

# HALIFAX

## Decision for Case 24388

Site Plan Approval for 5185-89 South  
Street and 1221 Barrington Street,  
Halifax

# Applicant Proposal

---

**Applicant:** ZZap Consulting Inc.

**Location:** Corner of South Street and Barrington Street, Halifax

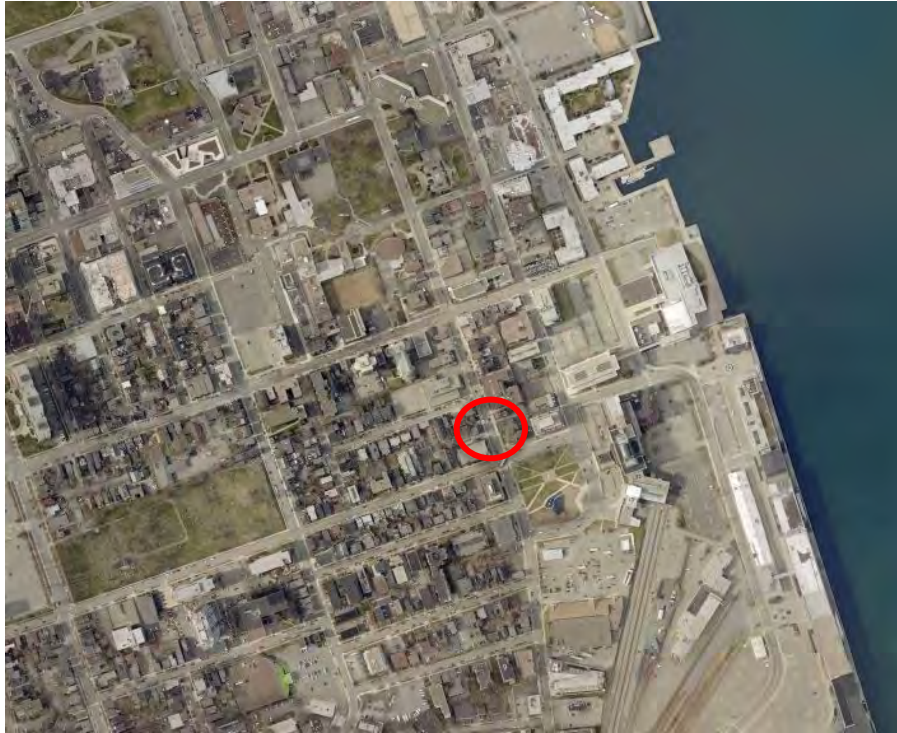
**Proposal:** Construct a 9-floor addition to an existing building (known as the Elmwood)



**HALIFAX**

# Site Context

5185-89 South Street and 1221 Barrington Street, Halifax



General Site location



Site Boundaries in Red

**HALIFAX**

# Downtown Halifax Land Use By-law

## Zoning Regulations & Process



- Zone: DH-1 Downtown Halifax 1
- Precinct: 2 - Old South Suburb Heritage Conservation District
- Pedestrian Oriented Commercial Street: Barrington and South Streets
- Pre and Post-Bonus Floor Area Ratios: Pre-Bonus FAR of 2 and Post-Bonus FAR of 4
- Streetwall Setback: 0-4 metres along Barrington Street and 4 metres along South Street
- Streetwall Height: 11 metre minimum & maximum on Barrington and South Streets
- Old South Suburb Heritage Resources: 5185-89 South Street is a Old South Heritage Building/Property

# Orthoview



# Subject Site



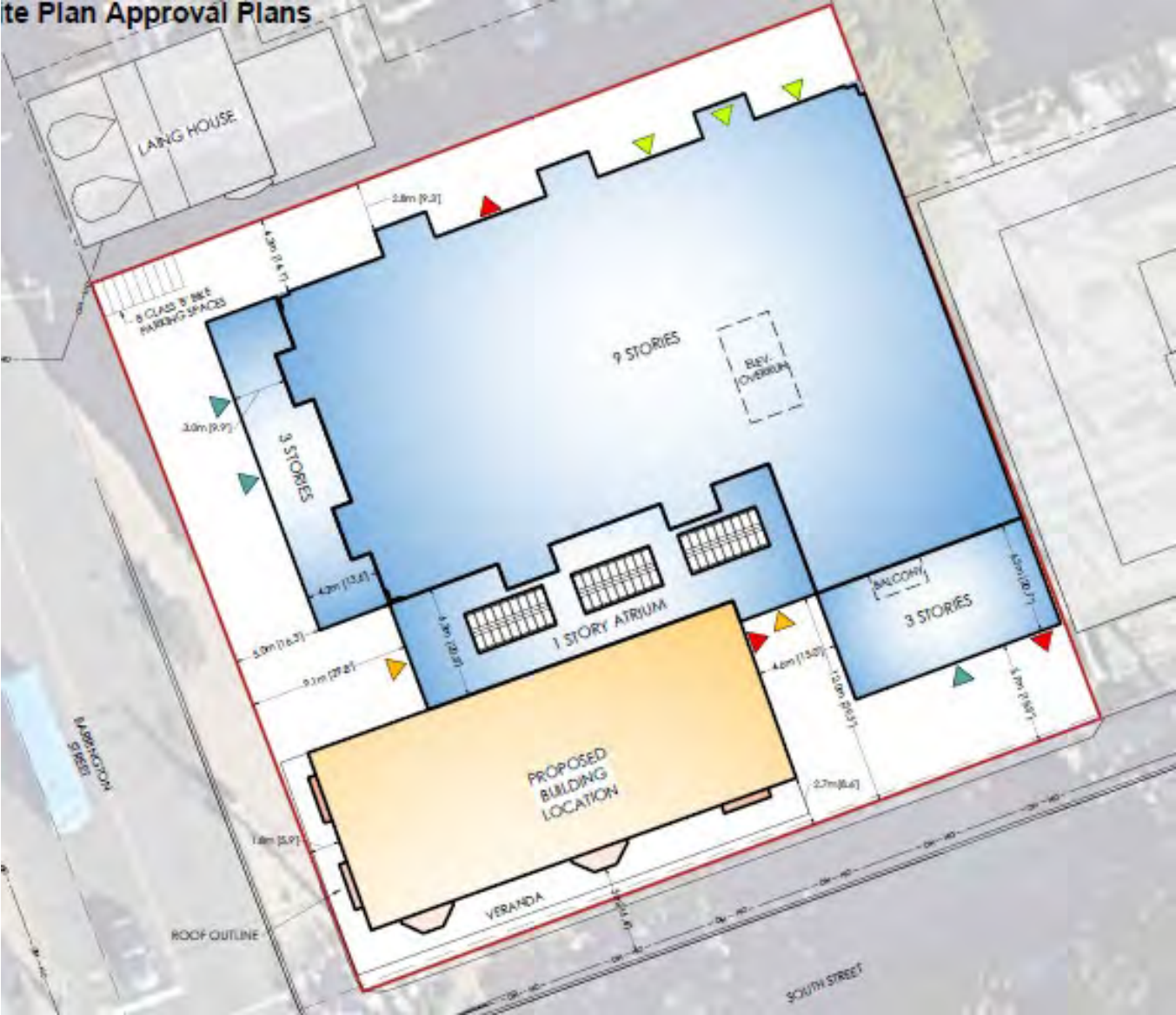
Corner of Barrington and South Street

# Proposed Development



**HALIFAX**

# Proposed Development





# Proposed Development



# Proposed Development

EXTERIOR MATERIALS LEGEND	
1	ALUMINUM CURTAIN WALL
2	SPANDREL GLASS PANEL
3	STONE CLADDING 'A'; GRANITE OR SIM.
4	STONE CORNICE, OR SIM.
5	STONE CLADDING 'B'; MASONRY, GRANITE OR SIM.
6	ALUMINUM/PVC WINDOW
7	ALUMINUM/PVC FRAMED PATIO DOOR
8	ALUMINUM FRAMED GLASS GUARD
9	PREFINISHED ENGINEERED PANELS 'A'
10	STONE CLADDING 'C'; MASONRY, GRANITE OR SIM.
11	PREFINISHED ENGINEERED PANELS 'B'; COLOUR TO MATCH STONE CLADDING 'B'



# Requested Variances

## Variance 1 – Upper Storey Side Yard Setback Variance



# Requested Variances

## Variance 1 – Upper Storey Side Yard Setback Variance

---

Section 3.6.6 of the Design Manual allows for variances to upper storey side and rear yard setbacks subject to meeting certain conditions, such as:

- a) **the upper storey side yard setback is consistent with the objectives and guidelines of the Design Manual; and**
- b) where the height of the building is substantially lower than the maximum permitted building height and the setback reduction is proportional to that lower height; or
- c) **a reduction in setback results in the concealment of an existing blank wall with a new, well- designed structure.**

*\* the conditions for a variance this application is being considered under are in bold*

# Requested Variances

## Variance 2 & 3 – Streetwall Height Variance



# Requested Variances

## Variance 2 & 3 – Streetwall Height Variance

EXTERIOR MATERIALS LEGEND	
1	ALUMINUM CURTAIN WALL
2	SPANDREL GLASS PANEL
3	STONE CLADDING 'A'; GRANITE OR SIM.
4	STONE CORNICE, OR SIM.
5	STONE CLADDING 'B'; MASONRY, GRANITE OR SIM.
6	ALUMINUM/PVC WINDOW
7	ALUMINUM/PVC FRAMED PATIO DOOR
8	ALUMINUM FRAMED GLASS GUARD
9	PREFINISHED ENGINEERED PANELS 'A'
10	STONE CLADDING 'C'; MASONRY, GRANITE OR SIM.
11	PREFINISHED ENGINEERED PANELS 'B'; COLOUR TO MATCH CLADDING 'B'



Variance 2 & 3  
 3.6.3 Streetwall Height Variance (minimum height)  
 LUB requirement = **11m**  
 Proposed variance = **6.4m** along the one-storey atrium

Variance 2 & 3  
 3.6.3 Streetwall Height Variance (maximum height)  
 LUB requirement = **11m**  
 Proposed variance = **12.64m**

22.29 m ELMWOOD LVL 03  
 19.05 m ELMWOOD LVL 02  
 15.42 m ELMWOOD LVL 01

10' 7"  
 11' 11"

6.4m  
 5.69m

9'-6"  
 9'-6"  
 9'-6"  
 10'-0"  
 9'-6"  
 12.64m  
 18'-8"  
 3'-8"  
 12.52 m SOUTH ST. LOBBY  
 11.40 m SOUTH ST. COMMERCIAL  
 12.96 m AVG. GRADE

WALL MOUNTED LIGHTING @ RESIDENTIAL ENTRANCE  
 RECESSED RESIDENTIAL ENTRANCE; REFER TO A-06  
 12.08 m AVG STREETLINE GRADE  
 WALL MOUNTED LIGHTING  
 RECESSED COMMERCIAL ENTRANCE; REFER TO A-06  
 RECESSED EGRESS EXIT

# Requested Variances

## Variance 2 & 3 – Streetwall Height Variance

---

Section 3.6.3 of the Design Manual allows for variances to the streetwall heights subject to meeting certain conditions, such as:

- a) **the streetwall height is consistent with the objectives and guidelines of the Design Manual; and**
- b) the modification is for a corner element that is used to join streetwalls of differing heights; or
- c) **the streetwall height of abutting buildings is such that the streetwall height would be inconsistent with the character of the street; or**
- d) where a landmark building element is called for pursuant to the Design Manual.

*\* the conditions for a variance this application is being considered under are in bold*

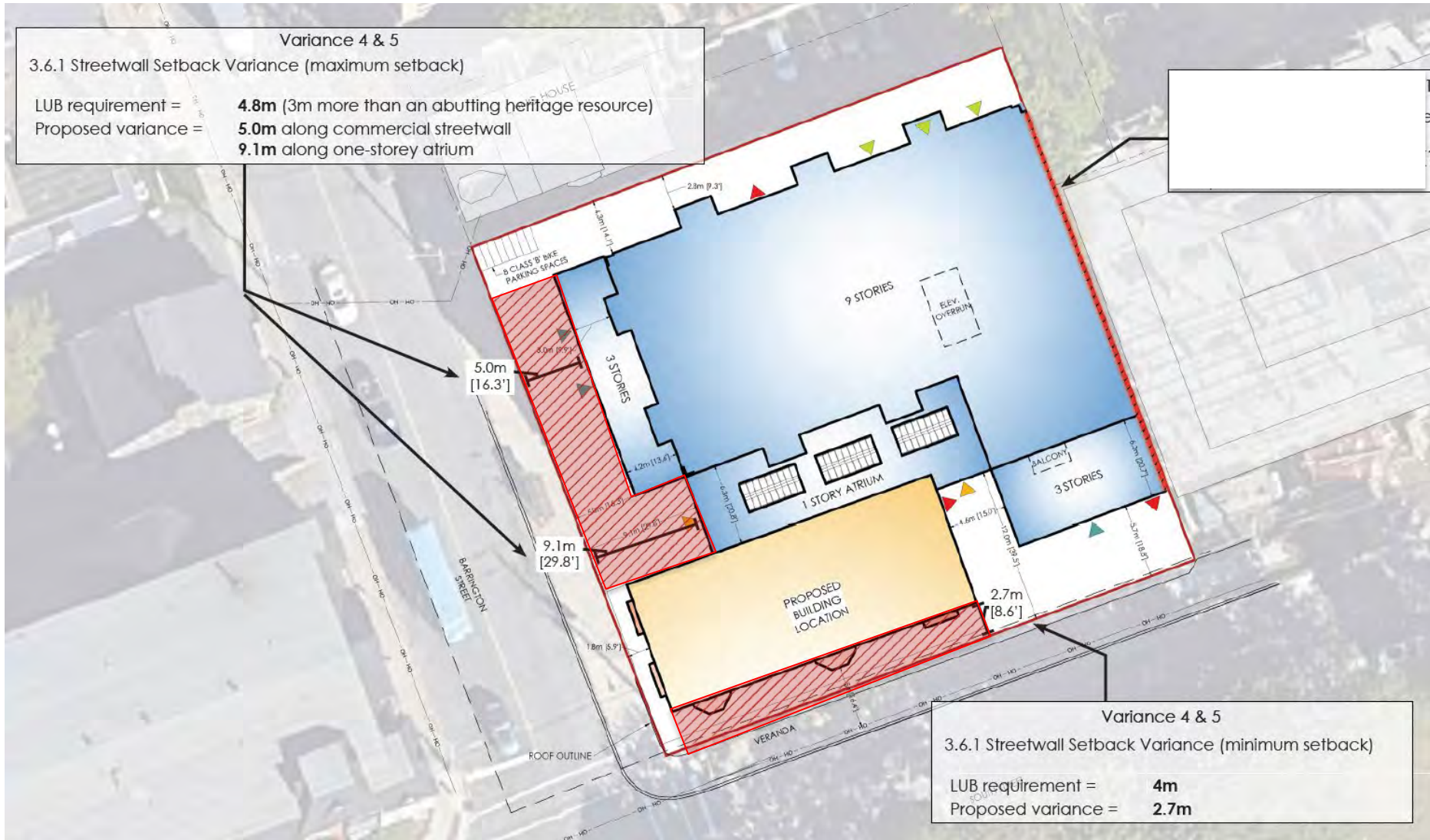
# Requested Variances

## Variance 4 & 5 – Streetwall Setback Variance

### Variance 4 & 5

#### 3.6.1 Streetwall Setback Variance (maximum setback)

LUB requirement = **4.8m** (3m more than an abutting heritage resource)  
Proposed variance = **5.0m** along commercial streetwall  
**9.1m** along one-storey atrium



### Variance 4 & 5

#### 3.6.1 Streetwall Setback Variance (minimum setback)

LUB requirement = **4m**  
Proposed variance = **2.7m**



# Requested Variances

## Variance 4 & 5 – Streetwall Setback Variance

---

Section 3.6.1 of the Design Manual allows for variances to the streetwall setbacks subject to meeting certain conditions, such as:

- a) **the streetwall setback is consistent with the objectives and guidelines of the Design Manual; and**
- 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**
- c) **the streetwall setback of abutting buildings is such that the streetwall setback would be inconsistent with the character of the street.**

*\* the conditions for a variance this application is being considered under are in bold*

# Requested Variances

## Variance 6 – Land Uses at Grade Variance



# Requested Variances

## Variance 6 – Land Uses at Grade Variance

---

Section 3.6.15 of the Design Manual allows for variances to the floor-to-floor height subject to meeting certain conditions, such as:

- a) **the proposed floor-to-floor height of the ground floor is consistent with the objectives and guidelines of the Design Manual; and,**
- b) **the proposed floor-to-floor height of the ground floor does not result in a sunken ground floor condition; and**
- 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- to-floor height at its highest point that would be impractical.**

*\* the conditions for a variance this application is being considered under are in bold*

# Wind Study

---

A Qualitative Wind Impact Assessment was completed that examined the potential wind impact of the development on the following areas:

- (i) the public realm, including parks, plazas, and other open spaces, sidewalks and other pedestrian traveled ways, building entrances; and
- (ii) private amenity spaces such as rooftop gardens.

It was found that the development will result in appropriate wind comfort conditions along the sidewalks and predicted wind speeds are expected to meet the pedestrian wind safety criterion.

# Public Benefit

---

The Downtown Halifax LUB specifies a maximum pre-bonus and post-bonus floor area ratio. Projects that propose to exceed the maximum pre-bonus floor area ratio are required to provide a public benefit.

Floor Area Ratio	
Level	Floor Area
Lower	7355
01	5128
02-03	8758
04-09	7449
Total	74693
Lot Size	20085 sf
<b>FAR</b>	<b>3.72</b>

Pre-Bonus FAR = 2

Post-Bonus FAR = 4

The applicant is requesting an additional 3,207 m<sup>2</sup> of floor area resulting in a total required public benefit of \$165,481.

Rehabilitation estimates of the Elmwood projected to be ~\$555,500

**HALIFAX**

# Heritage Property Act: Substantial Alteration

---

The Elmwood is considered a contributing heritage resource and the proposed alterations to the existing building are considered substantial alterations which require Regional Council approval and a Certificate of Appropriateness.

The rehabilitation aspects of the proposal have been reviewed by the Heritage Advisory Committee and were approved by Regional Council on July 12, 2022.

The Heritage Officer is now in a position to issue a Certificate to allow the development, in accordance with By-Law H-800, the Old South Suburb HCD By-Law, and the decision of Council.

# Staff Recommendation

---

1. Approve the qualitative elements of the substantive site plan approval application for a 9-floor addition to an existing building (known as the Elmwood) at 5185-89 South Street, Halifax, as shown in Attachment A;
2. Approve the six variances to the Land Use By-law requirements regarding internal property line setbacks for the mid-rise portion of the development, the maximum and minimum height of the streetwalls, street wall setbacks, and the floor-to-floor height requirement for the ground level, as contained in Attachment B; and
3. Accept the findings of the qualitative Wind Impact Assessment, as contained in Attachment C; and
4. Recommend that the Development Officer accept the restoration of the existing heritage building as the post-bonus height public benefit for the development.

**HALIFAX**

**Thank You**