

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

# HALIFAX

## Design Review Committee

**Case 20746 – 1663/ 1665 Barrington Street,  
Halifax** (former Little Mysteries)

**Paul Sampson, Planner II**

Planning & Development

Sept. 15, 2016

# Subject Site

## General Overview



## 1663/1665 Barrington Street

Sept. 15, 2016

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# Subject Site

## General Overview

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# Subject Site

## Barrington Street facade



1663/1665 Barrington Street

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# Subject Site

## Existing Facade



1663/1665 Barrington Street

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# Downtown Halifax Land Use By-law (LUB)

## Zoning Regulations & Process

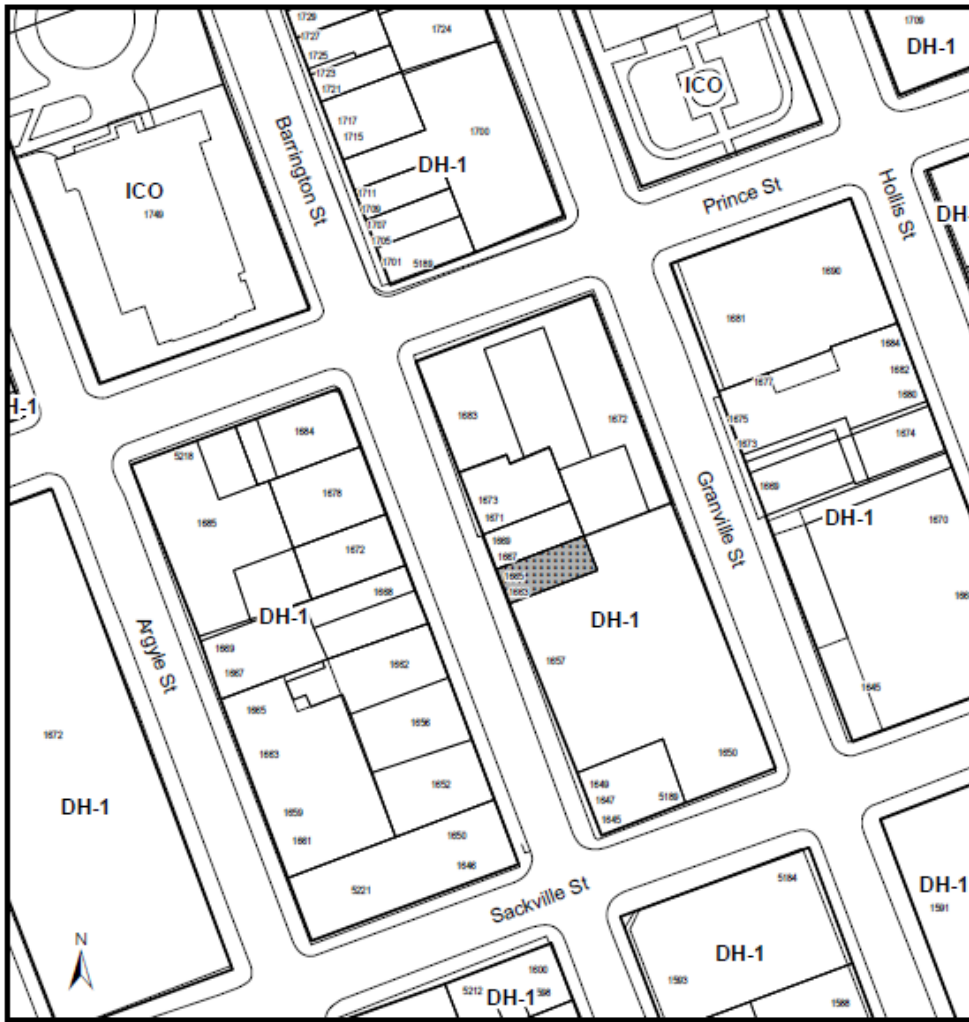
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Under Site Plan Approval, there are two components of review and approval:

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

# Downtown Halifax Land Use By-law (LUB)

## Zoning Regulations & Process



- **Zone** – DH-1 (Downtown Halifax)
- **Precinct No. 5** – Barrington Street HCD
- **Land Uses:** Ground-floor retail, residential or commercial above

1663/1665 Barrington Street

Sept. 15, 2016

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# Policy & Regulation Review

## Halifax Downtown LUB - Provisions

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- **Max Pre and Post-bonus Height** – 22m (72 ft) - *(not including penthouse level above)*
- **Streetwall Setback** – 0 – 1.5m (5 ft)
- **Streetwall Height** – 11 -15.5m (36-51 ft)
- **No applicable View Plane over site**
- **“Pedestrian-Oriented” commercial street**



# Proposed Development

1663/ 1665 Barrington Street



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# Proposed Development

1663/ 1665 Barrington Street

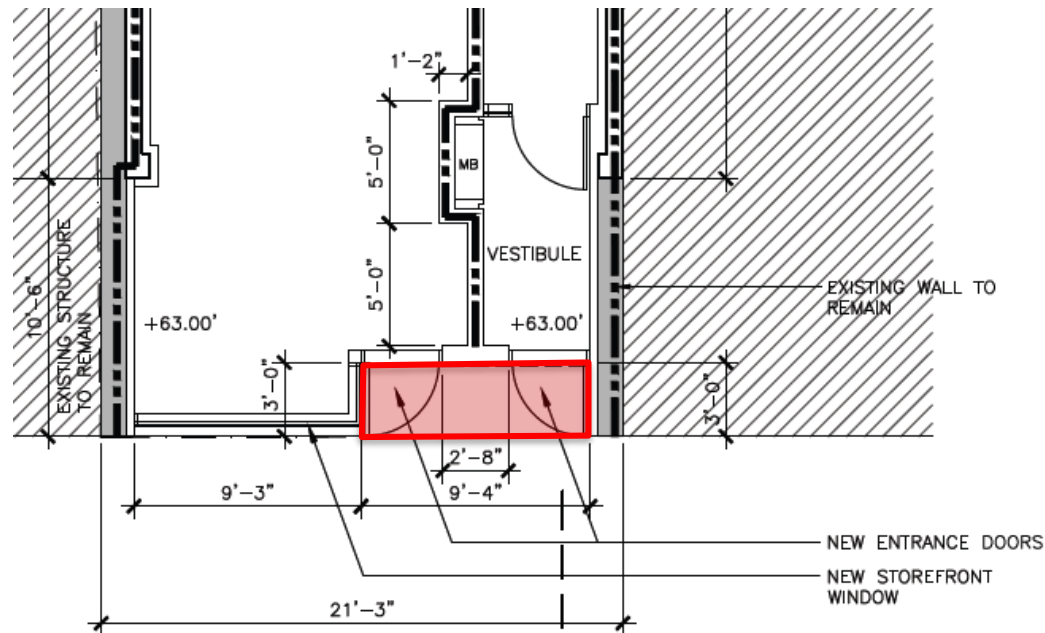


# Discussion

## Building Design & Variances

### Design Manual - Items identified for discussion purposes:

- Canopies and Awnings:
  - recessed entryway is protected from wind and weather



# Discussion

## Building Design & Variances

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### **Variances Requested:**

- Maximum Height
- Land Uses at Grade (Ground Floor Height)



# Maximum Height Variance

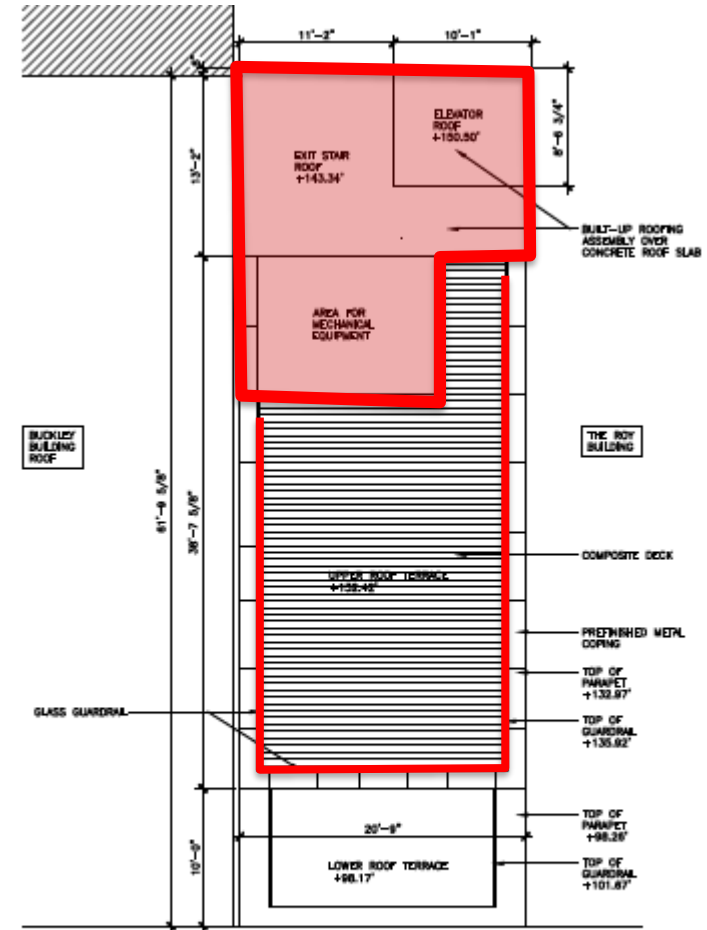
## Areas of Non-Compliance:

- 49% instead of 30% of roof area;
- No setback for mechanical/ stair/ elevator enclosures (3m required from outer edge of roof);
- 0.45m setback for glass guard rail (instead of 3m)

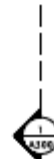
## Variance Rationale:

(Design Manual, 3.6.8 a & b)

- No increase in floor area;
- Small lot/ footprint of building;
- Minimal visibility of roof features



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



# Land Uses at Grade (ground floor height)

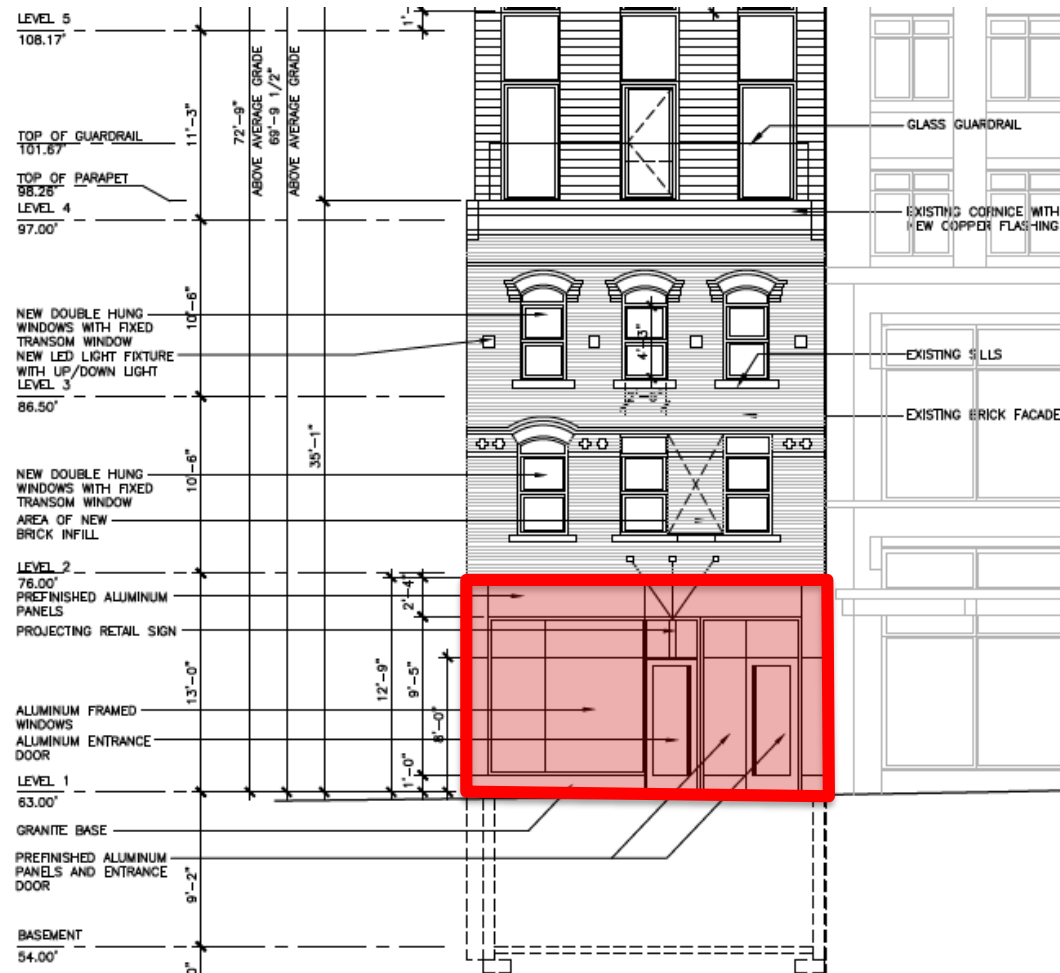
## Areas of Non-Compliance:

- 4m (13 ft.) ground-floor height instead of 4.5m (14.75 ft.)

## Variance Rationale:

(Design Manual, 3.6.15 a, b & c)

- Retention of existing façade and portion of floor/ walls;
- No sunken ground-floor condition;
- Minor reduction in height



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# Discussion

## Building Design & Variances

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### **Pedestrian Wind Assessment :**

- Indicates minimal changes to wind conditions (similar to existing ones);
- Building and site features (recessed entrances, upper level setback) assist in mitigating any impacts.

# Recommendation

## Building Design & Variance

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Staff recommend that the Design Review Committee:

1. Approve the **qualitative elements** of the substantive site plan approval application, as shown on Attachments A & B;
2. Approve the requested **variances**, as shown in Attachments A and C; and
3. Accept the findings of the Qualitative Wind Impact Assessment, as contained in Attachment D.