

**HALIFAX**

# **Decision for Case 24497**

Site Plan Approval for 1190 Barrington  
Street, Halifax

Design Review Committee  
November 10, 2022

# Applicant Proposal

**Applicant:** Nelson Investments Limited

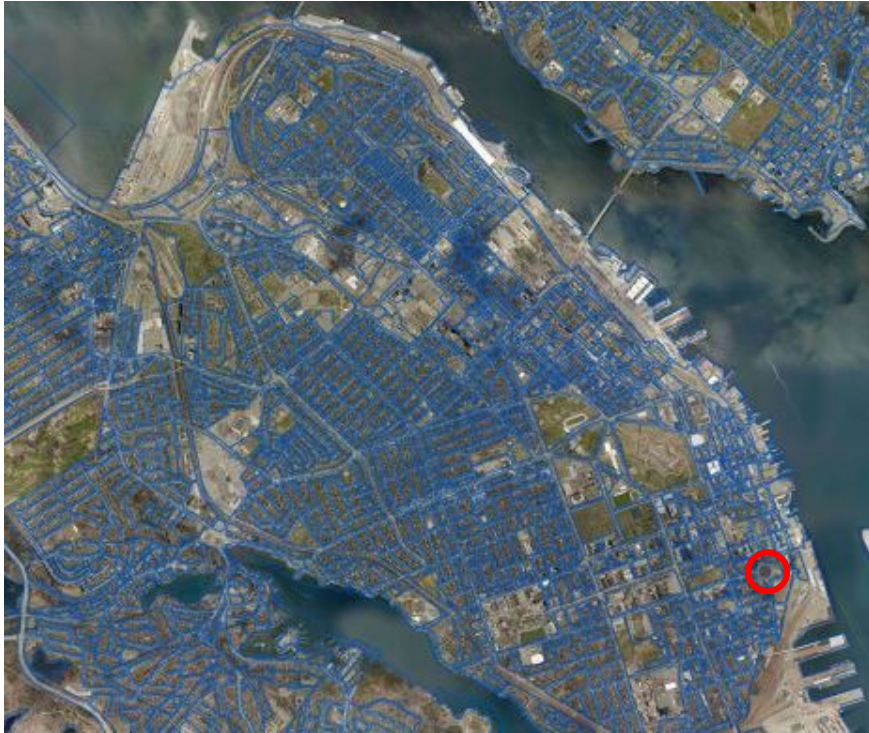
**Location:** 1190 Barrington Street, Halifax

**Proposal:** eight-storey 73-unit mixed-use building; commercial use (264.3m<sup>2</sup>) divided into 2 spaces either side of residential entry; 87 underground parking spaces; 41 bicycle parking spaces; building total floor area: 7833 m<sup>2</sup>



# Site Context

1190 Barrington Street, Halifax



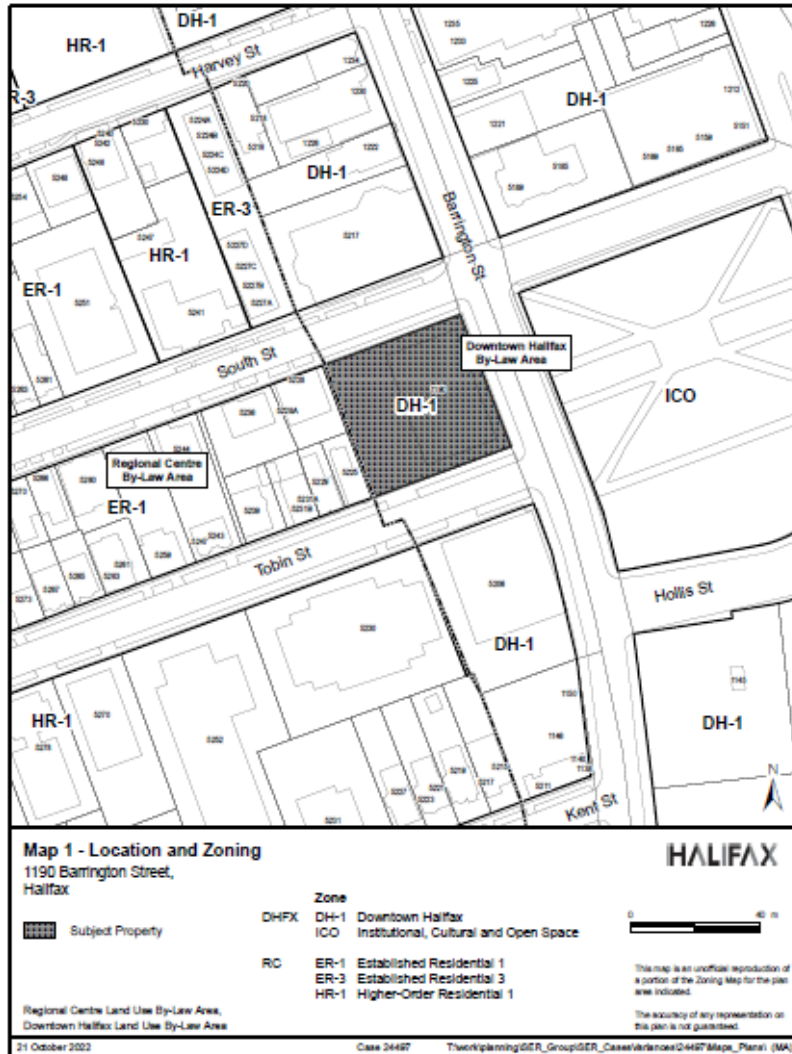
General Site location



Site Boundaries in Red

# Downtown Halifax Land Use By-law

## Zoning Regulations & Process



- **Zone:** DH-1
- **Precinct:** 2, Old South Suburbs HCD
- **Pedestrian Oriented Commercial Street:** Yes, Barrington Street
- **OSS Pre-bonus FAR:** 2
- **OSS Post-bonus FAR:** 4
- **Streetwall Setback:** 0-1.5m
- **Streetwall Height:** 11m
- **Viewplane:** Yes, 8
- **Prominent Civic/Cultural Frontage:** Yes

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# Subject Site



Looking North on Barrington Street (@ Tobin Street)



# Subject Site



Looking South on Barrington Street (@ South Street)



# Subject Site



Subject site seen from South Street; next to Peace and Friendship Park





# Proposed Development



Barrington Street Elevation

# Proposed Development



South Elevation



# Proposed Development



West Elevation

# Proposed Development



North Elevation

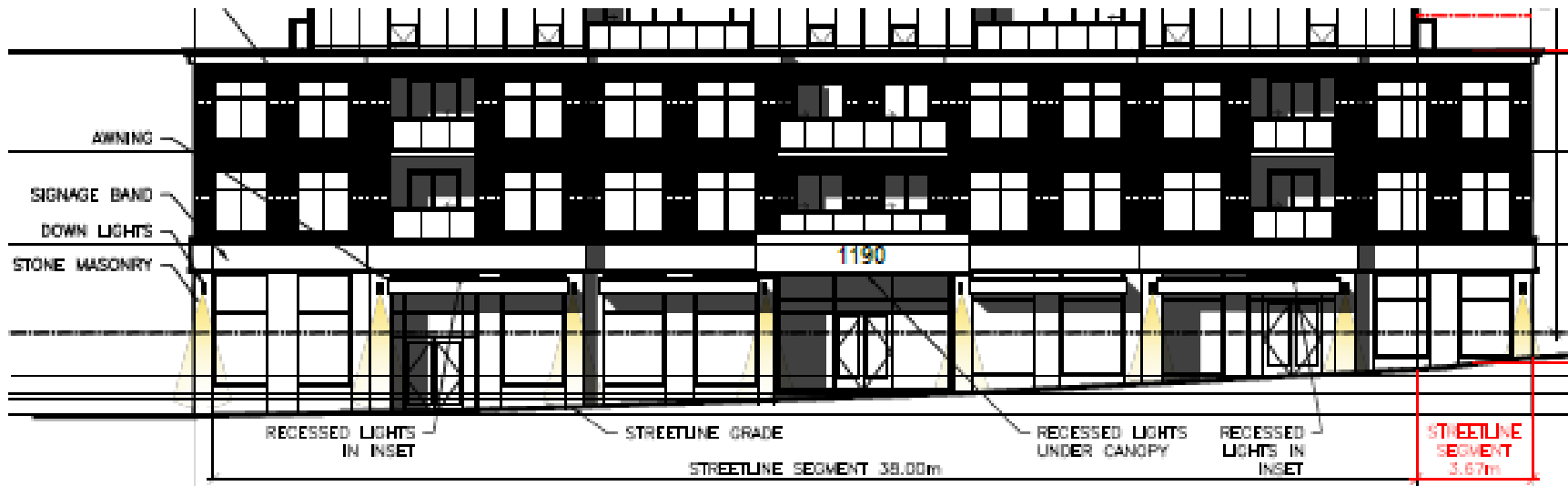


# Design Manual

## Items for Discussion

### 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))

- The Design Manual encourages canopies and awnings at the street to enhance the public realm and create pedestrian oriented streetwalls conditions;
- The building shows use of insets instead of awnings or canopies to accommodate the retail entry doors to enhance the pedestrian streetscape while still responding to the guidelines for development in heritage contexts.



# Design Manual

## Items for Discussion

### Pedestrian Entrances on Sloping Streets (Section 3.2.4(a), 3.2.5(f))

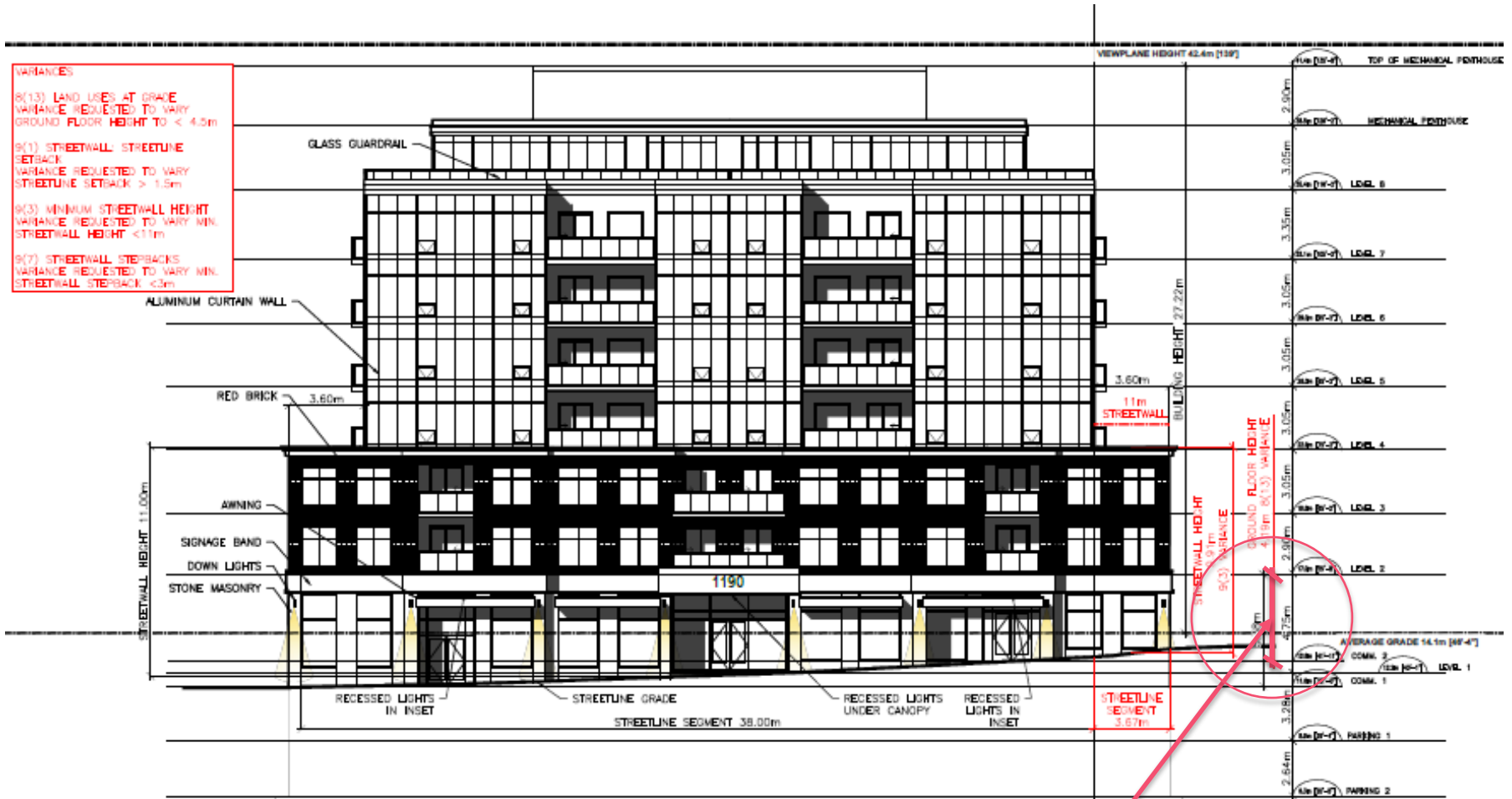
- Steep streets create challenges to provide pedestrian-oriented streetwall conditions. The Design Manual seeks individually accessed residential units with front doors on the street and appropriate setbacks and landscaping; accessed through means such as steps, stoops and porches.
- The proposed building has pedestrian entrances on sloping streets but deviates from the design manual guide for internal small flights of steps. The first-floor elevation and entries of the townhouse units are level along the grade of South Street with external access to units with steps from the sidewalk.





# Requested Variances

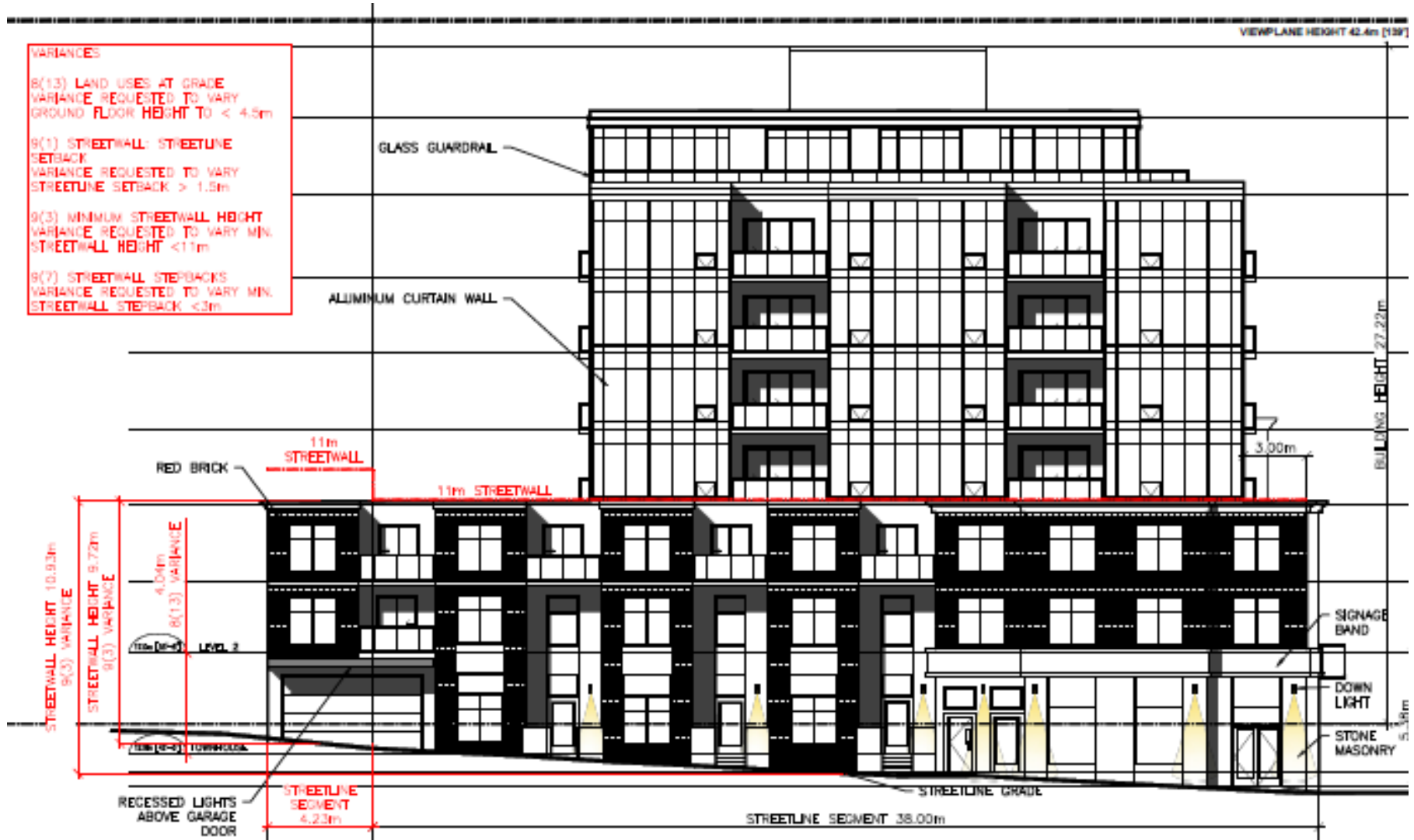
## Variance 1 – Land Use at Grade



Ground Floor Height

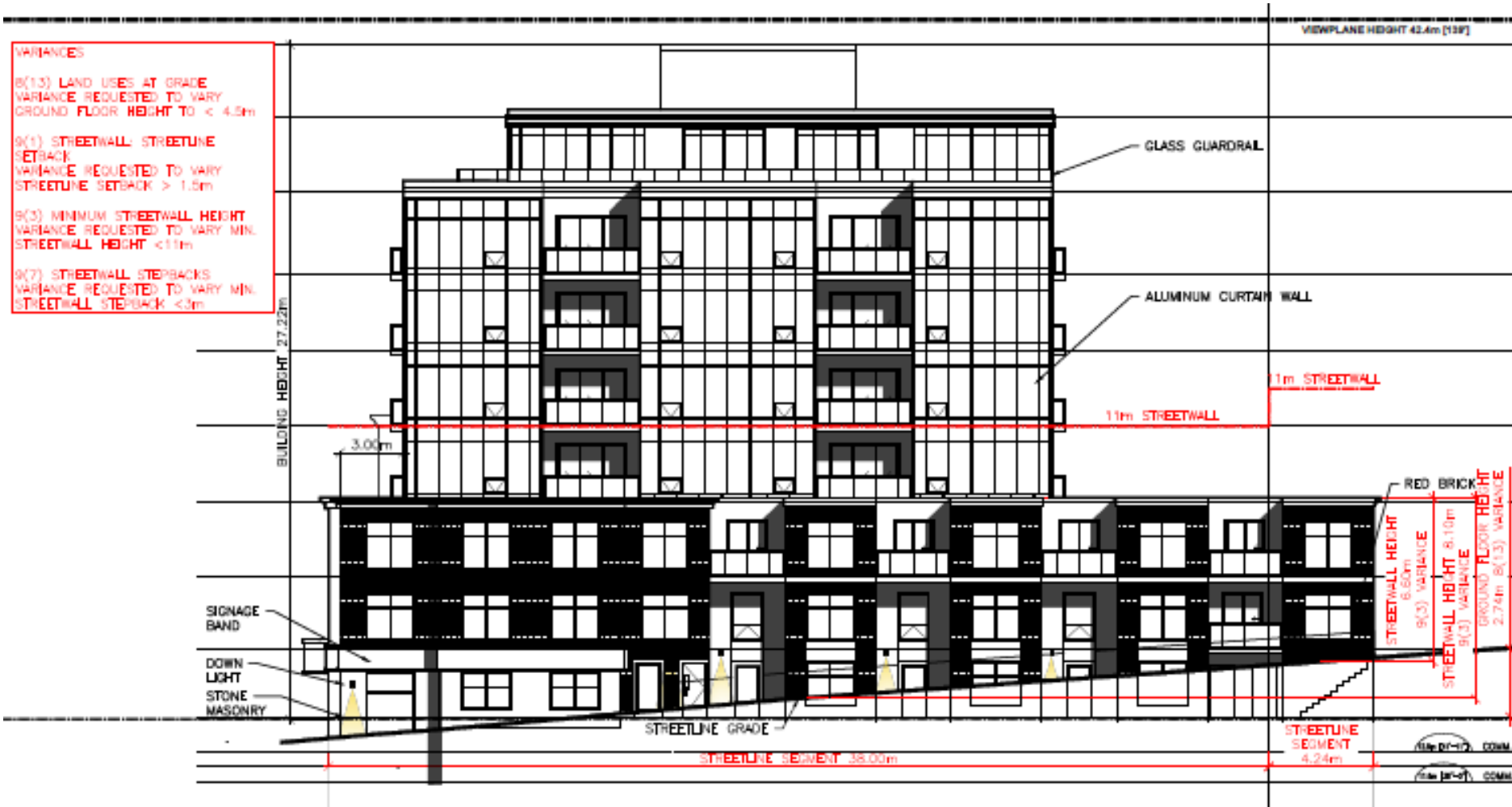
# Requested Variances

## Variance 2 – Streetwall Height



# Requested Variances

## Variance 2 – Streetwall Height





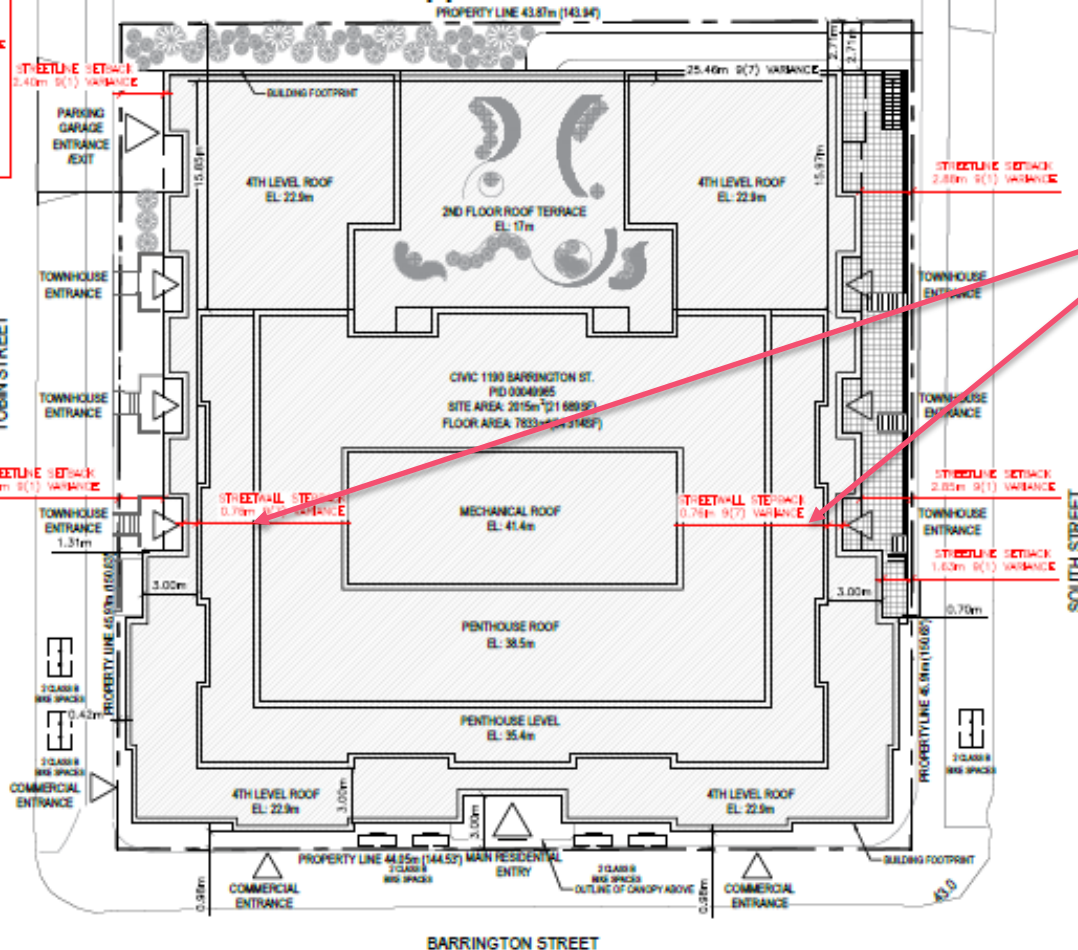


# Requested Variances

## Variance 4 – Streetwall Stepback

- VARIANCE**
- 811) LOW LIES AT GRADE VARIANCE REQUESTED TO VARY GROUND ROOR HEIGHT TO < 4.5m
  - 811) STREETWALL STEPBACK VARIANCE REQUESTED TO VARY STREETWALL SETBACK > 1.0m
  - 812) MINOR STREETWALL HEIGHT VARIANCE REQUESTED TO VARY MIN. STREETWALL SETBACK < 1m
  - 813) STREETWALL STEPBACKS VARIANCE REQUESTED TO VARY MIN. STREETWALL SETBACK < 3m

### Attachment A: Site Plan Approval Plans



Streetwall Stepbacks

# Requested Variances

## Variance Approval Rationale

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Staff recommends **approval** based on the following:

- 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 to accommodate steep streetline slopes across the property that do not result in sunken ground floor conditions;
- Subsection 3.6.3 of the Design Manual allows for a variance to the streetwall height requirements which maintains the streetwall height consistent at all elevations and avoids stepping of streetwall;
- Subsection 3.6.1 of the Design Manual allows for variances to streetwall setbacks is consistent with the objectives and guidelines by breaking up the massing and providing transition to existing buildings; and
- Subsection 3.6.5 of the Design Manual allows consideration of variances to upper storey streetwall setbacks and is consistent with its objectives and guidelines by enabling the tower to maintain a consistent and rational shape while also providing more livable townhouse units.

# Post-Bonus FAR Public Benefit

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The Downtown Halifax LUB specifies a maximum pre-bonus FAR of 2 and a maximum post-bonus FAR of 4. Projects that propose to exceed the maximum pre-bonus FAR are required to provide a public benefit.

- Bonus Area: 3803 square metres
- Benefit Calculation:  $3803\text{m}^2 \times 0.2 \times \$258\text{m}^2 = \$196,234.80$
- Benefit Proposal: Cash-in-lieu (OSS HCD requirement under LUB)

The Design Review Committee's role is to recommend to the Development Officer whether a proposed public benefit should be accepted by the Municipality.

# Wind Study

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The impact of the development on the following areas:

- (i) Additional wind shadows will create less windy conditions around the building that will likely increase snow loads and drifting in the Peace and Friendship Park but will create slightly less windy conditions;
- (ii) The models show limited changes in wind speed except for north winds where speeds will slightly increase on Barrington Street downwind of the new building. Mostly this building will cause additional wind shadows (less windy conditions) surrounding the development which improves the human thermal comfort from wind gusts; and
- (iii) The setback at the 3rd and 4th storey surrounding the front of the building reduces downdrafts on the surrounding neighbourhood and streets while the extended cantilevered patios create surface friction that help break up wind speeds from the north-west direction (prevailing winter condition).

The expected level of comfort will increase for activities such as sitting and walking in the Park due lessened wind activity. The articulation of building further reduces wind speeds at and near the street that, combined with the setback and covered main entry canopy on Barrington Street, will successfully reduce downdrafts near the entrance of the building so that standing and walking will have heightened human comfort levels.



# Staff Recommendation

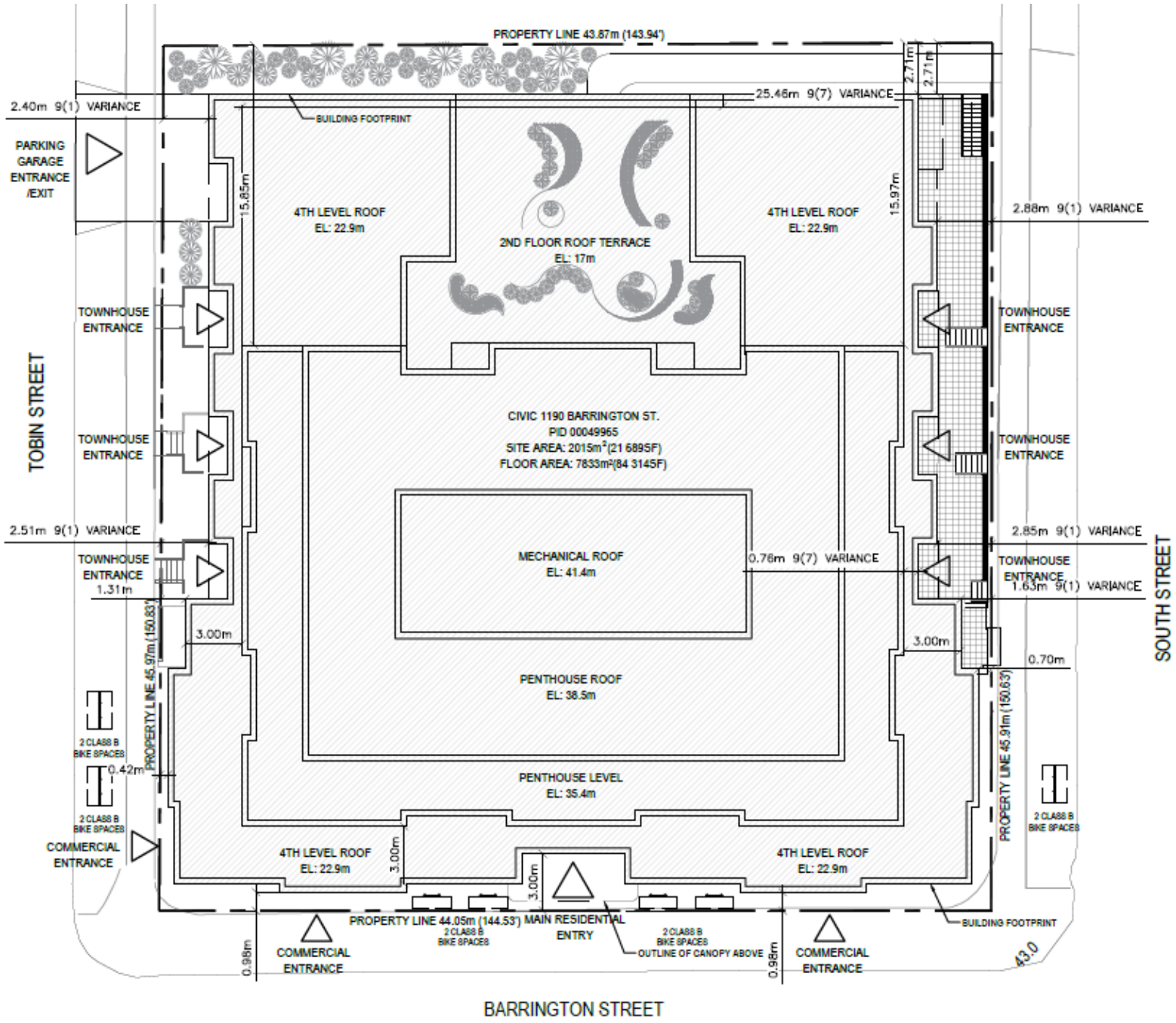
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Staff recommend that the Design Review Committee:

- 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;
- 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;
- Accept the findings of the qualitative Wind Impact Assessment, as contained in Attachment B; and
- Recommend that the Development Officer accept the cash-in-lieu contribution required by Section 12 (6.1) of the Land Use By-law.

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**Thank You**



BARRINGTON STREET