

1221 Barrington St &
5158-5189 South St

The Elmwood

SITE PLAN APPROVAL (CASE # 24388)



zap architecture +
planning
on behalf of Galaxy Properties Ltd.

PROJECT PROPOSAL

- 79 units
- Over 60% 2+ bedroom units
- 5,090 SF commercial space
- 35 parking spaces
- 9-storeys
- Within the Old South Suburb Heritage Conservation District
- Restoration and preservation of The Elmwood



DOWNTOWN HALIFAX DESIGN MANUAL

- **Subject to:**
 - Heritage Design Guidelines
 - New Developments in a Heritage Context
 - Integrated Development & Additions
 - General Design Guidelines
- Site located in **District 2: Old South Suburb Heritage Conservation District**, with three specific design goals in the Design Manual for the area:

GOAL 1: Promote the Old South Suburb HCD as a heritage and cultural destination



GOAL 2: Encourage investments to protect and conserve the traditional character of the Old South Suburb



GOAL 3: To encourage cohesive development that supports a setting consistent with the traditional character of the HCD



VARIATIONS

6 variations are being requested to the Downtown Halifax Land Use Bylaw to support the goals of this project:

1. Section 11(2.4) - Min interior lot line setback
2. Section 9(2) - Max streetwall height
3. Section 9(1) - Min front yard
4. Section 9(3) - Min streetwall height
5. Section 9(1) - Max streetline setback
6. Section 8(13) - Ground level min/max height

VARIATION 1:



- Upper-storey sideyard stepback
- Required: 4.5m
- Proposed: 0m
- Variance permitted per clause 3.6.6.(c)

VARIATION 2:

- Maximum streetwall height
- Required: 11m
- Proposed: 12.64m
- Variance permitted per clause 3.6.3.(c)



VARIATION 3:

- Minimum streetwall setback
- Required: 4m
- Proposed: 2.7m
- Variance permitted per clause 3.6.1(a&b)



VARIATION 4:

- Minimum streetwall height
- Required: 11m
- Proposed: 10.75m/5.5m
- Variance permitted per clause 3.6.3.(a&c)



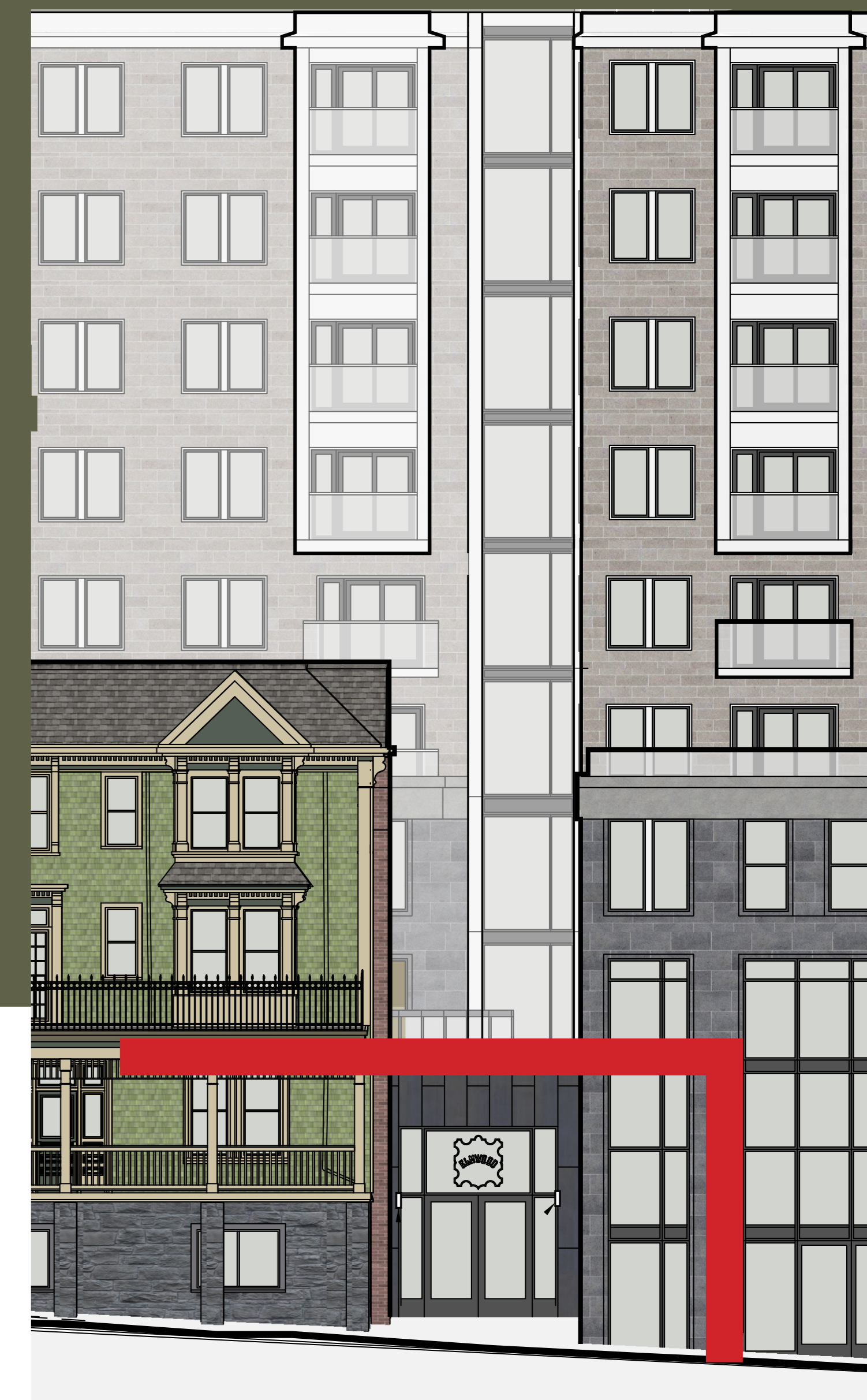
VARIATION 5:



- Maximum streetwall setback
- Required: 4.8m
- Proposed: 5.0m / 9.1m
- Variance permitted per clause 3.6.1 (a&b)

VARIATION 6:

- Height of land uses at grade
- Required: 4.5m
- Proposed: 4.01m / 5.69m
- Variance permitted per clause 3.6.1 (a) & 3.6.15 (a,b,&e)



PROJECT BENEFITS

- 79 units
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- 5,090 SF commercial space



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thank you

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