

# HALIFAX

## **Case 24276**

Site Plan Approval for  
1266 Barrington Street, Halifax

Design Review Committee  
October 5, 2022

**Slide 1**

# Applicant Proposal

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Slide 2

**Applicant:** ZZap Consulting Inc.

**Location:** 1266 Barrington Street,  
Halifax

**Proposal:** 10-storey addition to  
the existing Waverley Inn



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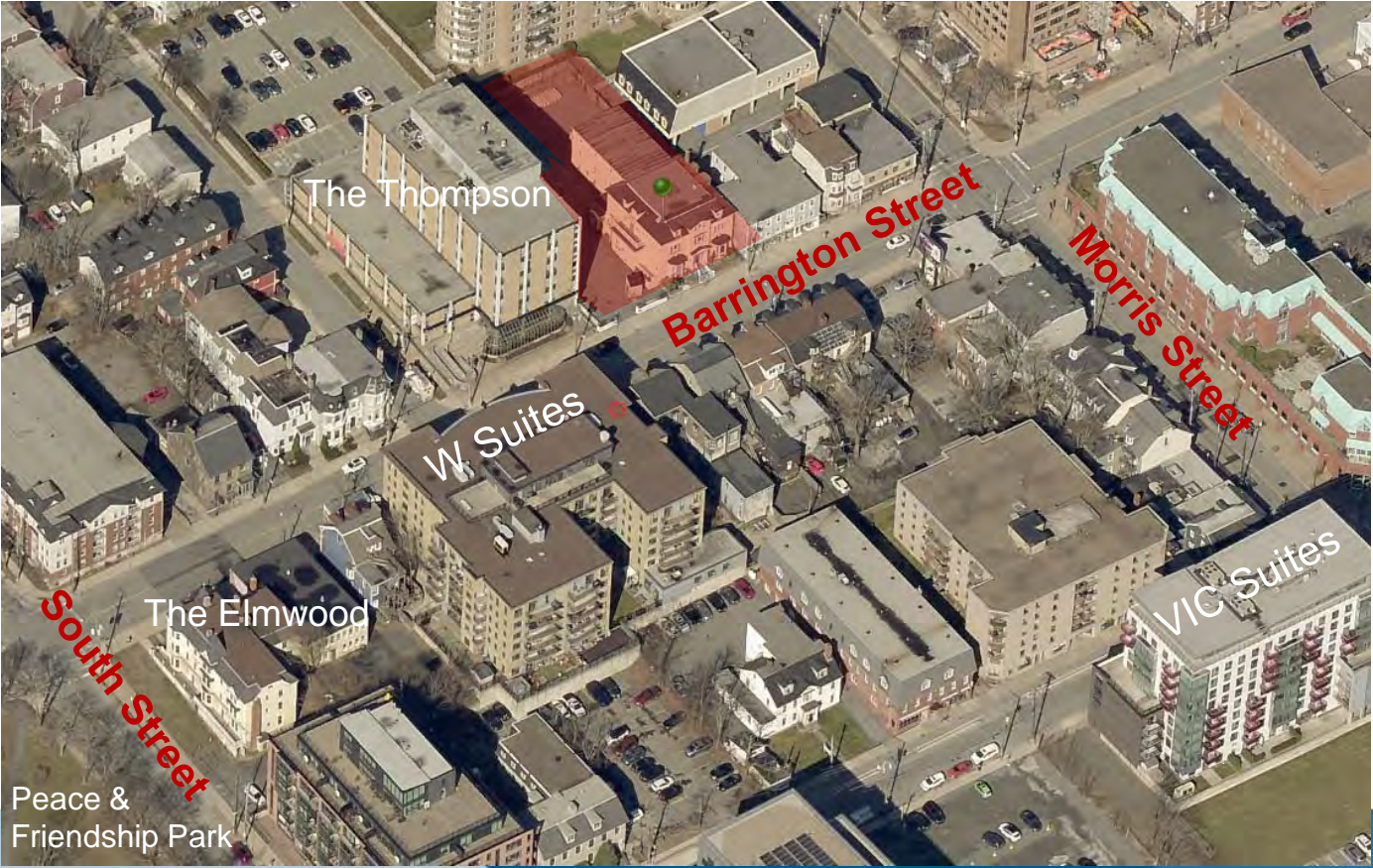


General Site Location



General Site Boundaries in Red

# Site Context



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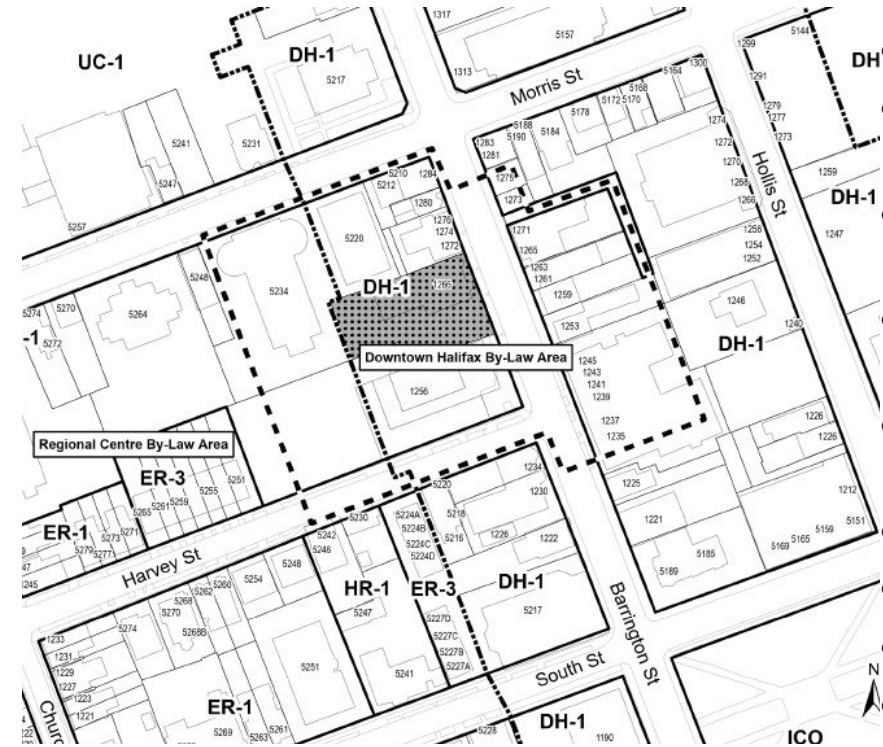


Barrington Street looking north



Barrington Street looking south

## Zoning Regulations and Process



- **Zone:** DH-1 (Downtown Halifax)
- **Precinct:** 2 (Old South Suburb Heritage Conservation District)
- **Pedestrian Oriented Commercial Street:** Barrington Street
- **Building Height (Pre- & Post-Bonus):** No height requirement
- **Gross Floor Area Ratio (Pre- & Post-Bonus):** Pre-bonus is 2; post-bonus is 4
- **Streetwall Setback:** Varies from 0-4 metres
- **Streetwall Height:** 11 metres
- **Landscaped Open Space:** Not required
- **Old South Suburb Heritage Resource**

# Proposed Development

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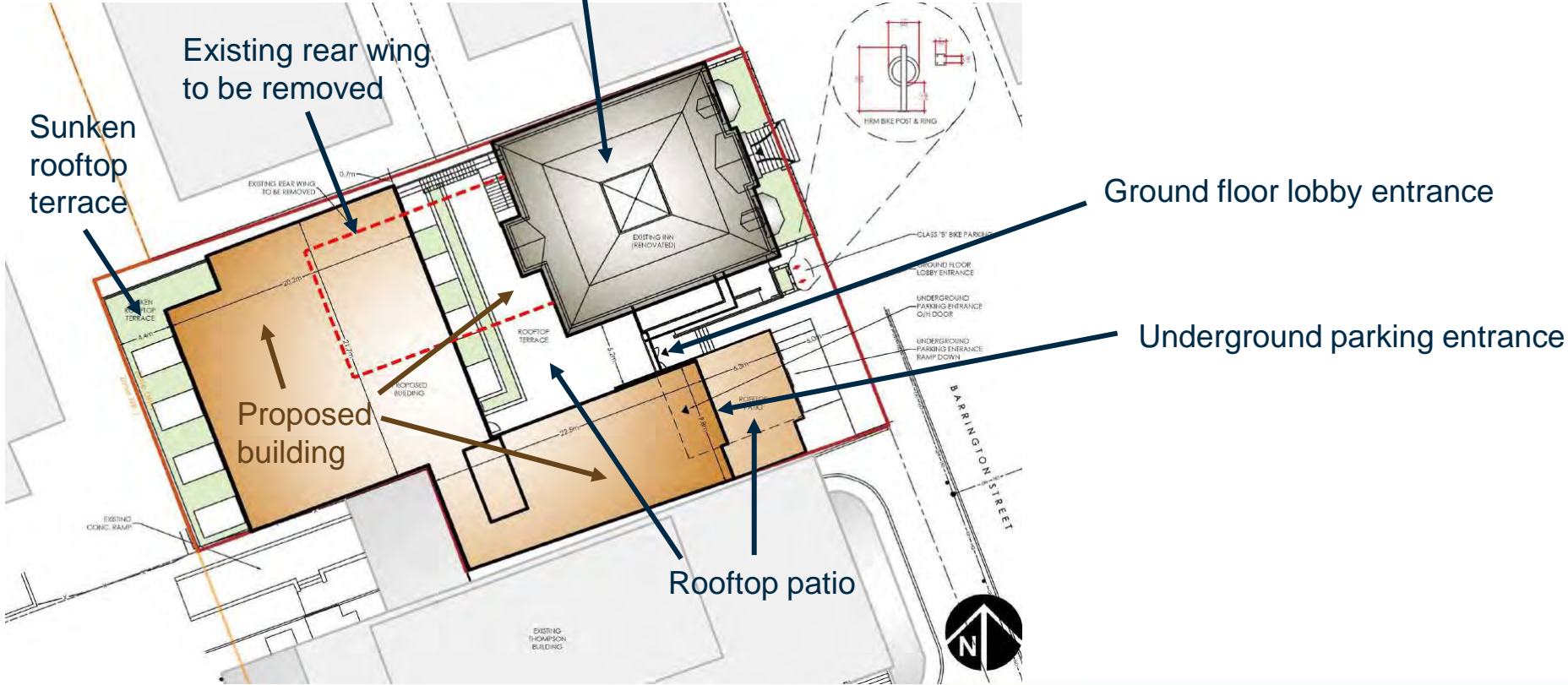
# Proposed Development

Slide 9



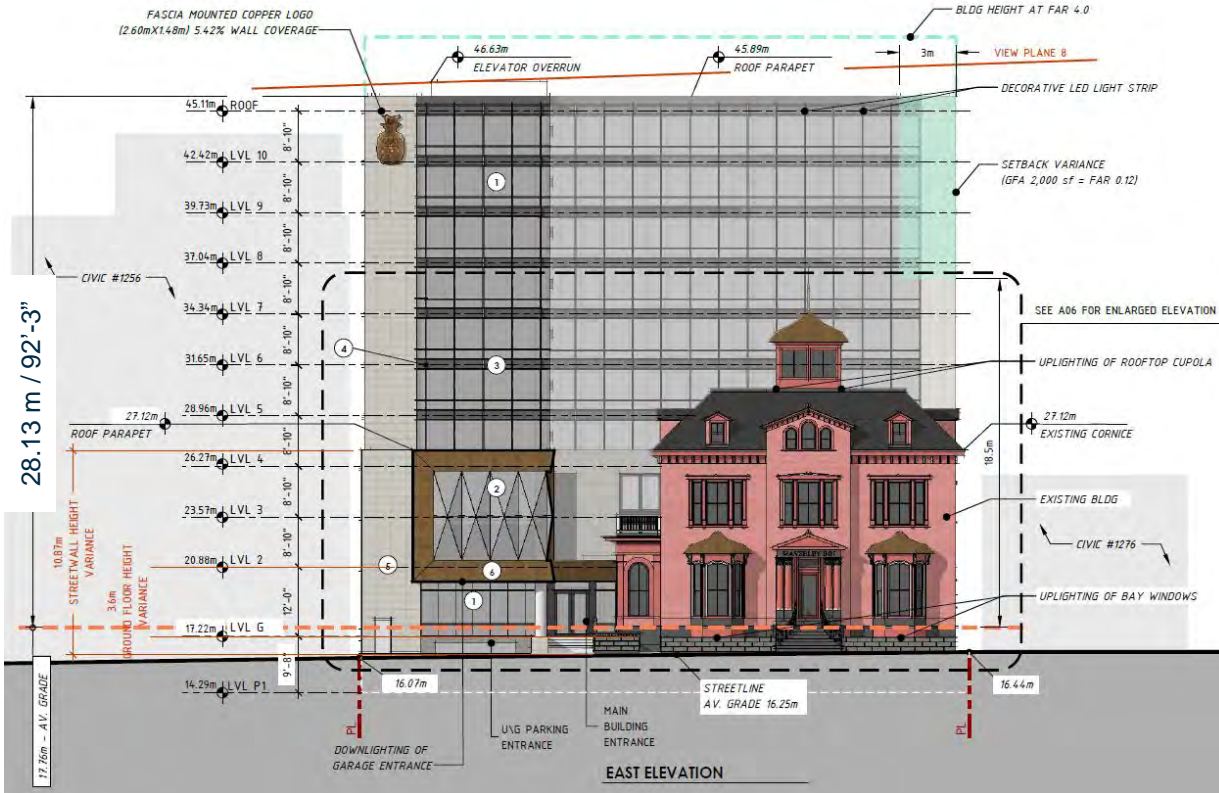
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# Site Plan



# Proposal – Front (East) Elevation

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# Proposal – Front Elevation

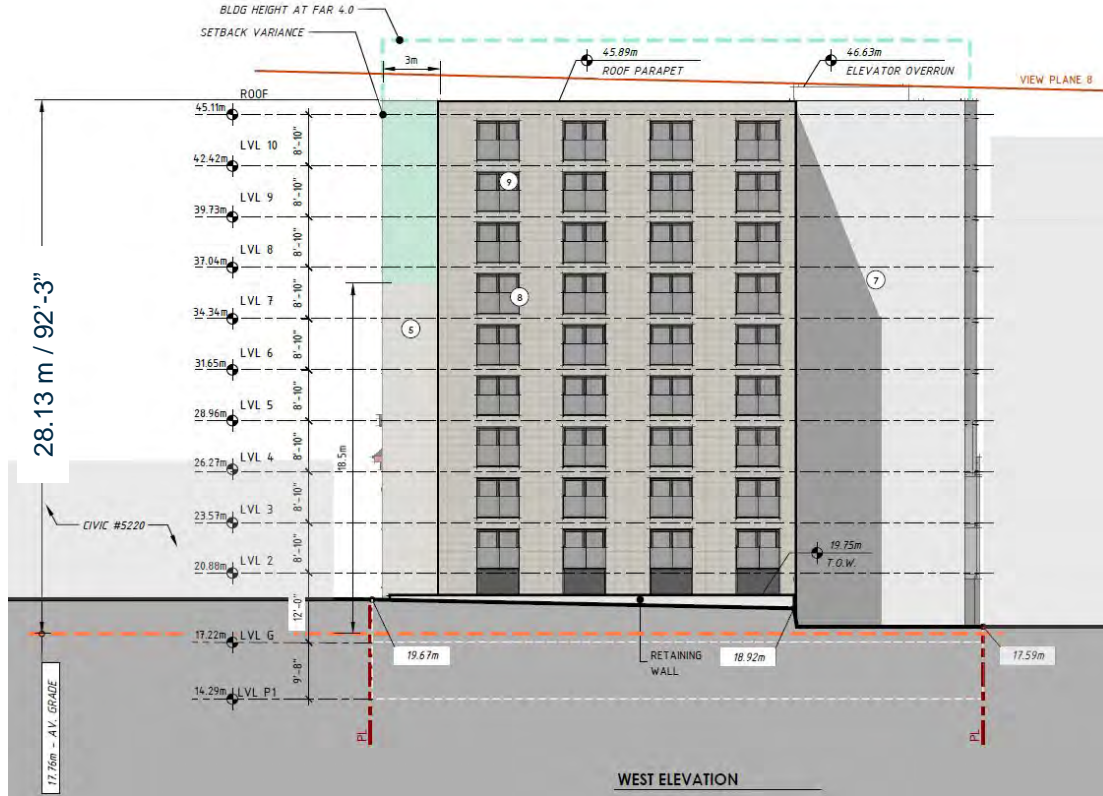
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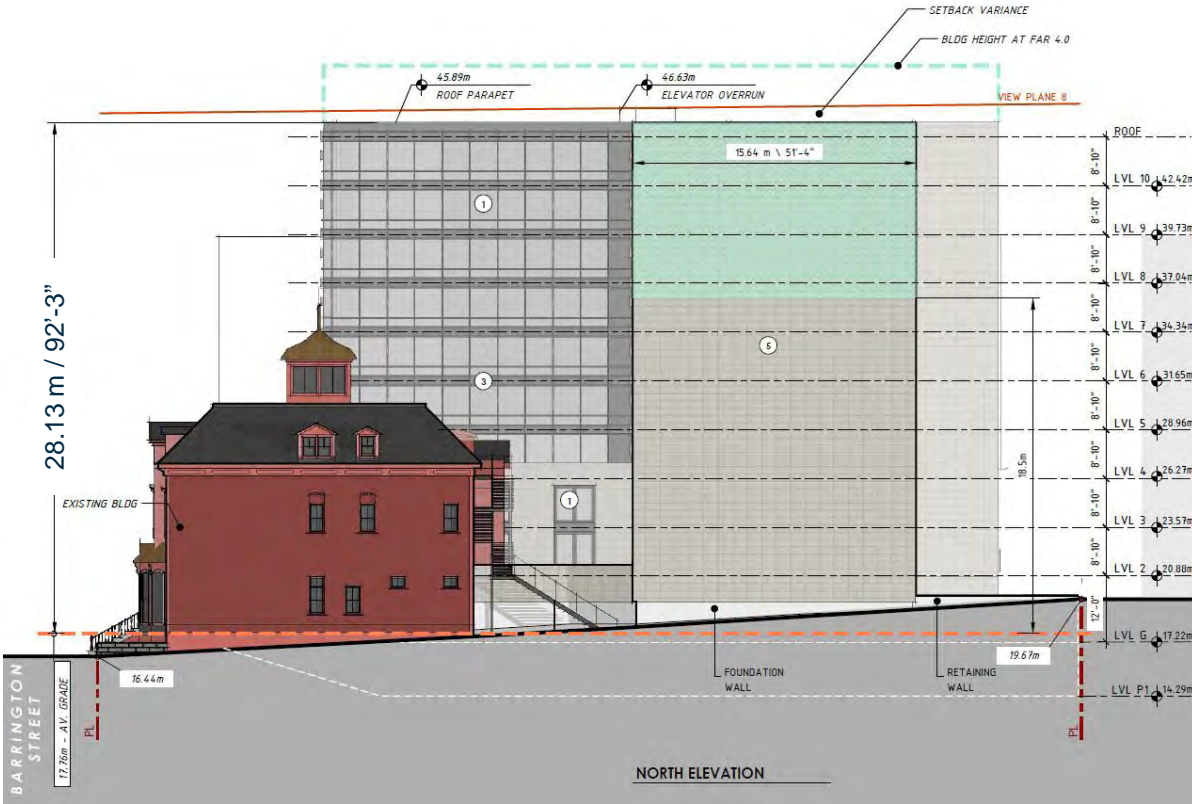
# Proposal – West (Rear) Elevation

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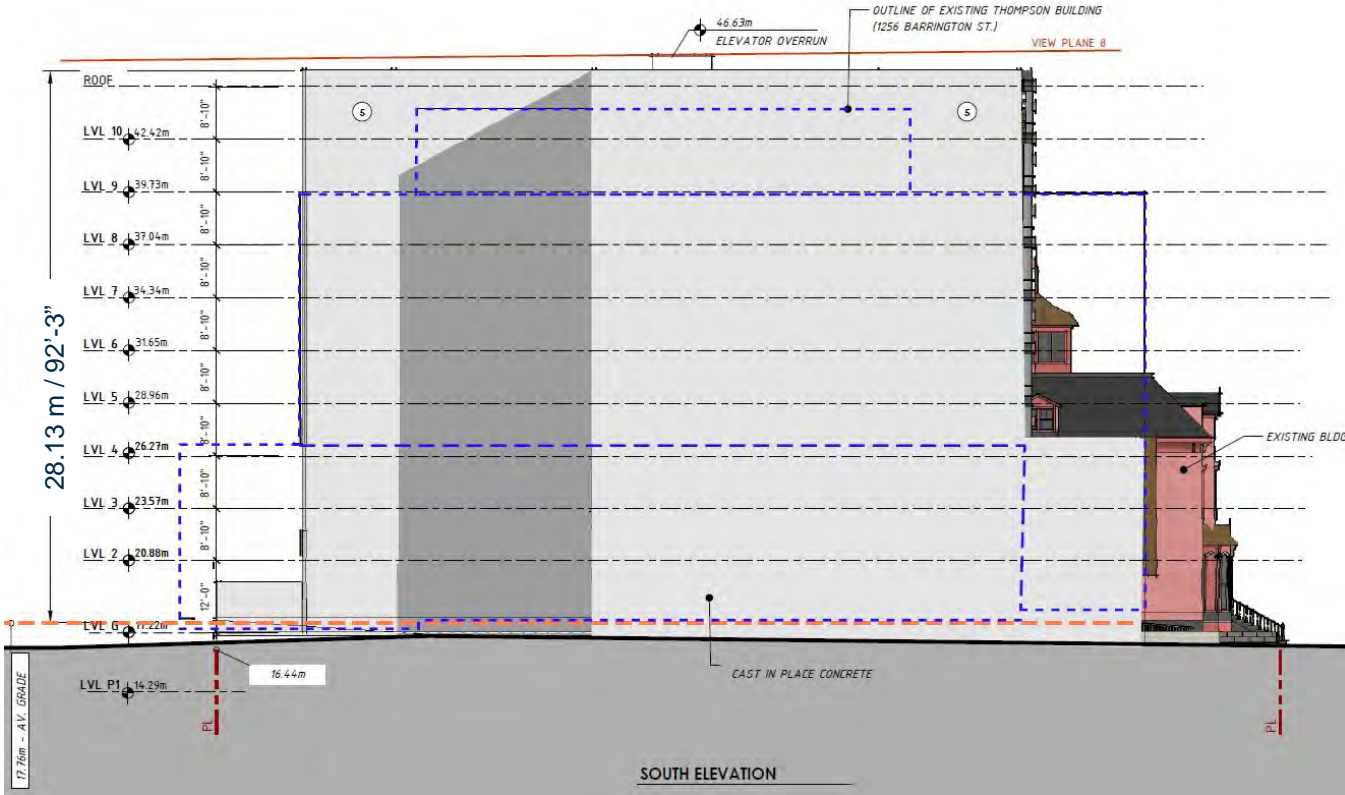
# Proposal – North (Side) Elevation

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# Proposal – South (Side) Elevation

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## Items for Discussion

### Pedestrian-Oriented Commercial (3.1.1(d))

- Protection of pedestrians from the elements

### Design of the Streetwall (3.2.1(b), (f), (g))

- Streetwall should generally occupy 100% of the property's
- Streetwalls should have many windows and doors
- Blank walls and mechanical/utility functions not permitted at grade

### Retail Uses (3.2.3(a) and (b))

- Awnings and canopies required along mandatory retail frontages
- Grade level designed to easily accommodate retail at later date



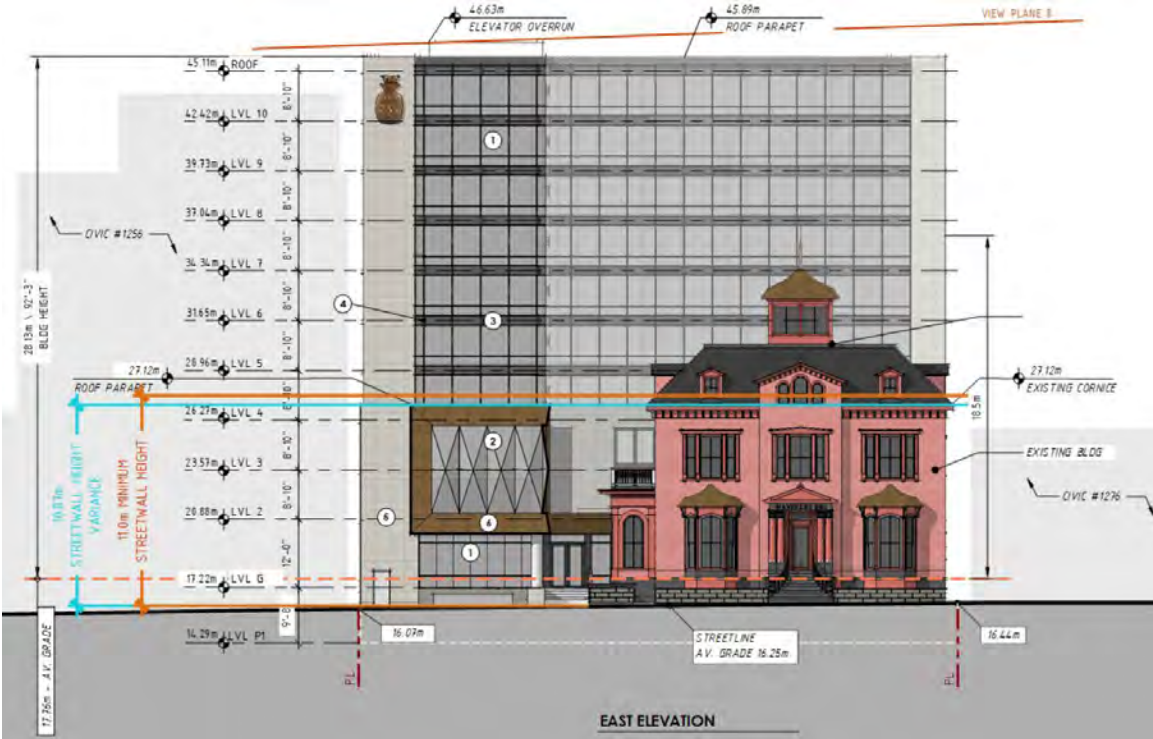
## Overview

There are three instances where a variance to the Land Use By-law is requested:

1. Minimum Streetwall Height
2. Upper Storey Side Yard Setback
3. Ground Floor Height

# Requested Variances

## Variance 1 – Minimum Streetwall Height



Minimum Streetwall Height Requirement: 11 m

Streetwall Height Variance: 10.87 m

# Requested Variances

## Variance 1 – Minimum Streetwall Height



## Variance 1 – Minimum Streetwall Height

Section 3.6.3 of the Design Manual allows for variances to minimum streetwall height 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 this application are being considered under are in **bold**.*

# Requested Variances

## Variance 2 – Upper Storey Side Yard Setback



**Minimum Upper Storey Side Yard Setback Requirement: 3 m**

**Upper Storey Side Yard Setback Variance: 0.7 m on north side**

## Variance 2 – Upper Storey Side Yard Setback

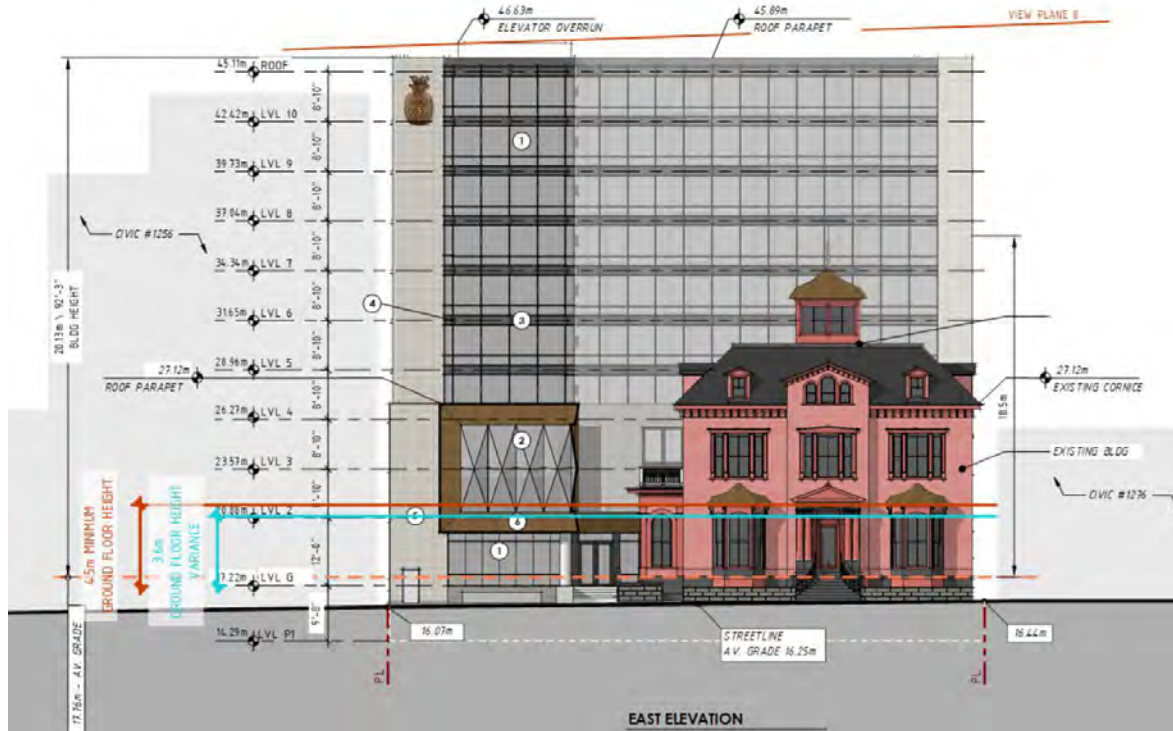
Section 3.6.6 of the Design Manual allows for variances to upper storey side yard setbacks subject to meeting certain conditions, such as:

- a) **the upper storey side yard stepback is consistent with 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 this application are being considered under are in **bold**.*

# Requested Variances

## Variance 3 – Ground Floor Height

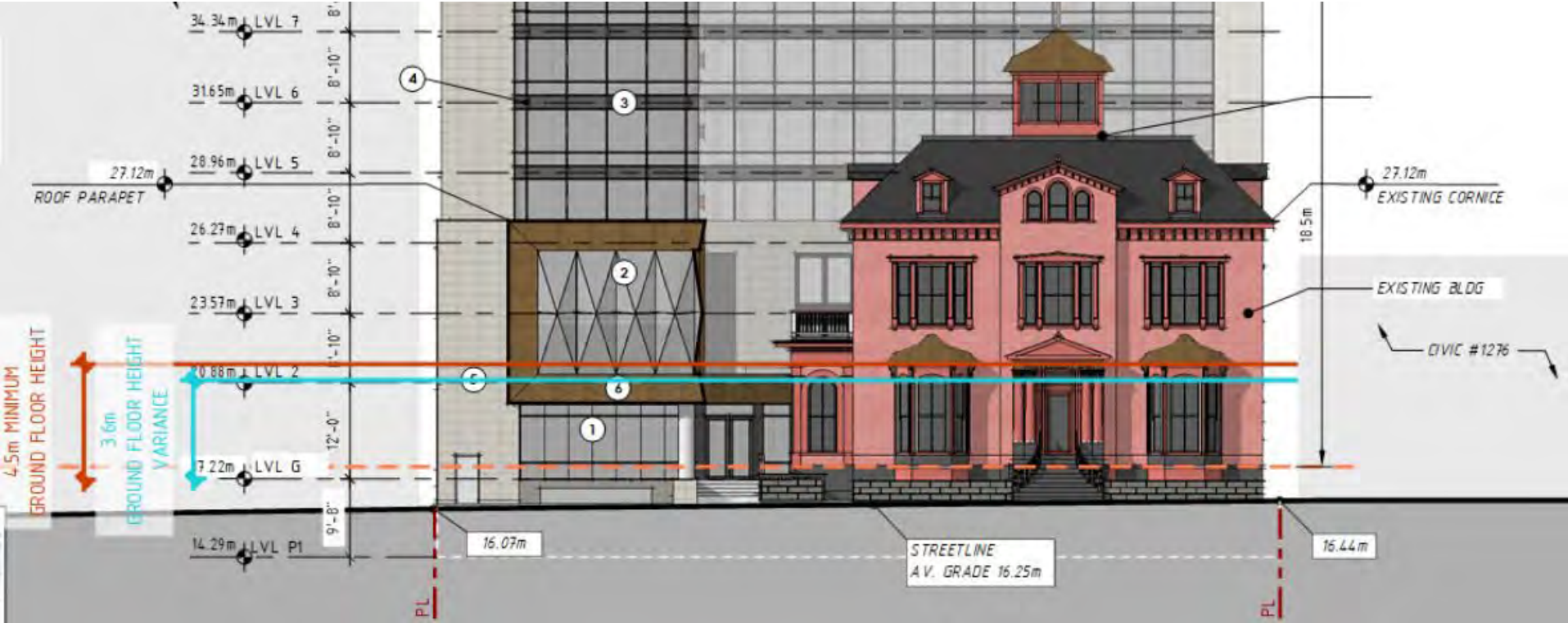


Minimum Ground Floor Height Requirement: 4.5 m

Ground Floor Height Variance: 3.6 m

# Requested Variances

## Variance 3 – Ground Floor Height





## Variance 3 – Ground Floor Height

Section 3.6.15 of the Design Manual allows for variances to land uses at grade (also known as the ground floor height) subject to meeting certain conditions, such as:

- a) **the proposed floor-to-floor height of the ground floor is consistent with 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**
- c) in the case of the proposed addition to an existing building, where the proposed height of the ground floor of the addition matches or is greater than the floor-to-floor height of the ground floor of the existing building; or
- d) in the case of a proposed infill building, [...]; or
- e) **where an addition to an existing building being proposed along a sloping street, the proposed addition is constrained by sloping conditions to such a degree it becomes unfeasible to properly step up or step down the floor plate of the building to meet the slope and would result in a ground floor floor-to-floor height at its highest point that would be impractical.**

*The conditions this application are being considered under are in **bold**.*

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 F of the staff report.

Pre-bonus FAR: 2; FAR of the Waverley Inn Addition: 3.89

Floor area in excess of Pre-Bonus FAR: 2,915.99 m<sup>2</sup>

$$\begin{aligned} & \text{(Factor \#1: floor area in excess of pre-bonus FAR)} \\ & \times \text{(Factor \#2: .20 )} \times \text{(Factor \#3: bonus rate of \$258/m}^2\text{)} = \\ & \quad \mathbf{\text{Public Benefit Value} = \$150,465.24} \end{aligned}$$

**Proposed public benefit: costs associated with restoring the contributing heritage resource which are estimated to be in excess of \$1,250,000.**

The Qualitative Wind Impact Assessment (Attachment C of the staff report) notes:

1. The proposed addition will in some cases improve the wind conditions on Barrington Street.
2. There will be stronger winds at the roof level of some nearby buildings to the north.
3. There will be some down-wash winds onto the 2-storey podium on the addition when winds come from the north.
4. There will be infrequent windier conditions on the west side of Barrington Street when the winds come from the south.

Staff recommend the Design Review Committee:

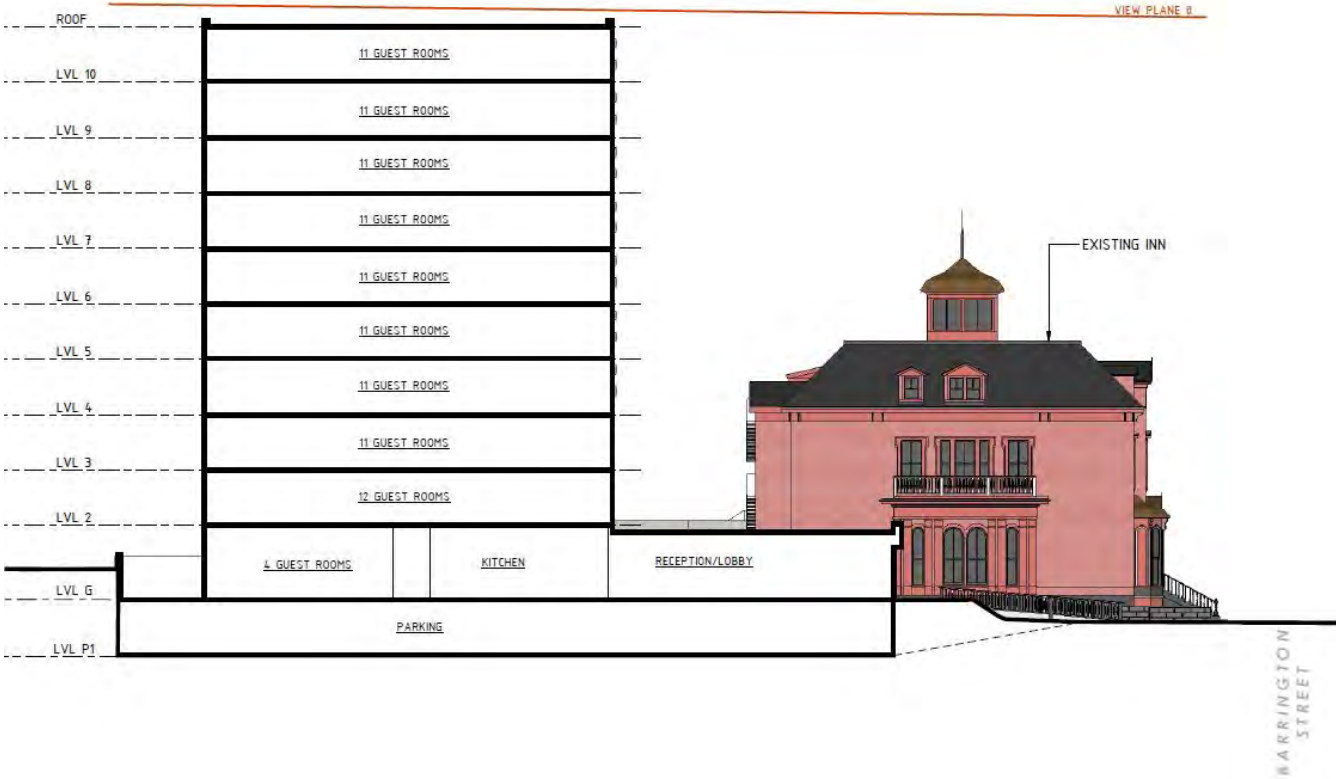
1. Approve the qualitative elements of the substantive site plan approval application for a ten-storey addition to the Waverley Inn at 1266 Barrington Street, Halifax as shown in Attachment A;
2. Approve the three (3) variances to the Land Use By-law requirements regarding streetwall height, upper storey side yard stepback, and ground floor height 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 restoration of the existing heritage building as the post-bonus floor area ratio public benefit for the development.

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**Thank You**

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# Proposal



# Heritage Property Act: Substantial Alteration

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The Waverley Inn 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 have been approved by Regional Council.

The Heritage Officer has issued a Certificate of Appropriateness to allow the development in accordance with By-law H-800, the Heritage Conservation District (Old South Suburb) By-law, and the decision of Council.