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PLANNING SERVICES - WESTERN REGION

MEMORANDUM

To: Chair and Members of the Halifax Design Review Committee

From: Paul Sampson, HRM Planner, Western Region (Bayers Road Centre)

Date: June 2, 2011

Re: **Application for downtown Site Plan approval: 1580 Queen Street, Halifax (PID 00136291), addition to the existing building for commercial/ residential purposes**

Please find attached an application by Geoff Keddy and Associates for site plan approval for an addition and renovations to an existing building at 1580 Queen St., Halifax for commercial and residential purposes. The application proposes an addition to the north face and top of the building. The proposal would result in a 2-level commercial space on the first and second floors that has separate exterior access at ground level. The third and fourth levels would contain one residential unit.

Land Use By-law Information:

The following Downtown Halifax LUB requirements apply to the site:

- DH-1 zone, Precinct #3 (Spring Garden area);
- 16m height (pre & post bonus);
- streetwall: 0-4m setback, 15.5m height

Note: As the proposal would not be primarily for residential use, the open space requirements of the LUB do not apply.

Attachments: - Site Plan, Elevations

DESIGN RATIONALE 1580 QUEEN STREET

P3 – SPRING GARDEN ROAD AREA

The proposal fits with the vision of the precinct in which the proposal is located for the following reasons:

NOTE: The existing house has a small footprint of 445 sq.ft. and is less than 30 feet high. We are proposing to add a mezzanine level to the house, increasing the building height to 35 feet and adding two small adjacent additions which includes a staircase. This is a very small renovation and does not have much of an impact on the Spring Garden Road area. This being said, we believe the project will have a positive impact on the area for the following reasons:

- The proposed program is mixed use with two levels of retail space at pedestrian level with a residential unit above.
- Project will increase density in the downtown area. Residential component will encourage people to live downtown.
- Retail at grade and close proximity of commercial component to the sidewalk will increase pedestrian activity and therefore enhance pedestrian environment.
- Proposed retail space at grade will replace existing parking space.
- Project provides a high level of transparency at sidewalk level.
- New street wall occupies 80 % of property frontage. 20% of property frontage will remain undeveloped in order to preserve existing mature pine tree.
- We are proposing to remove existing vinyl siding which does not conform to HRM by Design guidelines and replace with superior quality materials such as red cedar rain screen and a high quality perforated standing seam metal facade.
- New addition will provide balconies/outdoor space.
- We are proposing to utilize existing structure and restoring existing building. New construction consists of one additional level and a common exterior staircase.

[Home](#)[Design Rationale](#)

1580 QUEEN STREET

Public Consultation Meeting/Open House For Development Proposal at 1580 Queen Street

What: Renovation/Conversion - **Where:** Second Cup on Spring Garden Rd. - **When:** April 25th 2011 @ 7:00pm

Contact for information: geoffkeddy@geoffkeddy.com

