

The word "HALIFAX" in a bold, white, sans-serif font, positioned in the upper right corner of the slide. The background features a dark blue geometric shape in the top right and a light blue shape in the bottom right, meeting at a diagonal line.

HALIFAX

Design Review Committee

Case 20660 – South & Barrington Project

5185-5189 South Street, Halifax

Subject Site

General Overview



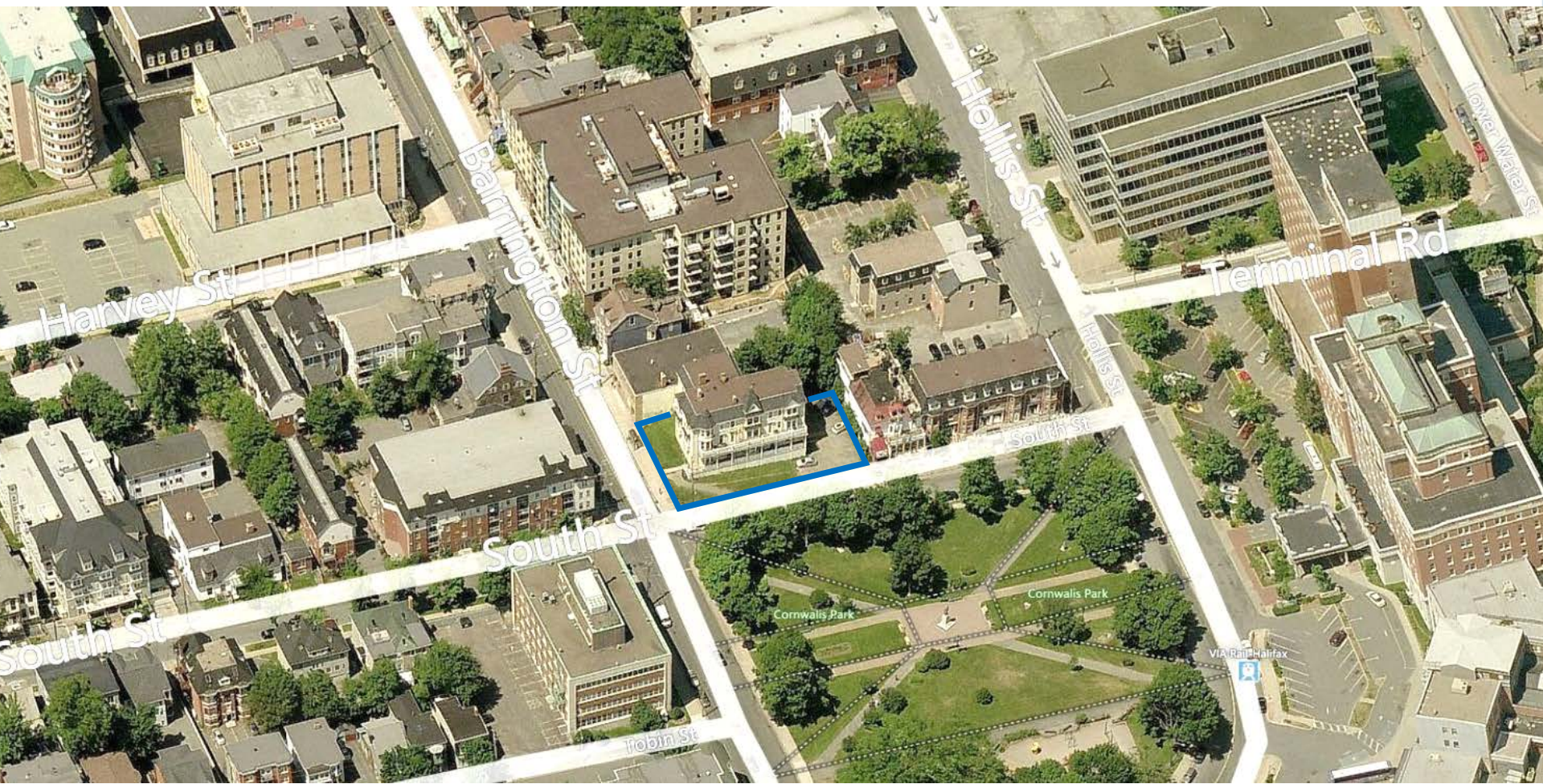
Barrington & South Project

November 10, 2016

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Subject Site

General Overview



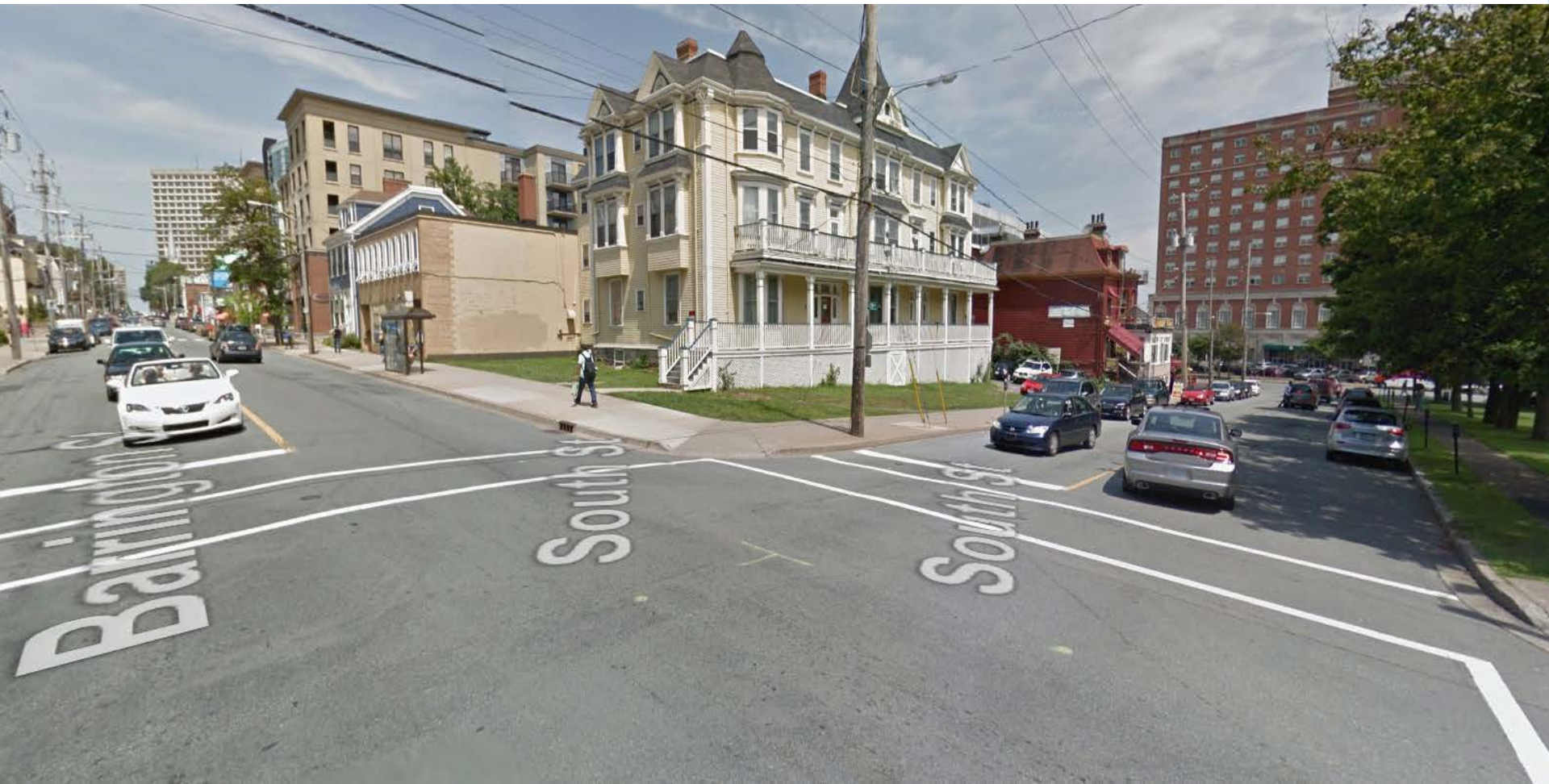
Barrington & South Project

November 10, 2016

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Subject Site

Barrington Street & South Street



Barrington & South Project

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HALIFAX

Subject Site

South Street Frontage



Barrington & South Project

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Subject Site

Barrington Street Frontage



Barrington & South Project

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Downtown Halifax Land Use By-law (LUB)

Zoning Regulations & Process



- Zone – DH-1 (Downtown Halifax)
- Land Uses: Residential & Commercial

Site Plan Approval is a development approval process enabled under the *HRM Charter* that brings improved clarity to development approvals

Downtown Halifax Land Use By-law (LUB)

Zoning Regulations & Process

Under Site Plan Approval, there are two components of review and approval:

1. **Quantitative (LUB)** – Parameters relating to land use and building envelope
(height, massing, scale, streetwall setbacks and stepbacks) ➡ **Development Officer**
2. **Qualitative (Design Manual)** – Guidelines relating to building design
(architectural design, streetscape details, materials, public realm contribution, etc.)
➡ **Design Review Committee**

Proposed Development

3D Rendering – South Street



Barrington & South Project

November 10, 2016

Policy & Regulation Review

Halifax Downtown LUB - Provisions

- Precinct No. 2 – Barrington Street South
- Located along a Pedestrian-Oriented Commercial Street (*South St.*)
- Not municipally registered as a heritage property
- Max Pre-bonus Height – 13.716m (45ft)
- Max Post-bonus Height – 13.716m (45ft)
- Streetwall Setback – Min 4m (13.12ft) (*both South St. and Barrington St.*)
- Streetwall Height – Min 11m (36ft)
 - Max 18.5m (60.7ft) (*Barrington St.*)
 - Max 21.5m (70.5ft) (*South St.*)

Proposed Development

3D Rendering – South Street



Recommendation

Staff recommend that the Design Review Committee:

1. Approve the qualitative elements of the substantive site plan approval application for a mixed-use building at 5185-5189 South Street, Halifax, as shown on Attachment A; and
2. Accept the findings of the Qualitative Wind Impact Assessment, as contained in Attachment C.

HALIFAX

Proposed Development

3D Rendering – South Street



Proposed Development

3D Rendering – South Street

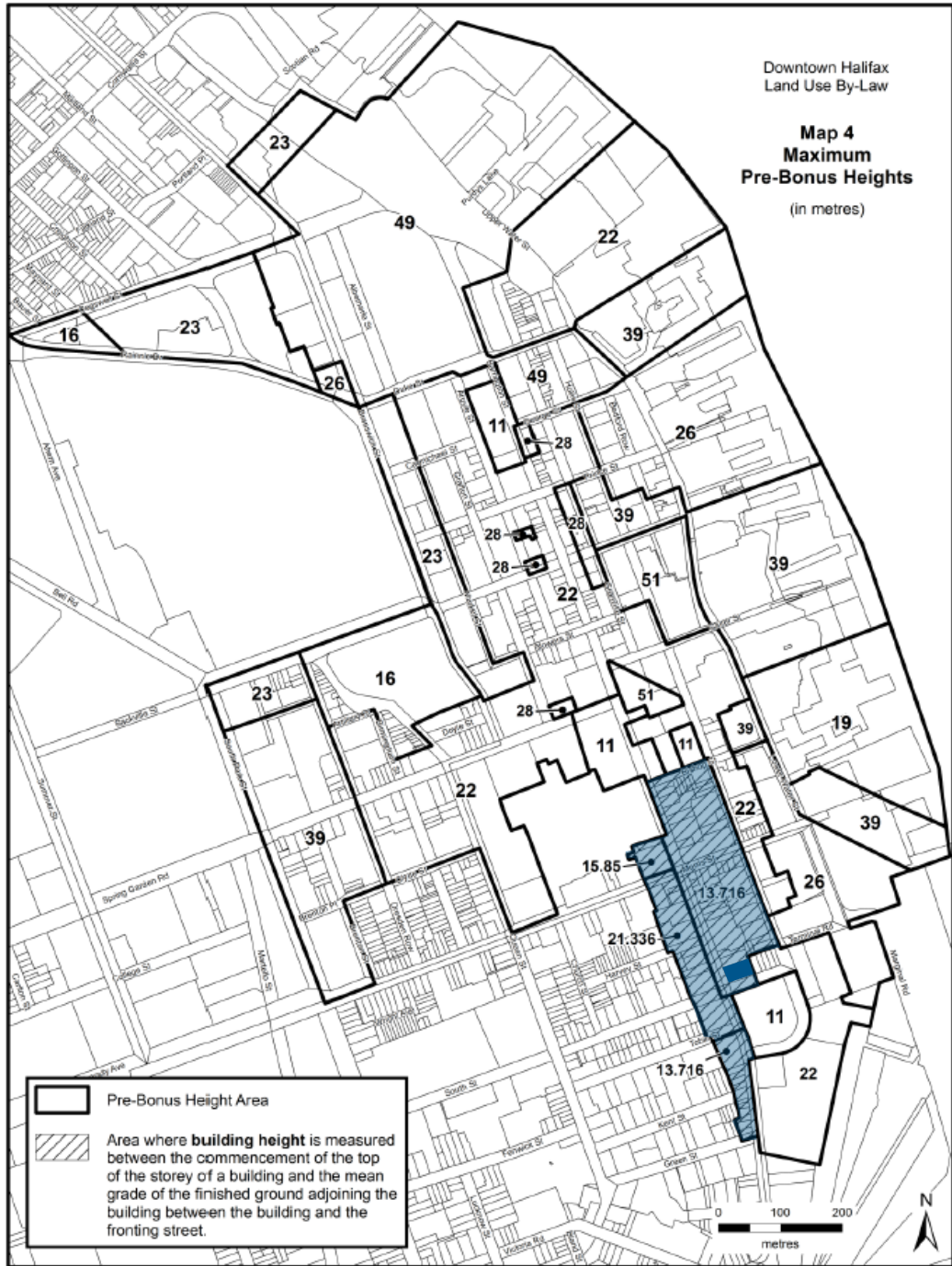


South Street

Barrington Street

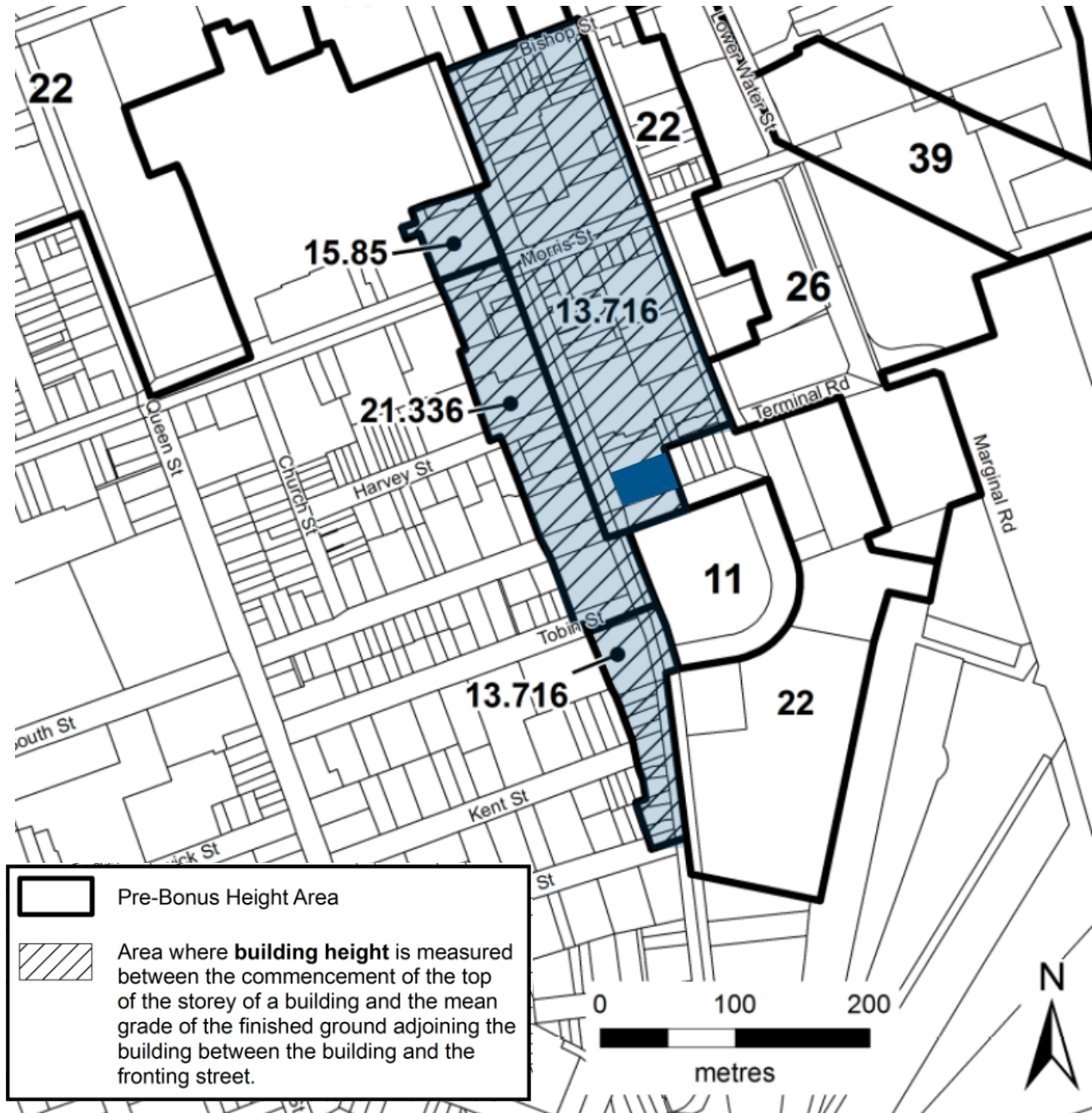
Downtown Halifax Land Use By-law (LUB)

Halifax Downtown LUB – Height Calculation Provisions



Downtown Halifax Land Use By-law (LUB)

Halifax Downtown LUB – Height Calculation Provisions



Downtown Halifax Land Use By-law (LUB)

Halifax Downtown LUB - Height Calculation Provisions

Height Exemption:
Penthouse, Amenity Space,
Elevator Enclosures and
Architectural Features
= 30% of Rooftop Area

