Attachment H: Design Manual Checklist: Case 22705

Section	Guideline	Complies	N/A	Discussion
2	**DOWNTOWN PRECINCT GUIDELINES** *(refer to Map 2 of the LUB)*			
2.4	**Precinct 4: Lower Central Downtown**			
	The following general criteria shall apply:			
2.4(a)	Allow for mixed-use high-rise infill development on large opportunity sites.		✓	
2.4(b)	Prohibit new surface parking lots of any kind.	Y		
2.4(c)	Ensure that existing surface parking lots and vacant sites are developed.	Y		
2.4(d)	Vacant sites shall be developed in a way that provides a continuous streetwall and uninterrupted pedestrian experiences.	N		Granville Street and George Street: Streetwall would be interrupted to highlight façades of existing heritage structures. Variance requested.
2.4(e)	The precinct is to be characterized by animated streetscapes.	Partial		No ground floor commercial uses on Granville Street or George Street. Direct access to ground floor dwelling units from these streets will provide some animation.
2.4(f)	Focus pedestrian activities at sidewalk level through the provision of weather protected sidewalks using well-designed	Y		Weather protection provided by recessed entryways. Canopies and awnings also

	canopies and awnings.			proposed.
2.4(g)	East-west streets shall continue to provide views between the Citadel and the Harbour.	Y		
2.4(h)	Extensions of east-west streets between Lower Water Street and the Harbour are required as key.		✓	
2.4(i)	Establish the George Street and Carmichael Street corridor as a major east-west pedestrian connection, given the linkage between the Town Clock, the Grand Parade, and the Harbour.	Y		
2.4(j)	To ensure that the Halifax Harbour walk is of a width and quality to be an important open space linkage with other precincts.		✓	
2.4(k)	Ensure that Lower Water Street shall be developed with a continuous streetwall and public realm design that emphasizes its meandering qualities and its emergence as an important street.		✓	
2.4(l)	To retain isolated heritage properties and protect them from inappropriate redevelopment.	Y		
2.4(m)	New waterfront development shall adhere to Section 2.10 of the Design Manual.		✓	
2.5	**Precinct 5: Barrington Street Heritage Conservation District**			
	The following general criteria shall apply:			
2.5(a)	Preserve and maintain historic government buildings, churches, and historic open spaces.		✓	
2.5(b)	Protect heritage buildings from		✓	Subject site does not

	unwarranted demolition.			include heritage buildings in Precinct 5.
2.5(c)	Develop Grand Parade into its full potential as a public gathering place integrated with the historic George Street axis.		✓	
2.5(d)	Conserve the historic character of Barrington Street and ensure that new development is supportive of, and harmonious with it in terms of height, massing, size, scale, proportion, materials, and architectural features, while not necessarily mimicking heritage architecture.	Y		
2.5(e)	Respect the typical streetscape rhythm comprised of up to eight buildings in each block with one or more bay widths in each building.	Y		
2.5(f)	Respect the scale, configuration and rhythm of the traditional components of the lower façade of Barrington Street buildings, including ground floor height, bay width, and entrances to upper floors.	Y		
2.5(g)	Allow and encourage contemporary shop front design in the precinct to support and stimulate commercial and retail revitalization.	Y		
2.5(h)	Respect the traditional appearance and proportions of the upper façades of heritage buildings in Barrington Street.	Y		Proposal provides fenestration, rhythm, bay widths, cornice lines, floor-to-floor heights and streetwall heights that are reflective of and compatible with heritage buildings on

				Barrington Street.
2.5(i)	Respect the importance of traditional windows in establishing the character of heritage buildings and to ensure that windows in new buildings respond to, or reference, traditional fenestration patterns.	Partial		Fenestration at ground level on the corner of Barrington and George Streets varies from traditional patterns on Barrington Street. Fenestration throughout the remainder of the development are reflective of historic patterns, shapes and placement.
2.5(j)	Retain the heritage character of the precinct by using building materials traditionally found in Barrington Street for both rehabilitation and new construction.	Y		Proposed building materials include manufactured stone and anodized or plated metal cladding.
2.5(k)	Achieve the objectives of the precinct through accurate architectural reproduction of historic styles or through expressions of contemporary architecture.	Y		
2.5(l)	Focus pedestrian activities at sidewalk level through the provision of weather protected sidewalks using well-designed canopies and awnings. The use of awnings and canopies reminiscent of the original awnings of Barrington Street shall be required.	Y		Recessed entryways provide partial shelter from weather, in addition to some canopies and awnings.
2.5(m)	Recognize the historic role of building cornices and parapets and to ensure these elements are conserved, replaced or installed on buildings in Barrington Street.	Y		The proposed façade continues the cornice datum line from abutting heritage buildings. There are no proposed parapets on

				the new building.
2.5(n)	Permit rooftop additions on historic buildings to encourage their economic revitalization while ensuring that such additions are visually inconspicuous and subordinate to the main building when viewed from the opposite side of the street, in accordance with the Heritage Design Guidelines contained in this Design Manual.		✓	
2.5(o)	Attract high quality retail, cultural, and entertainment uses at street level.	Y		Commercial uses are proposed and provided for at street level.
2.5(p)	Fill vacant space on upper floors and encourage residential conversion.	Y		
2.5(q)	Encourage the application of the Alternate Compliance Methods and Performance Based Equivalencies of the Nova Scotia Building Code Regulations in the precinct in order to facilitate the functional upgrading of buildings within the district.	Y		
2.5(r)	Prohibit new surface parking lots of any kind.	Y		
2.5(s)	Improve the pedestrian environment in the public realm through a program of streetscape improvements as previously endorsed by Council (Capital District Streetscape Guidelines).		✓	
2.5(t)	Through redevelopment and reuse in the district, restore investor confidence, trigger private investment, and thereby improve Barrington Street's image and	Y		

	marketing potential to attract further investment.			
3.1	**THE STREETWALL**			
3.1.1	**Pedestrian-Oriented Commercial** *(refer to Map 3 of the LUB)*			
3.1.1(a)	The articulation of narrow shop fronts, characterized by close placement to the sidewalk.	Y		The commercial suite at the corner of Barrington Street and George Street is wider that the characteristic storefront on Barrington Street. The Applicant proposed a design solution that recesses the streetwall and provides a second entry in this storefront, which gives the impression of a narrower storefront that conforms to the existing pattern.
3.1.1(b)	High levels of transparency (non-reflective and non-tinted glazing on a minimum of 75% of the first-floor elevation).	Y		
3.1.1(c)	Frequent entries.	Y		
3.1.1(d)	Protection of pedestrians from the elements with awnings and canopies is required along the pedestrian-oriented commercial frontages shown on Map 3 and is encouraged elsewhere throughout the downtown.	Y		
3.1.1(e)	Patios and other spill-out activity is permitted and encouraged where adequate width for pedestrian passage is maintained.	Y		

3.1.1(f)	Where non-commercial uses are proposed at grade in those areas where permitted, they should be designed such that future conversion to retail or commercial uses is possible.		✓	The Barrington Street frontage of the development site is identified as a pedestrian oriented commercial street on LUB Map 3. Only retail uses are proposed on this frontage.
3.1.2	**Streetwall Setback** *(refer to Map 6 of the LUB)*			
	To reinforce existing and desired streetscape and land use characteristics, streetwall placements are therefore categorized according to the following setback standards (see Map 6 of the Land Use By-law):			
3.1.2 (a)	Minimal to no Setback (0-1.5m): Corresponds to the traditional retail streets and business core of the downtown. Except at corners or where an entire block length is being redeveloped, new buildings should be consistent with the setback of the adjacent existing buildings.	Y		Proposed buildings have no setback from the streetline. However, the streetwall recesses from the streetline in four places, on all three street frontages. Three of these recesses are to highlight the heritage façades of the Kenny-Dennis and Acadian Recorder Buildings. The purpose of the streetwall recess on Barrington Street is to maintain design consistency with the Granville Street and George Street façades.
3.1.2 (b)	Setbacks vary (0-4m): Corresponds to streets where setbacks are not consistent and often associated with non-		✓	

	commercial and residential uses or house-form building types. New buildings should provide a setback that is no greater or lesser than the adjacent existing buildings.			
3.1.2 (c)	Institutional and Parkfront Setbacks (4m+): Corresponds to the generous landscaped setbacks generally associated with civic landmarks and institutional uses. Similar setbacks designed as landscaped or hardscaped public amenity areas may be considered where new public uses or cultural attractions are proposed along any downtown street. Also corresponds to building frontages on key urban parks and squares where an opportunity exists to provide a broader sidewalk to enable special streetscape treatments and spill out activity such as sidewalk patios.		✓	
3.1.3	**Streetwall Height** *(refer to Map 7 of the LUB)*			
	To ensure a comfortable human-scaled street enclosure, streetwall height should generally be no less than 11 metres and generally no greater than a height proportional (1:1) to the width of the street as measured from building face to building face. Accordingly, 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	N		Variance requested for the streetwall at the corner of Barrington Street and George Street, where the proposed streetwall would exceed the maximum streetwall height. The proposed streetwall on the southern Barrington Street streetwall is shorter than the required minimum streetwall height.

	21.5m is permitted around the perimeter of Cornwallis Park. Maximum Streetwall Heights are shown on Map 7 of the Land Use By-law.			A variance has been requested for this deviation from the Land Use By-law.
3.2	**PEDESTRIAN STREETSCAPES**			
3.2.1	**Design of the Streetwall**			
3.2.1(a)	The streetwall should contribute to the fine-grained character of the streetscape by articulating the façade in a vertical rhythm that is consistent with the prevailing character of narrow buildings and storefronts.	Y		
3.2.1(b)	The streetwall should generally be built to occupy 100% of a property's frontage along streets.	N		Subject site located in Central Blocks (LUB Map 8), which requires a variance if streetwall frontage not 100%. Variance requested.
3.2.1(c)	Generally, streetwall heights should be proportional to the width of the right of way, a 1:1 ratio between streetwall height and right of way width. Above the maximum streetwall height, further building heights are subject to upper storey stepbacks.	N		Variance requested for streetwall exceeding the maximum permitted height at the corner of Barrington Street and George Street.
3.2.1(d)	In areas of contiguous heritage resources, streetwall height should be consistent with heritage buildings.	Partial		This standard is met with the exception of the streetwall at the corner of Barrington Street and George Street. The proposed streetwall at corner of Barrington Street and

				George Street is 8 storeys, which is taller than the 7 storey façade of the Kenny-Dennis Building. The proposed design includes two streetwalls on the Barrington Street façade, separated by a recess in the streetwall setback. The streetwall on the southern portion of the Barrington Street façade is 3 storeys and contiguous with the Crowe Building, which is registered heritage building. The second streetwall, on the northern portion of the Barrington Street façade, is 7 storeys, significantly taller than the streetwall of the Crowe Building.
3.2.1(e)	Streetwalls should be designed to have the highest possible material quality and detail.	Y		
3.2.1(f)	Streetwalls should have many windows and doors to provide eyes on the street and a sense of animation and engagement.	Y		
3.2.1(g)	Along pedestrian frontages at grade level, blank walls shall not be permitted, nor shall any mechanical or utility functions (vents, trash vestibules, propane vestibules, etc.) be permitted.	Y		Some blank wall at pedestrian level on George Street is addressed with planters along the street.

3.2.2	**Building Orientation and Placement** *(refer to Maps 8 and 9 of the LUB)*			
3.2.2(a)	All buildings should orient to, and be placed at, the street edge with clearly defined primary entry points that directly access the sidewalk.	Y		
3.2.2(b)	Alternatively, buildings may be sited to define the edge of an on-site public open space, for example, plazas, promenades, or eroded building corners resulting in the creation of public space. Such treatments are also appropriate for Prominent Visual Terminus sites identified on Map 9 of the Land Use By-law.		✓	
3.2.2(c)	Sideyard setbacks are not permitted in the Central Blocks defined on Map 8 of the Land Use Bylaw, except where required for through-block pedestrian connections or vehicular access.	Y		
3.2.3	**Retail Uses** *(refer to Map 3 of the LUB)*			
3.2.3(a)	All mandatory retail frontages (Map 3 of Land Use By-law) should have retail uses at-grade with a minimum 75% glazing to achieve maximum visual transparency and animation.	Y		
3.2.3(b)	Weather protection for pedestrians through the use of well-designed awnings and canopies is required along mandatory retail frontages (Map 3) and is strongly encouraged in all other areas.	Y		Weather protection provided by recessed entries, awnings and canopies.
3.2.3(c)	Where retail uses are not currently viable, the grade-level condition	Y		Applicant's agreement with the property

	should be designed to easily accommodate conversion to retail at a later date.			owner (Province of Nova Scotia) prohibits retail uses on Granville Street due to security concerns. Floor to ceiling height in proposed grade level dwelling units would accommodate conversion to retail uses if the property owner permits it in the future.
3.2.3(d)	Minimize the transition zone between retail and the public realm. Locate retail immediately adjacent to, and accessible from, the sidewalk.	Y		
3.2.3(e)	Avoid deep columns or large building projections that hide retail display and signage from view.	Y		
3.2.3(f)	Ensure retail entrances are located at or near grade. Avoid split level, raised or sunken retail entrances. Where a changing grade along a building frontage may result in exceedingly raised or sunken entries it may be necessary to step the elevation of the main floor slab to meet the grade changes.	Y		
3.2.3(g)	Commercial signage should be well designed and of high material quality to add diversity and interest to retail streets, while not being overwhelming.	Y		
3.2.4	**Residential Uses**			
3.2.4(a)	Individually accessed residential units (i.e. town homes) should	Partial		Entrances to residential units on

	have front doors on the street, with appropriate front yard privacy measures such as setbacks and landscaping. Front entrances and first floor slabs should be raised above grade level for privacy, and should be accessed through means such as steps, stoops and porches.			Granville Street are at grade and distinguished with recessed entrances and planters. The single entry to a dwelling unit on George Street is not distinguished as a private entrance.
3.2.4(b)	Residential units accessed by a common entrance and lobby may have the entrance and lobby elevated or located at grade-level, and the entrance should be clearly recognizable from the exterior through appropriate architectural treatment.	Y		
3.2.4(c)	Projects that feature a combination of individually accessed units in the building base with common entrance or lobby-accessed units in the upper building, are encouraged.	Y		
3.2.4(d)	Units with multiple bedrooms (2 and 3-bedroom units) should be provided that have immediately accessible outdoor amenity space. The amenity space may be at-grade or on the landscaped roof of a podium.	Y		Ground floor units with frontage on George and Granville Streets would have direct access to the public sidewalk. No 3-bedroom units are proposed.
3.2.4(e)	Units provided to meet housing affordability requirements shall be uniformly distributed throughout the development and shall be visually indistinguishable from market-rate units through the use of identical levels of design and material quality.		✓	

3.2.4(f)	Residential uses introduced adjacent to pre-existing or concurrently developed eating and drinking establishments should incorporate acoustic dampening building materials to mitigate unwanted sound transmission.		✓	There are no existing restaurants but these would be permitted in the DH-1 Zone.
3.2.5	**Sloping Conditions**			
3.2.5(a)	Maintain active uses at-grade, related to the sidewalk, stepping with the slope. Avoid levels that are distant from grade.	Partial		Active use at the corner of George Street and Barrington Street does not step down the slope of George Street. This creates a blank wall instead of an active use. The effect of the blank wall on George Street is softened with planter boxes.
3.2.5(b)	Provide a high-quality architectural expression along façades. Consider additional detailing, ornamentation or public art to enhance the experience.	Y		
3.2.5(c)	Provide windows, doors and other design articulation along façades; blank walls are not permitted.	Y		
3.2.5(d)	Articulate the façade to express internal floor or ceiling lines; blank walls are not permitted.	Y		
3.2.5(e)	Wrap retail display windows a minimum of 4.5 metres around the corner along sloping streets, where retail is present on the sloping street.	Y		
3.2.5(f)	Wherever possible, provide pedestrian entrances on sloping	Y		Single pedestrian access to a dwelling

	streets. If buildings are fully accessible at other entrances, consider small flights of steps or ramps up or down internally to facilitate entrances on the slope.			unit provided on George Street.
3.2.5(g)	Flexibility in streetwall heights is required in order to transition from façades at a lower elevation to façades at higher elevations on the intersecting streets. Vertical corner elements (corner towers) can facilitate such transitions, as can offset or “broken” cornice lines at the top of streetwalls on sloping streets.	N		Existing and proposed streetwalls on Barrington Street and existing streetwall of the Kenny-Dennis building are all lower than the proposed streetwall at the corner of Barrington Street and George Street. A variance has been requested to allow this streetwall.
3.2.6	**Elevated Pedestrian Walkways** *(criteria not included - no elevated walkways proposed)*			
3.2.7	**Other Uses**			
3.2.7(a)	Non-commercial uses at-grade should animate the street with frequent entries and windows.	Partial		One entry provided on George Street. Frequent windows are provided.
3.3	**BUILDING DESIGN**			
3.3.1	**Building Articulation**			
3.3.1(a)	To encourage continuity in the streetscape and to ensure vertical breaks in the façade, buildings shall be designed to reinforce the following key elements through the use of setbacks, extrusions, textures, materials, detailing, etc.: - **Base**: Within the first four storeys, a base should be clearly	Partial		These principles are not well reflected in the design of the streetwall at the corner of Barrington Street and George Street.

	defined and positively contribute to the quality of the pedestrian environment through animation, transparency, articulation and material quality. - **Middle**: The body of the building above the base should contribute to the physical and visual quality of the overall streetscape. - **Top**: The roof condition should be distinguished from the rest of the building and designed to contribute to the visual quality of the skyline.			
3.3.1(b)	Buildings should seek to contribute to a mix and variety of high quality architecture while remaining respectful of downtown's context and tradition.	Y		
3.3.1(c)	To provide architectural variety and visual interest, other opportunities to articulate the massing should be encouraged, including vertical and horizontal recesses or projections, datum lines, and changes in material, texture or colour.	Y		Recesses in the streetwall setback are provided on all three frontages.
3.3.1(d)	Street facing façades should have the highest design quality, however, all publicly viewed façades at the side and rear should have a consistent design expression.	Y		Public art installation proposed for southern elevation, seen from Prince Street.
3.3.2	**Materials**			
3.3.2(a)	Building materials should be chosen for their functional and aesthetic quality, and exterior finishes should exhibit quality of workmanship, sustainability and ease of maintenance.	Y		

3.3.2(b)	Too varied a range of building materials is discouraged in favour of achieving a unified building image.	Y		
3.3.2(c)	Materials used for the front façade should be carried around the building where any façades are exposed to public view at the side or rear.	Y		
3.3.2(d)	Changes in material should generally not occur at building corners.	Y		
3.3.2(e)	Building materials recommended for new construction include brick, stone, wood, glass, in-situ concrete and pre-cast concrete.	Y		
3.3.2(f)	In general, the appearance of building materials should be true to their nature and should not mimic other materials.	Y		
3.3.2(g)	Stucco and stucco-like finishes shall not be used as a principle exterior wall material.	Y		
3.3.2(h)	Vinyl siding, plastic, plywood, concrete block, EIFS (exterior insulation and finish systems where stucco is applied to rigid insulation), and metal siding utilizing exposed fasteners are prohibited.	Y		
3.3.2(i)	Darkly tinted or mirrored glass is prohibited. Clear glass is preferable to light tints. Glare reduction coatings are preferred.	Y		
3.3.2(j)	Unpainted or unstained wood, including pressure treated wood, is prohibited as a building material for permanent decks, balconies, patios, verandas, porches, railings	Y		

	and other similar architectural embellishments, except that these guidelines shall not apply to seasonal sidewalk cafes.			
3.3.3	**Entrances**			
3.3.3(a)	Emphasize entrances with such architectural expressions as height, massing, projection, shadow, punctuation, change in roof line, change in materials, etc.	N		Primary residential entrances on Barrington Street and Granville Street not prominent. However this is in accordance with the existing pattern of understated residential entrances on these streets.
3.3.3(b)	Ensure main building entrances are covered with a canopy, awning, recess or similar device to provide pedestrian weather protection.	Y		
3.3.3(c)	Modest exceptions to setback and stepback requirements are possible to achieve these goals.	Y		Streetwalls proposed to be recessed from the streetline in four locations.
3.3.4	**Roof Line and Roofscapes**			
3.3.4(a)	Buildings above six storeys (mid and high-rise) contribute more to the skyline of individual precincts and the entire downtown, so their roof massing and profile must include sculpting, towers, night lighting or other unique features.	N		Minimal distinction is proposed for the middle and top of the building.
3.3.4(b)	The expression of the building top (see previous) and roof, while clearly distinguished from the building middle, should incorporate elements of the middle and base such as	N		The proposed design does not divide the elevations into three distinct sections (base, middle and top). All three façades are

	pilasters, materials, massing forms or datum lines.			comprised of two parts: a streetwall punctuated with doors and windows that steps back to the remainder of the elevation. The streetwall varies in height and detail. The stepped back elevation maintains consistent design for its full height on all three façades.
3.3.4(c)	Landscaping treatment of all flat rooftops is required. Special attention shall be given to landscaping rooftops in precincts 3, 5, 6 and 9, which abut Citadel Hill and are therefore pre-eminently visible. The incorporation of living green roofs is strongly encouraged.	Y		
3.3.4(d)	Ensure all rooftop mechanical equipment is screened from view by integrating it into the architectural design of the building and the expression of the building top. Mechanical rooms and elevator and stairway head-houses should be incorporated into a single well-designed roof top structure. Sculptural and architectural elements are encouraged to add visual interest.	Y		
3.3.4(e)	Low-rise flat roofed buildings should provide screened mechanical equipment. Screening materials should be consistent with the main building design. Sculptural and architectural elements are encouraged for visual interest as the roofs of such		✓	

	structures have very high visibility.			
3.3.4(f)	The street-side design treatment of a parapet should be carried over to the back-side of the parapet for a complete, finished look where they will be visible from other buildings and other high vantage points.		✓	
3.4	**CIVIC CHARACTER**			
3.4.1	**Prominent Frontages and View Termini** *(refer to Map 9 of the LUB and Map 1 in the DM)*			
3.4.1(a)	***Prominent Visual Terminus Sites***: These sites identify existing or potential buildings and sites that terminate important view corridors and that can strengthen visual connectivity across downtown. On these sites distinctive architectural treatments such as spires, turrets, belvederes, porticos, arcades, or archways should be provided. Design elements (vertical elements, porticos, entries, etc.) should be aligned to the view axis. Prominent Visual Terminus Sites are shown on Map 9 in the Land Use By-law.		✓	
3.4.1(b)	***Prominent Civic Frontage:*** 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	Y		

	to the Town Clock, and other east-west streets that connect the downtown to the waterfront. Prominent Civic Frontages are shown on Map 1 in Appendix A of the Design Manual.			
3.4.2	**Corner Sites**			
3.4.2(a)	Provision of a change in the building massing at the corner, in relation to the streetwall.	Y		The proposed design includes a taller streetwall at the corner of George Street and Barrington Street. This change in massing provides definition to this corner. The corner of Granville Street and George Street will retain the façades of the Kenny-Dennis Building.
3.4.2(b)	Provision of distinctive architectural treatments such as spires, turrets, belvederes, porticos, arcades, or archways.	Y		The design of the façade at the corner of Barrington Street and George Street provides distinctive architectural treatment through a change in the height and detailing of the streetwall, including distinctive window treatments on the 6th and 7th floors of the streetwall at this corner. The corner of George Street and Granville Street will retain the existing façade of the Kenny-Dennis Building.

3.4.2(c)	Developments on all corner sites must provide a frontal design to both street frontages.	Y		
3.4.2(d)	Alternatively, buildings may be sited to define the edge of an on-site public open space, for example, plazas, promenades, or eroded building corners resulting in the creation of public space.		✓	
3.5	**PARKING, SERVICES AND UTILITIES**			
3.5.1	**Vehicular Access, Circulation, Loading and Utilities**			
3.5.1(a)	Locate parking underground or internal to the building (preferred), or to the rear of buildings.	Y		Parking is inside the building, largely underground.
3.5.1(b)	Ensure vehicular and service access has a minimal impact on the streetscape, by minimizing the width of the frontage it occupies, and by designing integrated access portals and garages.	Y		
3.5.1(c)	Locate loading, storage, utilities, areas for delivery and trash pick-up out of view from public streets and spaces, and residential uses.	Partial		Loading and refuse pick-up will be from the public street. Refuse storage is on Level 1, beside vehicle access to indoor parking.
3.5.1(d)	Where access and service areas must be visible from or shared with public space, provide high quality materials and features that can include continuous paving treatments, landscaping and well-designed doors and entries.	Y		
3.5.1(e)	Coordinate and integrate utilities, mechanical equipment and meters with the design of the building, for example, using consolidated	Y		

	rooftop structures or internal utility rooms.			
3.5.1(f)	Locate heating, venting and air conditioning vents away from public streets. Locate utility hook-ups and equipment (i.e. gas meters) away from public streets and to the sides and rear of buildings, or in underground vaults.	Y		
3.5.2	**Parking Structures** *(criteria not included - refers to stand-alone parking structures)*			
3.5.3	**Surface Parking** *(criteria not included – no surface parking is proposed)*			
3.5.4	**Lighting**			
3.5.4	Night image is an important aspect of the downtown's urban character and form.			
3.5.4 (a)	Attractive landscape and architectural features can be highlighted with spot-lighting or general lighting placement.	Y		
3.5.4 (b)	Consider a variety of lighting opportunities inclusive of street lighting, pedestrian lighting, building up- or down-lighting, internal building lighting, internal and external signage illumination (including street addressing), and decorative or display lighting.	Y		
3.5.4 (c)	Illuminate landmark buildings and elements, such as towers or distinctive roof profiles.	Y		
3.5.4 (d)	Encourage subtle night-lighting of retail display windows.	Y		

3.5.4 (e)	Ensure there is no ‘light trespass’ onto adjacent residential areas by the use of shielded “full cutoff” fixtures.	Y		
3.5.4 (f)	Lighting shall not create glare for pedestrians or motorists by presenting unshielded lighting elements in view.	Y		
3.5.5	**Signs**			
3.5.5	Signs play an important role in the overall image of downtown. Signs should contribute to the quality of individual buildings and the public realm. They should reflect the unique characteristic of their context. This includes compatibility with heritage buildings and districts, where appropriate. High quality, imaginative, and innovative signs are encouraged. Design objectives for signs include:			
3.5.5 (a)	Integrate signs into the design of building façades by placing them within architectural bay, friezes or datum lines, including coordinated proportion, materials and colour.	Y		
3.5.5 (b)	Signs should not obscure windows, cornices or other architectural elements.	Y		
3.5.5 (c)	Sign scale should reinforce the pedestrian scale of the downtown, through location at or near grade level for viewing from sidewalks.	Y		
3.5.5 (d)	Large freestanding signs (such as pylons), signs on top of rooftops, and large scale advertising (such as billboards) are prohibited.	Y		

3.5.5 (e)	Signs on heritage buildings should be consistent with traditional sign placement such as on a sign band, window lettering, or within architectural orders.	Y		
3.5.5 (f)	Street addressing shall be clearly visible for every building.	Y		
3.5.5 (g)	The material used in signage shall be durable and of high quality, and should relate to the materials and design language of the building.	Y		
3.6	**SITE PLAN VARIANCES**			
	Where all other conditions are met, and subject to the conditions set out here, clearly specified variances of certain land use by-law requirements may be considered. The following types of variances may be considered throughout downtown Halifax by Site Plan Approval:			
3.6.1	**Streetwall Setback Variance**			
	Streetwall setbacks may be varied by Site Plan Approval where:			
3.6.1 (a)	the streetwall setback is consistent with the objectives and guidelines of the Design Manual;	Y		The proposed designs calls for recessing the streetwall from the streetline in four places: once on each of Barrington and George Streets and twice on Granville Street. The proposed recesses on Granville and George Streets are to highlight and reveal the sides of the façades of the Kenny-Dennis and Acadian Recorder Buildings.

				The purposes of the streetwall setback on Barrington Street is to maintain design consistency with the remainder of the building, and also to maintain the pattern of narrow storefronts established on the remainder of the Barrington Street streetscape. The proposed recess accomplishes this by creating a vertical break in the streetwall that is reflective of the bay widths characteristic of this part of Barrington Street. This is in accordance with sections 4.4.1 (a) (Granville Street and George Street) and 4.5.1 (a) (Barrington Street) of the Design Manual.
3.6.1 (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; or		✓	
3.6.1 (c)	the streetwall setback of abutting buildings is such that the streetwall setback would be inconsistent with the character of the street.		✓	

3.6.3	**Streetwall Height Variances**			
	Streetwall heights may be varied by Site Plan Approval where:			
3.6.3(a)	the streetwall height is consistent with the objectives and guidelines of the Design Manual; and	Y		The height of the proposed streetwall at the corner of Barrington Street and George Street is consistent with Sections 3.4.2 (a) and 3.4.2 (b) of the Design Manual, which allows for distinctive detail and a change in massing at corner sites.
3.6.3(b)	the modification is for a corner element that is used to join streetwalls of differing heights; or	N		The streetwall at the corner of Barrington Street and George Street is higher than the permitted maximum. This streetwall is also higher than the streetwall created by the façade of the Kenny-Dennis Building and the southern portion of the Barrington Street façade. This higher streetwall does not 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; or	Partial		This variance is requested in relation to two different streetwalls. The streetwall at the southern end of the

				Barrington Street façade is lower than the permitted minimum, and meets this criterion. This streetwall is proposed to be lower to match the datum lines of the abutting Crowe Building, a registered heritage building. The Applicant has also requested a variance to allow a streetwall at the corner of Barrington Street and George Street that is higher than the permitted maximum. All abutting streetwalls are shorter than this proposed streetwall and this criterion is not met.
3.6.3(d)	where a landmark building element is called for pursuant to the Design Manual.	Y		Design Manual Section 3.4.2 allows that corner buildings may justify a change in the building's massing in relation to the streetwall. This criterion is met in relation to the streetwall at the corner of Barrington Street and George Street.
3.6.4	**Streetwall Width Variance**			
	Streetwall widths may be varied by Site Plan Approval where:			
3.6.4(a)	the streetwall width is consistent	Y		Variance is to highlight

	with the objectives and guidelines of the Design Manual; and			heritage façades of Kenny-Dennis and Acadian Recorder Building on Granville and George Street. Variance on Barrington Street is provide design consistency with Granville and George Streets, in accordance with Design Manual Sections 4.4.1(a) and 4.5.1(a).
3.6.4(b)	the resulting gap in the streetwall has a clear purpose, is well-designed and makes a positive contribution to the streetscape.	Y		Granville Street and George Street - the purpose is to highlight retained façades of heritage buildings. Barrington Street – the proposed break in the streetwall along Barrington Street is to provide design consistency with the streetwall breaks along George and Granville Streets. George and Granville Street – the proposed break in the streetwall is to highlight heritage resources (façades of the Kenny-Dennis Building and the Acadian Recorder Building).
3.6.8	**Maximum Height Variance**			
	Maximum building height may be subject to modest variance by Site Plan Approval where:			

3.6.8(a)	the maximum height is consistent with the objectives and guidelines of the Design Manual; and	Y		Increase to height is to match floor-to-floor heights and fenestration patterns of existing heritage façades that will be integrated with new construction in accordance with Design Manual Section 4.4.3(a).
3.6.8(b)	the additional building height is for rooftop architectural features and the additional height does not result in an increase in gross floor area;		✓	
3.6.8(c)	the maximum building height is less than 1.5 metres below the View Plane or Rampart height requirements;	Y		
3.6.8(d)	where a landmark building element is provided pursuant to the Design Manual; or		✓	
3.6.8(e)	where the additional height is shown to enable the adaptive re-use of heritage buildings.	Y		
3.6.15	**Land Uses at Grade Variance**			
	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:			
3.6.15(a)	The proposed floor-to-floor height of the ground floor is consistent with the objectives and guidelines of the Design Manual; and	Y		The floor-to-floor height is less than the minimum required by the LUB on the middle streetwall of the Granville Street façade and on the southern portion of the

				Barrington Street façade. In both cases the proposal respects and reflects rhythm, massing, floor height and bay widths of Barrington Street streetscape and adjacent heritage resources.
3.6.15(b)	The proposed floor-to-floor height of the ground floor does not result in a sunken ground floor condition;	Y		Ground floor at grade, not sunken.
	And at least one of the following:			
3.6.15(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; or		✓	
3.6.15(d)	In the case of a proposed infill building, the floor-to-floor heights of the ground floors of abutting buildings along a common street frontage are such that the required floor-to-floor height for the ground floor of the infill building would be inconsistent with the established character of the street; or	Y		The fenestration and datum lines of the proposed streetwall on Granville Street and Barrington Street are consistent with those of the abutting Acadian Recorder façade and Crowe Building respectively.
3.6.15(e)	In the case of a new building or an addition to an existing building being proposed along a sloping street(s), the site of the proposed new building or the proposed addition to an existing building is constrained by sloping conditions to such a degree that it becomes unfeasible to properly step up or step down the floor plate of the		✓	

	building to meet the slope and would thus result in a ground floor floor-to-floor height at its highest point that would be impractical; or			
3.6.15(f)	In the case of a new building to be situated on a site located outside of the Central Blocks and off a Pedestrian-Oriented Commercial Street, the floor-to-floor height of the ground floor may be reduced to 3.5 metres if it is to be fully occupied by residential uses.		✓	
4	**NEW DEVELOPMENT IN HERITAGE CONTEXTS**			
	There are three conditions under which new buildings can be introduced into heritage contexts in downtown Halifax, and different design strategies apply to them with the same objective of ensuring that as the downtown evolves, it continuously becomes more and more coherent: 1. Infill – This type of development occurs on sites that do not contain a heritage resource, but rather occur on vacant or underutilized sites that are in between other heritage properties, abutting them on each side. Typically, a strong contiguous heritage context exists around them. 2. Abutting – This type of development occurs on sites that do not contain a heritage resource but that are directly abutting a heritage resource on one side. This type of development occurs in a less contiguous heritage environment than infill. 3. Integrated and Additions – This type of development occurs on the same site as a heritage resource. Integrated developments occur on sites where existing heritage structures are part of a larger consolidated site or significant development proposal, and where heritage buildings are to be integrated into a larger building or building grouping. Additions are to existing heritage properties to which new construction will be added, often on top of existing buildings, but can be to the sides or rear in manner that respects existing heritage attributes.			
4.4	**GUIDELINES FOR INTEGRATED DEVELOPMENTS AND ADDITIONS**			
	This section applies to development proposed for a site upon which a heritage resource exists.			

4.4.1	**Building Setback**			
4.4.1(a)	New buildings proposed to abut heritage buildings on the same site (integrated development) should generally transition to heritage buildings by introducing a building setback from the building line. This setback can be accomplished in several alternate ways, including: • new construction is entirely setback from the heritage building, resulting in a freestanding heritage structure. This is suitable where multiple façades have heritage value • new construction is setback from the street frontage of the heritage building, but only to a depth required to give the heritage structure visual prominence. • new construction is setback along its entire façade from the street line established by the heritage structure (see diagram for Option 3 at left).	Y		New construction on Granville and George Streets would be set back from the streetline to maintain the side detailing on the façades of the Kenny-Dennis and Acadian Recorder Buildings.
4.4.1(b)	Consideration should only be given to the construction of new buildings abutting, or as an addition to, a heritage resource, when the parts of the heritage building that will be enclosed or hidden from view by the new construction do not contain significant heritage attributes.	Y		
4.4.2	**Corine Line & Upper Level Stepbacks**			
4.4.2(a)	Maintain the same or similar cornice height for the podium building (building base) to create a	Partial		This is not accomplished on the corner of George

	consistent streetwall height, reinforcing the 'frame' for public streets and spaces.			Street and Barrington Street. This streetwall is taller than that of the adjacent Kenny-Dennis façade.
4.4.2(b)	Stepback building elements that are taller than the podium or streetwall height. Stepbacks should generally be a minimum of 3 metres for flat-roofed streetwall buildings and increase significantly (up to 10 metres) for landmark buildings, and buildings with unique architectural features such as peaked roofs or towers.	Partial		Streetwall is taller than the Kenny-Dennis building on the George Street frontage. Building elements above the streetwall are stepped back appropriately.
4.4.2(c)	Greater flexibility in the contemporary interpretation of historic materials and design elements is permitted.	Y		
4.4.3	**Façade Articulation and Materials**			
	Similarity:			
4.4.3(a)	Maintain the same architectural order and rhythm of both horizontal and vertical divisions in the façade.	Y		
4.4.3(b)	Provide similar materials to existing heritage buildings.	Partial		Proposed materials are not similar to the materials on the existing Barrington Street streetscape, e.g. Crowe Building.
4.4.3(c)	Typical materials are masonry, usually brick or stone, in small modular units (bricks, cut stones).	Y		
4.4.3(d)	Where materials differ, for example concrete, provide fine scale articulation of the surface	Y		

	through score lines or modular units.			
4.4.3(e)	Provide similar colour palettes, typically neutrals and earth tones.	Y		
	Contrast:			
4.4.3(f)	Consider existing architectural order and rhythm of both horizontal and vertical divisions in the façade in the articulation of the new building.	Y		
4.4.3(g)	Provide contrasting materials and surface treatments that complement the heritage building. Use of glass can be effective both for its transparency and reflectivity.	Y		
4.4.3(h)	Ensure materials and detailing are of the highest quality. In a downtown-wide context, use of contrast should result in the most exemplary buildings in the downtown	Y		
4.5	**GUIDELINES FOR FAÇADE ALTERATIONS ON REGISTERED HERITAGE BUILDING AND BUILDINGS IN HERITAGE CONSERVATION DISTRICTS**			
4.5.1	**Rhythm of Bays and Shopfronts**			
	Typically, historic buildings in the downtown abut each other and create a streetscape rhythm comprised of up to eight buildings in each block with one or more shop fronts in each building. Some buildings still occupy 12m x 18.5m (40’ x 60’) lots that date from the original town plan while others occupy larger lot consolidations. Consequently, the buildings are of various widths and sizes with vertical bay divisions in both their upper and lower façades roughly corresponding with fractions of the original lot width of 12 metres. This creates a rich texture and visual interest within the streetscape.			
4.5.1 (a)	The traditional architectural elements of historic building façades such as columns,	Y		The proposed façade on the Barrington Street frontage is

	pilasters, entries and shopfronts which establish a pedestrian scale and rhythm, should be retained.			recessed from the streetline in one location to maintain design consistency with the remainder of the building and also to continue the rhythm of bay widths and narrow storefronts that is established on the southern portion of this block of the Barrington Street streetscape.
4.5.1 (b)	Consolidating two (or more) shopfronts into one is discouraged, since it reduces pedestrian interest. If such consolidation is proposed, the retention of original historic building features should not be compromised, even it this means retaining a redundant entry configuration.	Y		A wider storefront is proposed for the corner of Barrington Street and George Street. The storefront is, however, visually divided with a redundant entry to give the impression of maintaining the rhythm of narrow storefronts established on the remainder of the Barrington Street streetscape.
4.5.2	**Lower Façade (Storefront)**			
4.5.2(a)	Existing traditional shopfronts should be retained.	Y		Period-correct façade to be restored to the Acadian Recorder Building. The proposed design continues the pattern of narrow storefronts established on the remained of the Barrington Street streetscape.
4.5.2(b)	Historic photos and drawings	Y		

	should be used to support the restoration or replication of decorative elements of historic significance in the shopfront.			
4.5.2(c)	The following features should be incorporated in the design of rehabilitated or restored shopfronts, as applicable: • restoration of cast iron or masonry elements; or • a high percentage of glazing, in the display window area, transom windows and in the entry door(s); or • a recessed entry with a rectangular or trapezoidal plan; or • transom window above the entry and display windows, often stretching the full width of the shopfront; or • base panels rich in detail and of durable materials; or • a shopfront cornice and signband which is generally a reduced version of the main cornice atop the building; or • access to upper floors should be in the original configuration.	Y		