Value Statement in the “Barrington Historic Conservation District Revitalization Plan” identified above. A prominent corner condition with distinguishable features reinforces the historic George Street corridor, and enhances the area’s civic character and waterfront connection (S-1 Design Manual 3.4.1).

### **Relationship to Granville Street and Province House**

“The Kenny-Dennis Building is an important architectural asset contributing to the heritage character of Province House and its surrounding area. It is the earliest extant example of a building that respects the immediate context of Province House Square” (McGreal 2018, 10). Likewise, the Acadian Recorder Building on Granville Street also contributes to the classical theme continued around the perimeter of Province House Square.

The proposed Development respects the character of Granville Street and the neighbouring Province House, while allowing for sensitive densification of the Site. As such, no commercial space, retail space, or balconies will share the Granville Street boundary with Province House. As noted above, the proposed Development is informed by the existing heritage buildings and will maintain the existing floor heights, fenestration, and cornice line of both buildings (S-1 Design Manual 4.4.2, 4.4.3).

### **Design Framework**

The proposed Development is guided by six objectives:

1. Maintain the existing floor heights, fenestration, and cornice line of the Kenny-Dennis and Acadian Recorder buildings (S-1 Design Manual 4.4.2, 4.4.3);
2. Maintain the three-dimensional form and legibility of the historic buildings through streetwall breaks and setbacks (S-1 Design Manual 4.4.1).
3. Incorporate a fine-grain block strategy that references the surrounding context and maintains the long-standing retail use on Barrington Street (S-1 Design Manual 4.4.3);
4. Respect the character of Granville Street and the neighbouring Province House, and allow for sensitive densification of the Site. (S-1 Design Manual 4.4.3);
5. Reinforce historic George Street corridor that helps to define downtown Halifax’s civic character and enhance the waterfront connection and pedestrian orientation (S-1 Design Manual page 20 and 3.4.1);
6. Reinststate a prominent corner, informed by historical context, at the former location of the Atlantic Trust building to re-establish the Site as a landmark along Barrington Street (S-1 Design Manual 3.4.2).

# 1.5 Materials and Streetscape

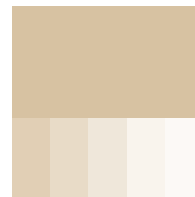
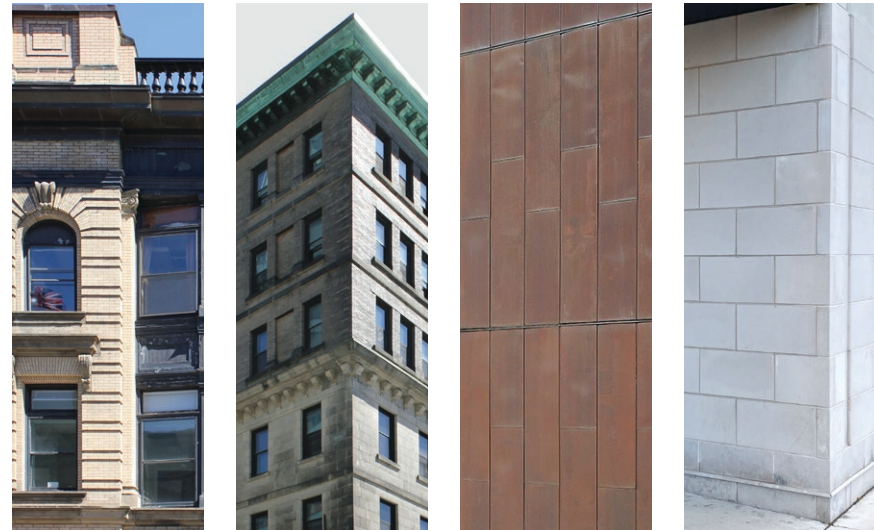
## Materials and Streetscape Activation

The material palette of the Acadian Recorder and the Kenny-Dennis building will play an important part of the overall design. Existing materials of the heritage buildings — brick, cast iron, granite, and copper — will be cleaned and restored as required. Manufactured sandstone ties together the historical layers of the site, and its block pattern adds a human scale. Metal alloy panels are used distinguish new architectural interventions from historic, and will form their own patina as they age.

The streetscape will be activated by interpretive panels and public art that celebrates the rich history of this site. Further to the public facing portions of the building, the interior design, signage and wayfinding will be integrated into a cohesive brand. In the development of our interpretive installations, we will consider graphic and written content, as well as materials and finishes to complement the design of the building. In this process, we consider the themes and stories that we have found in our extensive research thus far. The goal of these interpretive elements is to provide context and a sense of place to passersby.

### Interpretive Zone One: Barrington & George

The stepped granite planters and interpretive area at the corner of Barrington and leading down George street towards the water will be informed by a major narrative depicting the multiple layers of history on the site. There have been several distinct phases of development by prominent architects



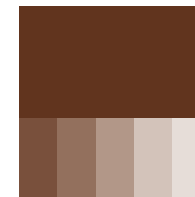
#### Brick & Cast Iron

Acadian Recorder existing material palette of buff brick and cast iron to be cleaned and restored as required.



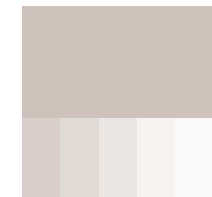
#### Copper & Granite

Kenny-Dennis existing material palette of granite, copper, and brick to be cleaned and restored as required.



#### Contemporary Muntz Metal

Metal alloy panel cladding is used distinguish new architectural interventions from historic, and will patina and age with the building.



#### Contemporary Masonry

Manufactured sandstone ties together the history of the site, and acts as a human scale, light-toned material.

Figure 1.5.a Material palette





Figure 1.5.b Interpretive Zone One: Concept rendering of the interpretive wall and stepped planters at the prominent corner of Barrington and George Street.



Figure 1.5.c Interpretive Zone Two: Concept rendering of the Residential Entry on Granville Street. (Civic address not show, and is included in the architectural elevations).

including David Stirling, Henry David Jost, and Andrew R. Cobb. Minor narratives of this zone will include unpacking the legacy of the Dennis Family, and a section explaining the overall approach of uniting the site as the “Press Block”.

### Interpretive Zone Two: Granville Residential Entry

The primary residential entrance to the building on Granville Street will feature a major narrative that depicts the site’s cultural associations with the history and development of the newspaper industry in Nova Scotia. This might include prominent newspapers that were located on the site (Halifax Journal, Acadian Recorder, Halifax Herald, Chronicle Herald, Evening Mail, and Mail Star), important historical figures, or feature historical articles related to the site itself. As part of the development of the interpretive and signage, we will draw upon the materials and finishes palette of the building and follow best practices for inclusive and accessible design.





# 02 Site Plan Variance Requests



# 2.0 Variance Summary



### 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



## 2.1 Variance One: Streetwall Height

### Design Rationale

Based on the historic context of the site and the provisions of Schedule S-1 Design Manual, we are requesting a streetwall height variance for part of the proposed building on the corner of Barrington and George St. We are also requesting a reduced street-wall for a portion of Barrington Street so we can address adjacent existing heritage street wall heights.

The variance request is based on the following two rationales;

- i. **Consistency with Downtown Halifax Schedule S-1 Design Manual**
- ii. **Built Heritage / Urban Character**

Relevant literature is as follows:

### Downtown Halifax Land-Use Bylaw Section

9(2) as shown on Map 7;

Barrington St: 11m min 15.5m max

George and Granville St: 18.5m

9(8) for variance through S.P.A.

### Schedule S-1 Design Manual

3.1.3 Streetwall Height

3.2.5 Sloping Conditions

3.4.1 Prominent Civic Frontage

3.4.2 Corner Sites

3.6.3 Streetwall Height Variance

4.3.3 Grade Level Height and Articulation

## i. Consistency with Downtown Halifax Schedule S-1 Design Manual

The open space across Barrington Street created by Grand Parade provides the site with a significant amount of open space, a comfortable pedestrian experience is maintained as no narrow street enclosure is created by facing buildings and streetwalls. Furthermore, the Design Manual advocates creating strong edges to major public open spaces, such as Cornwallis Park. Perhaps the most significant public open space in the downtown core, Grand Parade meets this definition. As such, we believe that the streetwall height variance is consistent with the intent of the Design Manual.

According to the S-1 Design Manual Section 3.6.3, Streetwall heights may be varied by Site Plan Approval where:

- The streetwall height is consistent with the objectives and guidelines of the Design Manual; and
- The modification is for a corner element that is used to join streetwalls of differing heights.

Section 3.1.3 of the Schedule S-1 Design Manual makes specific reference to Streetwall Height around major public open spaces:

Maximum streetwall heights are defined and correspond to the varying widths of downtown streets — generally 15.5m, 17m or 18.5m. Consistent with the principle of creating strong edges to major public open spaces, a streetwall height of 21.5m is permitted around the perimeter of Cornwallis Park. Maximum Streetwall Heights are shown on Map 7 of the Land Use By-law.

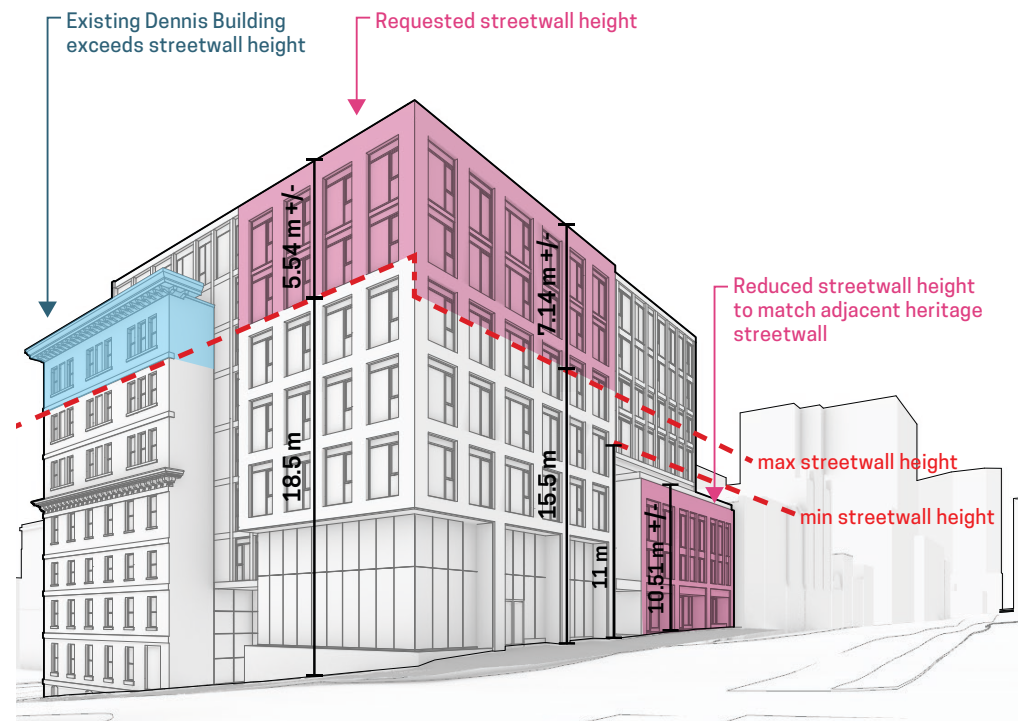


Figure 2.1.a Streetwall Height: Building massing with requested streetwall height variance. Heights are to top of slab, parapet heights and details to be determined in final design.

Section 3.4.1 of the S-1 Design Manual also makes direct reference to the Development Site in Prominent Civic Frontages. Our response to each specific item is in the following, highlighted in blue:

These frontages identify highly visible building sites that front onto important public open spaces such as the Citadel and Cornwallis Park, as well as important symbolic or ceremonial visual and physical connections such as the waterfront boardwalks, the proposed Grand Promenade linking the waterfront to the Town Clock, and other east-west streets that connect the downtown to the waterfront.

**Taller streetwall height to adhere to the principle of creating strong edges to major public open spaces and reinforce the waterfront to Town Clock connection.**

Section 3.4.2 of the Schedule S-1 Design Manual makes reference to Corner Sites. Our response to each specific item is in the following, highlighted in blue:

Corner buildings have a greater visual prominence given that they terminate two streetwalls and that they have excellent visual exposure from the open space created by street intersections. This special condition should be acknowledged with design responses such as:

a. Provision of a change in the building massing at the corner, in relation to the streetwall.

**New, taller streetwall height to reinforce a corner that terminates two streetwalls.**

b. Provision of distinctive architectural treatments such as spires, turrets, belvederes, porticos, arcades, or archways.

**New double height fenestration of upper two storeys; this is intended to act as a modern interpretation of upper level archways (see Fig 2.1.c).**

c. Developments on all corner sites must provide a frontal design to both street frontages.

**New architectural features that face both Barrington and George Streets: a feature glass double-height retail space with interpretive and landscape elements to mitigate the grade change (sloping to the harbour).**

Section 3.2.1 of the S-1 Design Manual makes reference to Pedestrian Streetscapes and Design of the Streetwall. Our response to each specific item is in the following, highlighted in blue:

Design of the Streetwall In designing streetwalls, the following guidelines should be observed:

d. In areas of contiguous heritage resources, streetwall height should be consistent with heritage buildings.

**The new building is consistent with heritage resources of past, and reflects the current varied street wall heights along all of Barrington.**



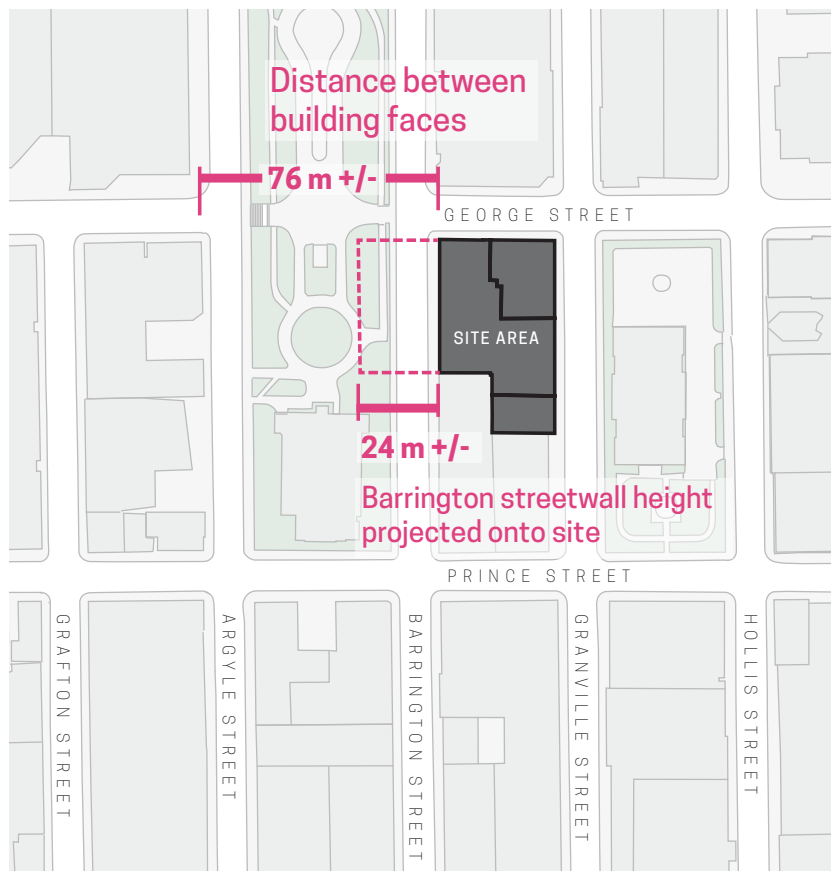


Figure 2.1.b Streetwall Height: Site context plan showing proximity to prominent public open space and projected streetwall. Using the actual distance to the next building face, the ratio is approximately 1:3 streetwall height to street width.



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

## ii. Build Heritage & Urban Character

Facing the site on Barrington St., Grand Parade provides a significant amount of open space and was the previous site for a landmark taller building; the Cragg building was built after the 1912 fire that destroyed the previous structures. For most of the 20th century, this prominent 7-storey building helped define the character of this corner, the public space of Grand Parade and the view corridor from the Town Clock to the Waterfront. The Cragg Building was instrumental in bridging Historic Halifax with the Modern era, as it was the tallest building in the Maritimes when built. Once a prominent urban site, the building was demolished in 1989 and the site remains a void to this day.

As a significant piece of the city's urban history, we believe that the corner supports a taller Streetwall as part of this character and fits within the context of the site — past and present. The proposed 7-storey corner streetwall reflects a historic built character and re-establishes its urban prominence, while further reinforcing the objectives of the current planning principles outlined below.

Section 3.2.1(d) The S1 Design Manual states the Streetwall Height should be consistent with heritage buildings — in this special case we are arguing the former Cragg Building should be included as a present day heritage resource.

We are also requesting a reduction in Streetwall Height along Barrington Street. Section 4.3.3 of the S-1 Design Manual speaks directly to Grade Level Height and Articulation:

The continuity of the grade level is a significant aspect of experiencing the transition from a heritage building to a new building. The continuity should be reflected in matters of overall height and proportion, as well as design elements of rhythm and articulation and in the use of building materials.

- a. Maintain the same or similar height of the first storey of new buildings to the first storey datum line of heritage buildings.
- b. Maintain other heights and proportions in the first storey such as: sign band height and size; window height, size and proportion, including transoms; door height, position, and setback, and maintain the prevailing at-grade use (i.e. retail or residential) but consider the intended use and role of the street.

**A reduced Streetwall Height adheres to the principles of continuity and compatibility with the adjacent Crowe Block heritage facades, and aids in the transition between the Barrington Street Historic District and the taller, modern TD building.**



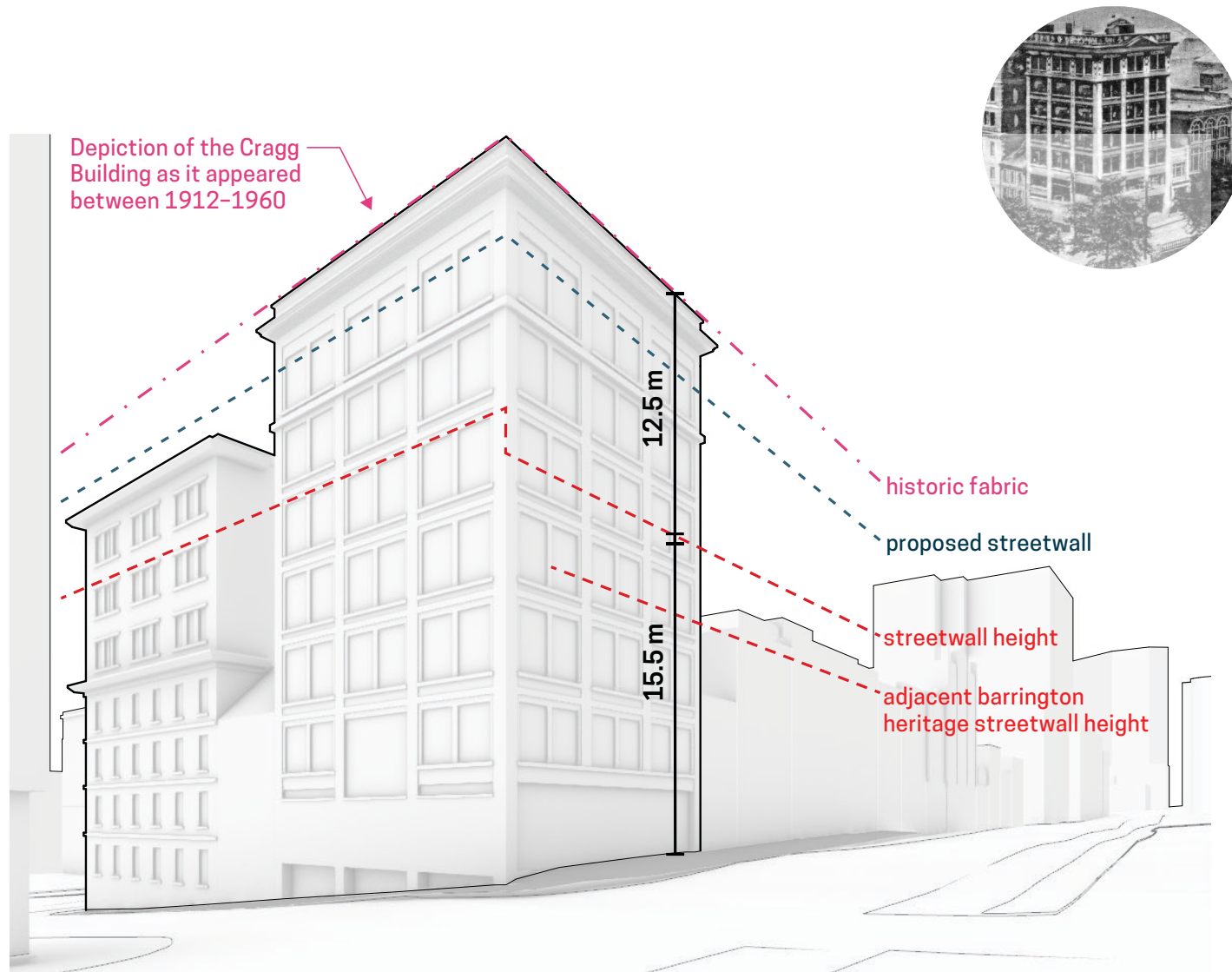


Figure 2.1.d Streetwall Height: Perspective diagram of Heritage built form context.

## 2.2 Variance Two : Streetwall Width

### Design Rationale

The gaps in the streetwall provide an opportunity to accentuate the heritage facades by allowing them to turn the corner and maintain the character defining design features of the historic buildings. This gives visual prominence to the heritage resources as per S-1 Design Manual section 4.4.1

Our opinion is that this is better than the traditional 2-dimensional 'facadism' often seen in heritage preservation efforts, and sets a precedence in Halifax for preserving character defining design features that are unique to the historic buildings by maintaining a 3-dimensional portion of the architectural details, such as lintels and masonry corners.

Our section of streetwall width along Barrington is used to signify a covered retail entrance that may be converted into a primary entrance to the building in the future. This recess also gives a consistent language to the new architecture of the site which is critical in clearly defining what is heritage and what is new.



Figure 2.2.a Streetwall Width: Granville Street perspective



Relevant literature is as follows:

**Downtown Halifax Land-Use Bylaw Section**

9(5) A streetwall shall extend the full width of a lot abutting the streetline.

9(8) for variance through S.P.A.

**Schedule S-1 Design Manual**

3.6.4 Streetwall Width Variance:

Streetwall widths may be varied by Site Plan Approval where:

- a. The streetwall width is consistent with the objectives and guidelines of the Design Manual; and
- b. The resulting gap in the streetwall has a clear purpose, is well-designed and makes a positive contribution to the streetscape.



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

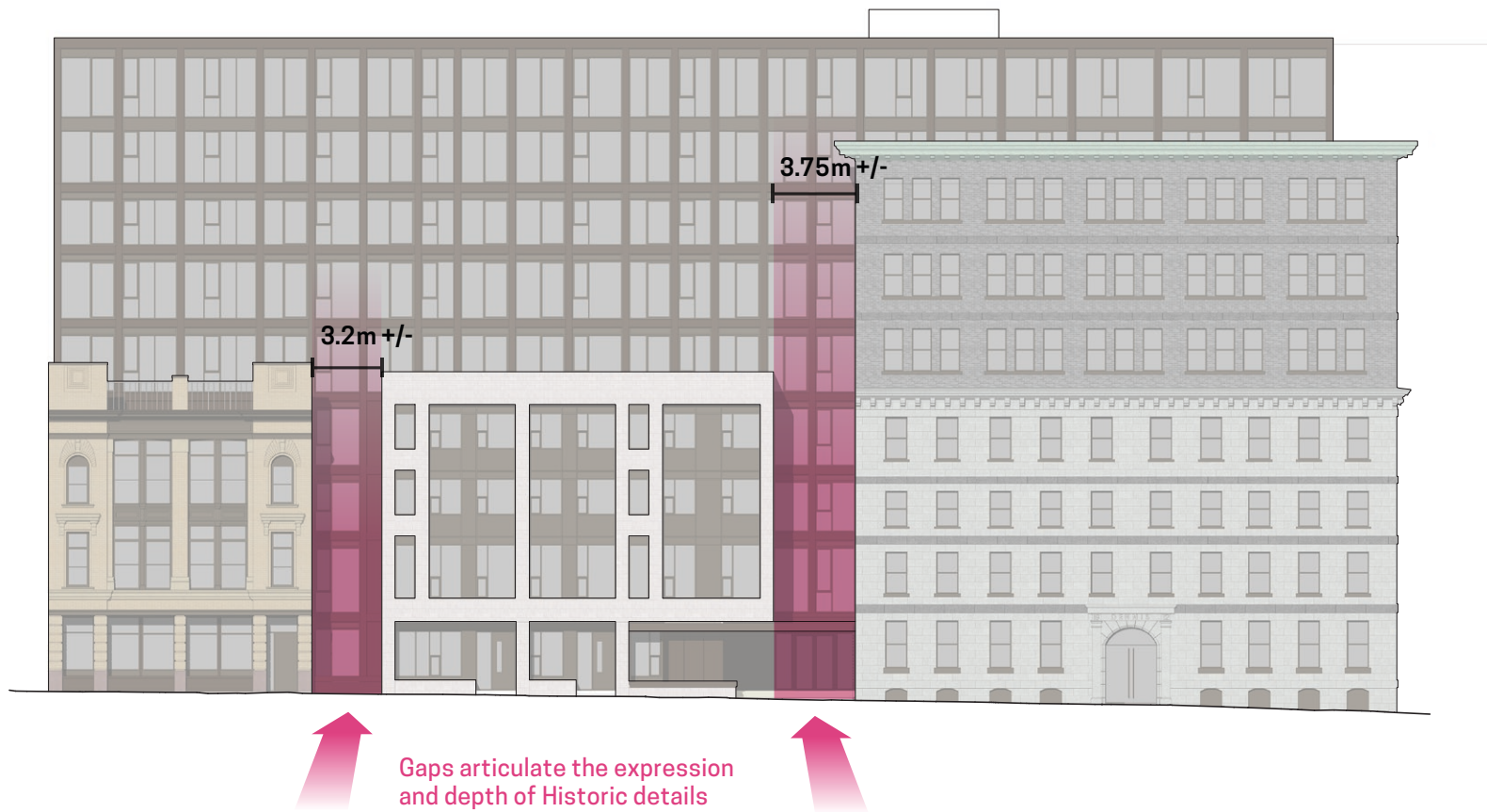


Figure 2.2.c Streetwall Width: New construction gaps on Granville to maintain visual prominence of heritage resources

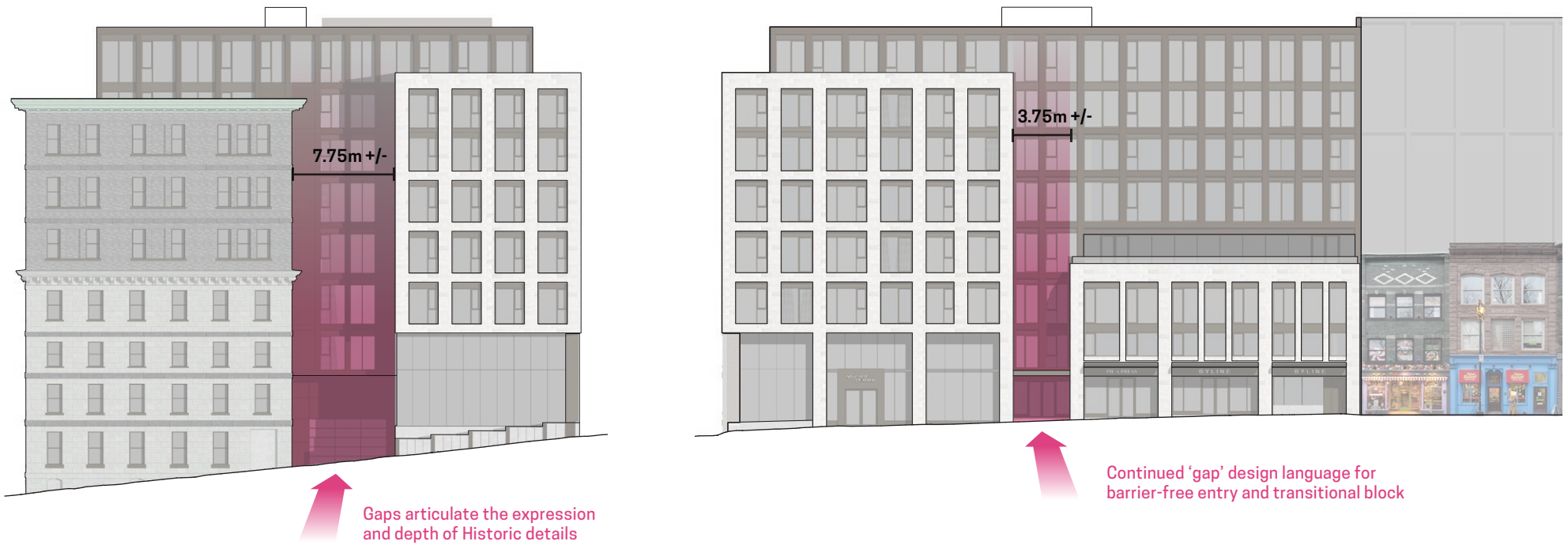


Figure 2.2.d and 2.2e Streetwall Width: New construction gaps on George (left) and Barrington (right) to maintain visual prominence of heritage resources and barrier-free entry



## 2.3 Variance Three: Streetline Setback

### Design Rationale

Setbacks and gaps in the streetwall provide an opportunity to accentuate the heritage facades by allowing them to turn the corner and maintain the character defining design features of the historic buildings. This gives visual prominence to the heritage resources as per S-1 Design Manual section 4.4.1

Our opinion is that this is better than the traditional 2-dimensional 'facadism' often seen in heritage preservation efforts, and sets a precedence in Halifax for preserving character defining design features that are unique to the historic buildings by maintaining a 3-dimensional portion of the architectural details, such as lintels and masonry corners.

Our section of streetwall setback along Barrington is used to signify a covered retail entrance that may be converted into a primary entrance to the building in the future. This recess also gives a consistent language to the new architecture of the site which is critical in clearly defining what is heritage and what is new.

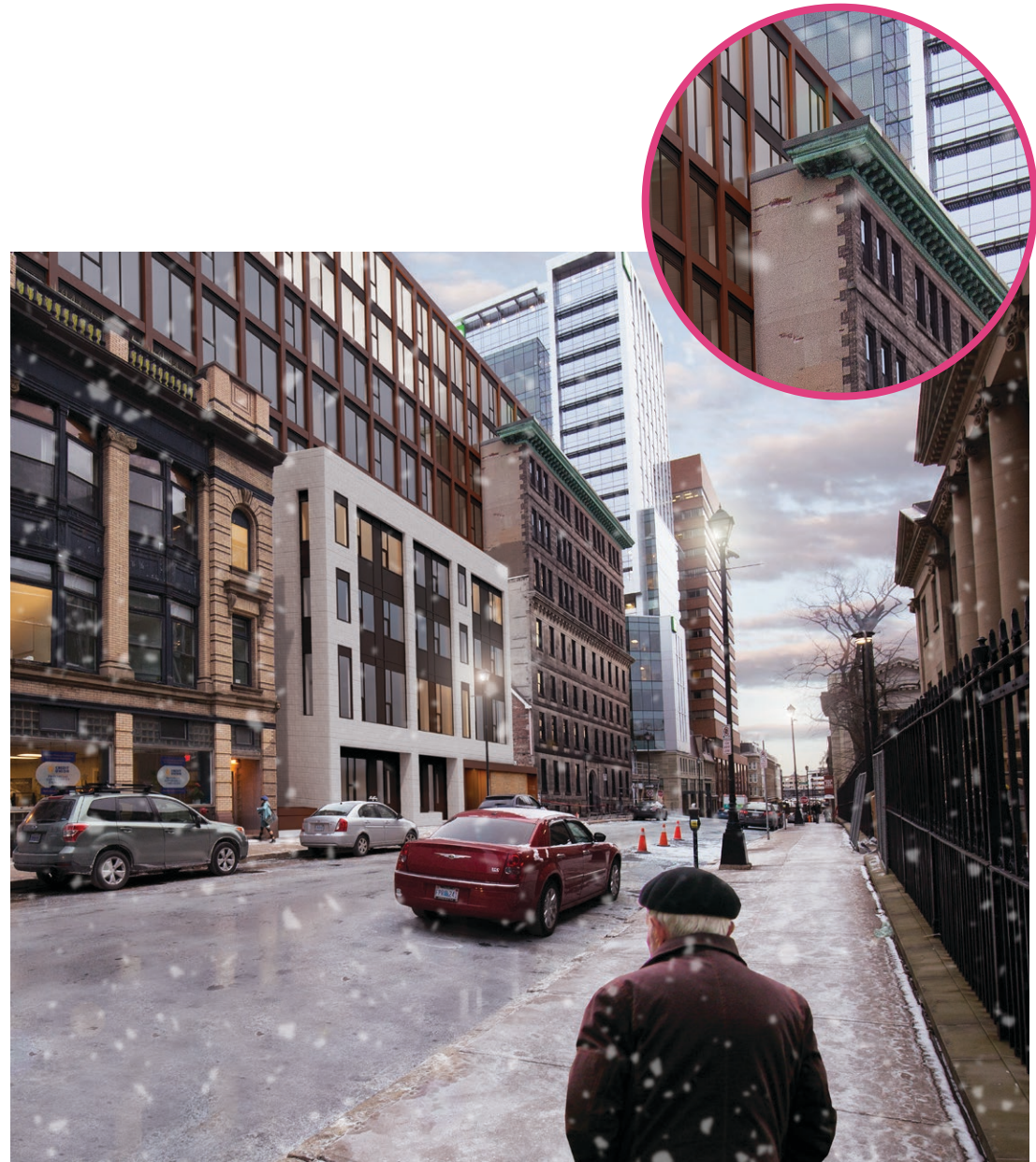


Figure 2.5.a Streetline Setback: Granville Street perspective

Relevant literature is as follows:

**Downtown Halifax Land-Use Bylaw Section**

9(1) Streetwalls shall have a streetline setback as specified on Map 6.

9(8) for variance through S.P.A.

**Schedule S-1 Design Manual**

3.6.1 Streetwall Width Variance:

Streetwall setbacks may be varied by Site Plan Approval where:

- a. the streetwall setback is consistent with the objectives and guidelines of the Design Manual;
- b. on an existing building, where an addition is to be constructed, the existing structural elements of the building or other similar features are prohibitive in achieving the streetwall setback requirement.



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



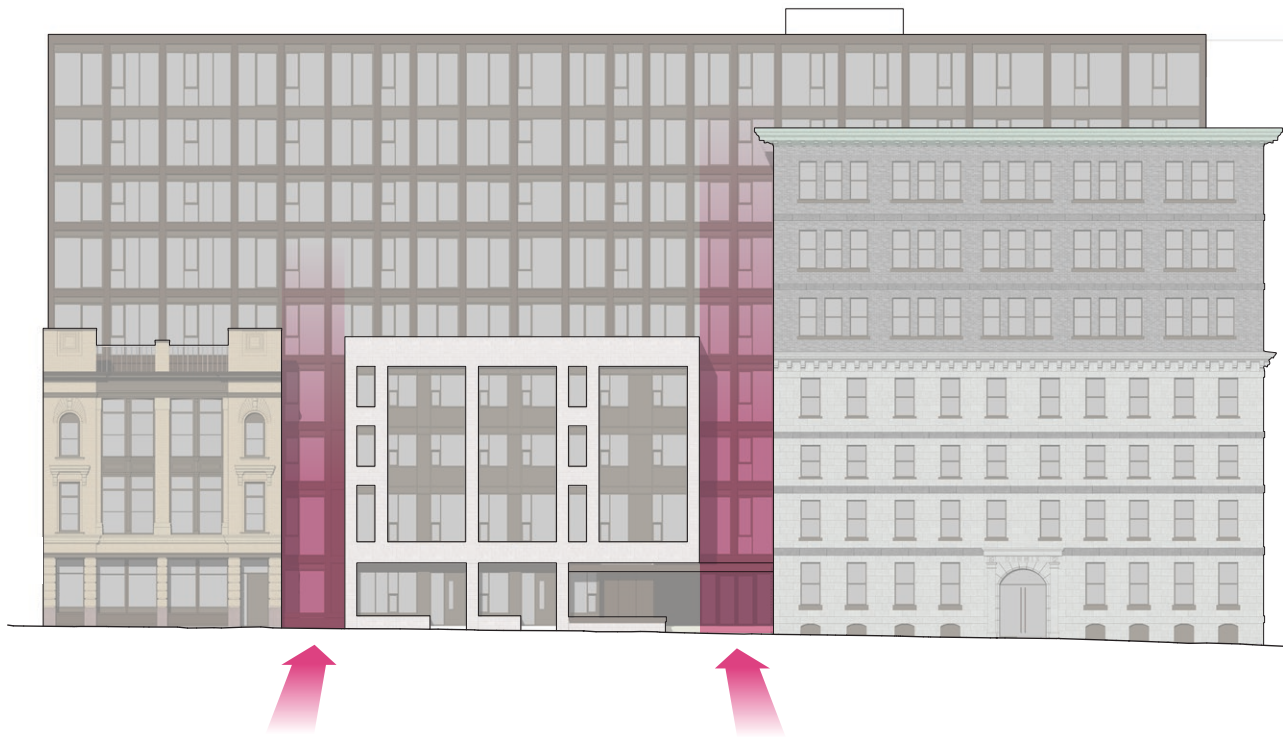
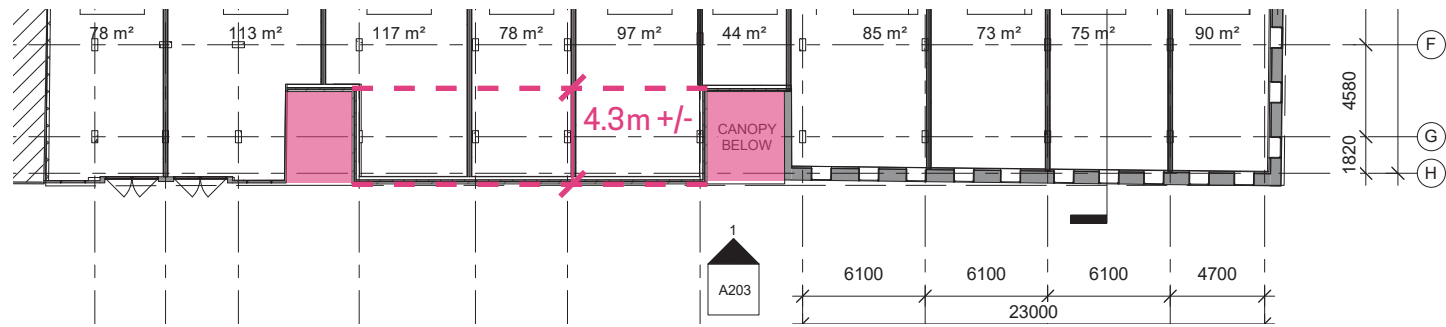


Figure 2.5.c Streetline Setback: New construction setbacks on Granville to maintain visual prominence of heritage resources



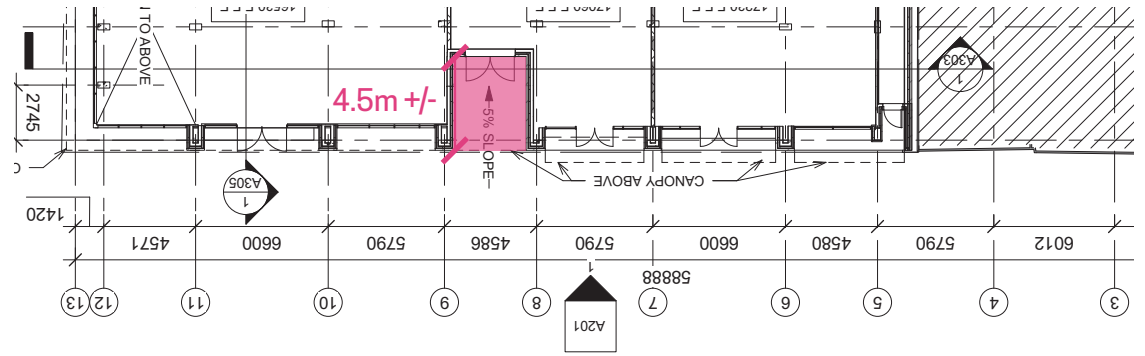
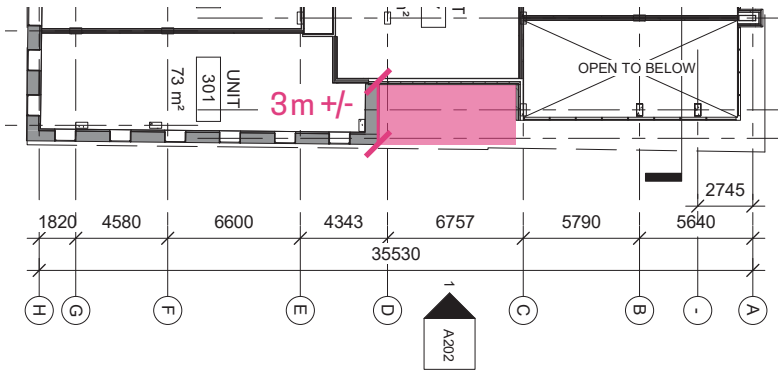


Figure 2.5.d and 2.5e Streetline Setback: New construction setbacks on George (left) and Barrington (right) to maintain visual prominence of heritage resources and barrier-free entry

## 2.4 Variance Four: Land-use at Grade floor-to-floor height

### Design Rationale

The floor to floor heights are a function of preserving the Dennis Building which establishes the floor heights. A portion of the corner retail will exceed this floor to floor height as a corner feature to the building. The remaining retail along Barrington and the floor to floor for residential use along Granville will vary from 3.6m to 4.2m.



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

Relevant literature is as follows:

### Downtown Halifax Land-Use Bylaw Section

8(13) f.t.f. of 4.5m, and 8(13B) for variance

### Schedule S-1 Design Manual

#### 3.6.15 Land Uses at Grade:

The minimum floor-to-floor height for the ground floor of a building having access at the streetline or Transportation Reserve may be varied by Site Plan Approval where:

- a. The proposed floor-to-floor height of the ground floor is consistent with the objectives and guidelines of the Design Manual; and,
- b. The proposed floor-to-floor height of the ground floor does not result in a sunken ground floor condition;

And at least one of the following:

- c. In the case of the proposed addition to an existing building, the proposed height of the ground floor of the addition matches or is greater than the floor-to-floor height of the ground floor of the existing building.



private  
public

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



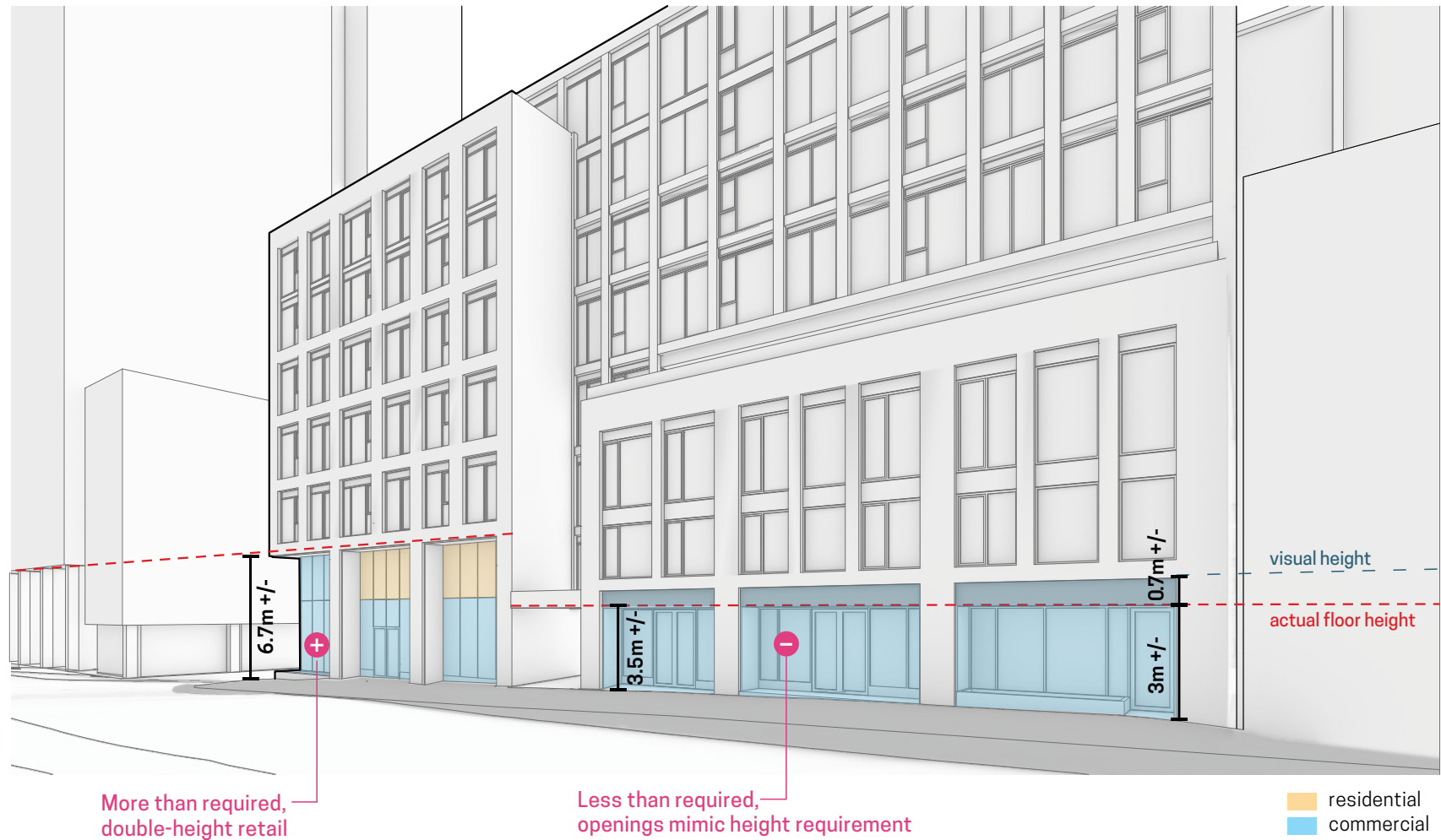


Figure 2.4.c Land-use at Grade: Resulting streetwall at corner of Barrington and George. Refer to Section 303 for slab heights.

## 2.5 Variance Five: Building Height

### Design Rationale

As an adaptive re-use of a heritage building, the higher floor to floor heights are a function of the existing floors and fenestration of the Dennis building. By working with the existing conditions and creating taller floors, this provides the opportunity for an adaptive re-use of the historic building.

The height increase does not result in any additional floor area when compared to a building that would have typical floor to floor heights without the constraints of the heritage building. The height increase is only as a result of working with the heritage building and existing conditions. Should this additional height variance be removed it would require alteration to substantial fenestration within the existing heritage buildings and would alter the existing heritage structures substantially.



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

Relevant literature is as follows:

**Downtown Halifax Land-Use Bylaw Section**

8(7) Map 5 Post Bonus Height of 28m

**Schedule S-1 Design Manual**

3.6.8 (e) Maximum Height Variance:

Maximum building height may be subject to modest variance by Site Plan Approval where:

- a. The maximum height is consistent with the objectives and guidelines of the Design Manual; and
- b. The additional building height is for rooftop architectural features and the additional height does not result in an increase in gross floor area;
- c. The maximum building height is less than 1.5 meters below the View Plane or Rampart height requirements;
- e. Where the additional height is shown to enable the adaptive re-use of heritage buildings.

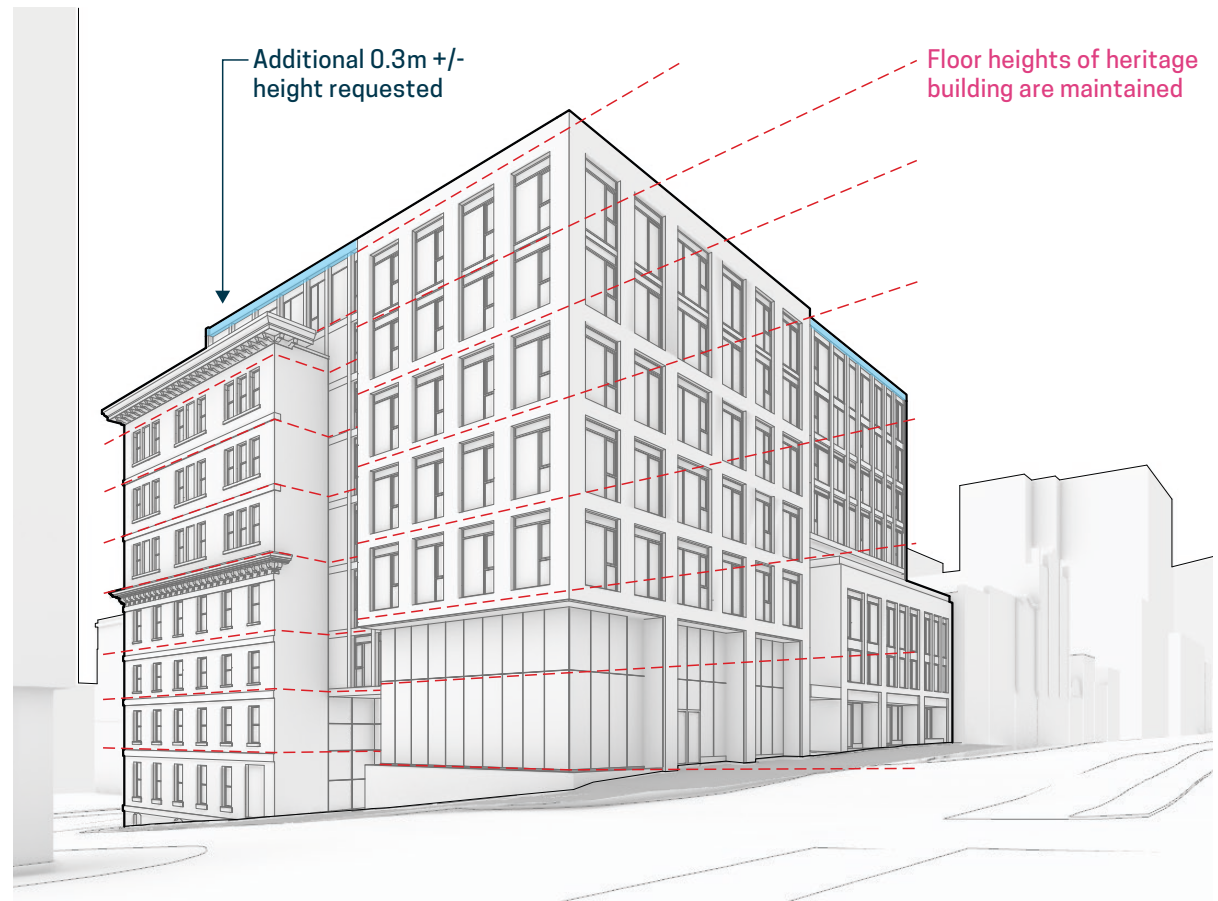


Figure 2.3.b Building Height: Floor heights of heritage building are maintained





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