

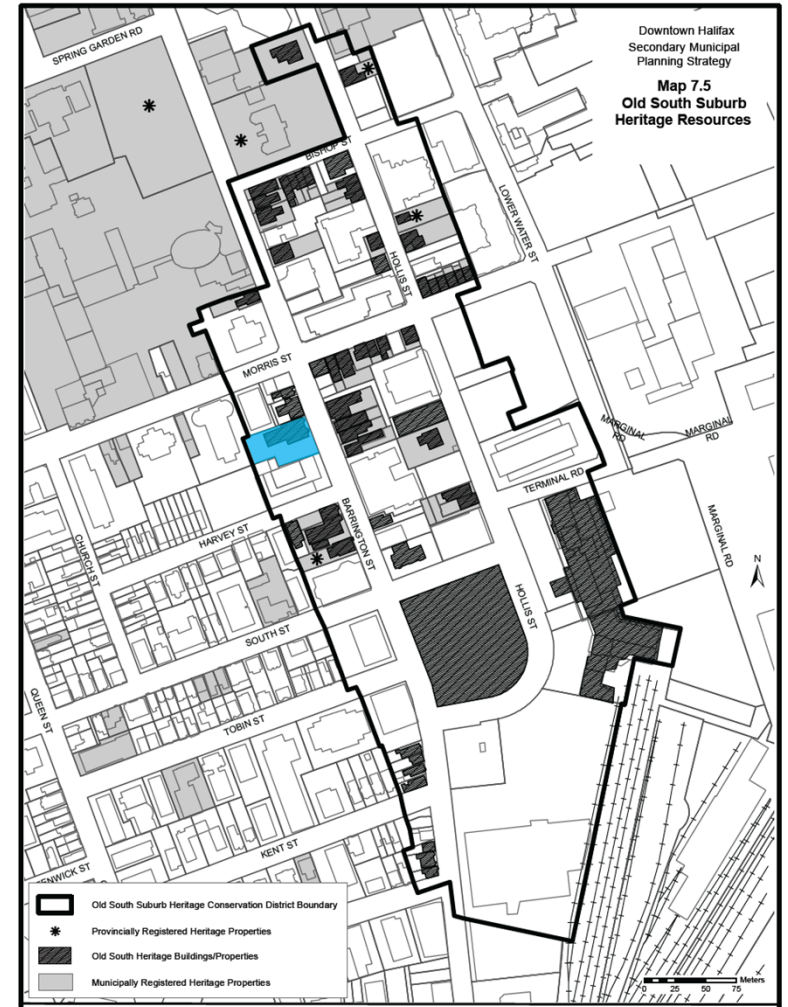
1266 Barrington Street Addition

Substantial Alteration Public Hearing

03/22/22



Site Information



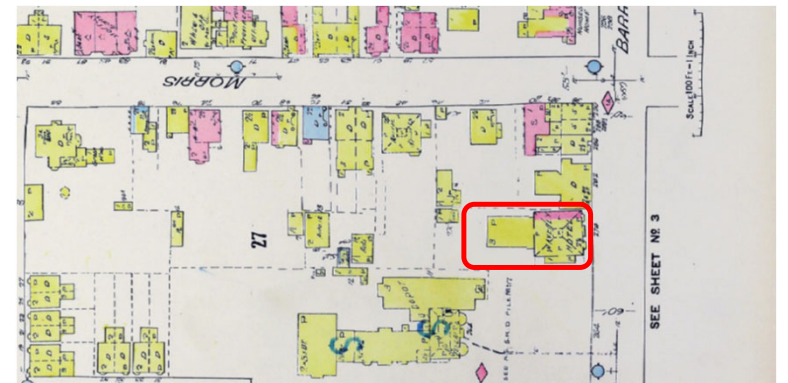
History of the property

- Built in 1865 by Edward Chipman
- Bought by Romans sisters in 1876 (Rear addition added for utility purposes)



1865 Ambrose Church Map

1878 Hopkins Atlas



1952 Fire Insurance Plan of Halifax

Project Details

- Permitted under the Downtown Halifax Land Use Bylaw (LUB)
- Requesting approval of a substantial alteration to the contributing heritage resource.
- Three Phase Project:
 - Phase 1: Removal of Rear Wing (non-substantive alteration)
 - Phase 2: Restoration of the historic Waverley Inn (**substantive alteration**)
 - Phase 3: Construction of 103-unit addition to the existing Waverley Inn (Mix of short and long term stay hotel) (**substantive alteration**)

Policy Review – Old South Suburb Plan

- Policy 8 - It is the intent of the Municipality...**to encourage infill and integrated development within the District** and to provide for incentive or bonus zoning in exchange for the provision of heritage conservation.
- Policy 29 - It is the intent of the Municipality...**to allow mid-rise post bonus development on properties identified as contributing heritage resources** with side or rear yards large enough to accommodate such development.
- The Downtown Halifax LUB defines **mid-rise building as between 18.5m and 33.5m** in height as measured from the average grade.
- Note: The proposal is **28.13m** in height

Policy Review – Standards and Guidelines for Conservation of Historic Places

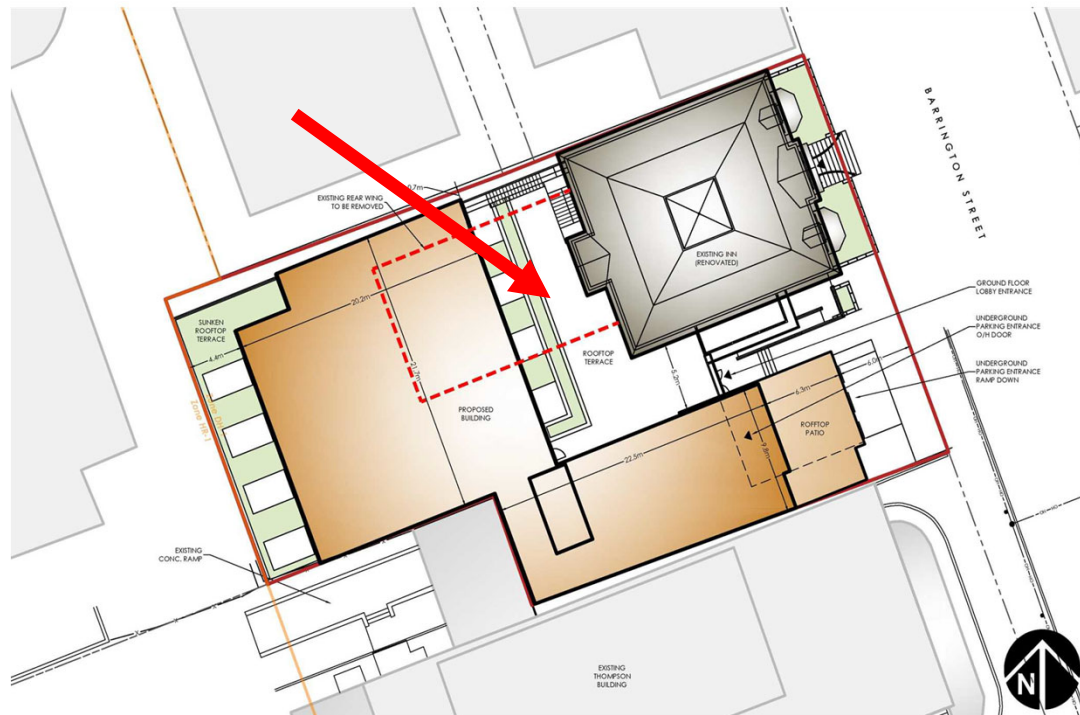
- Standard 11
 - (a) Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction.
 - (b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.
- “This is best understood to mean that the addition must not detract from the historic place or impair its heritage value. **Subordination is not a question of size**” – Page 34

Policy Review – Standards and Guidelines for Conservation of Historic Places (cont'd)

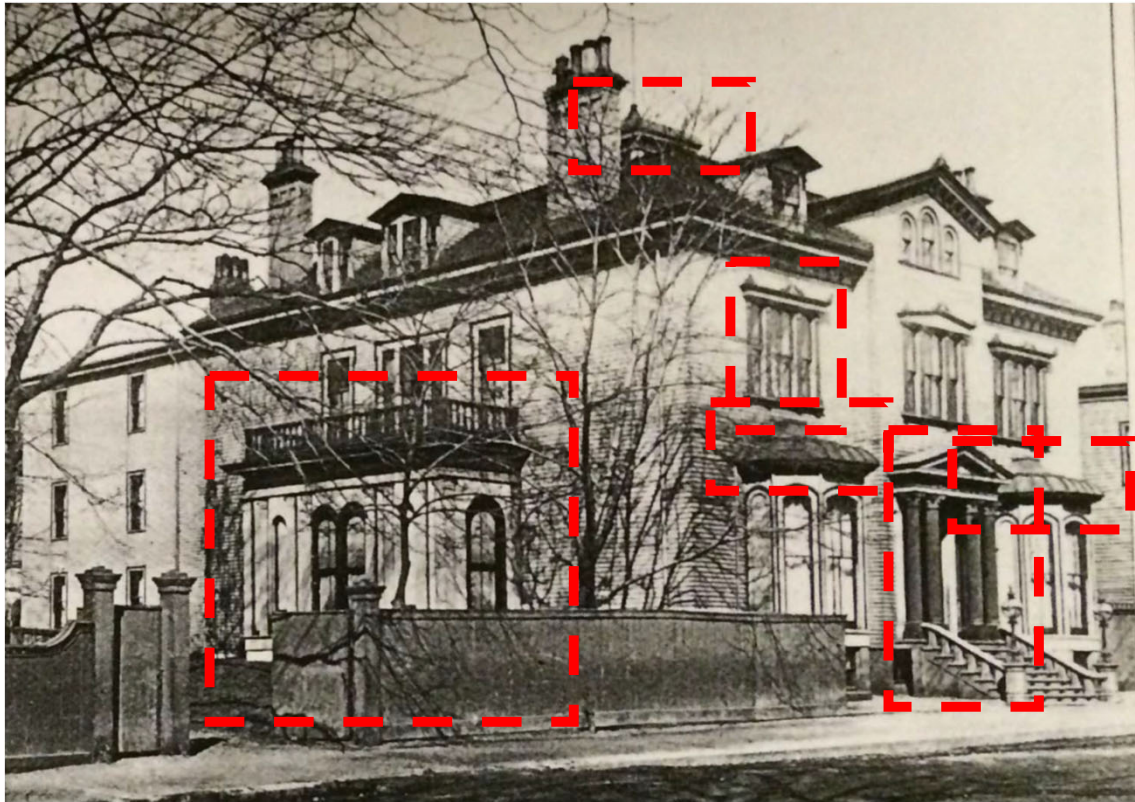
- Guidelines for Standard 11 – Additions or Alterations to the Exterior Form

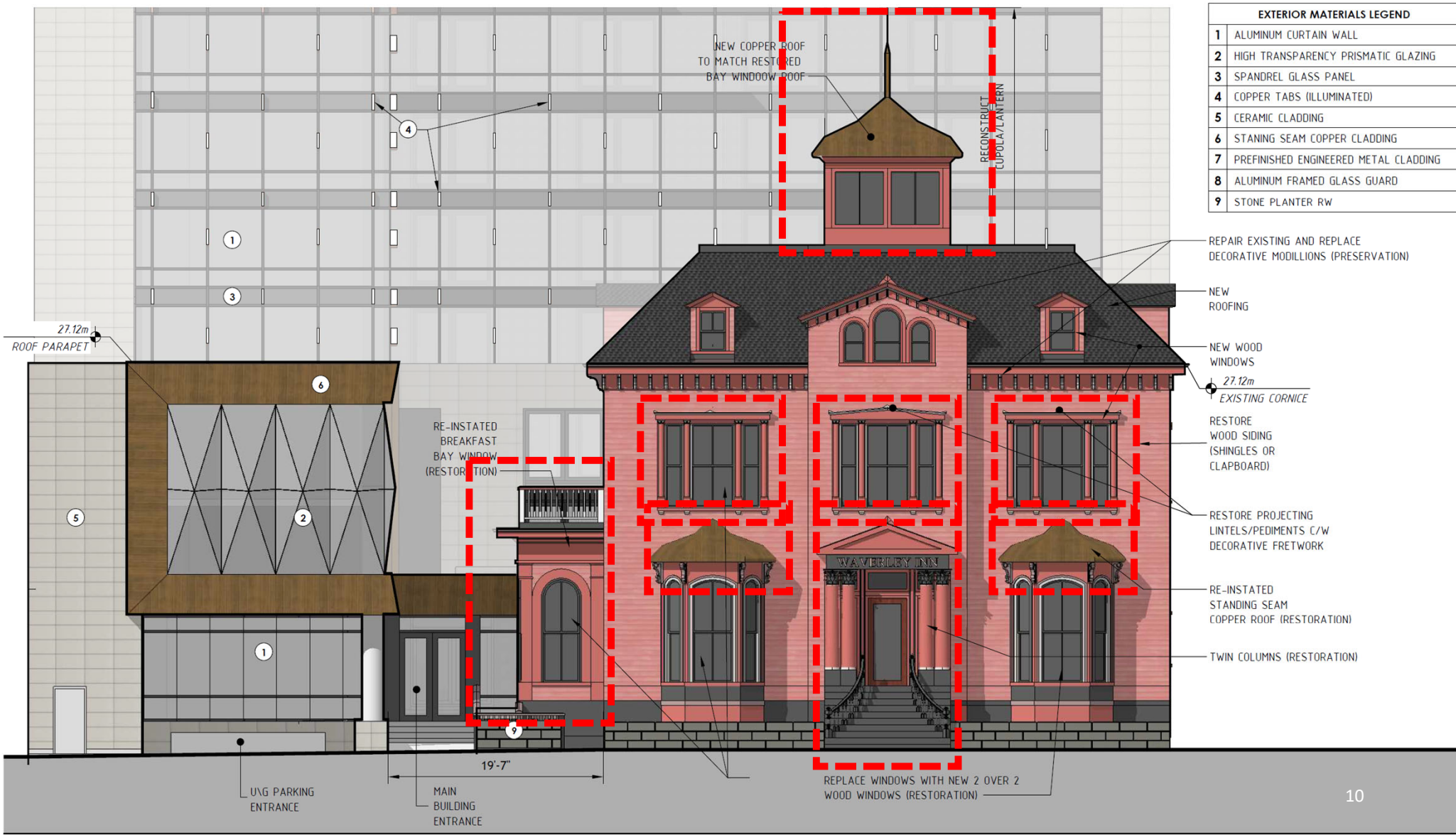
Recommended	Not Recommended
Designing a new addition in a manner that draws a clear distinction between what is historic and what is new	Duplicating the exact form, material, style and detailing of the original building in a way that makes the distinction between old and new unclear

Phase 1: Removal of rear wing



Phase 2: Heritage Building Restoration

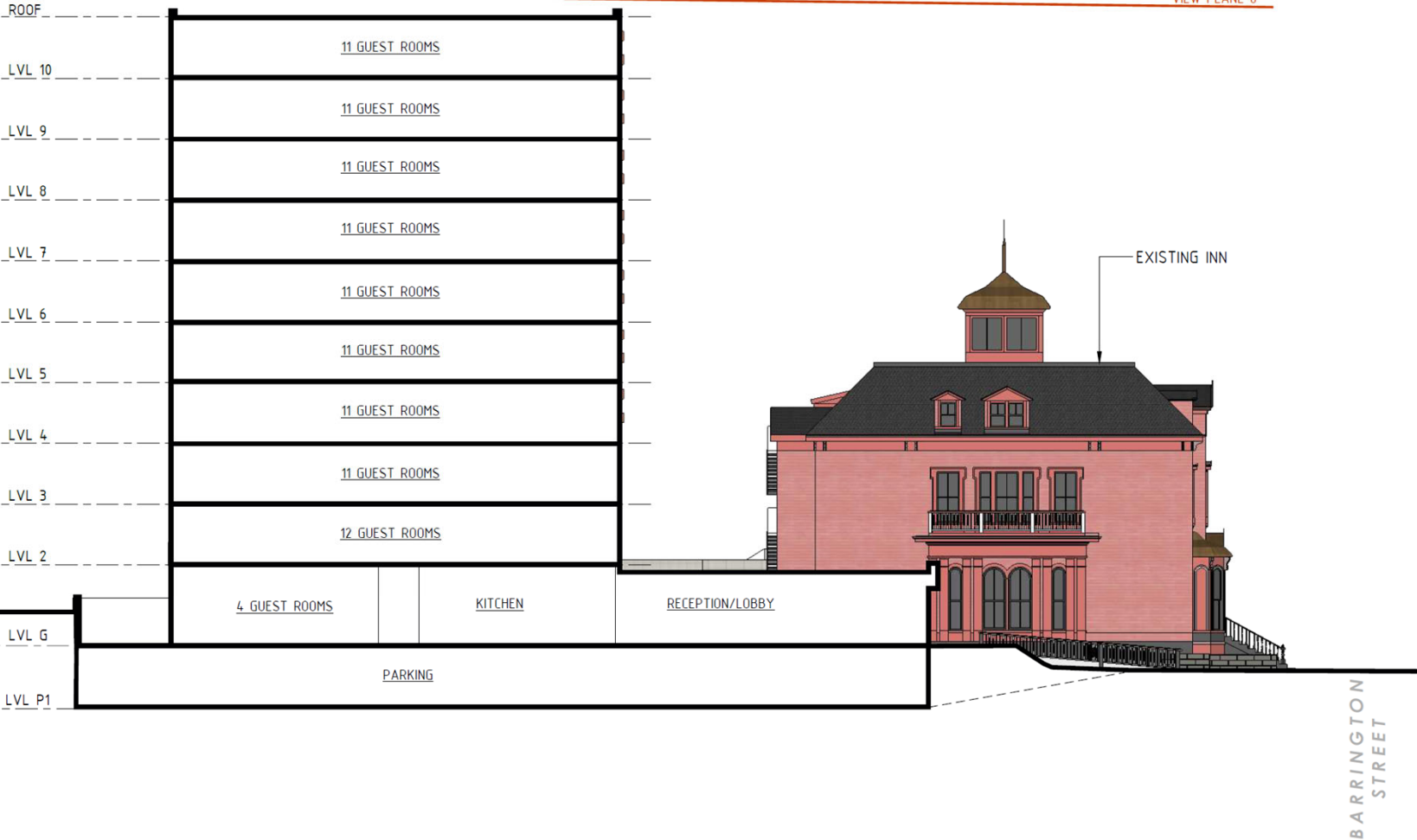




EXTERIOR MATERIALS LEGEND	
1	ALUMINUM CURTAIN WALL
2	HIGH TRANSPARENCY PRISMATIC GLAZING
3	SPANDREL GLASS PANEL
4	COPPER TABS (ILLUMINATED)
5	CERAMIC CLADDING
6	STANDING SEAM COPPER CLADDING
7	PREFINISHED ENGINEERED METAL CLADDING
8	ALUMINUM FRAMED GLASS GUARD
9	STONE PLANTER RW

Phase 3: 103-Unit Addition

VIEW PLANE 8



FLOOR AREA RATIO CALCULATION:

FAR ALLOWED: 4.0
 LOT AREA: 16,613 SF
 GFA ALLOWABLE: 66,452 SF
 (HERITAGE ASSET EXCLUDED)

LG = 9,328SF
 L2 = 6,375SF
 L3 = 5,925SF
 L4 = 5,925SF
 L5 = 5,925SF
 L6 = 5,925SF
 L7 = 5,925SF
 L8 = 5,925SF
 L9 = 5,925SF
 L10 = 5,925SF

TOTAL 63,103SF
 FAR PROPOSED: 3.8

TOTAL GUEST SUITE UNIT COUNT:

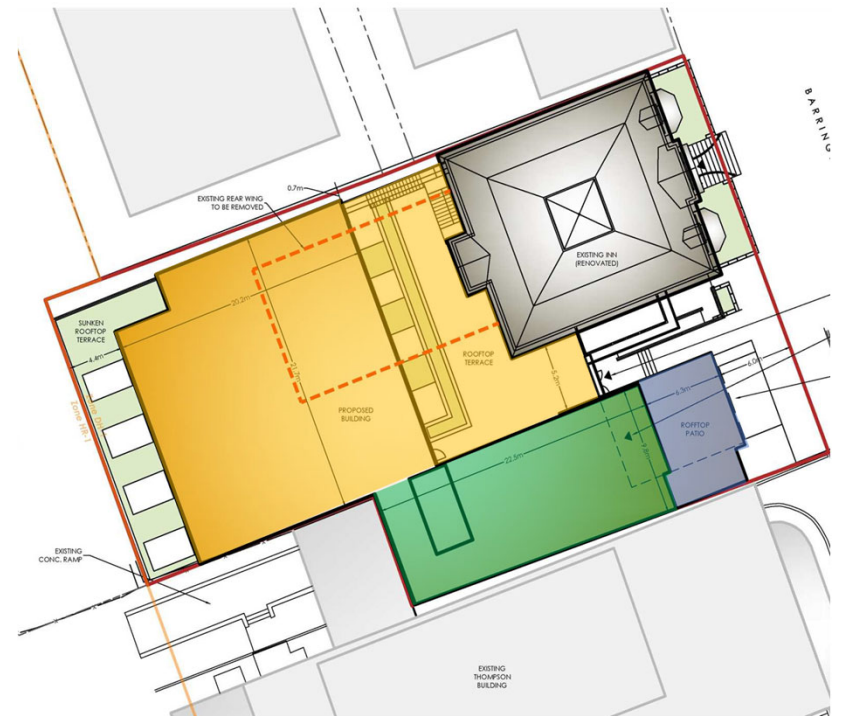
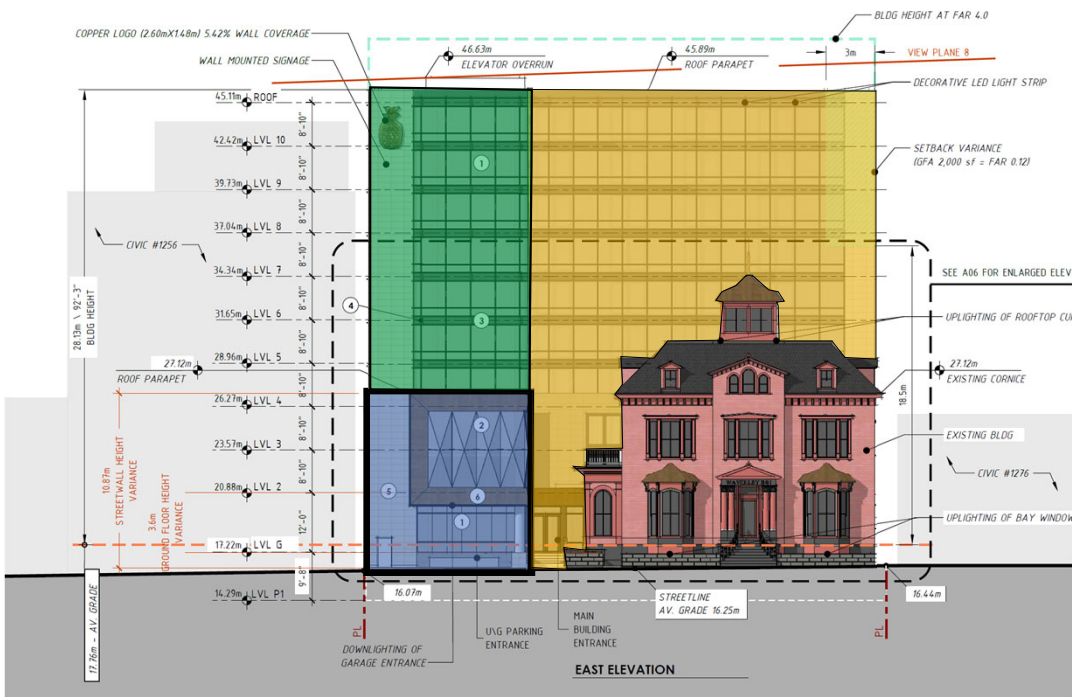
EXISTING BUILDING: 14
 PROPOSED ADDITION: 103
 TOTAL: 117

TOTAL PARKING COUNT:

PROPOSED ADDITION: 32

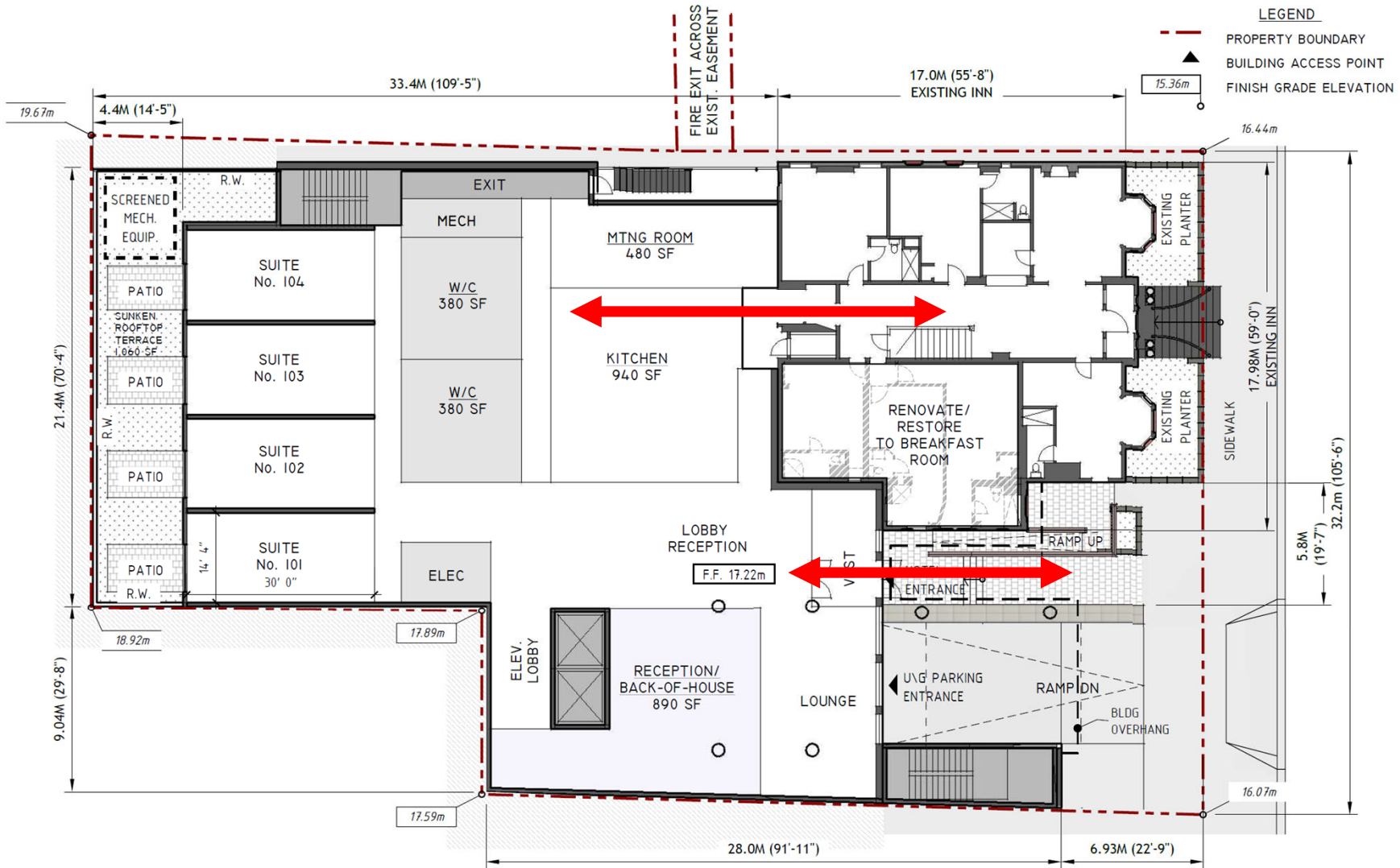
TOTAL BIKE PARKING COUNT:

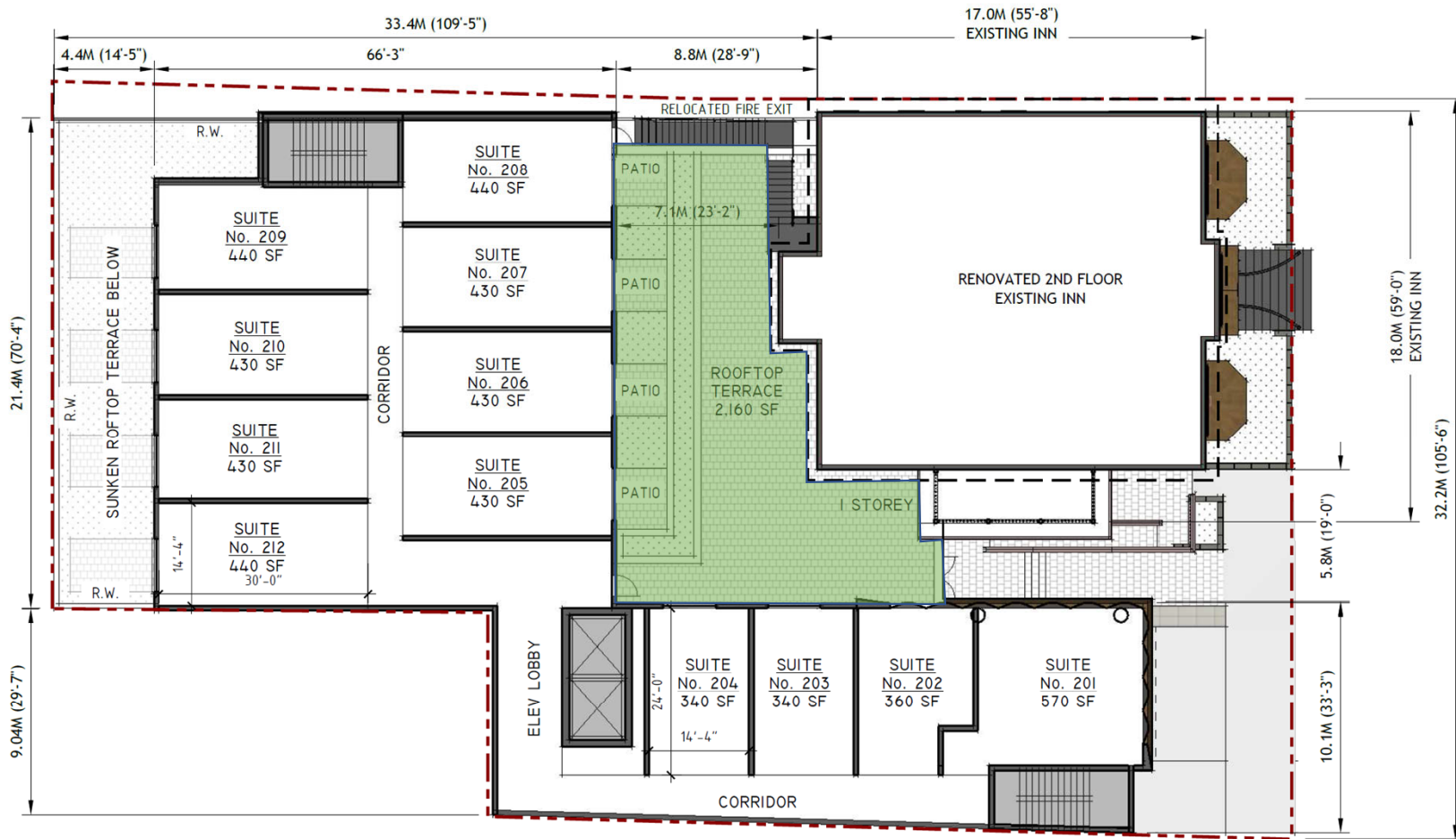
PROPOSED ADDITION: 6





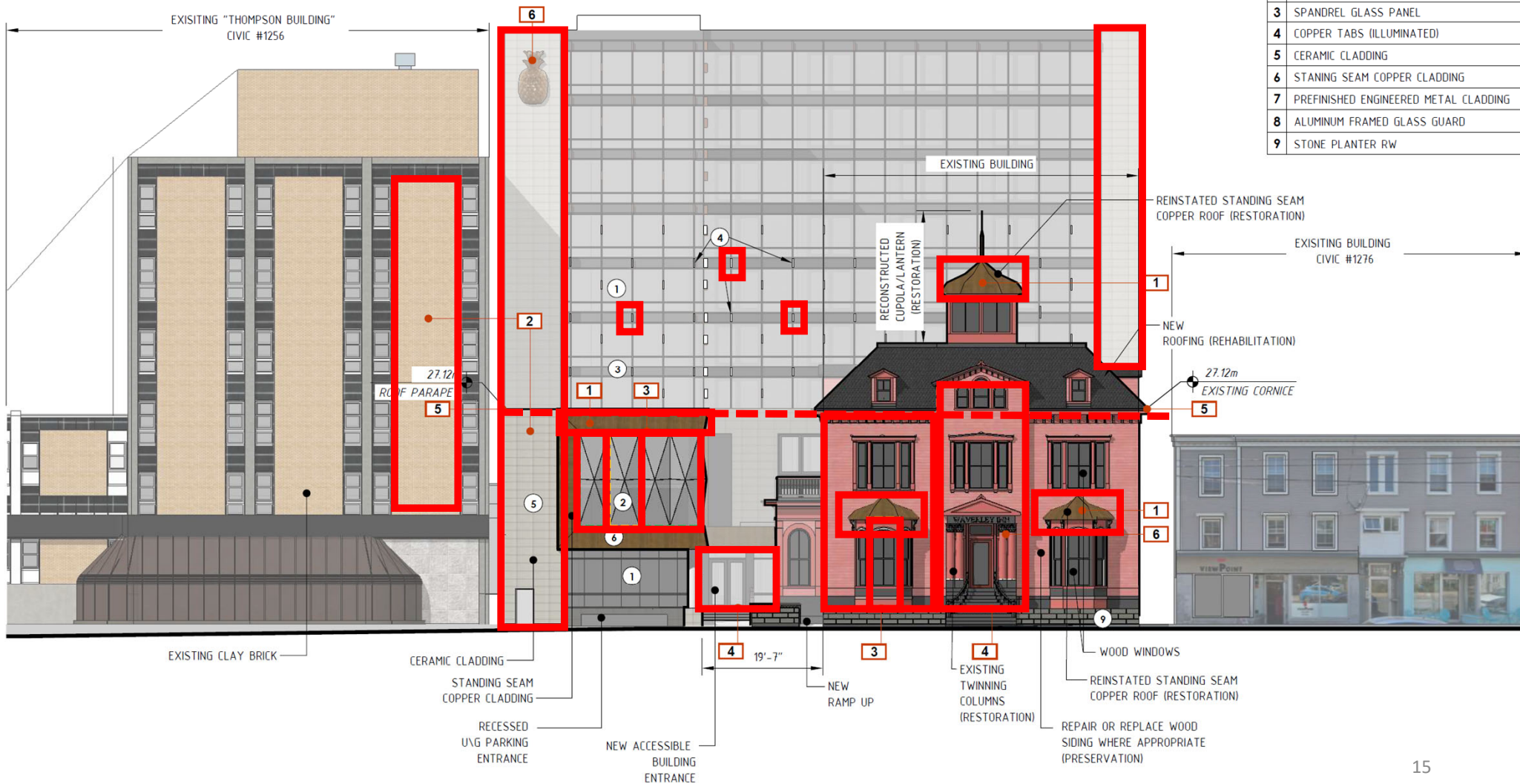
BARRINGTON STREET





BARRINGTON STREET

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Thank You!

