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

Item No. 9.1.2
Design Review Committee
November 10, 2022

TO: Chair and Members of Design Review Committee

SUBMITTED BY: **- Original Signed -**

Kelly Denty, Executive Director of Planning and Development

DATE: October 26, 2022

SUBJECT: **Case 24497: Substantive Site Plan Approval for 1190 Barrington Street, Halifax**

ORIGIN

Application by Universal Realty Group

LEGISLATIVE AUTHORITY

Halifax Regional Municipality (HRM) Charter; Part VIII, Planning & Development

RECOMMENDATION

It is recommended that the Design Review Committee:

1. Approve the qualitative elements of the substantive site plan approval application for an eight storey mixed-use building at 1190 Barrington Street, Halifax as shown in Attachment A;

2. Approve the 4 variances to the Land Use By-law requirements regarding land uses at grade, streetline setback, minimum streetwall height and streetwall stepbacks, as contained in Attachment A;

3. Accept the findings of the qualitative Wind Impact Assessment, as contained in Attachment B; and

4. Recommend that the Development Officer accept the cash-in-lieu contribution required by Section 12 (6.1) of the Land Use By-law.

BACKGROUND

Universal Realty Group has applied for substantive site plan approval to develop an eight-storey mixed-use building at 1190 Barrington Street in Halifax. The proposed building façade will front on Barrington Street and will occupy the block between South Street and Tobin Street. The new building will be the sole building on the site and will have pedestrian access, retail and entry to the residential foyer on Barrington Street, as well as townhouse forms on South and Tobin Streets (Map 1, Attachments A and C).

To allow the development, the Design Review Committee (DRC) must consider the qualitative aspects of the application relative to the Design Manual contained within the Downtown Halifax Land Use By-law (LUB). This report addresses relevant regulation held within both the LUB and Design Manual in order to assist the Committee in their decision.

Subject Site	1190 Barrington Street, Halifax
Location	Barrington Street between Tobin and South Streets
Zoning (Map 1)	DH-1 (Downtown Halifax 1) Zone – Downtown Halifax Land Use By-law
Lot Size	2,015 sq. m (21,689.28 sq. ft.)
Site Conditions	Moderate to steep rise in cross slope from Tobin and Barrington Streets site corner towards rear of site at South Street
Current Land Use(s)	Existing commercial building
Surrounding Land Use(s)	A mixture of commercial, residential and open space uses, including: • Peace and Friendship Park, the Westin Hotel, and the VIA train station across Barrington Street to the east; • Multi-unit residential and mixed-use buildings (including one under construction) to the north, along South Street; • Multi-unit residential buildings across Tobin Street to the south; and • Mixed density residential to the west, containing a mix of building forms.

Project Description

The applicant wishes to develop an eight-storey mixed-use building. The details of the proposal are as follows (refer to Attachments A, C and D):

- 27.22 metres (eight storeys) in height to the top of the mechanical penthouse;
- 73 residential units total: six two-bedroom townhouse style units, 41 two-bedroom units and 26 one-bedroom units;
- 264.30 square metres total ground floor commercial space divided into two spaces with individual entries;
- Individual residential entry located at ground floor level at Barrington Street;
- Two levels of underground parking and intermediate level provide 87 parking spaces;
- Vehicle access to underground parking from Tobin Street;
- Landscaped areas, residential terraces, balconies and rooftop; and
- Exterior cladding materials include brick and architectural stone, glass, aluminum frames, composite panels and glass/composite balconies with metal railings.

Information about the approach to the design of the building has been provided by the project's architect (Attachment D).

Regulatory Context - Municipal Planning Documents

With regard to the Downtown Halifax Secondary Municipal Planning Strategy (DHSMPS) and the Downtown Halifax LUB, the following are relevant to the proposed development from a regulatory context:

- Zone: DH-1 (Downtown Halifax 1)
- Precinct: Precinct 2 Old South Suburb Heritage Conservation District
- Pedestrian Oriented Commercial Street: Barrington Street

- Gross Floor Area Ratio (Pre and Post Bonus): Pre-bonus FAR of 2 and Post-bonus FAR of 4
- Streetwall Setback: Varies 0-1.5m
- Streetwall Height: 11m
- Viewplane: Yes, 8
- Prominent Civic/Cultural Frontage: Yes

The DRC should note that the proposal was reviewed by the Development Officer and determined to be in compliance with the above LUB regulations; Streetwall Setback and Streetwall Height regulations that are not in compliance with the LUB are the subject of variance requests. In addition to the above regulations, the Design Manual of the Downtown Halifax LUB contains guidance regarding the appropriate appearance and design of buildings (Attachment E).

Site Plan Approval Process
Under the site plan approval process, development proposals within the Downtown Halifax Plan area must meet the land use and building envelope requirements of the LUB, as well as the requirements of the By-law's Design Manual. The process requires approvals by both the Development Officer and the DRC as follows:

Role of the Development Officer:
In accordance with the Substantive Site Plan Approval process, as set out in the Downtown Halifax LUB, the Development Officer is responsible for determining if a proposal meets the land use and built form requirements contained in the LUB. The Development Officer has reviewed the application and determined that the following elements do not conform to the Downtown Halifax LUB:

- Land Uses at Grade (Floor-to-floor height at ground floor);
- Streetline setback;
- Minimum streetwall height; and
- Streetwall stepbacks.

The applicant has requested that four (4) variances to the Downtown Halifax LUB be considered for approval through the site plan review process (Attachments A and D).

Role of the Design Review Committee:
The Design Review Committee, established under the LUB, is the body responsible for making decisions relative to a proposal's compliance with the requirements of the Design Manual.

The role of the Design Review Committee in this case is to:

1. Determine if the project is in keeping with the design guidelines contained within the Design Manual (Attachment E);
2. Consider the variance requests that have been made pursuant to variance criteria in the Design Manual (Attachment A and D);
3. Advise the Development Officer if the proposal is suitable in terms of the expected wind conditions on pedestrian comfort (Attachment B); and
4. Advise the Development Officer on the suitability of the post-bonus FAR public benefit being proposed by the applicant (Attachment F).

Notice and Appeal
Where a proposal is approved by the Design Review Committee, notice is given to all assessed property owners within the DHSMPS Plan Area boundary plus 30 meters. Any assessed property owner within the area of notice may then appeal the decision of the Design Review Committee to Regional Council. If no appeal is filed, the Development Officer may then issue the Development Permit for the proposal. If an appeal is filed, Regional Council must hold a hearing and make a decision on the application. A decision to uphold an approval will result in the approval of the project while a decision to overturn an approval will result in the refusal of the site plan approval application.

Role of the Heritage Officer
The Heritage Conservation District (Old South Suburb) By-law H-800 requires that a Certificate of Appropriateness be obtained for exterior alteration of buildings and structures, including additions, façades, roofs, windows, doors, storefronts, signs, awnings, exterior materials, exterior steps and stairs; the demolition or removal of buildings and structures that are part of a contributing heritage resource; and the construction of new buildings. The Heritage Officer certifies that a proposed development conforms with the requirements of By-law H-800 and will issue the Certificate accordingly. The approval or denial of the Certificate of Appropriateness may be appealed to the Nova Scotia Utility and Review Board pursuant to the *Heritage Property Act*.

COMMUNITY ENGAGEMENT

The community engagement process has been consistent with the intent of the HRM Community Engagement Strategy and the requirements of the Downtown Halifax LUB regarding substantive site plan approvals. The level of engagement was information sharing, achieved through the developer's website, public kiosks at HRM Customer Service Centres, and a Public Open House held on September 22, 2022.

DISCUSSION

Design Manual Guidelines
As noted above, the Design Manual contains a variety of building design conditions that are to be met in the development of new buildings and modifications to existing buildings as follows:

- Section 2.4 of the Design Manual contains design guidelines that are to be considered specifically for properties within Precinct 2; and
- Section 3.6 of the Design Manual specifies conditions by which variances to certain Land Use By-law requirements may be considered.

General Guidelines
An evaluation of the general guidelines of the Design Manual and the relevant conditions as they relate to the project are found in a table format in Attachment E. The table indicates staff's analysis and advice as to whether the project complies with the guidelines. In addition, it identifies circumstances where there are different possible interpretations of how the project relates to a guideline, where additional explanation is warranted, or where the Design Review Committee will need to give attention in their assessment of conformance to the Design Manual. Staff have undertaken a detailed review of the proposal, and have identified the following items for discussion that require further consideration by the Design Review Committee as follows:

Canopies and Awnings (Sections 3.1.1(d), 3.2.1(b), 3.2.1(f), 3.2.1(g), 3.2.3(a), and 3.2.3(b))
To enhance the public realm and create pedestrian-oriented streetwall conditions, the Design Manual encourages the use of canopies and awnings, frequent windows and doors, retail uses at grade, high levels of transparency, and placement of buildings at the street edge. These design techniques help create a more engaging and animated streetscape.

Although the building design not does strictly meet the Design Manual guidelines with respect to streetwall design and pedestrian streetscapes, the building shows use of insets to accommodate the retail entry doors to enhance the pedestrian streetscape while still responding to the guidelines for development in heritage contexts. Staff advise the design choices for the proposed building contribute to a design that is sympathetic to the heritage context.

Pedestrian Entrances on Sloping Streets (Section 3.2.4(a), 3.2.5(f))
Steeply sloped streets in the downtown pose challenges to creating p edestrian-oriented streetwall conditions. Internal floors are by necessity flat, making it difficult to match the external grade for building entrances, and sometimes even to provide windows. Proposed buildings must provide a good interface to

these sloping street conditions, utilizing the design strategies outlined in these guidelines. Individually accessed residential units (i.e. town homes) should have front doors on the street, with appropriate front yard privacy measures such as setbacks and landscaping, raised above grade level for privacy, and accessed through means such as steps, stoops and porches.

The proposed building provides pedestrian entrances on sloping streets in accord with design guidelines but deviates from the Design Manual in its direction to consider small flights of steps or ramps up or down internally to facilitate entrances on the slope. Because the first-floor elevation and entry elevations of the townhouse units are consistent along the changing grade of South Street, access to each unit is external with a differing number of steps from the sidewalk. Staff advise this design response is a reasonable solution to a physical constraint.

Variances
The applicant is requesting four (4) variances to the quantitative requirements of the Downtown Halifax LUB: Land uses at grade (floor-to-floor height at ground floor), streetline setback, minimum streetwall height requirement, and the minimum streetwall stepback requirement for both the Tobin and South streetwalls. The applicant has outlined each of the variance requests on the plans (Attachments A and D) and has provided a rationale pursuant to the Design Manual criteria (Attachment E). The staff review of each variance request is provided as outlined below.

Variance 1: Land Use at Grade
Subsection 8(13) of the LUB requires the ground floor of a building, excluding a parking garage, that has access at the streetline have a floor-to-floor height of no less than 4.5 metres. The applicant is requesting a ground floor height that varies from 4.5 metres to 2.74 metres for the proposed building. Subsection 8(13B) of the LUB allows consideration of a variance where the relaxation is consistent with the criteria of the Design Manual.

Subsection 3.6.15 of the Design Manual allows for variances to the minimum floor-to-floor height for the ground floor of a building subject to meeting certain conditions as outlined in Attachment E. Of the potential conditions for a variance, this application is being considered under the following:

3.6.15 The minimum floor-to-floor height for the ground floor of a building having access at the streetline or Transportation Reserve may be varied by Site Plan Approval where:
- *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 floor-to-floor height at its highest point that would be impractical.*

The proposed variance to the ground floor height has been requested to accommodate steep streetline slopes across the property. Both commercial floor-to-floor levels will be sufficient for retail uses. The townhouse forms along Tobin and South Streets will have floor-to-floor heights sufficient to accommodate residential uses. Floor plates at grade level are stepped to ensure all public entrances are at grade and barrier free. Due to these reasons, staff recommend approval of this variance.

Variance 2: Streetwall Height
Subsections 9(2) and 9(3) of the LUB set both the minimum and maximum streetwall height at 11 metres along Barrington Street. The applicant is requesting to vary the minimum streetwall height on a portion of Barrington Street and the whole streetwall length at Tobin and South Streets from 11 metres to 6.6 metres.

Subsection 9(8) of the LUB allows consideration of a variance where the relaxation is consistent with the criteria of the Design Manual.

Subsection 3.6.3 of the Design Manual allows for a variance to the streetwall height requirements subject to meeting certain conditions outlined in Attachment E. Of the potential conditions for a variance, this application is being considered under the following:

3.6.3 Streetwall heights may be varied by Site Plan Approval where:

a. the streetwall height is consistent with the objectives and guidelines of the Design Manual; and

c. the streetwall height of abutting buildings is such that the streetwall height would be inconsistent with the character of the street.

The proposed variance to the minimum streetwall height is requested to keep the streetwall height of the proposed building consistent at all elevations and avoid stepping of the streetwall. The variance helps the design respond to clause 3.2.1(d) of the Design Manual that says that in areas of contiguous heritage resources, streetwall height should be consistent with heritage buildings. The lower streetwall design helps bring consistency and transition, and the proposed streetwall height is in keeping with the intent of the Design Manual. Staff recommend approval of the variance for the minimum streetwall height.

Variance 3: Streetline Setback

Subsection 9(1) of the LUB specifies that streetwalls shall have a setback from the streetline of 0 to 1.5 metres. The applicant is requesting to vary the streetline setback at Tobin and South Streets from 1.5 metres to 2.88 metres. Subsection 9(8) of the LUB allows the requirement of subsection 9(1) to be varied by site plan approval where the relaxation is consistent with the criteria of the Design Manual.

Subsection 3.6.1 of the Design Manual allows for variances to streetwall setbacks subject to meeting certain conditions as outlined in Attachment E. Of the potential conditions for a variance, this application is being considered under the following:

3.6.1 Streetwall setbacks may be varied by Site Plan Approval where:

a. the streetwall setback is consistent with the objectives and guidelines of the Design Manual;

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 proposed request to vary the streetline setbacks for the townhouses along Tobin and South Streets from 1.5m to 2.88m is to ensure the townhouses are setback to provide privacy and space for terraces and landscaping. The increased setback also breaks up the building massing and provides a transition to the residential neighborhood. Staff recommends approval of the variance for the minimum streetline setback along Tobin and South Streets.

Variance 4: Streetwall Stepback

Subsection 9(7) of the LUB, subject to subsection 11(2.3), the following minimum stepbacks above the streetwall shall apply to buildings with streetwall setback requirements of 0 to 1.5 metres or 0 to 4.0 metres as identified in the LUB:

(a) a minimum of 3 metres for that portion of a building that is a maximum of 33.5 metres in height;

The applicant is requesting that the streetwall stepback be varied from 3 metres to 0.76 metres at both Tobin and South Streets. Subsection 9(8) of the LUB allows that the requirement of subsection 9(7) may be varied by site plan approval where the relaxation is consistent with the criteria of the Design Manual.

Subsection 3.6.5 of the Design Manual allows consideration of variances to upper storey streetwall stepbacks through the Downtown Halifax Site Plan Approval:

3.6.5 Upper storey streetwall stepbacks may be varied by Site Plan Approval where:

a. the upper storey streetwall setback is consistent with the objectives and guidelines of the Design Manual; and
b. the modification results in a positive benefit such as improved heritage preservation or the remediation of an existing blank building wall.

The proposed request to vary the upper storey streetwall stepbacks from 3m to 0.76m for the portion of the tower above the townhouse units is intended to ensure the townhouses are set back further from the street to provide more privacy and transition from the commercial street to the residential area. The front wall of the townhouses is moved back from the sidewalk, and the entries are recessed so that the tower setback from the streetwall is less than 3m. This variance will enable the tower to maintain a consistent and rational shape while also providing more livable townhouse units. Staff recommends approval of the variance for the streetwall stepbacks.

Post-Bonus FAR Public Benefit
The Downtown Halifax LUB specifies a maximum pre-bonus FAR and a maximum post-bonus FAR. The specifications for this post-bonus FAR public benefit results from section 11 and section 12 of the Downtown Halifax LUB. Projects that propose to exceed the maximum pre-bonus FAR are required to provide a public benefit (Attachment F).

Section 12 (6.1) of the Land Use By-law describes how to calculate the required public benefit within Precinct 2. The applicant is requesting an additional 3,803 square metres of floor area resulting in a total required public benefit of $196,234.80, which is proposed to be provided as cash-in-lieu, in accordance with the requirements of the LUB.

The Design Review Committee's role is to review and recommend to the Development Officer whether a proposed public benefit should be accepted by the Municipality. With this, the final cost estimates of providing the public benefit will be determined and an agreement with the Municipality will be prepared for Regional Council's consideration at the permit approval stage.

Wind Assessment
A Qualitative Wind Impact Assessment was prepared by the applicant for the project and is included in Attachment B. The need for the assessment results from section 8(18) of the Downtown Halifax LUB. Its purpose is to determine whether the site and its surroundings will be safe and comfortable for pedestrians once the new building is constructed. The assessment submitted for this proposal anticipates that the development will result in no change in comfort levels for persons sitting, standing, or walking at the sidewalk level. Therefore, no specific design treatments to mitigate wind impacts are necessary.

Conclusion
Staff advise that the proposed development of an eight-storey mixed-use building at 1190 Barrington Street meets the objectives and guidelines of the Design Manual. It is, therefore, recommended that the substantive site plan approval application be approved.

FINANCIAL IMPLICATIONS

There are no financial implications. The HRM costs associated with processing this planning application can be accommodated within the approved 2022-2023 operating budget for C310 Urban & Rural Planning Applications.

RISK CONSIDERATION

There are no significant risks associated with the recommendations contained within this report.

ENVIRONMENTAL IMPLICATIONS

No environmental implications are identified.

ALTERNATIVES

1. The Design Review Committee may choose to approve the application with conditions. This may necessitate further submissions by the applicant, as well as a supplementary report from staff.

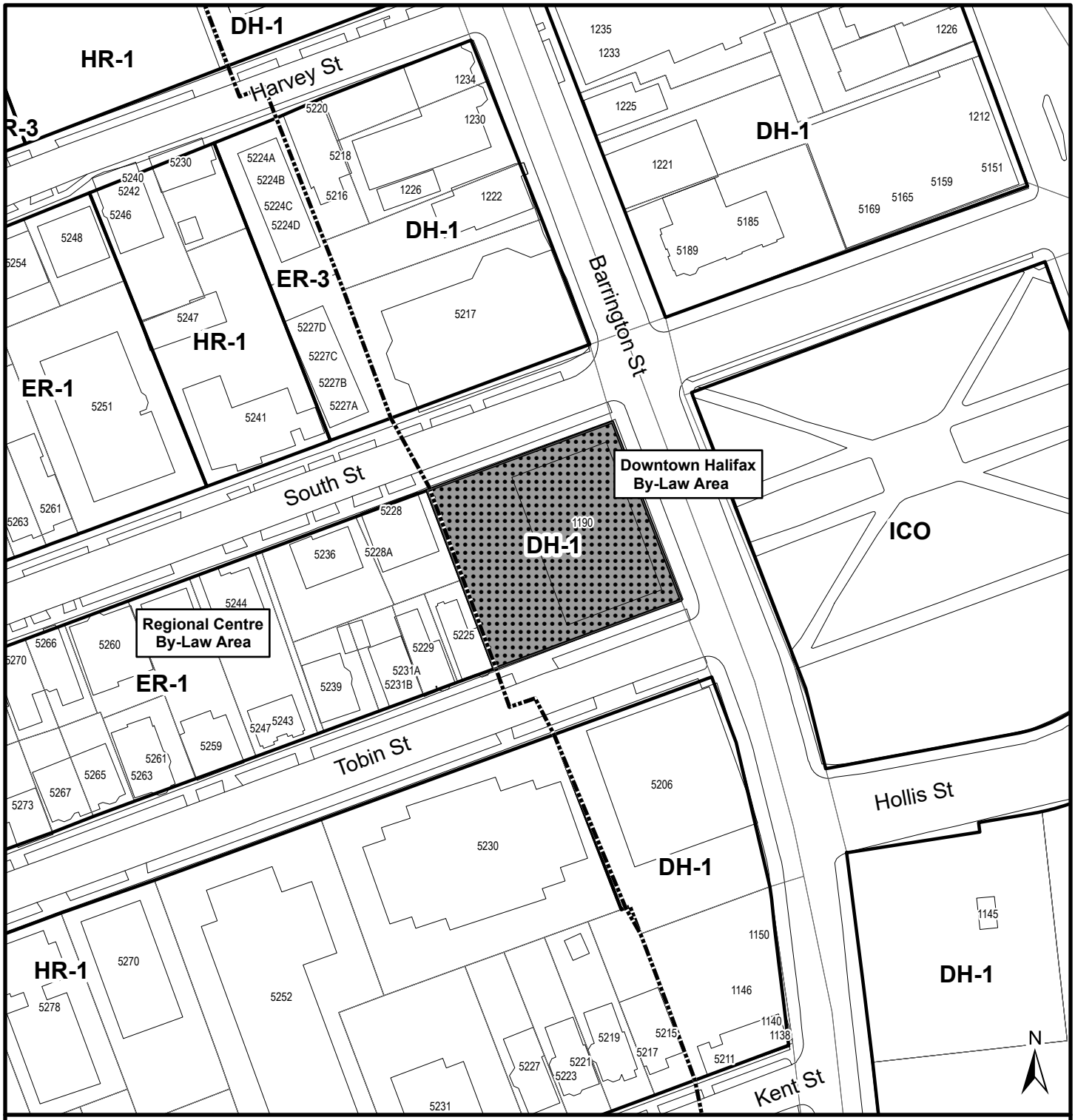
2. The Design Review Committee may choose to deny the application. The Committee must provide reasons for this refusal based on the specific guidelines of the Design Manual. An appeal of the Design Review Committee's decision can be made to Regional Council.

ATTACHMENTS

Map 1	Location and Zoning
Attachment A	Site Plan Approval Plans
Attachment B	Wind Assessment
Attachment C	Building Floor Plans
Attachment D	Design Rationale
Attachment E	Design Manual Checklist
Attachment F	Public Benefits Cost Estimate

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: Darrell Joudrey, Planner II, 902.225.8630



Map 1 - Location and Zoning

1190 Barrington Street,
Halifax

HALIFAX

Subject Property

	Zone	
DHFX	DH-1	Downtown Halifax
	ICO	Institutional, Cultural and Open Space
RC	ER-1	Established Residential 1
	ER-3	Established Residential 3
	HR-1	Higher-Order Residential 1

0 40 m

Regional Centre Land Use By-Law Area,
Downtown Halifax Land Use By-Law Area

This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

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

Attachment A: Site Plan Approval Plans

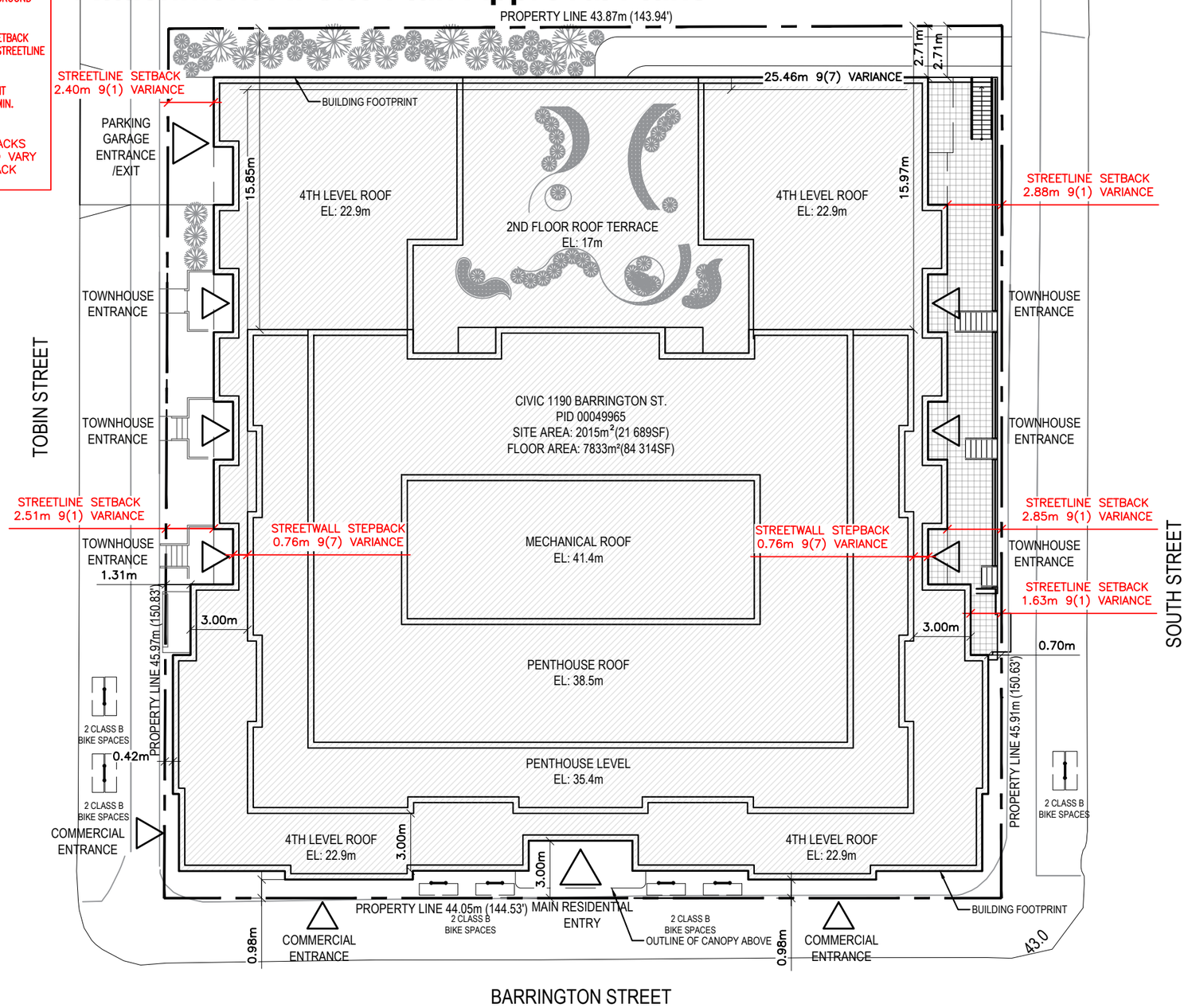
VARIANCES

8(13) LAND USES AT GRADE
VARIANCE REQUESTED TO VARY GROUND FLOOR HEIGHT TO < 4.5m

9(1) STREETWALL: STREETLINE SETBACK
VARIANCE REQUESTED TO VARY STREETLINE SETBACK > 1.5m

9(3) MINIMUM STREETWALL HEIGHT
VARIANCE REQUESTED TO VARY MIN. STREETWALL HEIGHT <11m

9(7) STREETWALL STEPBACKS
VARIANCE REQUESTED TO VARY MIN. STREETWALL STEPBACK <3m



DOWNTOWN HALIFAX LAND USE BY-LAW				FLOOR AREA: 8060m² MAX	
	BY-LAW	PROPOSED	VARIANCE	FLOOR	AREA (m²)
ZONE:	DH-1			GROUND FLOOR	1108.2
PRECINCT	2 OLD SOUTH SUBURB HCD			2ND FLOOR	1336.1
PEDESTRIAN ORIENTED STREET	YES			3RD FLOOR	1336.1
PRE/POST BONUS HEIGHT	N/A	8 STORIES 27.22m		4TH FLOOR	841.4
STREETWALL SETBACK	0-1.5m	VARIES	YES	5TH FLOOR	841.4
STREETWALL HEIGHT	11m	VARIES	YES	6TH FLOOR	841.4
CENTRAL BLOCK	NO			7TH FLOOR	841.4
VISUAL TERMINUS SITE	NO			8TH FLOOR (PENTHOUSE)	570
ARCHAEOLOGICAL BUFFER	YES			MECHANICAL PENTHOUSE	117
OLD SOUTH SUBURB HERITAGE RESOURCE	NO			TOTAL	7833.00
OLD SOUTH SUBURB PRE-BONUS FAR	2	3.87		SITE AREA	2015
OLD SOUTH SUBURB POST-BONUS FAR	4	3.87		FLOOR AREA RATIO	3.89
LANDMARK DEVELOPMENT AREA	NO				
VIEWPLANE	YES, 8				
PROMINENT CIVIC/CULTURAL FRONTAGE	YES				

COMMERCIAL USE	
	PROPOSED
COMMERCIAL 1 AREA (m²)	126.8
COMMERCIAL 2 AREA (m²)	137.5
TOTAL AREA (m²)	264.30

RESIDENTIAL USE	
	PROPOSED
TOWNHOUSE (2 BEDROOM)	6
1 BEDROOM	26
2 BEDROOM	41
TOTAL UNITS:	73
UNIT MIX 2 BEDROOM:1 BEDROOM)	47:26

PARKING	
	PROPOSED
PARKING LEVEL 2	41
PARKING LEVEL 1	40
INTERMEDIATE PARKING LEVEL	6
TOTAL VEHICULAR (INCLUDING 6 BARRIER FREE)	87
CLASS A BICYCLE	31
CLASS B BICYCLE	10
TOTAL BICYCLE	41

STUDIO WORKS INTERNATIONAL INC.
ARCHITECTURE PLANNING INDUSTRIAL DESIGN PROJECT MANAGEMENT
Suite 100
6156 Quinpool Road
Halifax, Nova Scotia
B3L 1A3
phone: 902 . 429 . 3359
fax: 902 . 429 . 1672
email: studio2ron@gmail.com
site: www.studiowks.ca

title: UP2202
SITE PLAN

location: 1190 BARRINGTON ST. HALIFAX, NS

Attachment A

scale 1:250
date 22/04/08
drawn LG
proj. UP2202

dwg no: A-100
rev. 3: Oct. 5, 2022

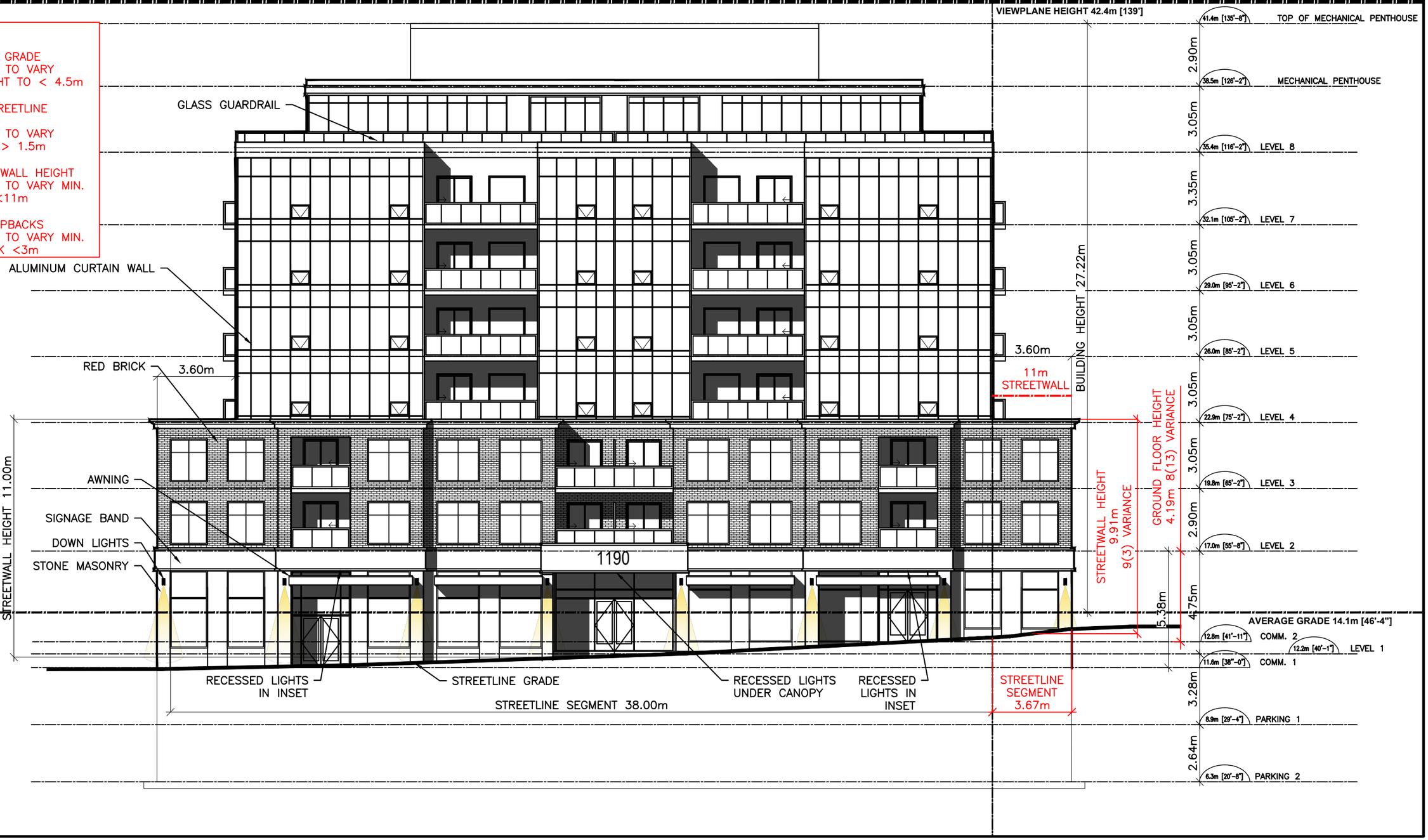
VARIANCES

8(13) LAND USES AT GRADE
VARIANCE REQUESTED TO VARY
GROUND FLOOR HEIGHT TO < 4.5m

9(1) STREETWALL: STREETLINE SETBACK
VARIANCE REQUESTED TO VARY
STREETLINE SETBACK > 1.5m

9(3) MINIMUM STREETWALL HEIGHT
VARIANCE REQUESTED TO VARY MIN.
STREETWALL HEIGHT <11m

9(7) STREETWALL STEPBACKS
VARIANCE REQUESTED TO VARY MIN.
STREETWALL STEPBACK <3m



STUDIO WORKS INTERNATIONAL INC.
ARCHITECTURE PLANNING INDUSTRIAL DESIGN PROJECT MANAGEMENT
Suite 100
6156 Quinpool Road
Halifax, Nova Scotia
B3L 1A3
phone: 902 . 429 . 3359
fax: 902 . 429 . 1672
email: studio2ron@gmail.com
site: www.studiowks.ca

title: UP2202
EAST ELEVATION

location: 1190 BARRINGTON ST. HALIFAX, NS

scale 1:175
date 22/04/08
drawn LG
proj. UP2202

dwg no: A-201
rev. 3: Oct. 5, 2022

VARIANCES

8(13) LAND USES AT GRADE
VARIANCE REQUESTED TO VARY
GROUND FLOOR HEIGHT TO < 4.5m

9(1) STREETWALL: STREETLINE SETBACK
VARIANCE REQUESTED TO VARY
STREETLINE SETBACK > 1.5m

9(3) MINIMUM STREETWALL HEIGHT
VARIANCE REQUESTED TO VARY MIN.
STREETWALL HEIGHT <11m

9(7) STREETWALL STEPBACKS
VARIANCE REQUESTED TO VARY MIN.
STREETWALL STEPBACK <3m

STUDIO WORKS INTERNATIONAL INC.
ARCHITECTURE · PLANNING · INDUSTRIAL DESIGN · PROJECT MANAGEMENT
Suite 100
6156 Quinpool Road
Halifax, Nova Scotia
B3L 1A3
phone: 902 . 429 . 3359
fax: 902 . 429 . 1672
email: studio2ron@gmail.com
site: www.studiowks.ca

title
UP2202
SOUTH ELEVATION

location
1190 BARRINGTON ST. HALIFAX, NS

scale	1:175
date	22/04/08
drawn	LG
proj.	UP2202

dwg no: A-202

rev. 3: Oct. 5, 2022

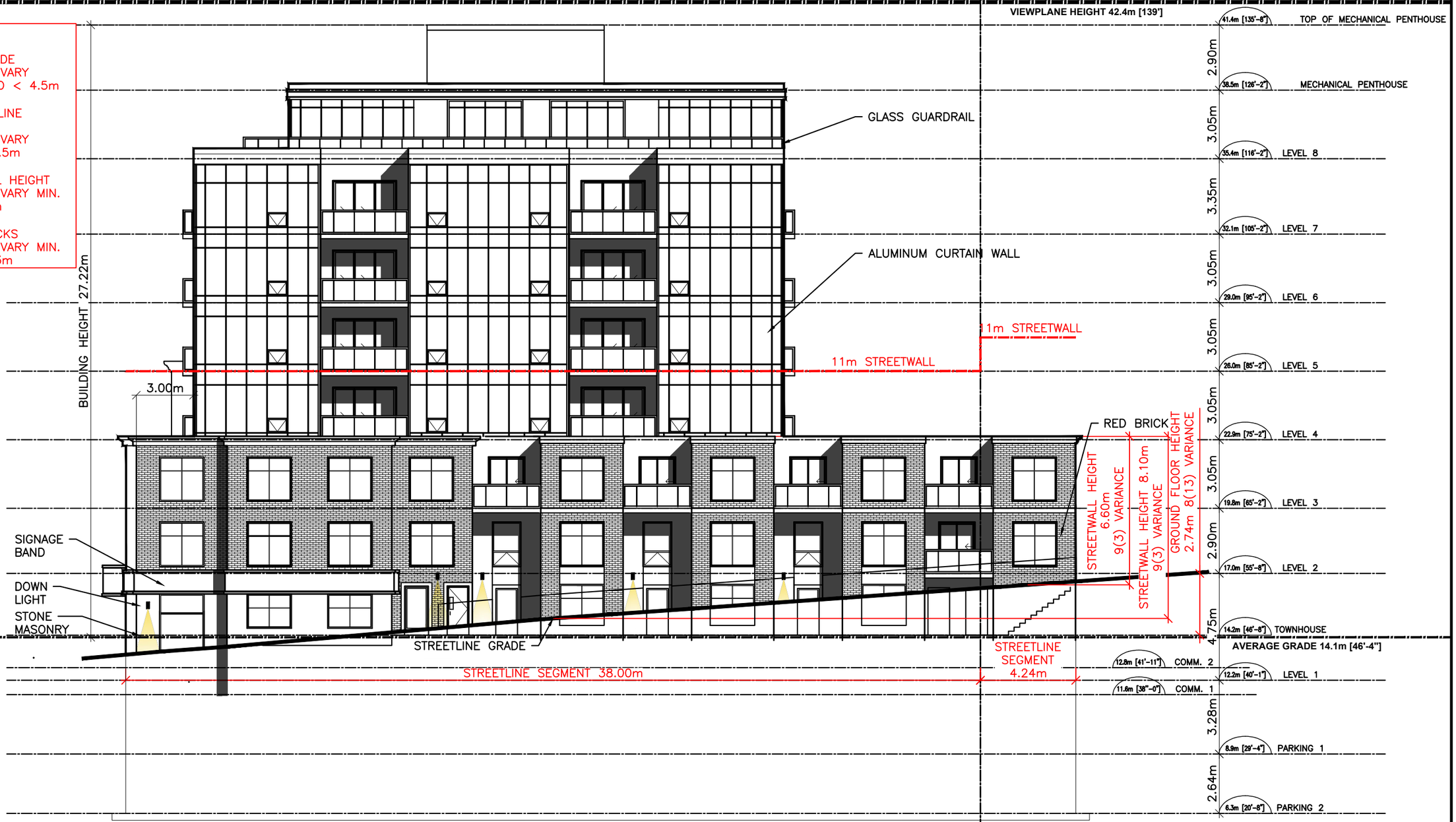
VARIANCES

8(13) LAND USES AT GRADE
VARIANCE REQUESTED TO VARY
GROUND FLOOR HEIGHT TO < 4.5m

9(1) STREETWALL: STREETLINE SETBACK
VARIANCE REQUESTED TO VARY
STREETLINE SETBACK > 1.5m

9(3) MINIMUM STREETWALL HEIGHT
VARIANCE REQUESTED TO VARY MIN.
STREETWALL HEIGHT <11m

9(7) STREETWALL STEPBACKS
VARIANCE REQUESTED TO VARY MIN.
STREETWALL STEPBACK <3m



STUDIO WORKS INTERNATIONAL INC.
ARCHITECTURE PLANNING INDUSTRIAL DESIGN PROJECT MANAGEMENT
Suite 100
6156 Quinpool Road
Halifax, Nova Scotia
B3L 1A3
phone: 902 . 429 . 3359
fax: 902 . 429 . 1672
email: studio2ron@gmail.com
site: www.studiowks.ca

title
UP2202
NORTH ELEVATION

location
1190 BARRINGTON ST. HALIFAX, NS

scale 1:175
date 22/04/08
drawn LG
proj. UP2202

dwg no: A-203
rev. 3: Oct. 5, 2022

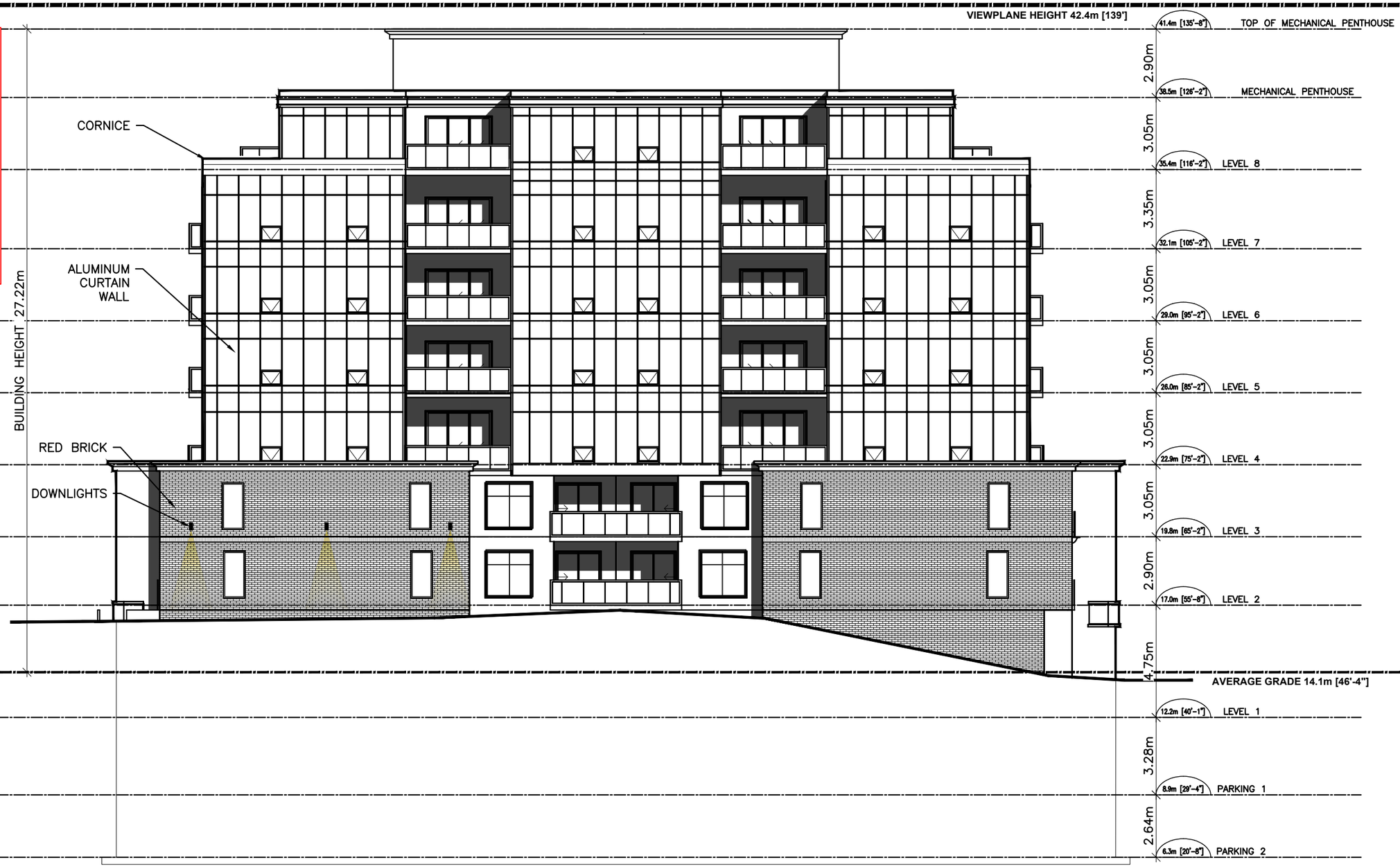
VARIANCES

8(13) LAND USES AT GRADE
VARIANCE REQUESTED TO VARY
GROUND FLOOR HEIGHT TO < 4.5m

9(1) STREETWALL: STREETLINE SETBACK
VARIANCE REQUESTED TO VARY
STREETLINE SETBACK > 1.5m

9(3) MINIMUM STREETWALL HEIGHT
VARIANCE REQUESTED TO VARY MIN.
STREETWALL HEIGHT <11m

9(7) STREETWALL STEPBACKS
VARIANCE REQUESTED TO VARY MIN.
STREETWALL STEPBACK <3m



STUDIO WORKS INTERNATIONAL INC.
ARCHITECTURE PLANNING INDUSTRIAL DESIGN PROJECT MANAGEMENT
Suite 100
6156 Quinpool Road
Halifax, Nova Scotia
B3L 1A3
phone: 902 . 429 . 3359
fax: 902 . 429 . 1672
email: studio2ron@gmail.com
site: www.studiowks.ca

title: UP2202
WEST ELEVATION

location: 1190 BARRINGTON ST. HALIFAX, NS

scale	1:175
date	22/04/08
drawn	LG
proj.	UP2202

dwg no: A-203

rev. 3: Oct. 5, 2022

Attachment B: Wind Assessment

#22-050

1190 BARRINGTON STREET
WIND STUDY
2021

APR 19, 2022

submitted by:

fathom

fathom

1190 BARRIGTON STREET
WIND STUDY

Fig. 1. 1190 Barrington Street from Barrington Street looking west (credit : Studio Works)

THE PROPOSAL

The proposed 8-storey multi-unit development will replace a 4.5 storey buildings fronting on to Barrington Street (see Figure 2). The site sits between a 6-storey (including 1-storey mansard roof) building to the south and a 5-storey building to the north with a range of different building heights around It. Just to the east of this site, is the Cornwallis Park (See Fig 2).

The following qualitative wind assessment analyzes the probable qualitative wind impacts on surrounding properties and public spaces as a result of the removal of the building and replacement with a single 8-storey building. This assessment follows the protocols outlined in the Centre Plan Land Use Bylaw (Appendix 1).

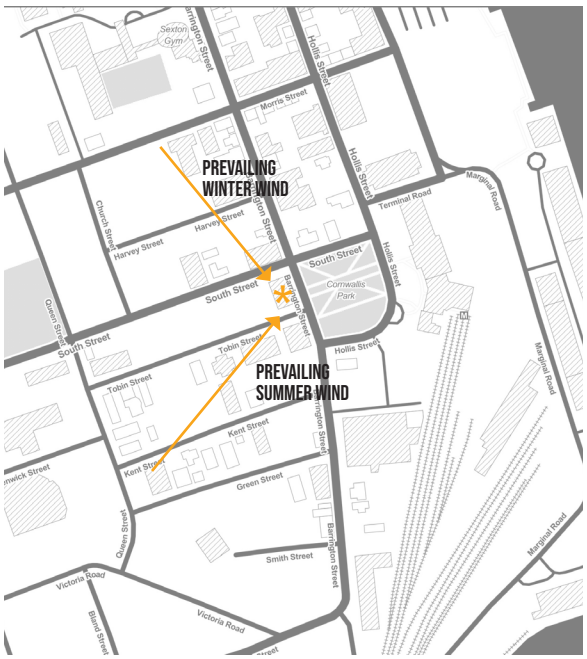
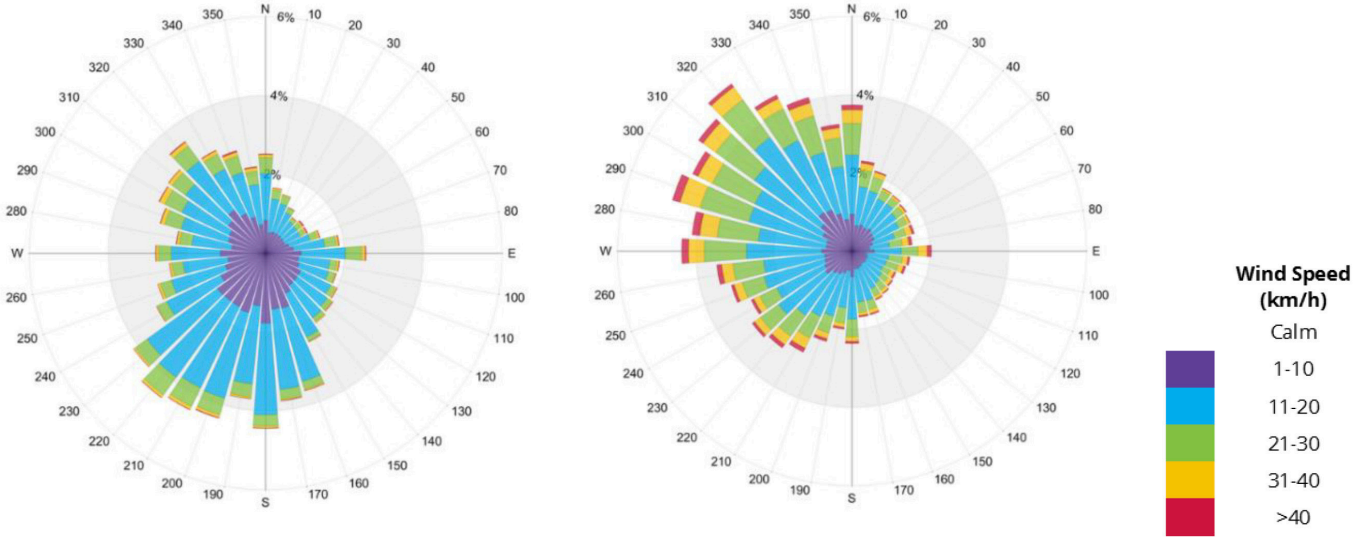


Fig. 2. Site Map

Fig. 3. Surrounding Building Heights looking North

Fig. 4. Seasonal distribution of winds approaching Shearwater Airport (1988–2017)



fathom

METHODOLOGY

This microclimate study was designed to estimate human thermal comfort changes resulting from changes to wind conditions and solar conditions surrounding the new development. For this assessment a series of computer simulations were prepared using a 3D solar modelling application and a computational fluid dynamic (CFD) model to assess changes at the ground level for a variety of pedestrian activity types.

WIND DATA

Wind data was gathered from the local Shearwater Airport between 1988 and 2017 to understand the intensity, frequency, and direction of winds near the proposed site. The resulting diagrams (Fig. 4) were taken from the Centre Plan Land Use Bylaw for the key study periods (May to October and Nov to April). These charts show that the highest and most frequent wind speeds annually and then monthly during the summer and winter. The coastal conditions in Halifax bring winds from many different directions throughout the year resulting in prevailing winds mostly from south and southwest in the summer and from the northwest in the winter. For most of the year, winds rarely come from the north-east or south-east quadrant. The wind simulations therefore focus on winds from the north-west and south-west quadrants mainly. In this location, wind speeds rarely exceed 30km/hr in the summer (May to Oct), while in the winter (Nov-Apr) wind speeds over 30km/hr can occur as frequently as 9% of the time. This means that winter wind conditions are much more likely to impact human thermal comfort around the new building, and most of these winds come from the prevailing north-western quadrant. In the summer months, wind speeds between 11-30 km/hr occur about 65% of the time from the south-western quadrant so in the summer the prevailing wind direction is from the south-west.

PEDESTRIAN COMFORT:

Pedestrian comfort and safety is an important consideration in the design of new developments in downtowns. Building height and massing can have considerable impacts on human thermal comfort at the street-level impacting the livability and walkability of neighbourhoods, snow loading on adjacent roofs and the general environmental conditions in neighbourhoods.

The Beaufort scale is an empirical measure that relates wind speed to observed conditions on land and sea. The attached Beaufort scale (Figure 5) is a general summary of how wind affects people and different activities, and distinguishes at what points wind speeds can become uncomfortable or dangerous. Wind speed is only one variable of human thermal comfort as described below.

Fig. 5. Beaufort Scale

	2-5 mph	3-8 km/hr	<2.2 m/s	calm	Direction shown by smoke drift but not by wind vanes
	5-7 mph	8-11 km/hr	2.2-3.1 m/s	light breeze	Wind felt on face; leaves rustle; wind vane moved by wind
	7-10 mph	11-16 km/hr	3.1-4.5 m/s	gentle breeze	Leaves and small twigs in constant motion; light flags extended
	10-15 mph	16-24 km/hr	4.5-6.7 m/s	moderate breeze	Raises dust and loose paper; small branches moved.
	15-20 mph	24-32 km/hr	6.7-9 m/s	fresh breeze	Small trees in leaf begin to sway; crested wavelets form on inland waters.
	+20 mph	> 32 km/hr	>9 m/s	strong breeze	Large branches in motion; whistling heard in telegraph wires; umbrellas used with difficulty.

URBAN WINDBREAK IMPACTS

Wake zones for zero porosity structures can extend 8-30 times the height of a structure. A 8-storey building (26m) can generate increased wind speeds between 0.18-0.6 km on the downwind side (see Fig. 6 and 7). Beyond the wake zone, there is typically more turbulence and eddies as a result of more turbulent air. This can be characterized as being slightly more gusty winds with quiet periods interspersed with gusts of wind. Directly behind the windbreak, the quiet zone can extend from 0 to 8 times the height on the downwind side. In this quiet zone, wind speeds can be reduced causing a 'wind shadow'. Around the edges of the building, wind speeds can increase as wind flows around and down the structure.

WIND IMPACTS FROM TALL BUILDINGS

There will be a number of aerodynamic impacts from a new tall building including:

1. **Downwash**: Wind speed increases with the surface area of the building (i.e. height and width) so when a tower is exposed to wind, the pressure differential between the top and the bottom of tower forces the high pressure at the top down the windward face increasing pedestrian wind speeds. The taller the exposed face is, the higher the wind speed will be at the base. The stepback surrounding the proposed tower at the third storeys will receive the bulk of this downwash instead of the streets and surrounding properties.
2. **The corner effect:** at the windward corners of buildings there can be unexpected increases in wind speeds as wind forces around the windward corners from high pressure on the windward face to low pressure on the lee side. Some of the ways to decrease this impact is to create pyramidal steps which increases the surface area of the edges.
3. **The Wake Effect:** Wake is generally caused by both the downwash and corner effect. The greatest impact area occurs within an area of direct proportion to the tower height and width on the lee side of the wind. Impacts are minimized by creating a stepback base on the building.
4. **Building Groups:** The effects that occur individually around buildings cannot be applied directly to groups of buildings. The cumulative effect of many clustered tall buildings, like in this situation, can create a wide range of different wind scenarios that must be modelled as a group to understand the cumulative impacts.

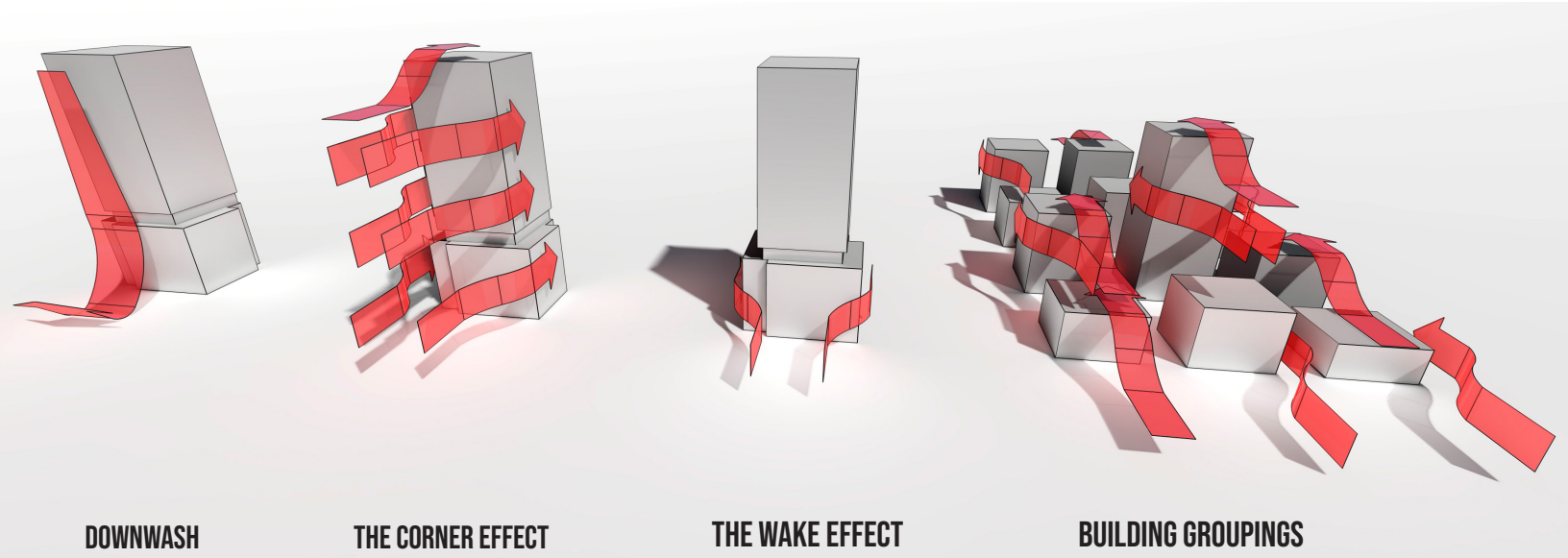
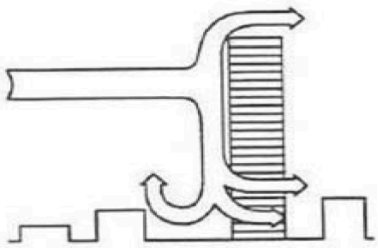
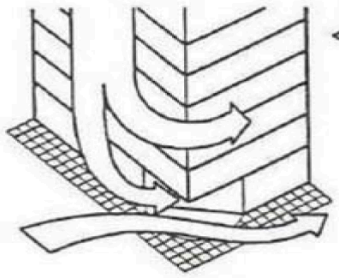


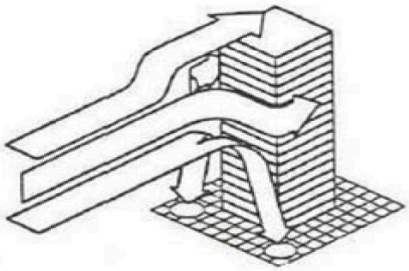
Fig. 6. Wind impacts on and from buildings in downtowns



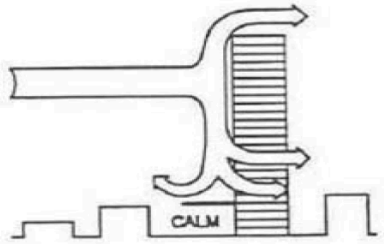
A building taller than its surroundings can concentrate pedestrian level winds at ground level.



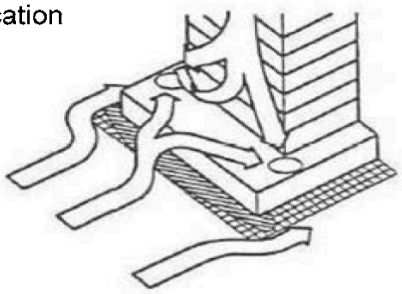
Undercut corners can aggravate the wind conditions at a building corner. Typically this is not a good location for an entrance.



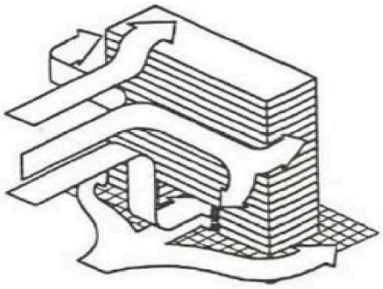
A tall building concentrates wind at its base, particularly at the corners where the downwash is accelerated into horizontal motion.



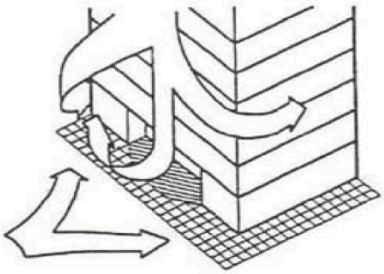
Downwash can be deflected by a large canopy at the base of a building, producing a pleasant entrance area.



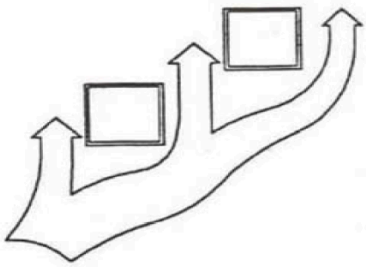
A podium/tower combination concentrates winds at the podium roof (▨) not at the base (□).



Openings through a building at the base induce high velocities due to pressure differential from the front to the back.



Recessed entry provides low winds at door locations.



Adjacent building placement can cause a compression of the mean streamlines, resulting in horizontally accelerated flows at ground level.

Fig. 7. Typical Wind conditions near tall buildings

WIND IMPACTS FROM THE NEW BUILD

To simulate the impacts of different wind conditions and directions resulting from the building, Fathom employed a CFD simulation (Computational Fluid Dynamics) to model the wind impacts at different times of the year. The CFD was constructed using Ansys Discovery 2022 which is a platform commonly used for steady state wind simulations. CFD simulations are now being widely used for the prediction and assessment of pedestrian wind comfort environments and high-rise building aerodynamics. There are various types of wind analysis that can be carried out using a CFD and they provide a high predictive qualitative assessment but more detailed quantitative assessments still employ wind tunnels to measure actual wind speeds. Wind tunnels require the construction of scaled physical models and are still time consuming and expensive. Results from CFD wind simulation are considered to be a reliable sources of quantitative and qualitative data and are frequently used to make important design decisions. For this wind assessment, a CFD model was employed using the 3D model of the existing version of the building (simplified to reduce modelling complexity) and a the proposed future building. The simulation was set at a starting wind velocity of 18 m/s or 65 km/hr (yellow) to match the frequency analysis of the Shearwater wind data, and the simulation was allowed to run until steady state was achieved. Both existing conditions and future conditions were simulated to show the difference between the anticipated wind conditions today and the changes resulting from the new building.

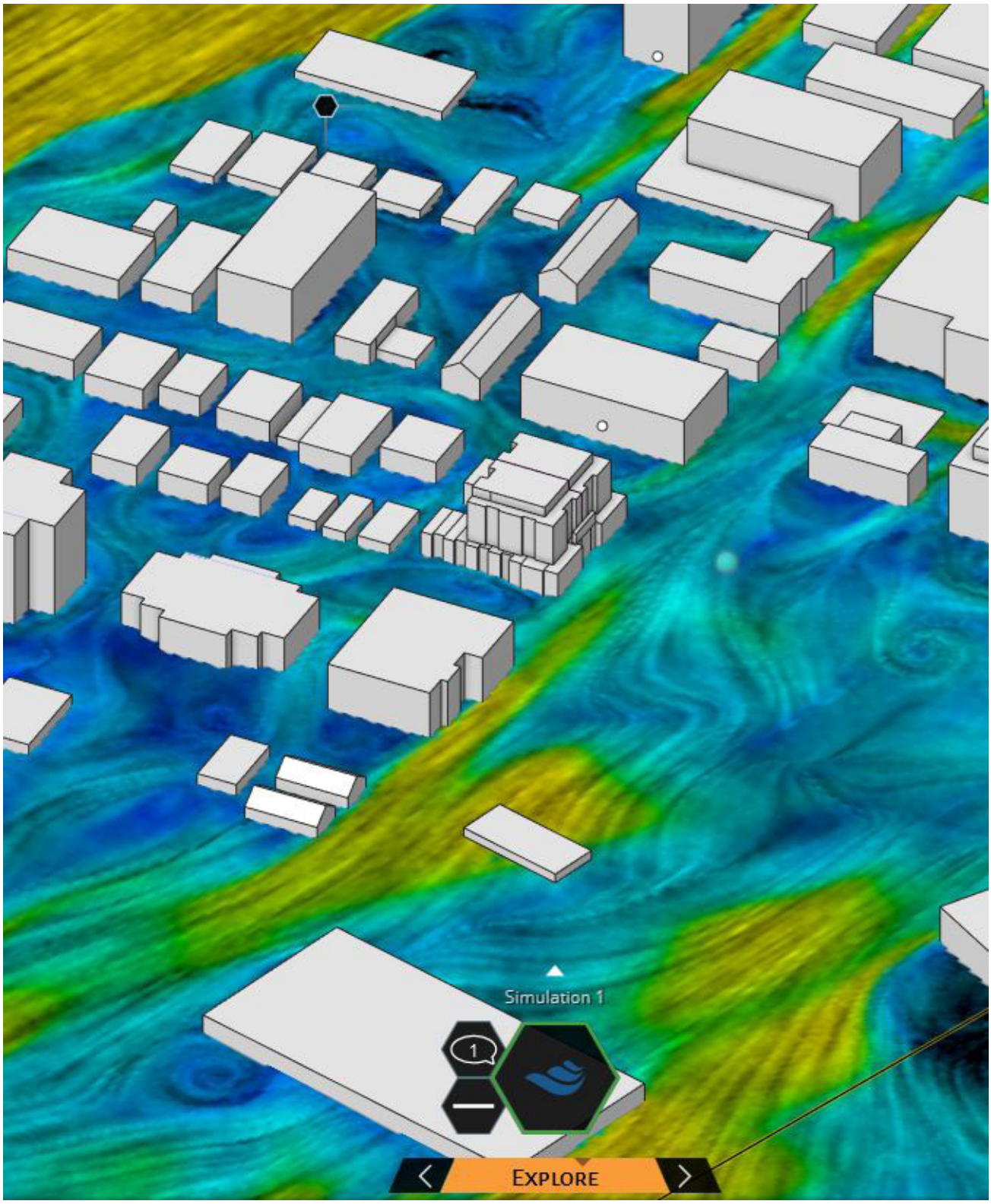
As noted previously, the western semi-circle (360 degrees to 180 degrees counterclockwise), accounts for most of the high wind conditions that would create uncomfortable conditions for pedestrians. For this reason, our analysis focuses on this semi-circle at 45 degree intervals. Generally speaking, the area around the proposed building is mixed height with a range of low rise, and tall mid rise buildings within a few blocks of the site. The Barrington neighbourhood in and around the site is also blessed with a mature urban forest which reduces windspeeds at the ground level most of the year (more pronounced in the summer with full canopy). Trees were not considered in the simulation due to the complexity of modelling in a CFD, but they would have a further dampening effect on wind speeds.

DESIGN CONSIDERATIONS

The proposed building has been designed following the Downtown Bylaw codes which includes stepbacks, articulations and setbacks which help to reduce wind impacts on surrounding streets and properties. These features reduce wind sheer travelling down the building from the prevailing direction, focusing most of the wind impacts on the third storey terraces. The new building also provides doors that are set in from the streetwall which provides some additional sheltering for the main lobby entrances and additional wind protection from downdrafts and wake effects near the entry. Additional stepping articulation of the streetwall creates building complexity designed to reduce wind effects at the street while providing architectural articulation of the ground floors from the street. The parapets added to the 7th floor stepback and the 3rd floor stepbacks will also capture much of the downdraft wind, reducing street level impacts.

All of these architectural features have been purposely designed by the architects (and as required in the Land Use bylaw) to reduce wind and provide architectural articulation and visual interest to the building. The wind impacts vary around the building depending on the prevailing direction of the wind, and the wind speeds. In some places wind speeds will increase as noted in the simulations, but in many areas, the slightly taller but more articulated building will create a greater wind shadow than exists today.

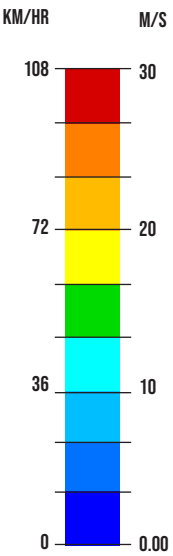
To keep the model simple (CFD's are notoriously computationally intensive simulations), we did not model trees which can further reduce wind speeds at the ground by creating additional surface roughness. The simulations were run approximately 6' (2m) off the ground. We modelled existing conditions and future conditions from all directions to contrast the differences that result from the new building.


Simulation 1
1
EXPLORE

NORTH WIND IMPACTS (FIG 8 & 9)

Winds from the north are not overly frequent in the summer, but are a little more frequent in the winter. For example, wind speeds over 30 km/hr only happen about 1-2% of the time in the winter and less than .5% of the time in the summer. The CFD simulation was set to start in the windiest conditions starting at 20m/s (Yellow) in order to model a worst case scenario for pedestrian comfort. Areas in orange and red are areas where wind speeds will be accelerated at a higher wind speed than the starting wind speed (>20 m/s).

Looking at the existing and future conditions, the wind shadow is slightly more pronounced (see purple and blue areas) in the future condition south and west of the new building. Wind speeds may be slightly more elevated along Barrington Street south of the new development after it is constructed. In Cornwallis park across the street, there will be slightly windier conditions along the west side of the park and slightly less windy conditions in the middle of the parks. Overall, the northern wind direction seems to create the most noticeable impacts along Barrington Street when comparing the existing buildings to the new 8-storey building.



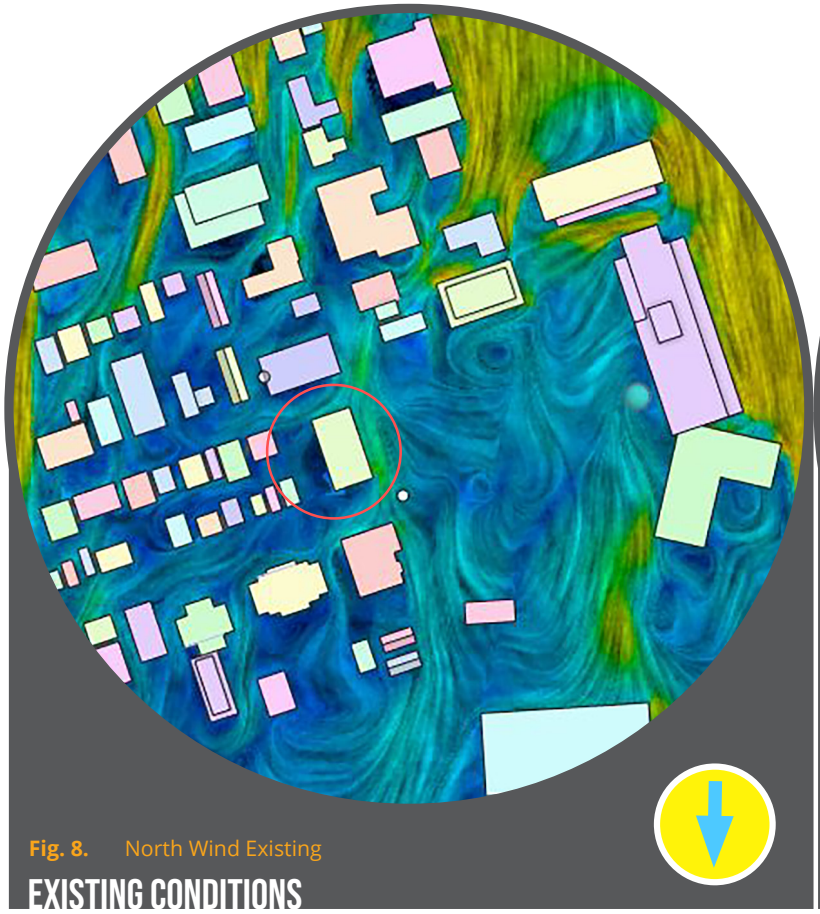


Fig. 8. North Wind Existing

EXISTING CONDITIONS

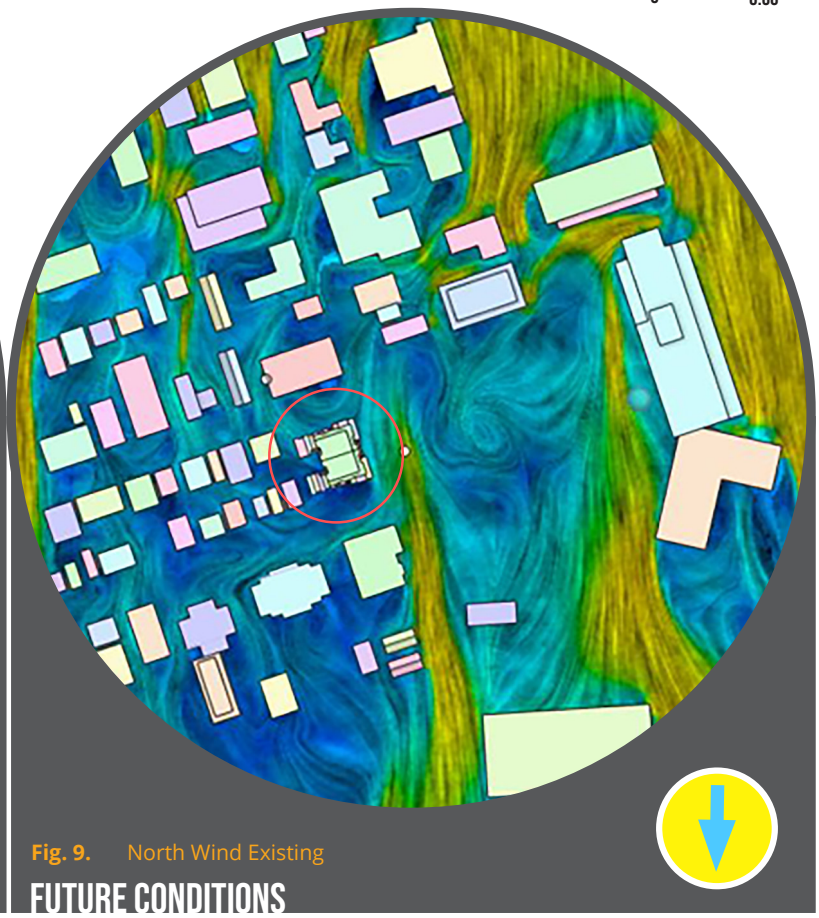


Fig. 9. North Wind Existing

FUTURE CONDITIONS

fathom

NORTH-WEST WIND IMPACTS (FIG 10 & 11)

Winds from the northwest are the most frequent prevailing wind direction in the winter and is fairly frequent in the Summer. Even though this direction is prevailing, wind speeds over 30 km/hr only occur about 1% of the time from the northwest.

The CFD simulation was set to start in the windiest conditions starting at 20m/s (Yellow) in order to model a worst case scenario for pedestrian comfort. Areas in orange and red are areas where wind speeds will be accelerated at a higher wind speed than the starting wind speed (>20 m/s)

Looking at the existing and future conditions, there is a slightly larger wind shadow from the new building in Cornwallis Park and a slight reduction of wind speeds all around Barrington Street in the vicinity of the new build. There is also a noticeable reduction in wind speeds on the north of Cornwallis Park.

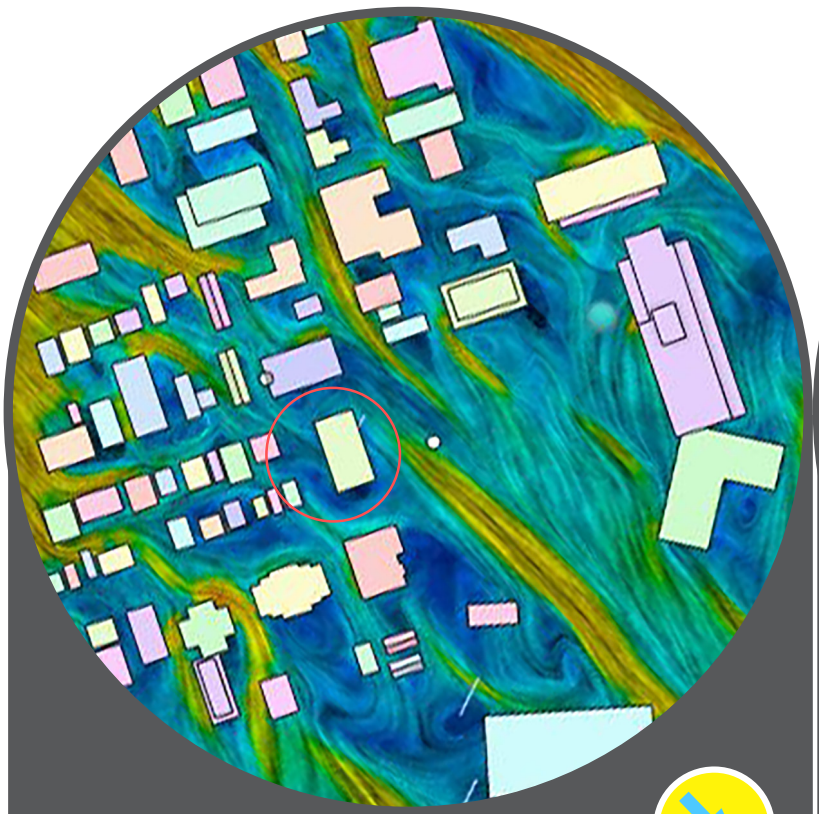


Fig. 10. North-West Wind Existing

EXISTING CONDITIONS

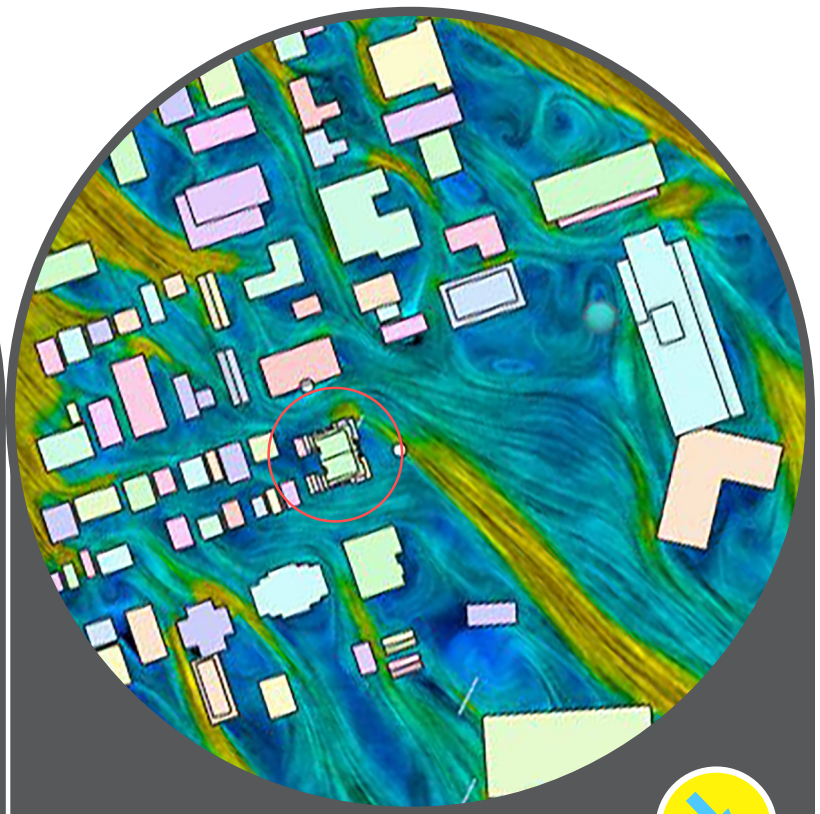


Fig. 11. North-west Wind Existing

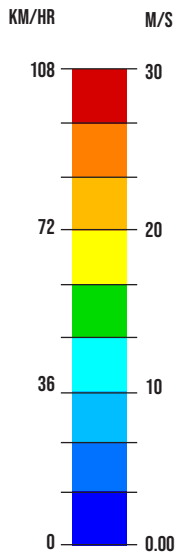
FUTURE CONDITIONS

WEST WIND IMPACTS (FIG 12 & 13)

Winds from the west are the fairly frequent in the winter and relatively infrequent in the summer. Even though this direction is prevailing, wind speeds over 30 km/hr only occur about 1% of the time from the northwest.

The CFD simulation was set to start in the windiest conditions starting at 20m/s (Yellow) in order to model a worst case scenario for pedestrian comfort. Areas in orange and red are areas where wind speeds will be accelerated at a higher wind speed than the starting wind speed (> 20 m/s

Looking at the existing and future conditions, winds from the west direction result in very little change from existing conditions to future conditions. Wind is slightly reduced in Cornwallis Park as a result of the new building. The wind shadows along Barrington are slightly more pronounced.



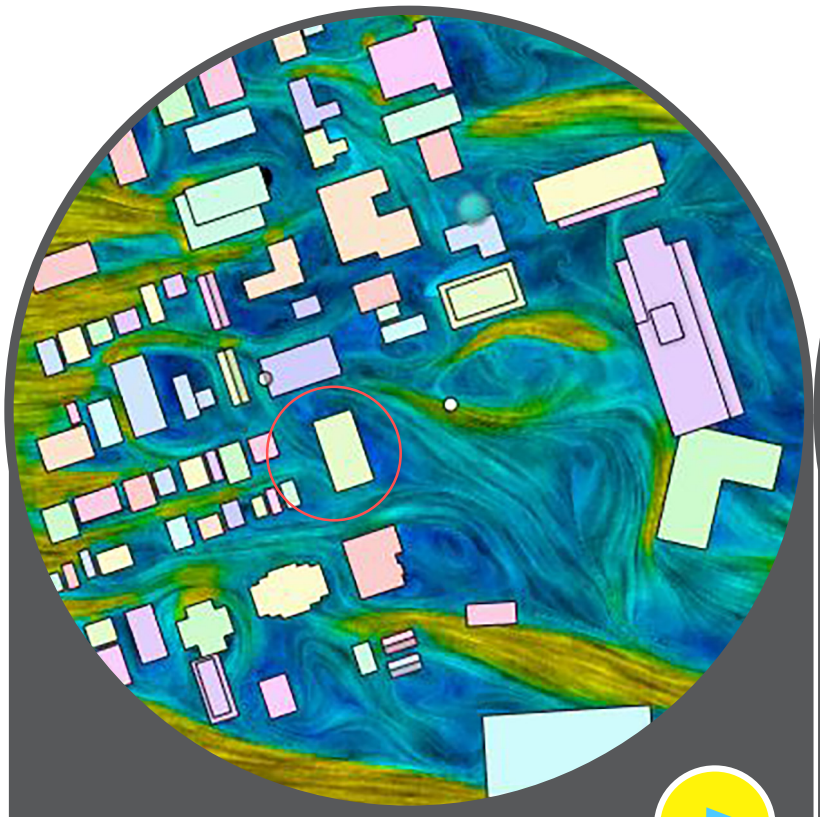


Fig. 12. West Wind Existing

EXISTING CONDITIONS

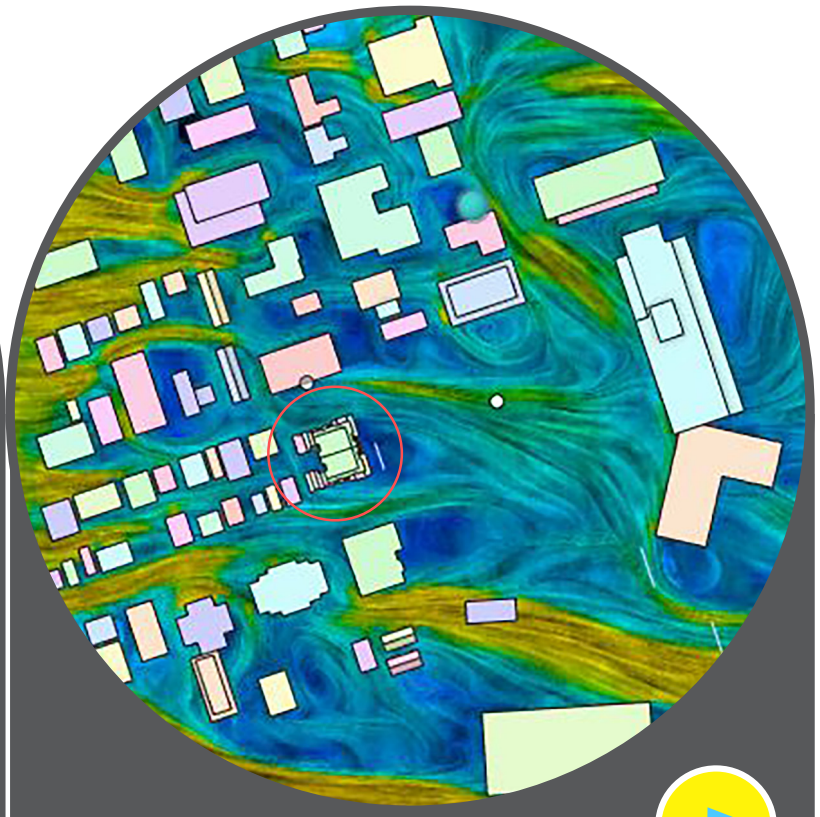


Fig. 13. West Wind Existing

FUTURE CONDITIONS

fathom

SOUTH-WEST WIND IMPACTS (FIG 14 & 15)

South-west winds are frequent in the summer months but fairly infrequent in the winter months. Even though this direction is prevailing in the summer, wind speeds over 30 km/hr only occur less than 1% of the time from the south-west. In the winter, this direction occurs less than 2% of the time.

The CFD simulation was set to start in the windiest conditions starting at 20m/s (Yellow) in order to model a worst case scenario for pedestrian comfort. Areas in orange and red are areas where wind speeds will be accelerated at a higher wind speed than the starting wind speed (> 20 m/s)

Comparing the existing and future wind condition maps, the new building decreases wind speeds on Barrington Street and in Cornwallis Park. The corner of Hollis and Barrington Street will be slightly windier than today but some of the Superstore parking lot will be less windy than it is Today.

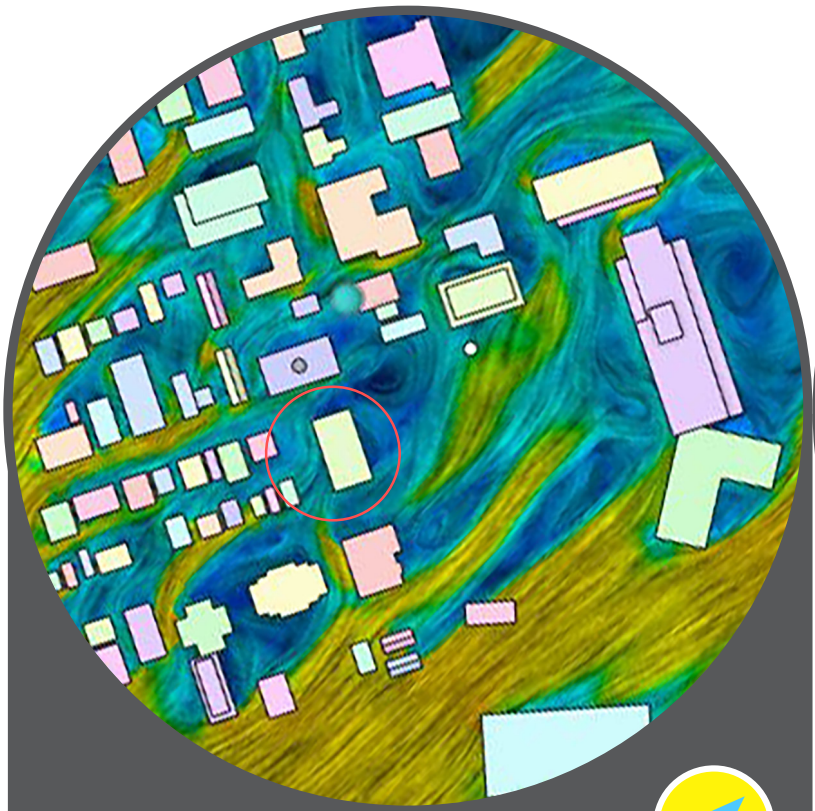


Fig. 14. South-west Wind Existing

EXISTING CONDITIONS

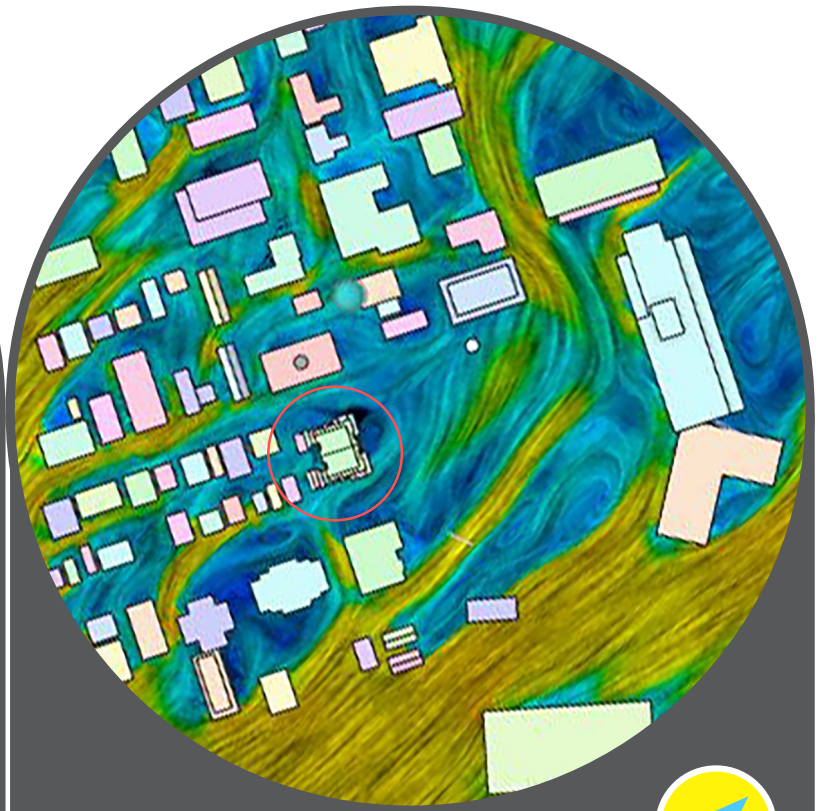


Fig. 15. South-west Wind Existing

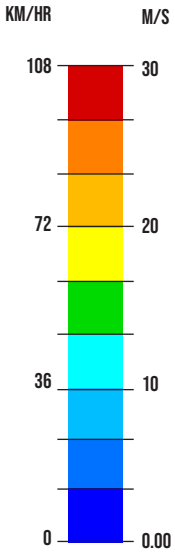
FUTURE CONDITIONS

SOUTH WIND IMPACTS (FIG 16 & 17)

South winds are one of the most frequent wind direction in the summer in Halifax, but are fairly rare in the winter. Winds rarely exceed 30 km/hr from the south in the summer and winter.

The CFD simulation was set to start in the windiest conditions starting at 20m/s (Yellow) in order to model a worst case scenario for pedestrian comfort. Areas in orange and red are areas where wind speeds will be accelerated at a higher wind speed than the starting wind speed (>20 m/s)

Looking at the existing and future conditions, winds from the south direction generally show very little change on wind speeds after the new building. There is slightly less windy conditions in Cornwallis Park as a result of the new building.



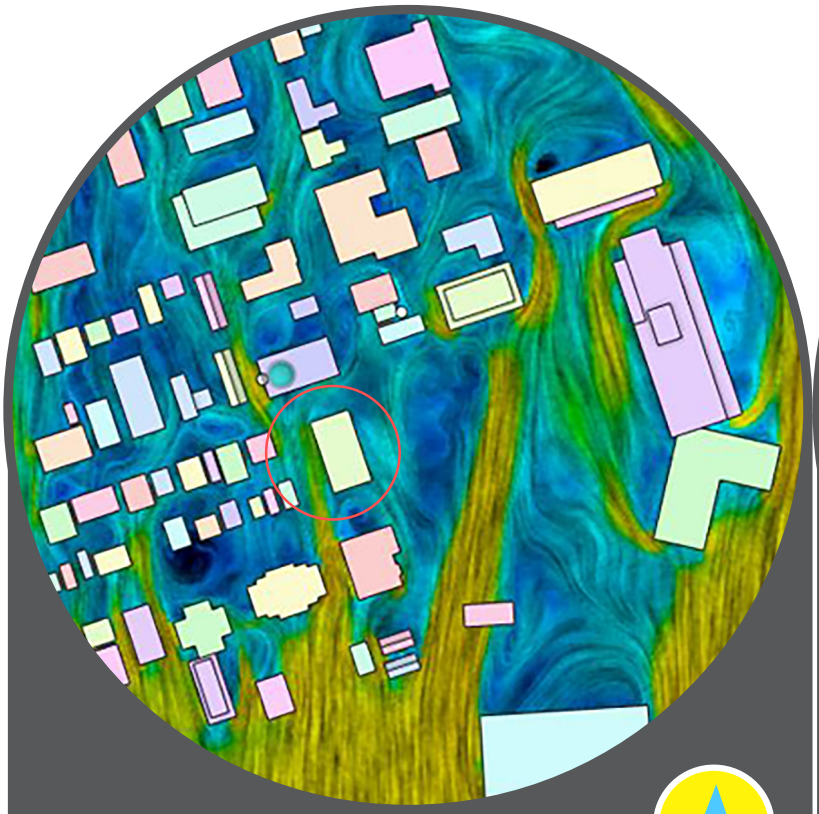


Fig. 16. South Wind Existing

EXISTING CONDITIONS

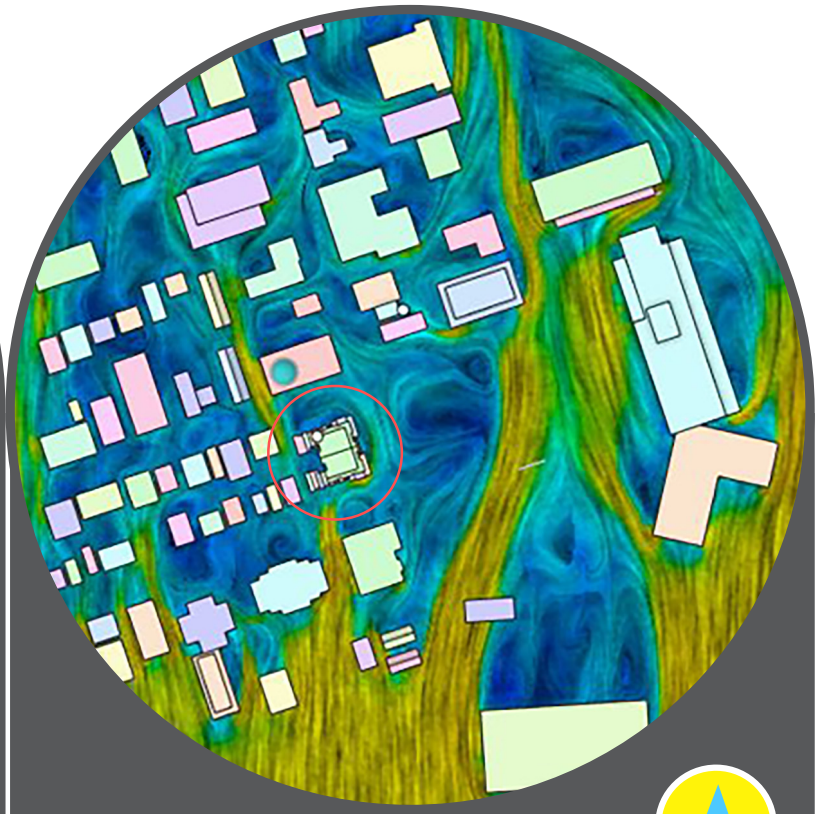


Fig. 17. South Wind Existing

FUTURE CONDITIONS

fathom

WIND IMPACTS: OTHER DIRECTIONS

The other wind directions are infrequent enough that winds from other directions (10-170 degrees) will have very little impact as a result of the new building. For the purpose of wind studies in HRM, these directions have been disregarded for modelling due to their infrequent nature.

OTHER DESIGN CONSIDERATIONS

The models show there are very little changes in wind speed except when winds come from the north direction where wind speeds are slightly increased on Barrington Street downwind of the new building. More often than not, this building will cause additional wind shadows (less windy conditions) surrounding the development which improves the human thermal comfort from wind gusts, but this in turn, creates some additional snow loading on surrounding properties and streets as wind speeds are reduced causing snow to deposit faster. In the winter, there could be some additional snow loading on the roofs and properties of the properties to the south of the new development due to reduced wind speeds. There may also be some additional snow drifting in Cornwallis Park.

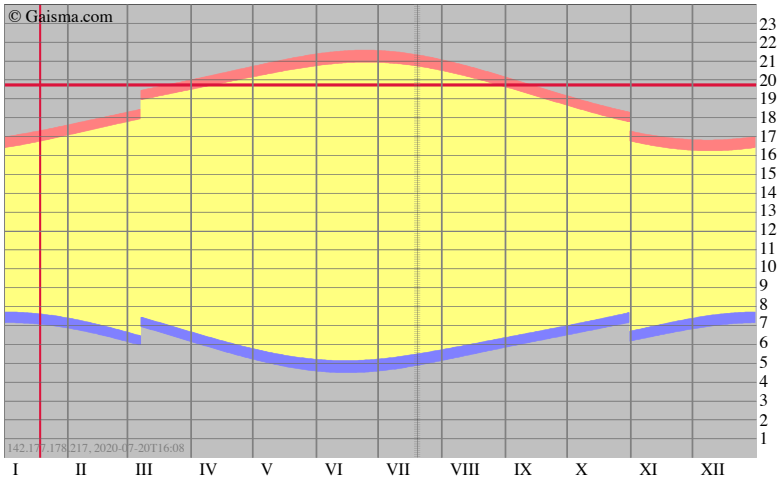
HUMAN THERMAL COMFORT

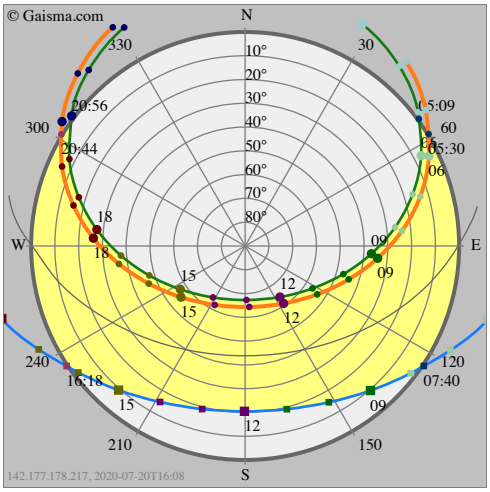
Human comfort in an outdoor space is dependant on a number of variables including wind speed, activity level (sitting, walking, running), long-wave radiation (sunlight emitted from the sun), temperature, shortwave radiation (heat emitted from surrounding buildings and site features), clothing level (partially to fully clothed), and relative humidity. The combination of variables can be very complex on any site leading to a wide range of human thermal comfort outcomes. But many cities have developed criteria of comfort based on wind alone to determine relative comfort levels in different wind conditions.

LAWSON WIND CRITERIA.

Lawson criteria, are a series of comfort criteria categories that quantify the worst wind conditions that most passers-by will consider acceptable. Levels of pedestrian comfort strongly depend on individual activity when they are sitting, standing, walking or running. Someone sitting is uncomfortable in lower wind speeds than someone running or jogging. The comfort level also depends on the amount of time that the person experiences the windy conditions. Generally, the Lawson model assumes that the wind speeds are exceeded less than 5% of the time (3 minutes per hour). The Lawson criteria can be divided into a range of activity criteria comfort levels depending on wind speed.

In our wind simulations, wind speeds which do not exceed 4 m/s (Purple our wind plots) are generally comfortable for sitting. Once the color changes to blue (6m/s) the areas are comfortable for standing but a little uncomfortable for sitting. Once the colour reaches light blue in our plots (8 m/s), the area is comfortable for strolling but a little uncomfortable for sitting or standing. Once wind speeds reach green in our plots (10 m/s), the areas are comfortable for brisk walking. If the 10 m/s wind speed is sustained for more than 3-5 minutes it could start to get uncomfortable even brisk walking. At wind speeds over 15 m/s for more than a minute (orange in our plots), it is unsafe for elderly frail people. Once wind speeds exceed 20 m/s (red in our plots) for more than a minute, it is unsafe for many people.





Sun path
- Today
- June solstice
- December solstice
- Annual variation
- Equinox (March and Septemt

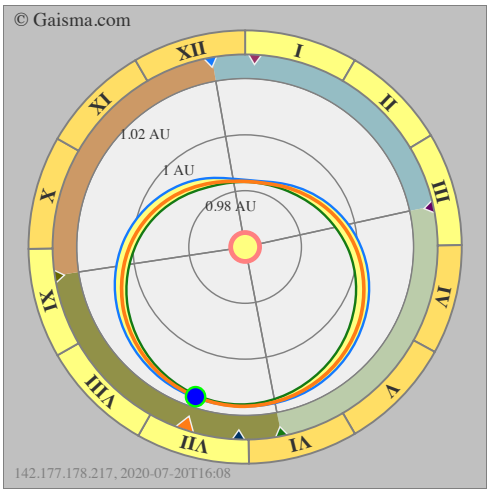
Sunrise/sunset
- Sunrise
- Sunset

Time
- 00-02
- 03-05
- 06-08
- 09-11
- 12-14
- 15-17
- 18-20
- 21-23

Notes: • = Daylight saving time, * = Next day. How to read this graph? Change preferences.

Size: + - Reset

:y, Canada - Seasons graph and Earth's orbit

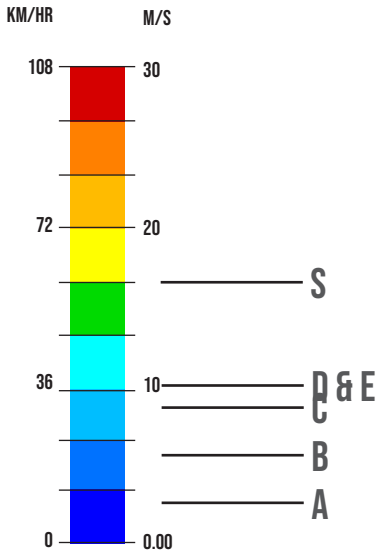


Events
- Today
- December solstice
- March equinox
- June solstice
- September equinox
- Perihelion [?]
- Aphelion [?]

Earth's orbit
- This year
- Min, years 1600–2600 [?]
- Max, years 1600–2600 [?]
- Variation, years 1600–2600

Seasons
- Winter
- Spring
- Summer
- Fall

fathom



A	4 m/s	< 5%	Sitting
B	6 m/s	< 5%	Standing
C	8 m/s	< 5%	Strolling
D	10 m/s	< 5%	Business Walking
E	10 m/s	> 5%	Uncomfortable
S	15 m/s	> 0.023%	Unsafe frail
S	20 m/s	> 0.023%	Unsafe all

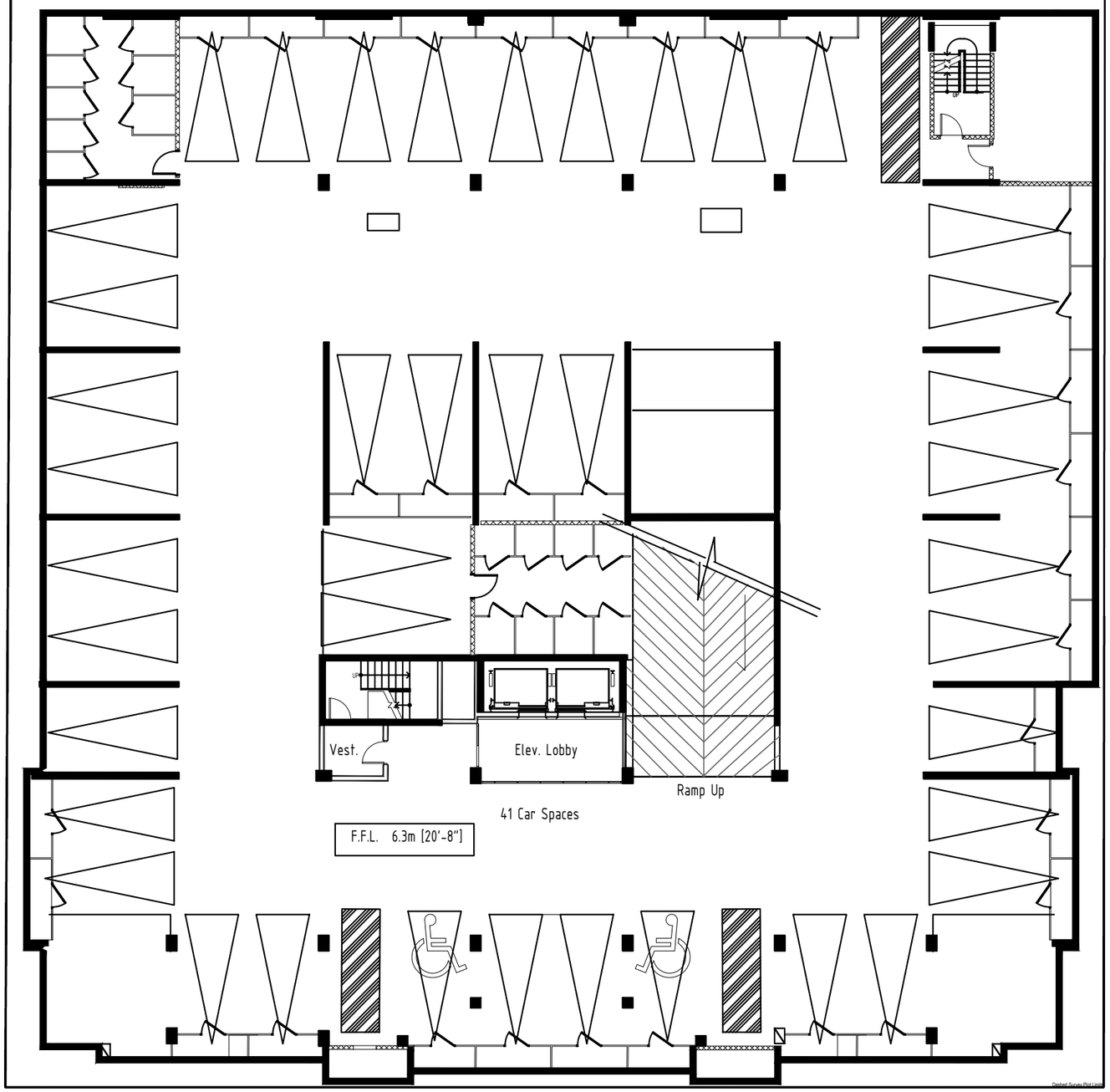
BUILDING AND SPACE CONSIDERATIONS

The following is a summary of key microclimatic issues that will need to be addressed by the design team relating to reducing impacts from the new building:

1. The stepback at the 3rd and 4th storey surrounding the front of the building is important for reducing downdrafts on the surrounding neighbourhoods and streets.
2. The extended cantilevered patios create surface friction which helps to break up wind speeds from the north-west direction (prevailing winter).
3. The building articulation shown in the building design further reduces wind speeds at and near the street.
4. The setback and covered main entry canopy on Barrington Street will successfully reduce downdrafts near the entrance of the building.
5. There will be some additional snow drifting to the south of the new building due to the wind shadow created by the building. This could impact deposition of snow on the roof of the neighbouring 2-storey buildings.
6. The wind shadows around the new building could add additional snow loading and drifting in Cornwallis Park but will generally be less windy than it is today.
7. Adding new street trees on Barrington Street could further reduce wind speeds on the Street if it could be accommodated under the existing powerlines.

fathom

Attachment C: Building Floor Plans



STUDIO • WORKS
INTERNATIONAL INC.
ARCHITECTURE · PLANNING · INDUSTRIAL DESIGN · PROJECT MANAGEMENT
Suite 100
6156 Quinpool Road
Halifax, Nova Scotia
B3L 1A3
phone: 902 . 429 . 3359
fax: 902 . 429 . 1672
email: studio2ron@gmail.com
site: www.studioworks.ca

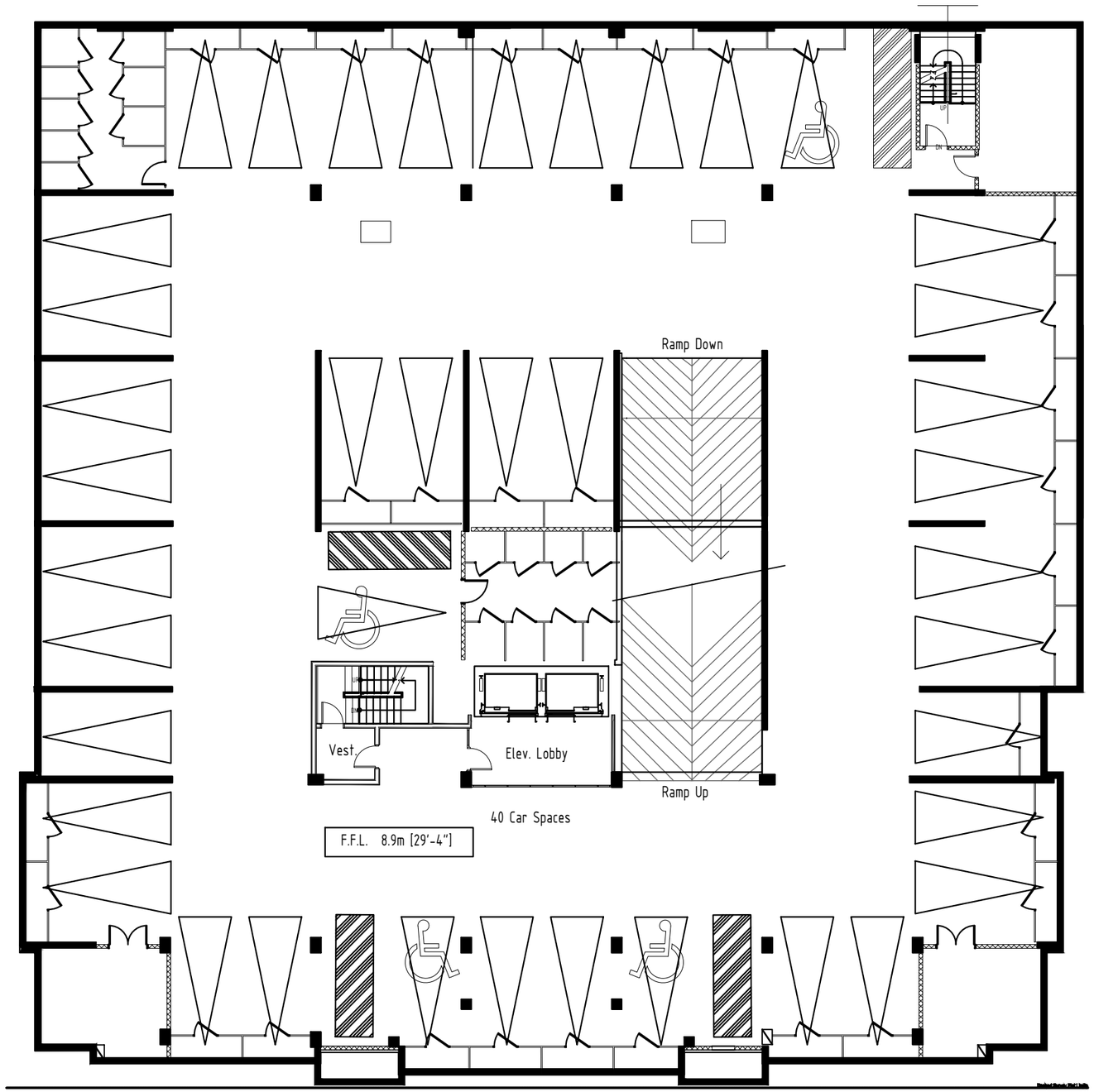
title
UP2202
PARKING LEVEL 2 FLOOR PLAN

location
1190 BARRINGTON ST. HALIFAX, NS

scale	1:200
date	22/04/08
drawn	LG
proj.	UP2202

dwg no:
A-101

rev.



STUDIO • WORKS
INTERNATIONAL INC.
ARCHITECTURE · PLANNING · INDUSTRIAL DESIGN · PROJECT MANAGEMENT
Suite 100
6156 Quinpool Road
Halifax, Nova Scotia
B3L 1A3
phone: 902 . 429 . 3359
fax: 902 . 429 . 1672
email: studio2ron@gmail.com
site: www.studioWks.ca

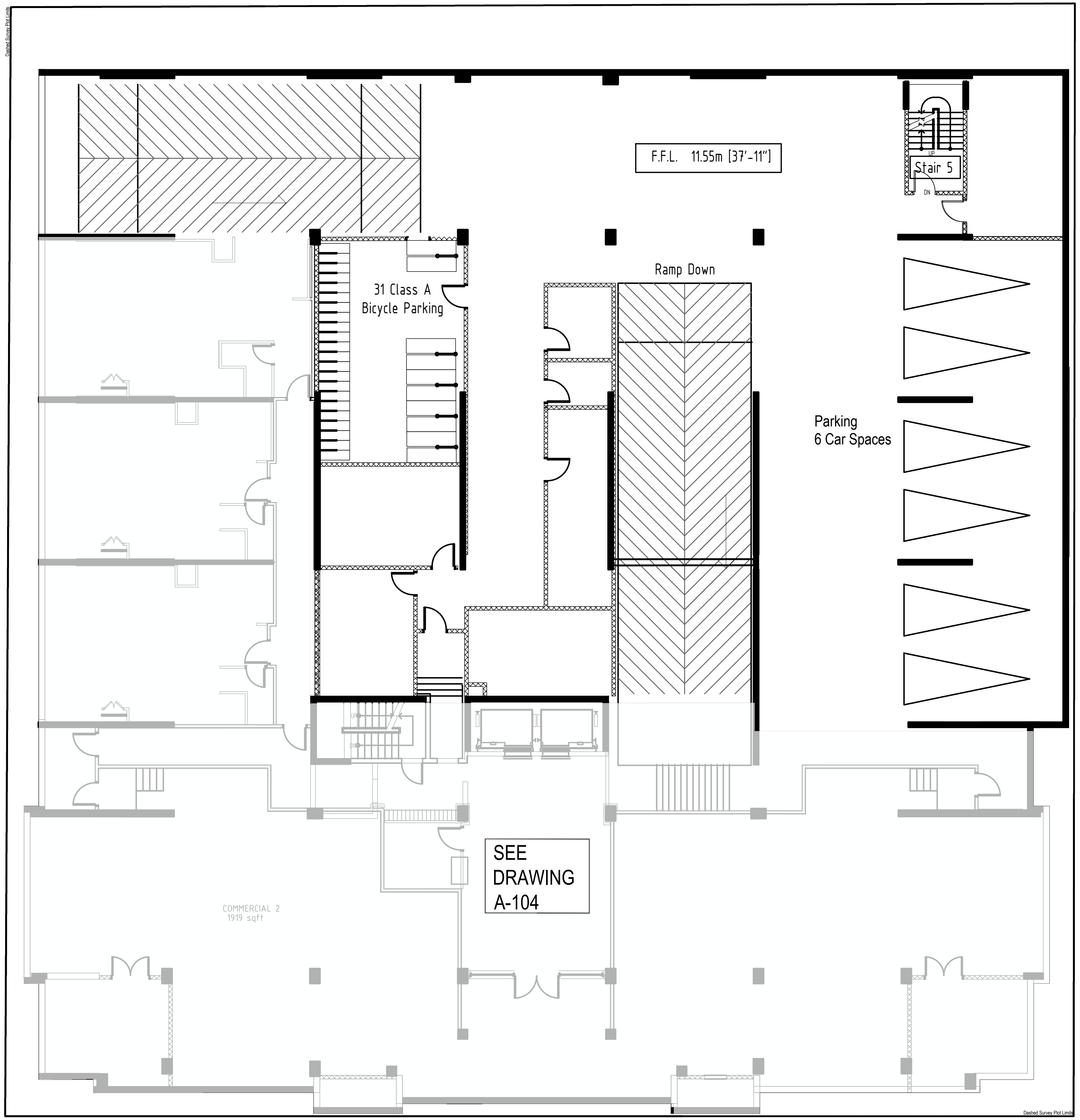
title
UP2202
PARKING LEVEL 1 FLOOR PLAN

location
1190 BARRINGTON ST. HALIFAX, NS

scale	1:200
date	22/04/08
drawn	LG
proj.	UP2202

dwg no: A-102

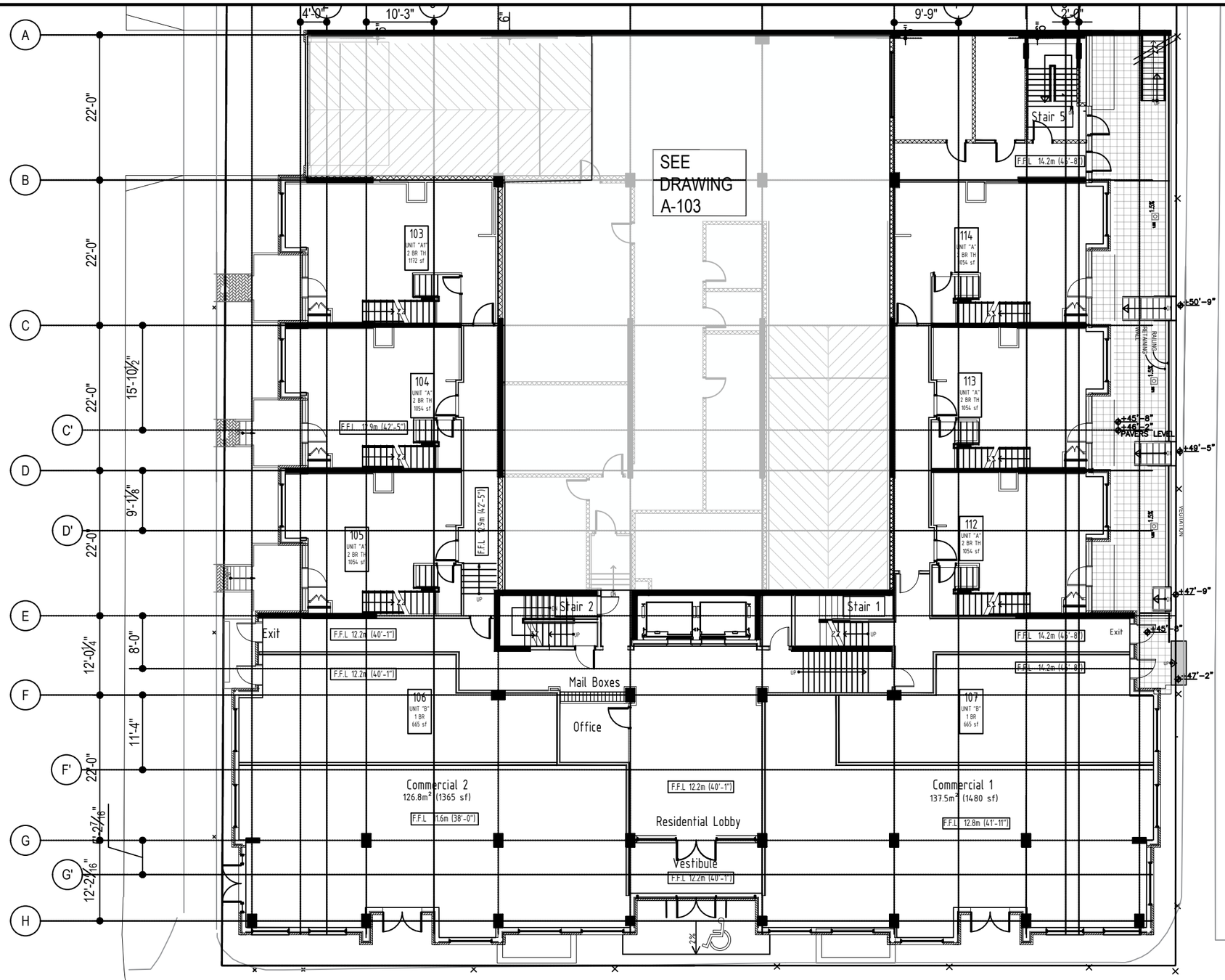
rev.



title	UP2202 INTERMEDIATE PARKING LEVEL FLOOR PLAN	scale	1:200
		date	22/04/08
location	1190 BARRINGTON ST. HALIFAX, NS	drawn	LG
		proj.	UP2202

dwg no: A-103

rev.



FLOOR AREA	
FLOOR AREA MEASUREMENT	**AREA (M²)**
GROSS	1123.5
ELEVATOR	15.3
TOTAL	1108.20
RESIDENTIAL USE	
	PROPOSED
TOWNHOUSE (2 BEDROOM)	6
1 BEDROOM	2
2 BEDROOM	0
TOTAL UNITS:	8

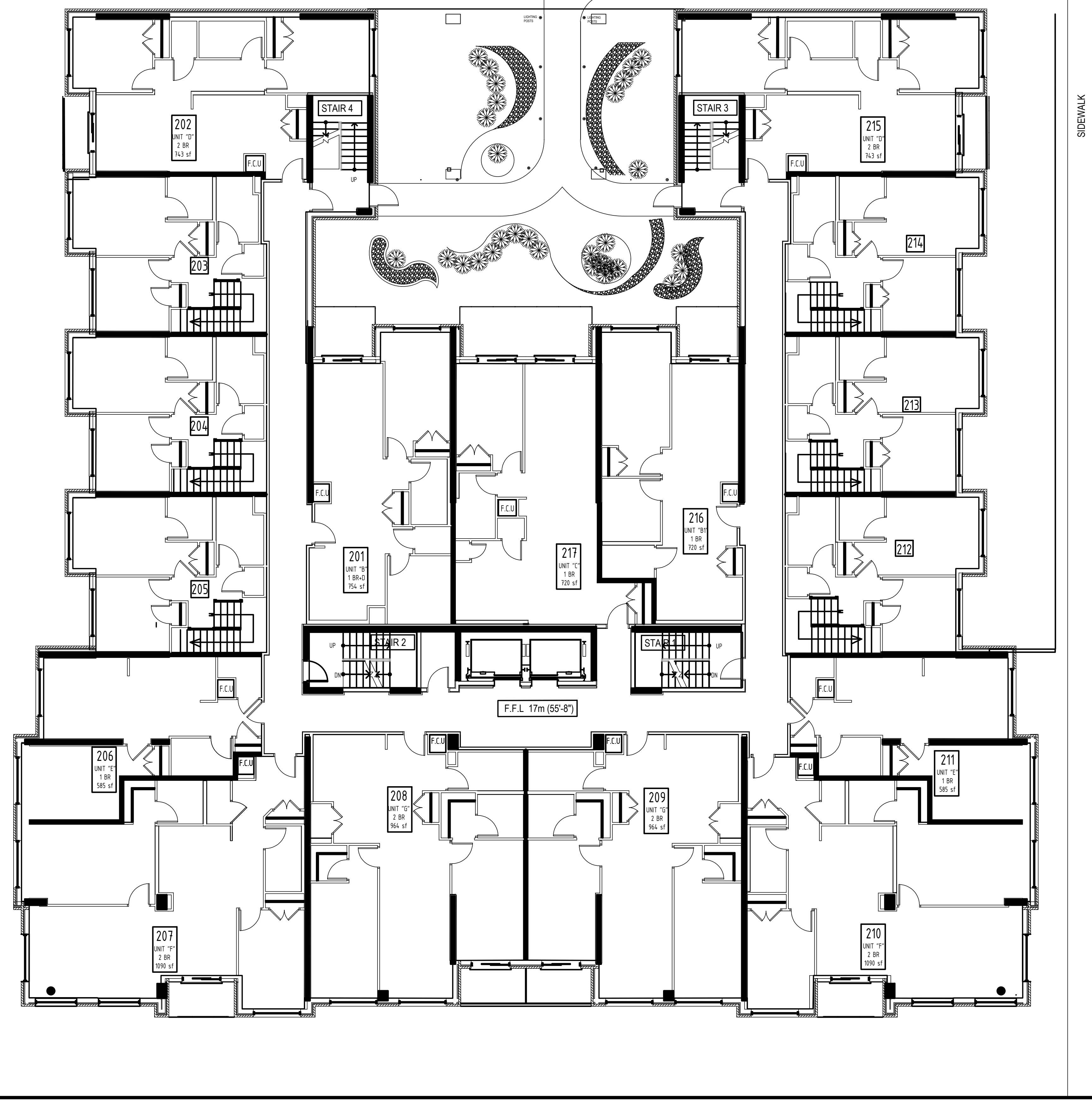
title
UP2202
LEVEL 1 FLOOR PLAN

location
1190 BARRINGTON ST. HALIFAX, NS

scale	1:200
date	22/04/08
drawn	LG
proj.	UP2202

dwg no:
A-104

rev. 2: July 11, 2022



FLOOR AREA	
FLOOR AREA MEASUREMENT	AREA (M²)
GROSS	1351.4
ELEVATOR	15.3
TOTAL	1336.10
RESIDENTIAL USE	
	PROPOSED
TOWNHOUSE (2 BEDROOM)	0
1 BEDROOM	5
2 BEDROOM	6
TOTAL UNITS:	11

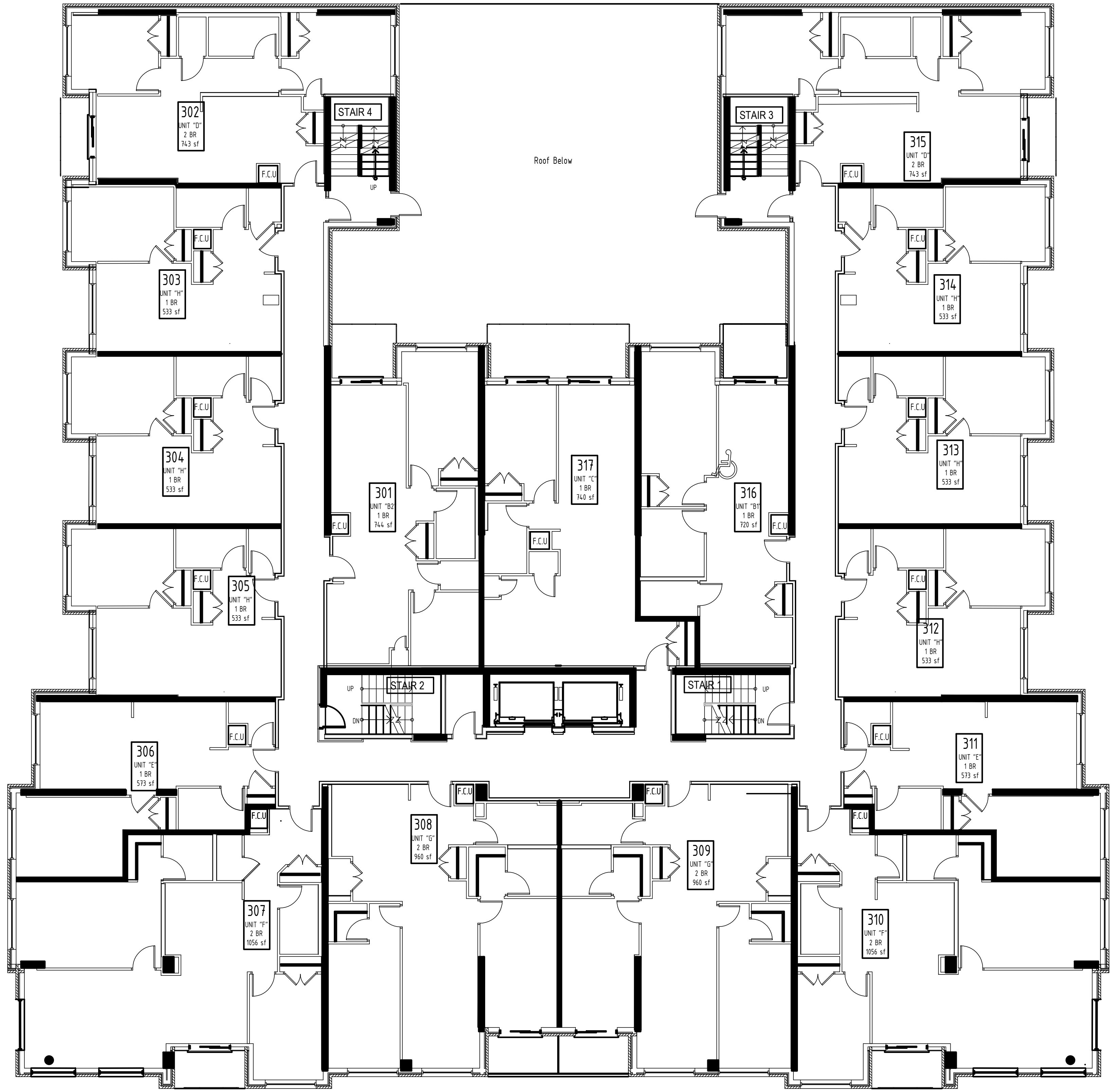
title
UP2202
LEVEL 2 FLOOR PLAN

location
1190 BARRINGTON ST. HALIFAX, NS

scale	1:200
date	22/04/08
drawn	LG
proj.	UP2202

dwg no: A-105

rev. 2: July 11, 2022



FLOOR AREA	
FLOOR AREA MEASUREMENT	AREA (M²)
GROSS	1337.2
ELEVATOR	15.3
TOTAL	1321.90
RESIDENTIAL USE	
	PROPOSED
TOWNHOUSE (2 BEDROOM)	0
1 BEDROOM	11
2 BEDROOM	6
TOTAL UNITS:	17

title
UP2202
LEVEL 3 FLOOR PLAN

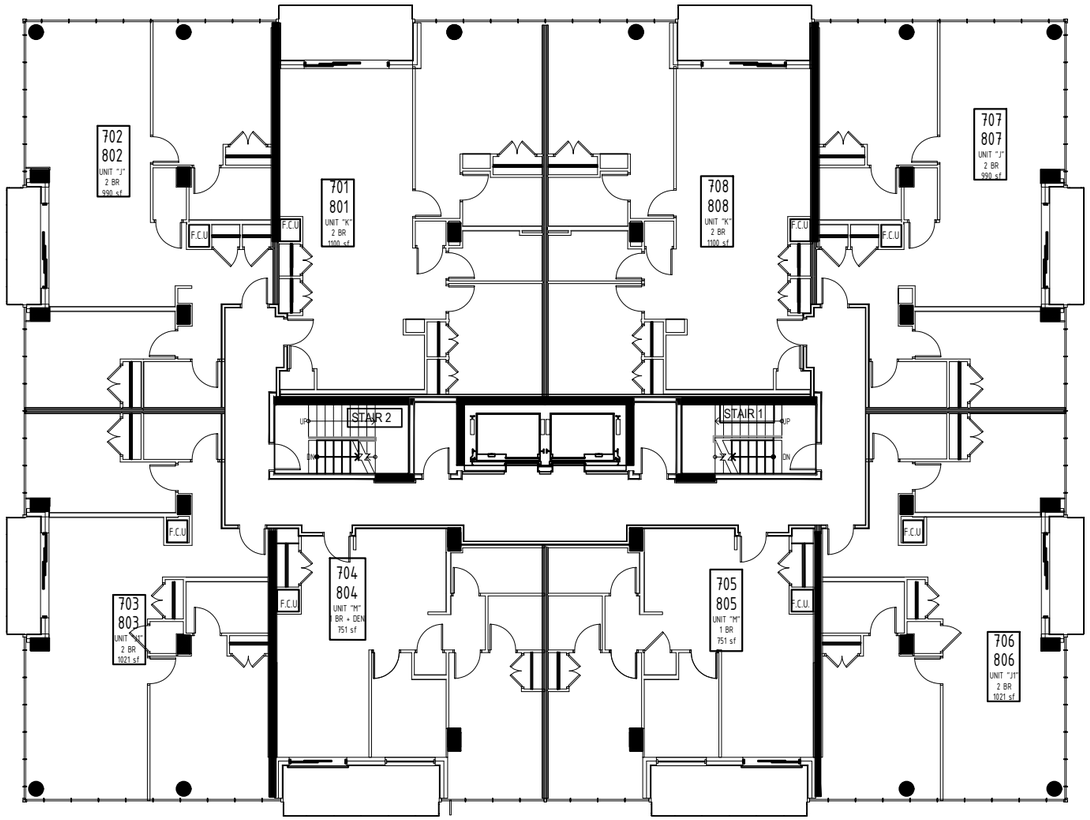
location
1190 BARRINGTON ST. HALIFAX, NS

scale	1:200
date	22/04/08
drawn	LG
proj.	UP2202

dwg no: A-106

rev. 3: Oct. 5, 2022

FLOOR AREA	
FLOOR AREA MEASUREMENT	**AREA (M²)**
GROSS	856.7
ELEVATOR	15.3
TOTAL	841.40
RESIDENTIAL USE	
	PROPOSED
TOWNHOUSE (2 BEDROOM)	0
1 BEDROOM	2
2 BEDROOM	6
TOTAL UNITS:	8



-\-\-\-\04 - Office\Images\BW logo for cad 2014.bmp

title
UP2202
LEVEL 4-7 FLOOR PLAN

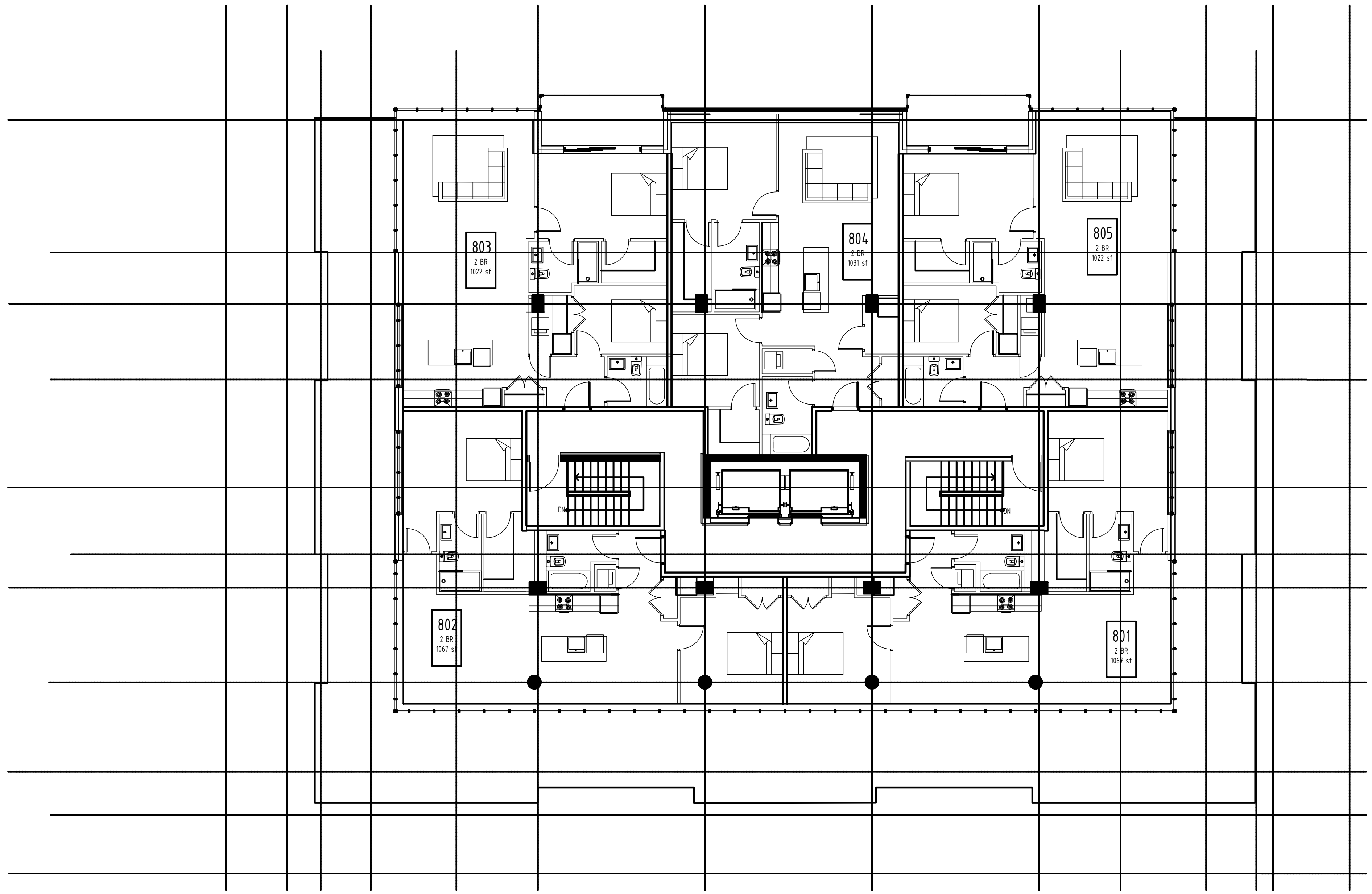
location
1190 BARRINGTON ST. HALIFAX, NS

scale	1:200
date	22/04/08
drawn	LG
proj.	UP2202

dwg no: A-108

rev. 2: July 11, 2022

FLOOR AREA	
FLOOR AREA MEASUREMENT	AREA (M²)
GROSS	585.3
ELEVATOR	15.3
TOTAL	570.00
RESIDENTIAL USE	
	PROPOSED
TOWNHOUSE (2 BEDROOM)	0
1 BEDROOM	0
2 BEDROOM	5
TOTAL UNITS:	5



L5 UP 7 8

title	UP2202 PENTHOUSE FLOOR PLAN
location	1190 BARRINGTON ST. HALIFAX, NS
scale	1:200
date	22/04/08
drawn	LG
proj.	UP2202
dwg no:	A-109
rev.	

Attachment D: Design Rationale

STUDIO WORKS
INTERNATIONAL INC.

ARCHITECTURE • PLANNING • INDUSTRIAL DESIGN • PROJECT MANAGEMENT

DESIGN RATIONALE

1190 Barrington St.

INTRODUCTION

This proposal is a resubmission of a previously issued permit. It is an 8 storey building located at 1190 Barrington St. The existing building is currently office space and Universal Realty Group intends to demolish the current structure to construct a new mixed use building on the site. The proposal consists of Commercial uses at grade along Barrington St., two-Storey Townhouse Units along Tobin and South Street, and apartments above. Two levels of parking are located below grade.

LOCATION

The site is located on an end block along Barrington St. between South and Tobin St. The lot is across the street from Peace and Friendship Park, facing the Westin Hotel. The site area is 2015m^2 (21 689 sf). There is 43.9m (144 feet) of frontage on Barrington St. and 45.7m (150 feet) of frontage on South and Tobin Streets. There is a large change in grade from the inner lot line declining down to Barrington St. and a minor change in grade along Barrington St. Below find a summary of the Downtown Halifax Land Use Bylaw requirements for the site:

Zone:	DH-1
Precinct:	2 Old South Suburb Heritage Conservation District (OSS)
Pedestrian Oriented Street:	Yes
Pre/Post Bonus Height:	N/A
Streetwall Setback:	0-1.5m
Streetwall Height:	11m (36')
Central Block:	No
Visual Terminus Site:	No
Archaeological Buffer:	Yes
OSS Heritage Resource:	No
OSS Pre-Bonus FAR:	2
OSS Post-Bonus FAR:	4
Landmark Development Area:	No
View Plane:	Yes, 8

THE STREETWALL

Pedestrian Oriented Commercial

Barrington St. is considered a Pedestrian Oriented Commercial Street. Commercial space is located along the Barrington St. frontage. Commercial space is divided into narrow street frontages and opens directly onto the sidewalk. Commercial entrances are at the building corners while the residential entry is placed centrally and given prominence on the façade. The floorplate of the building steps down along Barrington St. to enable each commercial space to have grade level entrances at the corners of the site. High transparency is provided through glazing and frequent entries. The commercial space wraps around to Tobin and South St. Awnings are placed along the Barrington St. frontage for pedestrian protection.

Streetwall Setback

Along Barrington St. the streetwall is setback 0.98m with a recess of 3m for the Main Residential Entry. Setbacks of 0.75m -1.5m wrap around to Tobin and South Streets. The townhouses on Tobin and South Streets are further

set back to increase privacy and provide a transition from Barrington St. to the abutting residential neighborhoods. This also allows terraces and steps leading to the townhouses. A variance is requested for this setback.

Streetwall Height

The maximum and minimum streetwall height for this site is 11m. Because of the large change in grade, the streetwall would step up along the street frontages if this restrictive requirement were followed. To keep the streetwall as a consistent base to the building a variance is requested for the streetwall height.

PEDESTRIAN STREETSCAPES

Design of the Streetwall

The streetwall is articulated with recesses, bump outs and changes in materials. The base of the streetwall is stone masonry with two colours of brick masonry used above. Cornice lines of a contrasting material express the top of the streetwall. The streetwall is divided in the middle to provide a recessed opening for the residential entry. This echoes the composition of the Westin Hotel on the other side of the park. Signage bands are used to establish the top of the commercial use. Along the South and Tobin frontages, the streetwall is set back and establishes a residential rhythm to transition into the residential neighborhood up the street.

Building Orientation and Placement

The building is oriented to all three streets that it has frontage on. All public entries are directly off the sidewalk, while private entries are set back from the sidewalk.

Residential Uses

Townhouses have individual entries set back from the sidewalk. First floor slabs are raised above grade on Tobin St. and below grade on South St. to accommodate site grading and provide privacy. The residential entrance for the remaining units is located at grade with a canopy for weather protection. A setback is provided as well as a different treatment of the brick – raising the portion of brick around the entry above the level of the streetwall. This creates a clearly identifiable building entrance and relates to the massing and pattern of the Westin.

BUILDING DESIGN

The building is clearly broken into a streetwall base, tower middle and penthouse top. The design draws inspiration from the materiality and massing of the Westin Hotel, located across the park. Recesses, bump outs, changes in material colour and texture, and highly modeled cornice lines are used to add interest to the façade.

To create a consistent design, materials used on the three street facing sides of the building are used on the entire building. High quality materials, brick, stone, glass and concrete are used throughout the entire design.

Rooflines are treated with strong cornice lines. All flat roofs will be landscaped.

CIVIC CHARACTER

The site is identified as a Prominent Civic/Cultural Frontage. It lies directly across Peace and Friendship Park from the Westin and frames the western edge of the park. Because of this prominent location, the building is designed as a symmetrical mass facing the park with a prominent entrance in the centre of the building. The masonry surrounding the entrance extends above the streetwall, emphasizing the entrance and nodding to the symmetry and massing of the Westin across the park.

PARKING, SERVICES AND UTILITIES

Two levels of parking for cars and bicycles are located underground. Access through a garage off of Tobin St. Utilities are also located in the parking garage, with access off of Tobin St.

SITE PLAN VARIANCES

Variances Requested Are:

8(13) Land Use at Grade

> The ground floor of a building, excluding a parking garage, that has access at the streetline or Transportation Reserve shall have a floor-to-floor height of no less than 4.5 metres.

A variance is requested to vary the minimum floor-to-floor heights on the ground floor from 4.5m to 2.74m. This is to accommodate steep streetline slopes across the property. Both commercial floor-to-floor levels will be sufficient for retail uses. The townhouses along Tobin and South Streets will have floor-to-floor heights to accommodate a residential use. Floor plates at grade level are stepped to ensure all public entrances are at grade and barrier-free.

9(1) Streetline Setback

> Streetwalls shall have a streetline setback as specified on Map 6.

Streetline setbacks are 0-1.5m on Map 6. A variance is requested to vary the streetline setback for the townhouses along Tobin and South Streets from 1.5m to 2.88m. Building setbacks vary from 0.9m along Barrington St. to 1.5m along South and Tobin. The townhouses are setback to provide privacy and space for terraces and landscaping. The increased setback also breaks up the building massing and provides a transition to the residential neighborhood.

9(3) Minimum Streetwall Height

> The minimum streetwall height shall be 11 metres high, or the height of the building where the building height is less than 11 metres.

A variance is requested to vary the minimum height of the streetwall from 11m to 6.6m. Due to the significant changes in grade on the site it is not possible to achieve a consistent streetwall height of exactly 11m without stepping the streetwall.

9(7) Streetwall Stepbacks

> Subject to Section 11(2.3), (RC-Jan 14/20; E Aug 15/20) the following minimum stepbacks above the streetwall shall apply to buildings with streetwall setback requirements of 0 to 1.5 metres or 0 to 4.0 metres as identified on Map 6:
> (a) a minimum of 3 metres for that portion of a building that is a maximum of 33.5 metres in height;

A variance is requested to vary the minimum streetwall stepback from 3m to 0.76m for the portion of the tower above the townhouse units. The townhouses are set back further from the street to provide more privacy and transition from the commercial street to the residential area. This variance will enable the tower to maintain a consistent and rational shape while also providing more livable townhouse units.

STUDIO WORKS
INTERNATIONAL INC.

ARCHITECTURE • PLANNING • INDUSTRIAL DESIGN • PROJECT MANAGEMENT

OLD SOUTH SUBURB HERITAGE CONSERVATION DISTRICT

The site is located in the Old South Suburb Heritage Conservation District. The existing building was built in the 1980s and is considered a new building in the district. There are no heritage resources on the site, nor any abutting heritage resources. The nearest contributing resource is Peace and Friendship Park, located across the street. The design of the building supports the District goal “To encourage cohesive development that supports a setting consistent with the traditional character of the District”.

NEW DEVELOPMENT IN THE OLD SOUTH SUBURB HERITAGE CONSERVATION DISTRICT

Guidelines for Abutting Development

There are no abutting heritage properties on this site. Because of the location of the site across Peace and Friendship Park from the Westin, the design of the Westin informed the materiality and massing of the building, not the nearest adjacent Old South Suburb Heritage Property with frontage on the same street.

The proposed building is designed as a contemporary building that takes cues from the rhythm, massing and materiality of historic buildings in the district, in particular the Westin Hotel located across the park.

The streetwall massing and height is scaled and detailed to be sympathetic to a heritage context. Rhythm is provided by breaking the building into three parts, two streetwall volumes on the corners and a higher masonry volume above the Residential entry. This reflects the taller central volume of the Westin, and the masonry construction, cornices and vertical windows nods to the materiality of the Westin as well as older masonry buildings in the district.

The first storey height is set by the downtown bylaw at 4.5m, although varied in this building. The height is similar to the scale of the first storey of the Westin and the height of the Signage Band and canopies above the first floor are similar to the height of the canopy at the entry to the hotel. Upper level stepbacks are 3m, above the level of the streetwall, glass curtainwall is introduced as a material. Signage will be mounted on a signage band and will meet the requirements of the bylaw.

ATTACHMENTS

-Downtown Halifax Land Use By-Law Checklist
-Design Manual Checklist

Respectfully Submitted,

Ronald Smith, MRAIC, MNSAA
Studioworks International Inc.
Tel: (902) 429-3359
Fax: (902) 429-1672

STUDIO WORKS
INTERNATIONAL INC.

ARCHITECTURE • PLANNING • INDUSTRIAL DESIGN • PROJECT MANAGEMENT

Downtown Halifax Land Use By-Law Checklist				**1190 Barrington St.**
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
5: Development Permit				
5 (12)	Site Plan Approval: Non-Substantive Applications	No		Development Requires Substantial Application
6: Interpretation				
6 (2)	Zone: DH-1	Yes		
7: Land Use Requirements				
7 (1)	Permitted Land Uses The following uses shall be permitted in the DH-1 Zone: Commercial uses, excluding adult entertainment uses; Cultural uses; Institutional uses; Marine-related uses; Open Space uses; Residential uses; Transportation uses; and Uses accessory to the foregoing.	Yes		Land Use will be commercial and residential uses
7 (2)	Pedestrian-Oriented Commercial Street Uses (a) The following commercial uses: Banks and related uses; Licenced alcohol establishments; Personal service uses; Eating establishments; (RC-Mar 26/13;E-Apr 13/13) Movie theatres; (RC-Mar 26/13;E-Apr 13/13) Commercial recreation uses; and (RC-Mar 26/13;E-Apr 13/13) Retail uses; (b) Cultural uses; and (c) Uses accessory to the foregoing.	Yes		Commercial use on the ground floor of the building abutting the streetline of Barrington St. will comply.
7 (4a)	One third of the total number of dwelling units, rounded up to the nearest full number, in a building erected, altered or used as a multiple unit dwelling shall be required to include two or more bedrooms. (RC- Mar 26/13;E-Apr 13/13)	Yes		The building includes a total of 75 units. 43 two bedroom and 32 one bedroom units.
7 (5)	Residential uses shall have direct access to the exterior ground level separate from any non-residential use.	Yes		Residential entrances are separate from the commercial entrances
7 (5.5-11E)			N/A	
7 (12)	No residential (RC-Mar 26/13;E-Apr 13/13) portion of a building on a lot within Schedule W, shall be erected, constructed or reconstructed at an elevation (RC-Mar 26/13;E-Apr 13/13) less than 3.8 metres of the Canadian Geodetic Vertical Datum (CGVD) 28 standard. (RC-Mar 26/13;E-Apr 13/13)	Yes		No portion of the building is below 3.8m.
7 (16-31)			N/A	
8: Built Form Requirements				
8 (1)	Every lot shall have frontage on a street.	Yes		
8 (2)	One Building per lot	Yes		
8 (3)	In addition to the requirements of this By-law and the Heritage By-law, development on a Registered Heritage Property shall be subject to the Development in Heritage Contexts section of the Design Manual.		N/A	Development is not a Registered Heritage Property

8 (4)	In addition to the requirements of this By-law, development on a non-registered Heritage Property in a Heritage Conservation District shall be subject to sections 4.5 and 4.6 of the Development in Heritage Contexts section of the Design Manual.	Yes		Development is located in the Old South Suburb Heritage Conservation District.
8 (5)	In addition to the requirements of this By-law, development on a lot abutting a Registered Heritage Property or an Old South Suburb heritage property shall meet (RC-Jan 14/20; E Aug 15/20) the requirements of the Design Manual.		N/A	Development does not abut a Registered Heritage Property or and Old South Suburb Heritage Property
8(6-11)	Building Height		N/A	No maximum height specified on Map 4
8 (12)	All buildings erected or altered, with a flat roof shall provide a fully landscaped area on those portions of the flat roof not required for architectural features or mechanical equipment. These landscaped areas need not be fully accessible except where they are provided pursuant to the requirements of subsections (10) and (11D) (RC-Mar 26/13;Apr 13/13) of section 7.	Yes		All flat roofs to be landscaped with hard or soft landscaping except where required for mechanical equipment
8 (13)	Land Uses at Grade The ground floor of a building, excluding a parking garage, that has access at the streetline or Transportation Reserve shall have a floor-to-floor height of no less than 4.5 metres.	No		See Variances requested in Design Rationale.
8 (14A-16A)	(1) A development shall not protrude into a view plane, or a Halifax I Rampart Sight Line.	Yes		Building height will be below the View Plane
8 (18)	Any building or building addition resulting in a height exceeding 20 metres shall only be permitted following consideration of its wind impact pursuant to the performance standards in Schedule S-2.	Yes		See Wind Impact Statement.
8 (19)	Accessory Buildings		N/A	No Accessory Buildings
8 (20)	The following external cladding materials shall be prohibited: (a) vinyl; (b) plastic; (c) plywood; (d) concrete block; (e) exterior insulation and finish systems where stucco is applied to rigid insulation; (f) metal siding utilizing exposed fasteners; (g) darkly tinted or mirrored glass; and (h) vinyl windows on registered heritage properties or properties located within a heritage conservation district.	Yes		No prohibited cladding materials are used on this building
9: Streetwalls				
9 (1)	Streetwalls shall have a streetline setback as specified on Map 6.	No		Streetline setbacks are 0-1.5m on Map 6. Building setbacks vary from 0.9m along Barrington St. to 1.5m along South and Tobin. Variance is requested for streetline setbacks of townhouses along South and Tobin that are setback further than 1.5m. See Design Rationale.
9 (2)	The maximum streetwall height shall be as specified on Map 7.	Yes		Streetwall height is 11m on Map 7. Streetwalls vary from less than 11m where the terrain slopes up and 11m as measured from the centre of the lowest 38m section on Barrington St.
9 (3)	The minimum streetwall height shall be 11 metres high, or the height of the building where the building height is less than 11 metres.	Partial		Variance requested for minimum streetwall height. See variances requested in Design Rationale.
9 (4)	Where there is more than one streetwall of differing heights the lowest of the streetwalls shall be the permitted streetwall height.	No		Streetwalls are differing heights, lowest streetwall is lower than 11m.

9 (5)	Outside of Precinct 2, Old South Suburb Heritage Conservation District, (RC-Jan 14/20; E Aug 15/20) a streetwall shall extend the full width of a lot abutting the streetline.	Yes		Development is in the Old South Suburb Heritage Conservation District so the streetwall does not need to extend the full width of the lot.
9 (7)	Subject to Section 11(2.3), (RC-Jan 14/20; E Aug 15/20) the following minimum stepbacks above the streetwall shall apply to buildings with streetwall setback requirements of 0 to 1.5 metres or 0 to 4.0 metres as identified on Map 6: (a) a minimum of 3 metres for that portion of a building that is a maximum of 33.5 metres in height;	No		11 (2.3) does not apply. Variance is requested for Streetwall stepbacks above the townhouses. See Design Rationale
9 (8)	The requirements of subsections (1) through (7) may be varied by site plan approval where the relaxation is consistent with the criteria of the Design Manual.	Yes		Variances requested for Streetline Setback, Minimum Streetwall Height, and Streetwall Setbacks. See variances requested in Design Rationale.
10: Building Setbacks and Stepbacks				
10(1-3)	Low-rise Buildings		N/A	Building is not a low-rise
10 (4-5)	Mid-Rise Buildings		N/A	Building is a mid-rise building, setbacks are covered under 11 (2.4)
10 (6)	Central Blocks		N/A	Building is not located in central blocks
10 (7-11)	High-Rise Buildings		N/A	Building is not a high-rise
10 (12)	Permitted Encroachments Eaves, gutters, down spouts, cornices and other similar features shall be permitted encroachments into a required setback, stepback or separation distance to a maximum of 0.6 metres.	Yes		Cornices will encroach into building stepbacks less than 0.6m
10 (13)	Balconies shall be permitted encroachments into a setback, stepback or separation distance, at or above the level of the second storey of a building, provided that the protrusion of the balcony is no greater than 2 metres from the building face and the aggregate length of such balconies does not exceed 50% of the horizontal width of that building face.	Yes		Balconies will encroach into stepbacks less than 2m from the building face and aggregate length will not exceed 50% of the building width.
10 (14)	Building Setbacks and Stepbacks: Variance through Site Plan Approval		N/A	No variances requested through this section.
11: Precincts: Additional Requirements				
11 (2.1)	Within the Old South Suburb Heritage Conservation District (Precinct 2), development shall be subject to the requirements of this By-law, the Heritage Design Guidelines section of the Design Manual.	Yes		See Design Rationale and Design Manual Checklist for details of how this development complies.
11 (2.2) c.	New construction on a lot that is neither an Old South Suburb Heritage Property, nor a lot abutting an Old South Suburb Heritage Property, shall have minimum front and flanking yards as specified on Map 6.	Yes		Development is neither Old South Suburb Heritage property, nor an abutting lot. See 9(1) for streetline setbacks.
11 (2.3)	If, within the Old South Suburb Heritage Conservation District (Precinct 2): (a) an Old South Suburb Integrated Development is situated within 12 metres of the front property line and within 6 metres of an Old South Suburb Heritage Building, or (b) a property abuts an Old South Suburb Heritage Property and has a lot frontage of 30 metres or less;		N/A	There are no nearby Old South Suburb Heritage Properties.
11 (2.4)	The following setbacks for mid-rise buildings shall apply within the Old South Suburb Heritage Conservation District, Precinct 2: Downtown Halifax Land Use By-law Page 32 (a) above a streetwall height of 18.5 metres, the mid-rise portion of a building shall have a setback from interior lot lines of no less than 3 metres.	Yes		The building has a setback from the interior lot line of 15m.

11 (2.5)	Subject to subsection 2.6, in the Old South Suburb Heritage Conservation District, Precinct 2 no building shall be erected, constructed, altered, reconstructed, or located so that it exceeds the FAR specified on Map 12.	No		FAR on Map 12 is 2, building has a FAR of 3.87. See 11 (2.6)
11 (2.6)	In the Old South Suburb Heritage Conservation District, Precinct 2, the maximum pre-bonus FAR specified on Map 12, may be exceeded to the maximum post bonus FAR specified on Map 13, in accordance with sections 12(6.1) to 12(6.6)	Yes		FAR on Map 13 is 4, building has FAR of 3.87.
14: Parking				
14(1)	Accessory Surface Parking		N/A	No surface parking provided
14(5)	Commercial Parking Garage		N/A	A commercial parking garage is not part of this development.
14(15)	Bicycle Parking: Multiple Unit Dwelling (four or more dwelling units): 0.5 spaces per dwelling unit 80% Class A, 20% Class B General Retail, Trade and Service, Food Store, Shopping Centre, Restaurants 1 space per 300 sq. m. GFA 20% Class A, 80% Class B Minimum 2 Class B spaces	Yes		Bike Parking is provided. Residential requires 30 Class A and 8 Class B. Retail requires 1 Class A and 2 Class B. Total 31 Class A 10 Class B
Variances Requested				
8 (13)	Land Use at Grade			
9(1)	Streetline Setback			
9(3)	Minimum Streetwall Height			
9(7)	Streetwall Stepbacks			

DESIGN MANUAL CHECKLIST				1190 BARRINGTON ST.
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
2	**DOWNTOWN PRECINCT GUIDELINES** *(refer to Map 2 of the LUB)*			
2.2	**Precinct 2: Old South Suburb Heritage Conservation District**			
	The design guidelines shall support the heritage conservation district goals of the Old South Suburb Heritage Conservation District (HCD) Plan. The purpose of the HCD Plan is to encourage the preservation, rehabilitation, and restoration of the Old South Suburb's historic buildings, streetscapes, and public spaces. The Plan seeks to promote the District as a unique destination by securing existing heritage resources and by encouraging appropriate development, especially in the large empty spaces of the District. The following three heritage conservation goals are mutually supportive:			
2.2(a)	To promote the District as a heritage and cultural destination for residents and visitors capitalizing on a unique community identity;		X	
2.2(b)	To secure and encourage public and private investments in heritage resources protecting and conserving the traditional character of the District; and		X	
2.2(c)	To encourage cohesive development that supports a setting consistent with the traditional character of the District.	Yes		
3.1	**THE STREETWALL**			
3.1.1	**Pedestrian-Oriented Commercial** *(refer to Map 3 of the LUB)*			
3.1.1(a)	The articulation of narrow shop fronts, characterized by close placement to the sidewalk.	Yes		
3.1.1(b)	High levels of transparency (non-reflective and non-tinted glazing on a minimum of 75% of the first floor elevation).	Yes		
3.1.1(c)	Frequent entries.	Yes		
3.1.1(d)	Protection of pedestrians from the elements with awnings and canopies is required along the pedestrian-oriented commercial frontages shown on Map 3 and is encouraged elsewhere throughout the downtown.	Yes		
3.1.1(e)	Patios and other spill-out activity is permitted and encouraged where adequate width for pedestrian passage is maintained.		X	
3.1.1(f)	Where non-commercial uses are proposed at grade in those areas where permitted, they should be designed such that future conversion to retail or commercial uses is possible.		X	
3.1.2	**Streetwall Setback** *(refer to Map 6 of the LUB)*			

Section	Guideline	Complies	N/A	Discussion
	To reinforce existing and desired streetscape and land use characteristics, streetwall placements are therefore categorized according to the following setback standards (see Map 6 of the Land Use By-law):			
	• Minimal to no Setback (0-1.5m): Corresponds to the traditional retail streets and business core of the downtown. Except at corners or where an entire block length is being redeveloped, new buildings should be consistent with the setback of the adjacent existing buildings.	Yes		
	• Setbacks vary (0-4m): Corresponds to streets where setbacks are not consistent and often associated with non-commercial and residential uses or house-form building types. New buildings should provide a setback that is no greater or lesser than the adjacent existing buildings.		×	
	• Institutional and Parkfront Setbacks (4m+): Corresponds to the generous landscaped setbacks generally associated with civic landmarks and institutional uses. Similar setbacks designed as landscaped or hardscaped public amenity areas may be considered where new public uses or cultural attractions are proposed along any downtown street. Also corresponds to building frontages on key urban parks and squares where an opportunity exists to provide a broader sidewalk to enable special streetscape treatments and spill out activity such as sidewalk patios.		×	
3.1.3	**Streetwall Height** *(refer to Map 7 of the LUB)*			
	To ensure a comfortable human-scaled street enclosure, streetwall height should generally be no less than 11 metres and generally no greater than a height proportional (1:1) to the width of the street as measured from building face to building face. Accordingly, maximum streetwall heights are defined and correspond to the varying widths of downtown streets – generally 15.5m, 17m or 18.5m. Consistent with the principle of creating strong edges to major public open spaces, a streetwall height of 21.5m is permitted around the perimeter of Cornwallis Park. Maximum Streetwall Heights are shown on Map 7 of the Land Use By-law.	No		Variance Requested
3.2	**PEDESTRIAN STREETSCAPES**			

Section	Guideline	Complies	N/A	Discussion
3.2.1	**Design of the Streetwall**			
3.2.1(a)	The streetwall should contribute to the fine grained character of the streetscape by articulating the façade in a vertical rhythm that is consistent with the prevailing character of narrow buildings and storefronts.	Yes		
3.2.1(b)	The streetwall should generally be built to occupy 100% of a property's frontage along streets.		×	N/A in OSS HCD
3.2.1(c)	Generally, streetwall heights should be proportional to the width of the right of way, a 1:1 ratio between streetwall height and right of way width. Above the maximum streetwall height, further building heights are subject to upper storey stepbacks.		×	N/A in OSS HCD
3.2.1(d)	In areas of contiguous heritage resources, streetwall height should be consistent with heritage buildings.	Yes		
3.2.1(e)	Streetwalls should be designed to have the highest possible material quality and detail.	Yes		
3.2.1(f)	Streetwalls should have many windows and doors to provide eyes on the street and a sense of animation and engagement.	Yes		
3.2.1(g)	Along pedestrian frontages at grade level, blank walls shall not be permitted, nor shall any mechanical or utility functions (vents, trash vestibules, propane vestibules, etc.) be permitted.	Yes		
3.2.2	**Building Orientation and Placement** *(refer to Maps 8 and 9 of the LUB)*			
3.2.2(a)	All buildings should orient to, and be placed at, the street edge with clearly defined primary entry points that directly access the sidewalk.	Yes		
3.2.2(b)	Alternatively, buildings may be sited to define the edge of an on-site public open space, for example, plazas, promenades, or eroded building corners resulting in the creation of public space. Such treatments are also appropriate for Prominent Visual Terminus sites identified on Map 9 of the Land Use By-law.		×	
3.2.2(c)	Sideyard setbacks are not permitted in the Central Blocks defined on Map 8 of the Land Use Bylaw, except where required for through-block pedestrian connections or vehicular access.		×	

Section	Guideline	Complies	N/A	Discussion
3.2.3	**Retail Uses** *(refer to Map 3 of the LUB)*			
3.2.3(a)	All mandatory retail frontages (Map 3 of Land Use By-law) should have retail uses at-grade with a minimum 75% glazing to achieve maximum visual transparency and animation.	Yes		
3.2.3(b)	Weather protection for pedestrians through the use of well-designed awnings and canopies is required along mandatory retail frontages (Map 3) and is strongly encouraged in all other areas.	Yes		
3.2.3(c)	Where retail uses are not currently viable, the grade-level condition should be designed to easily accommodate conversion to retail at a later date.		X	
3.2.3(d)	Minimize the transition zone between retail and the public realm. Locate retail immediately adjacent to, and accessible from, the sidewalk.	Yes		
3.2.3(e)	Avoid deep columns or large building projections that hide retail display and signage from view.	Yes		
3.2.3(f)	Ensure retail entrances are located at or near grade. Avoid split level, raised or sunken retail entrances. Where a changing grade along a building frontage may result in exceedingly raised or sunken entries it may be necessary to step the elevation of the main floor slab to meet the grade changes.	Yes		
3.2.3(g)	Commercial signage should be well designed and of high material quality to add diversity and interest to retail streets, while not being overwhelming.	Yes		
3.2.4	**Residential Uses**			
3.2.4(a)	Individually accessed residential units (i.e. town homes) should have front doors on the street, with appropriate front yard privacy measures such as setbacks and landscaping. Front entrances and first floor slabs should be raised above grade level for privacy, and should be accessed through means such as steps, stoops and porches.	Yes		
3.2.4(b)	Residential units accessed by a common entrance and lobby may have the entrance and lobby elevated or located at grade-level, and the entrance should be clearly	Yes		

Section	Guideline	Complies	N/A	Discussion
	recognizable from the exterior through appropriate architectural treatment.			
3.2.4(c)	Projects that feature a combination of individually accessed units in the building base with common entrance or lobby-accessed units in the upper building, are encouraged.	Yes		
3.2.4(d)	Units with multiple bedrooms (2 and 3 bedroom units) should be provided that have immediately accessible outdoor amenity space. The amenity space may be at-grade or on the landscaped roof of a podium.	Yes		Penthouse Units have access to terrace space.
3.2.4(e)	Units provided to meet housing affordability requirements shall be uniformly distributed throughout the development and shall be visually indistinguishable from market-rate units through the use of identical levels of design and material quality.		X	
3.2.4(f)	Residential uses introduced adjacent to pre-existing or concurrently developed eating and drinking establishments should incorporate acoustic dampening building materials to mitigate unwanted sound transmission.		X	
3.2.5	**Sloping Conditions**			
3.2.5(a)	Maintain active uses at-grade, related to the sidewalk, stepping with the slope. Avoid levels that are distant from grade.	Yes		
3.2.5(b)	a. Maintain active uses at-grade, related to the sidewalk, stepping with the slope. Avoid levels that are distant from grade.	Yes		
3.2.5(c)	Provide windows, doors and other design articulation along facades; blank walls are not permitted.	Yes		
3.2.5(d)	Articulate the façade to express internal floor or ceiling lines; blank walls are not permitted.	Yes		
3.2.5(e)	Wrap retail display windows a minimum of 4.5 metres around the corner along sloping streets, where retail is present on the sloping street.	Yes		
3.2.5(f)	Wherever possible, provide pedestrian entrances on sloping streets. If buildings are fully accessible at other entrances, consider small flights of steps or ramps up or down internally to facilitate entrances on the slope.	Yes		
3.2.5(g)	Flexibility in streetwall heights is required in order to transition from facades at a lower elevation to facades at			

Section	Guideline	Complies	N/A	Discussion
	higher elevations on the intersecting streets. Vertical corner elements (corner towers) can facilitate such transitions, as can offset or “broken” cornice lines at the top of streetwalls on sloping streets.	Yes		Variance requested to facilitate flexibility of streetwall heights
3.2.6	**Elevated Pedestrian Walkways**			
3.2.6(a)	Not be constructed in a north-south direction such that they block views up and down the east-west streets in the downtown.		X	
3.2.6(b)	Not be more than a single storey in height.		X	
3.2.6(c)	Strive to have as low a profile as possible.		X	
3.2.6(d)	Be constructed of highly transparent materials.		X	
3.2.6(e)	Be of exceptionally high design and material quality.		X	
3.2.7	**Other Uses**			
3.2.7(a)	Non-commercial uses at-grade should animate the street with frequent entries and windows.		X	
3.3	**BUILDING DESIGN**			
3.3.1	**Building Articulation**			
3.3.1(a)	To encourage continuity in the streetscape and to ensure vertical breaks in the façade, buildings shall be designed to reinforce the following key elements through the use of setbacks, extrusions, textures, materials, detailing, etc.: • **Base**: Within the first four storeys, a base should be clearly defined and positively contribute to the quality of the pedestrian environment through animation, transparency, articulation and material quality. • **Middle**: The body of the building above the base should contribute to the physical and visual quality of the overall streetscape. • **Top**: The roof condition should be distinguished from the rest of the building and designed to contribute to the visual quality of the skyline.	Yes		
3.3.1(b)	Buildings should seek to contribute to a mix and variety of high quality architecture while remaining respectful of downtown’s context and tradition.	Yes		
3.3.1(c)	To provide architectural variety and visual interest, other opportunities to articulate the massing should be encouraged, including vertical and horizontal recesses or	Yes		

Section	Guideline	Complies	N/A	Discussion
	projections, datum lines, and changes in material, texture or colour.			
3.3.1(d)	Street facing facades should have the highest design quality, however, all publicly viewed facades at the side and rear should have a consistent design expression.	Yes		
3.3.2	**Materials**			
3.3.2(a)	Building materials should be chosen for their functional and aesthetic quality, and exterior finishes should exhibit quality of workmanship, sustainability and ease of maintenance.	Yes		
3.3.2(b)	Too varied a range of building materials is discouraged in favour of achieving a unified building image.	Yes		
3.3.2(c)	Materials used for the front façade should be carried around the building where any facades are exposed to public view at the side or rear.	Yes		
3.3.2(d)	Changes in material should generally not occur at building corners.	Yes		
3.3.2(e)	Building materials recommended for new construction include brick, stone, wood, glass, in-situ concrete and pre-cast concrete.	Yes		
3.3.2(f)	In general, the appearance of building materials should be true to their nature and should not mimic other materials.	Yes		
3.3.2(g)	Stucco and stucco-like finishes shall not be used as a principle exterior wall material.	Yes		
3.3.2(h)	Vinyl siding, plastic, plywood, concrete block, EIFS (exterior insulation and finish systems where stucco is applied to rigid insulation), and metal siding utilizing exposed fasteners are prohibited.	Yes		
3.3.2(i)	Darkly tinted or mirrored glass is prohibited. Clear glass is preferable to light tints. Glare reduction coatings are preferred.	Yes		
3.3.2(j)	Unpainted or unstained wood, including pressure treated wood, is prohibited as a building material for permanent decks, balconies, patios, verandas, porches, railings and other similar architectural embellishments, except that these guidelines shall not apply to seasonal sidewalk cafes.	Yes		
3.3.3	**Entrances**			

Section	Guideline	Complies	N/A	Discussion
3.3.3(a)	Emphasize entrances with such architectural expressions as height, massing, projection, shadow, punctuation, change in roof line, change in materials, etc.	Yes		
3.3.3(b)	Ensure main building entrances are covered with a canopy, awning, recess or similar device to provide pedestrian weather protection.	Yes		
3.3.3(c)	Modest exceptions to setback and stepback requirements are possible to achieve these goals.	Yes		
3.3.4	**Roof Line and Roofscapes**			
3.3.4(a)	Buildings above six storeys (mid and high-rise) contribute more to the skyline of individual precincts and the entire downtown, so their roof massing and profile must include sculpting, towers, night lighting or other unique features.	Yes		Cornices at roof
3.3.4(b)	The expression of the building top (see previous) and roof, while clearly distinguished from the building middle, should incorporate elements of the middle and base such as pilasters, materials, massing forms or datum lines.	Yes		
3.3.4(c)	Landscaping treatment of all flat rooftops is required. Special attention shall be given to landscaping rooftops in precincts 3, 5, 6 and 9, which abut Citadel Hill and are therefore pre-eminently visible. The incorporation of living green roofs is strongly encouraged.	Yes		
3.3.4(d)	Ensure all rooftop mechanical equipment is screened from view by integrating it into the architectural design of the building and the expression of the building top. Mechanical rooms and elevator and stairway head-houses should be incorporated into a single well-designed roof top structure. Sculptural and architectural elements are encouraged to add visual interest.	Yes		
3.3.4(e)	Low-rise flat roofed buildings should provide screened mechanical equipment. Screening materials should be consistent with the main building design. Sculptural and architectural elements are encouraged for visual interest as the roofs of such structures have very high visibility.		X	
3.3.4(f)	The street-side design treatment of a parapet should be carried over to the back-side of the parapet for a complete, finished look where they will be visible from other buildings and other high vantage points.	Yes		
3.4	**CIVIC CHARACTER**			
3.4.1	**Prominent Frontages and View Termini** *(refer to Map 9 of the LUB and Map 1 in the DM)*			

Section	Guideline	Complies	N/A	Discussion
3.4.1(a)	***Prominent Visual Terminus Sites***: These sites identify existing or potential buildings and sites that terminate important view corridors and that can strengthen visual connectivity across downtown. On these sites distinctive architectural treatments such as spires, turrets, belvederes, porticos, arcades, or archways should be provided. Design elements (vertical elements, porticos, entries, etc.) should be aligned to the view axis. Prominent Visual Terminus Sites are shown on Map 9 in the Land Use By-law.		×	
3.4.1(b)	***Prominent Civic Frontage:*** These frontages identify highly visible building sites that front onto important public open spaces such as the Citadel and Cornwallis Park, as well as important symbolic or ceremonial visual and physical connections such as the waterfront boardwalks, the proposed Grand Promenade linking the waterfront to the Town Clock, and other east-west streets that connect the downtown to the waterfront. Prominent Civic Frontages are shown on Map 1 in Appendix A of the Design Manual.	Yes		
3.4.2	**Corner Sites**			
3.4.2(a)	Provision of a change in the building massing at the corner, in relation to the streetwall.		×	Corner massing would distract from front face to park
3.4.2(b)	Provision of distinctive architectural treatments such as spires, turrets, belvederes, porticos, arcades, or archways.	Yes		
3.4.2(c)	Developments on all corner sites must provide a frontal design to both street frontages.	Yes		
3.4.2(d)	Alternatively, buildings may be sited to define the edge of an on-site public open space, for example, plazas, promenades, or eroded building corners resulting in the creation of public space.		×	

Section	Guideline	Complies	N/A	Discussion
3.4.3	**Civic Buildings**			
3.4.3(a)	Civic buildings entail a greater public use and function, and therefore should be prominent and recognizable, and be designed to reflect the importance of their civic role.	Yes		
3.4.3(b)	Provide distinctive architectural treatments such as spires, turrets, belvederes, porticos, arcades, or archways.	Yes		
3.4.6(c)	Ensure entrances are large and clearly visible. Provide a building name and other directional and wayfinding signage.	Yes		
3.4.6(d)	Very important public buildings should have unique landmark design. Such buildings include transit terminals, museums, libraries, court houses, performing arts venues, etc.		X	
3.5	**PARKING, SERVICES AND UTILITIES**			
3.5.1	**Vehicular Access, Circulation, Loading and Utilities**			
3.5.1(a)	Locate parking underground or internal to the building (preferred), or to the rear of buildings.	Yes		
3.5.1(b)	Ensure vehicular and service access has a minimal impact on the streetscape, by minimizing the width of the frontage it occupies, and by designing integrated access portals and garages.	Yes		
3.5.1(c)	Locate loading, storage, utilities, areas for delivery and trash pick-up out of view from public streets and spaces, and residential uses.	Yes		In parking garage
3.5.1(d)	Where access and service areas must be visible from or shared with public space, provide high quality materials and features that can include continuous paving treatments, landscaping and well-designed doors and entries.	Yes		
3.5.1(e)	Coordinate and integrate utilities, mechanical equipment and meters with the design of the building, for example, using consolidated rooftop structures or internal utility rooms.	Yes		
3.5.1(f)	Locate heating, venting and air conditioning vents away from public streets. Locate utility hook-ups and equipment (i.e. gas meters) away from public streets and to the sides and rear of buildings, or in underground vaults.	Yes		
3.5.4	**Lighting**			

Section	Guideline	Complies	N/A	Discussion
3.5.4(a)	Attractive landscape and architectural features can be highlighted with spot-lighting or general lighting placement.	Yes		
3.5.4(b)	Consider a variety of lighting opportunities inclusive of street lighting, pedestrian lighting, building up- or down-lighting, internal building lighting, internal and external signage illumination (including street addressing), and decorative or display lighting.	Yes		
3.5.4(c)	Illuminate landmark buildings and elements, such as towers or distinctive roof profiles.	Yes		
3.5.4(d)	Encourage subtle night-lighting of retail display windows.	Yes		
3.5.4(e)	Ensure there is no 'light trespass' onto adjacent residential areas by the use of shielded "full cut-off" fixtures.	Yes		
3.5.4(f)	Lighting shall not create glare for pedestrians or motorists by presenting unshielded lighting elements in view.	Yes		
3.6	**SITE PLAN VARIANCES**			
	Where all other conditions are met, and subject to the conditions set out here, clearly specified variances of certain land use by-law requirements may be considered. The following types of variances may be considered throughout downtown Halifax by Site Plan Approval:			
3.6.3	**Streetwall Height Variances**			
	Streetwall heights may be varied by Site Plan Approval where:			
3.6.3(a)	the streetwall height is consistent with the objectives and guidelines of the Design Manual; and	Yes		Variance Requested
3.6.3(b)	the modification is for a corner element that is used to join streetwalls of differing heights; or		X	
3.6.3(c)	the streetwall height of abutting buildings is such that the streetwall height would be inconsistent with the character of the street; or		X	
3.6.3(d)	where a landmark building element is called for pursuant to the Design Manual.		X	
3.6.6	**Upper Storey Side Yard Stepback Variance**			

Section	Guideline	Complies	N/A	Discussion
	The setbacks requirements of this section may be varied by Site Plan Approval where:			
3.6.6(a)	the upper storey side yard stepback is consistent with the objectives and guidelines of the Design Manual; and		X	
3.6.6(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		X	

Section	Guideline	Complies	N/A	Discussion
3.6.6(c)	a reduction in setback results in the concealment of an existing blank wall with a new, well designed structure.		×	
4	**NEW DEVELOPMENT IN HERITAGE CONTEXTS**			
	There are three conditions under which new buildings can be introduced into heritage contexts in downtown Halifax, and different design strategies apply to them with the same objective of ensuring that as the downtown evolves, it continuously becomes more and more coherent: 1. Infill – This type of development occurs on sites that do not contain a heritage resource, but rather occur on vacant or underutilized sites that are in between other heritage properties, abutting them on each side. Typically, a strong contiguous heritage context exists around them. 2. Abutting – This type of development occurs on sites that do not contain a heritage resource but that are directly abutting a heritage resource on one side. This type of development occurs in a less contiguous heritage environment than infill. 3. Integrated and Additions – This type of development occurs on the same site as a heritage resource. Integrated developments occur on sites where existing heritage structures are part of a larger consolidated site or significant development proposal, and where heritage buildings are to be integrated into a larger building or building grouping. Additions are to existing heritage properties to which new construction will be added, often on top of existing buildings, but can be to the sides or rear in manner that respects existing heritage attributes.			
4.1.1	**Replicas and Reconstructed Buildings**			
	On some sites the opportunity may exist to replicate a formerly existing structure with a new building, or as a part of a larger building proposal. This approach is possible where good documentary evidence exists. The replication of a historic building should proceed in a similar manner to the restoration of an existing but altered or deteriorated structure. Design of the building should be based on documentary evidence including photographs, maps, surveys and historic design and construction drawings. The interior space and basic structure of a replica building is not required to, but may, also use historic materials or details as long as the exterior presentation replicates the original structure.		×	
4.1.2	**New Buildings in Heritage Contexts**			
	Entirely new buildings may be proposed where no previous buildings existed, where original buildings are missing, or where severely deteriorated or non-historic buildings are removed. The intention in designing such new buildings should not be to create a false or ersatz	Yes		OSS HCD

Section	Guideline	Complies	N/A	Discussion
	historic building, instead the objective must be to create a sensitive well designed new structure “of its time” that fits and is compatible with the character of the district or its immediate context. The design of new buildings should carefully consider requirements elsewhere in these guidelines for density, scale, height, setbacks, stepbacks, coverage, landscaped open space, view corridors, and shadowing. Design considerations include: contemporary design, material palette, proportions of parts, solidity vs. transparency and detailing.			
4.1.3	**Contemporary Design**			
	New work in heritage contexts should not be aggressively idiosyncratic but rather it should be neighbourly and respectful of its heritage context, while at the same time representing current design philosophy. Quoting the past can be appropriate, however, it should avoid blurring the line between real historic buildings, bridges and other structures. “Contemporary” as a design statement does not simply mean current. Current designs with borrowed detailing inappropriately, inconsistently, or incorrectly used, such as pseudo-Victorian detailing, should be avoided.	Yes		
4.1.4	**Material Palette**			
	As there is a very broad range of materials in today’s design palette, materials proposed for new buildings in a heritage context should include those historically in use. The use and placement of these materials in a contemporary composition and their incorporation with other modern materials is critical to the success of the fit of the proposed building in its context. The proportional use of materials, drawing lines out of the surrounding context, careful consideration of colour and texture all add to the success of a composition.	Yes		

Section	Guideline	Complies	N/A	Discussion
4.1.5	**Proportion of Parts**			
	Architectural composition has always had at its root the study of proportion. In the design of new buildings in a heritage context, work should take into account the proportions of buildings in the immediate context and consider a design solution with proportional relationships that make a good fit. An example of this might be windows. Nineteenth century buildings tended to use a vertical proportion system in the design and layout of windows including both overall windows singly or in built up groups and the layout of individual panes.	Yes		
4.1.6	**Solidity versus Transparency**			
	Similar to proportion, it is a characteristic of historic buildings of the 19th century to have more solid walls with punched window openings. This relationship of solid to void makes these buildings less transparent. It was a characteristic that was based upon technology, societal standards for privacy, and architectural tradition. In contrast buildings of many 20th century styles use large areas of glass and transparency as part of the design philosophy. The relationship of solidity to transparency is a characteristic of new buildings that should be carefully considered. It is an element of fit. The level of transparency in the new work should be set at a level that provides a good fit on street frontages with existing buildings that define the character of the street in a positive way.	Yes		
4.1.7	**Detailing**			
	For new buildings, detailing should refer to the heritage attributes of the immediate context. Detailing can be more contemporary yet with a deference to scale, repetition, lines and levels, beam and column, solid and transparent that relates to the immediate context. In past styles, structure was often unseen, hidden behind a veneer of other surfaces, and “de-tailing” was largely provided by the use of coloured, shaped, patterned or carved masonry or added traditional ornament, moldings, finials, cresting and so on. In contemporary buildings every element of a building can potentially add to the artistic	Yes		

Section	Guideline	Complies	N/A	Discussion
	composition of architectural, structural, mechanical and even electrical systems.			
4.1.8	**New Buildings in the Old South Suburb Heritage Conservation District (Precinct 2)**			
	To enhance the heritage context throughout the entirety of the Old South Suburb Heritage Conservation District, within Precinct 2, Section 4.1, the guidelines for new development in heritage contexts, shall apply to all new development.			
	• Within Precinct 2, Old South Suburb Heritage Conservation District, Section 4.4, the guidelines for integrated development, shall apply to all Old South Suburb Heritage Properties.		×	
	• Within Precinct 2, Old South Suburb Heritage Conservation District, with the exception of Section 4.3.4, Height Transition, Section 4.3, the guidelines for abutting development, shall apply to each property. Where a property does not directly abut an Old South Suburb Heritage Property, the guidelines for abutting development shall apply to the property relative to its nearest adjacent Old South Suburb heritage property with frontage on the same street.	Yes		
4.2	**GUIDELINES FOR INFILL**			
	These guidelines apply to sites that are in between heritage buildings in the downtown.			
4.2.1	**Cornice Line**			
4.2.1(a)	Maintain the same or similar cornice height established by existing heritage buildings for the podium (building base) to create a consistent streetwall height, reinforcing the 'frame' for public streets and spaces.		×	
4.2.2	**Sidewalk Level Height and Articulation**			
4.2.2(a)	Maintain the same or similar height of the first storey of new buildings to the first storey datum line of heritage buildings (i.e. the height of intermediate cornice lines or frieze boards between the first and second storeys).		×	
4.2.2(b)	Maintain other heights and proportions in the first storey such as: • sign band height and size; • window height, size and proportion, including transoms; • door height, position, and setback, and; • maintain the prevailing at-grade use (i.e. retail or residential) while considering the intended use and role of the street.		×	

Section	Guideline	Complies	N/A	Discussion
4.2.3	**Rhythm**			
4.2.3(a)	Maintain the rhythm of existing heritage buildings, generally at a fine scale, typically in 6m to 12m intervals (storefronts, individual buildings, etc.) in a vertical proportion.		×	
4.2.3(b)	For larger or longer buildings, clearly articulate vertical divisions or bays in the façade at this rhythm.		×	
4.2.3(c)	Where appropriate for consistency, provide retail bays or frontages at the same rhythm.		×	
4.2.4	**Window Proportion**			
4.2.4(a)	Maintain the window proportions of existing heritage buildings (generally vertically oriented windows).		×	
4.2.4(b)	Windows should be aligned above each other from storey to storey.		×	
4.2.5	**Materials**			
4.2.5(a)	Provide similar materials to those in use in existing heritage buildings.		×	
4.2.5(b)	Typical materials are masonry, usually brick or stone, in small modular units (bricks, cut stones).		×	
4.2.5(c)	Where materials differ, for example concrete, provide fine scale articulation of the surface finish through score lines, modular units or other such means.		×	
4.2.5(d)	Provide similar colour palettes, typically neutrals and earth tones, and textures.		×	
4.2.5(e)	New materials should be high quality and durable, ensuring they age well.		×	
4.2.6	**Upper Level Stepbacks**			
4.2.6(a)	Building elements that are taller than the podium or streetwall height should step back.		×	
4.2.6(b)	Stepbacks should generally be a minimum of 3 metres in areas of contiguous heritage resources.		×	
4.2.6(c)	In the upper setback levels greater freedom of material choice and design expression is permitted.		×	
4.3	**GUIDELINES FOR ABUTTING DEVELOPMENT**			
	The following guidelines apply to sites that have no heritage buildings on them, but that share a property line with sites that do.			

Section	Guideline	Complies	N/A	Discussion
4.3.1	**Cornice Line**			
4.3.1(a)	Maintain the same or similar cornice height established by existing heritage buildings for the podium (building base) to create a consistent streetwall height, reinforcing the 'frame' for public streets and spaces.	Yes		
4.3.2				
4.3.1(a)	Maintain the rhythm of existing heritage buildings, generally at a fine scale, typically in 6m to 12m intervals (storefronts, individual buildings, etc.) in a vertical proportion.	Yes		
4.3.1(b)	For larger or longer buildings, clearly articulate vertical divisions or bays in the façade at this rhythm.	Yes		
4.3.1(c)	Where appropriate for consistency, provide retail bays or frontages at the same rhythm.	Yes		
4.3.1(d)	Rhythm is of primary importance in the base of new buildings abutting heritage buildings, but some reference to the rhythm may be desirable above the cornice line as well.	Yes		
4.3.3	**Grade Level Height and Articulation**			
4.3.3(a)	Maintain the same or similar height of the first storey of new buildings to the first storey datum line of heritage buildings.	Yes		
4.3.3(b)	Maintain other heights and proportions in the first storey such as: • sign band height and size; • window height, size and proportion, including transoms; • door height, position, and setback, and • maintain the prevailing at-grade use (i.e. retail or residential) but consider the intended use and role of the street.	Yes		
4.3.4	**Height Transition**			
4.3.4(a)	Step back the streetwall of new buildings that are taller than the heritage building to an approximate 45 degree angle plane. This angle plane affects the form of the new building only to the depth of the upper storey stepback plane (i.e. the front-most 3 metres of depth of the building). The angle plane originates at the outside edge of the heritage building and at a height equal to the highest point of the habitable portion of the heritage building as in the diagram.		X	

Section	Guideline	Complies	N/A	Discussion
4.5.10(a)	Most paint manufactures supply a range of mid-toned 'heritage colours' that complement traditional masonry materials and, in general, any and all of these are suitable for use on Barrington Street.		X	
4.5.10(b)	While it is possible to research original colours by scraping down, this has limited value because of the extent of renovation on the street – many wooden features are not original. Rather, it is recommended that paint to be used in a way that enhances the architectural character of the building.		X	
4.5.10(c)	Paint schemes should respect and reinforce the articulation of architectural features such as pilasters, columns, base panels, window casings, moulded trim elements, cornices, dentils, and brackets, etc.		X	
4.5.10(d)	Colours appropriate to the era of the building are encouraged, with the exception of the area described in Section 4.5.3. Within that area, higher-toned colours of individual choice are allowed, although vivid day-glow and fluorescent colours are not allowed. Appropriate colours for areas outside the shopfront (i.e., structural elements framing the shopfront and painted elements on upper storeys) are defined as colours within the 'heritage colour' palettes of major paint manufacturers.		X	
4.6	**GUIDELINS FOR SIGNS ON REGISTERED HERITAGE BUILDINGS AND BUILDINGS IN HERITAGE CONSERVATION DISTRICTS**			
4.6.1	**Basic Principles**			
	For the purpose of these guidelines, the main function of 'business signs' is to identify the business. Business signs are intended to be permanent, exterior signs, usually mounted on buildings. These signs do not carry advertising or temporary or changeable messages. Content is restricted to include only the business name and visual identity graphics, plus brief text and appropriate graphics to describe products and services.	Yes		
4.6.2	**Sign Lighting**			
	With the exception of restrictions on internally lit sign boxes, or awnings, for aesthetic reasons (see next section) there are no specific restrictions in these guidelines for lighting methods. In general, non illuminated signs or indirectly illuminated signs (which reflect light from a source intentionally directed upon it) are preferred.	Yes		
4.6.3	**Materials**			

Section	Guideline	Complies	N/A	Discussion
	Prohibited Materials Include:			
4.6.3(a)	internally-illuminated fascia signs or internally-illuminated awning signs;	Yes		
4.6.3(b)	stretch skin plastics for awning or canopy signs; and	Yes		
4.6.3(c)	textile banners, with or without frames. Banners are not suitable for permanent business signage.	Yes		
4.6.4	**Allowable Sign Types**			
4.6.4.1	**Fascia Signs and Flat Wall-Mounted Signs**			
4.6.4.1(a)	Fascia signs should be installed in the architectural frieze above the storefront, if one exists, in which case the size of the frieze dictates the maximum size of sign.	Yes		
4.6.4.1(b)	If no frieze or other similar architectural feature exists, facia signs for ground-floor businesses should be located in a horizontal band above the upper line of ground floor windows and doors, and below the lower sill of second storey windows. Fascia signs for upper floor occupants would be similarly located above the upper line of windows on their respective floor.		X	
4.6.4.1(c)	The size of such a wall-mounted should be no greater than 50% of the area of the door.		X	
4.6.4.1(d)	Flat wall-mounted signs should project no more than 10cm from the wall if they are located closer than 2.5m vertical to the sidewalk. Wall signs which are above that elevation (i.e. typically those used to sign upper storey occupants) should project no more that 30cm from the wall.		X	
4.6.4.2	**Awning Signs**			
4.6.4.2(a)	Permanent sign graphics may be placed on the sloped front surface of awnings, on the front valence, or on side panels, where these exist.		X	
4.6.4.2(b)	If multiple awnings are used on one wall, only the two outermost side panels may be used for signage.		X	
4.6.4.3	**Projecting Signs**			
4.6.4.3(a)	Projecting signs that identify a ground floor business should be located above or adjacent to the entrance to the business premises.	Yes		
4.6.4.3(b)	Projecting signs can also be used to identify businesses in upper storeys if they are accessible from a street level		X	

Section	Guideline	Complies	N/A	Discussion
	door. In this case one projecting sign is allowable for each such entrance in addition to projecting signage for the ground floor occupant.			
4.6.4.3(c)	Projecting signs may be comprised of 3-dimensional, flat and contour shapes, including effigy signs and symbols. In most cases the imagery represented by sculptural effects or shapes should relate to the business, its products and services so that they serve to identify the business and convey its image	Yes		
4.6.4.4	**Window Signs**			
	Window signs are typically those where the name of the business is painted on a window to both identify the business and provide a visual screen through which the window display can be viewed. For these reasons, window signs should be designed so that they do not unduly obscure vision through the window.	Yes		
4.6.4.5	**Free-standing (Ground) Signs**			
	There are very few opportunities for freestanding (ground) signs in front of historic commercial buildings in the downtown, as buildings typically abut the sidewalk.		X	
4.6.4.6	**Number of Signs**			
	In order to minimize signage clutter, only two of any of the following sign types should be used for any one business: a. Fascia or awning sign (front panel). b. Projecting sign or awning side panels (max 2 panels). c. Wall mounted sign or window sign (including multiple window signs). d. Free-standing (ground) sign.	Yes		
4.6.4.8	**Building Identification Signs**			
	A sign which denotes the address and name of a building (but excluding the name of the business) shall be permitted in addition to other permitted signs. Such signs shall meet the guidelines applicable to the sign type (fascia, hanging, etc.).	Yes		
4.6.4.9	**Murals and Mural Signs**			
	A mural is a painting on a building wall or structure which contains no advertising message or sign, and which is intend ed to serve only as public art or to provide a historical interpretation. A mural sign is a painted sign which is applied directly to the wall of a building or a			

Section	Guideline	Complies	N/A	Discussion
	panel attached to a wall for decorative and illustrative purposes and which contains words, logos, messages or images as an accessory to permitted advertising.		×	
4.6.4.10	**New Signs Modelled on Historic Signs**			
	New signs modelled on historic signs which may not meet these guidelines but for which there is historical evidence may also be permitted subject to referral to and recommendation by the Design Review Committee and Heritage Advisory Committee and subject to such signs being approved under the Land Use By-law.		×	

Attachment E **– Design Manual Checklist: Case 24497**				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
2	**DOWNTOWN PRECINCT GUIDELINES** *(refer to Map 2 of the LUB)*			
2.2	**Precinct 2: Old South Suburb Heritage Conservation District**			
	The design guidelines shall support the heritage conservation district goals of the Old South Suburb Heritage Conservation District (HCD) Plan. The purpose of the HCD Plan is to encourage the preservation, rehabilitation, and restoration of the Old South Suburb's historic buildings, streetscapes, and public spaces. The Plan seeks to promote the District as a unique destination by securing existing heritage resources and by encouraging appropriate development, especially in the large empty spaces of the District. The following three heritage conservation goals are mutually supportive:			
2.2(a)	To promote the District as a heritage and cultural destination for residents and visitors capitalizing on a unique community identity;	Yes		
2.2(b)	To secure and encourage public and private investments in heritage resources protecting and conserving the traditional character of the District; and	Yes		
2.2(c)	To encourage cohesive development that supports a setting consistent with the traditional character of the District.	Yes		
3.1	**THE STREETWALL**			
3.1.1	**Pedestrian-Oriented Commercial** *(refer to Map 3 of the LUB)*			
3.1.1(a)	The articulation of narrow shop fronts, characterized by close placement to the sidewalk.	Yes		The Barrington Street façade appears like narrow shop fronts as the entry doors to residential and commercial spaces are located on the Pedestrian-Oriented Commercial facade.
3.1.1(b)	High levels of transparency (non-reflective and non-tinted glazing on a minimum of 75% of the first floor elevation).	Yes		The first floor elevation shows a minimum of 75% glazing.

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
3.1.1(c)	Frequent entries.	Yes		Proposed building façade has centre entry and two commercial entries that faces the Barrington Street façade to provide frequent entries.
3.1.1(d)	Protection of pedestrians from the elements with awnings and canopies is required along the pedestrian-oriented commercial frontages shown on Map 3 and is encouraged elsewhere throughout the downtown.	Yes		A solid canopy is located over main entry door, centre of Barrington Street façade. The adjacent commercial doors are inset from the streetwall.
3.1.1(e)	Patios and other spill-out activity is permitted and encouraged where adequate width for pedestrian passage is maintained.	Yes		Adequate width sidewalk for permitted patio and spill-out activity in front of Barrington Street façade commercial doors.
3.1.1(f)	Where non-commercial uses are proposed at grade in those areas where permitted, they should be designed such that future conversion to retail or commercial uses is possible.	Yes		The non-commercial residential uses at Tobin and South Streets are so designed

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
				that future conversion to commercial could take place.
3.1.2	**Streetwall Setback** *(refer to Map 6 of the LUB)*			
	To reinforce existing and desired streetscape and land use characteristics, streetwall placements are therefore categorized according to the following setback standards (see Map 6 of the Land Use By-law):			
	• Minimal to no Setback (0-1.5m): Corresponds to the traditional retail streets and business core of the downtown. Except at corners or where an entire block length is being redeveloped, new buildings should be consistent with the setback of the adjacent existing buildings.	No		Proposed building will be consistent with setback of adjacent buildings at Barrington Street but requires variances to setback at Tobin and South Streets under 9(1) of LUB
3.1.3	**Streetwall Height** *(refer to Map 7 of the LUB)*			
	To ensure a comfortable human-scaled street enclosure, streetwall height should generally be no less than 11 metres and generally no greater than a height proportional (1:1) to the width of the street as measured from building face to building face. Accordingly, maximum streetwall heights are defined and correspond to the varying widths of downtown streets – generally 15.5m, 17m or 18.5m. Consistent with the principle of creating strong edges to major public open spaces, a streetwall height of 21.5m is permitted around the perimeter of Cornwallis Park (*n. b. now Peace and Friendship Park*). Maximum Streetwall Heights are shown on Map 7 of the Land Use By-law.	No		Map 7 shows 11m streetwall height for subject site. The proposed building shows a number of streetwalls less than 11m in height. A variance is requested for reduction of streetwall

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
				height under 9(3) of LUB.
3.2	**PEDESTRIAN STREETSCAPES**			
3.2.1	**Design of the Streetwall**			
3.2.1(a)	The streetwall should contribute to the fine grained character of the streetscape by articulating the façade in a vertical rhythm that is consistent with the prevailing character of narrow buildings and storefronts.	Yes		The streetwall contributes to the fine grained character of the streetscape by creating a vertical rhythm with doors and windows.
3.2.1(b)	The streetwall should generally be built to occupy 100% of a property's frontage along streets.	Yes		The streetwall will occupy 100% of the property's frontage along Barrington street.
3.2.1(c)	Generally, streetwall heights should be proportional to the width of the right of way, a 1:1 ratio between streetwall height and right of way width. Above the maximum streetwall height, further building heights are subject to upper storey stepbacks.	No		The streetwall height, if the requested variance is approved, will not be a 1:1 ratio between streetwall height and right-of-way width.
3.2.1(d)	In areas of contiguous heritage resources, streetwall height should be consistent with heritage buildings.	No		This is not an area with contiguous heritage resources
3.2.1(e)	Streetwalls should be designed to have the highest possible material quality and detail.	Yes		Streetwalls show high

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
				quality materials – stone, brick and glass.
3.2.1(f)	Streetwalls should have many windows and doors to provide eyes on the street and a sense of animation and engagement.	Yes		The streetwalls at Tobin and South Streets show many doors and windows providing eyes on the street and contributing to the sense of animation and engagement. The streetwalls at Barrington Street show a centre entry door and adjacent commercial area windows and entry doors to activate and engage the Pedestrian Oriented Commercial façade.
3.2.1(g)	Along pedestrian frontages at grade level, blank walls shall not be permitted, nor shall any mechanical or utility functions (vents, trash vestibules, propane vestibules, etc.) be permitted.	Yes		The proposed pedestrian frontages do not show large expanses of blank walls. The visibility of all mechanical or utility functions will

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
				be minimalized as much as possible by locating them to the rear elevation.
3.2.2	**Building Orientation and Placement** *(refer to Maps 8 and 9 of the LUB)*			
3.2.2(a)	All buildings should orient to, and be placed at, the street edge with clearly defined primary entry points that directly access the sidewalk.	Yes		The proposed building is oriented towards Barrington Street having clearly defined entry points directly accessing the sidewalk.
3.2.2(b)	Alternatively, buildings may be sited to define the edge of an on-site public open space, for example, plazas, promenades, or eroded building corners resulting in the creation of public space. Such treatments are also appropriate for Prominent Visual Terminus sites identified on Map 9 of the Land Use By-law.		n. a.	
3.2.2(c)	Sideyard setbacks are not permitted in the Central Blocks defined on Map 8 of the Land Use Bylaw, except where required for through-block pedestrian connections or vehicular access.		n. a.	
3.2.3	**Retail Uses** *(refer to Map 3 of the LUB)*			
3.2.3(a)	All mandatory retail frontages (Map 3 of Land Use By-law) should have retail uses at-grade with a minimum 75% glazing to achieve maximum visual transparency and animation.	Yes		The proposed retail frontages are located at-grade with minimum 75% glazing.
3.2.3(b)	Weather protection for pedestrians through the use of well-designed awnings and canopies is required along mandatory retail frontages (Map 3) and is strongly encouraged in all other areas.	Yes		Barrington Street is a primary commercial

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
				street at the proposed building location. Drawings show a canopy extended over central entry doors of the building facade.
3.2.3(c)	Where retail uses are not currently viable, the grade-level condition should be designed to easily accommodate conversion to retail at a later date.	Yes		The proposed residential use is so designed to accommodate conversion to retail at a later date.
3.2.3(d)	Minimize the transition zone between retail and the public realm. Locate retail immediately adjacent to, and accessible from, the sidewalk.	Yes		Proposed retail use is immediately adjacent to the sidewalk.
3.2.3(e)	Avoid deep columns or large building projections that hide retail display and signage from view.	Yes		There are no situations or elements that hide retail display or signage.
3.2.3(f)	Ensure retail entrances are located at or near grade. Avoid split level, raised or sunken retail entrances. Where a changing grade along a building frontage may result in exceedingly raised or sunken entries it may be necessary to step the elevation of the main floor slab to meet the grade changes.	Yes		Proposed retail entry points at Barrington Street are located near grade. Although there are grade changes along both Tobin and South Streets there

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
				are no proposed retail entry points located at those streets.
3.2.3(g)	Commercial signage should be well designed and of high material quality to add diversity and interest to retail streets, while not being overwhelming.	Yes		All signage will be well designed of high quality material and will be diverse and interesting in an understated manner.
3.2.4	**Residential Uses**			
3.2.4(a)	Individually accessed residential units (i.e. town homes) should have front doors on the street, with appropriate front yard privacy measures such as setbacks and landscaping. Front entrances and first floor slabs should be raised above grade level for privacy, and should be accessed through means such as steps, stoops and porches.	Yes		Individually accessed residential units at Tobin and South Streets have individually accessed front doors; these entry points will be inset from the streetline.
3.2.4(b)	Residential units accessed by a common entrance and lobby may have the entrance and lobby elevated or located at grade-level, and the entrance should be clearly recognizable from the exterior through appropriate architectural treatment.	Yes		The common entry point to the vestibule, lobby and residential units is clearly recognizable from the exterior through a material change from

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
				stone to brick and a break in the signage band each side of the entry.
3.2.4(c)	Projects that feature a combination of individually accessed units in the building base with common entrance or lobby-accessed units in the upper building, are encouraged.	Yes		The proposed building has both individually accessed residential units as well as lobby-accessed units in the upper building.
3.2.4(d)	Units with multiple bedrooms (2 and 3 bedroom units) should be provided that have immediately accessible outdoor amenity space. The amenity space may be at-grade or on the landscaped roof of a podium.	Yes		Some of the two bedroom units are immediately accessible to portions of the landscaped roof and where not possible the units have balconies.
3.2.4(e)	Units provided to meet housing affordability requirements shall be uniformly distributed throughout the development and shall be visually indistinguishable from market-rate units through the use of identical levels of design and material quality.		n. a.	
3.2.4(f)	Residential uses introduced adjacent to pre-existing or concurrently developed eating and drinking establishments should incorporate acoustic dampening building materials to mitigate unwanted sound transmission.		n. a.	
3.2.5	**Sloping Conditions**			

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
3.2.5(a)	Maintain active uses at-grade, related to the sidewalk, stepping with the slope. Avoid levels that are distant from grade.	Yes		Active uses are maintained at-grade and step with the slope along Tobin and South Streets.
3.2.5(b)	Provide a high quality architectural expression along facades. Consider additional detailing, ornamentation or public art to enhance the experience.	Yes		A high quality architectural expression is maintained along the facades.
3.2.5(c)	Provide windows, doors and other design articulation along facades; blank walls are not permitted.	Yes		Large expanses of blank walls are not proposed.
3.2.5(d)	Articulate the façade to express internal floor or ceiling lines; blank walls are not permitted.	Yes		The internal floors are expressed on the facades.
3.2.5(e)	Wrap retail display windows a minimum of 4.5 metres around the corner along sloping streets, where retail is present on the sloping street.	No		Retail display windows wrap around the corner along the sloping side streets at the Barrington Street and South Street corner. Instead of windows wrapping around at the corner at Barrington Street and Tobin Street entry doors

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
				are proposed.
3.2.5(f)	Wherever possible, provide pedestrian entrances on sloping streets. If buildings are fully accessible at other entrances, consider small flights of steps or ramps up or down internally to facilitate entrances on the slope.	No		Pedestrian entrances to the townhouse form residential units at Tobin and South Streets are accessed by external steps from the sidewalk.
3.2.5(g)	Flexibility in streetwall heights is required in order to transition from facades at a lower elevation to facades at higher elevations on the intersecting streets. Vertical corner elements (corner towers) can facilitate such transitions, as can offset or “broken” cornice lines at the top of streetwalls on sloping streets.	Yes		A streetwall height variance has been requested to avoid stepping or offsetting the cornice line to keep the cornice level around the perimeter of the building.
3.2.7	**Other Uses**			
3.2.7(a)	Non-commercial uses at-grade should animate the street with frequent entries and windows.	Yes		The residential uses at-grade animate the street with frequent entries and windows.
3.3	**BUILDING DESIGN**			
3.3.1	**Building Articulation**			
3.3.1(a)	To encourage continuity in the streetscape and to ensure vertical breaks in the façade, buildings shall be designed to reinforce the following key elements through the use of setbacks, extrusions, textures, materials, detailing, etc.:	Base: Yes Middle: Yes		The “base” of the building is clearly

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
	• **Base**: Within the first four storeys, a base should be clearly defined and positively contribute to the quality of the pedestrian environment through animation, transparency, articulation and material quality. • **Middle**: The body of the building above the base should contribute to the physical and visual quality of the overall streetscape. • **Top**: The roof condition should be distinguished from the rest of the building and designed to contribute to the visual quality of the skyline.	Top: Yes		defined by the stone and brick material and the punched vertically proportioned windows. The “body” of the building is proposed to be three vertical sections of glazed aluminum curtain wall, one at each outer edge and the other in the centre with two vertical sections of stone dividing the other three verticals; all extending from the base to the top height of the building. The top of the building is a setback at level 8 enclosed by surmounted by a mechanical penthouse. No lighting plans have been submitted.

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
3.3.1(b)	Buildings should seek to contribute to a mix and variety of high quality architecture while remaining respectful of downtown's context and tradition.	No		Existing residential buildings in the downtown and provide the context for this proposal are not commonly built with glazed curtain walls – most are solid walls -, wooden, brick or masonry with vertically proportioned punched windows.
3.3.1(c)	To provide architectural variety and visual interest, other opportunities to articulate the massing should be encouraged, including vertical and horizontal recesses or projections, datum lines, and changes in material, texture or colour.	Yes		The designer has articulated the massing of the proposed building in several ways, both at the streetwall and the body of the building, with surface articulation, protrusions and recesses.
3.3.1(d)	Street facing facades should have the highest design quality, however, all publicly viewed facades at the side and rear should have a consistent design expression.	Yes		The street facing facades will show high quality design expression

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
				and the rear elevation will be equally treated.
3.3.2	**Materials**			
3.3.2(a)	Building materials should be chosen for their functional and aesthetic quality, and exterior finishes should exhibit quality of workmanship, sustainability and ease of maintenance.	Yes		
3.3.2(b)	Too varied a range of building materials is discouraged in favour of achieving a unified building image.	Yes		The proposal shows a limited materials palette.
3.3.2(c)	Materials used for the front façade should be carried around the building where any facades are exposed to public view at the side or rear.	Yes		
3.3.2(d)	Changes in material should generally not occur at building corners.	Yes		
3.3.2(e)	Building materials recommended for new construction include brick, stone, wood, glass, in-situ concrete and pre-cast concrete.	Yes		Stone, brick, concrete, glass are proposed for this building.
3.3.2(f)	In general, the appearance of building materials should be true to their nature and should not mimic other materials.	Yes		
3.3.2(g)	Stucco and stucco-like finishes shall not be used as a principle exterior wall material.	Yes		
3.3.2(h)	Vinyl siding, plastic, plywood, concrete block, EIFS (exterior insulation and finish systems where stucco is applied to rigid insulation), and metal siding utilizing exposed fasteners are prohibited.	Yes		
3.3.2(i)	Darkly tinted or mirrored glass is prohibited. Clear glass is preferable to light tints. Glare reduction coatings are preferred.	Yes		
3.3.2(j)	Unpainted or unstained wood, including pressure treated wood, is prohibited as a building material for permanent decks, balconies, patios, verandas, porches, railings and other similar architectural embellishments, except that these guidelines shall not apply to seasonal sidewalk cafes.	Yes		

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
3.3.3	**Entrances**			
3.3.3(a)	Emphasize entrances with such architectural expressions as height, massing, projection, shadow, punctuation, change in roof line, change in materials, etc.	Yes		
3.3.3(b)	Ensure main building entrances are covered with a canopy, awning, recess or similar device to provide pedestrian weather protection.	Yes		
3.3.3(c)	Modest exceptions to setback and stepback requirements are possible to achieve these goals.	Yes		Streetline setback variances are requested to inset residential entries at Tobin and South Streets.
3.3.4	**Roof Line and Roofscapes**			
3.3.4(a)	Buildings above six storeys (mid and high-rise) contribute more to the skyline of individual precincts and the entire downtown, so their roof massing and profile must include sculpting, towers, night lighting or other unique features.	Yes		The proposed building design considers the combined setback and mechanical penthouse of the top as contribution to the area skyline.
3.3.4(b)	The expression of the building top (see previous) and roof, while clearly distinguished from the building middle, should incorporate elements of the middle and base such as pilasters, materials, massing forms or datum lines.	Yes		The proposed building top incorporates materials and massing forms alluding to the elements of the middle and base.
3.3.4(c)	Landscaping treatment of all flat rooftops is required. Special attention shall be given to landscaping rooftops in	Yes		All flat rooftops are

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
	precincts 3, 5, 6 and 9, which abut Citadel Hill and are therefore pre-eminently visible. The incorporation of living green roofs is strongly encouraged.			to be landscaped.
3.3.4(d)	Ensure all rooftop mechanical equipment is screened from view by integrating it into the architectural design of the building and the expression of the building top. Mechanical rooms and elevator and stairway head-houses should be incorporated into a single well-designed roof top structure. Sculptural and architectural elements are encouraged to add visual interest.	Yes		All rooftop mechanicals are enclosed by a single penthouse form to screen them from view.
3.3.4(e)	Low-rise flat roofed buildings should provide screened mechanical equipment. Screening materials should be consistent with the main building design. Sculptural and architectural elements are encouraged for visual interest as the roofs of such structures have very high visibility.		n. a.	
3.3.4(f)	The street-side design treatment of a parapet should be carried over to the back-side of the parapet for a complete, finished look where they will be visible from other buildings and other high vantage points.	Yes		
3.4	**CIVIC CHARACTER**			
3.4.1	**Prominent Frontages and View Termini** *(refer to Map 9 of the LUB and Map 1 in the DM)*			
3.4.1(a)	***Prominent Visual Terminus Sites***: These sites identify existing or potential buildings and sites that terminate important view corridors and that can strengthen visual connectivity across downtown. On these sites distinctive architectural treatments such as spires, turrets, belvederes, porticos, arcades, or archways should be provided. Design elements (vertical elements, porticos, entries, etc.) should be aligned to the view axis. Prominent Visual Terminus Sites are shown on Map 9 in the Land Use By-law.		n. a.	
3.4.1(b)	***Prominent Civic Frontage:*** These frontages identify highly visible building sites that front onto important public open spaces such as the Citadel and Cornwallis Park (n. b. Peace and Friendship Park), as well as important symbolic or ceremonial visual and physical connections such as the waterfront boardwalks, the proposed Grand Promenade linking the waterfront to the Town Clock, and other east-west streets that connect the downtown to the waterfront. Prominent Civic Frontages are shown on Map 1 in Appendix A of the Design Manual.	Yes		Prominent Civic or Cultural Frontage as shown on Map 1. The site for this proposed building has a high visibility because of

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
				its location across from the Peace and Friendship Park as the openness imparts a visual sense of connectedness between the two spaces. The symbolism of the park extends beyond the park bounds to influence surrounding spaces and buildings. In turn buildings derive importance from the connection.
3.4.2	**Corner Sites**			
3.4.2(a)	Provision of a change in the building massing at the corner, in relation to the streetwall.	No		
3.4.2(b)	Provision of distinctive architectural treatments such as spires, turrets, belvederes, porticos, arcades, or archways.	No		
3.4.2(c)	Developments on all corner sites must provide a frontal design to both street frontages.	No		
3.4.2(d)	Alternatively, buildings may be sited to define the edge of an on-site public open space, for example, plazas, promenades, or eroded building corners resulting in the creation of public space.		n. a.	
3.5	**PARKING, SERVICES AND UTILITIES**			
3.5.1	**Vehicular Access, Circulation, Loading and Utilities**			
3.5.1(a)	Locate parking underground or internal to the building (preferred), or to the rear of buildings.	Yes		

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
3.5.1(b)	Ensure vehicular and service access has a minimal impact on the streetscape, by minimizing the width of the frontage it occupies, and by designing integrated access portals and garages.	Yes		
3.5.1(c)	Locate loading, storage, utilities, areas for delivery and trash pick-up out of view from public streets and spaces, and residential uses.	No		Difficult to locate areas for loading, delivery, trash pick-up as the access to these uses is located at the Tobin Street façade (see below).
3.5.1(d)	Where access and service areas must be visible from or shared with public space, provide high quality materials and features that can include continuous paving treatments, landscaping and well-designed doors and entries.	Yes		It is recognized this area must be visible but an effort has been made to mitigate visual impact with landscaping and well designed inset entry.
3.5.1(e)	Coordinate and integrate utilities, mechanical equipment and meters with the design of the building, for example, using consolidated rooftop structures or internal utility rooms.	Yes		
3.5.1(f)	Locate heating, venting and air conditioning vents away from public streets. Locate utility hook-ups and equipment (i.e. gas meters) away from public streets and to the sides and rear of buildings, or in underground vaults.	Yes		
3.5.4	**Lighting**			
3.5.4(a)	Attractive landscape and architectural features can be highlighted with spot-lighting or general lighting placement.	Yes		
3.5.4(b)	Consider a variety of lighting opportunities inclusive of street lighting, pedestrian lighting, building up- or down-lighting, internal building lighting, internal and external	Yes		

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
	signage illumination (including street addressing), and decorative or display lighting.			
3.5.4(c)	Illuminate landmark buildings and elements, such as towers or distinctive roof profiles.		n. a.	
3.5.4(d)	Encourage subtle night-lighting of retail display windows.	Yes		
3.5.4(e)	Ensure there is no 'light trespass' onto adjacent residential areas by the use of shielded "full cut-off" fixtures.	Yes		
3.5.4(f)	Lighting shall not create glare for pedestrians or motorists by presenting unshielded lighting elements in view.	Yes		
3.5.5	**Signs**			
3.5.5(a)	Integrate signs into the design of building facades by placing them within architectural bay, friezes or datum lines, including coordinated proportion, materials and colour.	Yes		
3.5.5(b)	Signs should not obscure windows, cornices or other architectural elements.	Yes		
3.5.5(c)	Sign scale should reinforce the pedestrian scale of the downtown, through location at or near grade level for viewing from sidewalks.	Yes		
3.5.5(d)	Large freestanding signs (such as pylons), signs on top of rooftops, and large scale advertising (such as billboards) are prohibited.	Yes		
3.5.5(e)	Signs on heritage buildings should be consistent with traditional sign placement such as on a sign band, window lettering, or within architectural orders.		n. a.	
3.5.5(f)	Street addressing shall be clearly visible for every building.	Yes		
3.5.5(g)	The material used in signage shall be durable and of high quality and should relate to the materials and design language of the building.	Yes		
3.6	**SITE PLAN VARIANCES**			
	Where all other conditions are met, and subject to the conditions set out here, clearly specified variances of certain land use by-law requirements may be considered. The following types of variances may be considered throughout downtown Halifax by Site Plan Approval:			
3.6.1	**Streetwall Setback Variance**			
	Streetwall setbacks may be varied by Site Plan Approval where:			

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
3.6.1(a)	the streetwall setback is consistent with the objectives and guidelines of the Design Manual;	Yes		
3.6.1(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		n. a.	
3.6.1(c)	the streetwall setback of abutting buildings is such that the streetwall setback would be inconsistent with the character of the street.		n. a.	
3.6.2	**Side and Rear Yard Setback Variance**			
	Side and rear yard setbacks may be varied by Site Plan Approval where:			
3.6.2(a)	the modified setback is consistent with the objectives and guidelines of the Design Manual; and	Yes		
3.6.2(b)	the modification does not negatively impact abutting uses by providing insufficient separation.		n. a.	
3.6.3	**Streetwall Height Variances**			
	Streetwall heights may be varied by Site Plan Approval where:			
3.6.3(a)	the streetwall height is consistent with the objectives and guidelines of the Design Manual; and	No		Variance requested
3.6.3(b)	the modification is for a corner element that is used to join streetwalls of differing heights; or		n. a.	
3.6.3(c)	the streetwall height of abutting buildings is such that the streetwall height would be inconsistent with the character of the street; or		n. a.	
3.6.3(d)	where a landmark building element is called for pursuant to the Design Manual.		n. a.	
3.6.4	**Streetwall Width Variance**			
	Streetwall widths may be varied by Site Plan Approval where:			
3.6.4(a)	the streetwall width is consistent with the objectives and guidelines of the Design Manual; and	Yes		
3.6.4(b)	the resulting gap in the streetwall has a clear purpose, is well-designed and makes a positive contribution to the streetscape.		n. a.	
3.6.5	**Upper Storey Streetwall Stepback Variance**			
	Upper storey streetwall stepbacks may be varied by Site Plan Approval where:			

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
3.6.5(a)	the upper storey streetwall setback is consistent with the objectives and guidelines of the Design Manual; and	No		Variance requested.
3.6.5(b)	the modification results in a positive benefit such as improved heritage preservation or the remediation of an existing blank building wall.		n. a.	
	Note: In cases where the maximum streetwall height is within two storeys of the maximum building height, the Design Review Committee may reduce the maximum streetwall height to ensure an appropriate proportion of streetwall height to upper building height.			
3.6.6	**Upper Storey Side Yard Stepback Variance**			
	The setbacks requirements of this section may be varied by Site Plan Approval where:			
3.6.6(a)	the upper storey side yard stepback is consistent with the objectives and guidelines of the Design Manual; and	Yes		
3.6.6(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		n. a.	
3.6.6(c)	a reduction in setback results in the concealment of an existing blank wall with a new, well designed structure.		n. a.	
3.6.7	**Maximum Tower Width Variance**			
	The maximum tower dimensions may be varied by Site Plan Approval where:			
3.6.7(a)	the maximum tower width is consistent with the objectives and guidelines of the Design Manual; and		n. a.	
3.6.7(b)	the modification results in a clear public benefit such as the remediation of an existing blank building wall.		n. a.	
3.6.8	**Maximum Height Variance**			
	Maximum building height may be subject to modest variance by Site Plan Approval where:			
3.6.8(a)	the maximum height is consistent with the objectives and guidelines of the Design Manual; and	Yes		
3.6.8(b)	the additional building height is for rooftop architectural features and the additional height does not result in an increase in gross floor area;		n. a.	
3.6.8(c)	the maximum building height is less than 1.5 metres below the View Plane or Rampart height requirements;		n. a.	
3.6.8(d)	where a landmark building element is provided pursuant to the Design Manual; or		n. a.	
3.6.8(e)	where the additional height is shown to enable the adaptive re-use of heritage buildings.		n. a.	

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
3.6.12	**Landscaped Open Space Variance**			
	Landscaped open space requirements may be varied by Site Plan Approval where:			
3.6.12(a)	The landscaped open space to be provided is consistent with the objectives and guidelines of the Design Manual; and	Yes		
3.6.12(b)	The modification does not exceed 10% of the requirement.		n. a.	
3.6.14	**Prohibited External Cladding Material Variance**			
	The use of prohibited external cladding materials may be varied by Site Plan Approval where:			
3.6.14(a)	The objectives and guidelines of the Design Manual are met;	Yes		
3.6.14(b)	The use of the material is necessary for an appropriate architectural embellishment of the building; and		n. a.	
3.6.14(c)	The material does not exceed 10% of the total area of the façade.		n. a.	
3.6.15	**Land Uses at Grade Variance**			
	The minimum floor-to-floor height for the ground floor of a building having access at the streetline or Transportation Reserve may be varied by Site Plan Approval where:			
3.6.15(a)	the proposed floor-to-floor height of the ground floor is consistent with the objectives and guidelines of the Design Manual; and	No		Variance requested
3.6.15(b)	the proposed floor-to-floor height of the ground floor does not result in a sunken ground floor condition;	Yes		
	And at least one of the following:			
3.6.15(c)	in the case of the proposed addition to an existing building, 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		n. a.	
3.6.15(d)	in the case of a proposed infill building, the floor-to-floor heights of the ground floors of abutting buildings along a common street frontage are such that the required floor-to-floor height for the ground floor of the infill building would be inconsistent with the established character of the street; or		n. a.	
3.6.15(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		n. a.	

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
	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 floor-to-floor height at its highest point that would be impractical; or			
3.6.15(f)	in the case of a new building to be situated on a site located outside of the Central Blocks and off a Pedestrian-Oriented Commercial Street, the floor-to-floor height of the ground floor may be reduced to 3.5 metres if it is to be fully occupied by residential uses.	Yes		A variance is requested.
4.1	**NEW DEVELOPMENT IN HERITAGE CONTEXTS**			
	There are three conditions under which new buildings can be introduced into heritage contexts in downtown Halifax, and different design strategies apply to them with the same objective of ensuring that as the downtown evolves, it continuously becomes more and more coherent: 1. Infill – This type of development occurs on sites that do not contain a heritage resource, but rather occur on vacant or underutilized sites that are in between other heritage properties, abutting them on each side. Typically, a strong contiguous heritage context exists around them. 2. Abutting – This type of development occurs on sites that do not contain a heritage resource but that are directly abutting a heritage resource on one side. This type of development occurs in a less contiguous heritage environment than infill. 3. Integrated and Additions – This type of development occurs on the same site as a heritage resource. Integrated developments occur on sites where existing heritage structures are part of a larger consolidated site or significant development proposal, and where heritage buildings are to be integrated into a larger building or building grouping. Additions are to existing heritage properties to which new construction will be added, often on top of existing buildings, but can be to the sides or rear in manner that respects existing heritage attributes.			
4.1.1	**Replicas and Reconstructed Buildings**			
	On some sites the opportunity may exist to replicate a formerly existing structure with a new building, or as a part of a larger building proposal. This approach is possible where good documentary evidence exists. The replication of a historic building should proceed in a similar manner to the restoration of an existing but altered or deteriorated structure. Design of the building should be based on documentary evidence including photographs, maps, surveys and historic design and construction drawings. The interior space and basic structure of a replica building is not required to, but may, also use historic materials or details as long as the exterior presentation replicates the original structure.		n. a.	
4.1.2	**New Buildings in Heritage Contexts**			
	Entirely new buildings may be proposed where no previous buildings existed, where original buildings are missing, or where severely deteriorated or non-historic	Yes		

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
	buildings are removed. The intention in designing such new buildings should not be to create a false or ersatz historic building, instead the objective must be to create a sensitive well-designed new structure “of its time” that fits and is compatible with the character of the district or its immediate context. The design of new buildings should carefully consider requirements elsewhere in these guidelines for density, scale, height, setbacks, stepbacks, coverage, landscaped open space, view corridors, and shadowing. Design considerations include: contemporary design, material palette, proportions of parts, solidity vs. transparency and detailing.			
4.1.3	**Contemporary Design**			
	New work in heritage contexts should not be aggressively idiosyncratic but rather it should be neighbourly and respectful of its heritage context, while at the same time representing current design philosophy. Quoting the past can be appropriate, however, it should avoid blurring the line between real historic buildings, bridges and other structures. “Contemporary” as a design statement does not simply mean current. Current designs with borrowed detailing inappropriately, inconsistently, or incorrectly used, such as pseudo-Victorian detailing, should be avoided.	Yes		
4.1.4	**Material Palette**			
	As there is a very broad range of materials in today’s design palette, materials proposed for new buildings in a heritage context should include those historically in use. The use and placement of these materials in a contemporary composition and their incorporation with other modern materials is critical to the success of the fit of the proposed building in its context. The proportional use of materials, drawing lines out of the surrounding context, careful consideration of colour and texture all add to the success of a composition.	Yes		
4.1.5	**Proportion of Parts**			
	Architectural composition has always had at its root the study of proportion. In the design of new buildings in a heritage context, work should take into account the proportions of buildings in the immediate context and consider a design solution with proportional relationships that make a good fit. An example of this might be windows. Nineteenth century buildings tended to use a vertical proportion system in the design and layout of windows including both overall windows singly or in built up groups and the layout of individual panes.	Yes		

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
4.1.6	**Solidity versus Transparency**			
	Similar to proportion, it is a characteristic of historic buildings of the 19th century to have more solid walls with punched window openings. This relationship of solid to void makes these buildings less transparent. It was a characteristic that was based upon technology, societal standards for privacy, and architectural tradition. In contrast buildings of many 20th century styles use large areas of glass and transparency as part of the design philosophy. The relationship of solidity to transparency is a characteristic of new buildings that should be carefully considered. It is an element of fit. The level of transparency in the new work should be set at a level that provides a good fit on street frontages with existing buildings that define the character of the street in a positive way.	Yes		
4.1.7	**Detailing**			
	For new buildings, detailing should refer to the heritage attributes of the immediate context. Detailing can be more contemporary yet with a deference to scale, repetition, lines and levels, beam and column, solid and transparent that relates to the immediate context. In past styles, structure was often unseen, hidden behind a veneer of other surfaces, and “de-tailing” was largely provided by the use of coloured, shaped, patterned or carved masonry or added traditional ornament, moldings, finials, cresting and so on. In contemporary buildings every element of a building can potentially add to the artistic composition of architectural, structural, mechanical and even electrical systems.	Yes		
4.1.8	**New Buildings in the Old South Suburb Heritage Conservation District (Precinct 2)**			
	To enhance the heritage context throughout the entirety of the Old South Suburb Heritage Conservation District, within Precinct 2, Section 4.1, the guidelines for new development in heritage contexts, shall apply to all new development.			
	• Within Precinct 2, Old South Suburb Heritage Conservation District, Section 4.4, the guidelines for integrated development, shall apply to all Old South Suburb Heritage Properties.	Yes		The proposed building is within Precinct 2 of the OSS HCD but is not a Heritage Property
	• Within Precinct 2, Old South Suburb Heritage Conservation District, with the exception of	Yes		The proposed

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
	Section 4.3.4, Height Transition, Section 4.3, the guidelines for abutting development, shall apply to each property. Where a property does not directly abut an Old South Suburb Heritage Property, the guidelines for abutting development shall apply to the property relative to its nearest adjacent Old South Suburb heritage property with frontage on the same street.			building is within OSS HCD and sec. 4.3 shall apply. The subject property does not abut any OSS Heritage properties – the nearest OSS heritage property with frontage on the same street to the north is Henry House; to the south the next nearest heritage property is 1138 & 1140 Barrington Street.
4.2	**GUIDELINES FOR INFILL**			
	These guidelines apply to sites that are in between heritage buildings in the downtown.			
4.2.1	**Cornice Line**			
4.2.1(a)	Maintain the same or similar cornice height established by existing heritage buildings for the podium (building base) to create a consistent streetwall height, reinforcing the 'frame' for public streets and spaces.	Yes		The cornice line at Henry House is located at top level of two storey stone building. The cornice line at 1138/1140 Barrington Street is at the top level of a one storey streetwall

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
				(mansard roof). The proposed building's cornice line is at the top level of the third floor and a portion of the fourth.
4.2.2	**Sidewalk Level Height and Articulation**			
4.2.2(a)	Maintain the same or similar height of the first storey of new buildings to the first storey datum line of heritage buildings (i.e. the height of intermediate cornice lines or frieze boards between the first and second storeys).	Yes		The first storey datum of the proposed building is similar to the first storey height of the adjacent Heritage Buildings.
4.2.2(b)	Maintain other heights and proportions in the first storey such as: • sign band height and size; • window height, size and proportion, including transoms; • door height, position, and setback, and; • maintain the prevailing at-grade use (i.e. retail or residential) while considering the intended use and role of the street.	Yes		Henry House, now a commercial use, was built as a residential use and has three vertical bays – one of them being a door. The openings are similar in size and proportion and are located higher off the ground level than the proposed windows. 1138/1140 Barrington Street is a

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
				residential use with two vertical bays containing doors.
4.2.3	**Rhythm**			
4.2.3(a)	Maintain the rhythm of existing heritage buildings, generally at a fine scale, typically in 6m to 12m intervals (storefronts, individual buildings, etc.) in a vertical proportion.	Yes		The proposed building shows a similar rhythm in windows and doors to the existing heritage buildings. The window proportions of Henry House are more vertical than the proposed windows.
4.2.3(b)	For larger or longer buildings, clearly articulate vertical divisions or bays in the façade at this rhythm.		n. a.	
4.2.3(c)	Where appropriate for consistency, provide retail bays or frontages at the same rhythm.	Yes		Ground floor commercial emulates rhythm of Henry House windows
4.2.4	**Window Proportion**			
4.2.4(a)	Maintain the window proportions of existing heritage buildings (generally vertically oriented windows).	Yes		
4.2.4(b)	Windows should be aligned above each other from storey to storey.	Yes		
4.2.5	**Materials**			
4.2.5(a)	Provide similar materials to those in use in existing heritage buildings.	Yes		Henry House is a stone edifice and 1138/1140 Barrington St

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
				is wooden Victorian home. The proposed building uses stone as ground floor material and two colours of brick to differentiate layers above the ground floor.
4.2.5(b)	Typical materials are masonry, usually brick or stone, in small modular units (bricks, cut stones).	Yes		Stone and brick are proposed.
4.2.5(c)	Where materials differ, for example concrete, provide fine scale articulation of the surface finish through score lines, modular units or other such means.	Yes		Any concrete cladding should display surface articulation
4.2.5(d)	Provide similar colour palettes, typically neutrals and earth tones, and textures.	Yes		
4.2.5(e)	New materials should be high quality and durable, ensuring they age well.	Yes		
4.2.6	**Upper Level Stepbacks**			
4.2.6(a)	Building elements that are taller than the podium or streetwall height should step back.	Yes		
4.2.6(b)	Stepbacks should generally be a minimum of 3 metres in areas of contiguous heritage resources.	Yes	n. a.	
4.2.6(c)	In the upper setback levels greater freedom of material choice and design expression is permitted.	Yes		A glazed aluminum curtain wall is proposed in upper setback levels. Consider the glazed curtain wall material playing a role in

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
				making the distinctive top level.
4.3	**GUIDELINES FOR ABUTTING DEVELOPMENT**			
	The following guidelines apply to sites that have no heritage buildings on them, but that share a property line with sites that do.			
4.3.1	**Cornice Line**			
4.3.1(a)	Maintain the same or similar cornice height established by existing heritage buildings for the podium (building base) to create a consistent streetwall height, reinforcing the 'frame' for public streets and spaces.	No		See 2.4.1(a)
4.3.2	**Rhythm**			
4.3.1(a)	Maintain the rhythm of existing heritage buildings, generally at a fine scale, typically in 6m to 12m intervals (storefronts, individual buildings, etc.) in a vertical proportion.	Yes		See 2.4.3(a)
4.3.1(b)	For larger or longer buildings, clearly articulate vertical divisions or bays in the façade at this rhythm.	Yes		See 2.4.3(a)
4.3.1(c)	Where appropriate for consistency, provide retail bays or frontages at the same rhythm.	Yes		See 2.4.3(a)
4.3.1(d)	Rhythm is of primary importance in the base of new buildings abutting heritage buildings, but some reference to the rhythm may be desirable above the cornice line as well.	Yes		See 2.4.3(a)
4.3.3	**Grade Level Height and Articulation**			
4.3.3(a)	Maintain the same or similar height of the first storey of new buildings to the first storey datum line of heritage buildings.	Yes		4.2.2(a) and (b)
4.3.3(b)	Maintain other heights and proportions in the first storey such as: • sign band height and size; • window height, size and proportion, including transoms; • door height, position, and setback, and • maintain the prevailing at-grade use (i.e. retail or residential) but consider the intended use and role of the street.	Yes		
4.3.4	**Height Transition**			
4.3.4(a)	Step back the streetwall of new buildings that are taller than the heritage building to an approximate 45 degree angle plane. This angle plane affects the form of the new		n. a.	See ss. 4.1.8

Attachment E– Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
	building only to the depth of the upper storey stepback plane (i.e. the front-most 3 metres of depth of the building). The angle plane originates at the outside edge of the heritage building and at a height equal to the highest point of the habitable portion of the heritage building as in the diagram.			
4.3.4(b)	Above the cornice line established by the heritage building the streetwall plane of the new building abutting the heritage building must observe the approximately 45 degree angular plane. This angle plane affects the form of the new building only to the depth of the upper storey stepback plane.		n. a.	See ss. 4.1.8
4.4	**GUIDELINES FOR INTEGRATED DEVELOPMENTS AND ADDITIONS**			
	This section applies to development proposed for a site upon which a heritage resource exists.			
4.4.1	**Building Setback**			
4.4.1(a)	New buildings proposed to abut heritage buildings on the same site (integrated development) should generally transition to heritage buildings by introducing a building setback from the building line. This setback can be accomplished in several alternate ways, including: • new construction is entirely setback from the heritage building, resulting in a freestanding heritage structure. This is suitable where multiple façades have heritage value • new construction is setback from the street frontage of the heritage building, but only to a depth required to give the heritage structure visual prominence. • new construction is setback along its entire façade from the street line established by the heritage structure (see diagram for Option 3 at left).		n. a.	
4.4.1(b)	Consideration should only be given to the construction of new buildings abutting, or as an addition to, a heritage resource, when the parts of the heritage building that will be enclosed or hidden from view by the new construction do not contain significant heritage attributes.		n. a.	
4.4.2	**Cornice Line & Upper Level Stepbacks**			
4.4.2(a)	Maintain the same or similar cornice height for the podium building (building base) to create a consistent streetwall height, reinforcing the ‘frame’ for public streets and spaces.	Yes		
4.4.2(b)	Stepback building elements that are taller than the podium or streetwall height. Stepbacks should generally be a minimum of 3 metres for flat-roofed streetwall	No		A streetwall stepback

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
	buildings and increase significantly (up to 10 metres) for landmark buildings, and buildings with unique architectural features such as peaked roofs or towers.			variance is requested.
4.4.2(c)	Greater flexibility in the contemporary interpretation of historic materials and design elements is permitted.	Yes		
4.4.3	**Façade Articulation and Materials**			
	Similarity:			
4.4.3(a)	Maintain the same architectural order and rhythm of both horizontal and vertical divisions in the facade.		n. a.	
4.4.3(b)	Provide similar materials to existing heritage buildings.		n. a.	
4.4.3(c)	Typical materials are masonry, usually brick or stone, in small modular units (bricks, cut stones).		n. a.	
4.4.3(d)	Where materials differ, for example concrete, provide fine scale articulation of the surface through score lines or modular units.		n. a.	
4.4.3(e)	Provide similar colour palettes, typically neutrals and earth tones.		n. a.	
	Contrast:		n. a.	
4.4.3(f)	Consider existing architectural order and rhythm of both horizontal and vertical divisions in the façade in the articulation of the new building.		n. a.	
4.4.3(g)	Provide contrasting materials and surface treatments that complement the heritage building. Use of glass can be effective both for its transparency and reflectivity.		n. a.	
4.4.3(h)	Ensure materials and detailing are of the highest quality. In a downtown-wide context, use of contrast should result in the most exemplary buildings in the downtown		n. a.	
	The objective is to allow and encourage contemporary shopfront design in historic commercial buildings to support and stimulate retail revitalization. The historic frame is the supporting structure for the upper facade, comprised of visible elements such as pilasters or columns which visually frame the shopfront.		n. a.	
4.6	**GUIDELINES FOR SIGNS ON REGISTERED HERITAGE BUILDINGS AND BUILDINGS IN HERITAGE CONSERVATION DISTRICTS**			
4.6.1	**Basic Principles**			
	For the purpose of these guidelines, the main function of ‘business signs’ is to identify the business. Business	Yes		

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
	signs are intended to be permanent, exterior signs, usually mounted on buildings. These signs do not carry advertising or temporary or changeable messages. Content is restricted to include only the business name and visual identity graphics, plus brief text and appropriate graphics to describe products and services.			
4.6.2	**Sign Lighting**			
	With the exception of restrictions on internally lit sign boxes, or awnings, for aesthetic reasons (see next section) there are no specific restrictions in these guidelines for lighting methods. In general, non illuminated signs or indirectly illuminated signs (which reflect light from a source intentionally directed upon it) are preferred.	Yes		
4.6.3	**Materials**			
	Prohibited Materials Include:			
4.6.3(a)	internally-illuminated fascia signs or internally-illuminated awning signs;	Yes		
4.6.3(b)	stretch skin plastics for awning or canopy signs; and	Yes		
4.6.3(c)	textile banners, with or without frames. Banners are not suitable for permanent business signage.	Yes		
4.6.4	**Allowable Sign Types**			
4.6.4.1	**Fascia Signs and Flat Wall-Mounted Signs**			
4.6.4.1(a)	Fascia signs should be installed in the architectural frieze above the storefront, if one exists, in which case the size of the frieze dictates the maximum size of sign.	No		See 4.6.4.1(b) below
4.6.4.1(b)	If no frieze or other similar architectural feature exists, facia signs for ground-floor businesses should be located in a horizontal band above the upper line of ground floor windows and doors, and below the lower sill of second storey windows. Fascia signs for upper floor occupants would be similarly located above the upper line of windows on their respective floor.	Yes		A signage band is proposed above the upper line of the ground floor windows
4.6.4.1(c)	The size of such a wall-mounted (sic) should be no greater than 50% of the area of the door.	Yes		
4.6.4.1(d)	Flat wall-mounted signs should project no more than 10cm from the wall if they are located closer than 2.5m vertical to the sidewalk. Wall signs which are above that	Yes		

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
	elevation (i.e. typically those used to sign upper storey occupants) should project no more that 30cm from the wall.			
4.6.4.2	**Awning Signs**			
4.6.4.2(a)	Permanent sign graphics may be placed on the sloped front surface of awnings, on the front valence, or on side panels, where these exist.		n. a.	
4.6.4.2(b)	If multiple awnings are used on one wall, only the two outermost side panels may be used for signage.		n. a.	
4.6.4.3	**Projecting Signs**			
4.6.4.3(a)	Projecting signs that identify a ground floor business should be located above or adjacent to the entrance to the business premises.		n. a.	
4.6.4.3(b)	Projecting signs can also be used to identify businesses in upper storeys if they are accessible from a street level door. In this case one projecting sign is allowable for each such entrance in addition to projecting signage for the ground floor occupant.		n. a.	
4.6.4.3(c)	Projecting signs may be comprised of 3-dimensional, flat and contour shapes, including effigy signs and symbols. In most cases the imagery represented by sculptural effects or shapes should relate to the business, its products and services so that they serve to identify the business and convey its image		n. a.	
4.6.4.4	**Window Signs**			
	Window signs are typically those where the name of the business is painted on a window to both identify the business and provide a visual screen through which the window display can be viewed. For these reasons, window signs should be designed so that they do not unduly obscure vision through the window.		n. a.	
4.6.4.5	**Free-standing (Ground) Signs**			
	There are very few opportunities for freestanding (ground) signs in front of historic commercial buildings in the downtown, as buildings typically abut the sidewalk.		n. a.	
4.6.4.6	**Number of Signs**			
	In order to minimize signage clutter, only two of any of the following sign types should be used for any one business: a. Fascia or awning sign (front panel). b. Projecting sign or awning side panels (max 2 panels).	Yes		

Attachment E – Design Manual Checklist: Case 24228				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
	c. Wall mounted sign or window sign (including multiple window signs). d. Free-standing (ground) sign.			
4.6.4.8	**Building Identification Signs**			
	A sign which denotes the address and name of a building (but excluding the name of the business) shall be permitted in addition to other permitted signs. Such signs shall meet the guidelines applicable to the sign type (fascia, hanging, etc.).	Yes		
4.6.4.9	**Murals and Mural Signs**			
	A mural is a painting on a building wall or structure which contains no advertising message or sign, and which is intended to serve only as public art or to provide a historical interpretation. A mural sign is a painted sign which is applied directly to the wall of a building or a panel attached to a wall for decorative and illustrative purposes and which contains words, logos, messages or images as an accessory to permitted advertising.		n. a.	
4.6.4.10	**New Signs Modelled on Historic Signs**			
	New signs modelled on historic signs which may not meet these guidelines but for which there is historical evidence may also be permitted subject to referral to and recommendation by the Design Review Committee and Heritage Advisory Committee and subject to such signs being approved under the Land Use By-law.		n. a.	

UNIVERSAL
REALTY GROUP
Building Excellence

October 6, 2022

Halifax Regional
Planning & Development
Box 1749
Halifax, Nova Scotia B3J 3A5

Re: Public Benefit – 1190 Barrington Street, Halifax, NS – PID 0004995 – Nelson Investments

Based on our calculations, the costs for public benefit amount payable for the above noted project would be $196,234.80. Please see calculations below:

Max Pre-Bonus Area = 2015 m2 x 2= 4030m2

Floor Area= 7833 m2

7833m2-4030m2 = 3803 m2

3803 m2 x 0.2 x $258 = $196,234.80

As per the Old South Suburb Post Building FAR provisions, we will be opting to do the cash in lieu.

If you have any questions or concerns, please do not hesitate to contact the undersigned via email pam@universalgroup.ca or telephone (902)430-6721.

Thank you,

Original Signed

Pamela Priest
Capital Projects Manager

UNIVERSAL REALTY GROUP
4TH FLOOR • 1190 BARRINGTON STREET, P.O. BOX 384
HALIFAX, NOVA SCOTIA, CANADA B3J 2P8
T 902-425-8877 F 902-429-9952 universalgroup.ca