

# BRENTON PLACE MIXED USE DEVELOPMENT REQUESTED VARIANCES



PRESENTED BY WM FARES GROUP

REVISION 1- 22 SEPTEMBER 2015

A total of 5 variances are requested in conjunction with Section 3.6 of the Land Use By-law Design manual (Schedule S-1). Rationales for each are listed below.

### 3.6.2 SIDE AND REAR YARD SETBACK

*Side and rear yard setback may be varied by Site Plan Approval where:*

*3.6.2(a) The modified setback is consistent with the objectives and guidelines of the Design Review manual; and*

Due to the irregular shape of the West property line, the interior lot line setback and narrow site combine to suggest an impractical building form. In the interest of structural simplicity and ease of construction, we propose to simplify the exterior wall at the midrise interior lot line setback at right angles. In doing so, a minor encroachment is requested.

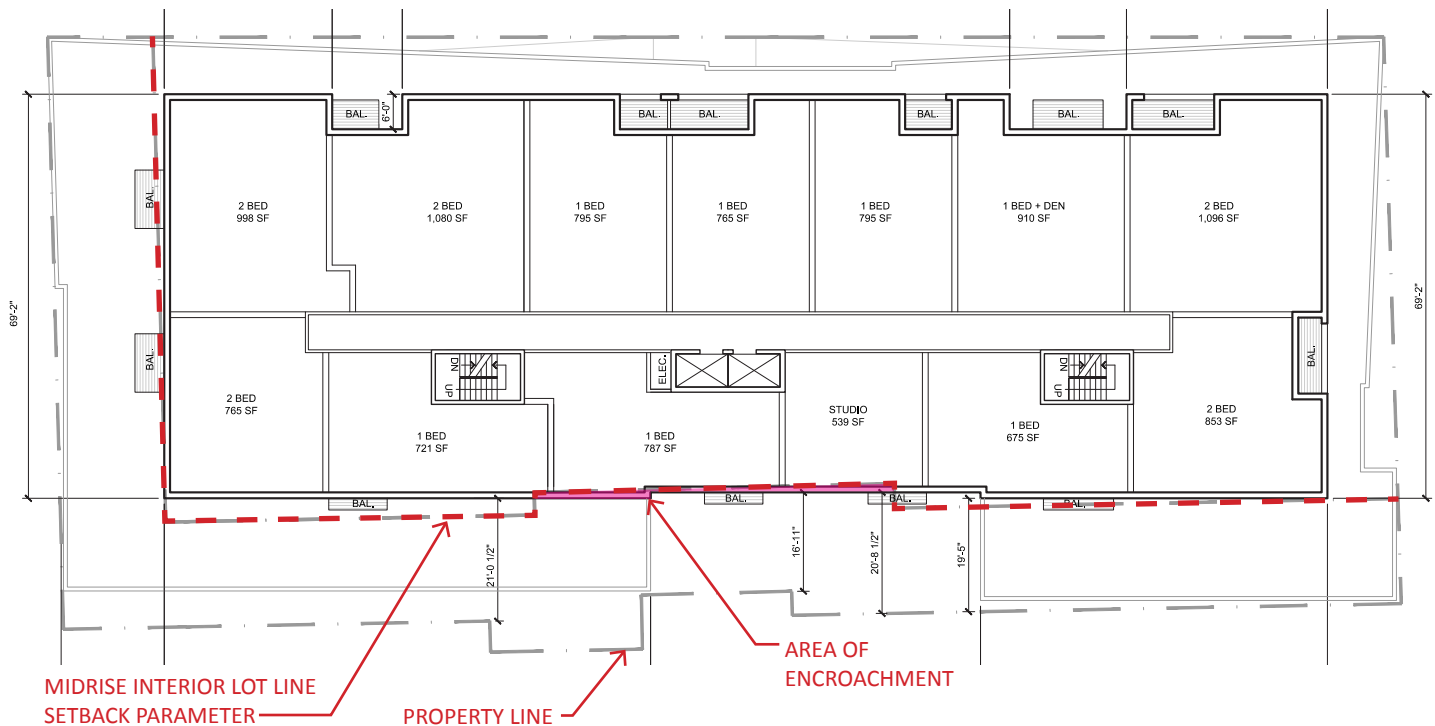
[Refer to plan below]

*3.6.2(b) the modification does not negatively impact abutting uses by providing insufficient separation.*

There is approximately a 54' separation between the midrise portion of the proposed building and the adjacent Trillium building. To further reduce the impact on the existing abutting use, balconies on the West building face have been reduced to 24" in depth.

[Refer to plan below]

#### LEVEL 800 PLAN



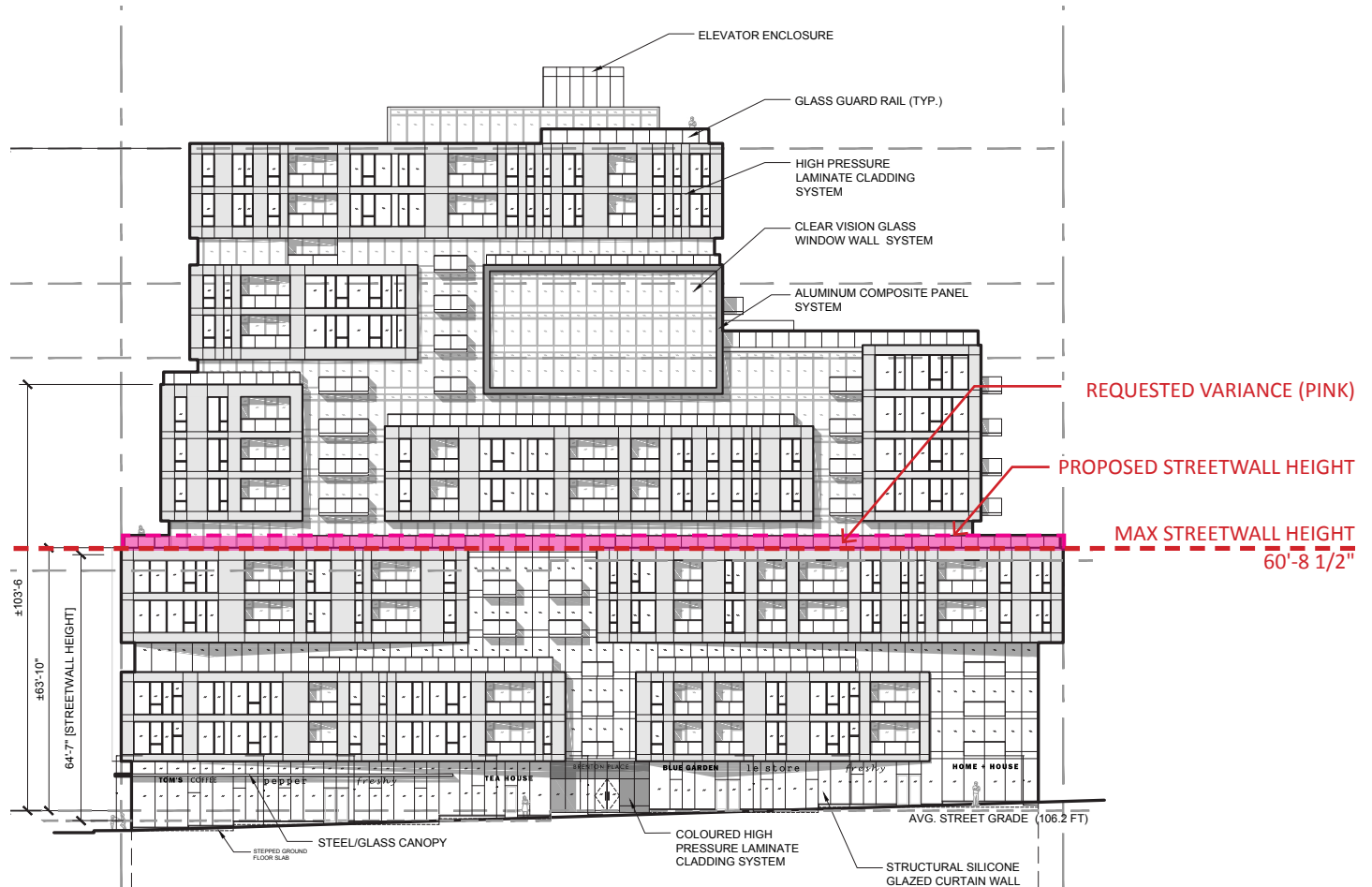
### 3.6.3 STREETWALL HEIGHT VARIANCE

3.6.3(a) The streetwall height is consistent with the objectives and guidelines of the Design Manual; and

Due to the grade change along Brenton Street, the ground floor-to-floor heights range from approximately 11'-0" to 18'-0", this, in conjunction with maximum building height constraints and feasible floor-to-floor residential ceiling heights, puts the 7th floor top of slab at 18" above the maximum streetwall height parameter (62'-2" above average grade). Floor-to-floor heights and site grading will be investigated in further detail upon design development.

[Refer to elevations below]

#### BRENTON STREET ELEVATION



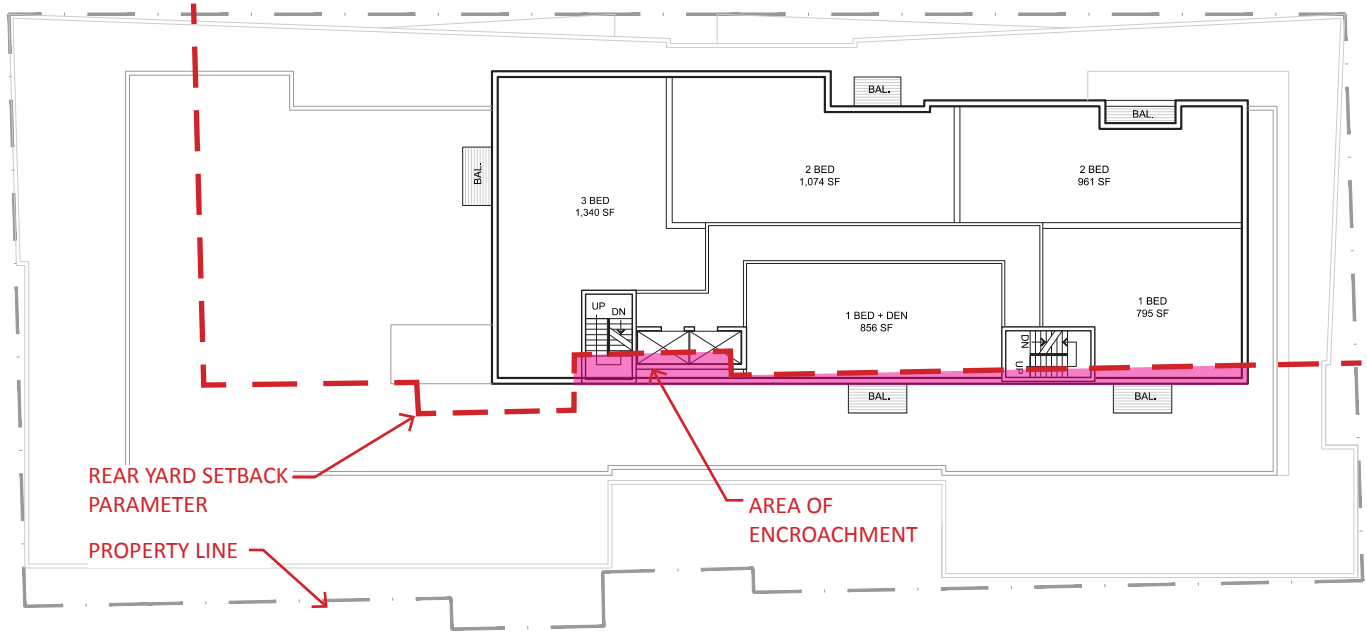
### 3.6.6 UPPER STOREY SIDE YARD STEPBACK VARIANCE

*The setbacks requirements of this section may be varried by Site Plan Approval where:*

*3.6.6(a) The upper storey side yard setback is consistent with the objectives and guidelines of the Design Manual;*

Due to the irregular shape of the West property line, the required side yard stepback and narrow site combine to suggest an impractical building form. In the interest of structural simplicity and ease of construction, we propose to square off exterior wall at the upper storey side yard stepback.

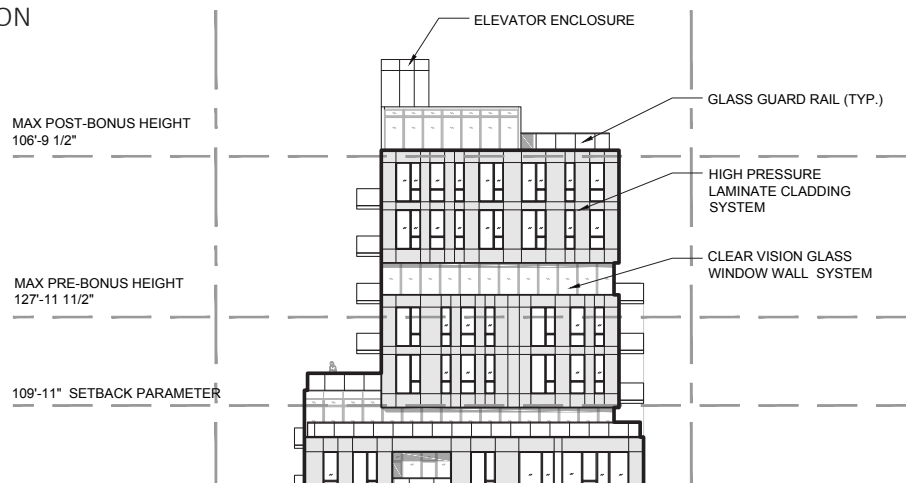
#### LEVEL 1300 PLAN



*Land Use By-law Section 8(10) Features defined in subsection (8) shall be setback no less than 3 meters from the outer most edge of the roof on which they are located (...)*

An additional product of the narrow lot configuration is the positioning of the internal vertical circulation and penthouse. To accommodate the required stepbacks and the resulting shift in interior layout on each floor, the Western wall of the elevator enclosure and penthouse are flush with the Western wall of level 16.

#### BRENTON PLACE ELEVATION

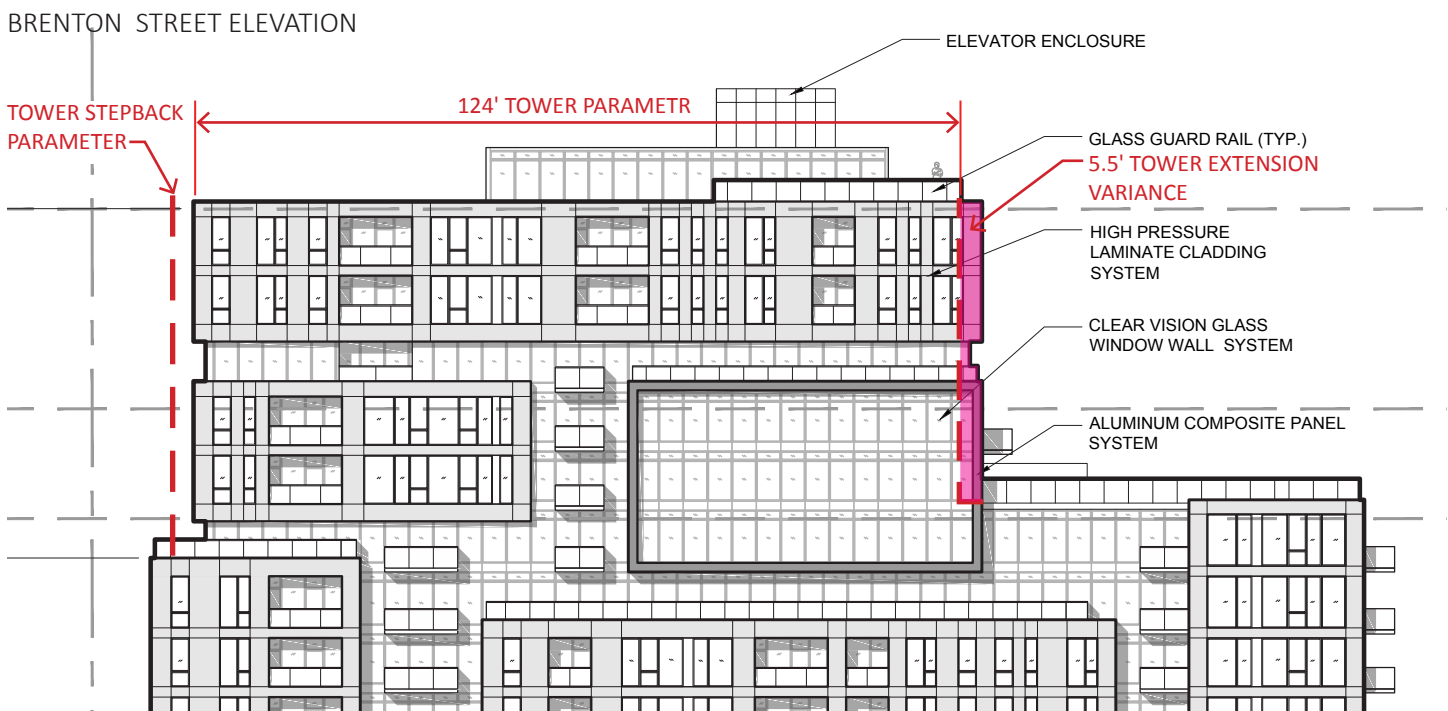


### 3.6.7 MAXIMUM TOWER WIDTH VARIANCE

*The maximum tower dimensions may be varied by Site Plan Approval where:*

*3.6.7(a) The maximum tower width is consistent with the objectives and guidelines of the Design Manual;*

The narrow lot and West property line stepback requirements result in an upper storey building volume that is only 53'-6" wide. In an effort to accommodate this narrow footprint and to encompass the structural grid, the stepback on Brenton Place has been increased by 4.5 feet, and the tower length has been increased by approximately 5.5 feet. While the tower length exceeds the maximum tower width of 124 feet, the overall floor area of 6,928 square feet remains significantly lower than the maximum permitted tower area of 15,376 square feet.



### 3.6.12 LANDSCAPED OPEN SPACE VARIANCE

*Landscaped open space requirements may be varied by Site Plan Approval where:*

*3.6.12(a) The landscaped open space to be provided is consistent with the objectives and guidelines of the design manual;*

The proposed building complies with all general requirements and guides set out by the design Manual. Refer to enclosed Design Rationale Report.

*3.6.12(b) the modification does not exceed 10% of the requirement*

A minor landscaping variance is required for the minimum area in correlation with the proposed unit count and density. A 9,418.7 square foot area is required by the LUB for a total of 175 units, whereas the proposal has allocated a total of 8,783 square feet of open landscape space; a 9.3% overage that can easily be considered valid and rational due to the site's close proximity of Victoria Park and the Halifax Public Gardens.

### 3.6.15 LAND USES AT GRADE VARIANCE (GROUND FLOOR CEILING HEIGHT)

The minimum floor-to-floor height for the ground floor of a building having access at the streetline or Transportation Reserve may be varied by Site Plan Approval where:

- (a) the proposed floor-to-floor height of the ground floor is consistent with the objectives and guidelines of the Design Manual; and
- (b) the proposed floor-to-floor height of the ground floor does not result in a sunken ground floor condition; and
- (e) in the case of a new building or an addition to an existing building being proposed along a sloping street(s), the site of the proposed new building or the proposed addition to an existing building is constrained by sloping conditions to such a degree that it becomes unfeasible to properly step up or step down the floor plate of the building to meet the slope and would thus result in a ground floor floor-to-floor height at its highest point that would be impractical; (...)

The ground floor ceiling height has been maximized in relation to the change in grade, maximum building height constraints, and feasible floor-to-floor residential ceiling heights. At its highest point, the ground floor-to-floor height reaches 18'-2" which conforms with the LUB and the Design Manual.[see below]

Due to the grade change along Brenton Street, the ground floor slab steps to meet sidewalk elevations to maintain active permeable transitions from the public realm into retail spaces. As a result, the ground floor-to-floor height at the North-most retail bay reaches 12'-6" (approximately 2.2 feet below the required minimum). Floor to-floor heights and site grading will be investigated in further detail upon design development to minimize any change or significant decrease in ceiling heights at grade.

