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Case 23050

Site Plan Approval for 1730, 1740 and 1724
Granville Street, Halifax

Design Review Committee
December 17, 2020

Applicant Proposal

Applicant:

Fathom Studio

Location:

1730, 1740 and 1724
Granville Street, Halifax

Proposal:

8 storey mixed-use
building



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Site Context

1730, 1740 and 1724 Granville Street, Halifax

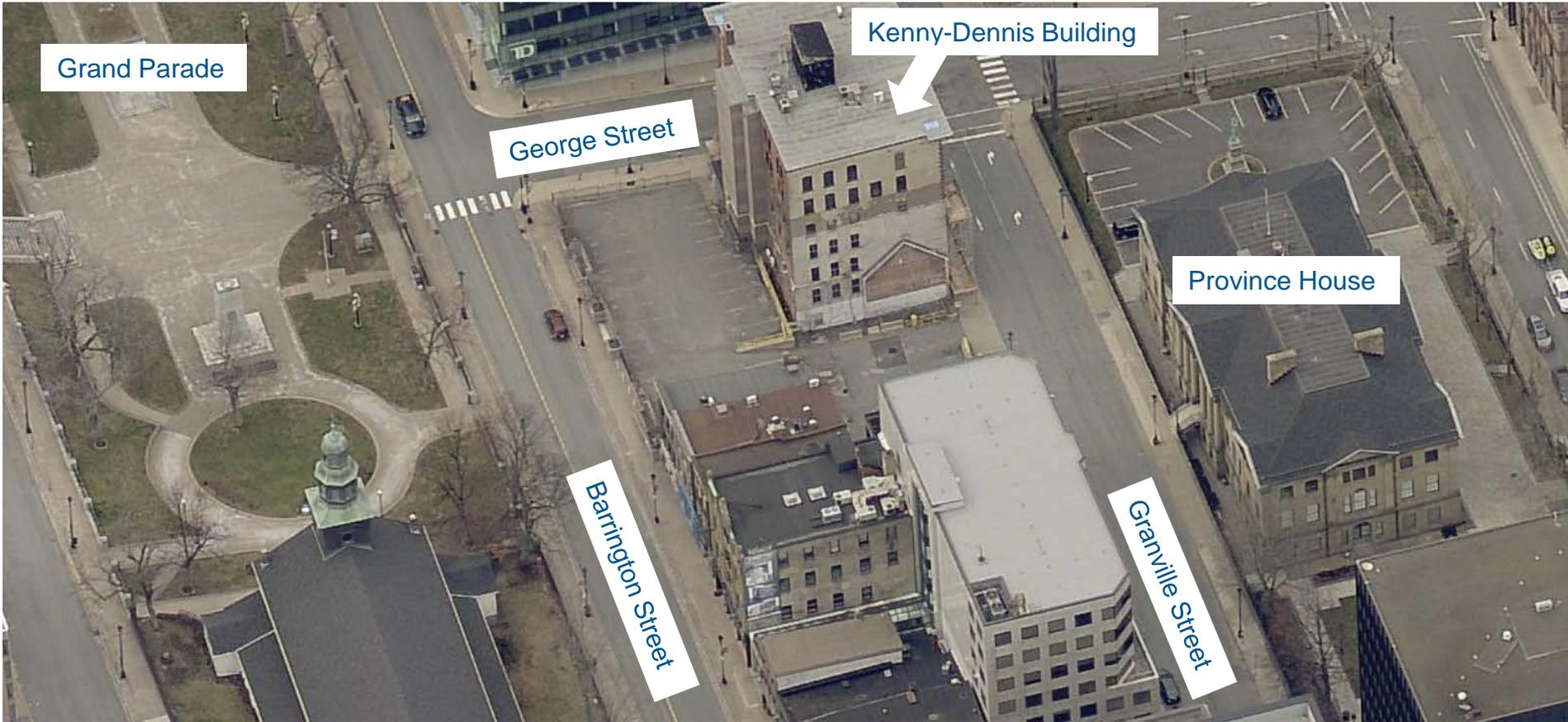


General site location



Site boundaries in red

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Development Site

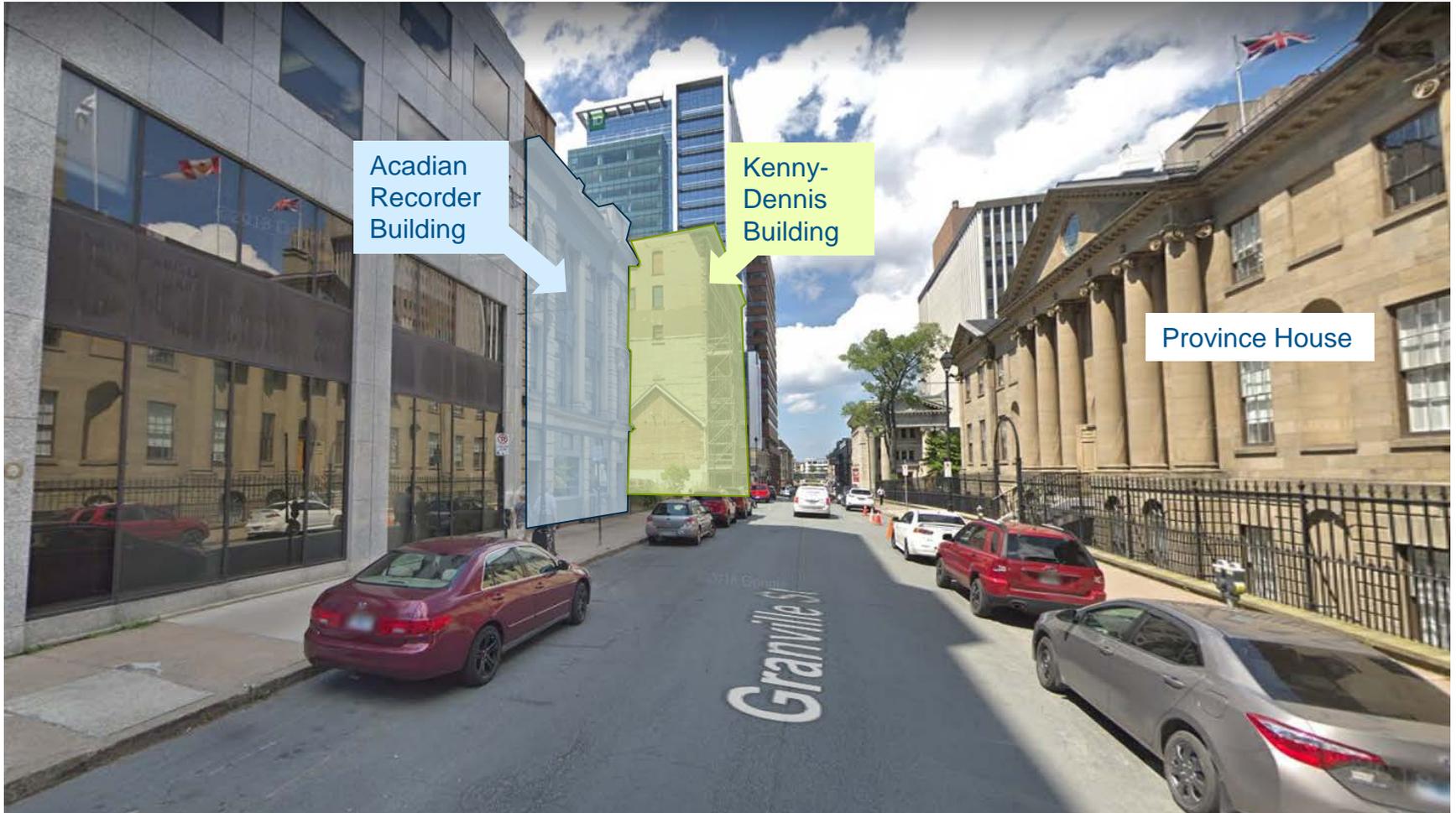


Kenny-Dennis
Building

Crowe Building
(aka "Freak
Lunchbox")

Development site as seen from the corner of Barrington and George Streets

Development Site



Granville Street looking north toward George Street
Development site on the left

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Development Site



Development site as seen from the corner of Granville and George Streets
Kenny-Dennis Building in foreground

Development Site



Acadian Recorder Building

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Downtown Halifax Land Use By-law

Regulatory Context

- Zone: DH-1;
- Granville Street and parts of George Street: Precinct 4 (Lower Central Downtown);
- Barrington Street and Parts of George Street: Precinct 5 (Barrington Street Heritage Conservation);
- Streetwall Setback: 0-1.5 m
- Streetwall Height:
 - Barrington Street: 15.5 m;
 - George and Granville Streets: 18.5 m
- Maximum Building Height:
 - Barrington Street and part of George Street: Pre-Bonus: 28 m, no height bonus;
 - Granville Street and part of George Street: Pre-Bonus: 22 m; Post-Bonus: 28 m;

Downtown Halifax Land Use By-law

Regulatory Context

- The development site's frontages on Barrington Street, George Street and Granville Street are Prominent Civic/Cultural Frontages
- The subject site is located within the Central Blocks
- Pedestrian Oriented Commercial Street: Barrington Street frontage only
- The following municipally registered heritage buildings are located within or abutting the development site:
 - Kenny-Dennis Building (1740 Granville Street)
 - Acadian Recorder Building (1724 Granville Street)
 - Crowe Building (abutting - 1729 Barrington Street)

Proposed Development

Barrington Street and George Street Frontages

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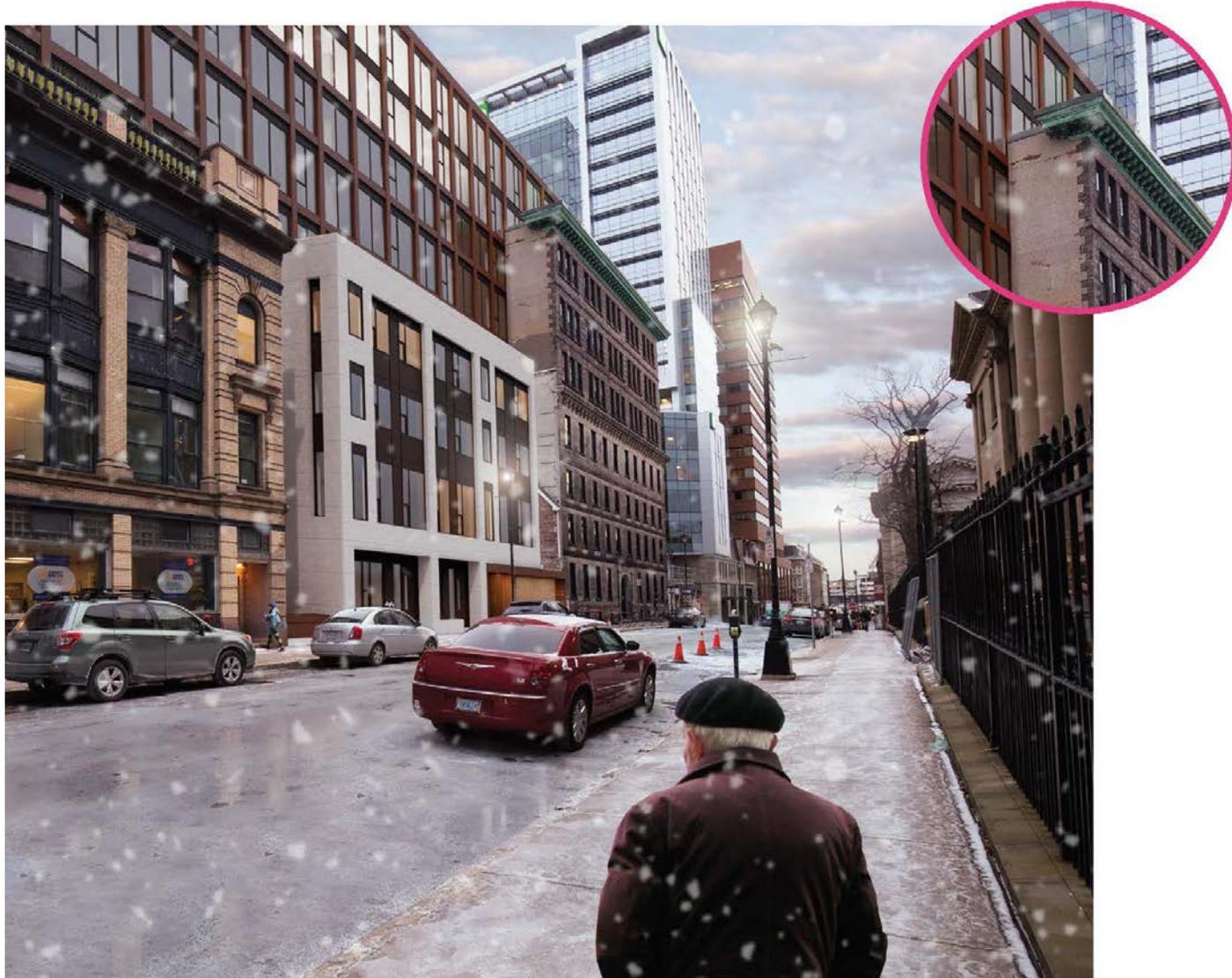
Proposed Development

George Street and Granville Street Frontages



Proposed Development

Granville Street Frontage



Proposed Development

Barrington Street Frontage



Proposed Development

George Street Frontage



Proposed Development

Granville Street Frontage

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Items for Discussion

Building design in context:

- The scale, placement, uses and architectural features of the design reflect the development site's physical and historical context;
- The development site is owned by the Province of Nova Scotia and is across Granville Street from Province House;
- Security concerns influenced land uses on Granville Street and the placement of access to underground parking;

Heritage integration:

- Façades of heritage buildings would be retained and integrated into the new construction to emphasize the character defining elements on their façades
- Barrington Street frontage is within the Barrington Street Conservation District

Requested Variances

Overview

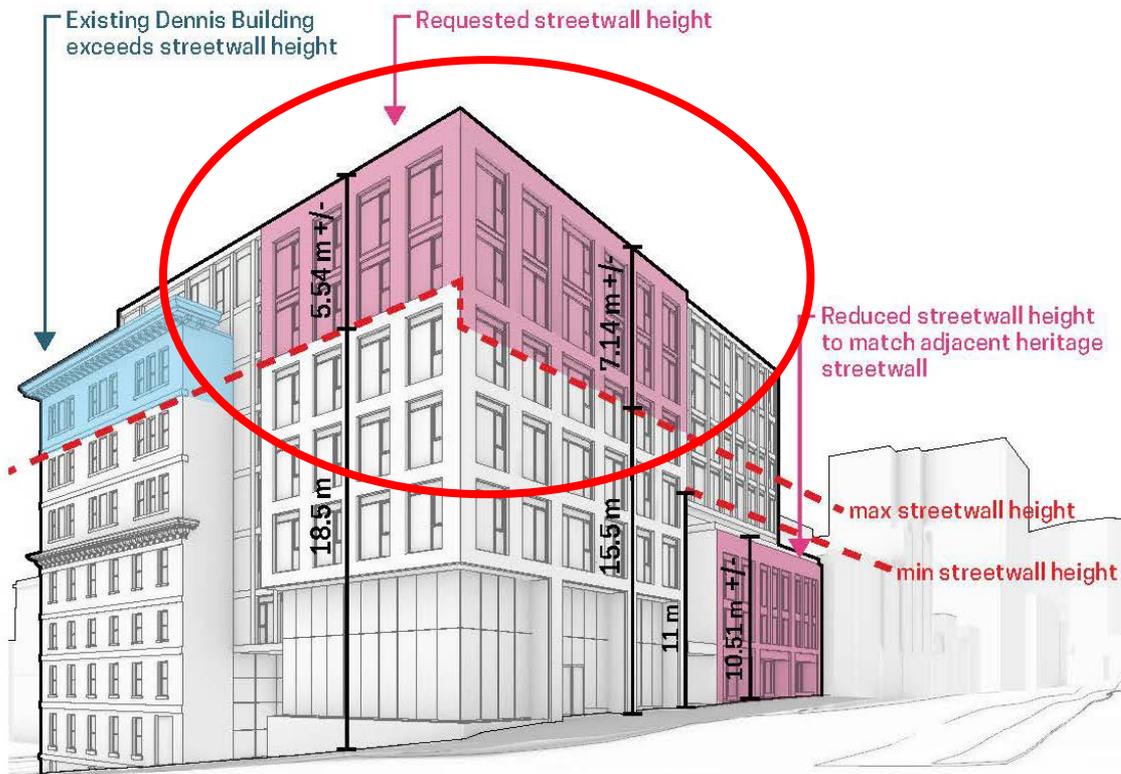
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There are six instances where a variance to the Land Use By-law is required:

1. Streetwall Height (Maximum)
2. Streetwall Height (Minimum)
3. Streetwall Width
4. Streetwall Setback
5. Land Uses at Grade (Floor-to-Floor Height)
6. Building Height

Requested Variances

Variance 1 – Streetwall Height (Maximum)



Staff recommend **approval** based on the following sections of the Design Manual:

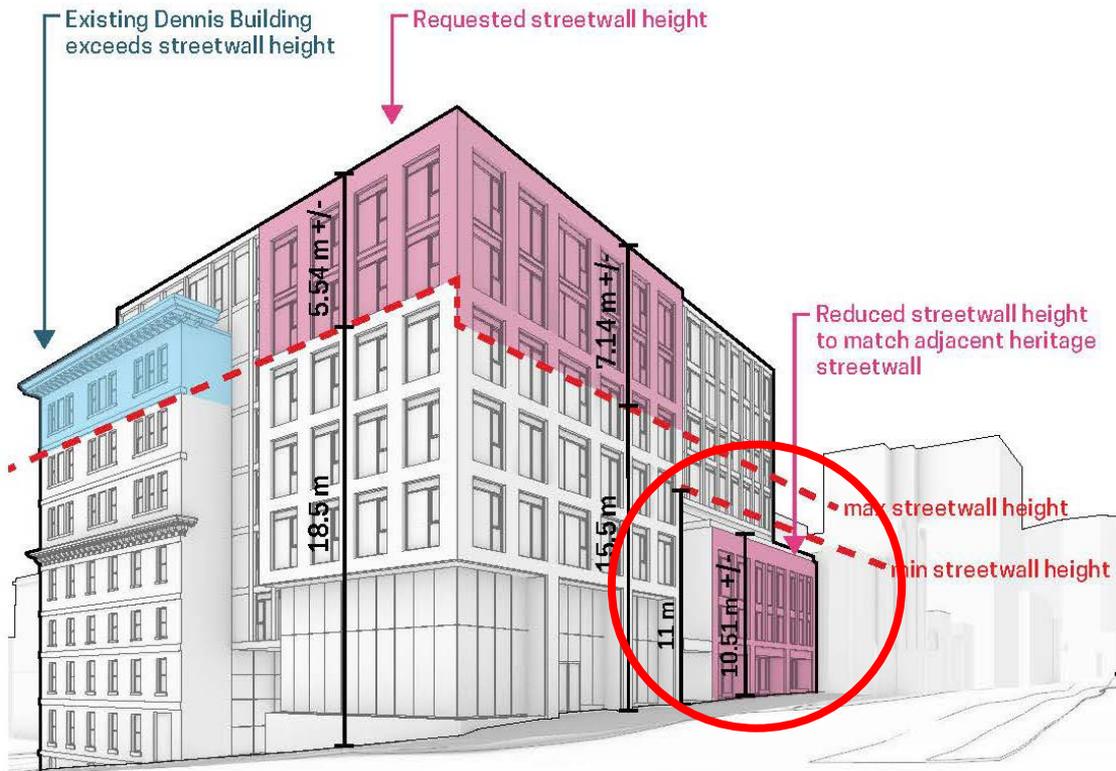
3.6.3 (a): the requested variance is consistent with the objectives and guidelines of the Design Manual;

3.6.3 (d): the Design Manual calls for landmark buildings on corner sites;

3.4.2 (a) and (b): Design Manual permits a change in massing at corners, and encourages the use of distinctive architectural elements on corner sites;

Requested Variances

Variance 2 - Streetwall Height (Minimum)



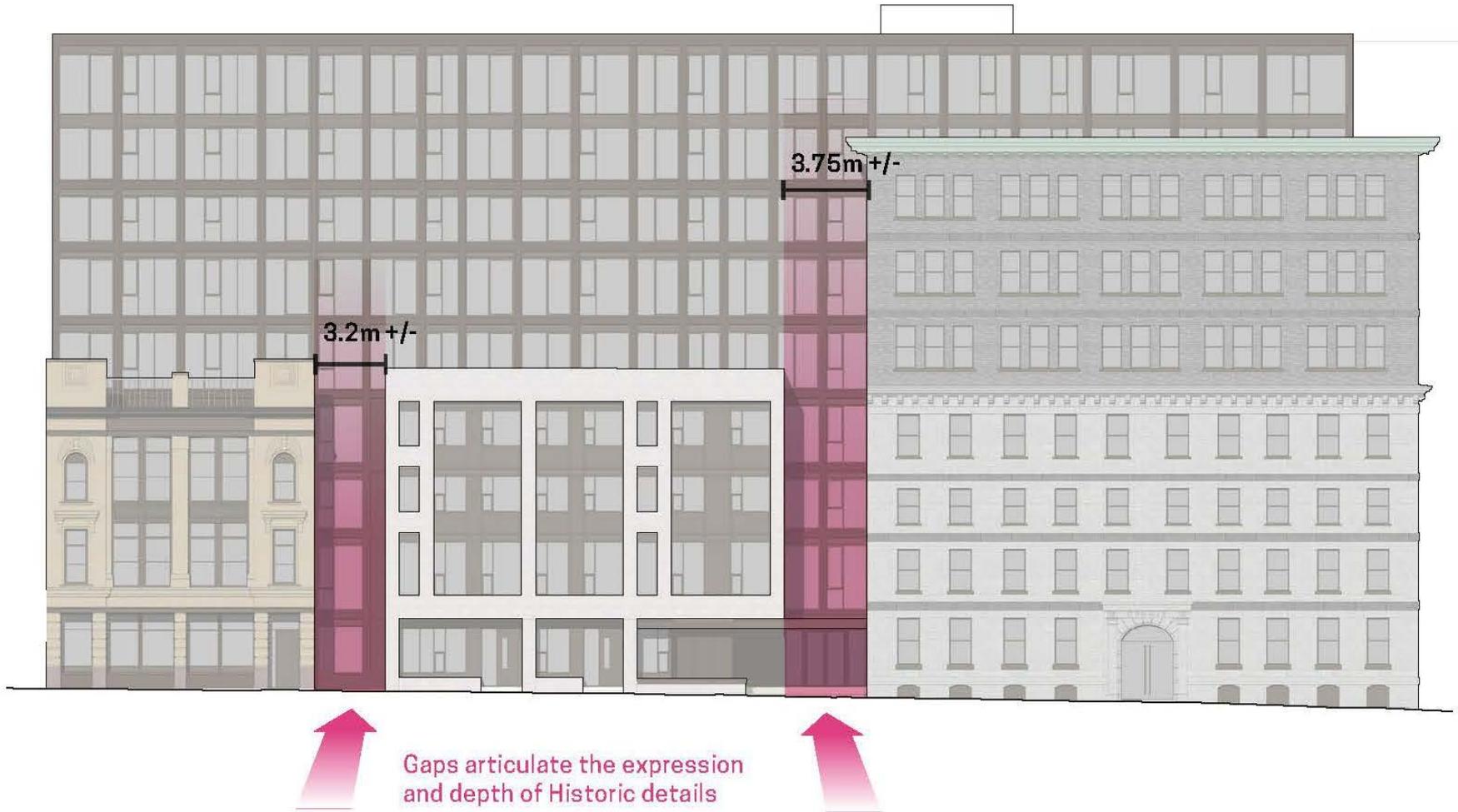
Staff recommend **approval** based on the following sections of the Design Manual:

3.6.3 (a): the requested variance is consistent with the Design Manual

3.6.3 (c): allows a lower streetwall where the required minimum would be inconsistent with the character of the street.

Requested Variances

Variance 3 – Streetwall Width – Granville Street



Requested Variances

Variance 3 – Streetwall Width – George Street and Barrington Street



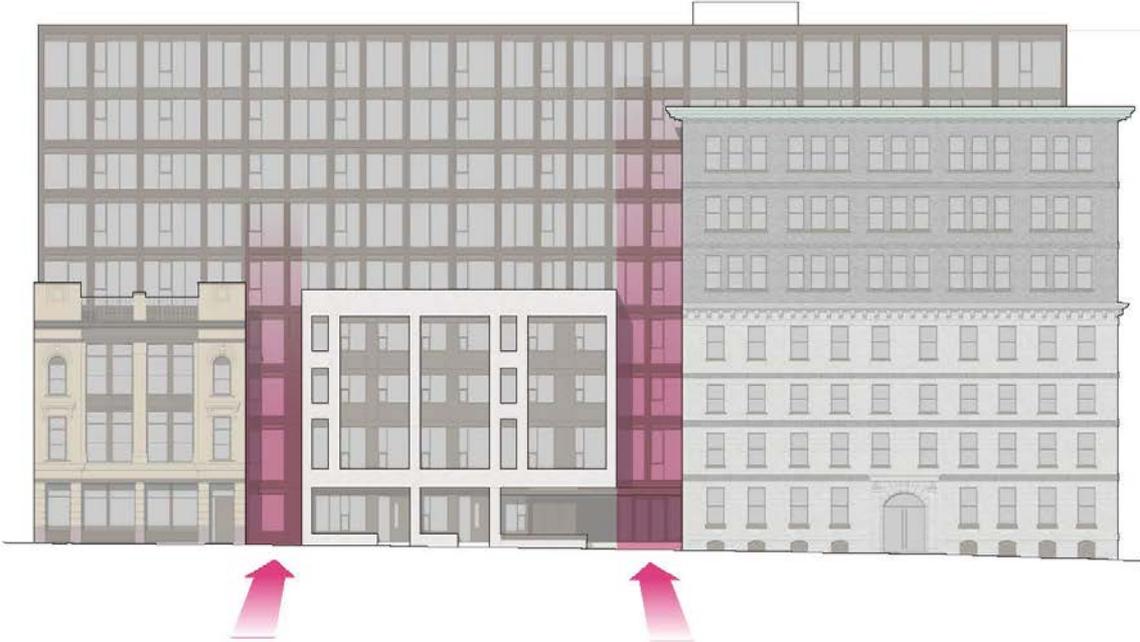
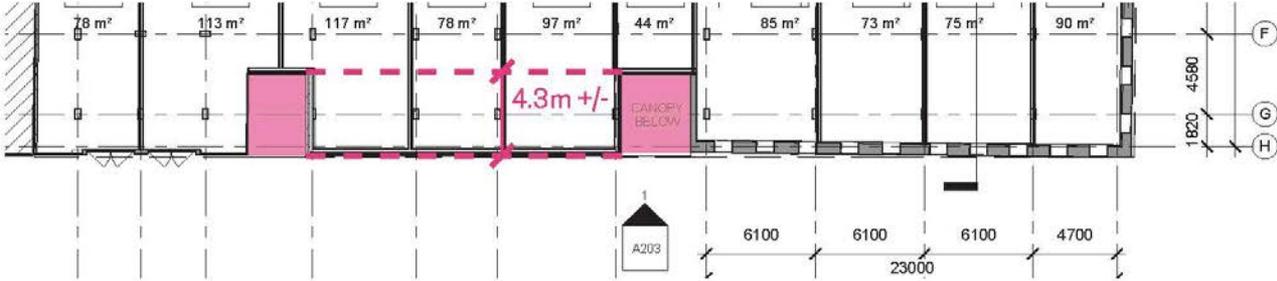
Staff recommend **approval** based on the following sections of the Design Manual:

3.6.4 (a): the streetwall width is consistent with the Design Manual

3.6.4 (b): the resulting gap in the streetwall has a clear purpose, is well designed and makes a positive contribution to the streetscape

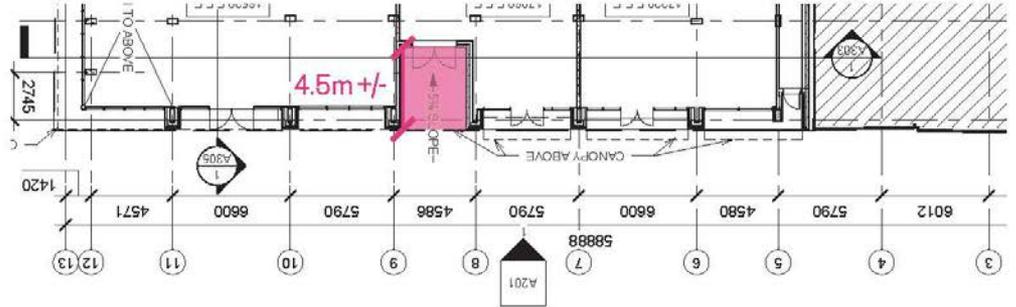
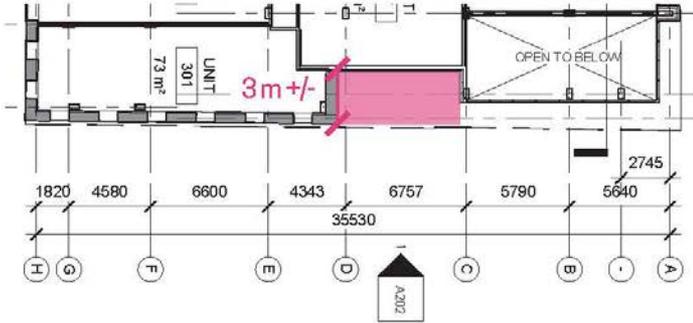
Requested Variances

Variance 4 – Streetwall Setback



Requested Variances

Variance 4 – Streetwall Setback



Variance 4 – Setback from Interior Lot Line

Staff recommend **approval** based on the following sections of the Design Manual:

3.6.1 (a): the streetwall setback is consistent with the objectives and guidelines 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.

Requested Variances

Variance 5 – Land Uses at Grade (Floor-to-Floor Height)



More than required,
double-height retail

Less than required,
openings mimic height requirement

Requested Variances

Variance 5 – Land Uses at Grade (Floor-to-Floor Height)

Staff recommend **approval** based on the following sections of the Design Manual:

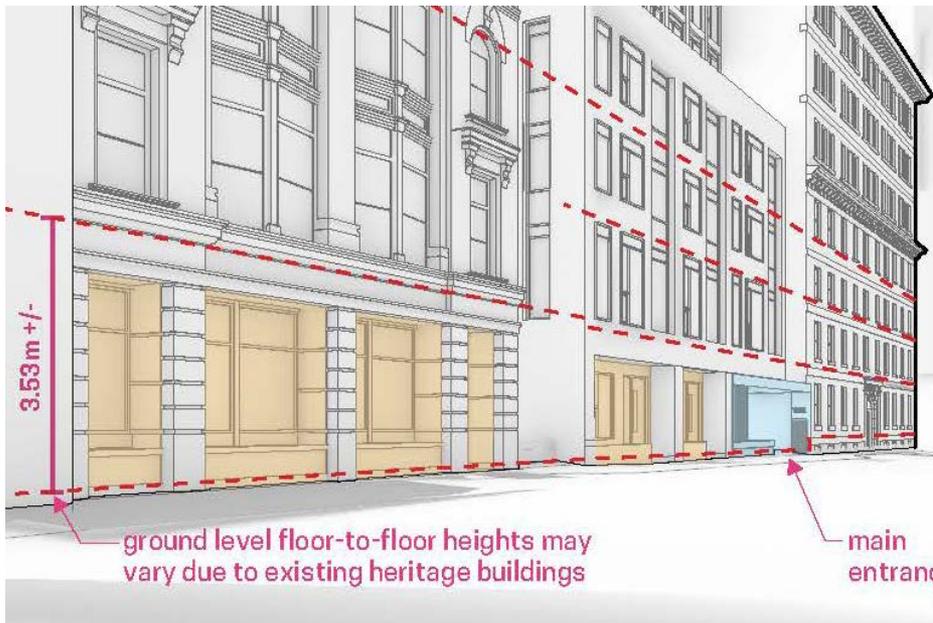
3.6.15 (a): the proposed floor-to-floor height of the ground floor is consistent with the objectives and guidelines of the Design Manual

3.6.15 (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:

...

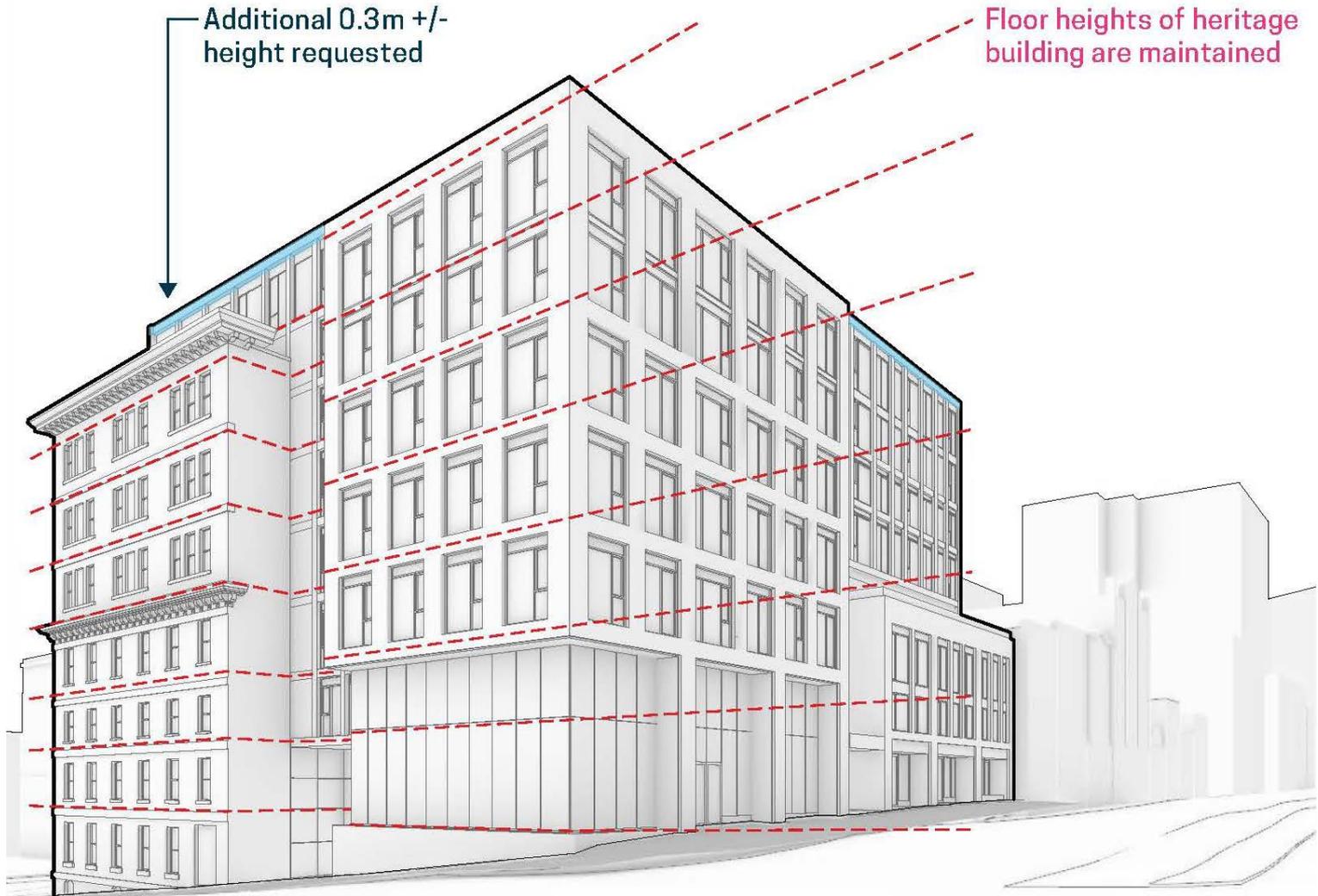
(d) in the case of a proposed infill building, the floor-to-floor heights of the ground floors of abutting buildings along a common street frontage are such that the required floor-to-floor height for the ground floor of the infill building would be inconsistent with the established character of the street.



Granville Street frontage

Requested Variances

Variance 6 – Building Height



Requested Variances

Variance 6 – Building Height

Staff recommend **approval** based on the following sections of the Design Manual:

3.6.8: 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

...

e. where the additional height is shown to enable the adaptive re-use of heritage buildings.



Post-Bonus Floor Area Ratio Public Benefit

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

Proposed public benefit: maintenance, preservation or enhancement of two registered heritage properties:

- Kenny-Dennis Building; and
- Acadian-Recorder Building

Staff recommend that the Design Review Committee:

1. Approve the qualitative elements of the substantive site plan approval application for an eight-storey, mixed-use building at 1740 Granville Street, 1730 Granville Street and 1724 Granville Street, Halifax, as shown in Attachment A;
2. Approve the 6 variances to the Land Use By-law requirements regarding streetwall height, streetwall width, building height, floor-to-floor height and streetline setback, as contained in Attachment B;

3. Accept the findings of the qualitative Wind Impact Assessment, as contained in Attachment C; and
4. Recommend that the Development Officer accept the preservation of heritage assets as the post-bonus height public benefit for the development (Attachment D).

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Thank You

Requested Variances

Variance 1 – Streetwall Height (Maximum)



Requested Variances

Variance 1 – Streetwall Height (Maximum)

