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

Item No. 8.1.1
Design Review Committee
September 15, 2016

TO: Chair and Members of Design Review Committee

SUBMITTED BY: **Original Signed by**
Bob Bjerke, Chief Planner and Director of Planning and Development

DATE: August 19, 2016

SUBJECT: **Case 20746: Substantive Site Plan Approval – 1663/1665 Barrington Street, Halifax (former Little Mysteries building)**

ORIGIN

Application by Lydon Lynch Architects Limited

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 6-storey addition and renovation at 1663-1665 Barrington Street, Halifax, as shown in Attachments A and B;

2. Approve the requested variances to the Maximum Height and Land Uses at Grade (ground-floor height), as shown in Attachments A and C; and

3. Accept the findings of the qualitative wind impact assessment, as contained in Attachment D.

BACKGROUND

An application has been received from Lydon Lynch Architects Limited for substantive site plan approval to enable a 6-storey addition and renovation at 1663-1665 Barrington Street, Halifax (former Little Mysteries building)(Map 1, 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 guidelines of the Design Manual in order to assist the Committee in their decision.

Subject Site	1663-1665 Barrington Street, Halifax
Location	East side of Barrington Street between Prince and Sackville Streets
Zoning (Map 1)	DH-1 (Downtown Halifax) Zone
Total Size	117 square metres (1,260 square feet; approx. 21 ft. x 60 ft.)
Site Conditions	Existing 3-storey building, flat or gentle slope along street
Current Land Use(s)	Vacant
Surrounding Land Use(s)	Surrounded by a mixture of intensive commercial uses and high-density residential uses, including: • Retail stores, restaurants, entertainment uses, offices and apartments along both sides of Barrington Street and on surrounding blocks; and • The Roy condominium development to the immediate south, currently under construction, which will consist of residential units and retail spaces fronting Barrington and Granville streets.

Project Description
The proposed 6-storey addition and renovation involves the following (Attachments A and B):

- Retention and renovation of the existing 3-storey façade, retention of the northern side wall and the first 10 feet of internal floor plates. Existing windows will be replaced, the storefront will be renovated, one entry door will be relocated, existing materials will be repaired or replaced with similar (brick, aluminum panels and doors, granite base) and new façade lighting will be incorporated;
- One underground level will contain bicycle parking spaces, storage and mechanical/ electrical space;
- Retail-commercial floor space at street level with separate pedestrian access to upper floors (elevator and stairs);
- Five tenant floors above the ground level, capable of being used for either commercial or residential use;
- Landscaped roof deck areas above the third floor level, where the proposed building steps back 10 feet, and above the sixth (top) floor; and
- New exterior cladding materials on the upper three floors will include glass-fibre reinforced concrete siding (neutral off-white colour), aluminum framed windows, spandrel glass panels, and frameless glass guard rails.

Information about the approach to the design of the building has been provided by the project's architect in Attachment B.

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

- The site is within the DH-1 (Downtown Halifax) Zone;
- The site is within the Barrington Street Heritage Conservation District (Precinct #5), but is not a municipally registered heritage property. The Heritage Officer issued a Certificate of Appropriateness for the proposed addition and renovations on June 23, 2016;

- This portion of Barrington Street is designated as a primary or “Pedestrian-Oriented” commercial street with “Prominent Civic/Cultural Frontage”;
- The maximum pre-bonus and post-bonus height is 22 metres;
- The site is not encumbered by a viewplane;
- The ground floor of the building is to have a floor-to-floor height of no less than 4.5 metres;
- The required streetwall setback is "Setbacks vary" (0-1.5m); and
- The minimum streetwall height is 11 metres while the maximum height is 15.5 metres.

In addition to the above regulations, the Design Manual of the Downtown Halifax LUB contains guidance regarding the appropriate appearance and design of buildings.

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 of the Downtown Halifax LUB. The Development Officer has reviewed the application and determined it to be in conformance with these requirements, with the exception of the maximum height and land uses at grade (ground-floor height) requirements. The applicant has requested variances to these elements (Attachment C).

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

1. Determine if the project is in keeping with the Design Manual;
2. Determine whether the requested variances are to be granted; and
3. Determine if the project is suitable in terms of expected wind conditions on pedestrian comfort.

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 2.5 of the Design Manual contains design guidelines that are to be considered specifically for properties within Precinct No. 5; and
- Section 3.6 of the Design Manual specifies conditions in 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 advice as to whether the project complies with a particular guideline. 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 particular attention in their assessment of conformance to the Design Manual. These matters, identified as “Discussion” items, are considered as follows:

Canopies and Awnings - 2.5 l, 3.1.1 d, 3.2.3 b, 3.3.3 b & c, 4.5.9
The Design Manual encourages canopies and awnings over the sidewalks abutting buildings, as a means of providing weather protection for pedestrians. However, in some cases, canopies and awnings are not appropriate or were not a feature of the original building design. Instead, recessed entryways can often achieve the goal of providing suitable weather protection. In this case, the two combined entrances on Barrington Street are recessed and protected from wind and weather. As such, staff advise that the presence of the recessed entryway meets the intent of the Design Manual.

Variance Request

Four variances are being sought to the quantitative requirements of the Downtown Halifax LUB. Three of these variances fall within the category of "maximum building height" (refer to Variances #1, 2 and 3 of Attachment C). The remaining variance falls within the category of "land uses at grade" or the ground-floor height (Variance #4 of Attachment C). Below is an analysis of the variance request.

Maximum Height

Downtown Halifax LUB Section 8, Subsection (8) stipulates that height requirements shall not apply to specific rooftop features, elevator enclosures and mechanical equipment/ penthouses, provided that they occupy less than 30% of the area of the roof of the building on which they are located. Section 8(10) stipulates that such features be setback no less than 3 metres from the outer most edge of the roof. In this case, the areas of non-compliance are:

1. the proposed rooftop features will occupy 49% of the area of the roof;
2. the mechanical penthouse and stair/ elevator enclosure will have no setback from the property lines; and
3. the glass guardrail is located on the inside of the parapet, resulting in a setback of approximately 1.5 feet from the outermost edge of the roof.

Section 3.6.8 of the Design Manual allows for a variance to the maximum 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 provisions:

> *3.6.8 a. the maximum height is consistent with the objectives and guidelines of the Design Manual; and*
> *b. the additional building height is for rooftop architectural features and the additional height does not result in an increase in gross floor area;*

The three proposed variances stem from the small lot configuration and the small building footprint. The additional height and reduced setbacks are reasonable and are relatively minor in nature, with minimal impacts to abutting land uses. The mechanical penthouse and stair/ elevator enclosure are to be located at the rear of the rooftop, with minimal visibility from the street. As such, the variance request can be considered to be consistent with the objectives and guidelines of the Design Manual.

Land Uses at Grade (Ground Floor Height)

Section 8(13) of the LUB requires a minimum ground floor height of 4.5 metres (14.75 ft.). The proposed ground floor height is 3.96 metres (13 ft.) on Barrington Street, due to the retention of the existing façade and a portion of the floor plate.

Section 3.6.15 of the Design Manual allows for a variance to the Land Uses at Grade requirements 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 provisions:

> *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,*
> *b. the proposed floor-to-floor height of the ground floor does not result in a sunken ground floor condition; and,*
> *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;*

The proposed variance is required in order to retain the existing façade while removing and replacing a portion of the floor plate. The existing 4 metre floor height will remain as a result. The proposal does not result in a sunken ground-floor condition and is a minor reduction of the 4.5 metre requirement. Therefore, the proposed variance to the ground-floor height is consistent with the objectives of the Design Manual.

Wind Assessment
A qualitative wind impact assessment was prepared by Lydon Lynch Architects Limited for the project (Attachment D). The purpose of the assessment is to determine whether the site and its surroundings will be safe and comfortable for pedestrians once the new building addition is constructed. The concern with respect to wind conditions is whether the site, and in particular the surrounding sidewalks, will be comfortable for their intended usage.

The assessment concludes that there would be minimal changes to the wind conditions and level of comfort along the Barrington Street sidewalk as a result of the additional three floors. The proposed 3-storey addition above the third level will be set back 10 feet and the ground-level entrances will be recessed, which assists in mitigating any impacts.

Conclusion
Staff advise that the proposed development and the requested variances are consistent with the objectives and guidelines of the Design Manual. It is, therefore, recommended that the substantive site plan approval application be approved along with the requested variances.

FINANCIAL IMPLICATIONS

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

RISK CONSIDERATION

There are no significant risks associated with the recommendations contained in this report. The risks considered rate low. To reach this conclusion, consideration was given to hazard risks (wind impacts on pedestrian safety).

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy and the requirements of the Downtown Halifax LUB regarding substantive site plan approvals. The level of engagement was information sharing, achieved through the developer's website, public kiosks at HRM Customer Service Centres, and a Public Open House held on May 18, 2016.

ENVIRONMENTAL IMPLICATIONS

No implications have been identified.

ALTERNATIVES

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

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

ATTACHMENTS

Map 1 Location and Zoning

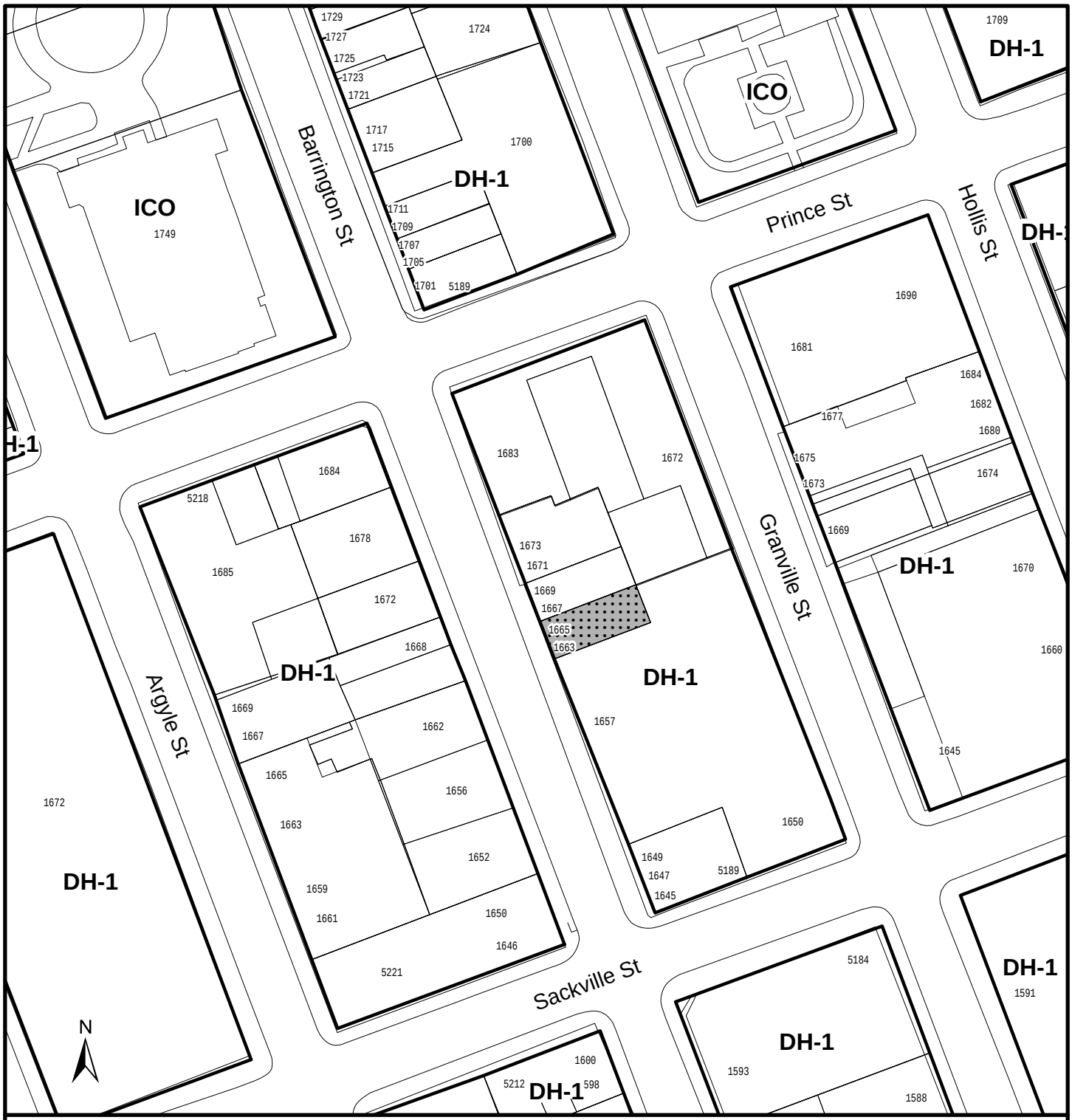
Attachment A Site Plan Approval Plans
Attachment B Design Rationale
Attachment C Requested Variance
Attachment D Pedestrian Wind Assessment
Attachment E Design Manual Checklist

A copy of this report can be obtained online at http://www.halifax.ca/commcoun/index.php then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Paul Sampson, LPP, Planner II, 902.490.6259

Report Approved by: Original Signed by

Carl Purvis, Acting Manager, Current Planning, 902.490.4797



Map 1 - Zoning and Location

1663 & 1665 Barrington Street
Halifax

Subject Property

Zone

DH-1 Downtown Halifax
ICO Institutional, Cultural and Open Space

Downtown Halifax
Plan Area

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

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

Attachment B: Design Rationale

DESIGN DESCRIPTION

1663/1665 BARRINGTON STREET

SUBSTANTIVE SITE PLAN APPROVAL

June 20, 2016

LYDON LYNCH

DESIGN RATIONALE

INTRODUCTION

The redevelopment of 1663/1665 Barrington Street provides an opportunity to expand upon the recent urban renewal of our downtown core with particular focus on Barrington Street. The proposed redevelopment will provide new retail space at street level with opportunities for commercial and/or residential spaces on the upper floors. This is to be accomplished while retaining and renovating the existing façade, which will remain the predominant 'streetwall' along Barrington Street.

The following report supplements the drawing submission to meet the requirements of a Substantive Site Plan Approval Application.

Existing façade along Barrington Street

DOWNTOWN HALIFAX LAND USE BY-LAW: RELEVANT CRITERIA

The following provides an overview of the relevant criteria within the Downtown Halifax Land Use By-Law:

- The property is within the DH-1 Downtown Halifax zone as per Map 1.
- The property is situated within the Barrington Street Heritage Conservation Precinct as per Map 2.
- The property is situated along Barrington Street, which is a Pedestrian Oriented Commercial Street as per Map 3.
- The property has a Maximum Pre-Bonus and Post-Bonus Height of 22 metres as per Maps 4 & 5.
- The property has a Streetwall Setback of 0 to 1.5 metres as per Map 6.
- The property has a maximum Streetwall Height of 15.5 metres as per Map 7.
- As per Section 8(8), the Pre-Bonus and Post-Bonus Heights do not include secondary impertinences such that they occupy less than 30% of the roof area.
- As per Section 8(12), flat roofs shall be landscaped areas.
- As per Section 9(7), a minimum stepback of 3 metres is required above the Streetwall Height.
- Bicycle parking shall be provided as per Section 14, Subsection 15 through 19. Accordingly, the requirements are calculated as follows:

Type of Use	GFA or # of Units	Bicycle Parking Requirement
Retail (Ground Floor) Office	47 sq.m.	1 parking space
(Levels 2 & 3) Residential	246 sq.m.	1 parking space
(Levels 4/5/6)	1 unit	1 parking space
Total requirement		3 parking spaces

Accordingly, 3 Class 'A' bicycle parking spaces shall be provided within the building in a designated location to be determined prior to application for a building permit.

DESIGN DESCRIPTION

As a mid-block site, the property only has frontage along Barrington Street while otherwise being surrounded by other buildings, which include Buckley's to the immediate north and The Roy development to the immediate south and east. Accordingly, the visibility along Barrington Street is the focus of the proposed design.

In the photo below, the property is to the immediate left of the construction barricades for The Roy. At 3 storeys, the existing building is consistent with the neighbouring buildings to the right, which includes Buckley's and the Colwell Buildings. The Roy development will have a 6-storey podium with a residential tower setback above.

View looking south along Barrington Street.
From left to right: Colwell Building, Buckley's Building, 1665/1663 Barrington, The Roy construction site

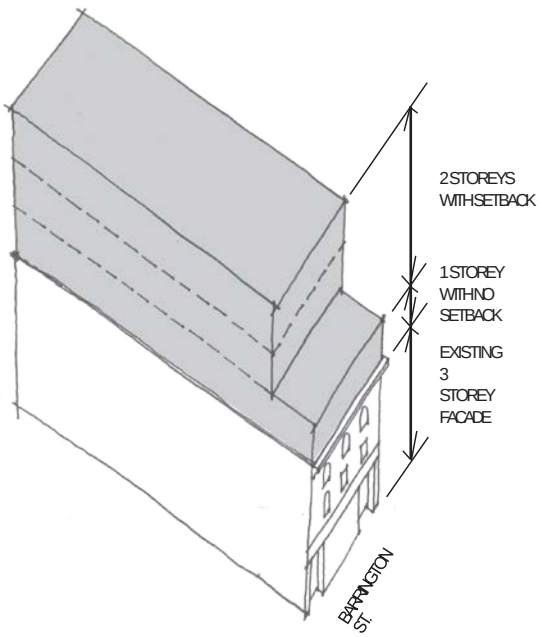
APPROACH TO THE STREETWALL

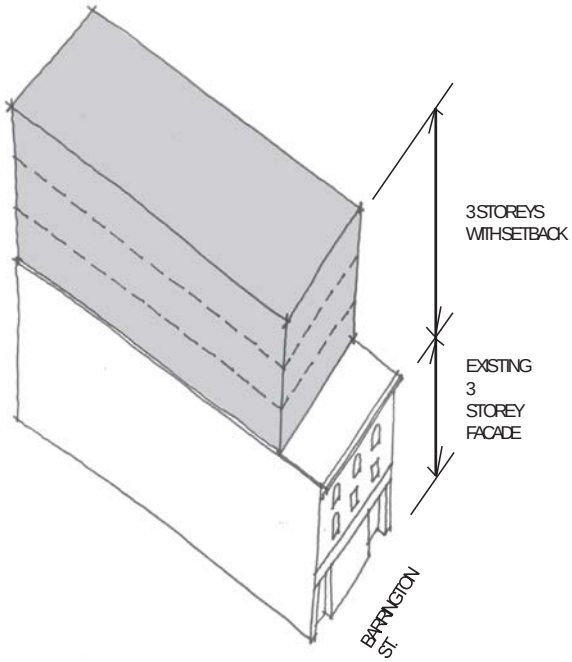
As per the LUB, the allowable building height could support a 6-storey building, which would result in an additional 3-storeys above the existing 3-storey façade. The LUB allows the streetwall height to be 4-storeys in height, which is 1-storey more than the existing façade. Accordingly, there are two design approaches that require consideration.

The sketch on the left illustrates how the maximum allowable streetwall height of 15.5 metres could support a 1-storey addition with no setback while the remaining 2 storeys would setback the required 10 feet. While this would comply with the LUB, the addition of a single storey directly above the existing facade would be unsettling and would compromise the integrity of the existing façade. As well, it would not recognize the existing 3-storey facades of the adjacent Buckley's and Colwell buildings.

The sketch on the right illustrates how all three additional storeys would setback the required 10 feet. This would allow the existing façade to maintain its integrity as a streetwall while the upper floors would be identifiable as a separate component of the building.

It is therefore proposed that the 3-storey addition be setback for all 3 storeys in order to maintain the presence of the existing façade along Barrington Street.





EXISTING FAÇADE RENOVATIONS

The original building, as described within Appendix 1 of the Barrington Street Heritage Conservation District Revitalization Plan, is a Victorian Traditional Style that was constructed in 1890. The ground floor storefronts have been significantly altered over time. In addition, the 3-window pattern at the second floor had been altered where 2 windows were combined into 1, which resulted in partial removals of the arches and belt course. The proposed design would improve both the storefront condition and the second floor window pattern.

The design creates a new storefront presence that incorporates a single recessed entryway that provides access for both the street level retail and upper floor tenants. The recessed area inherently provides weather protection for visitors and occupants thus eliminating the need for additional canopies. This combined entryway simplifies the street level design, which is important given the unusual narrowness of the building, which is only 20 feet. It further allows for the storefront to be wider, providing greater transparency and interest at street level. The design incorporates a new granite base, commonly found in Halifax. A simple white aluminum panel covers the existing end walls and extends above the storefront and entryway to form a signage band. The signage band is located to maintain a consistent height with existing nearby signage bands. In addition, a projecting sign is incorporated above the retail entrance door.

At the second floor, the large existing window that had combined the original arched windows is sub-divided back into two smaller windows. Recognizing that recreating the masonry arches and belt course would present risk of further damage to the façade, it is proposed that by establishing a 3-window pattern, albeit not to its original design, would re-establish the fundamental window pattern and general symmetry of the façade. The new wall in-between will be filled with brick and if possible, to match existing. New light fixtures will be positioned on either sides of the 3rd floor window and will provide both up and down accent lighting. Finally, the existing cornice will be re-clad with copper.

UPPER STOREY ADDITION

The 3-storey addition is designed to provide a simple, respectful and modern image to the overall building. The addition is setback 10 feet from the lower façade in order to allow the existing façade to maintain its recognition and presence as the 'streetwall'. The roof of the lower building provides the opportunity for a terrace that incorporates a frameless glass guardrail so as not to visually compete with the façade below.

The main façade facing Barrington Street incorporates a 3-window pattern in reference to the window pattern within the existing facade. Each vertical row of windows includes spandrel glass panels between windows, while each window is framed in a coloured frame. This modern interpretation of the existing window pattern provides a unifying appearance to the overall building. Walls are clad in fibre cement panels, which will have a neutral off-white colour. This is deliberate in order to create a neutral background that will mediate between the tan coloured metal siding used on the upper floors of the Johnson Building and the rich textures and materials that are proposed for The Roy – rather than create additional complexity to the neighbouring palette it is better to provide a quieter moment in-between. The fibre cement siding is panelized and modulated to create a clean composition of lines and patterns.

At the top of the building, a roof terrace is proposed that will include a frameless glass guardrail, similar to the one below. Both roof terraces will have composite decking to meet building code requirements for fire resistance and non-combustibility.

At the rear of the building, the stairwell and elevator will extend above the main roof in order to provide roof access. These will be clad in the same fibre cement siding panels.

SCHEDULE S-1 DESIGN MANUAL REVIEW

A review of *Schedule S-1: Design Manual* provides detailed information regarding "infill" sites as well as strategies for designing new buildings within historical contexts. The following table provides numerous references taken from the Design Manual and highlights areas of specific relevance.

REFERENCE	EXCERPT
2.5	**Precinct 5: Barrington Street Heritage Conservation District**
2.5(d)	"*…..ensure that new development is supportive of, and harmonious with it in terms of height, massing, size, scale, proportion, materials, and architectural features, while not necessarily mimicking heritage architecture*."
2.5(g)	*"Allow and encourage contemporary shop front design in the precinct to support and stimulate commercial and retail revitalization."*
2.5(i)	*"Respect the importance of traditional windows in establishing the character of heritage buildings and to ensure that windows in new buildings respond to, or reference, traditional fenestration patterns."*
2.5(k)	*"Achieve the objectives of the precinct through accurate architectural reproduction of historic styles or through expressions of contemporary architecture."*
4.1	**New Developments in Heritage Contexts**
4.1	*"As a principle of both heritage compatibility and sustainability, new additions, exterior alterations, or new construction should not destroy historic materials, features, or spatial relationships that characterize a property. The new work should be differentiated from the old and should be compatible with the historic materials, features, size, scale, height, proportion and massing to protect the integrity of the property and its environment.* *It is not necessary to mimic a specific historical era in heritage contexts. New buildings should vary in style. Style should not be a determinant of compatibility, rather material quality, massing and urban design considerations are given prominence in this approach. Elements of new building design and* *façade articulation can respond to specific heritage elements with new interpretations or traditions."*
4.1.3	***"Contemporary Design:*** *New work in heritage contexts should not be aggressively idiosyncratic but rather it should be neighbourly and respectful of its heritage context, while at the same time representing current design philosophy. Quoting the past can be appropriate, however, it should avoid blurring the line between real historic buildings, bridges and other structures. "Contemporary" as a design statement does not simply mean current. Current designs with borrowed detailing inappropriately, inconsistently, or incorrectly used, such as pseudo-Victorian detailing, should be avoided."*
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."*
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."*

REFERENCE	EXCERPT
4.2	**Guidelines for Infill**
4.2.1	***Cornice Line:*** *"Maintain the same or similar cornice height established by existing heritage buildings for the podium (building base) to create a consistent streetwall height, reinforcing the 'frame' for public streets and spaces."*
4.2.2	***Sidewalk Level Height and Articulation:*** *"Maintain the same or similar height of the first storey of new buildings to the first storey datum line of heritage buildings."*
4.2.4	***Window Proportion:*** *"Maintain the window proportions of existing heritage buildings (generally vertically oriented windows). Windows should be aligned above each other from storey to storey."*
4.2.6	***Upper Level Stepbacks****: "In the upper setback levels greater freedom of material choice and design expression is permitted."*

EXTERIOR RENDERINGS

View looking southward along Barrington Street.
From left to right: Colwell Building, Buckley's Building, 1665/1663 Barrington, The Roy construction site

View looking southward along Barrington Street.

View looking northward along Barrington Street.

Barrington Street Elevation
From left to right: Johnston Building, Colwell Building, Buckley's Building, 1665/1663 Barrington, The Roy construction site

Attachment A: Site Plan Approval Plans

1663 / 1665 BARRINGTON STREET

HRM SUBSTANTIVE SITE PLAN APPROVAL APPLICATION

ARCHITECT

LYDON LYNCH ARCHITECTS LTD.
Architect, Prime Consultant
401–1668 Barrington St.
Halifax, Nova Scotia B3J 2A2
tel: (902) 422–1446
fax: (902) 422–1449

CIVIL ENGINEER

SERVANT, DUNBRACK, McKENZIE & MacDONALD LTD.
Nova Scotia Land Surveyors & Consulting Engineers
36 Oland Crescent, BAyers Lake Business Park
Halifax, Nova Scotia B3S 1C6
tel: (902) 455–1537
fax: (902) 455–8479

DRAWING LIST

LYDON LYNCH

Client

778938 ONTARIO LTD.
81 RONALD AVE.
TORONTO, ONTARIO
M6E 4M9

Project

1663 / 1665 BARRIGNTON STREET
HALIFAX, NOVA SCOTIA

Consultants

Lydon Lynch Architects Limited
Architects
401-1668 Barrington Street
Halifax, Nova Scotia B3J 2A2
Tel: (902) 422-1446
Fax: (902) 422-1449

Servant Dunbrack McKenzie & MacDonal
Survey & Civil
36 Oland Crescent
Halifax, Nova Scotia B3S 1C6
Tel: (902) 455-1537
Fax: (902) 455-8479

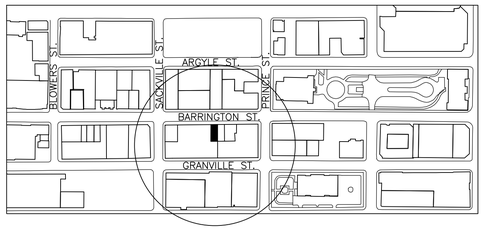
No	Date	Issued
3	2016.06.20	SUBSTANTIVE S.P.A.
2	2016.03.21	PRE-APP REVISIONS
1	2015.06.30	SITE PLAN APPROVAL - PRE APP

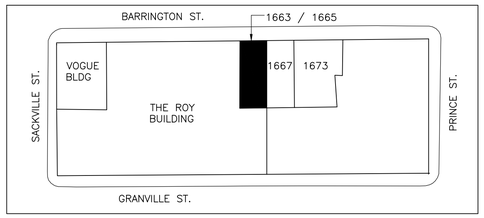
LICENSED ARCHITECT
Original Signed
EUGENE PIECZONKA
NOVA SCOTIA ASSOCIATION OF ARCHITECTS

COVER SHEET & DRAWING LIST

Drawing Scale:	3/16" = 1'-0"
Project No.:	14032
Drawn By:	LLA
Checked By:	LLA

A-000





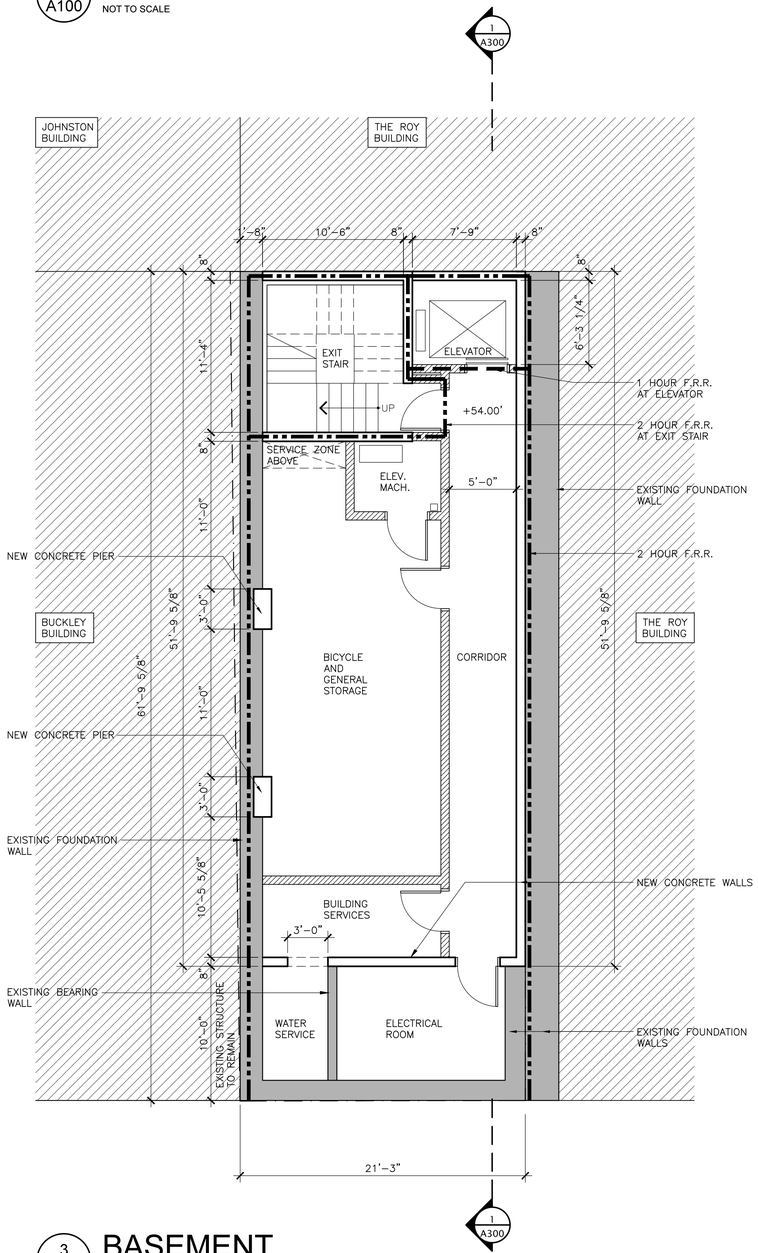
BASEMENT:	1,468 GSF	
LEVEL 1:	1,276 GSF	
LEVEL 2:	1,283 GSF	
LEVEL 3:	1,283 GSF	
LEVEL 4:	1,075 GSF	(208 GSF AT ROOF DECK – NOT INCLUDED)
LEVEL 5:	1,075 GSF	
LEVEL 6:	1,075 GSF	
ROOF LEVEL:	273 GSF	(802 GSF AT ROOF DECK – NOT INCLUDED)
TOTAL:	8,808 GSF	

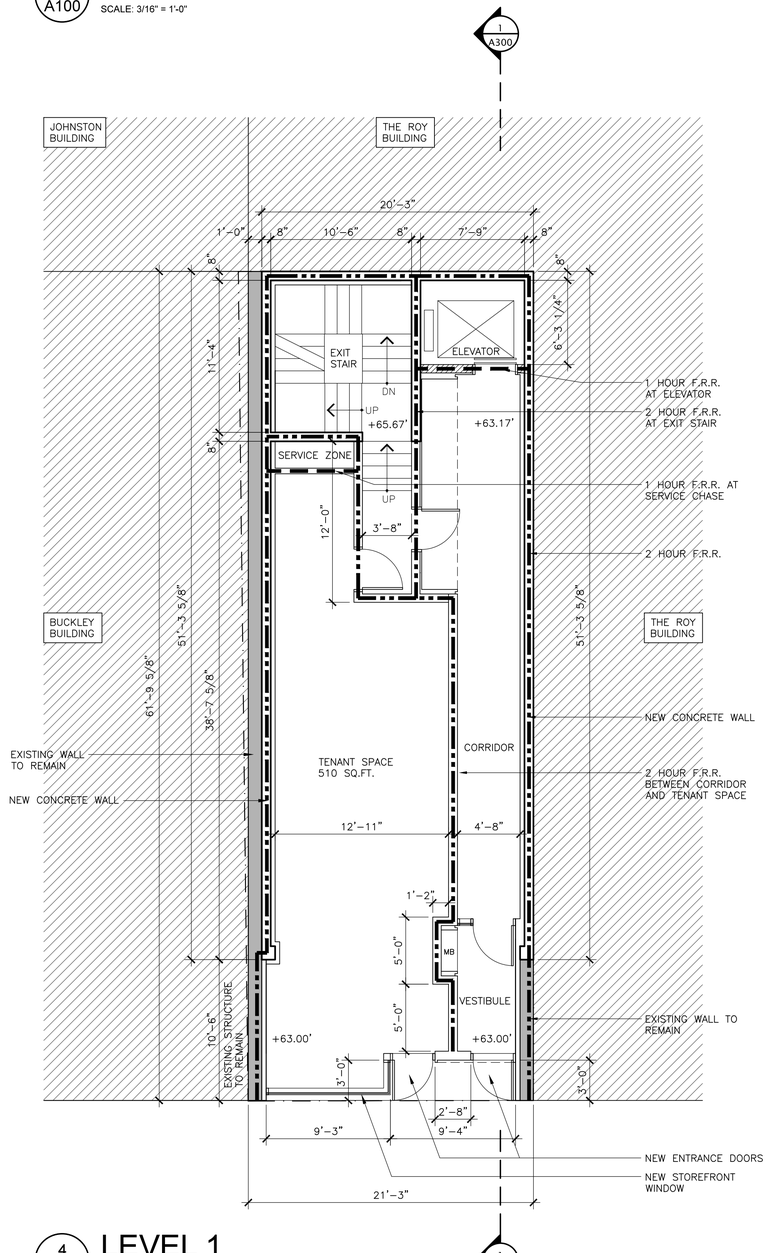
1 A100 LOCATION PLANS

NOT TO SCALE

2 A100 GROSS FLOOR AREAS

SCALE: 3/16" = 1'-0"





3 A100 BASEMENT

SCALE: 3/16" = 1'-0"

4 A100 LEVEL 1

SCALE: 3/16" = 1'-0"

LYDON LYNCH

Client

778938 ONTARIO LTD.
81 RONALD AVE.
TORONTO, ONTARIO
M6E 4M9

Project

1663 / 1665 BARRIGNTON STREET
HALIFAX, NOVA SCOTIA

Consultants

Lydon Lynch Architects Limited
Architects
401-1668 Barrington Street
Halifax, Nova Scotia B3J 2A2
Tel: (902) 422-1446
Fax: (902) 422-1449

Servant Dunbrack McKenzie & MacDonald
Survey & Civil
36 Oland Crescent
Halifax, Nova Scotia B3S 1C6
Tel: (902) 455-1537
Fax: (902) 455-8479

NOTES:

DO NOT SCALE THIS DRAWING FOR CONSTRUCTION PURPOSES. USE FIGURED DIMENSIONS AS NOTED.

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND GENERAL CONTRACTUAL CONDITIONS.

ALL DIMENSIONS AND CONDITIONS ARE TO BE VERIFIED ON SITE. ALL DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT AND AGREED UPON BEFORE PROCEEDING.

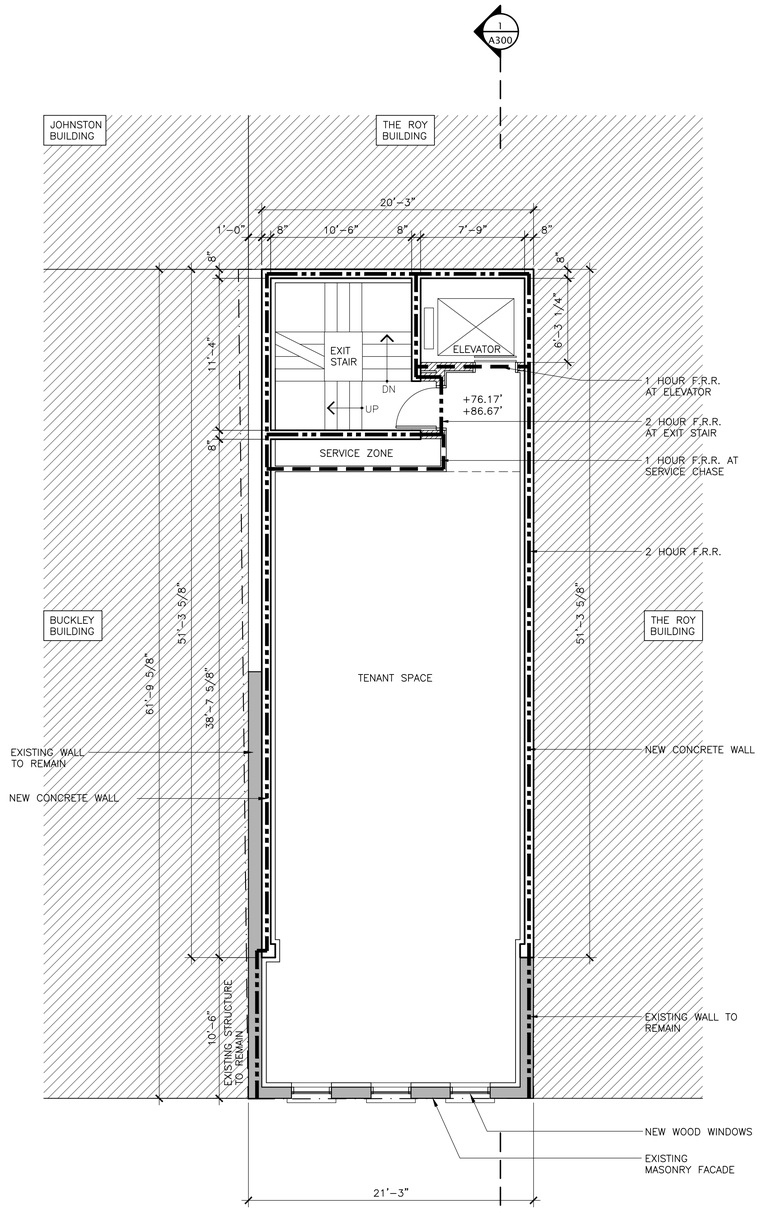
No	Date	Issued
3	2016.06.20	SUBSTANTIVE S.P.A.
2	2016.03.21	PRE-APP REVISIONS
1	2015.06.30	SITE PLAN APPROVAL - PRE APP

LICENSED ARCHITECT
Original Signed
EUGENE PIECZONKA
NOVA SCOTIA ASSOCIATION OF ARCHITECTS

FLOOR PLANS
BASEMENT & LEVEL 1

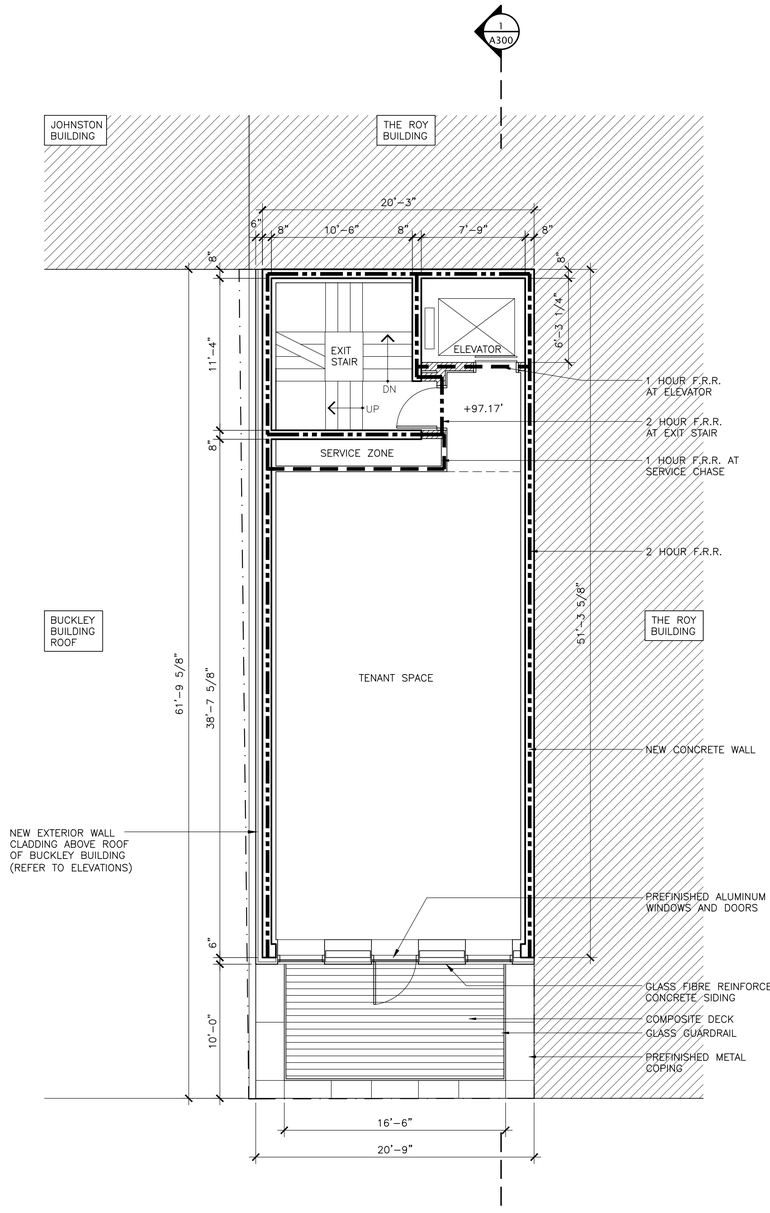
Drawing Scale:	3/16" = 1'-0"
Project No.:	14032
Drawn By:	LLA
Checked By:	LLA

A-100



1 A101 **LEVELS 2 & 3**

SCALE: 3/16" = 1'-0"



2 A101 **LEVEL 4**

SCALE: 3/16" = 1'-0"

LYDON LYNCH

Client

778938 ONTARIO LTD.
81 RONALD AVE.
TORONTO, ONTARIO
M6E 4M9

Project

1663 / 1665 BARRIGNTON STREET
HALIFAX, NOVA SCOTIA

Consultants

Lydon Lynch Architects Limited

Architects

401-1668 Barrington Street
Halifax, Nova Scotia B3J 2A2
Tel: (902) 422-1446
Fax: (902) 422-1449

Servant Dunbrack McKenzie & MacDonald

Survey & Civil

36 Oland Crescent
Halifax, Nova Scotia B3S 1C6
Tel: (902) 455-1537
Fax: (902) 455-8479

NOTES:

DO NOT SCALE THIS DRAWING FOR CONSTRUCTION PURPOSES. USE FIGURED DIMENSIONS AS NOTED.

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND GENERAL CONTRACTUAL CONDITIONS.

ALL DIMENSIONS AND CONDITIONS ARE TO BE VERIFIED ON SITE. ALL DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT AND AGREED UPON BEFORE PROCEEDING.

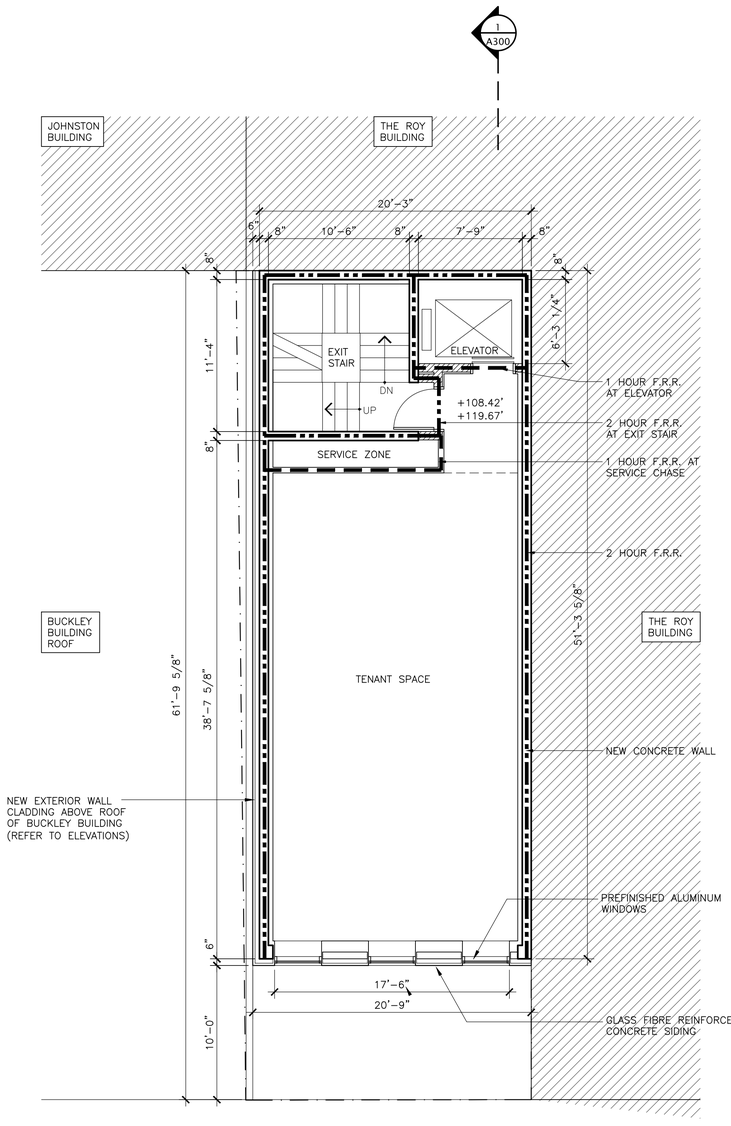
No	Date	Issued
3	2016.06.20	SUBSTANTIVE S.P.A.
2	2016.03.21	PRE-APP REVISIONS
1	2015.06.30	SITE PLAN APPROVAL - PRE APP

LICENSED ARCHITECT
Original Signed
EUGENE PIECZONKA
NOVA SCOTIA ASSOCIATION OF ARCHITECTS

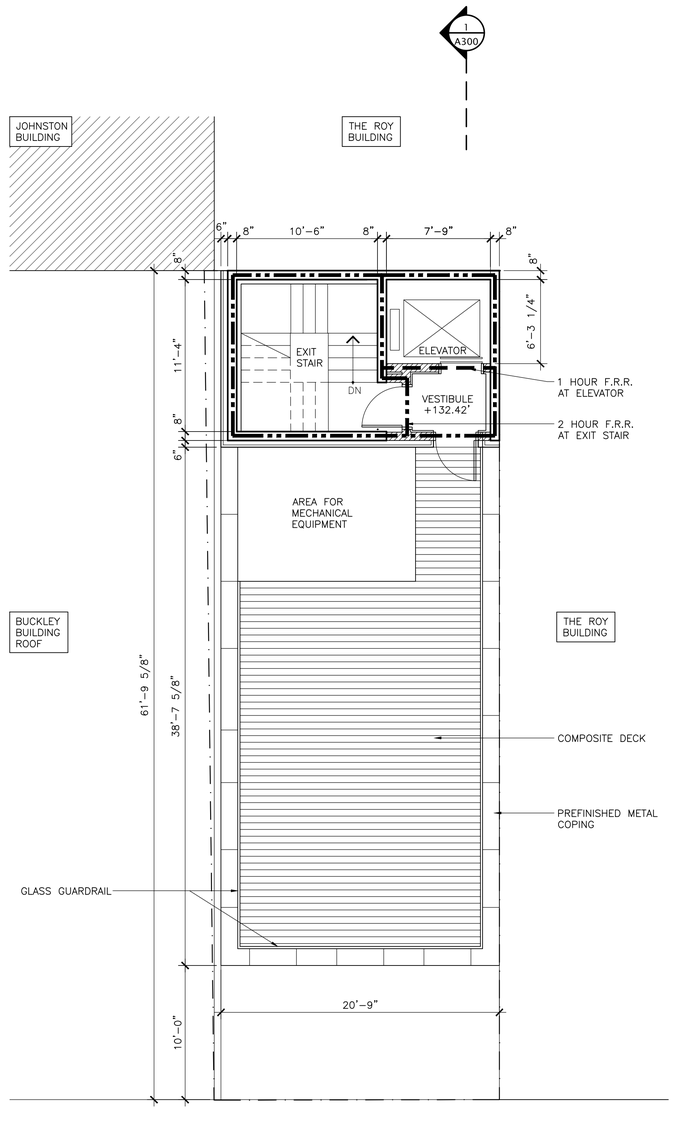
FLOOR PLANS
LEVELS 2, 3 & 4

Drawing Scale:	3/16" = 1'-0"
Project No.:	14032
Drawn By:	LLA
Checked By:	LLA

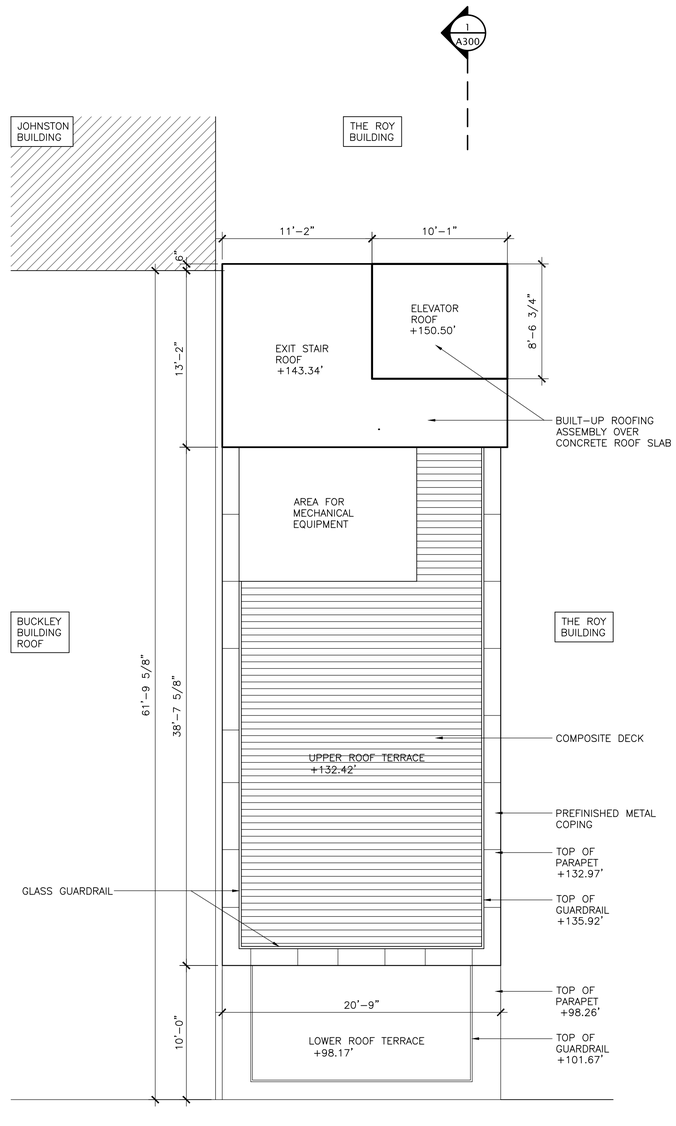
A-101



1 A102 **LEVELS 5 & 6**
SCALE: 3/16" = 1'-0"



2 A102 **ROOF LEVEL**
SCALE: 3/16" = 1'-0"



3 A102 **ROOF PLAN**
SCALE: 3/16" = 1'-0"

LYDON LYNCH

Client

778938 ONTARIO LTD.
81 RONALD AVE.
TORONTO, ONTARIO
M6E 4M9

Project

1663 / 1665 BARRIGNTON STREET
HALIFAX, NOVA SCOTIA

Consultants

Lydon Lynch Architects Limited
Architects
401-1668 Barrington Street
Halifax, Nova Scotia B3J 2A2
Tel: (902) 422-1446
Fax: (902) 422-1449

Servant Dunbrack McKenzie & MacDonal
Survey & Civil
36 Oland Crescent
Halifax, Nova Scotia B3S 1C6
Tel: (902) 455-1537
Fax: (902) 455-8479

NOTES:

DO NOT SCALE THIS DRAWING FOR CONSTRUCTION PURPOSES. USE FIGURED DIMENSIONS AS NOTED.

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND GENERAL CONTRACTUAL CONDITIONS.

ALL DIMENSIONS AND CONDITIONS ARE TO BE VERIFIED ON SITE. ALL DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT AND AGREED UPON BEFORE PROCEEDING.

THESE DRAWINGS ARE TO BE USED FOR THIS PROJECT ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

No	Date	Issued
3	2016.06.20	SUBSTANTIVE S.P.A.
2	2016.03.21	PRE-APP REVISIONS
1	2015.06.30	SITE PLAN APPROVAL - PRE APP

LICENSED ARCHITECT
Original Signed
EUGENE PIECZONKA
NOVA SCOTIA ASSOCIATION OF ARCHITECTS

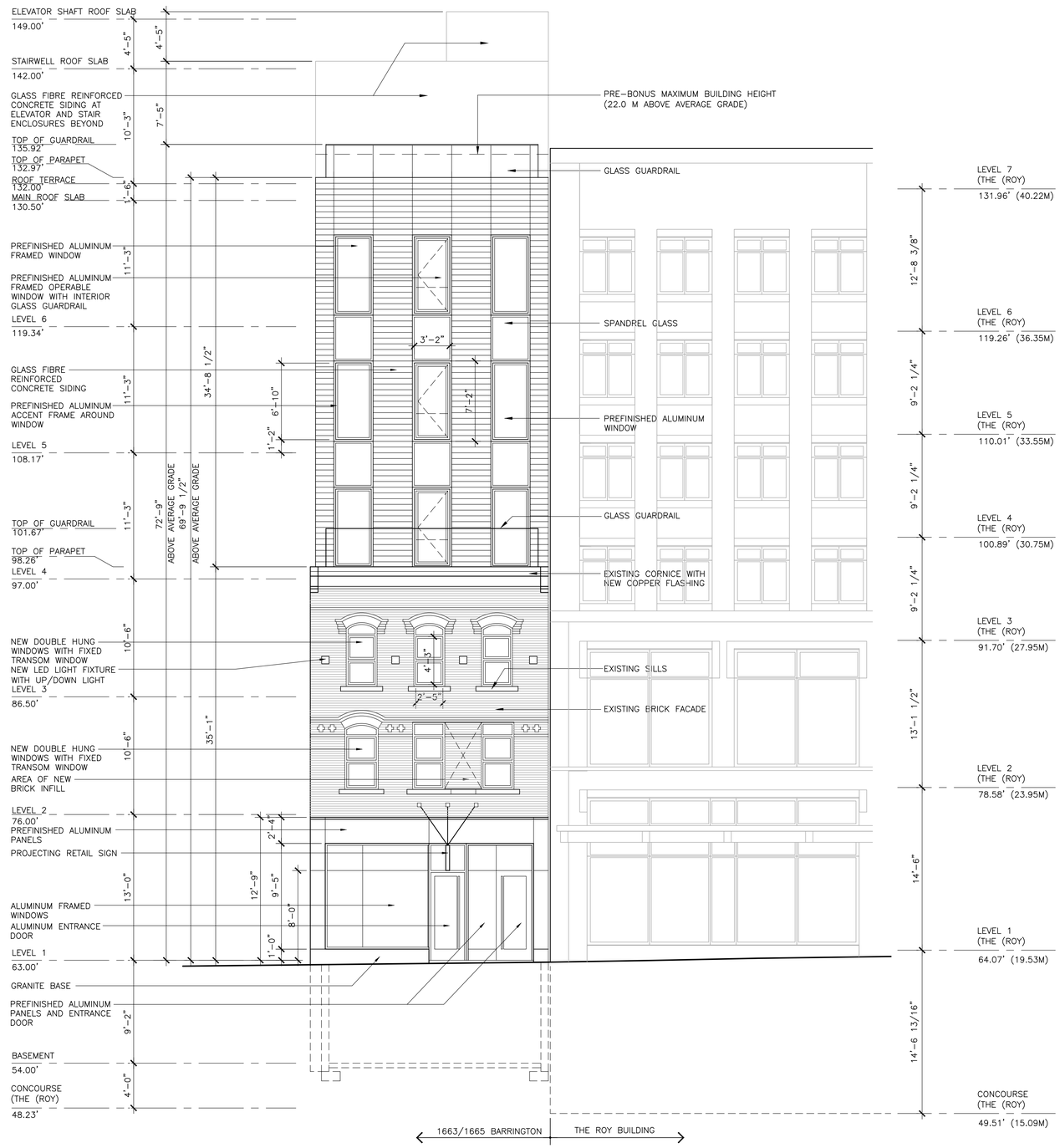
FLOOR PLANS
LEVELS 5, 6, ROOF & ROOF PLAN

Drawing Scale:	3/16" = 1'-0"
Project No.:	14032
Drawn By:	LLA
Checked By:	LLA

A-102

1 A200 EXISTING WEST ELEVATION

SCALE: 3/16" = 1'-0"



2 A200 NEW WEST ELEVATION

SCALE: 3/16" = 1'-0"

LYDON LYNCH

Client

778938 ONTARIO LTD.
81 RONALD AVE.
TORONTO, ONTARIO
M6E 4M9

Project

1663 / 1665 BARRIGNTON STREET
HALIFAX, NOVA SCOTIA

Consultants

Lydon Lynch Architects Limited

Architects

401-1668 Barrington Street
Halifax, Nova Scotia B3J 2A2
Tel: (902) 422-1446
Fax: (902) 422-1449

Servant Dunbrack McKenzie & MacDonal

Survey & Civil

36 Oland Crescent
Halifax, Nova Scotia B3S 1C6
Tel: (902) 455-1537
Fax: (902) 455-8479

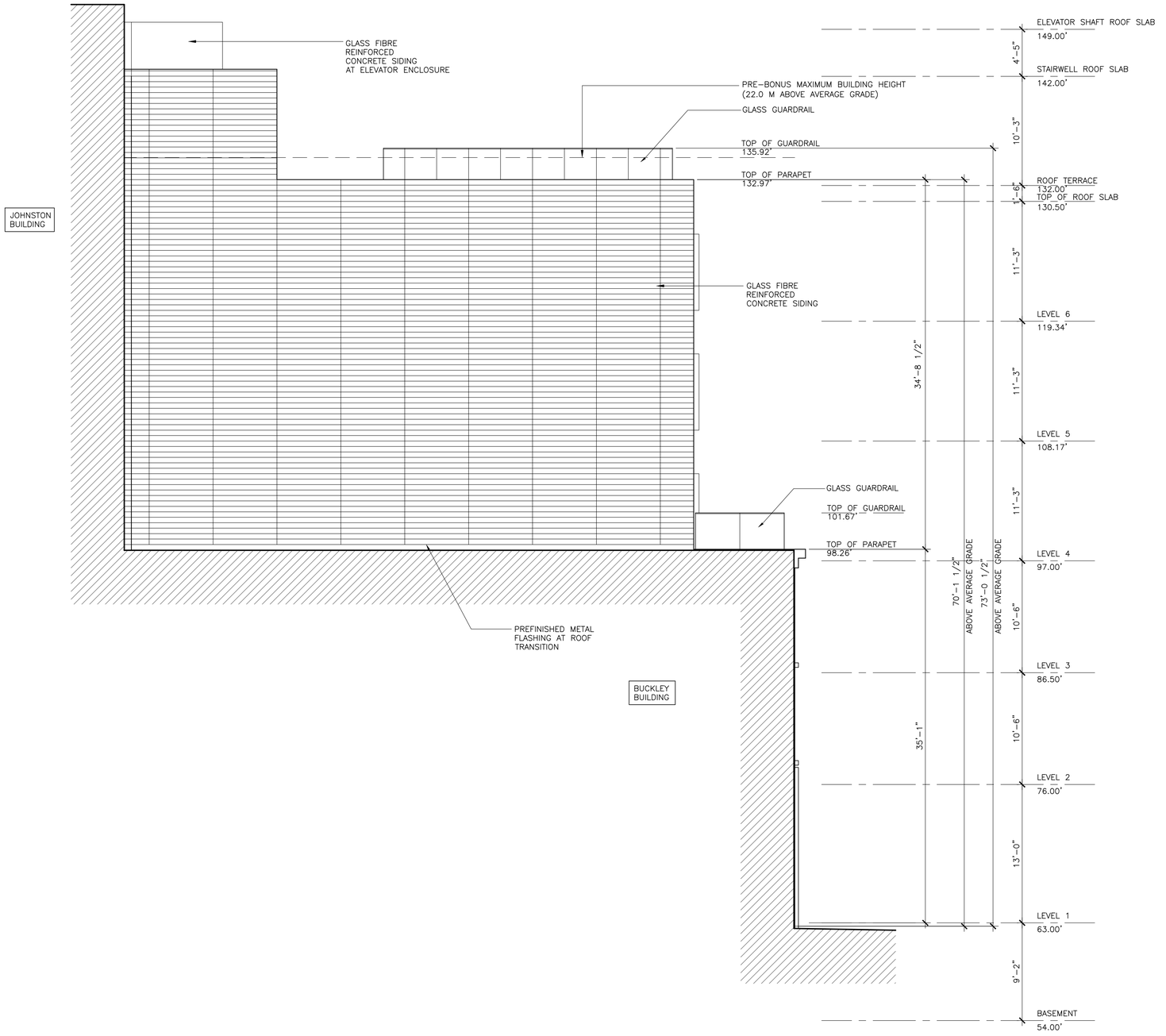
No	Date	Issued
3	2016.06.20	SUBSTANTIVE S.P.A.
2	2016.03.21	GENERAL REVISIONS
1	2015.06.30	SITE PLAN APPROVAL - PRE APP

LICENSED ARCHITECT
Original Signed
EUGENE PIECZONKA
NOVA SCOTIA ASSOCIATION OF ARCHITECTS

WEST ELEVATIONS

Drawing Scale:	3/16" = 1'-0"
Project No.:	14032
Drawn By:	LLA
Checked By:	LLA

A-200



1 A201 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

LYDON LYNCH

Client

778938 ONTARIO LTD.
81 RONALD AVE.
TORONTO, ONTARIO
M6E 4M9

Project

1663 / 1665 BARRIGNTON STREET
HALIFAX, NOVA SCOTIA

Consultants

Lydon Lynch Architects Limited
Architects
401-1668 Barrington Street
Halifax, Nova Scotia B3J 2A2
Tel: (902) 422-1446
Fax: (902) 422-1449

Servant Dunbrack McKenzie & MacDonald
Survey & Civil
36 Oland Crescent
Halifax, Nova Scotia B3S 1C6
Tel: (902) 455-1537
Fax: (902) 455-8479

NOTES:

DO NOT SCALE THIS DRAWING FOR CONSTRUCTION PURPOSES. USE FIGURED DIMENSIONS AS NOTED.

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND GENERAL CONTRACTUAL CONDITIONS.

ALL DIMENSIONS AND CONDITIONS ARE TO BE VERIFIED ON SITE. ALL DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT AND AGREED UPON BEFORE PROCEEDING.

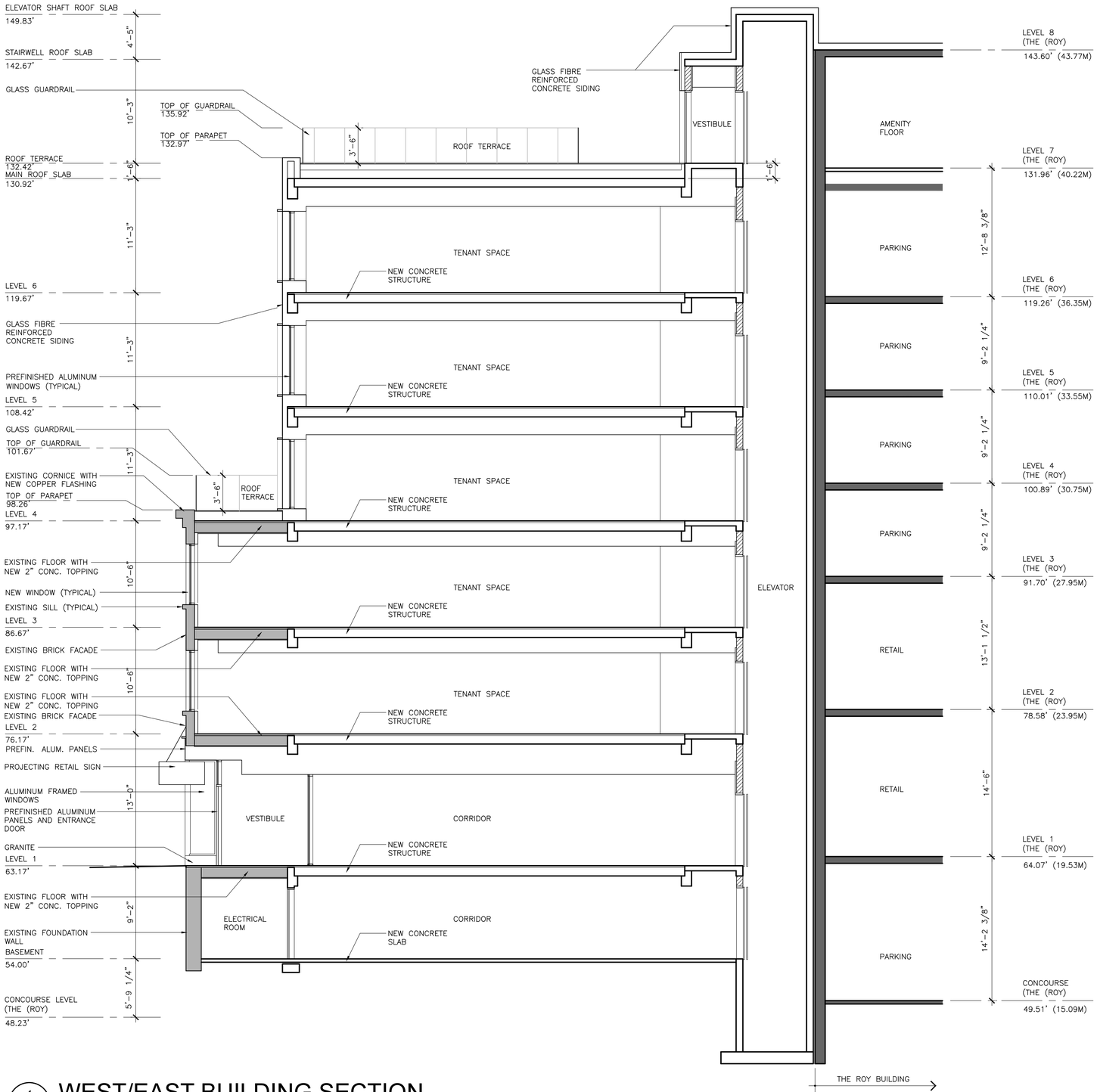
No	Date	Issued
3	2016.06.20	SUBSTANTIVE S.P.A.
2	2016.03.21	PRE-APP REVISIONS
1	2015.06.30	SITE PLAN APPROVAL - PRE APP

LICENSED ARCHITECT
Original Signed
EUGENE PIECZONKA
NOVA SCOTIA ASSOCIATION OF ARCHITECTS

NORTH ELEVATION

Drawing Scale: 3/16" = 1'-0"
Project No.: 14032
Drawn By: LLA
Checked By: LLA

A-201



1 / A300 WEST/EAST BUILDING SECTION

SCALE: 3/16" = 1'-0"

LYDON LYNCH

Client

778938 ONTARIO LTD.
81 RONALD AVE.
TORONTO, ONTARIO
M6E 4M9

Project

1663 / 1665 BARRIGNTON STREET
HALIFAX, NOVA SCOTIA

Consultants

Lydon Lynch Architects Limited

Architects

401-1668 Barrington Street
Halifax, Nova Scotia B3J 2A2
Tel: (902) 422-1446
Fax: (902) 422-1449

Servant Dunbrack McKenzie & MacDonal

Survey & Civil

36 Oland Crescent
Halifax, Nova Scotia B3S 1C6
Tel: (902) 455-1537
Fax: (902) 455-8479

No	Date	Issued
3	2016.06.20	SUBSTANTIVE S.P.A.
2	2016.03.21	PRE-APP REVISIONS
1	2015.06.30	SITE PLAN APPROVAL - PRE APP

LICENSED ARCHITECT
Original Signed
EUGENE PIECZONKA
NOVA SCOTIA ASSOCIATION OF ARCHITECTS

BUILDING SECTIONS

Drawing Scale:	3/16" = 1'-0"
Project No.:	14032
Drawn By:	LLA
Checked By:	LLA

A-300

Attachment C: Requested Variance

PROPOSED VARIANCES

1663/1665 BARRINGTON STREET

SUBSTANTIVE SITE PLAN APPROVAL

June 20, 2016

LYDON LYNCH

PROPOSED VARIANCES

VARIANCE #1

Reference: Downtown Halifax Land Use By-Law, Section 8, Subsection (8).
"*The height requirements in subsections (6) and (7) of section 8, and subsection (15C) of section 7 shall not apply to a church spire, lightning rod, elevator enclosure, an elevator enclosure above a structure required for elevator access to rooftop amenity space, flag pole, antenna, heating, ventilation, air conditioning equipment or enclosure of such equipment, skylight, chimney, landscape vegetation, clock tower, solar collector, roof top cupola, parapet, cornices, eaves, penthouses or other similar features, provided that the total of all such features, shall occupy in the aggregate less than 30 % of the area of the roof of the building on which they are located.*"

Non-compliance: The total roof area is 1,090 square feet. The combined area of parapets, stair enclosure, elevator enclosure and roof top mechanical equipment is 530 square feet. This represents 49% of the total roof area, which exceeds the 30% allowance.

Description: Due to the small footprint of the property and the resultant small footprint of the building, the proportion of rooftop features relative to the overall roof area, is increased. The area comprised by the stairwell, elevator and mechanical equipment is generally of a size that would be the same if the building area was substantially larger – in other words, they are a constant while the total roof area is a variable. Even though the area of rooftop amenity space is maximized to the extent possible, it cannot result in the combined area of other rooftop features to be within 30% of the total roof area. Consequently, a variance is required in order to provide access to the rooftop amenity space.

VARIANCE #2

Reference: Downtown Halifax Land Use By-Law, Section 8, Subsection (10).
"*Features referenced in subsection (8) shall be setback no less than 3 metres from the outer most edge of the roof on which they are located. No setback is required for clock towers, parapets, cornices and similar architectural features.*"

Non-compliance: The rear stairwell and elevator enclosure, for the portion above the roof, have no setback against the property lines. Consequently, they are not in compliance with the 3 metre setback requirement.

Description: The stairwell and elevator enclosure are situated against the rear property lines. This is due to maximizing usable floor area towards the front of the building, which is the only location where windows can occur. Due to its mid-bock location, the rear of the property abuts other properties.

The Roy development is situated along the east and south sides of the enclosure. The Roy's 6 storey podium is of equivalent height to the proposed builing and will have solid walls with no openings. Consequently, the stairwell and elevator enclosure will not interfere with any functionality or views from The Roy nor will it appear out of context.

The north face of the stairwell and elevator enclosures will be exposed against the rear portion of the Buckley Building property. It will not interfere with use within the Buckley property nor will it interfere with its development opportunity.

The 3 metre setback is presumably to alleviate the effect of roof top encumbrances against Streetwalls. Accordingly, because the enclosure is at the rear of the property, it will largely not be visible to pedestrians along Barrington Street.

A variance is requested to permit the stairwell and elevator enclosure above the roof to be located within the 3 metre setback.

VARIANCE #3

Reference: Downtown Halifax Land Use By-Law, Maps 4 & 5 (Pre-Bonus & Post-Bonus Heights). As per Maps 4 & 5, the maximum building height is 22 metres (72.2 feet).

Non-compliance: The top of the glass guardrail located along the top of the parapet is 22.26 meters (73.04 feet) above the mean grade along Barrington Street. This is 0.26 metres (10 inches) above the 22 metre allowance.

Description: The top of the parapet is at 21.37 metres (70.125 feet) above the mean grade. This is within the allowable streetwall height.

The guardrail is designed to be a frameless glass system, which will have no visible framing. All that will be visible will be the glass itself, which will be transparent. The railing is required to provide the necessary protection at a height that is governed by the National Building Code and for the safety of persons who may occupy the landscaped roof. Rather than extend the parapet to the required height, it is preferable to provide a transparent glass railing, which will provide unobstructed views from the terrace while also minimizing the visual appearance of the streetwall.

The perceived height of the building will be the top of the parapet. The glass guardrail will not have any impact to the perceived height of the building. At a 0.1 metre deviation from the allowable building height, this will also have no perceivable or real consequence. Accordingly, a minor variance is requested to allow the glass guardrail to be above the allowable building height.

VARIANCE #4

Reference: Downtown Halifax Land Use By-Law, Section 8(13).

Non-compliance: The ground floor of a building, that has access to the streetline, shall have a floor-to-floor height of no less than 4.5 metres (14.76 feet).

Description: The ground and second floors exist, which have a floor-to-floor height of 3.96 metres (13 feet) and represents a shortfall of approximately 21 inches. Accordingly, the 4.5 metre requirement cannot be met.

LYDON LYNCH

1209 Marginal Road, 3rd Floor, Halifax // Nova Scotia // Canada // B3H 4P8
Telephone: 902 422 1446 // Fax: 902 422 1449 // www.lydonlynch.ca

HRM Planning Services
Halifax Regional Municipality
PO Box 1749
Halifax, Nova Scotia, Canada
B3J 3A5

June 20, 2016

RE: 1663/1665 BARRINGTON STREET – PROPOSED RENOVATION AND ADDITION
WIND IMPACT ASSESSMENT

To Whom It May Concern,

With regards to the proposed design for the above stated development and as per the drawings submitted for a Site Plan Approval, we hereby submit our qualitative wind impact assessment.

The design complies with the setback and stepback dimensional requirements as per the Downtown Halifax Land Use By-Law. The development includes a pre-existing streetwall façade which is situated at the street line, rising to a height of approximately 35 feet, then stepping back 10 feet to an overall building height of approximately 72 feet. The proposed building maintains the line of existing neighbouring buildings, which are at the edge of the sidewalk. The height of the streetwall is consistent with the heights of existing neighbouring buildings immediately to the north, including the Buckley Building and Colwell Building. The overall building height will be consistent with the 6 storey podium height of The Roy, currently under construction.

The existing conditions at the building and similarly at the neighbouring buildings (Buckley and Colwell), is such that wind impact at the sidewalks are consistently comfortable for walking and standing. This is due to the relatively low heights of the buildings and the articulation of the facades and roofs which assist in mitigating the downwashing of wind. The proposed design for the redevelopment of the property will maintain the existing façade and streetwall condition such that any wind impact will remain unchanged. The 3-storey addition, which will be setback 10 feet from the lower floors, will not create any additional wind impact due to the creation of a roof terrace, which will mitigate wind from downwashing to the sidewalk below. In addition, the existing façade will maintain its projecting cornice, which will further mitigate and dissipate any wind impact from above.

Within the existing façade, new storefront and entrances will be created. Both entrances will be recessed within the façade providing additional protection from wind and weather.

Overall, it is anticipated that the proposed redevelopment will provide comfortable conditions with regards to wind impact along the adjacent sidewalk and will not increase any wind impact beyond that which exists.

Yours very truly,

Original Signed

Eugene Pieczonka *FRAIC, NSAA, AAPEI, AANB, NLAA, LEED AP*
Principal

Attachment E – Design Manual Checklist – Case 20746			
Section	**Guideline**	**Complies**	**Discussion**
2	**Downtown Precinct Guidelines**		
2.5	**Precinct 5 – Barrington Street Heritage Conservation District**		
2.5a	Preserve and maintain historic government buildings, churches, and historic open spaces.	N/A	
2.5b	Protect heritage buildings from unwarranted demolition.	N/A	
2.5c	Develop Grand Parade into its full potential as a public gathering place integrated with the historic George Street axis.	N/A	
2.5d	Conserve the historic character of Barrington Street and ensure that new development is supportive of, and harmonious with it in terms of height, massing, size, scale, proportion, materials, and architectural features, while not necessarily mimicking heritage architecture.	Yes	
2.5e	Respect the typical streetscape rhythm comprised of up to eight buildings in each block with one or more bay widths in each building.	Yes	
2.5f	Respect the scale, configuration and rhythm of the traditional components of the lower façade of Barrington Street buildings, including ground floor height, bay width, and entrances to upper floors.	Yes	
2.5g	Allow and encourage contemporary shop front design in the precinct to support and stimulate commercial and retail revitalization.	Yes	
2.5h	Respect the traditional appearance and proportions of the upper facades of heritage buildings in Barrington Street.	Yes	
2.5i	Respect the importance of traditional windows in establishing the character of heritage buildings and to ensure that windows in new buildings respond to, or reference, traditional fenestration patterns.	Yes	
2.5j	Retain the heritage character of the precinct by using building materials traditionally found in Barrington Street for both rehabilitation and new construction.	Yes	
2.5k	Achieve the objectives of the precinct through accurate architectural reproduction of historic styles or through expressions of contemporary architecture.	Yes	
2.5l	Focus pedestrian activities at sidewalk level through the provision of weather protected sidewalks using well-designed canopies and awnings. The use of awnings and canopies reminiscent of the original awnings of Barrington	Yes	

Attachment E – Design Manual Checklist – Case 20746			
Section	**Guideline**	**Complies**	**Discussion**
	Street shall be required.		
2.5m	Recognize the historic role of building cornices and parapets and to ensure these elements are conserved, replaced or installed on buildings in Barrington Street.	Yes	
2.5n	Permit rooftop additions on historic buildings to encourage their economic revitalization while ensuring that such additions are visually inconspicuous and subordinate to the main building when viewed from the opposite side of the street, in accordance with the Heritage Design Guidelines contained in this Design Manual.	Yes	
2.5o	Attract high quality retail, cultural, and entertainment uses at street level.	Yes	
2.5p	Fill vacant space on upper floors and encourage residential conversion.	Yes	
2.5q	Encourage the application of the Alternate Compliance Methods and Performance Based Equivalencies of the Nova Scotia Building Code Regulations in the precinct in order to facilitate the functional upgrading of buildings within the district.	Yes	
2.5r	Prohibit new surface parking lots of any kind.	Yes	
2.5s	Improve the pedestrian environment in the public realm through a program of streetscape improvements as previously endorsed by Council (Capital District Streetscape Guidelines).	Yes	
2.5t	Through redevelopment and reuse in the district, restore investor confidence, trigger private investment, and thereby improve Barrington Street's image and marketing potential to attract further investment.	Yes	
3	**General Design Guidelines**		
3.1	**The Streetwall**		
3.1.1	**Pedestrian-Oriented Commercial** On certain downtown streets pedestrian-oriented commercial uses are required to ensure a critical mass of activities that engage and animate the sidewalk These streets will be defined by streetwalls with continuous retail uses and are shown on Map 3 of the Land Use By-law. All retail frontages should be encouraged to reinforce the 'main street' qualities associated with the historic downtown, including:		
3.1.1a	The articulation of narrow shop fronts, characterized by close placement to the sidewalk.	Yes	
3.1.1b	High levels of transparency (non-reflective and non-tinted glazing on a minimum of 75% of the first floor elevation).	Yes	

Attachment E – Design Manual Checklist – Case 20746			
Section	**Guideline**	**Complies**	**Discussion**
3.1.1c	Frequent entries.	Yes	
3.1.1d	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	The proposal incorporates the existing façade and proposes two recessed entries which provide weather protection instead of awnings/ canopies.
3.1.1e	Patios and other spill-out activity is permitted and encouraged where adequate width for pedestrian passage is maintained.	Yes	
3.1.1f	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.	N/A	
3.1.2	**Streetwall Setback** *(refer to Map 6 of the LUB)*		
3.1.2a	Minimal to no Setback (0-1.5m): Corresponds to the traditional retail streets and business core of the downtown. Except at corners or where an entire block length is being redeveloped, new buildings should be consistent with the setback of the adjacent existing buildings.	Yes	
3.1.2b	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.	N/A	
3.1.2c	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.	N/A	
3.1.3	**Streetwall Height** *(refer to Map 7 of the LUB)* To ensure a comfortable human-scaled street enclosure, streetwall height should generally be no less than 11 metres and generally no greater than a height proportional (1:1) to the width of the street as measured from building face to building face. Accordingly, maximum streetwall heights are defined and correspond to the varying widths of downtown streets B 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.		

Attachment E – Design Manual Checklist – Case 20746			
Section	**Guideline**	**Complies**	**Discussion**
3.2	**Pedestrian Streetscapes**		
3.2.1	**Design of the Streetwall**		
3.2.1a	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	
3.2.1b	The streetwall should generally be built to occupy 100% of a property's frontage along streets.	Yes	
3.2.1c	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	
3.2.1d	In areas of contiguous heritage resources, streetwall height should be consistent with heritage buildings.	Yes	
3.2.1e	Streetwalls should be designed to have the highest possible material quality and detail.	Yes	
3.2.1f	Streetwalls should have many windows and doors to provide eyes on the street and a sense of animation and engagement.	Yes	
3.2.1g	Along pedestrian frontages at grade level, blank walls shall not be permitted, nor shall any mechanical or utility functions (vents, trash vestibules, propane vestibules, etc.) be permitted.	Yes	
3.2.2	**Building Orientation and Placement**		
3.2.2a	All buildings should orient to, and be placed at, the street edge with clearly defined primary entry points that directly access the sidewalk.	Yes	
3.2.2b	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 (see diagram at right). Such treatments are also appropriate for Prominent Visual Terminus sites identified on Map 9 of the Land Use By-law.	N/A	
3.2.2c	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.	Yes	
3.2.3	**Retail Uses**		

Attachment E – Design Manual Checklist – Case 20746			
Section	**Guideline**	**Complies**	**Discussion**
3.2.3a	All mandatory retail frontages (Map 3 of Land Use By-law) should have retail uses at-grade with a minimum 75% glazing to achieve maximum visual transparency and animation.	Yes	
3.2.3b	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	The proposal incorporates the existing façade and proposes two recessed entries which provide weather protection instead of awnings/ canopies.
3.2.3c	Where retail uses are not currently viable, the grade-level condition should be designed to easily accommodate conversion to retail at a later date.	N/A	
3.2.3d	Minimize the transition zone between retail and the public realm. Locate retail immediately adjacent to, and accessible from, the sidewalk.	Yes	
3.2.3e	Avoid deep columns or large building projections that hide retail display and signage from view.	Yes	
3.2.3f	Ensure retail entrances are located at or near grade. Avoid split level, raised or sunken retail entrances. Where a changing grade along a building frontage may result in exceedingly raised or sunken entries it may be necessary to step the elevation of the main floor slab to meet the grade changes.	Yes	
3.2.3g	Commercial signage should be well designed and of high material quality to add diversity and interest to retail streets, while not being overwhelming.	Yes	
3.2.4	**Residential Uses**		
3.2.4a	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.	N/A	
3.2.4b	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	
3.2.4c	Projects that feature a combination of individually accessed units in the building base with common entrance or	N/A	

Attachment E – Design Manual Checklist – Case 20746			
Section	**Guideline**	**Complies**	**Discussion**
	lobby-accessed units in the upper building, are encouraged.		
3.2.4d	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.	N/A	
3.2.4e	Units provided to meet housing affordability requirements shall be uniformly distributed throughout the development and shall be visually indistinguishable from market-rate units through the use of identical levels of design and material quality.	N/A	
3.2.4f	Residential uses introduced adjacent to pre-existing or concurrently developed eating and drinking establishments should incorporate acoustic dampening building materials to mitigate unwanted sound transmission.	N/A	
3.2.5	**Sloping Conditions** *(not applicable)*		
3.2.6	**Elevated Pedestrian Walkways** *(not applicable)*		
3.2.7	**Other Uses** *(not applicable)*		
3.3	**Building Design**		
3.3.1	**Building Articulation**		
3.3.1a	To encourage continuity in the streetscape and to ensure vertical breaks in the façade, buildings shall be designed to reinforce the following key elements through the use of setbacks, extrusions, textures, materials, detailing, etc.: • **Base:** Within the first four storeys, a base should be clearly defined and positively contribute to the quality of the pedestrian environment through animation, transparency, articulation and material quality. • **Middle:** The body of the building above the base should contribute to the physical and visual quality of the overall streetscape. • **Top:** The roof condition should be distinguished from the rest of the building and designed to contribute to the visual quality of the skyline.	Yes	
3.3.1b	Buildings should seek to contribute to a mix and variety of high quality architecture while remaining respectful of downtown's context and tradition.	Yes	
3.3.1c	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	

Attachment E – Design Manual Checklist – Case 20746			
Section	**Guideline**	**Complies**	**Discussion**
3.3.1d	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**		
3.3.2a	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	
3.3.2b	Too varied a range of building materials is discouraged in favour of achieving a unified building image.	Yes	
3.3.2c	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.	N/A	
3.3.2d	Changes in material should generally not occur at building corners.	N/A	
3.3.2e	Building materials recommended for new construction include brick, stone, wood, glass, in-situ concrete and pre-cast concrete.	Yes	
3.3.2f	In general, the appearance of building materials should be true to their nature and should not mimic other materials.	Yes	
3.3.2g	Stucco and stucco-like finishes shall not be used as a principle exterior wall material.	Yes	
3.3.2h	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	
3.3.2i	Darkly tinted or mirrored glass is prohibited. Clear glass is preferable to light tints. Glare reduction coatings are preferred.	Yes	
3.3.2j	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 this guidelines shall not apply to seasonal sidewalk cafes.	Yes	
3.3.3	**Entrances**		
3.3.3a	Emphasize entrances with such architectural expressions as height, massing, projection, shadow, punctuation, change in roof line, change in materials, etc.	Yes	
3.3.3b	Ensure main building entrances are covered with a canopy, awning, recess or similar device to provide pedestrian weather protection.	Yes	Two recessed entries are provided, one existing and one being relocated.

Attachment E – Design Manual Checklist – Case 20746			
Section	**Guideline**	**Complies**	**Discussion**
3.3.3c	Modest exceptions to setback and stepback requirements are possible to achieve these goals.	Yes	
3.3.4	**Roof Line and Roofscapes**		
3.3.4a	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.	N/A	
3.3.4b	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.	N/A	
3.3.4c	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	
3.3.4d	Ensure all rooftop mechanical equipment is screened from view by integrating it into the architectural design of the building and the expression of the building top. Mechanical rooms and elevator and stairway head-houses should be incorporated into a single well-designed roof top structure. Sculptural and architectural elements are encouraged to add visual interest.	Yes	
3.3.4e	Low-rise flat roofed buildings should provide screened mechanical equipment. Screening materials should be consistent with the main building design. Sculptural and architectural elements are encouraged for visual interest as the roofs of such structures have very high visibility.	N/A	
3.3.4f	The street-side design treatment of a parapet should be carried over to the back-side of the parapet for a complete, finished look where they will be visible from other buildings and other high vantage points.	Yes	
3.4	**Civic Character**		
3.4.1	**Prominent Frontages and View Termini** These are frontages and sites with exceptional visibility and opportunity for signature or landmark architectural treatments or features. These sites can enhance the quality of public areas, reinforce downtown or precinct identities, orient pedestrians and strengthen civic pride. Accordingly, development on these sites has a greater civic responsibility that obliges consideration for the highest possible design and material quality. The design of these buildings should provide distinctive massing articulation and architectural features so as to reinforce their visual prominence.		
3.4.1a	Prominent Visual Terminus Sites	N/A	
3.4.1b.	Prominent Civic Frontage	Yes	

Attachment E – Design Manual Checklist – Case 20746			
Section	**Guideline**	**Complies**	**Discussion**
3.5	**Parking Services and Utilities**		
3.5.1	**Vehicular Access, Circulation, Loading and Utilities**		
3.5.1a	Locate parking underground or internal to the building (preferred), or to the rear of buildings.	N/A	
3.5.1b	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.	N/A	
3.5.1c	Locate loading, storage, utilities, areas for delivery and trash pick-up out of view from public streets and spaces, and residential uses.	N/A	
3.5.1d	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	
3.5.1e	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	
3.5.1f	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** *(not applicable)*		
3.5.3	**Surface Parking** *(not applicable)*		
3.5.4	**Lighting**		
3.5.4a	Attractive landscape and architectural features can be highlighted with spot-lighting or general lighting placement.	Yes	
3.5.4b	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	
3.5.4c	Illuminate landmark buildings and elements, such as towers or distinctive roof profiles.	N/A	
3.5.4d	Encourage subtle night-lighting of retail display windows.	Yes	
3.5.4e	Ensure there is no light trespass onto adjacent residential areas by the use of shielded Afull cutoff fixtures.	Yes	

Attachment E – Design Manual Checklist – Case 20746			
Section	**Guideline**	**Complies**	**Discussion**
3.5.4f	Lighting shall not create glare for pedestrians or motorists by presenting unshielded lighting elements in view.	Yes	
3.5.5	**Signs** *(no plans have been provided about specific signage – signs will be subject of separate future permit applications)*		
3.6	**Site Plan Variance**		
3.6.8	**Maximum Height Variance:** Maximum building height may be subject to modest variance by Site Plan Approval where:		
3.6.8a	The maximum height is consistent with the objectives and guidelines of the Design Manual; and	Yes	Refer to staff report
3.6.8b	The additional building height is for rooftop architectural features and the additional height does not result in an increase in gross floor area.	Yes	
3.6.15	**Land Uses at Grade Variance:** The minimum floor-to-floor height for the ground floor of a building having access at the streetline or Transportation Reserve may be varied by Site Plan Approval where:		
3.6.15a	The proposed floor-to-floor height of the ground floor is consistent with the objectives and guidelines of the Design Manual; and	Yes	Refer to staff report
3.6.15b	The proposed floor-to-floor height of the ground floor does not result in a sunken ground floor condition; and	Yes	
3.6.15c	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	Yes	
4	**Heritage Design Guidelines**		
4.1	**New Development in Heritage Contexts**		
4.1.1	**Replicas and Reconstructed Buildings** On some sites the opportunity may exist to replicate a formerly existing structure with a new building, or as a part of a larger building proposal. This approach is possible where good documentary evidence exists. The replication of a historic building should proceed in a similar manner to the restoration of an existing but altered or deteriorated structure. Design of the building should be based on documentary evidence including photographs, maps, surveys and historic design and construction drawings. The interior space and basic structure of a replica building is not required to, but may, also use historic materials or details as long as the exterior presentation replicates the original structure.	N/A	

Attachment E – Design Manual Checklist – Case 20746			
Section	**Guideline**	**Complies**	**Discussion**
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.	N/A	
4.1.3	**Contemporary Design** New work in heritage contexts should not be aggressively idiosyncratic but rather it should be neighbourly and respectful of its heritage context, while at the same time representing current design philosophy. Quoting the past can be appropriate, however, it should avoid blurring the line between real historic buildings, bridges and other structures. "Contemporary" as a design statement does not simply mean current. Current designs with borrowed detailing inappropriately, inconsistently, or incorrectly used, such as pseudo-Victorian detailing, should be avoided.	Yes	
4.1.4	**Material Palette** As there is a very broad range of materials in today's design palette, materials proposed for new buildings in a heritage context should include those historically in use. The use and placement of these materials in a contemporary composition and their incorporation with other modern materials is critical to the success of the fit of the proposed building in its context. The proportional use of materials, drawing lines out of the surrounding context, careful consideration of colour and texture all add to the success of a composition.	Yes	
4.1.5	**Proportion of Parts** Architectural composition has always had at its root the study of proportion. In the design of new buildings in a heritage context, work should take into account the proportions of buildings in the immediate context and consider a design solution with proportional relationships that make a good fit. An example of this might be windows. Nineteenth century buildings tended to use a vertical proportion system in the design and layout of windows including both overall windows singly or in built up groups and the layout of individual panes.	Yes	

Attachment E – Design Manual Checklist – Case 20746			
Section	**Guideline**	**Complies**	**Discussion**
4.1.6	**Solidity versus Transparency** Similar to proportion, it is a characteristic of historic buildings of the 19th century to have more solid walls with punched window openings. This relationship of solid to void makes these buildings less transparent. It was a characteristic that was based upon technology, societal standards for privacy, and architectural tradition. In contrast buildings of many 20th century styles use large areas of glass and transparency as part of the design philosophy. The relationship of solidity to transparency is a characteristic of new buildings that should be carefully considered. It is an element of fit. The level of transparency in the new work should be set at a level that provides a good fit on street frontages with existing buildings that define the character of the street in a positive way.	Yes	
4.1.7	**Detailing** For new buildings, detailing should refer to the heritage attributes of the immediate context. Detailing can be more contemporary yet with a deference to scale, repetition, lines and levels, beam and column, solid and transparent that relates to the immediate context. In past styles, structure was often unseen, hidden behind a veneer of other surfaces, and "detailing" 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	
4.4	**Guidelines for Integrated Developments & Additions**		
4.4.1	**Building Setback** A setback takes place at the grade level and is the distance between a building and an established alignment (i.e. a property line, or another building). A setback is often the best way to design a transition from heritage resources to new construction, giving the heritage resource visual prominence.	N/A	
4.4.2	**Cornice Line & Upper Level Stepbacks**		
4.4.2a	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.	N/A	
4.4.2b	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	

Attachment E – Design Manual Checklist – Case 20746			
Section	**Guideline**	**Complies**	**Discussion**
4.4.2c	Greater flexibility in the contemporary interpretation of historic materials and design elements is permitted.	Yes	
4.4.3	**Façade Articulation and Materials** *(Similarity [a. through e.]: not applicable)*		
4.4.3	**Façade Articulation and Materials** *(Contrast [f. through h.]: applicable)*		
4.4.3f	Consider existing architectural order and rhythm of both horizontal and vertical divisions in the façade in the articulation of the new building.	Yes	
4.4.3g	Provide contrasting materials and surface treatments that complement the heritage building. Use of glass can be effective both for its transparency and reflectivity.	Yes	
4.4.3h	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	
4.5	**Guidelines for Facade Alteration on Registered Heritage Buildings and Buildings in Heritage Conservation Districts**		
4.5.1	**Rhythm of Bays and Shopfronts**		
4.5.1a	The traditional architectural elements of historic building facades such as columns, pilasters, entries and shopfronts which establish a pedestrian scale and rhythm, should be retained.	Yes	
4.5.1b	Consolidating two (or more) shopfronts into one is discouraged, since it reduces pedestrian interest. If such consolidation is proposed, the retention of original historic building features should not be compromised, even it this means retaining a redundant entry configuration.	N/A	
4.5.2	**Lower Facade (Storefront)**		
4.5.2a	Existing traditional shopfronts should be retained.	Yes	
4.5.2b	Historic photos and drawings should be used to support the restoration or replication of decorative elements of historic significance in the shopfront.	N/A	
4.5.2c	The following features should be incorporated in the design of rehabilitated or restored shopfronts, as applicable: • restoration of cast iron or masonry elements; or • a high percentage of glazing, in the display window area, transom windows and in the entry door(s); or • a recessed entry with a rectangular or trapezoidal plan; or • transom window above the entry and display windows, often stretching the full width of the shopfront; or • base panels rich in detail and of durable materials; or • a shopfront cornice and signband which is generally a reduced version of the main cornice atop the building; or	Yes	

Attachment E – Design Manual Checklist – Case 20746			
Section	**Guideline**	**Complies**	**Discussion**
	• access to upper floors should be in the original configuration.		
4.5.3	**Contemporary Expression Within the Historic Shopfront Frame** The objective is to allow and encourage contemporary shopfront design in historic commercial buildings to support and stimulate retail revitalization. The historic frame is the supporting structure for the upper facade, comprised of visible elements such as pilasters or columns which visually frame the shopfront Contemporary design expression within the historic storefront frame shall be permitted provided that original structural elements are retained and provided that the predominant material is clear glass..	Yes	
4.5.4	**Upper Facade**		
4.5.4a	To maintain this upper floor pattern and texture, new window openings are encouraged to be repetitive, and organized in relationship to the vertical elements which frame and divide the facade.	Yes	
4.5.4b	Vertical elements such as pilasters, columns, cornices, and projecting bays should be retained.	Yes	
4.5.4c	Historic photos and drawings should be used to support the restoration or replication of decorative elements of historic significance on the upper facade.	N/A	
4.5.4d	Existing projecting bays or other architectural elements, such as cornices that project over the public right-of-way, should be retained provided that Building By-law, life-safety and other pertinent concerns have been satisfactorily addressed.	Yes	
4.5.4e	Existing fenestration patterns should be retained. Where new openings are proposed, they should be compatible with the existing architectural features of the building.	Yes	
4.5.5	**Windows**		
4.5.5a	Where there are existing windows within historic window openings which are either original or more recent replacements in the historical form and material, every effort should be made to retain and repair them.	N/A	
4.5.5b	Repair of existing wood windows should use wood sash and frames.	N/A	
4.5.5c	Where existing appropriate windows are too deteriorated to repair, replacement windows should replicate either original windows, as documented by historical photographs or drawings or the existing windows.	Yes	

Attachment E – Design Manual Checklist – Case 20746			
Section	**Guideline**	**Complies**	**Discussion**
4.5.5d	Replacement of wooden windows should be in wood, and should match the shape, proportion, type of operation, detail, colour and clarity of glass of the wood original when painted.	Yes	
4.5.5e	Where they exist, lintels, sills, and other historic window surround elements should be retained.	Yes	
4.5.5f	The original fenestration pattern should be retained. Where new openings are proposed, they should be compatible with the original composition in terms of alignment, proportion, surrounds, and ornamentation.	Yes	
4.5.5g	In the event that the original windows have been replaced and the existing windows are inappropriate to the building, then new windows should be designed to replicate the original window's size, configuration and appearance as based on archival information.	Yes	
4.5.6	**Materials** The objective is to retain the character of historic building facades by using traditonal materials for both rehabilitation and new construction. For existing buildings, where new materials are required for repair, they should match the old materials they are replacing. If this is not feasible for cost, technical or availability reasons, then new substitute materials should be largely indistinguishable from original materials. The treatment of existing materials is primarily that of good conservation techniques.	Yes	
4.5.7	**Cornices and Parapets**		
4.5.7a	The retention of original cornices and parapets is required.	Yes	
4.5.7b	Repairs should be undertaken with matching materials and anchoring systems should be reinforced to ensure safety.	Yes	
4.5.7c	If cost or structural considerations make conservation of existing cornices difficult, substitute materials can be considered.	N/A	
4.5.7d	Where original cornices have disappeared, their replacement can be considered based on archival evidence.	N/A	
4.5.8	**Penthouses & Minor Rooftop Structures**		
4.5.8a	Where feasible, existing mechanical penthouses should be retained.	N/A	
4.5.8b	New rooftop elements or equipment on top of heritage buildings, such as satellite dishes and skylights should be set back far enough from the front or other facades to be inconspicuous from the sidewalk on the opposite side of the	Yes	

Attachment E – Design Manual Checklist – Case 20746			
Section	**Guideline**	**Complies**	**Discussion**
	street.		
4.5.8c	The cladding material for new rooftop elements should be compatible with and distinguishable from those of the main building.	Yes	
4.5.9	**Awnings and Canopies** Most historic commercial buildings in downtown Halifax had awnings for sun or rain protection. Awnings played an important role in the streetscape and public realm of the area. Retractable fabric awnings were the most common type. New awnings and canopies should be designed to fit within the dominant structuring elements of the lower facade. This usually means fitting the awning below the intermediate cornice and between vertical columns or pilasters. Furthermore, they should respect the edges of facade features; for example they should meet the facade at the top or bottom of transom windows or signbands and not in the middle.	N/A	Refer to staff report
4.5.10	**Paint Colour** It is important for colours to be suited both to the style and era of a historic building as well as to complement the colour of the building's exterior materials. At the same time it is not the intent of these guidelines to dictate choice of colour, nor to unduly limit creative expression in storefront design in historic commercial buildings.	Yes	