

# 1266 Barrington Street The Waverley Inn

SITE PLAN APPROVAL (CASE # 24276)

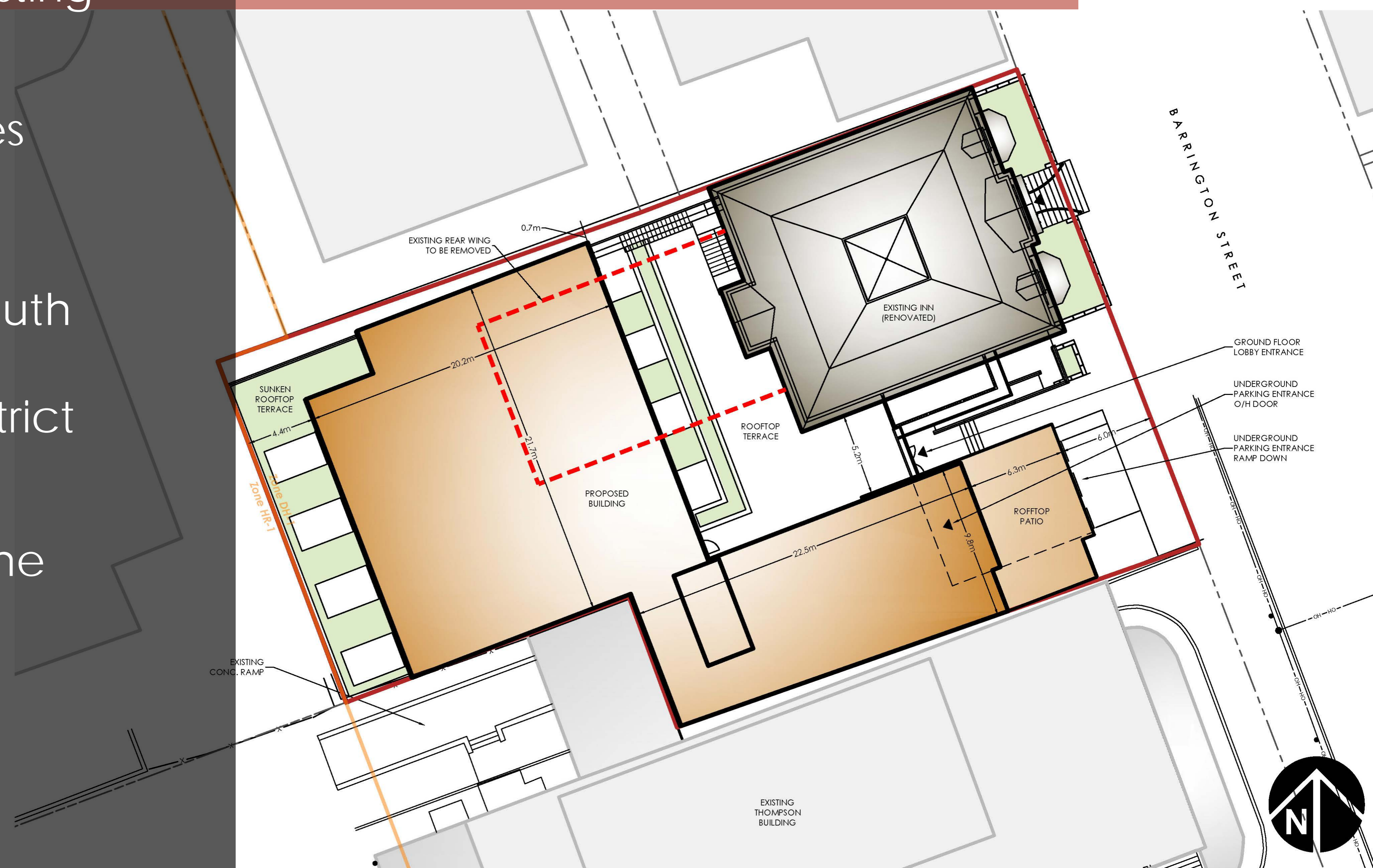


**zap** architecture +  
planning

on behalf of Sterling Properties Inc.

# PROJECT PROPOSAL

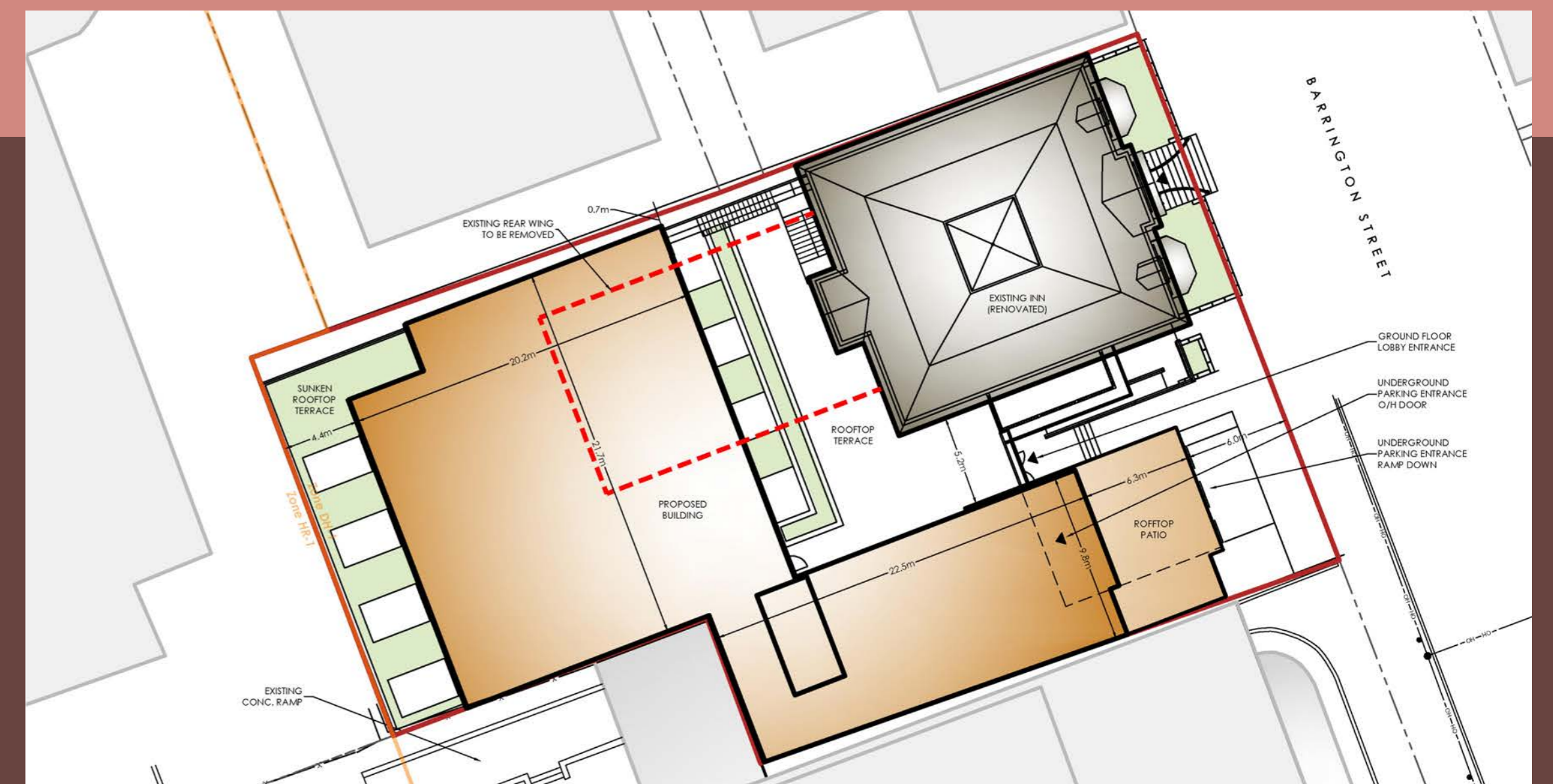
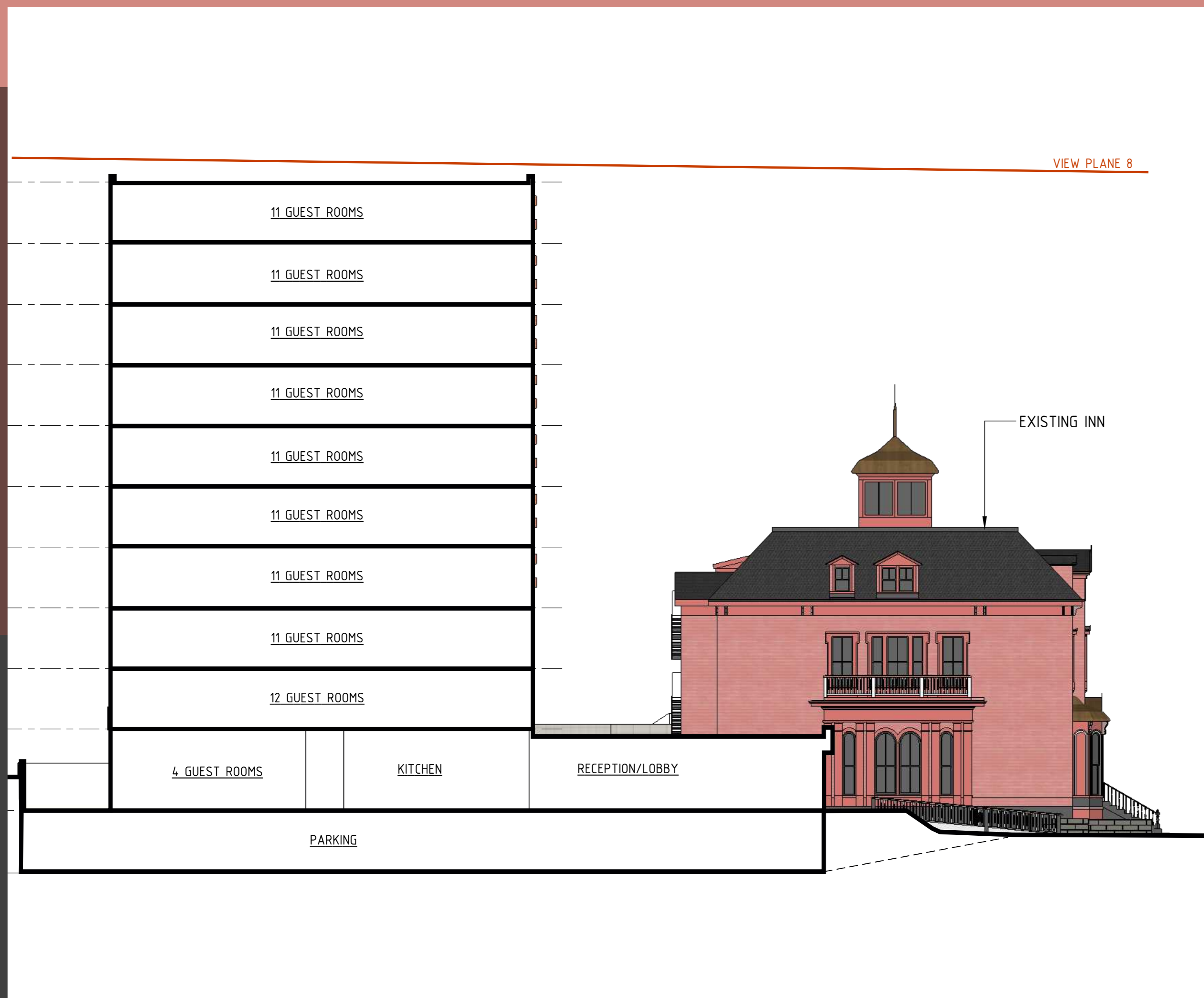
- 118 hotel units
- 14 units in the existing structure
- 32 parking spaces
- 10-storeys
- Within the Old South Suburb Heritage Conservation District
- Restoration and preservation of The Waverley Inn



# 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:

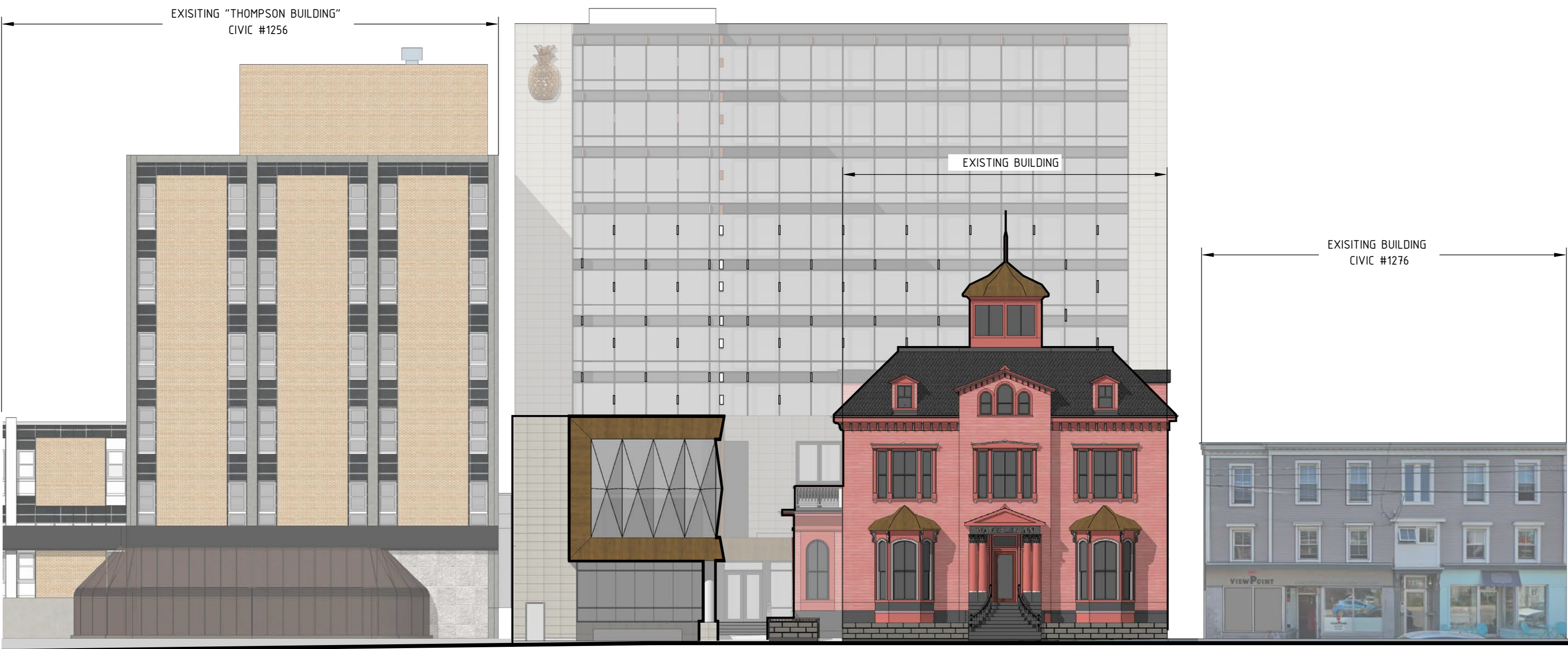
# GOAL 1: Promote the Old South Suburb HCD as a heritage and cultural destination



# 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



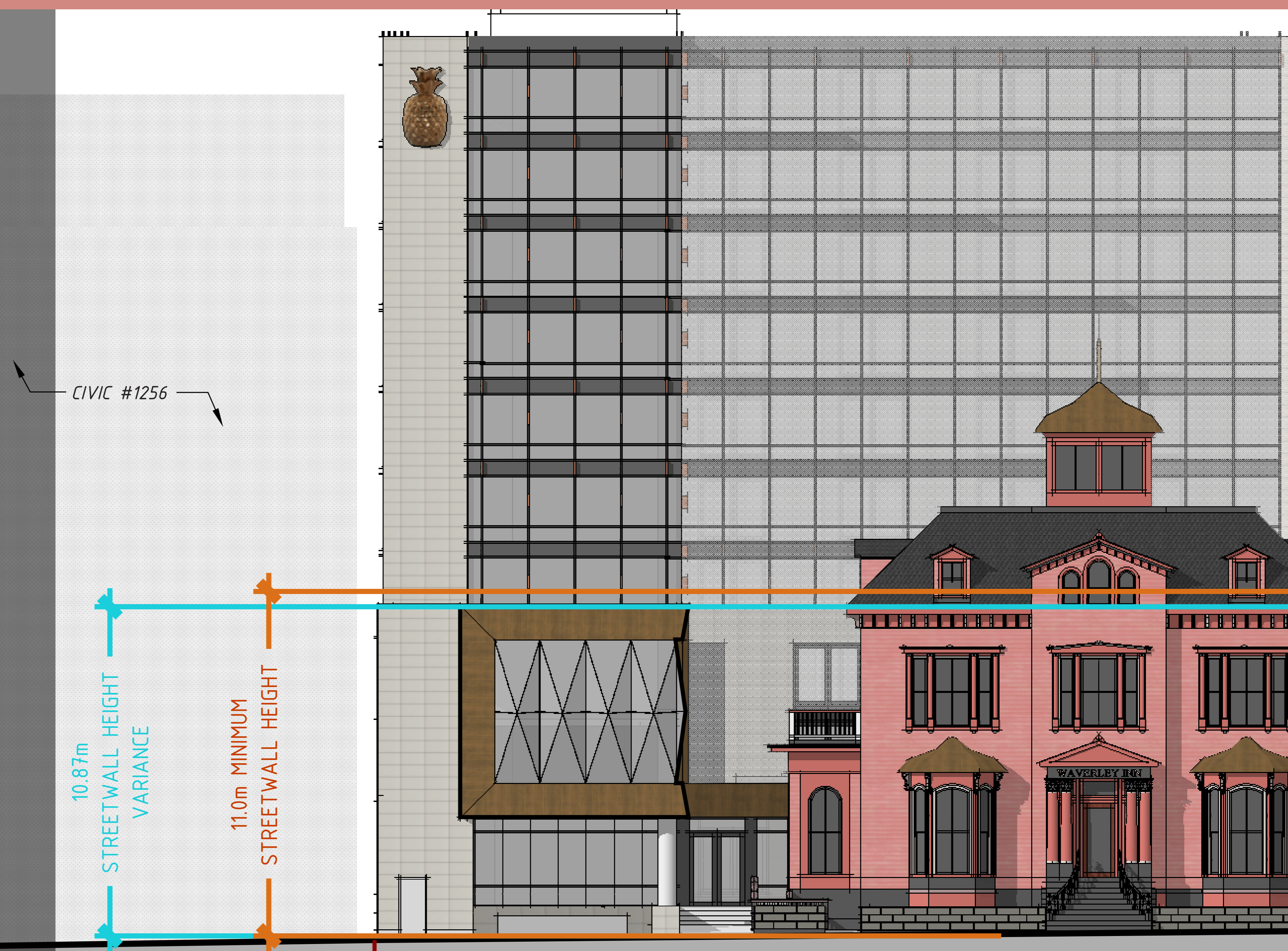
# VARIATIONS

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

1. Section 9(3) - Min streetwall height
2. Section 8(13) - Ground level min/max height
3. Section 11(2.4) - Min interior lot line setback

# VARIATION 1:

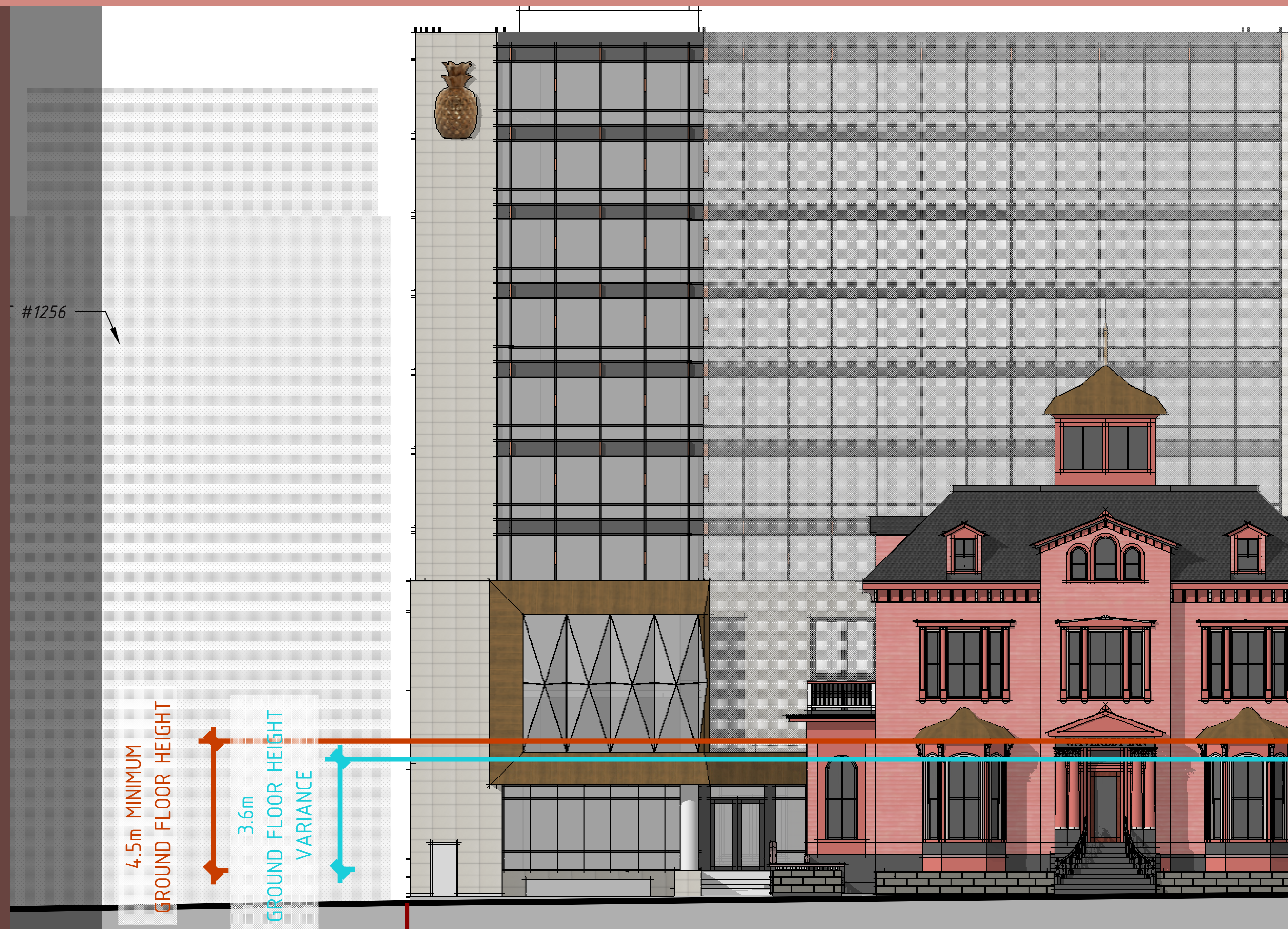
- Minimum streetwall height
- Required: 11m
- Proposed: 10.8m
- Variance permitted per clause 3.6.3.(a&c)
- Consistant with Design Manual clauses: 3.2.1(d) & 4.4.2



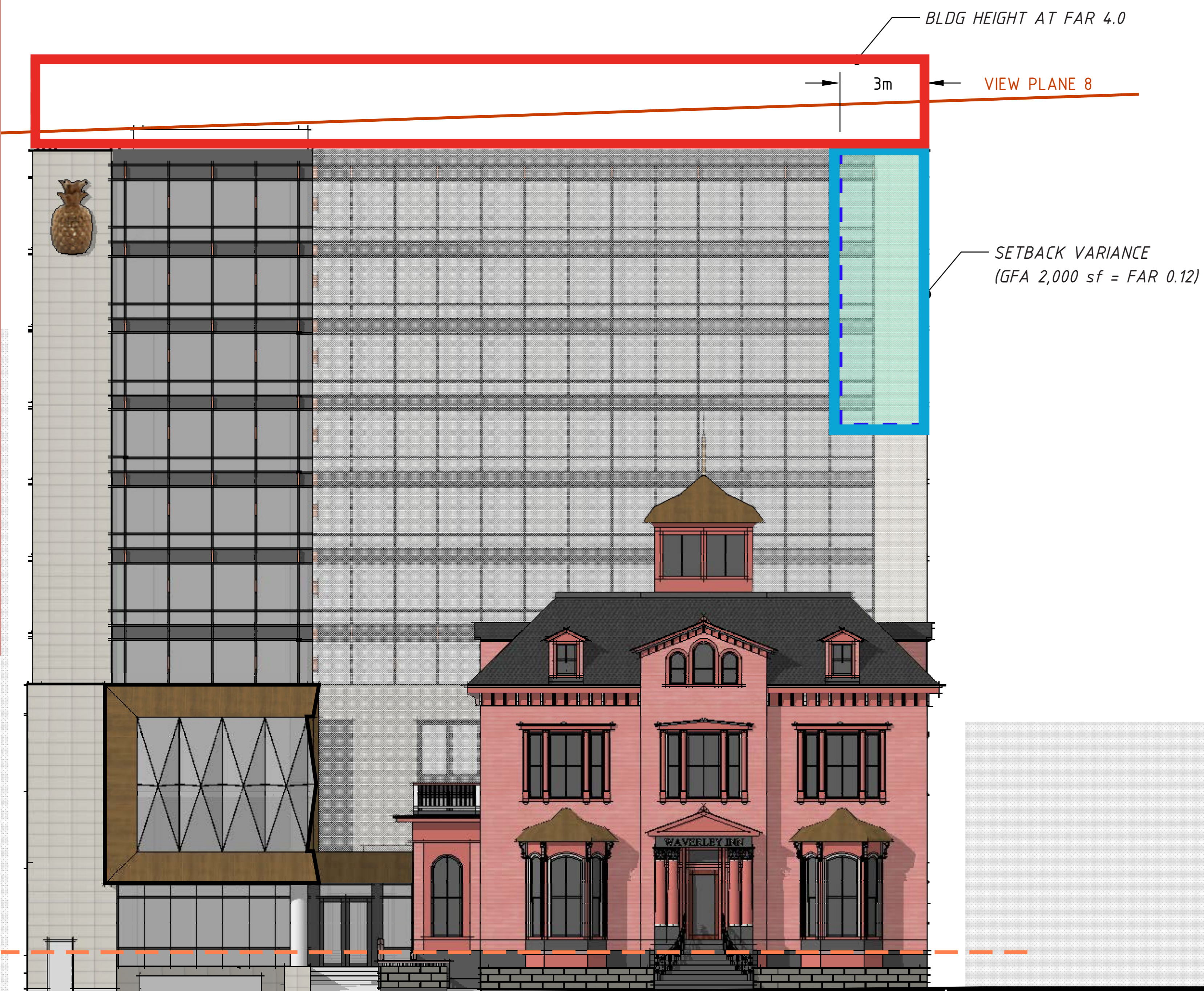


# VARIATION 2:

- Ground Floor Height 8(13)
- Required: 4.5m  
Proposed: 3.6m
- Variance permitted per clause 3.6.15 (e)
- Consistant with Design Manual Clause 4.3.3(f)



# VARIATION 3:



- Upper-storey sideyard stepback
- Required: 4.5m
- Proposed: 0.7m
- Variance permitted per clause 3.6.6.(c)

# PROJECT BENEFITS

- 118 hotel units
- 14 units in the existing structure
- 32 parking spaces
- Within the Old South Suburb Heritage Conservation District
- Restoration and preservation of The Waverley Inn Hotel



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**thank you**

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