

HALIFAX

P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 15.1.10
Halifax Regional Council
August 23, 2022

TO: Mayor Savage and Members of Halifax Regional Council

Original Signed by 

SUBMITTED BY:

Jacques Dubé, Chief Administrative Officer

DATE: August 11, 2022

SUBJECT: **Case 23663: Incentive or Bonus Zoning Agreement – Mixed Use
Development at 1138-1140 Barrington Street, Halifax**

ORIGIN

- On October 20, 2021, the Design Review Committee approved the qualitative elements of the substantive site plan application for an eight storey, mixed-use building. The Committee recommended that the Development Officer accept the restoration of the existing heritage building as the post-bonus Floor Area Ratio (FAR) public benefit for the development.
- Construction Permit Application No. 2022-02085.

LEGISLATIVE AUTHORITY

- *Halifax Regional Municipality Charter:*
 - Section 245A(1): Where a municipal planning strategy so provides, a land-use by-law may provide for incentive or bonus zoning agreements respecting the HRM by Design Downtown Plan Area;
 - Section 245B(1): The Council may, by resolution, adopt or amend an incentive or bonus zoning agreement; and
 - Section 245C(1): An incentive or bonus zoning agreement is in effect until discharged by the Council.
- Section 12(6.1), Downtown Halifax Land Use By-law (LUB) (Attachment A).

RECOMMENDATION

It is recommended that Halifax Regional Council adopt and authorize the Mayor and Clerk to enter into and execute the Incentive or Bonus Zoning Agreement, as provided in Attachment B of this report for the eight-storey, mixed-use building at 1138-1140 Barrington Street, Halifax.

BACKGROUND

On October 20, 2021, HRM's Design Review Committee (DRC) approved an application for substantive site plan approval for an eight-storey, mixed-use building. The development site includes frontage on Barrington St and Kent St. The subject site is approximately 981 square metres in area and is located within the Old South Suburb Heritage Conservation District. The current land use is a heritage building with residential units.

The following highlights the major elements of the proposal:

- Complete restoration of heritage building, including 2-storey rear addition;
- Eight-storey mixed-use building, including approximately 117 square metres of commercial space on ground floor, and residential units;
- Nine vehicle parking spaces located in an underground parking garage, accessed from Barrington St, plus bicycle parking as required per the requirements of the Downtown Halifax LUB;
- 41 residential units; including six units within the heritage building; and
- FAR of 3.48 and building height of 25.5 metres, plus a 2.6 m mechanical penthouse.

Proposed Public Benefit

Within the Downtown Halifax Plan Area, maximum permitted post bonus FAR may only be attained when a developer provides a public benefit. The developer shall provide public benefit in the form of one or a combination of the categories identified in subsection 12(6.1) (c) of the LUB (Attachment A). Where a public benefit is not provided, the developer may only build to the maximum pre-bonus FAR. This approach is often referred to as "density bonusing" but is enabled under the *Halifax Regional Municipality Charter* as "incentive or bonus zoning."

The applicant proposes the public benefit to be in the form of the restoration of the existing heritage building. This proposed public benefit is permitted under the LUB, under subsection 12(6.1)(c)(i).

Role of Design Review Committee, Development Officer & Council

Under clause 4(13)(c) of the LUB, the Design Review Committee (DRC) is responsible to provide the Development Officer with advice on matters pertaining to bonus zoning in relation to substantive site plan approvals. The DRC's advice is provided in the form of a recommendation on the public benefit category for the development at the time the Committee makes its decision on the substantive site plan application.

The Development Officer is responsible for determining if a proposal meets the land use and built form requirements of the LUB. Subsection 12(9) of the LUB requires that prior to the issuance of a development permit requiring a public benefit, the developer must enter into an agreement with the Municipality to specify the terms and conditions by which the public benefit is to be provided.

At the October 20, 2021 meeting of the Design Review Committee, it was recommended that the public benefit be in the form of restoration of the existing heritage resource. The *Halifax Regional Municipality Charter* requires Council approval of an incentive or bonus zoning (public benefit) agreement. This report seeks to obtain Council's approval of the agreement.

DISCUSSION

DRC Approval

The LUB requires developments that exceed the maximum pre-bonus FAR limitations provide a public benefit as part of the project. In this case, the developer proposed, and DRC recommended approval of the public benefit category for restoration of an existing heritage building. Specifically, DRC's motion in this regard is as follows:

"MOVED by Nathan Guy, seconded by Marcel Tarnogorski

THAT the Design Review Committee:

...Recommend that the Development Officer accept the restoration of the existing heritage building as the post-bonus height public benefit for the development...

MOTION AS AMENDED PUT AND PASSED."

Public Benefit Value

The extent of the required public benefit is determined by a formula set out in the Downtown Halifax LUB. The by-law determines the extent of the required public benefit by assigning a value to any proposed floor area beyond the maximum pre-bonus floor area ratio. Projects that exceed the maximum pre-bonus floor area ratio are required to contribute a public benefit with a value equivalent to, or greater than, a price determined by multiplying the amount of floor space exceeding the maximum pre-bonus value by 0.20, and then applying a value of \$258 per square meter to that floor area. For this project, the maximum pre-bonus allowance is exceeded by 1454.93 square metres, resulting in a minimum public benefit value contribution of \$75,074.39.

The applicant has proposed to meet the bonus requirements under subsection 12(6.1) of the LUB by providing the restoration of an existing heritage resource as public benefit for the development. The estimated value of this restoration project is \$93,500.

As the proposed public benefit exceeds the minimum required benefit, staff recommend that Regional Council adopt, by resolution, the Incentive or Bonus Zoning Agreement as provided in Attachment B of this report for the development located at 1138-1140 Barrington Street, Halifax.

FINANCIAL IMPLICATIONS

The HRM costs associated with processing this application can be accommodated within the approved operating budget for C420 Land Development and Subdivision.

RISK CONSIDERATION

There are no significant risks associated with the recommendations in this Report. The risks considered rate Low. To reach this conclusion, consideration was given to legal, financial and reputational risks.

COMMUNITY ENGAGEMENT

Community Engagement as described by the Community Engagement Strategy is not applicable to the public benefit contribution component of the site plan approval process.

ENVIRONMENTAL IMPLICATIONS

No environmental implications were identified.

SOCIAL VALUE

No social value was identified.

ALTERNATIVES

Regional Council may choose not to enter into the Incentive or Bonus Zoning Agreement as provided in Attachment B of this report. This would delay construction of the project as scheduled, necessitate further submissions by the developer, and require advisement by the Design Review Committee, as well as a supplementary report from staff.

ATTACHMENTS

Attachment A	Section 12(6.1) of the LUB – Post-Bonus FAR Provisions
Attachment B	Incentive or Bonus Zoning Agreement
Attachment C	Post Bonus Cost Estimates
Attachment D	East Elevation
Map 1	Location Map

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210

Report Prepared by: Faith Ford, Planner I, Land Development and Subdivision, Development Services
Stephanie Norman, Principal Planner/ Development Officer, Land Development and Subdivision, Development Services

ATTACHMENT A – SECTION 12(6.1) OF THE LUB

Post-Bonus Height Provisions

Buildings Higher than the Pre-Bonus Height Requirements

- 12(1) A building that exceeds the Maximum Pre-Bonus Height as shown on Map 4 shall be required to provide a public benefit on the lot equal to a value of not less than \$4.00 per 0.1 square metre of gross floor area for all or part of any storey above the Pre-Bonus Heights. Where it is not feasible to provide the public benefit on the lot being developed, the developer shall provide the benefit off-site as may be agreed between the Municipality and the developer.
- (2) The developer shall submit cost estimates, in a format acceptable to the Development Officer, which provide detailed costs of the public benefit.
- (3) The rate of \$4.00 per 0.1 square metre in subsection (1) shall be adjusted annually in accordance with the Statistics Canada, Province of Nova Scotia Consumer Price Index, on the anniversary of adoption date of this By-law.
- (4) The public benefit shall be completed at the time of the issuance of an Occupancy Permit pursuant to the *Building By-law* (HRM By-law B-201) or such other time as may be provided under the public benefit agreement.
- (5) The provisions of subsection (1) do not apply to additional height provided for the Prominent Visual Terminus Sites identified on Map 9, unoccupied architectural features, and permitted height encroachments pursuant to subsection (9) of subsection 8.

Bonus Exception for Registered Heritage Buildings

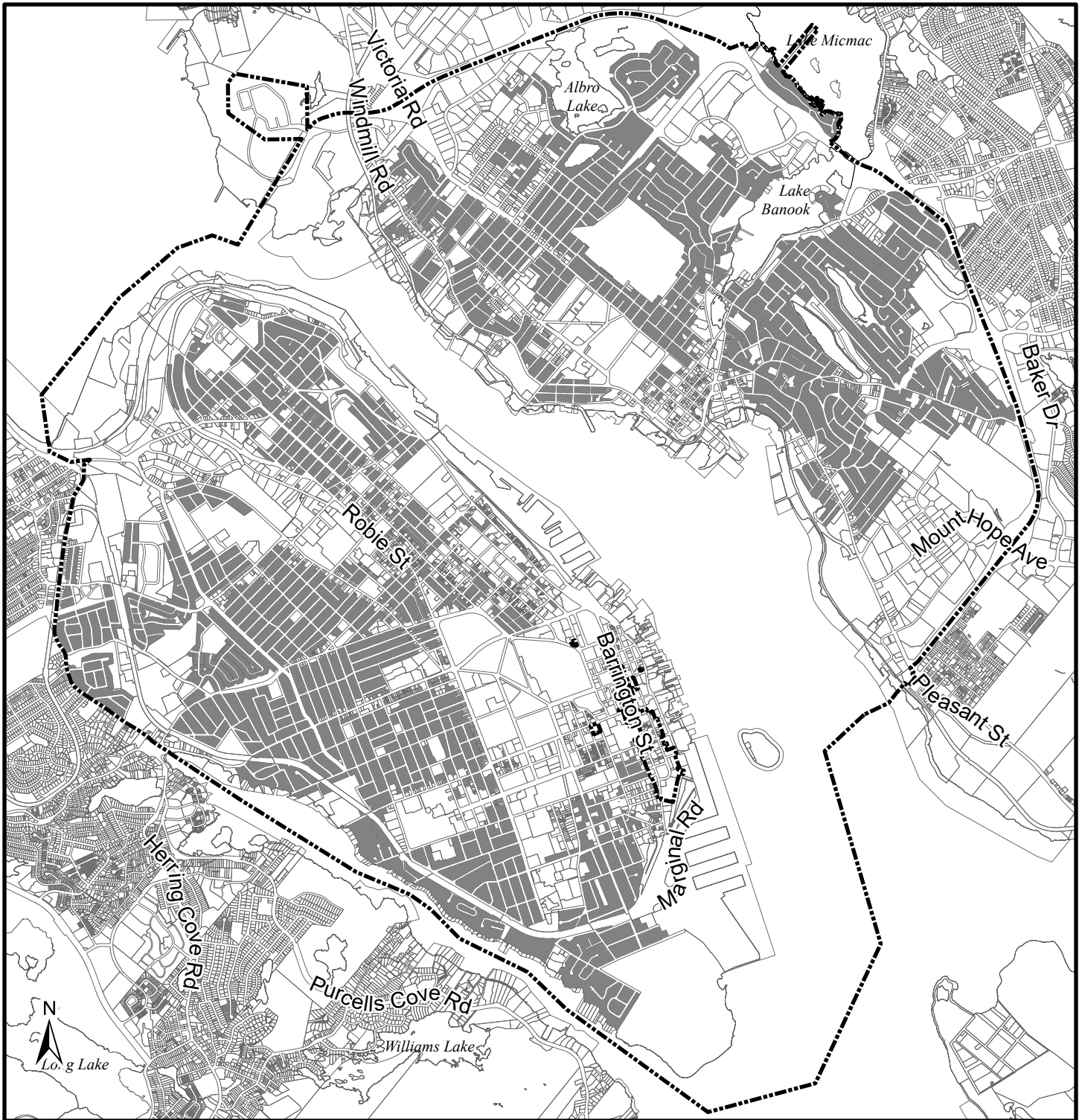
- (6) Development which proposes the demolition of a Registered Heritage Building is not eligible for bonus height and cannot exceed the Maximum Pre-Bonus Height shown on Map 4.

Post Bonus FAR Provisions for Properties within Precinct 2, Old South Suburb Heritage Conservation District (RC-Jan 14/20; E Aug 15/20)

Post Bonus FAR Provisions for Properties within Precinct 2, Old South Suburb Heritage Conservation District

- (6.1) (a) In the Old South Suburb Heritage Conservation District, the public benefit value shall be calculated by multiplying Factor #1 by Factor #2 and then multiplying the product by Factor #3, where:**
-

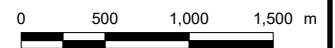
- (i) Factor #1 is the new floor area in square metres that exceeds the maximum pre-bonus FAR value, as shown on Schedule 56;
 - (ii) Factor #2 is 0.20; and
 - (iii) Factor #3 is a bonus rate, in dollars per square metre, in the amount of \$258.
 - (b) The amount of the public benefit shall be no less than the amount resulting from the calculation in Subsection 6.1(a).
 - (c) Notwithstanding subsection 12(7), the public benefit the developer shall provide under Clause 6.1(b) shall be in the form of one or a combination of the following:
 - (i) conservation of an Old South Suburb Heritage Property or registered municipal heritage property as shown on Map 11; or
 - (ii) cash-in-lieu, as may be agreed between the Municipality and the applicant (RC – Jan 25/22; E-Apr 9/22)
- (6.2) Development which proposes the demolition of an Old South Suburb Heritage Building is not eligible for bonus FAR and cannot exceed the Maximum Pre-Bonus FAR shown on Map 12.**
- (6.3) The applicant shall submit cost estimates, in a format acceptable to the Development Officer, which provide detailed costs of the public benefit.**
- (6.4) The public benefit shall be completed at the time of the issuance of the development permit or such other time as may be provided under the public benefit agreement.**
- (6.5) Development of properties:**
- (a) south of Cornwallis Park that are identified on Map 13 as Landmark Development Area; and
 - (b) that exceed the pre-bonus FAR identified on Map 12;
- shall require a development agreement in accordance with Policy 18B of the Downtown Halifax Secondary Municipal Planning Strategy.**
-



Map 1 - Area of Application (By-law B-800)

HALIFAX

- Subject Area
- Regional Centre Plan Area



The accuracy of any representation on this plan is not guaranteed.

ATTACHMENT B – INCENTIVE OR BONUS ZONING AGREEMENT

THIS AGREEMENT made this ____ day of _____, A.D., 2022.

BETWEEN:

GEORGE’S INVESTMENTS LIMITED, a body corporate,

(hereinafter called the “Developer”)

OF THE FIRST PART

- and -

HALIFAX REGIONAL MUNICIPALITY, a body corporate,

(hereinafter called the “Municipality”)

OF THE SECOND PART

WHEREAS the Developer is the owner of the Property and has proposed a Development that exceeds the maximum pre-bonus floor area ratio (FAR) identified on Map 12 of the *Downtown Halifax Land Use By-law*;

AND WHEREAS Section 12(6) of the *Land Use By-law* requires that a Public Benefit be provided on the Property being developed for all or part of any new floor area in square metres that exceeds the maximum pre-bonus FAR value;

AND WHEREAS it is feasible to provide the Public Benefit required by the *Land Use By-law* on the Property being developed;

AND WHEREAS the Developer has selected to use the costs associated with restoring the existing heritage resource to satisfy the Public Benefit required by the *Land Use By-law*;

AND WHEREAS on October 20, 2021 the HRM Design Review Committee approved the Development and recommended to the Developer Officer of the Municipality the acceptance of the restoration of the existing heritage building as the Public Benefit for the Development;

AND WHEREAS by approving this Agreement, the Council of the Municipality has accepted the restoration of the existing heritage building as the Public Benefit for the Development;

WITNESS THAT in consideration of the benefits accrued to each Party from the mutual promises and covenants herein contained and the sum of \$1.00 now paid by the Developer to the Municipality (the receipt and sufficiency of which is hereby acknowledged), the Parties hereto agree as follows;

Definitions

1. In this Agreement all words shall carry their ordinary meaning except those defined in the *Downtown Halifax Land Use By-law* and, unless the context otherwise requires, the following words shall have the following meanings:

- (a) “Council” means the Council of the Municipality;
- (b) “Development” means an eight (8) storey mixed-used building with ground floor commercial and restoration of a two-storey contributing heritage resource building;
- (c) “Employee” includes all the agents, servants, employees and officers of the Municipality;
- (d) “Incentive or bonus zoning” means requirements that permit the relaxation of certain requirements if an applicant exceeds other requirements or undertakes other action, in the public interest, as specified in the requirements;
- (e) “Land Use By-law” means the *Downtown Halifax Land Use By-law*, as amended from time to time;
- (f) “Municipality” means the Halifax Regional Municipality;
- (g) “Property” means the land(s) comprising the site where the Public Benefit is to be provided being 1138-1140 Barrington St, Halifax, Nova Scotia, known as Lot 2345, PID 00103614, the said lands being recorded at the Registry of Deeds for the Halifax Regional Municipality and is more particularly set out in Schedule “A” attached hereto; and
- (h) “Public Benefit” means:
 - (a) one or a combination of the public benefits provided by the Developer pursuant to subsection 12(6.1) (c) of the *Land Use By-law*; and
 - (b) as agreed, to by the Parties pursuant to section 2 of this Agreement.

Public Benefit

2. The Parties agree that the Developer will restore the existing heritage building as the Public Benefit required under subsections 12(6.1) and 12(7) of the *Land Use By-law* for the Property and as more particularly described in Schedule B.

3. The Developer agrees to provide the Public Benefit in accordance with Schedule B in exchange for exceeding the Maximum Pre-Bonus FAR for the Property.

Term of Agreement

4. This Agreement is in effect until discharged by the Council.

Reporting of Public Benefit

5. Prior to the issuance of the Occupancy Permit the Developer agrees to provide a report, to a Development Officer confirming that the Public Benefit has been completed.

Construction of Public Benefit

6. The Developer agrees:

(a) to construct the Public Benefit:

- (i) at its own cost;
- (ii) in a good and workmanlike manner;
- (iii) in accordance with Schedule B;
- (iv) as sustainable building practises; and
- (v) in compliance with all Applicable Laws;

(b) to complete construction of the Public Benefit by the time of the issuance of the first Occupancy Permit on the Property pursuant to the *Building By-law* (HRM By-law B-201).

Restoration of Public Benefit During The Term of the Agreement

7. If, at any time during the term of this Agreement:

(a) any of the Public Benefit fails to function or fails to function properly, in whole or in part, or

(b) the Development Officer determines that any repairs or to the Public Benefit are required to ensure that the Public Benefit does and will continue to function properly,

the Developer shall, within thirty (30) calendar days after receipt of notice, in writing, from the Development Officer, make such repairs or alterations as may be required, and if the Developer fails to do so, the Municipality may make such repairs or alterations.

8. If the Municipality undertakes any repairs or alterations, the Developer shall be responsible for the whole and entire cost thereof and the Developer shall reimburse the amount expended by the Municipality within fourteen (14) calendar days after a demand therefor by the Municipality.

Release and Indemnity

9. The Developer hereby agrees to assume, and does hereby assume, any and all liability and to indemnify, protect and save and keep harmless the Municipality and its Employees from and against any and all liabilities, obligations, losses, damages, penalties, proceeding, claims, actions (including negligence and wrongful death), suits, costs and expenses (including legal expenses) of whatsoever kind and nature imposed or assumed by, incurred by or asserted against the Municipality, or its Employees, in any way relating to or arising out of the failure by the Developer to observe, fulfill or perform any agreement, condition, covenant, obligation, promise, provision, representation or warranty contained in this Agreement to be observed, fulfilled or performed by the Developer, is required by the Municipality, or resulting from the breach of any

agreement, condition, covenant, obligation, promise, provision, representation or warranty contained herein on the part of the Developer.

GENERAL PROVISIONS

Costs, Expenses, Liabilities and Obligations

10. The Developer shall be responsible for all costs, expenses, liabilities and obligations imposed under or incurred in order to satisfy the terms of this Agreement and all Federal, Provincial and Municipal laws, by-laws, regulations and codes applicable to the Property.

Applicability of Laws

11. This Agreement shall be construed pursuant to the laws of the Province of Nova Scotia.

12. Nothing in this Agreement shall exempt or be taken to exempt the Developer, lot owner or any other person from complying with the requirements of any by-law of the Municipality applicable to the Property or any statute or regulation of the Provincial or Federal Government and the Developer or lot owner agree(s) to observe and comply with all such laws, by-laws and regulations, as may be amended from time to time, in connection with the development and use of the Property.

Schedules

13. The following Schedules shall form part of this Agreement:

- Schedule "A" - Legal Description of the Property;
- Schedule "B" - Post Bonus Cost Estimates

Amendments

14. This Agreement may only be amended with the mutual consent of the Developer and the Council of the Municipality.

Conflict

15. Where the provisions of this Agreement conflict with those of any by-law of the Municipality applicable to the Property or any provincial or federal statute or regulation, the higher or more stringent requirements shall prevail.

16. Where the written text of this Agreement conflicts with information provided in the Schedules attached to this Agreement, the written text of this Agreement shall prevail.

Provisions Severable

17. The provisions of this Agreement are severable from one another and the invalidity or unenforceability of one provision shall not affect the validity or enforceability of any other provision.

Registration and Subsequent Owners

18. A copy of this Agreement and every amendment or discharge of this Agreement shall be recorded at the Registry of Deeds or Land Registry Office at Halifax; Nova Scotia and the Developer shall incur all costs in recording such documents.
19. This Agreement shall run with the land and be binding upon the Parties hereto, their heirs, administrators, executors, successors, assigns, mortgagees, lessees and all subsequent owners.
20. Upon the transfer of title to any part of the Property, the subsequent owner(s) thereof shall observe and perform all the terms and conditions of this Agreement to the extent applicable to the transferred part of the Property.

Discharge of Agreement

21. If the Developer fails to complete the Development after **three (3)** years from the date of registration of this Agreement at the Registry of Deeds or Land Registration Office Council may review this Agreement, in whole or in part, and may:
- (a) retain the Agreement in its present form;
 - (b) negotiate a new Agreement; or
 - (c) discharge this Agreement.
22. Council may, at any time, review this Agreement, in whole or in part, and may:
- (a) negotiate a new Agreement; or
 - (b) discharge this Agreement.

Breach of Agreement and Failure to Comply

23. The Developer agrees that:
- (a) any Employee appointed by the Municipality to enforce this Agreement shall be granted access onto the Property during all reasonable hours without obtaining consent of the Developer;
 - (b) upon receiving written notification from an Employee to inspect the interior of any building located on the Property, the Developer agrees to allow for such an inspection during any reasonable hour within twenty-four hours of receiving such a request.
24. If the Developer fails to observe, fulfill or perform any agreement, condition, covenant, obligation, promise, provision, representation or warranty of this Agreement after the Municipality has given the Developer thirty (30) calendar days written notice of the failure or default, then in each such case:
- (a) the Municipality shall be entitled to apply to any court of competent jurisdiction for injunctive relief including an order prohibiting the Developer from continuing such default

and the Developer hereby submits to the jurisdiction of such Court and waives any defence based upon the allegation that damages would be an adequate remedy;

(b) the Municipality may enter onto the Property and perform any of the agreement, condition, covenant, obligation, promise, provision, representation, or warranty contained in this Agreement or take such remedial action as is considered necessary to correct a breach of this Agreement, whereupon all reasonable expenses whether arising out of the entry onto the Property or from the performance of the agreement, condition, covenant, obligation, promise, provision, representation or warranty, or any other remedial action, shall be a first lien on the Property and be shown on any tax certificate issued under the *Assessment Act*; and

(c) in addition to the above remedies, the Municipality reserves the right to pursue any other remedy under the *Halifax Regional Municipality Charter* or Common Law in order to ensure compliance with this Agreement.

Time

25. Time shall be the essence in this Agreement.

THE REST OF THIS PAGE IS BLANK.

IN WITNESS WHEREOF the parties have executed this agreement as of the day and year first above written.

SIGNED, SEALED AND DELIVERED in

**GEORGE'S INVESTMENTS
LIMITED**

the presence of

Per: _____

Name:

Office held:

Witness

Per: _____

Name:

Office held:

SEALED, DELIVERED AND

**HALIFAX REGIONAL
MUNICIPALITY**

ATTESTED to by the proper signing officers of Halifax Regional Municipality, duly authorized in that behalf, in the presence of:

Per: _____

Mayor

Witness

Per: _____

Clerk

Witness

PROVINCE OF NOVA
SCOTIA COUNTY OF

HALIFAX

On this _____ day of _____, A.D. 2022, before me, the subscriber personally came and appeared _____ a subscribing witness to the foregoing indenture who having been by me duly sworn, made oath and said that _____ of the parties thereto, signed, sealed and delivered the same in his/her presence.

A Commissioner of the Supreme Court of
Nova Scotia

PROVINCE OF NOVA
SCOTIA COUNTY OF
HALIFAX

On this _____ day of _____, A.D. 2022, before me, the subscriber personally came and appeared _____ a subscribing witness to the foregoing indenture who having been by me duly sworn, made oath and said that _____ of the parties thereto, signed, sealed and delivered the same in his/her presence.

A Commissioner of the Supreme Court of
Nova Scotia

PROVINCE OF NOVA SCOTIA
COUNTY OF HALIFAX, NOVA SCOTIA

On this _____ of _____, A.D. 2022, before me, the subscriber personally came and appeared _____ the subscribing witness to the foregoing Indenture who being by me sworn, made oath, and said that Mike Savage, Mayor, and Iain MacLean, Municipal Clerk of the Halifax Regional Municipality, signed the same and affixed the seal of the said Municipality thereto in his/her presence.

A Commissioner of the Supreme Court of
Nova Scotia

SCHEDULE A

Registration County: HALIFAX COUNTY

Street/Place Name: BARRINGTON STREET /HALIFAX

Title of Plan: PLAN OF SURVEY OF LOT 2345, CONSOLIDATION OF LOTS 2 & 345, LANDS
CONVEYED TO GEORGE'S INVESTMENTS LIMITED, BARRINGTON STREET, HALIFAX,
HALIFAX COUNTY

Designation of Parcel on Plan: LOT 2345

Registration Number of Plan: 118133082

Registration Date of Plan: 2021-03-04 14:54:12

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel is created by a subdivision (details below) that has been filed under the Registry Act or
registered under the Land Registration Act

Registration District: HALIFAX COUNTY

Registration Year: 2021

Plan or Document Number: 118133082

SCHEDULE B – Post Bonus Cost Estimates



Kassner Goodspeed Architects Ltd.

The Olympic – 1140 Barrington Street

1138 Barrington Street – Anticipated Rehabilitation Costs

The following addresses only the rehabilitation work to the existing building envelope.

Floor Area: main floor 1064 sf upperfloor 1073 sf, perimeter 136.9 ft
 Exterior wall area 3,109 sf

Demolition and disposal	allow	5,000
Stabilize and waterproof foundation	allow	4,000
Repair and reinforce existing framing	allow	4,000
Insulation and air seal exterior wall	3109 x \$3.50	10,800
Supply and install new windows and entrances	11 windows, 2 entrance systems	15,000
Exterior shingles and drainage plane	2503 x \$9	22,500
Replace exterior wood trim	allow	8,000
Roof insulation	1064x \$3	3,200
Roof membrane and accessories	1064 x \$7	7,500
Rehabilitate front porch	allow	5,000
Anticipated Rehabilitation Costs		85,000
Management and General Conditions	10%	8,500
Total Rehabilitation Budget		\$ 93,500

DBG 23 JUN 2022

14 Fenerly Road, Halifax, NS B3N 1T8

tel: (902) 422-1557 fax: (902) 422-8685 email: kgarch@kgarch.ns.ca

Richard M Kassner FRAIC MNSAA MCSC
 Daniel B Goodspeed FRAIC MNSAA

ATTACHMENT C –POST BONUS COST ESTIMATE



Kassner Goodspeed Architects Ltd.

The Olympic – 1140 Barrington Street

1138 Barrington Street – Anticipated Rehabilitation Costs

The following addresses only the rehabilitation work to the existing building envelope.

Floor Area: main floor 1064 sf upperfloor 1073 sf, perimeter 136.9 ft
Exterior wall area 3,109 sf

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Stabilize and waterproof foundation	allow	4,000
Repair and reinforce existing framing	allow	4,000
Insulation and air seal exterior wall	3109 x \$3.50	10,800
Supply and install new windows and entrances	11 windows, 2 entrance systems	15,000
Exterior shingles and drainage plane	2503 x \$9	22,500
Replace exterior wood trim	allow	8,000
Roof insulation	1064x \$3	3,200
Roof membrane and accessories	1064 x \$7	7,500
Rehabilitate front porch	allow	5,000
<hr/>		
Anticipated Rehabilitation Costs		85,000
<hr/>		
Management and General Conditions	10%	8,500
<hr/>		
Total Rehabilitation Budget		\$ 93,500

DBG 23 JUN 2022

14 Fenerly Road, Halifax, NS B3N 1T8

tel: (902) 422-1557 fax: (902) 422-8685 email: kgarch@kgarch.ns.ca

Richard M Kassner FRAIC MNSAA MCSC
Daniel B Goodspeed FRAIC MNSAA

Attachment D - East Elevation

KENT ST.



3.2m

25.5m building height

18.5m midrise height

7.9m streetwall ht.

11.0m

8

5

13

R

6

9

L8

5

L7

2

2

14

3

2

10

8

1

9

2

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11

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3

1

4

9

L6

45deg

CORNER BRICK

L5

2

L4

11

L3

1

L2

1

4

1

TRANSFORMER RECESS




EXISTING WALL

1

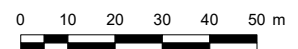


Map 1 - Location Map

1138 - 1140 Barrington St,
Halifax

-  Subject Property
-  Registered Heritage Properties
-  Old South Suburb Heritage District

HALIFAX



HRM does not guarantee the accuracy of any representation on this plan.