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

Item No. 9.1.2
Design Review Committee
September 8, 2022

TO: Chair and Members of Design Review Committee

SUBMITTED BY: ***- Original Signed -***

Kelly Denty, Executive Director of Planning and Development

DATE: August 10, 2022

SUBJECT: **Case 24388: Substantive Site Plan Approval for 5185-89 South Street & 1221 Barrington Street, Halifax**

ORIGIN

Application by ZZap Consulting Inc., on behalf of the property owner.

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 a 9-floor addition to, and the rehabilitation of, an existing building (known as the Elmwood) at 5185-89 South Street, Halifax, as shown in Attachment A;

2. Approve the six variances to the Land Use By-law requirements regarding internal property line setbacks for the mid-rise portion of the development, the maximum and minimum height of the streetwalls, street wall setbacks, and the floor-to-floor height requirement for the ground level, as contained in Attachment B; and

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

4. Recommend that the Development Officer accept the restoration of the existing heritage building as the post-bonus height public benefit for the development.

BACKGROUND

ZZap Consulting Inc., on behalf of the property owner, has applied for substantive site plan approval to construct a 9-floor addition to, and the rehabilitation of, an existing building (known as the Elmwood) at 5185-89 South Street, Halifax (Map 1 and Attachment A). To allow the development, the Design Review Committee must consider the application relative to the Design Manual within the Downtown Halifax Land Use By-law (LUB).

This report addresses relevant regulation held within both the Land Use By-law and Design Manual to assist the Committee in their decision.

Subject Site	5185-89 South Street and 1221 Barrington Street, Halifax
Location	At the intersection of South Street and Barrington Street, across from Peace and Friendship Park
Zoning (Map 1)	DH-1 (Downtown Halifax 1)
Lot Size	1150 sq. m (12,384 sq. ft.) and 772 sq. m (7,774 sq. ft.)
Site Conditions	Developed
Current Land Use(s)	Residential and Commercial/Office
Surrounding Land Use(s)	A mix of residential, commercial, and office uses.

Project Description
The applicant wishes to construct a 9-floor addition to, and the rehabilitation of, an existing building (known as the Elmwood). The details of the proposal are as follows (refer to Attachments A and D):

- ~28.88 metres in height;
- 79 residential units, of which 49 will contain 2 or more-bedroom units;
- Ground floor commercial on both Barrington and South Streets; and
- Relocation and rehabilitation of the heritage resource (the Elmwood).

Information about the approach to the design of the building has been provided by the project's architect in 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: 2 - Old South Suburb Heritage Conservation District
- Pedestrian Oriented Commerical Street: Barrington and South Streets
- Pre and Post-Bonus Floor Area Ratios: Pre-Bonus FAR of 2 and Post-Bonus FAR of 4
- Streetwall Setback: 0-4 metres along Barrington Street and 4 metres along South Street
- Streetwall Height: 11 metre minimum & maximum on Barrington and South Streets
- Old South Suburb Heritage Resources: 5185-89 South Street is a Old South Heritage Building/Property

The DRC should note that the proposal was reviewed by the Development Officer and determined to be in compliance with the above LUB regulations. 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 Downtown Halifax Plan area must meet the land use and building envelope requirements of the Land Use By-law (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:

- Interior lot line setbacks for portions of the building above a streetwall height of 18.5 metres
- The minimum and maximum streetwall height (in two locations)
- The minimum and maximum streetwall setback (in two locations)
- The floor-to-floor height of the ground floor commercial

The applicant has requested that six variances to the Downtown Halifax LUB be considered for approval through the site plan review process (Attachment B).

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 (Attachments B and E); and
3. Determine if the proposal is suitable in terms of the expected wind conditions on pedestrian comfort (Attachment C).

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) Bylaw 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 Bylaw 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.

The application for substantial alteration has been reviewed by the Heritage Advisory Committee and approved by Regional Council on July 12, 2022. The Heritage Officer is now in a position to issue a Certificate to allow the development, in accordance with By-Law H-800, the Old South Suburb HCD By-Law, and the decision of Council.

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 Virtual Public Open House held on June 6, 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.

An evaluation of the general guidelines 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.

Variances

The applicant is requesting six variances to the quantitative requirements of the Downtown Halifax LUB: Interior lot line setbacks for portions of the building above a streetwall height of 18.5 metres, the minimum and maximum streetwall height, the minimum and maximum streetwall setback, and the floor-to-floor height of the ground floor commercial. The applicant has outlined the variance requests on the plans (Attachment B) and has provided a rationale pursuant to the Design Manual criteria (Attachment D). The staff review of the variance requests is provided in this section as outlined below.

Variance 1: Upper Storey Side Yard Setback Variance

Section 11(2.4) of the LUB requires that above a streetwall height of 18.5 metres, the mid-rise portion of a building shall have a setback from interior lot lines no less than 3 metres. The development is proposing a setback of 0 metres for that portion of the building on the eastern edge of the development site above 18.5 metres in height. Section 11(2.4) of the LUB allows consideration of a variance where the relaxation is consistent with the criteria of the Design Manual.

Section 3.6.6 of the Design Manual allows for variances to upper storey side and rear yard 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:

3.6.6 Upper storey side yard stepbacks may be varied by Site Plan Approval where:

a. the upper storey side yard setback is consistent with the objectives and guidelines of the Design Manual; and

c. a reduction in setback results in the concealment of an existing blank wall with a new, well-designed structure.

The proposed variance to the interior lot line setbacks is required to provide greater separation between the proposed addition and the Old South Suburb heritage resource, as well as providing an opportunity to allow vehicular access from the abutting building thus eliminating the need for a garage entrance on this prominent corner and street. In addition, the abutting development to the east of the site (the Soho) has a

large blank wall facing west directly on the common property line between the two sites. This proposal will conceal this wall with a new, well-designed structure. As such, staff recommends approval of this variance.

Variances 2 & 3: Streetwall Height Variance

Section 9(2) and (3) of the LUB requires that the maximum and minimum streetwall height shall be 11 metres. The development is proposing a streetwall maximum/minimum height of 12.64 metres and 6.4 metres along South Street and a maximum/minimum height of 10.75m and 5.5 metres along Barrington Street. Section 9(8) of the LUB allows consideration of a variance where the relaxation is consistent with the criteria of the Design Manual.

Section 3.6.3 of the Design Manual allows for variances to the streetwall heights 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:

3.6.3 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 proposal seeks a variance to the maximum and minimum streetwall height facing both Barrington and South Street. The variance is required to adhere to Heritage Design guidelines, specifically to not detract from the visual prominence of the existing heritage resource and ensure a compatible scale and rhythm to the heritage resource. The heritage resource is existing and is being relocated closer to both streets, which effectly establishes the streetwall height for the site and the character of the street. The proposed height of the one storey atrium, which is less than the required 11 metres, is required to create a visual separation between the heritage resource and the proposed addition. The proposed heights of the Barrington and South Street streetwalls are required to provide a consistency with the cornice lines of the heritage resource. As such, staff recommends approval of this variance.

Variance 4 & 5: Streetwall Setback Variance

Section 9(1) of the LUB requires that the South Street streetwall has a minimum streetline setback of 4 metres and the Barrington Street streetwall has a streetline setback of 0-4 metres. Section 11(2.2) also requires the Barrington Street streetwall to be setback 3 metres greater than the heritage resource setback. The development is proposing a setback of 5 metres and 9.1 metres along Barrington Street, and 2.7 metres along South Street. Section 9(8) of the LUB allows consideration of a variance where the relaxation is consistent with the criteria of the Design Manual.

Section 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; and*
- *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 South Street setback is required to be varied to allow the heritage resource to be relocated to the corner of the site to enhance the prominence of the heritage resource by bringing it forward and setting the addition back. The Barrington Street setback is required to be varied because of a conflict between section 9(1) and 11(2.2) of the LUB. The Precinct specific requirements of the section 11(2.2) requires the setback to 3 metres greater than the heritage resource while the general LUB requirements of Section 9(1) require

the setback to be between 0 and 4 meters. To satisfy section 11(2.2), to enhance the prominence of the heritage resource, and maintain the character of the street, the requirements of Section 9(1) are requested to be varied. As such, staff recommends approval of this variance.

Variance 6: Land Uses at Grade Variance
Section 8(13) of the LUB requires that the ground floor of a building that has access at the streetline shall have a floor-to-floor height of no less than 4.5 metres. The development is proposing a floor-to-floor height of 4.01 metres along Barrington Street. Section 8(13B) of the LUB allows consideration of a variance where the relaxation is consistent with the criteria of the Design Manual.

Section 3.6.15 of the Design Manual allows for variances to the floor-to-floor height 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- to-floor height at its highest point that would be impractical.*

The applicant states that due to the corner condition of the lot, which contains varying streetline slopes on each separate street frontage, combined with the effort to align streetwall heights and elements with the existing heritage resource, the floor-to-floor height of the addition facing Barrington Street is less than 4.5m. Further, the proposed floor-to-floor height of the ground floor will not result in a sunken ground floor condition and as such, staff recommends approval of this variance.

Post-Bonus FAR Public Benefit
The Downtown Halifax LUB specifies a maximum pre-bonus and post-bonus floor area ratio. Projects that propose to exceed the maximum pre-bonus floor area ratio are required to provide a public benefit. The LUB lists the required public benefit categories and establishes a public benefit value. The applicant is requesting to use the costs associated with restoring the contributing heritage resource as their public benefit. Section 12 (6.1) describes how to calculate the required public benefit within Precinct 2. The applicant is requesting an additional 3,207 square metres of floor area resulting in a total required public benefit of $165,481.

The Design Review Committee's role is to review and recommend to the Development Officer whether the 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, however preliminary cost estimates have been provided in Attachment F.

Wind Assessment
A Qualitative Wind Impact Assessment was prepared by the applicant for the project and is included in Attachment C. The need for the assessment results from the overall height of the building being greater than 20m, and 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 appropriate wind comfort conditions along the sidewalks and predicted wind speeds are expected to meet the pedestrian wind safety criterion.

Conclusion
Staff advise that the proposed development of a 9-floor addition to, and the rehabilitation of, an existing building (known as the Elmwood) 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.

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.

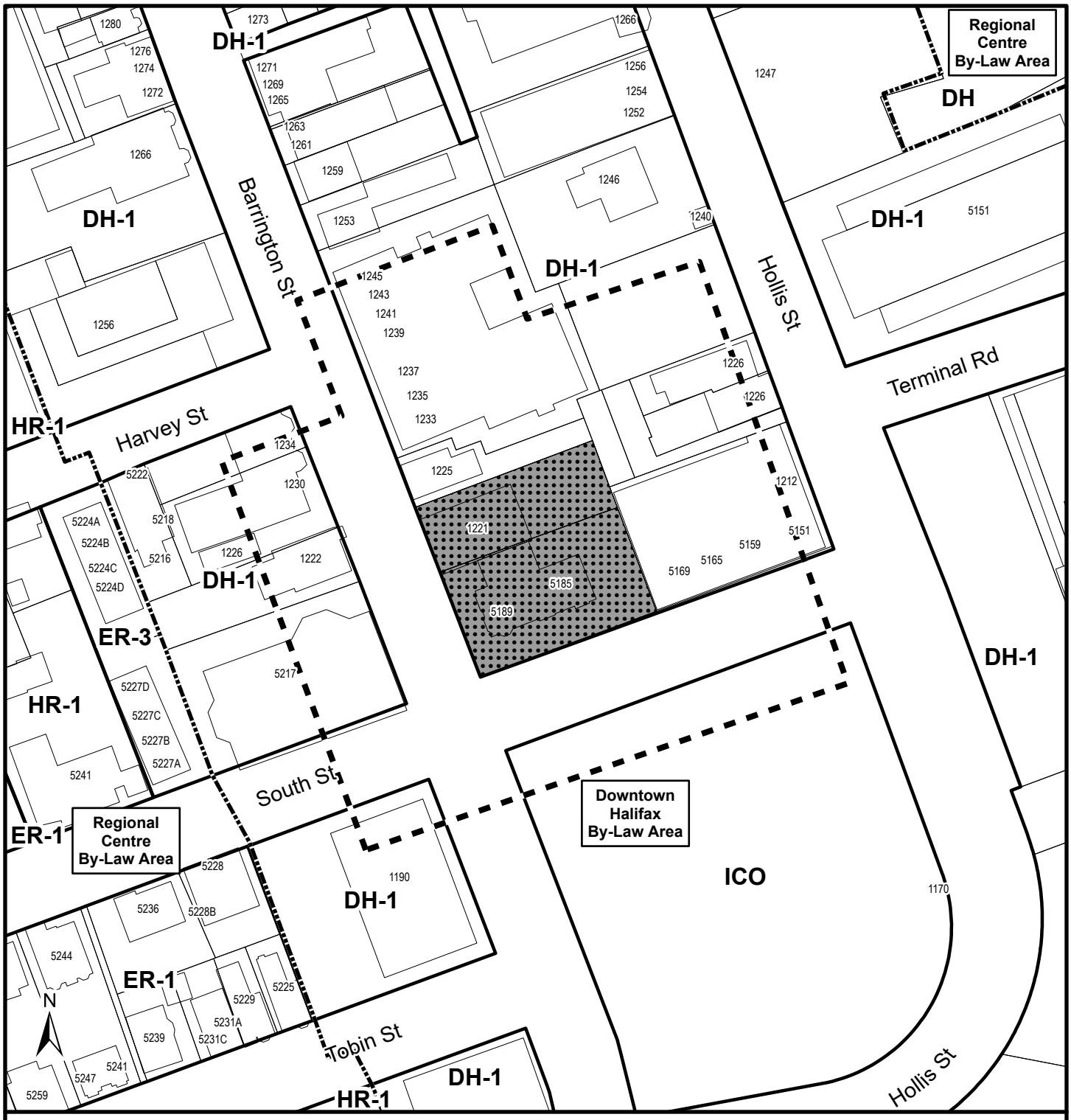
ATTACHMENTS

Map 1 Location and Zoning

Attachment A Site Plan Approval Plans
Attachment B Variance Request
Attachment C Wind Assessment
Attachment D Design Rationale
Attachment E Design Manual Checklist
Attachment F Public Benefit Cost Estimates
Attachment G Supplementary Drawings

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: Dean MacDougall, Planner III, 902.240.7085



Map 1 - Zoning and Notification Area

1221 Barrington
5185/89 South Street,
Halifax

Subject Property

Area of Notification

Downtown Halifax
Land Use By-Law Area

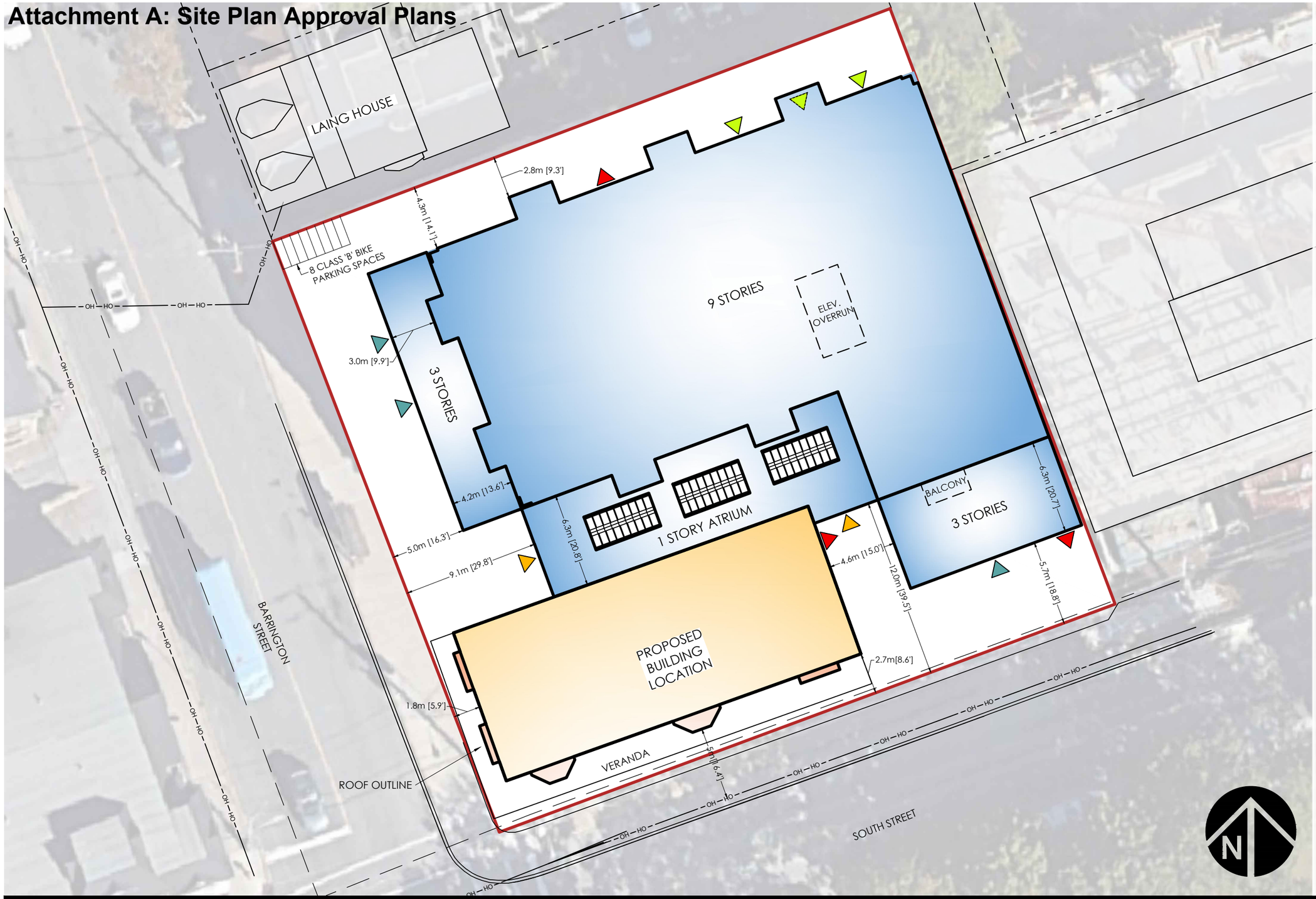
	Zone	
DHFX	DH-1	Downtown Halifax
	ICO	Institutional, Cultural and Open Space
RC	DH	Downtown Halifax
	ER-1	Established Residential 1
	ER-3	Established Residential 3
	HR-1	Higher-Order Residential

0 20 40 m

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



LEGEND

- Site Boundary
- Adjacent Property Boundary
- Commercial Entry
- Building Exit
- Grade Related Unit Entry
- Main Residential Entry

SITE SUMMARY:

- PID: 00209668
- Total Land Area: 4,560 SF

NOTES:

- Subject to survey. Property lines and topographic features are approximate only.
- Site subject to by-law review and regulations.

SOURCES:

- Property Lines and topographic features are from provincial mapping in combonation with survey.

SCALE:

0 1 2 4 6 10m

1 : 250

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PROJECT

THE ELMWOOD
5185 South St., Halifax, NS

DRAWING

SITE PLAN

PROJECT NO. 21-052
DRAWN BY: AS
ISSUED FOR REVIEW
DATE: MAR. 23, 2022

DRAWING
102

EXTERIOR MATERIALS LEGEND	
1	ALUMINUM CURTAIN WALL
2	SPANDREL GLASS PANEL
3	STONE CLADDING 'A'; GRANITE OR SIM.
4	STONE CORNICE, OR SIM.
5	STONE CLADDING 'B'; MASONRY, GRANITE OR SIM.
6	ALUMINUM/PVC WINDOW
7	ALUMINUM/PVC FRAMED PATIO DOOR
8	ALUMINUM FRAMED GLASS GUARD
9	PREFINISHED ENGINEERED PANELS 'A'
10	STONE CLADDING 'C'; MASONRY, GRANITE OR SIM.
11	PREFINISHED ENGINEERED PANELS 'B'; COLOUR TO MATCH STONE CLADDING 'B'

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PROJECT
THE ELMWOOD
5185 & 5189 South St., Halifax, NS

DRAWING
WEST ELEVATION
SCALE: 1:150

PROJECT NO. **21-052**
DRAWN BY: AS
ISSUED FOR REVIEW
DATE: March 23, 2022

DRAWING
A-01

21-052_DA_22.03.04

EXTERIOR MATERIALS LEGEND	
1	ALUMINUM CURTAIN WALL
2	SPANDREL GLASS PANEL
3	STONE CLADDING 'A'; GRANITE OR SIM.
4	STONE CORNICE, OR SIM.
5	STONE CLADDING 'B'; MASONRY, GRANITE OR SIM.
6	ALUMINUM/PVC WINDOW
7	ALUMINUM/PVC FRAMED PATIO DOOR
8	ALUMINUM FRAMED GLASS GUARD
9	PREFINISHED ENGINEERED PANELS 'A'
10	STONE CLADDING 'C'; MASONRY, GRANITE OR SIM.
11	PREFINISHED ENGINEERED PANELS 'B'; COLOUR TO MATCH STONE CLADDING 'B'

3 STONE CLADDING 'A'

10 STONE CLADDING 'C'

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PROJECT
THE ELMWOOD
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DRAWING
SOUTH ELEVATION
SCALE: 1:150

PROJECT NO. **21-052**
DRAWN BY: AS
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DATE: March 23, 2022

DRAWING
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EXTERIOR MATERIALS LEGEND	
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2	SPANDREL GLASS PANEL
3	STONE CLADDING 'A'; GRANITE OR SIM.
4	STONE CORNICE, OR SIM.
5	STONE CLADDING 'B'; MASONRY, GRANITE OR SIM.
6	ALUMINUM/PVC WINDOW
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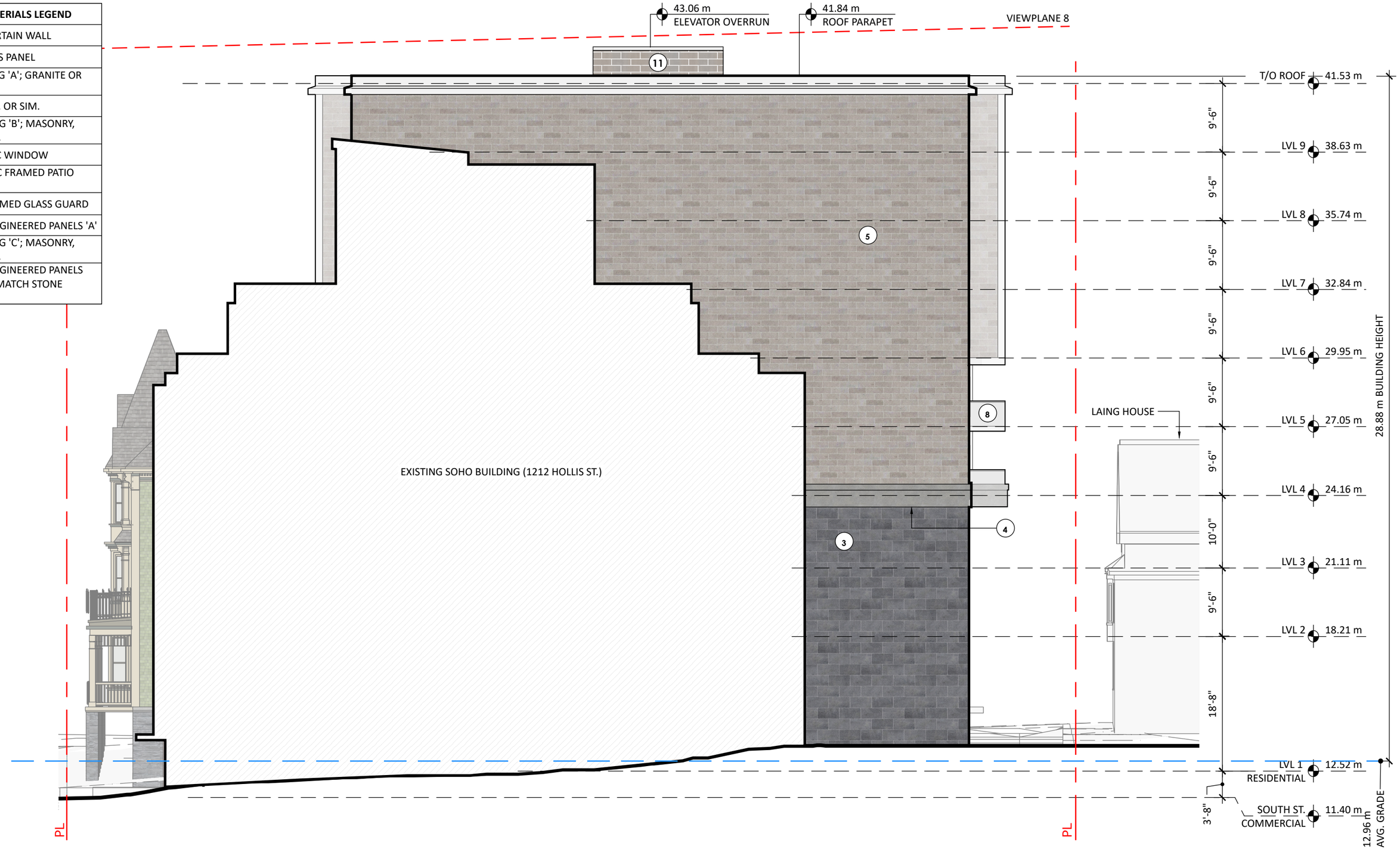

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EAST ELEVATION
SCALE: 1:150

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EXTERIOR MATERIALS LEGEND	
1	ALUMINUM CURTAIN WALL
2	SPANDREL GLASS PANEL
3	STONE CLADDING 'A'; GRANITE OR SIM.
4	STONE CORNICE, OR SIM.
5	STONE CLADDING 'B'; MASONRY, GRANITE OR SIM.
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PROJECT
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DRAWING
NORTH ELEVATION
SCALE: 1:150

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EXISTING CORNICE

REPAIR OR REPLACE IN KIND DECORATIVE DENTALS, CORNERBOARD AND WOOD TRIM ELEMENTS, WHERE REQUIRED

EXISTING WOOD CLADDING TO BE REPAIRED OR REPLACED IN KIND, AS NEEDED, COMPLETE WITH NEW PERIOD SENSITIVE PAINT FINISH

REINSTATE SHED ROOF & DECORATIVE GRILLE ON 2ND FLOOR

REINSTATE DECORATIVE WOOD GRILLE ON VERANDA

REINSTATE WRAPPED VERANDA ON BARRINGTON

REINSTATE STONE PIERS

NEW STONE FOUNDATION

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HERITAGE RESOURCE
WEST ELEVATION
SCALE: 1:100

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HERITAGE RESOURCE
SOUTH ELEVATION
SCALE: 1:100

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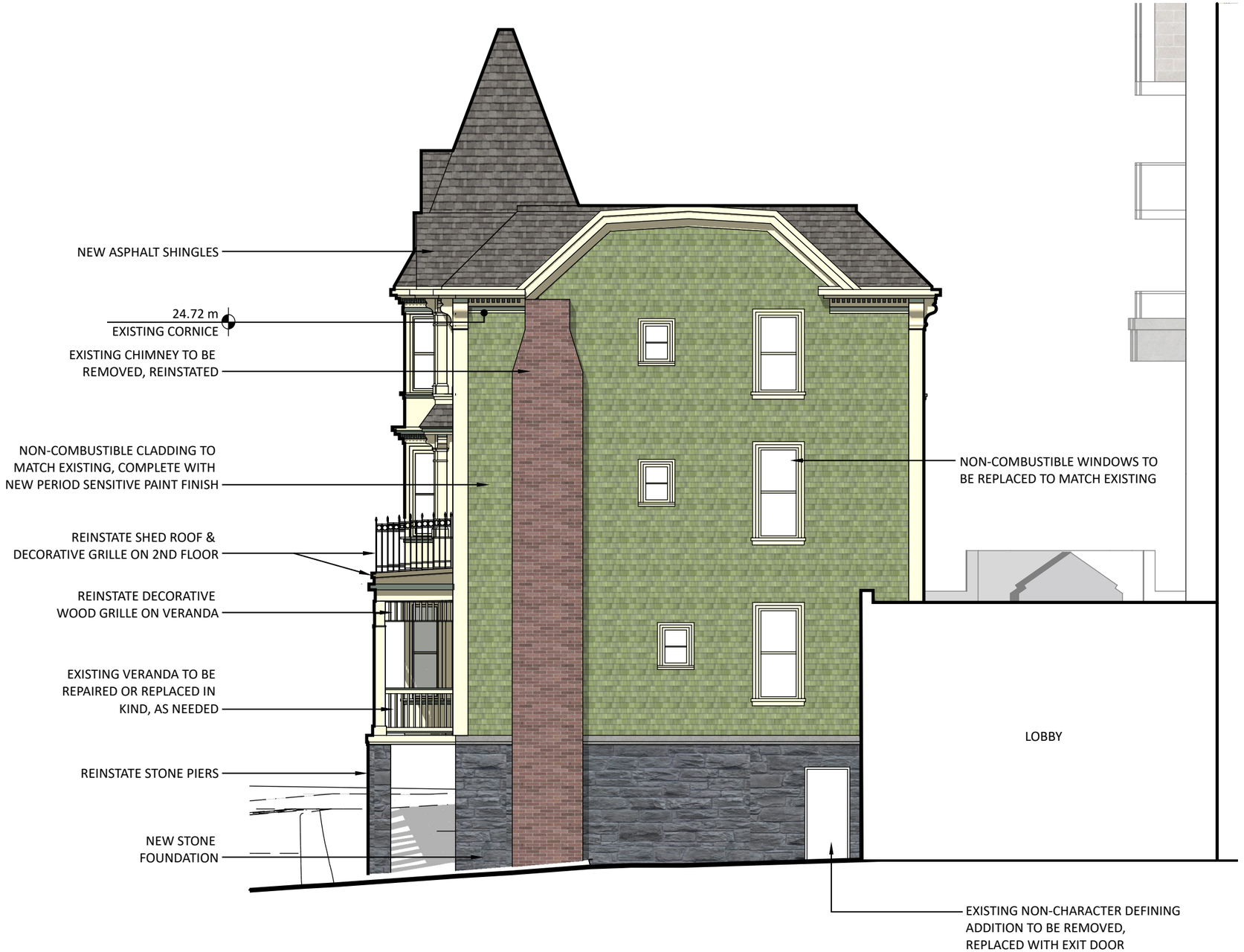

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DRAWING
HERITAGE RESOURCE
EAST ELEVATION
SCALE: 1:100

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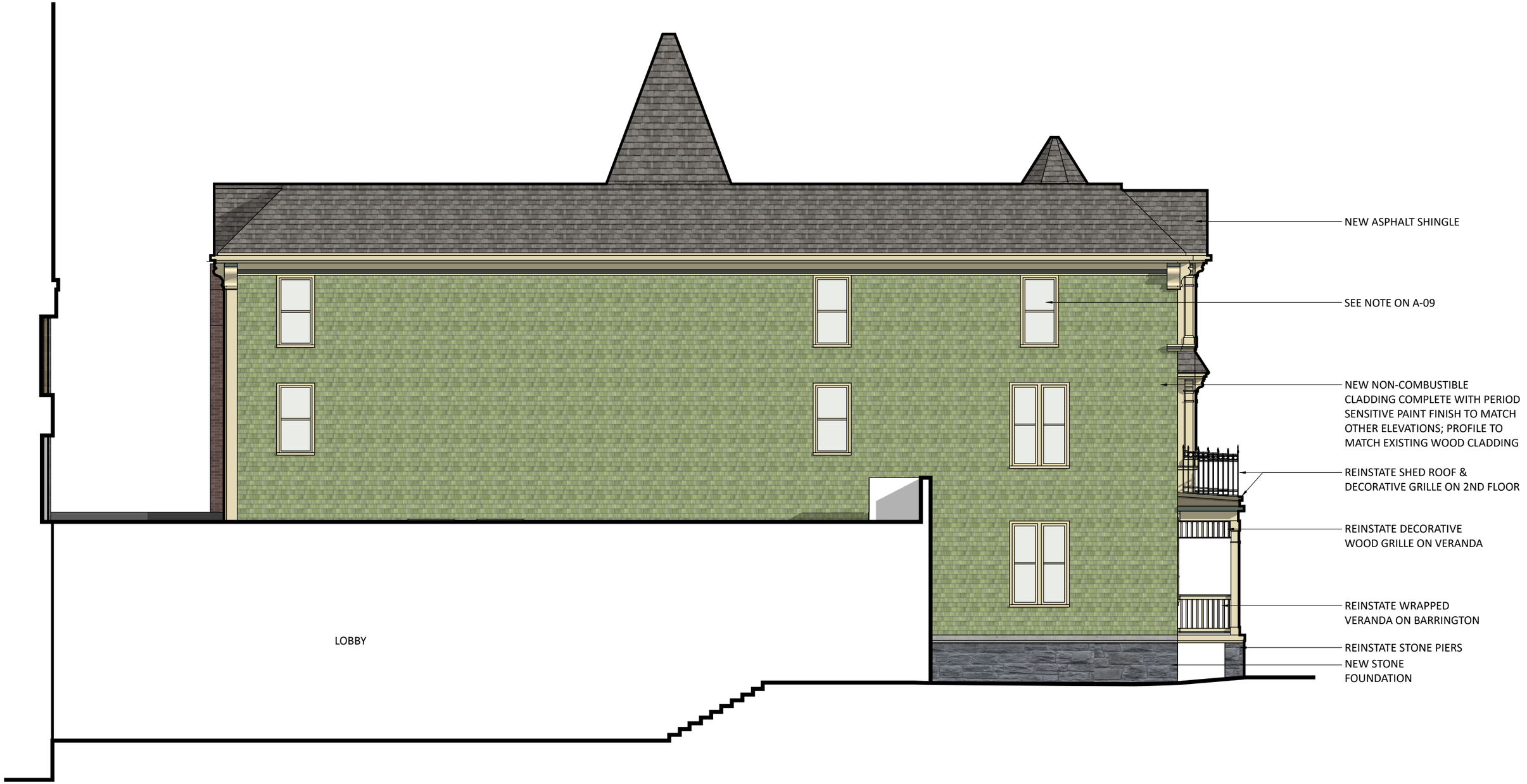

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PROJECT
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5185 & 5189 South St., Halifax, NS

DRAWING
HERITAGE RESOURCE
NORTH ELEVATION
SCALE: 1:100

PROJECT NO. **21-052**
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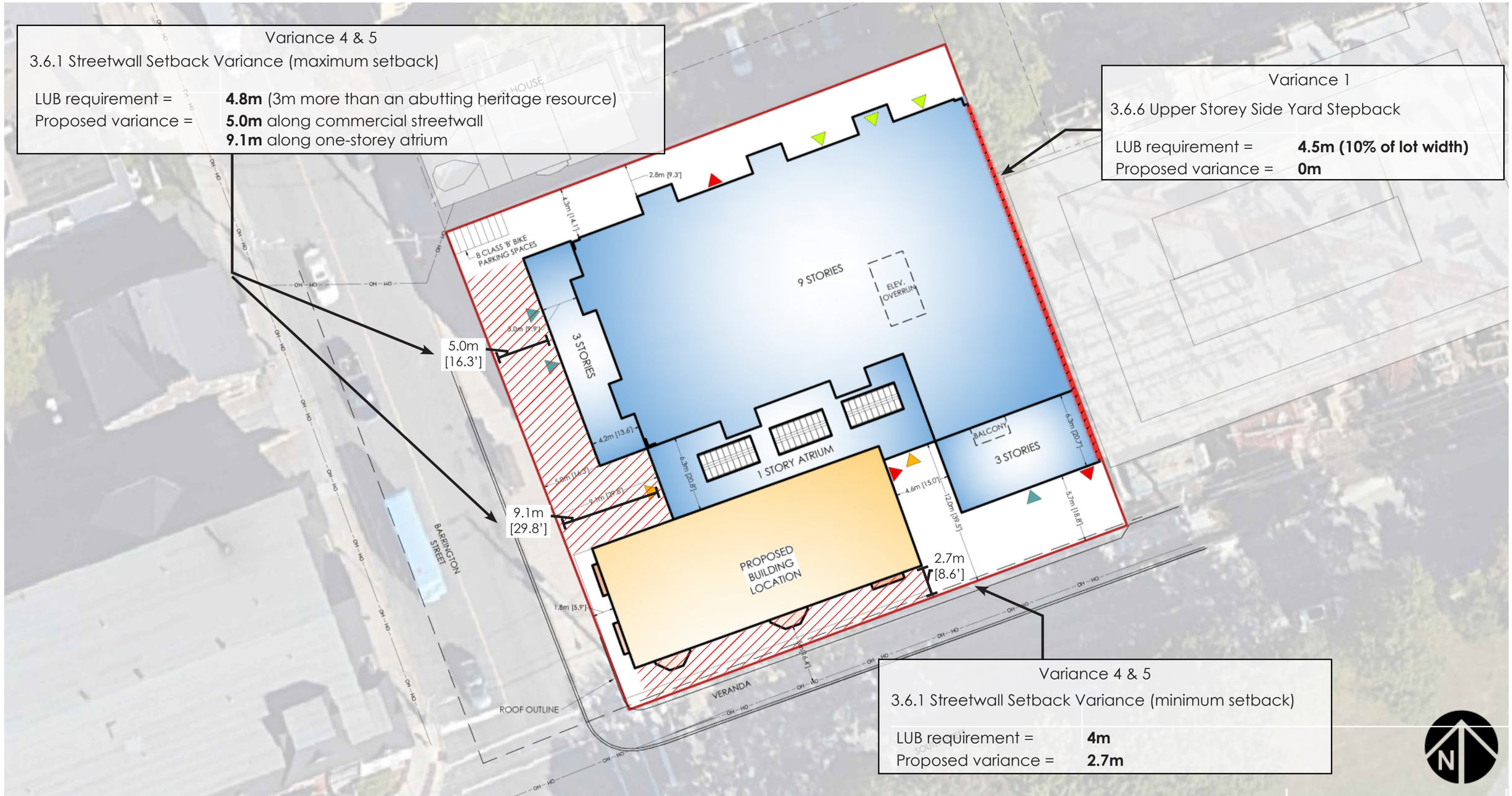
Attachment B: Variance Requests



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5185 South St., Halifax, NS

DRAWING
VARIATION DIAGRAM - SITE PLAN

PROJECT NO. 21-052
DATE: JUL. 19, 2022

Variance 6

3.6.15 Land Uses at Grade (minimum height)

LUB requirement = **4.5m**

Proposed variance = **4.01m**

Variance 2 & 3

3.6.3 Streetwall Height Variance (minimum height)

LUB requirement = **11m**

Proposed variance = **10.75m** along Barrington Commercial Streetwall
5.5m along the one-storey atrium

EXTERIOR MATERIALS LEGEND	
1	ALUMINUM CURTAIN WALL
2	SPANDREL GLASS PANEL
3	STONE CLADDING 'A'; GRANITE OR SIM.
4	STONE CORNICE, OR SIM.
5	STONE CLADDING 'B'; MASONRY, GRANITE OR SIM.
6	ALUMINUM/PVC WINDOW
7	ALUMINUM/PVC FRAMED PATIO DOOR
8	ALUMINUM FRAMED GLASS GUARD
9	PREFINISHED ENGINEERED PANELS 'A'
10	STONE CLADDING 'C'; MASONRY, GRANITE OR SIM.
11	PREFINISHED ENGINEERED PANELS 'B'; COLOUR TO MATCH STONE CLADDING 'B'

43.06 m ELEVATOR OVERRUN
41.84 m ROOF PARAPET
38.63 m LVL 9
35.74 m LVL 8
32.84 LVL 7
29.95 LVL 6
27.05 m LVL 5
24.16 m LVL 4
21.11 m LVL 3
18.21 m LVL 2
14.20 m BARRINGTON ST. COMMERCIAL
13.84 m BARRINGTON ST. ENTRANCE
24.72 m CORNICE LINE
9'-6"
10'-0"
13'-3"
1' 2"
28.88 m BUILDING HEIGHT
GROUND FLOOR HEIGHT
4.01m
10.75m
5.5m
STREET WALL HEIGHT
ATRIUML HEIGHT
STONE CLADDING 'C'
LAING HOUSE
SEE A07-A10 FOR HERITAGE ELEVATIONS
24.72 m EXISTING CORNICE
ELMWOOD LVL 03 22.29 m
ELMWOOD LVL 02 19.05 m
ELMWOOD LVL 01 15.42 m
10' 7"
11' 11"
12.96 m AVG. GRADE
13.97 m AVG. STREETLINE GRADE
PL
WALL MOUNTED LIGHTING
RECESSED COMMERCIAL ENTRANCE; REFER TO A-06
RECESSED MAIN RESIDENTIAL ENTRANCE; REFER TO A-06
WALL MOUNTED LIGHTING @ MAIN RESIDENTIAL ENTRANCE

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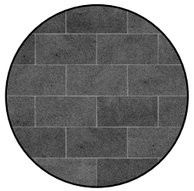
CLIENT
GALAXY PROPERTIES LTD.

PROJECT
THE ELMWOOD
5185 South St., Halifax, NS

DRAWING
VARIATION DIAGRAM - BARRINGTON STREET ELEVATION

PROJECT NO. 21-052
DATE: JUL. 19, 2022

EXTERIOR MATERIALS LEGEND	
1	ALUMINUM CURTAIN WALL
2	SPANDREL GLASS PANEL
3	STONE CLADDING 'A'; GRANITE OR SIM.
4	STONE CORNICE, OR SIM.
5	STONE CLADDING 'B'; MASONRY, GRANITE OR SIM.
6	ALUMINUM/PVC WINDOW
7	ALUMINUM/PVC FRAMED PATIO DOOR
8	ALUMINUM FRAMED GLASS GUARD
9	PREFINISHED ENGINEERED PANELS 'A'
10	STONE CLADDING 'C'; MASONRY, GRANITE OR SIM.
11	PREFINISHED ENGINEERED PANELS 'B'; COLOUR TO MATCH STONE CLADDING 'B'



3 STONE CLADDING 'A'

STONE CLADDING 'C'

Variance 6

3.6.15 Land Uses at Grade (minimum height)

LUB requirement = **4.5m**

Proposed variance = **5.69m**

Variance 2 & 3

3.6.3 Streetwall Height Variance (minimum height)

LUB requirement = **11m**

Proposed variance = **6.4m** along the one-storey atrium

Variance 2 & 3

3.6.3 Streetwall Height Variance (maximum height)

LUB requirement = **11m**

Proposed variance = **12.64m**

41.84 m ROOF PARAPET

43.06 m ELEVATOR OVERRUN

LANE 8

T/O ROOF 41.53 m

LVL 9 38.63 m

LVL 8 35.74 m

LVL 7 32.84 m

LVL 6 29.95 m

LVL 5 27.05 m

LVL 4 24.16 m

LVL 3 21.11 m

LVL 2 18.21 m

9'-6"

9'-6"

9'-6"

9'-6"

10'-0"

9'-6"

18'-8"

3'-8"

22.29 m ELMWOOD LVL 03

19.05 m ELMWOOD LVL 02

15.42 m ELMWOOD LVL 01

10' 7"

11' 11"

6.4m

5.69m

12.64m

ATRIUML HEIGHT

GROUND FLOOR HEIGHT

STREETWALL HEIGHT

WALL MOUNTED LIGHTING @ RESIDENTIAL ENTRANCE

RECESSED RESIDENTIAL ENTRANCE; REFER TO A-06

12.08 m AVG STREETLINE GRADE

WALL MOUNTED LIGHTING

RECESSED COMMERCIAL ENTRANCE; REFER TO A-06

RECESSED EGRESS EXIT

SOUTH ST. LOBBY 12.52 m

SOUTH ST. COMMERCIAL 11.40 m

12.96 m AVG. GRADE

PL

PL

SOHO

BUILDING HEIGHT

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CLIENT

GALAXY PROPERTIES LTD.

PROJECT

THE ELMWOOD

5185 South St., Halifax, NS

DRAWING

VARIATION DIAGRAM - SOUTH STREET ELEVATION

PROJECT NO. 21-052

DATE: JUL. 19, 2022

CERMAK PETERKA PETERSEN

PEDESTRIAN-LEVEL WIND ASSESSMENT

ELMWOOD HOTEL

CPP PROJECT 16240

APRIL 7, 2022

PREPARED FOR

Galaxy Properties Ltd.
1300-1969 Upper Water Street
Purdy's Wharf Tower ii
Halifax, NS
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EXECUTIVE SUMMARY

This report documents the qualitative wind comfort assessment for the proposed Elmwood Hotel development in Halifax, Nova Scotia. CPP's qualitative screening-level assessment of the local wind environment was completed in support of the site plan application for the project and has been conducted in accordance with the Halifax Regional Centre Land Use by law.

The results of CPP's assessment can be summarized as follows;

- All areas around the proposed development are expected to meet the wind safety performance standard, similar to the existing site condition.
- Wind conditions along Barrington Street and South Street are expected to be comfortable for standing and strolling during the summer and strolling and walking during the winter for the existing site condition.
- Wind conditions are expected to remain similar to the existing site with the addition of the proposed development and are considered appropriate for the intended use of the areas around the site throughout the year.
- The development is expected to provide some shelter to areas along South Street, however higher wind speeds are expected in areas along Barrington Street, including potentially uncomfortable wind conditions near the intersection during the winter. These uncomfortable wind conditions are common for other similar sized developments in Halifax (especially during the winter season) and are not generally considered to be of concern.
- The residential entrances to the development along the west and south facades are well recessed and favorable wind comfort conditions are expected. The commercial entrances along each of the facades however will be more exposed to winds and may incur wind speeds higher than desired for an entrance. Consideration should be given to including planters with dense landscaping or wind protection elements (2-3m tall) perpendicular to the facade at each of the columns to intercept winds flowing horizontally across the facade.
- The Level 2 atrium rooftop and Level 4 terrace on the south façade of the building are expected to be well sheltered and wind comfort conditions which are appropriate for passive pedestrian use are expected.
- Winds from the southwest and northwest are expected to adversely impact the Level 4 terrace on the west façade and higher than desired wind speeds are expected. Consideration should be given to including wind break elements (2-2.5m tall) at the north and south sides of the terrace as well as landscaping elements (planters, vegetation etc.) interspersed throughout to diffuse horizontal winds, in addition to overhead protection in the form of a trellis or canopy to provide protection from vertical "down-washing" winds.
- The wind comfort conditions on the private balconies of the development are expected to be typical to other similar sized developments in the Halifax area.

INTRODUCTION

Cermak Peterka Petersen (CPP) Wind Engineering was retained to assess the wind conditions around the proposed Elmwood Hotel development in Halifax, Nova Scotia (see **Image 1**). While the proposed development is 9-stories tall (<40 meters) and taller than the residential developments in the vicinity, it is of similar to height to numerous mid-rise buildings within an approximately 250m radius of the project site, including the adjacent SOHO 1212 Hollis St. building. As a result, it is CPP's opinion that this qualitative assessment is sufficient for assessing the impact of the proposed development on the predicted wind conditions rather than a more detailed quantitative study in a wind tunnel or through Computational Wind Engineering (CWE).

An assessment of the acceptability of the wind environment around a development can inform designers about the suitability of outdoor areas for their intended uses. Where necessary, design modifications can be made, or intervention measures added, to mitigate areas with the potential for excessive wind speeds.

CPP's qualitative screening-level assessment of potential winds was completed in support of the site plan application for the project and has been conducted in accordance with the Halifax Regional Centre Land Use by law. The assessment of the development is based on CPP's knowledge of wind flows around buildings, a review of the long-term meteorological data from the Shearwater Airport, and drawings and design information received on November 3, 2021.

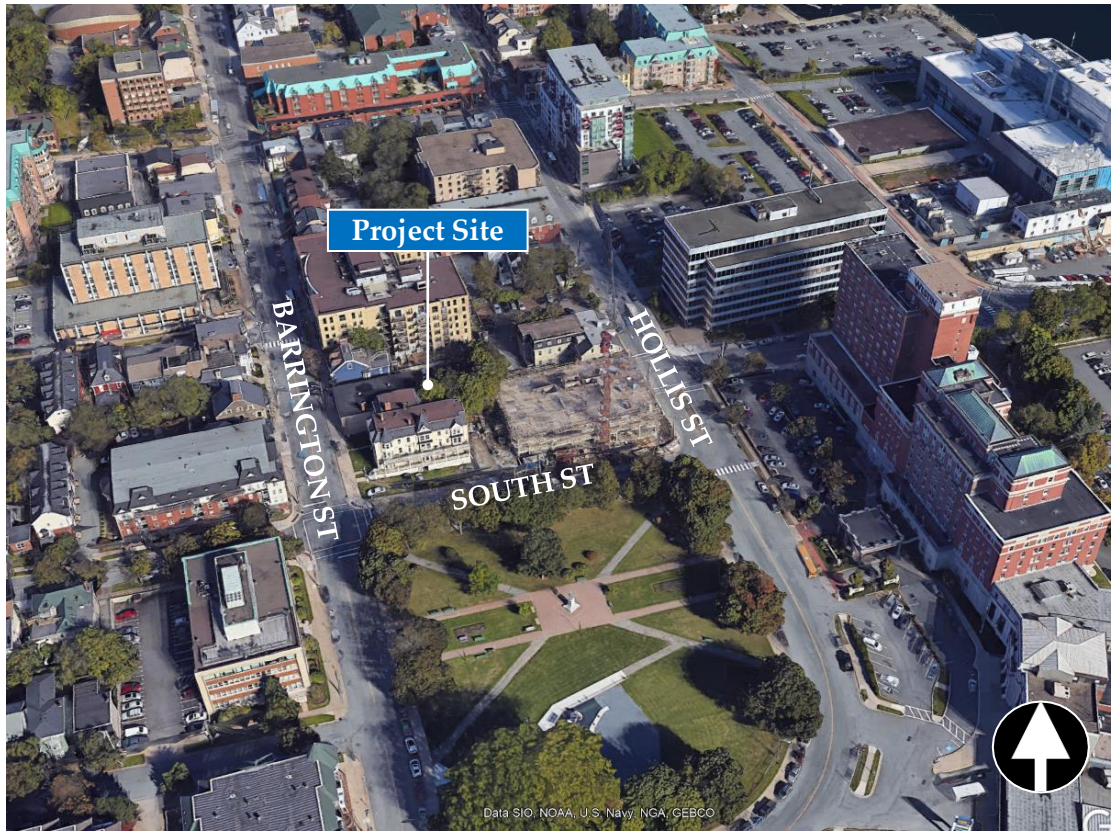


Image 1: Aerial View of the Project Site (Google™ Earth)

SITE AND BUILDING INFORMATION

The project site is surrounded primarily by low rise residential buildings. Several mid / high-rise buildings (similar in height to the development) are also located within a 250 m radius of the project site to the east, north and northeast.

As CPP understands the development is to be constructed in the lot between the Laing House and the Elmwood Apartment building and abut to the SOHO (1212 Hollis Street) building (see **Image 2**). The existing 2-story building (1221 Barrington St) in the lot between the Elmwood Apartment building and the Laing House is to be demolished.

Residential and commercial entrances to the proposed development will be located along Barrington Street and South Street. The 9-story development is primarily residential and includes a pedestrian accessible atrium rooftop at Level 2, and two Level 4 rooftop terraces.

The sidewalks around the development, residential / commercial entrances and above grade terraces of the development are the focus of CPP's assessment.

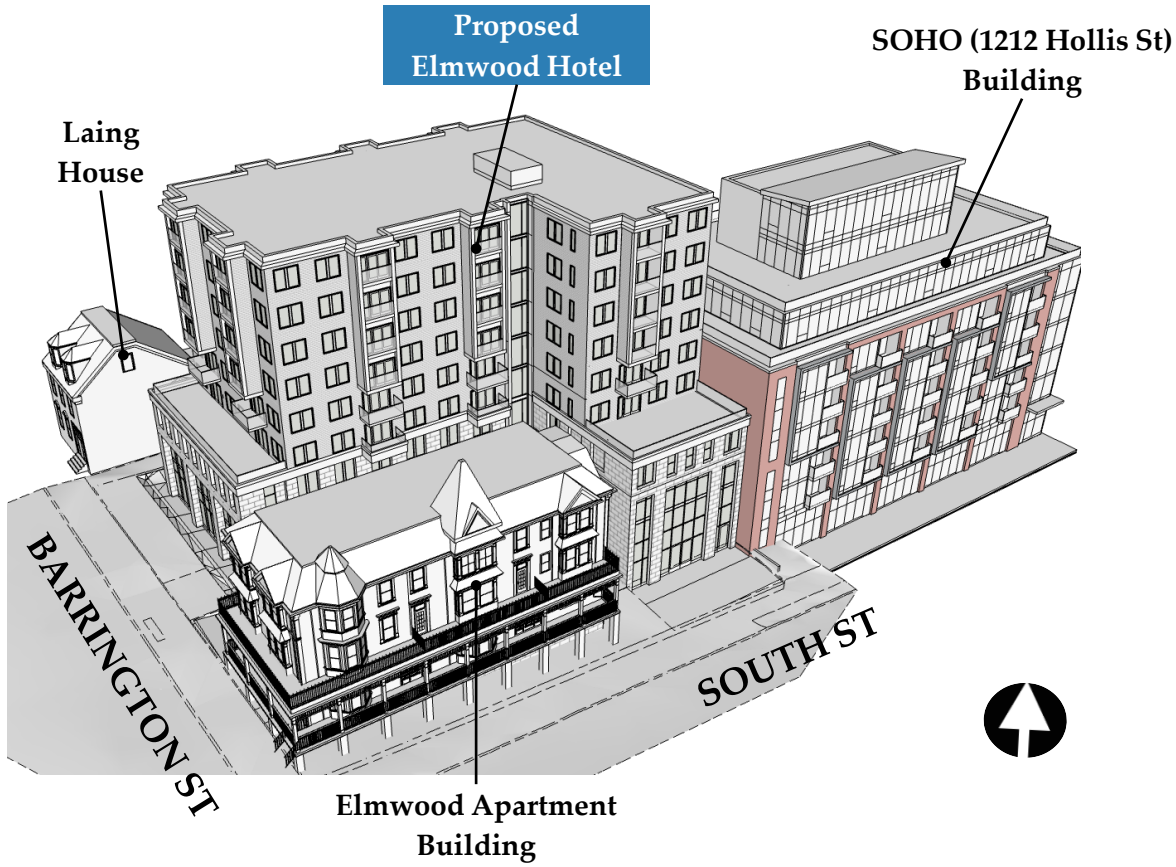


Image 2: 3D Model of Proposed Elmwood Hotel Development (View from South)

METEOROLOGICAL DATA

Meteorological data from Shearwater Airport was referenced to assess the prevailing wind directions that may be associated with increased wind activity at the project site. Although the Regional Centre Land Use By-Law (2018) requires that the data within the last 30 years from Shearwater Airport be used as a reference for any project site within the Halifax Regional Municipality.

Data from 1984-2004 were used for our assessment as wind speed records after 2004 only included daylight hours (06:00-18:00). Therefore, the more complete data from 1984-2004 were used for our assessment to properly capture the wind speeds and directionality at the site.

As approaching wind directions, frequencies and magnitudes can have distinct seasonal variations (especially in regions with colder climates like Halifax) wind roses for the summer (May through October) and winter (November through April) seasons have been portrayed in the wind roses in **Image 3**. The arms of the wind roses point in the direction from where the wind is blowing from, the width and colour of the arm represent the wind speed, and the length of the arm indicates the percent of the time that the wind blows for that combination of speed and direction.

As can be seen, prevailing winds from the south through southwesterly directions occur during the summer, while during the winter, winds are more predominant from the northwesterly directions. In addition, seasonally stronger winds are more often associated with the winter season and are represented by the more prevalent yellow and orange bands in the winter wind rose in **Image 3**.

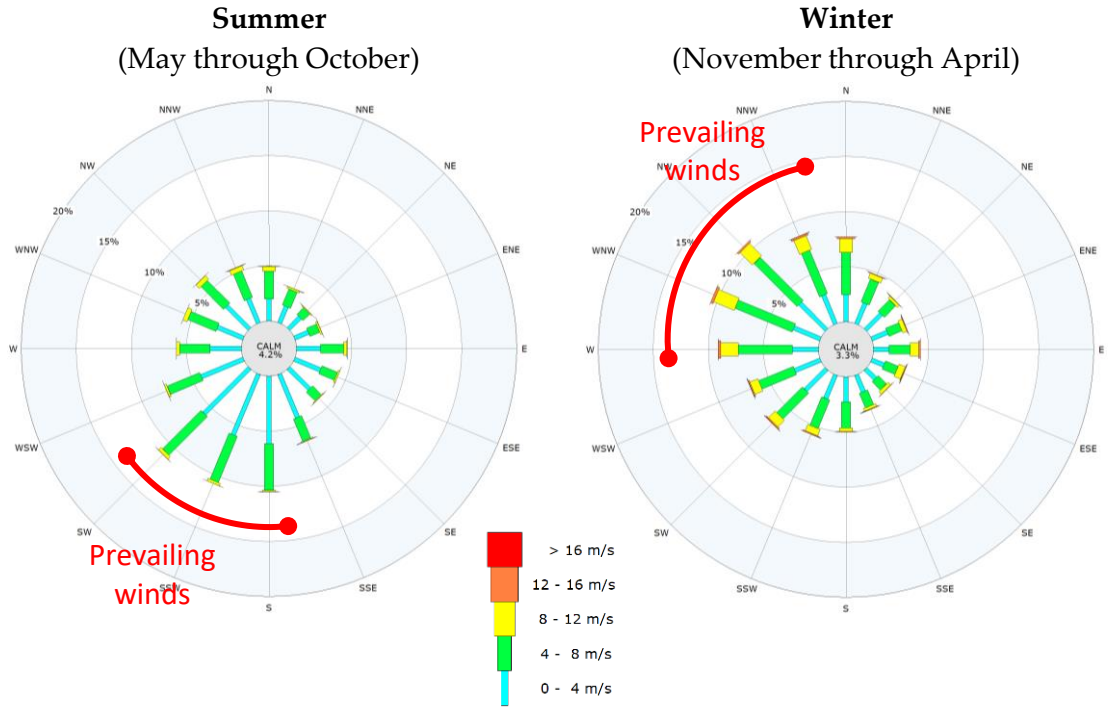


Image 3: Probability of Wind Speeds by Direction – Shearwater Airport (1984-2004)

WIND ASSESSMENT CRITERIA

The proposed development has been assessed relative to "*Appendix 1: Pedestrian Wind Impact Assessment Protocol and Performance Standards*" in the "Regional Centre Land Use By-Law" published by the City of Halifax. These performance standards are divided into separate categories of comfort and safety (summarized in **Tables 1 and 2**, respectively).

The comfort criteria allow planners to assess the usability, with respect to the wind environment, of different locations for various purposes, such as for long-duration activities (e.g., sitting at an outdoor café) or strolling on walkways. The perception of wind speeds within these comfort categories can vary by individual, so opinions regarding the local wind environment should be always be taken into account. Comfort ratings are based on an equivalent wind speed (UEquiv) (the larger of the mean wind speed (UMean) or the gust-equivalent mean (GEM) wind speed (UGEM) which is equal to the gust wind speed divided by 1.85) that is predicted to occur 80% of the time.

The safety criteria help to identify locations where wind speeds may be potentially hazardous to pedestrians. Pedestrian safety is associated with excessive gust wind speeds that affect a pedestrian's balance and footing. If strong winds greater than 90 km/h occur more than 0.1% of the time, these wind conditions are considered severe.

Table 1: Summary of Wind Comfort Performance Standards

Performance Standard	Wind Speed	Description
Sitting	≤ 10 km/h	Calm or light breezes suitable for outdoor restaurant uses, seating areas, and other amenities.
Standing	≤ 14 km/h	Gentle breezes suitable for main building entrances and bus stops where pedestrians may linger.
Strolling	≤ 17 km/h	Moderate winds appropriate for window shopping and strolling along a downtown street, or park.
Walking	≤ 20 km/h	Relatively high speeds that can be tolerated if one's objective is to walk, run, or cycle.
Uncomfortable	> 20 km/h	Strong winds unacceptable for all pedestrian activities; wind mitigation is typically required.

Table 2: Summary of Wind Safety Performance Standards

Performance Standard	Wind Speed	Description
Exceeds	> 90 km/h	Excessive wind speeds that can adversely affect a pedestrian's balance and footing. Wind mitigation is required.

RESULTS AND DISCUSSION

GENERAL WIND FLOWS

As the surrounding developments are generally lower than the height of the development, little sheltering of approaching wind flows is expected.

Winds from the prevailing southwesterly directions (summer) are expected to intercept the west face of the building and be driven down towards the base of the building along the Barrington Street sidewalk (**Image 4**). While a portion of these winds are expected to flow towards the intersection of Barrington Street and South Street, most would be expected to flow towards the Laing house.

Winds from the prevailing northwesterly directions (winter) are expected to intercept the north face of the building, be driven down to grade and accelerate near the lower northwest corner of the development. These accelerated winds are expected to decrease the wind comfort conditions along the sidewalk on Barrington Street comparatively to the existing site condition.

While the Level 4 terrace along the west façade is expected to intercept a significant portion of westerly winds, a sizable component of these wind flows are still expected to impact grade level areas.

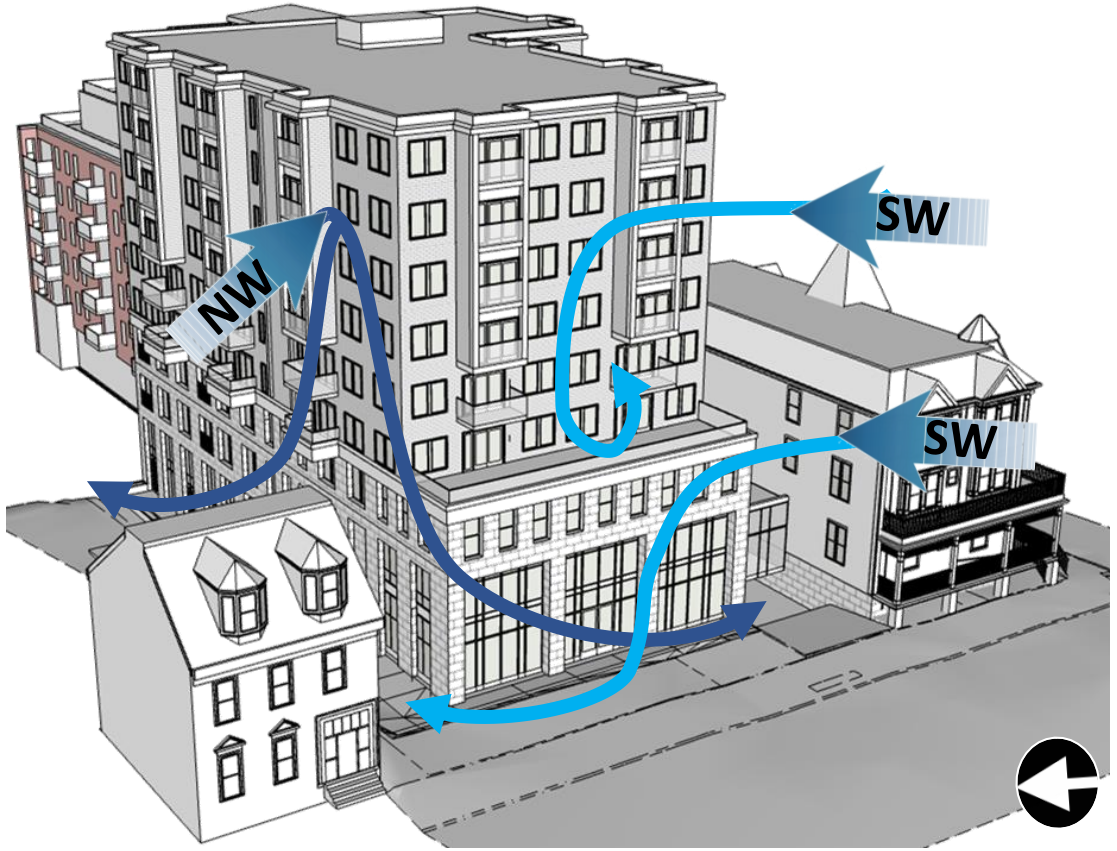


Image 4: Anticipated Wind Flows Around Proposed Development – Northwesterly Winds

RESULTS AND DISCUSSION

SIDEWALKS (EXISTING SITE)

For the existing site, the wind conditions along Barrington Street and South Street are expected to be comfortable for standing and strolling during the summer and strolling and walking during the winter (see **Image 5**).

The majority of these higher wind speeds are expected to occur at the base and near the corners of the SOHO Building, as well as the intersection of Barrington Street and South Street.

No areas around the existing site are expected to exceed the wind safety performance standard.

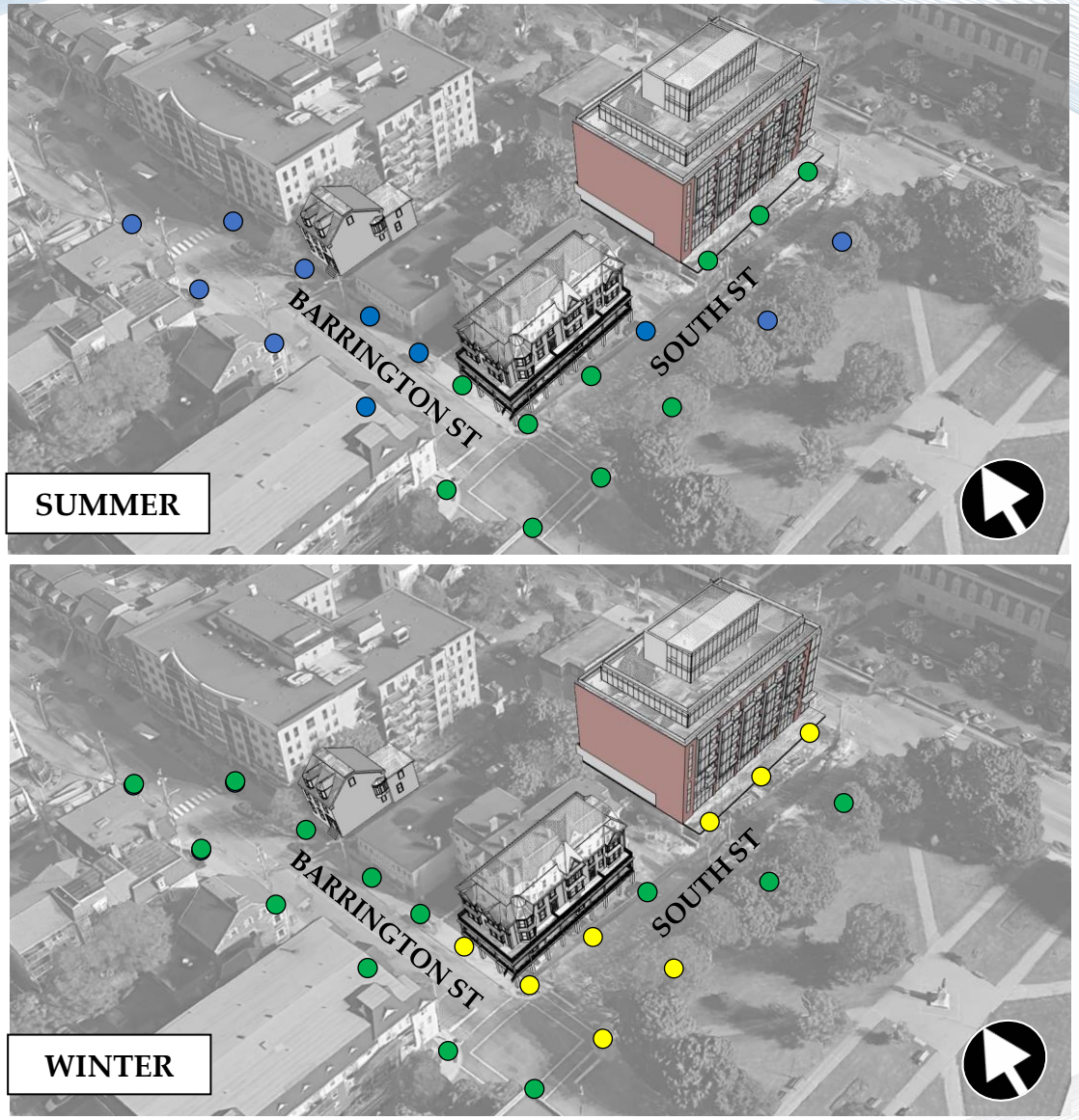


Image 5: Predicted Wind Comfort Conditions – Existing Site - Summer (Top) and Winter (Bottom)

WIND COMFORT CATEGOIRES

Sitting Standing Strolling Walking Uncomfortable

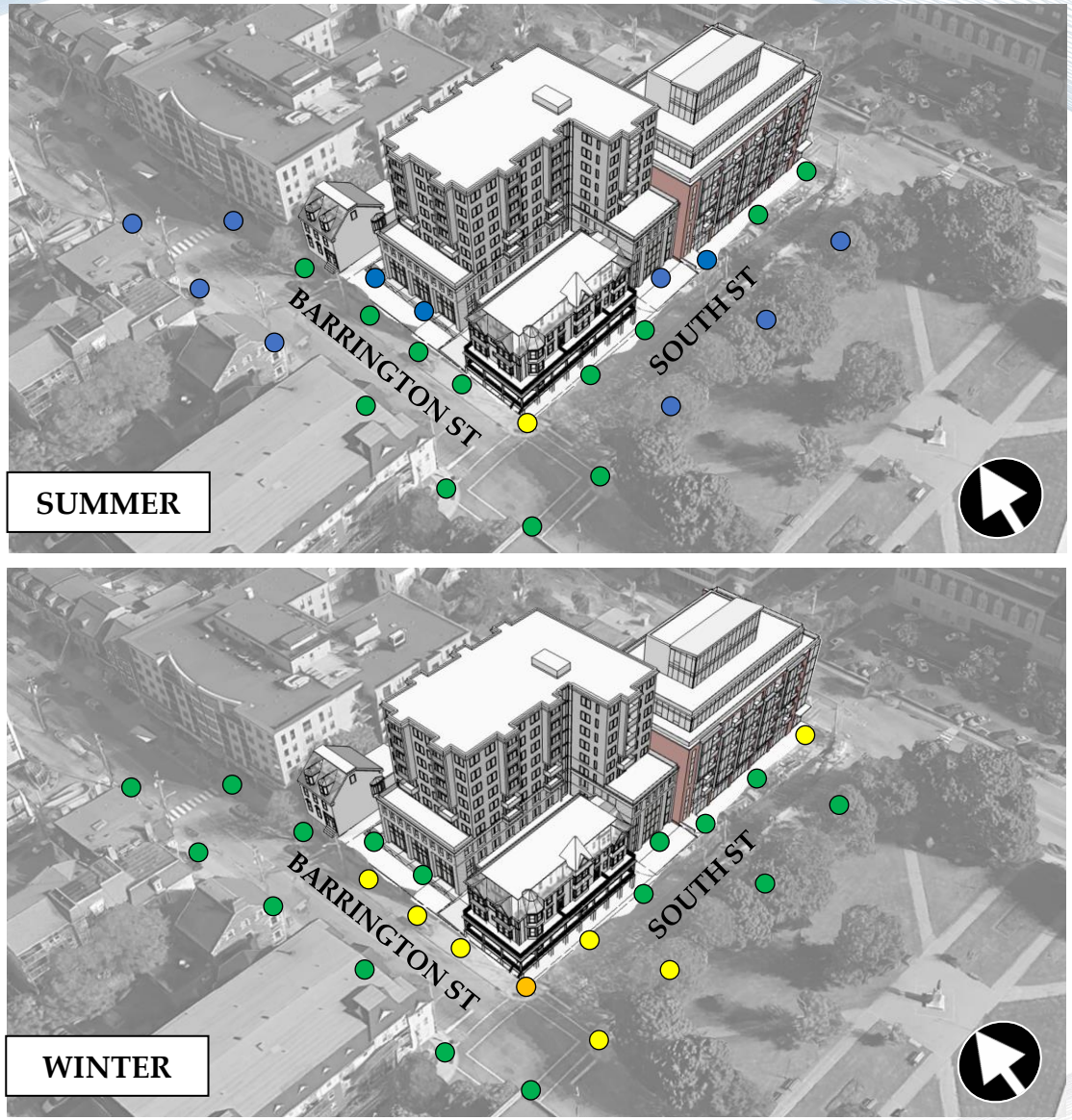
RESULTS AND DISCUSSION

SIDEWALKS (PROJECT SITE)

With the addition of the proposed development, wind conditions are expected to remain similar to the existing site throughout the year (see **Image 6**).

The development is expected to provide some shelter to areas along South Street from stronger winds from the northwest however the combination of prevailing winds “down-washing” off the tower and accelerating into areas along the Barrington Street are expected to result in higher wind speeds relative to the existing site condition, including potentially uncomfortable wind conditions near the intersection during the winter from time to time during windy days. These uncomfortable wind conditions are common for other similar sized developments in Halifax (especially during the winter season) and are not generally considered to be of concern.

No areas around the proposed development are expected to exceed the wind safety performance standard, similar to the existing site condition.



WIND COMFORT CATEGOIRES

Sitting Standing Strolling Walking Uncomfortable

Image 6: Predicted Wind Comfort Conditions – Project Site - Summer (Top) and Winter (Bottom)

RESULTS AND DISCUSSION

ENTRANCES (BARRINGTON ST)

As the residential entrance along the west façade (Barrington Street) is well recessed relative to the rest of the façade, winds are not expected to adversely affect patrons as they are entering and exiting the building and calmer wind conditions are expected. Wind conditions at this entrance is expected to meet the wind comfort rating of sitting during the summer and standing during the winter (see **Image 7**). These conditions are considered appropriate for the anticipated usage.

Although the projecting columns at the sides of the commercial entrances along the west façade are positive design elements that will disrupt the wind to some extent, these entrances are expected to be more exposed to approaching winds. Wind conditions at these entrances are expected to meet the wind comfort rating of standing during the summer and strolling during the winter.

Improved wind conditions could be achieved at these entrances by installing planters with dense landscaping or wind protection elements (2-3m tall) perpendicular to the facade at each of the columns to intercept winds flowing horizontally across the facade.

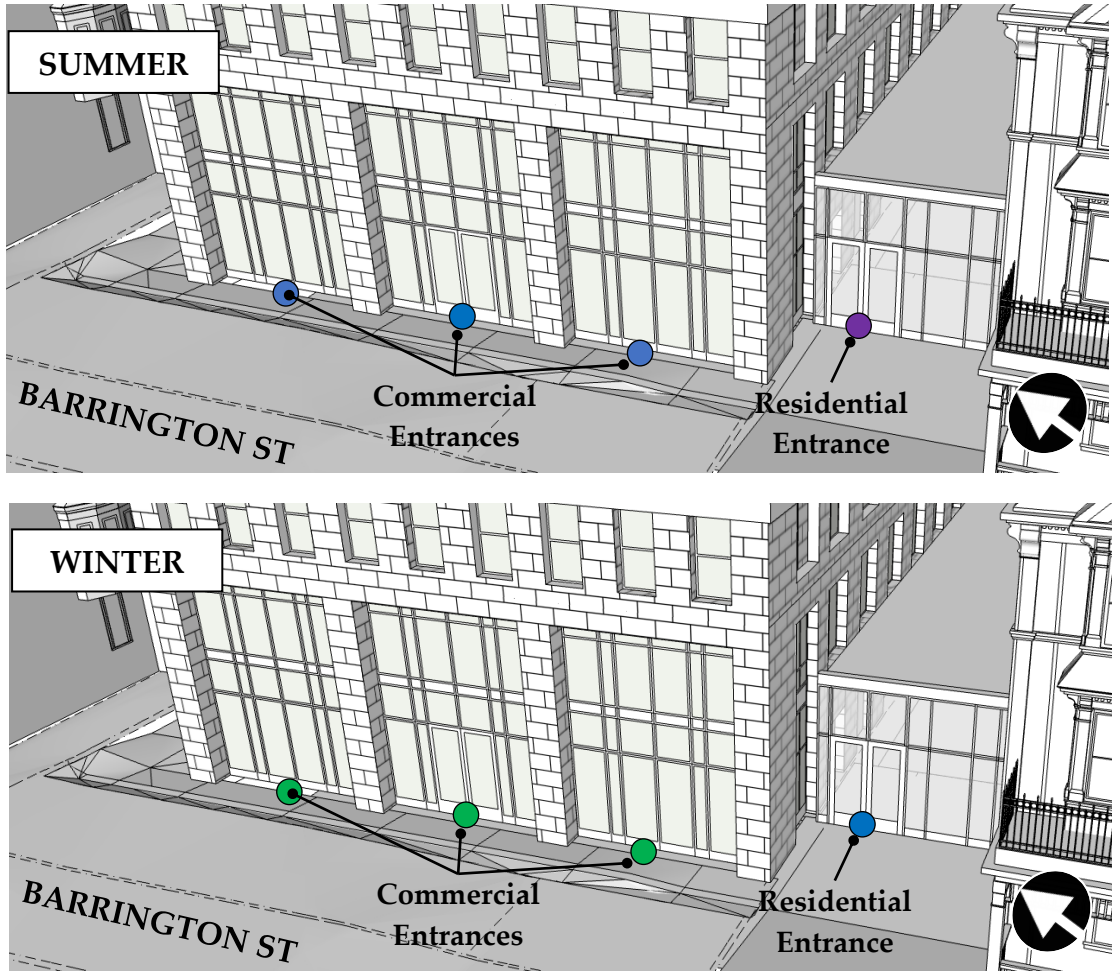


Image 7: Predicted Wind Comfort Conditions – West Façade Entrances – Summer (Top) and Winter (Bottom)

WIND COMFORT CATEGOIRES

Sitting Standing Strolling Walking Uncomfortable

RESULTS AND DISCUSSION

ENTRANCES (SOUTH ST)

As the residential entrance along the south façade (South Street) is well recessed relative to the rest of the façade, winds are not expected to adversely affect patrons as they are entering and exiting the building and calmer wind conditions are expected. Wind conditions at this entrance are expected to meet the wind comfort rating of sitting during the summer and winter (see **Image 8**). These conditions are considered appropriate for the anticipated usage.

Although the projecting columns at the sides of the commercial entrance are positive design elements that will disrupt the wind to some extent, this entrance is expected to be more exposed to approaching winds. Wind conditions at this entrance are expected to meet the wind comfort rating of standing during the summer and strolling during the winter.

Improved wind conditions could be achieved at this location by installing planters with dense landscaping or wind protection elements (2-3m tall, perpendicular to the facade at each of the columns to intercept winds flowing horizontally across the facade.

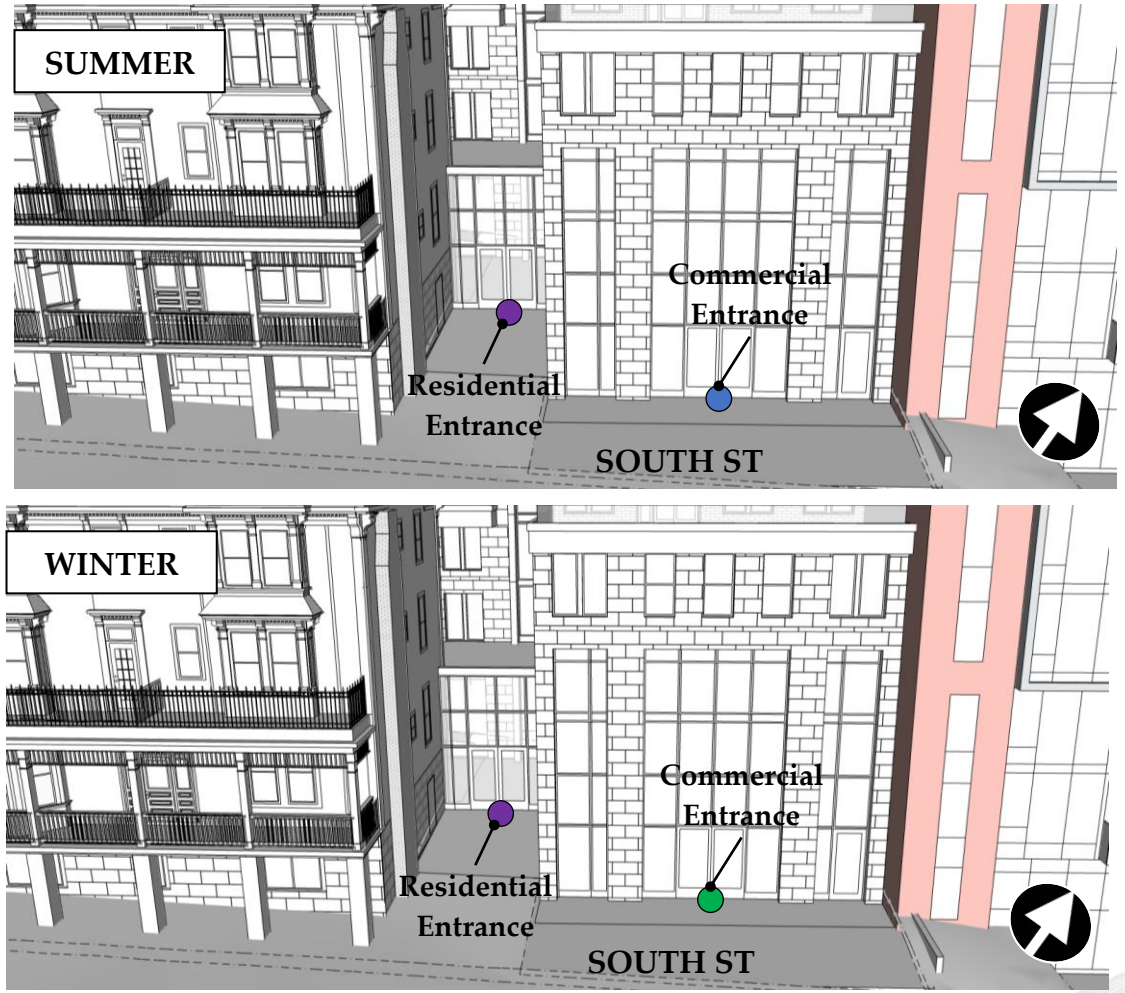


Image 8: Predicted Wind Comfort Conditions – Summer –Entrances – West Façade (Top) and South Façade (Bottom)

WIND COMFORT CATEGOIRES

Sitting Standing Strolling Walking Uncomfortable

RESULTS AND DISCUSSION

LEVEL 2 ATRIUM ROOFTOP / LEVEL 4 TERRACES

The Level 2 atrium rooftop and Level 4 terrace on the south façade of the building are expected to be well sheltered and wind comfort conditions which are appropriate for passive pedestrian use are expected (see **Image 9**).

The Level 4 terrace on the west façade is expected to intercept a significant portion of the southwest and northwest winds "down-washing" from the tower. As a result, higher than desired wind speeds that meet the strolling and walking comfort ratings are expected (see **Image 9**). CPP suggests consideration be given to including wind break elements (2-2.5m tall) at the north and south sides of the terrace as well as landscaping elements (planters, vegetation etc.) interspersed throughout to diffuse horizontal winds. In addition, consideration could be given to overhead protection in the form of a trellis or canopy (attached to the structure or structurally independent) to provide protection from vertical "down-washing" winds.

As the use of rooftop terrace spaces may be more limited during the winter, wind conditions for the summer are the focus. This is not to say the spaces are unusable in the winter, but seasonally stronger winds and colder temperatures will make the use of these spaces much less comfortable for patrons for more time during this season.

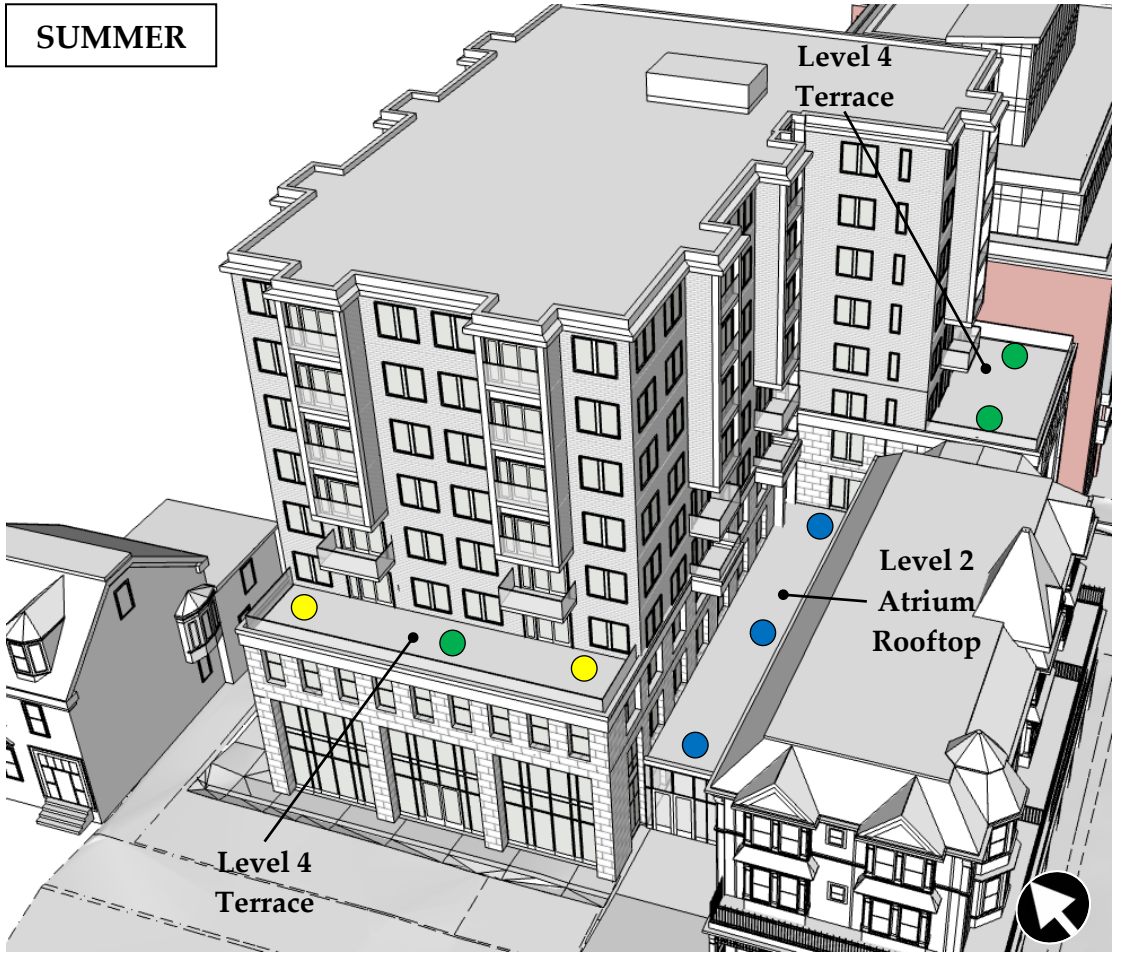


Image 9: Predicted Wind Comfort Conditions – Summer – Rooftop Amenity Terraces

WIND COMFORT CATEGOIRES

Sitting Standing Strolling Walking Uncomfortable

RESULTS AND DISCUSSION

PRIVATE BALCONIES

In general, wind speeds increase with elevation. Therefore, balconies at the higher levels of the development will be exposed to higher wind speeds relative to those at lower elevations. In addition, due to the directionality of the wind climate for the Halifax area, the balconies along the north façade are expected to be more comfortable during the summer (sheltered from the prevailing southwesterly winds) and the balconies along the south and west facades are expected be more comfortable during the winter (sheltered from the prevailing northwesterly winds (see **Image 10** for reference)).

As the building is 9 stories tall and minimal adjacent taller structures are in the vicinity of the project site to intercept and accelerate winds, it is CPP's opinion that wind comfort conditions on the private balconies of the development will be reasonable, and similar to other comparable developments in the Halifax area.

A pedestrian's perception of wind comfort on a balcony space can vary depending on their positioning and use of the space (ie. sitting close to the guardrail versus standing central in the balcony), level of clothing and duration of occupancy. In addition, the use of private balconies is discretionary of the tenant. In lieu of these aforementioned variables, no wind control measures are recommended. Landscaping, planters and/or trellis features which may be included by tenants would also be expected to improve the overall wind comfort experienced in these spaces.

Image 10: 3D Model of Proposed Development – Balcony Locations Depicted

APPLICABILITY OF RESULTS

The evaluation of the predicted wind conditions around the proposed development is based on a qualitative screening-level assessment leveraging CPP's knowledge of wind flows around buildings, the local wind climate and wind studies for other developments conducted throughout the Halifax region.

The findings of this assessment are based on the drawings and design information received on November 3, 2021. If changes to the design of the development have occurred beyond this date, it is recommended that CPP be contacted to evaluate the impact of any design changes relative to the wind conditions predicted within this report.

If more detailed evaluation of the predicted wind conditions is required, this would need to be conducted through quantitative evaluation of the project site through testing of a scale model in a wind tunnel or through Computational Wind Engineering (CWE) under a separate scope of study.

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Design Rationale: 5185-5189 South Street & 1221 Barrington Street, Halifax NS

1.0 Introduction

ZZap Consulting Inc., on behalf of Galaxy Properties Limited, is pleased to submit the following Site Plan Approval Design Rationale for the proposed addition to the existing heritage resource located at 5185-5189 South Street, the former Elmwood Hotel. The subject development site is located within the Old South Suburb Heritage Conservation District. Separate to this proposal the developer is undertaking the necessary applications and processes for the substantial alteration of the existing heritage resource.

This proposal is to relocate the heritage resource to the southwest corner of the site, restore the heritage resource and develop a rear addition to allow for additional residential units and new ground level commercial spaces. A one-stroey atrium is proposed to link the heritage resource to the new addition. Underground parking is proposed to be included in the development, it will be accessed through the underground parking structure of the neighbouring development to the east, using the existing parking entrance located on Hollis Street. To achieve the desired outcomes of this project, we are requesting five variances to the Land Use Bylaw (LUB):

1. Section 11(2.4). The mid-rise portion of the new building addition, abutting the eastern property line, does not have an interior lot line setback above the streetwall.
2. Section 9(2). The South Street streetwall exceeds the Maximum Streetwall Height of 11m.
3. Section 9(1). The proposed new location of the Heritage Resource creates a front yard that is less than the Minimum Front Yard Setback of 4m.
4. Section 9(3). The one storey 'atrium' fronting on both Barrington Street and South Street is less than the Minimum Streetwall Height of 11m.
5. Section 9(1). The streetwall fronting on Barrington Street exceeds the Maximum Streetline Setback of 4m.
6. Section 8(13). The ground level fronting on Barrington Street is lesss than the minimum floor-to-floor height of 4.5m.

2.0 Site Consideration

In accordance with Section 17.2.1 of the Downtown Halifax LUB this application is subject to the Heritage Design Guidelines of the Design Manual. As this project is an integrated development, it is additionally subject to section 4.1 (New Developments in a Heritage Context) and section 4.4 (Integrated Developments and Additions) of the Heritage Guidelines. The subject site is located within District 2 of the Downtown Halifax Plan area. The Downtown Halifax Design Manual has a number of design goals specific to District 2. The proposed development responds to these goals in the following ways:

(a) To promote the District as a heritage and cultural destination for residents and visitors capitalizing on a unique community identity;

The proposed development will contribute to the built heritage of the district through the infill development of the underutilized and non-character defining portion of the site, combined with preservation and enhancement of the sites heritage resource. The design keeps the rhythm, look, and feel of the Old South Suburb neighbourhood.

(b) To secure and encourage public and private investments in heritage resources protecting and conserving the traditional character of the District; and

The proposed addition to the heritage resource incorporates a substantial restoration of the heritage resource. This includes restoring the original character defining elements of the structure and replacing those that have been removed over time. The new addition is designed to be compatible yet subordinate to the heritage resource through separation and simplicity in regard to form & materials.

(c) To encourage cohesive development that supports a setting consistent with the traditional character of the District.

The proposed addition to the heritage resource infills a currently underutilized portion of the site with a structure whose height framework is consistent with the permitted heights and veiwplane restrictions of the district. The addition is setback further from streetlines than the heritage resource, and is oriented to the rear portion of the site to maximize separation from the heritage resource. The proposed building also provides cohesion to the Barrington and South streetscapes through appropriate height transitions, the façade rhythm, and the continuation of the historic streetwall cornice line.

3.0 Downtown Halifax Design Manual Guidelines

3.1 The Streetwall

3.1.1 Pedestrian-Oriented Commercial

a. The new addition includes streetwall frontages along Barrington Street and South Street. The design of these frontages incorporates narrow shop fronts through varied material articulation. The streetwall is within proximity to the sidewalk, while being subordinate to the heritage resource due to an increased streetline setback.

b. The first-floor elevation of the new addition along both Barrington Street and South Street includes high levels of glazing and transparency exceeding 75%.

c. The new addition includes multiple entries along Barrington Street and South Street to further articulate the ground level façade.

d. Recesses in the facades are proposed at main residential and commercial entrances on both South Street and Barrington Street to provide weather protection.

e. Commercial entries along Barrington Street and South Street are setback further than the heritage resource in order to enhance its prominence. This creates generous space between the commercial entrances and the sidewalk to allow for spill out activity while maintaining pedestrian passage.

f. The existing heritage resource contains entirely a residential use (residential use existed prior to the adoption of the Downtown Halifax Plan and Old South Suburb Conservation District Plan). Therefore, the ground level of the heritage resource building is considered non-conforming and is proposed to be maintained as a residential non-conforming use through the proposed redevelopment.

3.1.2 Streetwall Setback

a. N/A

b. The LUB conflicts with this design guideline. The LUB requires that the new development must be setback 3m greater than the setback of an abutting heritage resource. In this instance, the new addition is setback 5.0m (commercial streetwall) and 9.1m (one storey atrium) from the property line to enhance the prominence of the heritage resource from a pedestrian perspective. Variance requested (see section 4.0).

c. Variance requested (see section 5.0)

3.1.3 Streetwall Height	Variances Request (see section 5.0)

3.2 Pedestrian Streetscapes

3.2.1 Design of the Streetwall	a. The streetwall of the new addition complements the 'fine-grained' character of the abutting heritage property and existing heritage resource on site through horizontal and vertical rhythm in the façade design that is compatible in scale. b. Excluding a small side yard located on the northern edge of the Barrington Street streetwall, the streetwalls on South Street and Barrington Street occupy 100% of the property's street frontage, with varying streetwall setbacks. c. Following the height guidance in section 3.2.1 (d), the predominate streetwall height of the new addition is consistent with the heights set by both the existing heritage structure on site and the abutting heritage property on Barrington Street. d. The streetwall height and architectural rhythm of the proposed new addition are consistent with the cornice lines and rhythm of the heritage resource on site and the abutting heritage property. e. The proposed addition uses a combination of glazing and natural stone materials at the base and within the streetwall to create a subtle yet compatible backdrop to the architectural character and materiality of the existing heritage resource. f. The streetwall of the proposed addition incorporates extensive glazing, allowing opportunity for "eyes on the street". g. Blank walls are not proposed at grade level.
3.2.2 Building Orientation and Placement	a. & b. The existing heritage structure will be relocated to the southwest corner of the site, adjacent to the intersection of Barrington Street and South Street. The proposed new addition is setback further from the street than the heritage resource and is an 'L' shape oriented to the rear corner of the site. The building forms are sited in a manner that enhances the prominence of the heritage resource. All primary entrance points will have direct access to the sidewalk. c. N/A
3.2.3 Retail Uses	a. The proposed addition incorporates grade level commercial spaces with a façade that has glazing exceeding 75%on the ground level façade area. b. Recesses in the facades are proposed at commercial entrances on both South Street and Barrington Street.

c. The existing heritage resource contains entirely residential uses (the residential use existed prior to the adoption of the Downtown Halifax Plan and Old South Suburb Conservation District Plan). Therefore, the ground level of the heritage resource is considered a non-conforming use and is proposed to be maintained as a residential non-conforming use through the proposed redevelopment.

d. The commercial space in the proposed new addition is immediately accessible from the sidewalk. The commercial space is set back from the sidewalk to comply with the heritage conservation district regulations of the LUB, which require that the new development be setback 3m greater than the setback of an abutting heritage resource

e. No proposed building elements obscure opportunity for retail displays or signage.

f. Proposed commercial space entrances are at grade level.

g. Commercial signage will be designed with high material quality to add diversity and interest to retail streets in an appropriate manner.

3.2.4 Residential Uses

a. No individually accessed residential units proposed along the streetlines.

b. Main residential lobby entrances on Barrington Street and South Street are at grade-level and are clearly recognizable through a distinct one-storey form and increased streetline setback.

c. N/A d. N/A e. N/A f. N/A

3.2.5 Sloping Conditions

a. active uses are located at-grade and there are no major sloping condition concerns. Ground level of the heritage resource is intentionally distant from grade to be consistent with its historical context.

b. High quality architectural expression is proposed along facades to create variety and rhythm within minor sloping conditions.

c. No blank walls are proposed within the development.

d. Façade is articulated to express internal floor heights that are in proximity to the streetline grade, despite the minor sloping conditions.

e. N/A

f. Pedestrian entrances are proposed along sloping streets. g. N/A

3.3 Building Design

3.3.1 Building Articulation

a. The proposed new addition features a defined base, middle, and top through a combination of setbacks, façade materials, and detailed elements. This creates an inviting pedestrian environment while still giving visual prominence to the existing heritage structure.

b. The addition is of modern design with simple forms and materials. It is sensitive to the historical context where it is placed and accentuates the existing heritage resource.

c. The building mass is articulated by change in materials, projections and recesses. A combination of high transparency glazing, punched windows and vertical bays are proposed within the new additions façade, carrying from the articulation and rhythm of the heritage resource. The decision was made to move the bulk of the addition's mass away from the heritage resource to meet snow loading and fire separation requirements of the building code.

d. A consistent design language is used throughout the new building addition that is compatible yet subordinate to the heritage resource.

3.3.2 Materials

a. Building materials are chosen to complement the local heritage context and respect each other aesthetically. The high-quality materials of the new addition have muted tones to not impede on the architectural prominence of the existing heritage resource.

b. Limited materials are used within the new addition to adequately respond to the site context. The intention is to simply frame and accentuate the existing heritage resource.

c. The materials used in the front façade are carried through to the sides and rear of the proposed addition.

d. No changes in material occur at building corners.

e. Materials of the new addition are predominately glass, stone and a tile in the upper portions the building. All of which have natural, muted colour tones.

f. No attempt is made to mimic other building materials. Stone materials are proposed within the new addition, however the material has a different scale and profile than the stone within the existing heritage resource.

g. Stucco is not proposed.

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 not proposed.

i. Darkly tinted or mirrored glass is not proposed.

j. No unstained or unpainted wood is proposed for decks, patios or balconies.

3.3.3 Entrances

a. Main residential entrances on Barrington Street and South Street are clearly recognizable through a distinct one-storey form and increased streetline setback. Other commercial entrances are emphasized through change in materials, minor projections and minor recesses.

b. The main building entrance is covered by a recesses in the facade.

c. Variance requested for main building entrance on Barrington Street (see section 5.0)

3.3.4 Roof Line and Roofscapes

a. Due to viewplane restrictions, there are limited options available for this site to create a distinct or unique rooftop architectural feature. The roof has a parapet comprised of different material that will be lit up to distinguish the roofline.

b. The building top is related to the middle and the bottom through similar materiality, vertical rhythm and horizontal rhythm within the facades.

c. Landscaping treatment is provided above the 3rd storey roof on South Street façade and the 9th storey roof the new addition.

d. Elevator overrun will be screened from view or integrated into the design of the building.

e. N/A

f. The parapet design treatment is carried over to the back side of the parapet.

3.4 Civic Character

3.4.1 Prominent Frontages and View Termini	a. The site is not directly located at a view terminus. b. The site is situated along a prominent civic/cultural frontage, the Peace and Friendship Park (formerly known as the Cornwallis Park) indicated in Map 1 of Appendix A in the Design Manual. The design intends to highlight and enhance the prominence of the heritage resource from the perspective of the park.
3.4.2 Corner Sites	a. The proposed new addition does not front the streetwall corner of the site. Therefore, it does not include relevant architectural design responses. The heritage resource creates prominence and interest at the street corner. b. The heritage resource creates prominence and interest at the street corner. c. The heritage resource's character defining elements on both street facing facades provides high quality frontal design facing streets. d. N/A
3.4.3 Civic Buildings	N/A

3.5 Parking, Services and Utilities

3.5.1 Vehicular Access, Circulation, Loading and Utilities	a. Underground parking is proposed to be included in the development. It will be accessed through the underground parking structure of the neighbouring development to the east, using the existing parking entrance located on Hollis Street. b. Development uses an existing parking access in the neighbouring building to the east. c. N/A d. N/A e. Building utility elements will be located internally or consolidated on the rooftop and screened. f. Heating and cooling systems will vented away from public streets.
3.5.2 Parking Structures	N/A
3.5.3 Surface Parking	N/A
3.5.4 Lighting	a. Architectural spot lighting will be used to highlight the existing heritage resource. The new addition behind the heritage resource will be lit as well, however it will be lit in a more subtle manner as to not detract from the prominence of the heritage resource. b. See response to Design Guideline 3.5.4 (a). c. Architectural lighting will be used to illuminate the streetwall portions of the new addition. d. Retail display windows will be lit with subtle lighting elements to accentuate them at night. e. Full cut-off fixtures will be used to shield light from adjacent residential properties. f. Lighting will not create glare for pedestrians or motorists as it will be directed downwards and/or away from public streets.

3.5.5 Signs

a. Signage indicating the buildings name and address will be at the street level of the new addition or as an ornamental art piece on the façade above the streetwall.

b. Signs do not obscure windows, cornices, or other architectural elements.

c. The primary building signage will be located near grade level and will be in clear view from the sidewalk.

d. No freestanding signs are proposed.

e. No signage proposed on the heritage resource.

f. Street addressing will be clearly visible.

g. Signage material will be durable and of high quality. Signage will be subtle as to not detract from the prominence of the heritage resource.

4.0 Heritage Design Guidelines

4.1 New Development in Heritage Contexts

4.1.1 Replicas and Reconstructed Buildings	The proposed development intends to restore the existing heritage resource to its original grandeur. The proposed new addition is intended to be compatible yet subordinate to the heritage resource through simple building forms and materials that have natural and muted colour tones.
4.1.2 New Buildings in Heritage Contexts	This proposed development is an addition to a heritage resource currently located on the site. The addition will replace a non-historic building that does not provide any architectural significance to the district. The new addition will be situated behind the existing heritage resource so as not to distract from its architectural prominence. Similarly, the new addition fits the character of the neighborhood using height stepbacks, matching cornice lines to abutting properties.
4.1.3 Contemporary Design	The new addition seeks to be subtle and simplistic in design materials in a contemporary manner, so as to not impede on the historical character of the heritage resource on site and the surrounding conservation district.
4.1.4 Material Palette	Materials proposed within the new building addition include those historically in use both within the existing heritage structure on site and the surrounding conservation district. These materials are primarily made up on stone through a modern application that has differing proportions, as to not mimic the existing materials of the heritage resource.
4.1.5 Proportion of Parts	The proposed addition shifts the overall mass of the building on the site to the rear of the property. The intention is to pull away and frame the existing heritage resource and to not detract from its architectural prominence. The tower portion of the building matches the surrounding context, rising a similar height to that of the existing buildings to the north and east.
4.1.6 Solidity versus Transparency	The proposed addition has increased levels of transparency in comparison to the existing heritage resource, particularity at grade level within the streetwall design. The intention is to not detract from the solidity of the heritage resource, while also being compatible with the more traditional forms and materials of the conservation district. This transparency works to subdue the addition and place emphasis on the grandeur of the heritage components of the heritage resource.

4.1.7 Detailing	The new addition carries over design elements and forms from the existing heritage resource in a modern way, through the articulation of distinct vertical bays of similar scale and rhythm to the heritage resource. Stone materials are proposed within the base of the new addition, which are similar to the materials within the base of the heritage resource. However the detailing of the materials in the new addition is done in a more modern way through larger datum lines and details within the material.

4.2 Guidelines for Infill **N/A – the subject site contains a heritage resource.**

4.3 Guidelines for Abutting Developments

4.3.1 Cornice Line	The streetwall cornice heights of the new addition on both South Street and Barrington Street are compatible with the cornice heights of the existing heritage resource on site, and the abutting heritage property to the north (the Laing House). The cornice heights of the heritage resource and the abutting heritage property on Barrington Street do not align. Therefore, the streetwall cornice of the new addition on Barrington Street is in line with the heritage resource and is still of compatible scale and height to the abutting heritage property to the north. The second story of the streetwall includes window proportions of similar scale and design as the abutting heritage property.
4.3.2 Rhythm	Steps have been taken to maintain the vertical rhythm of the streetwall. Each bay of the new addition picks up on the proportion of the bays of the existing heritage resource on the property and the abutting heritage resource. These bays range between 4 – 6 metres.
4.3.3 Grade Level Height and Articulation	The proposed addition's first storey is of a similar height of the first storey datum line of abutting heritage buildings.
4.3.4 Height Transition	Streetwall height and cornice of the new addition is consistently of similar scale and height as the abutting heritage property.

4.4 Guidelines for Integrated Developments & Additions

4.4.1 Building Setback	Visual prominence is preserved through the new addition's full setback from the existing structure on the site, apart from a single-story connection point between them. Visual prominence is strengthened further through the relocation of the existing structure closer to the corner of the lot that joins the streetscape. Additionally, the portions of the heritage building that will be hidden from view are not character defining elements, as indicated in the Heritage Impact Statement provided.
4.4.2 Cornice Line & Upper Level Stepbacks	The podium height of the new addition is consistent with the cornice line of the existing heritage resource, maintaining streetwall harmony within the site itself and in conjunction with the abutting heritage property on Barrington Street. The stepbacks above the building podium exceed 3 metres to give space to the architectural features of the existing heritage resource and abutting heritage property.
4.4.3 Façade Articulation and Materials	The proposed addition maintains the same architectural order and rhythm of both the horizontal and vertical division in the existing façade. This is achieved by using projecting vertical bays to continue the articulated bays of the heritage resource in a modern way. The addition does not try to achieve the same materiality of the heritage resource. Instead, the building includes a modern interpretation of similar building materials to complement the heritage resource.

4.5 Guidelines for Façade Alteration on Registered Heritage Buildings and Buildings in the Barrington Street Heritage Conservation District

N/A – subject site is not located within the Barring Street Heritage Conservation District.

4.6 Guidelines for Signs on Registered Heritage Buildings and Buildings in Heritage Conservation Districts

4.6.1 Basic Principles	No signs will be located as to disfigure or conceal any significant architectural features of the building. Size and location of signage will proportional to the portion of the building they are affized to and will be visible without creating clutter.
4.6.2 Sign Lighting	All signage will be non-illuminated or indirectly illuminated as to not create a distraction or safety concern from the public realm. Signage lighting is intended to pronounce the various uses or businesses within the building and enhance architectural features.

4.6.3 Materials	No prohibited signage materials are proposed.
4.6.4 Allowable Sign Types	Building signage will include Facia Signs (within architectural frieze above store fronts), Flatt Wall-Mounted Signs (with limited projections), projecting signs or window signs.

5.0 Site Plan Variances

As part of this application, the developer is requesting six variances from the LUB. The following section outlines the proposed variances and how each aligns with the design guidance in the Design Manual.

3.6.6 Upper Storey Side Yard Stepback
This application is seeking a variance per clause 3.6.6.(c) to the upper storey side yard stepback for the eastern face of the building. The mid-rise portion of the building abutting the eastern property line does not have an interior lot line setback above the streetwall.

As we understand it, the requirements of section 2.4(b) may be relaxed where the relaxation of the requirement is consistent with the Design Manual.

The LUB permits the bulk of the mass of the addition to be against the existing heritage resource. In order to respect and frame the existing heritage resource, and meet design guideline 4.4.1, the bulk of the mass has been setback from the heritage structure. However, this causes an issue meeting the building code exit stair requirements. The upper floor setback as required in the LUB would create a dead-end corridor on the lower floors that would not meet National Building Code requirements. To maintain an adequate setback from the heritage component of the development, meet building code requirements, and maintain the viability of the project, we are requesting a variance to the upper storey side yard stepback requirement of the land use bylaw. The development directly to the east of the site (the Soho) has a large blank wall facing west directly on the common property line between the two sites. Our proposal will conceal this wall with a new, well-designed structure.

The proposed stepback relaxation does not detract from the visual prominence of the existing heritage resource and therefore keeping consistent with Design Manual Guidance, particularly clause 3.6.6.(c).

3.6.3 Streetwall Height Variance (maximum height)
This application is seeking a variance to the maximum streetwall height for the streetwall portion of the new building addition facing South Street.

Due to sloping conditions and effort to adhere to Heritage Design guidelines contained in the Design Manual – the streetwall in this location exceeds 11m. If the streetwall height in this location were to be 11m, its height relative to abutting buildings and heritage resources would be inconsistent with the character of the street.

The proposed streetwall height relaxation does not detract from the visual prominence of the existing heritage resource creates a streetwall condition that is of compatible scale and rhythm to the heritage resource. Therefore, the relaxation request is consistent with Design Manual Guidance, particularly clause 3.6.3 (c).

3.6.1 Streetwall Setback Variance (minimum setback)
This application is seeking a variance to the minimum streetwall setback between the proposed new location of the heritage resource and the South St. streetline. The heritage resource is proposed to be less than 4m from the South St. streetline.

The heritage resource is proposed to be located to the southwest corner of the site for two primary reasons.

1. To enhance the prominence of the heritage resource in relation to the new rear addition that is proposed. By relocating the heritage resource to the southwest corner of the site, it enables a condition where the streetwalls of the new addition can be setback further from street lines (3 metres) than the street facing facades of the heritage resource. This condition creates visual prominence of the heritage resource when approaching the site from the north and east because the street facing facades extend out closer to the sidewalk than the recessed streetwalls of the new addition.
2. To create adequate space within the rear portions of the site to construct and functional and compatible addition that has adequate separation distance from the heritage resource in order to comply with National Building code fire separation requirements.

The proposed streetwall setback relaxation does not detract from the visual prominence of the existing heritage resource. In fact, it enhances the visual prominence of the heritage resource through a small, pronounced setback that juts the building out towards the street. Therefore, the relaxation request is consistent with Design Manual Guidance, particularity clauses 3.6.1 (a) and 3.6.1 (b).

3.6.3 Streetwall Height Variance (minimum height)
This application is seeking a variance to the minimum streetwall height for the Barrington Street streetwall and the one storey atrium facing both Barrington Street and South Street. Streetwall height in these locations is less than 11m.

The height of the Barrington Street streetwall is slightly less than 11m. The intention behind this variance request is to keep the streetwall height consistent with the cornice lines of abutting heritage resources. This variance is consistent with the design guidance of section 3.2.1(d), which says that, "in areas of contiguous heritage resources, the streetwall height should be consistent with heritage buildings." Additionally, this variance aligns with guideline 4.4.2 which discusses maintaining the same or similar cornice height of a new building with adjacent heritage resources.

The height of the one storey atrium is less than 11m. The reason for this variance request is a simple form with limited building height is required to create separation between the heritage resource and the main 'L' shaped footprint of the rear addition. The primary residential entrances are proposed to be accessed through the one storey atrium as well. The reduced height and increased streetline setback of the atrium

Main residential entrances on Barrington Street and South Street are clearly recognizable through the distinct one-storey form and increased streetline setback of the atrium, which is consistent with the intent of design guideline 3.3.3.

The proposed streetwall height relaxation does not detract from the visual prominence of the existing heritage resource. In fact, it enhances the visual prominence of the heritage resource by creating a sensitive separation between it and the main 'L' shaped form of the rear addition. Therefore, the relaxation request is consistent with Design Manual Guidance, particularly clauses 3.6.3(a) and 3.6.3(c).

3.6.1 Streetwall Setback Variance (maximum setback)
This application is seeking a variance to the maximum streetwall setback for the Barrington streetwall. This relaxation request results from a conflict between LUB regulations and design guidelines. The LUB requires that the new development must be setback 3m greater than the setback of an abutting heritage resource. In this instance, the new addition is setback 5.0m (commercial streetwall) and 9.1m (one storey atrium) from the property line to enhance the prominence of the heritage resource from a pedestrians perspective. Therefore, the relaxation request is consistent with Design Manual Guidance, particularity clauses 3.6.1(a) and 3.6.1(c).

3.6.15 Land Uses at Grade Variance

The proposed ground floor height of the new streetwall addition on Barrington Street is less than 4.5m. Due to the corner condition of the lot, which contains varying streetline slopes on each separate street frontage, combined with the effort to align streetwall heights and elements with the existing heritage resource, the ground floor of the new addition facing South Street exceeds the minimum height of 4.5m, and the ground floor of the new addition facing Barrington Street is less than 4.5m. In both street frontages, the proposed floor-to-floor height of the ground floor does not result in a sunken ground floor condition.

The new addition to the existing heritage resource 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 while also meeting the minimum ground floor height in a practical manner. Therefore, the relaxation request is consistent with Design Manual Guidance, particularity clauses 3.6.1(a) and 3.6.15(a). 3.6.15(b) and 3.6.15(e).

Attachment E – Design Manual Checklist: Case 24388				
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		Restoration of Elmwood achieves this.
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		Restoration of Elmwood achieves this.
2.2(c)	To encourage cohesive development that supports a setting consistent with the traditional character of the District.	Yes		Restoration of Elmwood achieves this along with design of addition.
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		One commercial entrance but ground floor articulation breaks up to appear like multiple shop fronts. In close placement to sidewalk while compliment heritage resource on the corner.
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		Through vestibules and recessed entries.

Attachment E – Design Manual Checklist: Case 24388				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
3.1.1(e)	Patios and other spill-out activity is permitted and encouraged where adequate width for pedestrian passage is maintained.	Yes		Generous setbacks provided spill out space.
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.		✓	Elmwood building as residential ground floor units that are non-conforming and are permitted to continue. It is a heritage resource and not subject to this guideline.
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.		✓	
	• 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.	No		Variance Requested. See Section 3.6.1
	• 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.	No		Variance Requested. See Section 3.6.1
3.1.3	**Streetwall Height** *(refer to Map 7 of the LUB)*			

Attachment E – Design Manual Checklist: Case 24388				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
	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. See Section 3.6.3
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		
3.2.1(b)	The streetwall should generally be built to occupy 100% of a property's frontage along streets.	Yes		Breaks are acceptable to highlight abutting heritage resource and allow grade access units.
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.	Yes		Ratio superseded by heritage design guidelines. Building is setback above street wall height.
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		

Attachment E – Design Manual Checklist: Case 24388				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
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		Setbacks are not within requirements of the LUB but this is due to heritage resource on-site and is acceptable.
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.		✓	
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		Elmwood exempted from this requirement. New facades meet.
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		Through vestibules and recessed entries.
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.		✓	As an existing non-conforming use and as a heritage resource, Elmwood is exempted from this requirement.
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		Located adjacent to sidewalk while providing complementary setbacks to highlight heritage resource.
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.	Yes		

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Section	**Guideline**	**Complies**	**N/A**	**Discussion**
	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.			
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		Evaluated at permitting.
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.		✓	
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		Res lobby setback and clearly distinguished from rest of street line façade.
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.		✓	
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.	No		No outdoor amenity provided however, site is immediately abutting Peace and Friendship Park
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.		✓	
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.		✓	
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		Elmwood exempted as existing heritage resource.

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Section	**Guideline**	**Complies**	**N/A**	**Discussion**
3.2.5(b)	Provide a high quality architectural expression along facades. Consider additional detailing, ornamentation or public art to enhance the experience.	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.		✓	
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 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.		✓	
3.2.6	**Elevated Pedestrian Walkways**			
3.2.7	**Other Uses**			
3.2.7(a)	Non-commercial uses at-grade should animate the street with frequent entries and windows.	Yes		Windows provided at ground level of Elmwood.
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.	Yes		The new building achieves this guideline while also providing visual prominence to the heritage resource. Amount of detail at top sufficient as to not take away from heritage resource.

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Section	**Guideline**	**Complies**	**N/A**	**Discussion**
	• **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.			
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		Modern design and materials complimentary to the existing heritage resource.
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		
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		

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Section	**Guideline**	**Complies**	**N/A**	**Discussion**
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**			
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		Through vestibules and recessed entries
3.3.3(c)	Modest exceptions to setback and stepback requirements are possible to achieve these goals.	Yes		See variance 3.6.1
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		Night lighting provided.
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	Yes		

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Section	**Guideline**	**Complies**	**N/A**	**Discussion**
	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.			
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.		✓	
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.		✓	
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.		✓	
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		The restoration and relocation of the heritage resource, in addition to the well-designed addition, completes the framing of Peace and Friendship Park along South Street while also enhancing the street frontage and public realm experience.
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.	Yes		

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Section	**Guideline**	**Complies**	**N/A**	**Discussion**
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.		✓	
3.4.3	**Civic Buildings**			
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		
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		
3.5.2	**Parking Structures**			
3.5.3	**Surface Parking**			
3.5.4	**Lighting**			

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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		
3.5.5	**Signs**	N/A – evaluated at permitting		
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:			
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	Yes		The existing building is a heritage resource and the setbacks are exceed to ensure the heritage resource is highlighted and the addition is subordinate in this regard.
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.		✓	

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Section	**Guideline**	**Complies**	**N/A**	**Discussion**
3.6.2	**Side and Rear Yard Setback Variance**			
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		
3.6.3(b)	the modification is for a corner element that is used to join streetwalls of differing heights; or		✓	
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	Yes		
3.6.3(d)	where a landmark building element is called for pursuant to the Design Manual.		✓	
3.6.4	**Streetwall Width Variance**			
3.6.5	**Upper Storey Streewall Stepback Variance**			
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		✓	
3.6.6(c)	a reduction in setback results in the concealment of an existing blank wall with a new, well designed structure.	Yes		
3.6.7	**Maximum Tower Width Variance**			
3.6.8	**Maximum Height Variance**			
3.6.9	**Landmark Element Variance**			
3.6.10	**Precinct 1 Built Form Variance (refer to Map 1 of the LUB)**			
3.6.11	**Precinct 4 Built Form Variance (refer to Map 1 of the LUB)**			
3.6.12	**Landscaped Open Space Variance**			
3.6.14	**Prohibited External Cladding Material Variance**			
3.6.15	**Land Uses at Grade Variance**			

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Section	**Guideline**	**Complies**	**N/A**	**Discussion**
	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	Yes		
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		✓	
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		✓	
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 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	Yes		
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.		✓	
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.			

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Section	**Guideline**	**Complies**	**N/A**	**Discussion**
	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.	Yes		HIS provided that guides restoration of heritage resource.
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 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.	Yes		
4.1.3	**Contemporary Design**			

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Section	**Guideline**	**Complies**	**N/A**	**Discussion**
	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		
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	Yes		

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Section	**Guideline**	**Complies**	**N/A**	**Discussion**
	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.			
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.	See below		
	• 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.	See Below		
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.			

Attachment E – Design Manual Checklist: Case 24388				
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	**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		
4.3.1(b)	For larger or longer buildings, clearly articulate vertical divisions or bays in the façade at this rhythm.		✓	
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.		✓	It would not be appropriate to mimic the architecture / building placement of the heritage resource in this manner and would be against the general intent of the Design Manual.
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:	Yes		

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Section	**Guideline**	**Complies**	**N/A**	**Discussion**
	• 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).			
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.			
4.4.2	**Corine 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 buildings and increase significantly (up to 10 metres) for landmark buildings, and buildings with unique architectural features such as peaked roofs or towers.	Yes		
4.4.2(c)	Greater flexibility in the contemporary interpretation of historic materials and design elements is permitted.			
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.		✓	
4.4.3(b)	Provide similar materials to existing heritage buildings.		✓	
4.4.3(c)	Typical materials are masonry, usually brick or stone, in small modular units (bricks, cut stones).		✓	

Attachment E – Design Manual Checklist: Case 24388				
Section	**Guideline**	**Complies**	**N/A**	**Discussion**
4.4.3(d)	Where materials differ, for example concrete, provide fine scale articulation of the surface through score lines or modular units.		✓	
4.4.3(e)	Provide similar colour palettes, typically neutrals and earth tones.		✓	
	Contrast:			
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.	Yes		
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.	Yes		
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	Yes		
4.6	**GUIDELINES FOR SIGNS ON REGISTERED HERITAGE BUILDINGS AND BUILDINGS IN HERITAGE CONSERVATION DISTRICTS**		**Evaluated at permitting**	

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5185-5189 South Street & 1221 Barrington Street, Halifax NS

The Elmwood at 5185-5189 South Street – Anticipated Rehabilitation Costs

The following addresses only the rehabilitation work to the existing building envelope.

- Floor area: ±2,580 sf
- Perimeter: ±233 ft
- Exterior wall area: ±2,167 sf

Required Public Benefit: 3,207 sqm of additional FAR x 0.2 x 258 = **$165,481**

Shingles and trim		150,000
Verandah		180,000
Roof		120,000
Exterior Paint		100,000
Anticipated Rehabilitation Costs		550,000
Management and General Conditions	10%	5,500
Total Rehabilitation Budget		**$555,500**

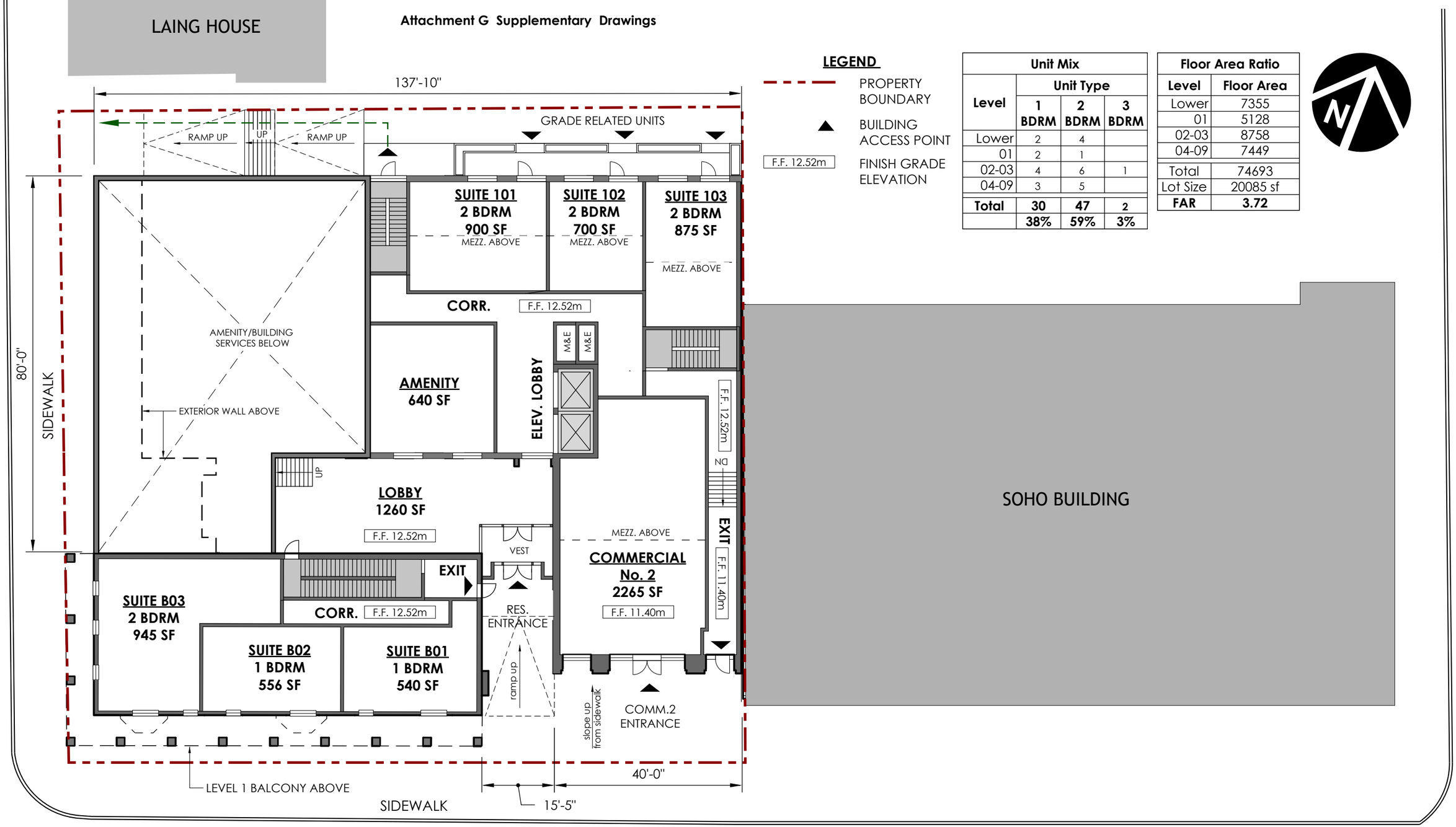
The above cost estimates are preliminary and are subject to change.

Sincerely,

[redacted]

Connor Wallace MCIP, LPP
Principal
ZZap Consulting Inc.

Attachment G Supplementary Drawings



LEGEND

- PROPERTY BOUNDARY
- BUILDING ACCESS POINT
- F.F. 12.52m — FINISH GRADE ELEVATION

Unit Mix			
Level	Unit Type		
	1 BDRM	2 BDRM	3 BDRM
Lower	2	4	
01	2	1	
02-03	4	6	1
04-09	3	5	
Total	**30**	**47**	**2**
	38%	**59%**	**3%**

Floor Area Ratio	
Level	Floor Area
Lower	7355
01	5128
02-03	8758
04-09	7449
Total	74693
Lot Size	20085 sf
FAR	**3.72**

21-052_DA PLANS_22.03.04

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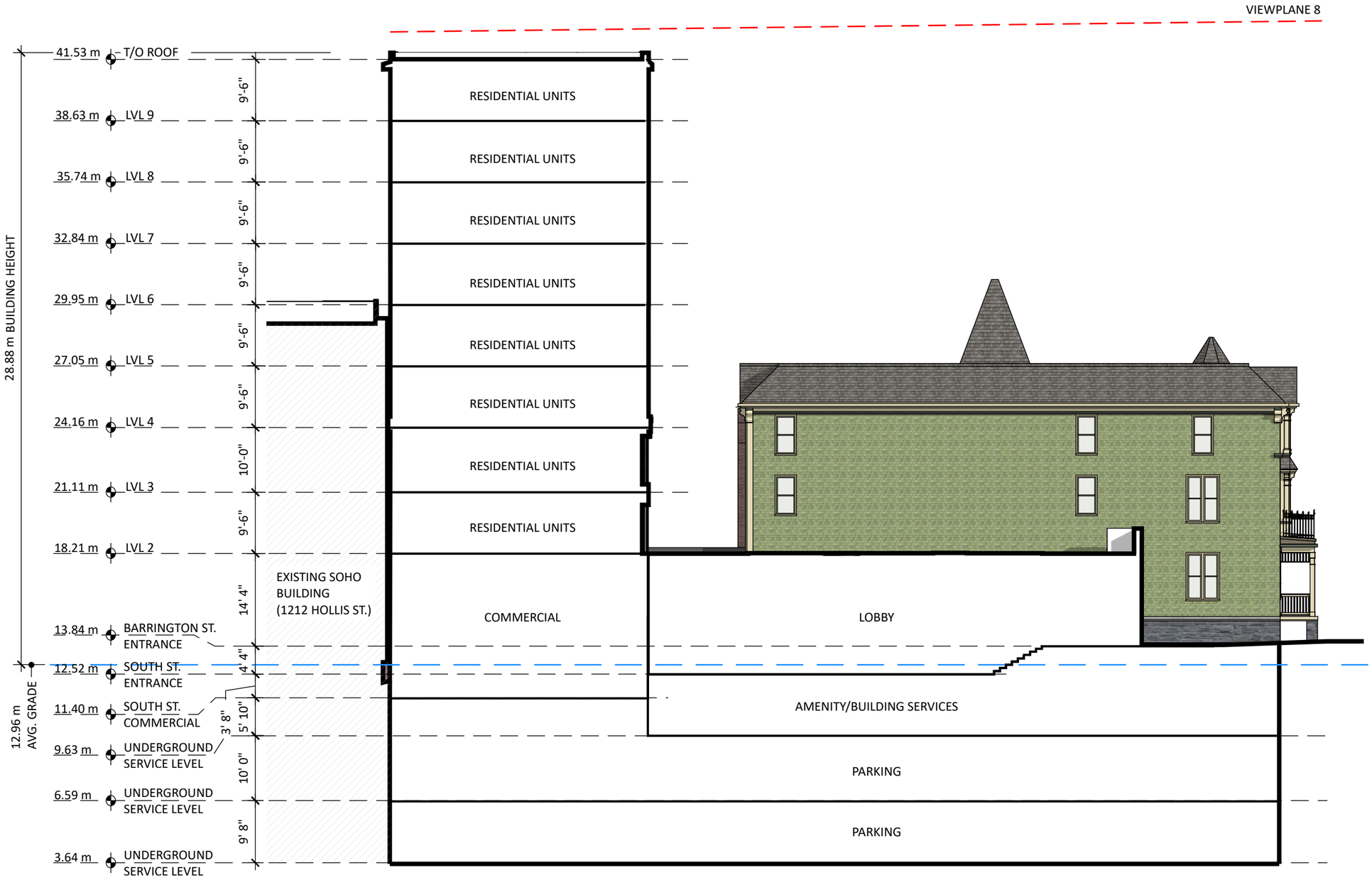
CLIENT
GALAXY PROPERTIES LIMITED

PROJECT
THE ELMWOOD
5185 & 5189 South St., Halifax, NS

DRAWING
Lower Level Floor Plan
SCALE: 1" = 20'

PROJECT NO. **21-052**
DRAWN BY: JMB
ISSUED FOR REVIEW
DATE: March 23, 2022

DRAWING
A-11



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GALAXY PROPERTIES LIMITED

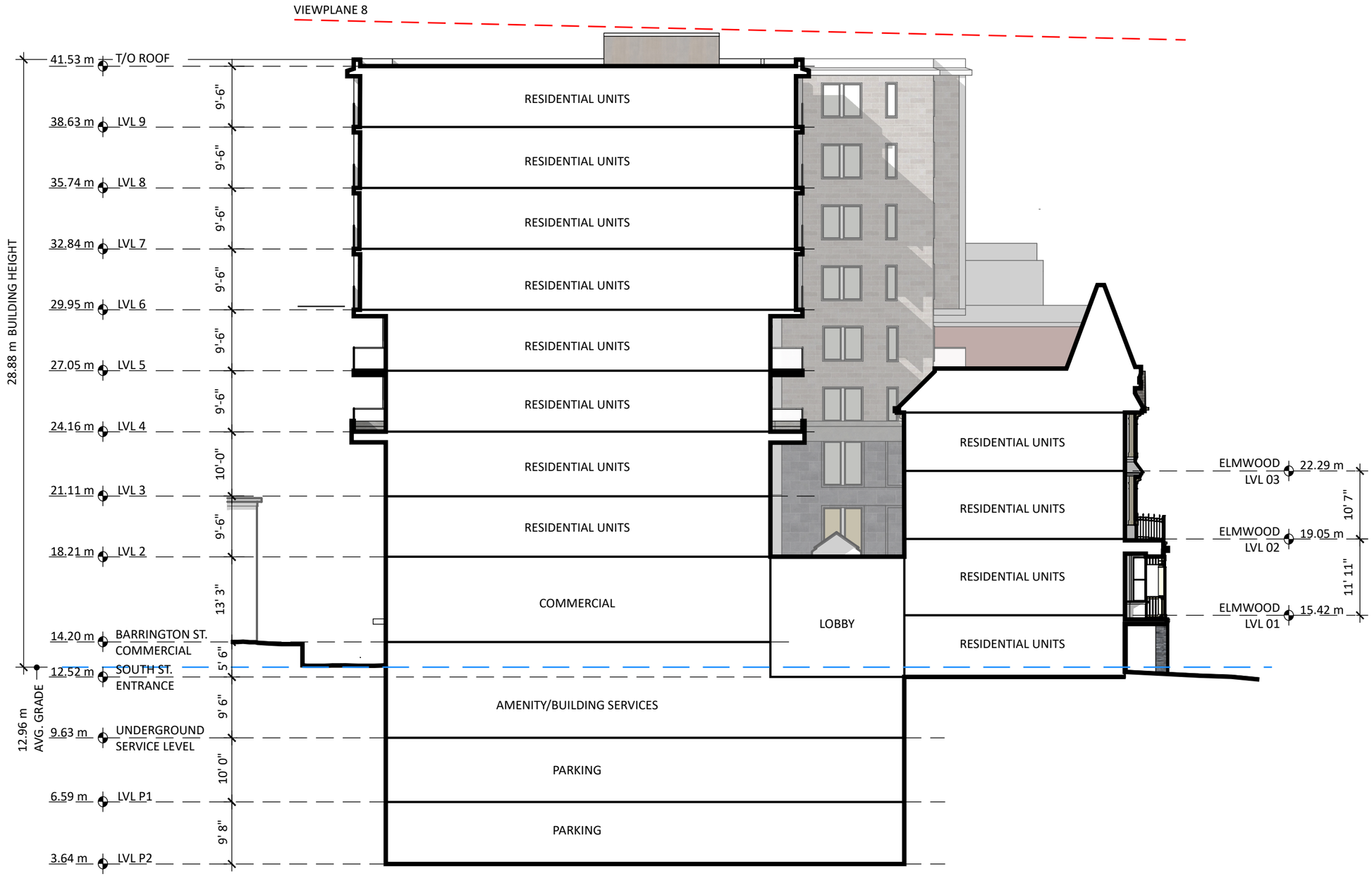
PROJECT
THE ELMWOOD
5185 & 5189 South St., Halifax, NS

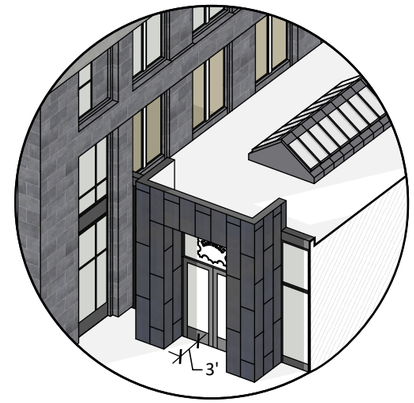
DRAWING
LONGITUDINAL SECTION
SCALE: 1:200

PROJECT NO. **21-052**
DRAWN BY: AS
ISSUED FOR REVIEW
DATE: March 23, 2022

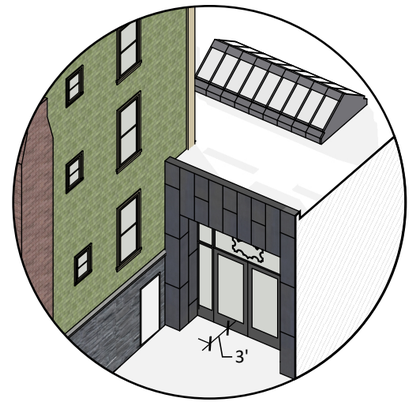
DRAWING
A-05

21-052_DA_22.03.04

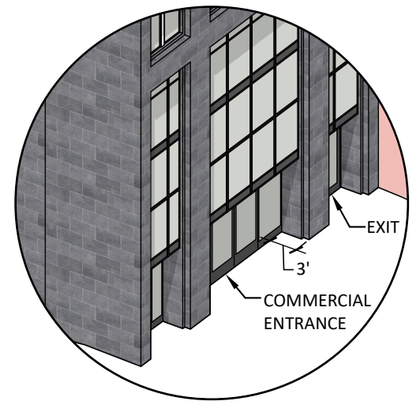




RECESSED RESIDENTIAL ENTRANCE
ON BARRINGTON ST.



RECESSED RESIDENTIAL ENTRANCE
ON SOUTH ST.



RECESSED COMMERCIAL
ENTRANCE & EXIT

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PROJECT
THE ELMWOOD
5185 & 5189 South St., Halifax, NS

DRAWING
CROSS SECTION & RECESSED ENTRANCES
SCALE: 1:200

PROJECT NO. **21-052**
DRAWN BY: AS
ISSUED FOR REVIEW
DATE: March 23, 2022

DRAWING
A-06

21-052_DA_22.03.04


HALIFAX