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**Design Review Committee**  
**March 4, 2010**

**TO:** Chair and Members of Design Review Committee

**SUBMITTED BY:**

A handwritten signature in cursive script, appearing to read "Austin French", written over a horizontal line.

Austin French, Acting Director of Community Development

**DATE:** February 17, 2010

**SUBJECT:** **Case 15842: Site Plan Approval - 1652, 1656 & 1662 Barrington Street,  
Halifax**

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### **ORIGIN**

Application by Starfish Properties for the redevelopment of 1652, 1656 and 1662 Barrington Street through the Site Plan Approval process for Downtown Halifax.

### **RECOMMENDATION**

It is recommended that the Design Review Committee:

1. Approve the qualitative elements of the Site Plan Approval application for 1652, 1656 and 1662 Barrington Street, Halifax, as shown on Attachments B through E.
2. Approve the discretionary design elements as outlined in the Discussion section of this report.
3. Approve the requested upper storey streetwall stepback variance to relax that portion of the Downtown Halifax Land Use By-law for 1652 Barrington Street, Halifax.

## EXECUTIVE SUMMARY

The proposed project involves the consolidation of three separate buildings into one building, facade alterations, interior renovations, and a two storey addition to the rooftops of the three existing buildings.

The project has been reviewed, by the Development Officer, against the land use and built form requirements of the Downtown Halifax Land Use By-law, who has confirmed that the proposal meets the requirements, with the exception of a glass guardrail, to which a variance is being sought via the Design Review Committee.

This staff report is concerned with:

- a. a review of the project against the design guidelines of the Design Manual; and,
- b. the variance that is being sought.

Attached to the staff report is a “checklist” of the project against each of the criterion within the design guidelines that are relevant to this application. Where there is some question about how the project relates to the criteria, staff have made note of this (indicated as discretionary in the checklist) and provided additional information about it in the Discussion section of the report.

There are instances where the design guidelines have what appears to be a mandatory criterion (or requirement). It is interpreted that a project should adhere to such criteria unless the design of the project would be compromised. This is a broad view of the guidelines that is felt to be an appropriate standard of review.

Upon review of the project against the criteria of the Design Manual, staff recommend that:

- a. the proposal meets the design guidelines; and
- b. the requested variance is appropriate.

## BACKGROUND

### **Property Information**

The application involves three separate and abutting properties, each having its own building, located mid block along Barrington Street between Prince Street and Sackville Street (see Map 1). The properties identified by civic numbers 1652 and 1656 Barrington Street were the former location of Sam the Record Man, while the property identified by civic number 1662 Barrington Street was the former location of the Granite Brewery. All three buildings are now vacant. Attachment A contains photographs of the existing buildings.

## Project Description

The proposed redevelopment involves changes to the three building facades (two of which are registered heritage properties), interior renovations, and a two storey addition to the rooftops of the existing three storey buildings (Attachments B, C, D & E). Details about the proposed redevelopment are provided below:

### 1652 Barrington Street

The storefront at 1652 Barrington Street is not original to the building, but it is a traditional storefront with a recessed central entrance, large bay windows with panels below and a large sign band. The new design retains the structural columns at street level, but introduces a contemporary storefront, comprised of seamless plate glass windows (on a stone base), two entrance doors made of glass, and a projecting metal sign band.

Changes to the second and third floor windows are also proposed. They are presently a mixture of styles; to be replaced with one-over-one styled windows.

### 1656 Barrington Street

Only minor modifications are being proposed to the storefront at 1656 Barrington Street. The existing entrance remains intact, but a second entrance will be introduced at the opposite end of the facade matching the existing and providing a sense of balance. To create the second entrance, an existing window will be removed and the opening enlarged to house the new entrance.

The three remaining ground level window openings are proposed to be enlarged. Each window area will be enlarged simply by removing the single granite block under the existing window within the area of the existing grout joints. The size of this block is 8 inches in height and 51 inches wide. The new windows will fill the existing openings plus the area of these single blocks. The existing stones to the sides of these windows and below the blocks will not be disturbed.

Additionally, the existing 'Sam the Record Man' sign will be removed. There is no change proposed to the second or third floors.

### 1662 Barrington Street

The storefront at 1662 Barrington Street is not original to the building, but it is a traditional storefront with two recessed entrances, with large glass windows with panels below and a large sign band. The new design retains the structural columns at the side of the front facade framing the storefront, but introduces a contemporary storefront, comprised of seamless plate glass windows (on a stone base), and creates a pair of glass doors centrally located in the facade, and a projecting metal sign band.

Changes to the second and third floor windows are also proposed. They are presently a mixture of styles; to be replaced with one-over-one styled windows.

### Rooftop Addition

The contemporary rooftop addition is a two storey structure setback 10 feet from the streetwall. It is comprised of a combination of translucent insulated glass panels and clear glass panels. The glass panels are arranged in a manner that continues the three-bay division of the facade of the building below. Subtle colour changes are proposed for each of the translucent panels, which would be within the general colour range of cream, light grey, or off-white.

Rooftop mechanical equipment will be screened from view, while an accessible and landscaped rooftop deck will be created within the setback area above the third storey.

### **Approval Process**

This proposal is subject to the Site Plan Approval process set out in the Downtown Halifax Land Use By-law. Development proposals must conform to the land use and building envelope requirements of the Land Use By-law as well as meet the requirements of the By-law's Design Manual. When a proposal satisfies both sets of requirements, the Development Officer approves the Site Plan and notifies property owners in the Downtown Halifax Plan Area who may then appeal the approval to Regional Council for a final decision after a public hearing.

The Design Review Committee is established under the Downtown Halifax Land Use By-law as the body responsible for making decisions relative to a project's compliance with the requirements of the Design Manual.

### **Heritage Approval**

Two of the buildings are municipally registered heritage buildings and all three are located within the Barrington Street Heritage Conservation District. Information on the heritage value of each of the three buildings is contained in Attachment F.

As per the requirements of the *Heritage Property Act*, Regional Council's approval of the substantial alteration of the heritage properties is necessary. Council's decision is to be considered within the context of the Heritage Building Conservation Standards and the Heritage Design Guidelines of the Downtown Halifax Land Use By-law's Design Manual. The Heritage Advisory Committee (HAC) provides advice to Council in these matters and this was the subject of a report tabled with them on February 11, 2010. HAC voted in favour of the staff recommendation to approve the project.

As Regional Council is the adjudicating body for any possible appeals of Site Plan Approvals under the Downtown Halifax Land Use By-law, staff will advise Council to defer their decision relative to the substantial alteration to the heritage properties until the expiration of Site Plan Approval appeal period. Should a Site Plan Approval appeal occur, Council will then be able to consider that appeal and the substantial alteration at the same time.

## **Land Use and Built Form**

The Development Officer has reviewed the application and has determined it to be in conformance with the Downtown Halifax Land Use By-law's land use and built form requirements with the exception of a guardrail proposed to be installed behind the existing parapet of 1652 Barrington Street (see variance request below).

## **Variance Request**

An upper storey streetwall stepback variance is being requested under Section 3.6.5 of the Design Manual to allow for the installation of a 3 foot 6 inch (88.9 mm) high frameless and rail-less tempered glass guardrail behind the existing parapet of 1652 Barrington Street. The variance is required as the guardrail is located within the required 3 metre minimum stepback from the existing streetwall.

## **Special Considerations**

### Downtown Precincts

All three subject properties are located entirely within Precinct 5: Barrington Street Heritage Conservation. Therefore the application must be evaluated against Section 2.5 of the Design Manual.

### Pedestrian-Oriented Commercial Streets

All three buildings front on Barrington Street, which is identified as a Primary Commercial Street on Map 3 of the Downtown Halifax Land Use By-law.

### New Development in Heritage Contexts

In addition to Part 3 of the Design Manual, the application must be evaluated under Part 4 (New Development in Heritage Contexts), and more specifically, it must follow the Guidelines for Integrated Developments and Additions (Section 4.4).

## **DISCUSSION**

### **Design Rationale**

A Design Rationale was prepared by the project architect and is included as Attachment G of this report.

### Design Manual Criteria Analysis

Staff have evaluated the proposal against the guidelines of the Design Manual. A “checklist” of the project against the relevant criteria within the design guidelines is contained in Attachment H of this report. Where there is some question about how the project relates to the criteria, staff have made note of this (indicated as discretionary in the checklist) and it is those matters which are outlined in more detail as follows:

#### Sections 2.5, 3.1.1, 3.2.3, 3.3.3 and 4.5.9 - Weather Protection

The guidelines state that protection of pedestrians from the elements with awnings and canopies is required along this section of Barrington Street. Awnings are proposed along certain portions of the facades for 1652 and 1662 Barrington Street, but not along the facade for 1656 Barrington. For those awnings that have been proposed, no material, colour, or construction details were provided as part of the application to properly assess them against the guidelines. However, this is a matter that can be addressed by staff prior to the approval of construction permits.

The project architect has stated that awnings would be inappropriate for the facade of 1656 Barrington Street due to the detail of its punched windows and doors. He advises that a full awning that would cover the complete facade would substantially obscure the historic window column ornamentation. Additionally, small awnings in the door openings wouldn't benefit building patrons because the entrances are already recessed. Staff accept this rationale and recommend that the Committee not require awnings for 1656 Barrington Street.

#### Section 3.3.4 - Roofscapes

Landscaping treatment of all flat rooftops is required under the Design Manual. Special attention is to be given to landscaping rooftops in this Precinct as they are preeminently visible from Citadel Hill. The majority of the roof has a low slope just exceeding 1:12, therefore it does not meet the Land Use By-law definition of definition of a "flat roof". This portion of the roof top will be constructed out of conventional roofing material. Conventional roofing materials will also be used on the lower portion of the roof at the rear of the addition where the mechanical equipment will be located.

The landscaping proposed for the flat portions of the roof is comprised of a deck positioned within the stepback area above the third storey. The project architect has indicated to staff that the deck will be accessible to the building's occupants from the fourth floor and will be landscaped with pavers and plantings in potted containers. Given the project's location and its ability to be viewed from Citadel Hill, the proposed rooftop landscaping treatment could be improved. It does, however, meet the technical requirements of the Land Use By-law and Design Manual and therefore staff accept the proposed design.

#### Section 3.5.1 - Utilities

The guidelines specify that utility hook-ups and equipment, including gas meters, should be located away from public streets and to the sides and rear of buildings, in underground vaults or otherwise

incorporated into the building mass. The project architect is instead proposing a natural gas entry along the facade of 1656 Barrington Street through an existing masonry opening with grate. Due to the existing circumstances, this compromise seems reasonable.

#### Section 4.5.2 - Lower Facade (Storefront)

The guidelines state that access to upper floors should be in the original configuration. Due to the proposal to interconnect the upper floors of the three subject buildings so that they can function as one building, most of the original entry/exit points will no longer be required to access the upper floors. The surplus entry/exit points will thus be converted into additional entry/exit points for uses located on the ground floor. As this re-configuration facilitates the re-use of heritage structures, this approach is reasonable.

#### Section 4.5.3 - Shopfront Frame

The guidelines indicate that, to support and stimulate retail revitalization, contemporary shopfront design in historic commercial buildings is to be allowed and encouraged. Some of the design elements of the existing shopfronts will not be maintained as part of the proposed redevelopment. These include the transom windows located above the entry and display windows of 1652 Barrington Street, the base panels located below the retail bays of 1652 Barrington Street, and the sign bands located on both 1652 and 1662 Barrington Street. Instead of maintaining all these historical elements, the architect has decided to adopt the approach of "contemporary design expression within the historic shopfront frame", which is an acceptable alternative under the Heritage Design Guidelines. There are no guidelines governing design within the shopfront frame other than that the original structural elements should be retained and that the predominant material be glass.

#### Section 4.5.5 - Windows

The guidelines encourage the retention, repair, rehabilitation and restoration of original windows in historic commercial buildings. The project architect has specified that all existing windows within historic window openings will be replaced with heritage-compatible aluminium clad wooden windows. These types of windows are commonly used in heritage building renovation projects and will match the shape, proportion, type of operation, detail, colour and clarity of glass of the original wood-framed windows. As such, staff advise that the proposed windows are an acceptable alternative to maintaining the existing ones.

#### Section 4.5.8 - Penthouse & Minor Rooftop Structures

The guidelines encourage the retention of existing rooftop features and, where feasible, to retain existing mechanical penthouses. An existing red brick mechanical penthouse on top of the granite-clad Acadia Insurance Building (1656 Barrington Street) will be eliminated to accommodate the proposed two storey roof addition. A new mechanical penthouse will be located at the rear of the properties and will not be visible from Barrington Street. This is consistent with the intent of the guidelines.

## Variance Analysis

Section 3.6.5 of the Design Manual states the following:

*Upper storey streetwall stepbacks may be varied by Site Plan Approval where:*

- a. *the streetwall width is consistent with the objectives and guidelines of the Design Manual;*  
*and,*

In this case, the variance has been requested to allow for the installation of a frameless and rail-less tempered glass guardrail behind the existing parapet of 1652 Barrington Street. The absence of a frame or rail, and the exclusive use of glass will make the guardrail almost invisible from the street. Therefore, the objective and guidelines of the Design Manual will be met.

- b. *the modification results in a positive benefit such as improved heritage preservation or the remediation of an existing blank building wall.*

Allowing the guardrail will permit the rooftop to be accessible to the building's occupants and therefore turn dead space into useable space. The modification would therefore result in a positive benefit.

## Conclusion

Upon review of the project against the criteria of the Design Manual, staff are of the opinion that:

- a. the proposal meets the design guidelines; and
- b. the requested variance is appropriate.

## **BUDGET IMPLICATIONS**

The HRM costs associated with processing this planning application can be accommodated within the approved operating budget for C310.

## **FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN**

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.



**ALTERNATIVES**

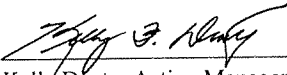
1. The Design Review Committee may choose to **approve** the application for substantive Site Plan Approval, as submitted, for 1652, 1656 and 1662 Barrington Street, Halifax. This is the recommended course of action.
2. The Design Review Committee may choose to **approve with conditions** the application for substantive Site Plan Approval for 1652, 1656 and 1662 Barrington Street, Halifax. This may necessitate further submissions by the applicant, as well as a supplementary report from staff.
3. The Design Review Committee may choose to **deny** the application for substantive Site Plan Approval for 1652, 1656 and 1662 Barrington Street, Halifax. The Committee must provide reasons for this refusal, based on the specific guidelines of the Design Manual.

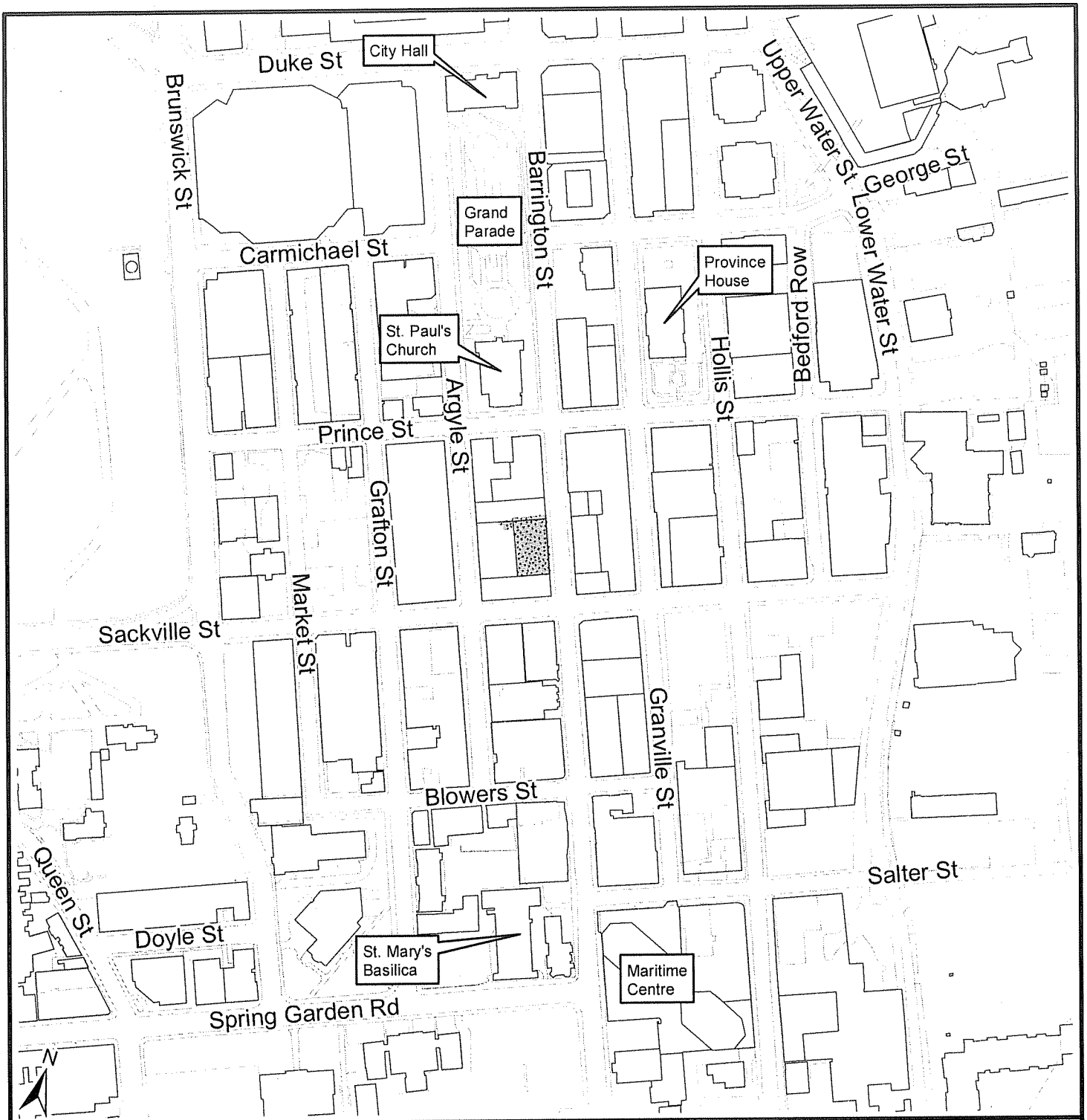
**ATTACHMENTS**

Map 1	Location
Attachment A	Photographs
Attachment B	Building Drawings: Elevation
Attachment C	Building Drawings: Section through Buildings
Attachment D	Building Drawings: Perspective
Attachment E	Building Drawings: Roof Plan
Attachment F	Heritage Value of Subject Buildings
Attachment G	Design Rationale
Attachment H	Design Guidelines Checklist

A copy of this report can be obtained online at <http://www.halifax.ca/boardscom/DesignReviewCommittee-HRM.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.


Report Prepared by : Luc Ouellet, Planner I, 490-3689

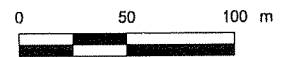
Report Approved by:   
Kelly Denty, Acting Manager of Planning Services, 490-6011



**Map 1 - Location and Context**

1652, 1656 and 1662 Barrington Street  
Halifax

 Subject area



Downtown Halifax  
Secondary Municipal Plan Area

HRM does not guarantee the accuracy of any representation on this plan.

Attachment A      Photographs



1652 Barrington St - Harrison Building

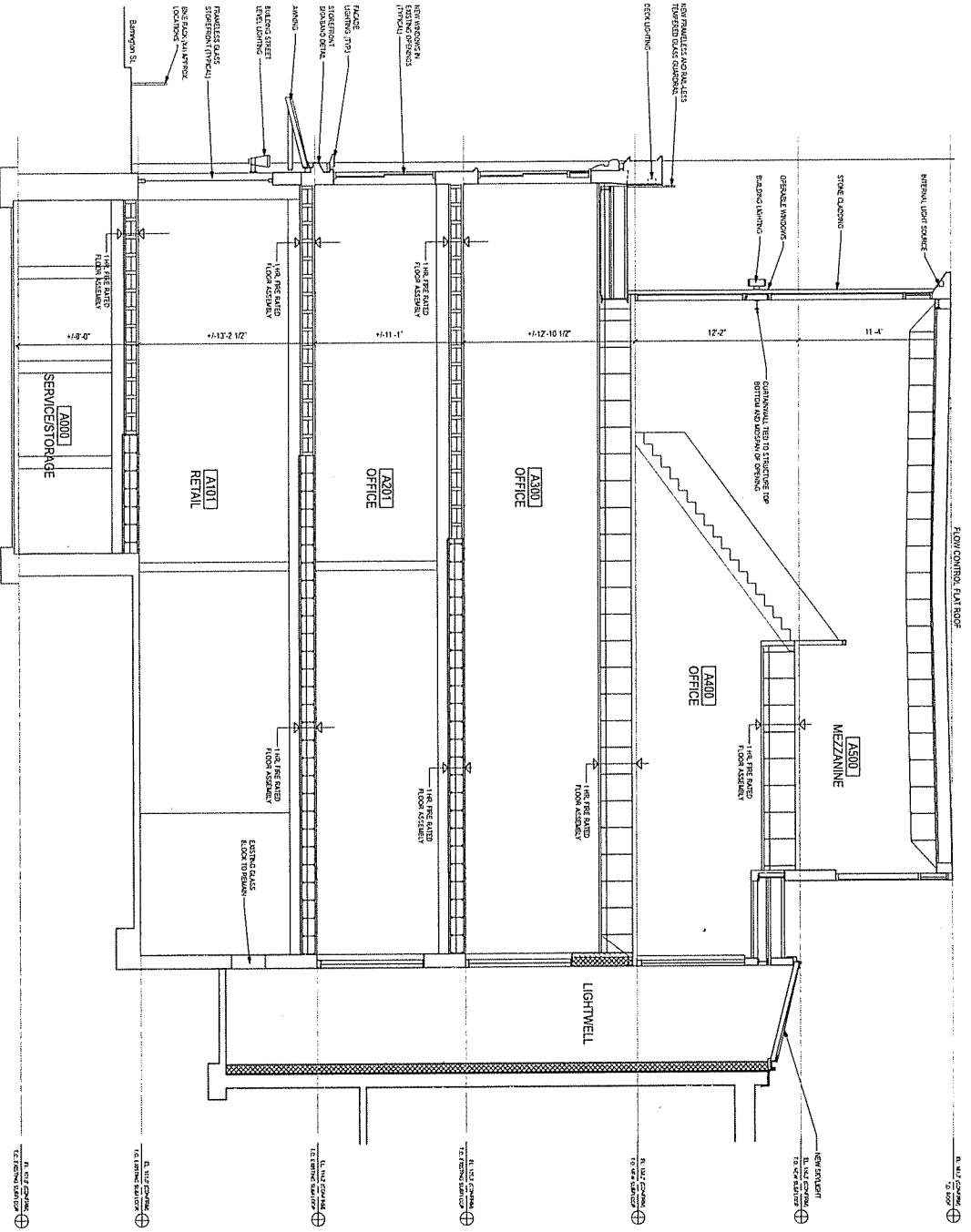


1656 Barrington St - Acadia Insurance Bldg



1662 Barrington St -Unger's Steam Laundry





1 1652 BARRINGTON ST. BUILDING SECTION  
SCALE: 1/4" = 1'-0"

50% SCALE  
REDUCTION



David F. Garrett, Architects  
32 Park Avenue, 15th Floor  
New York, New York 10017  
Tel: 212-692-1234  
Web: www.dfgarchitect.com

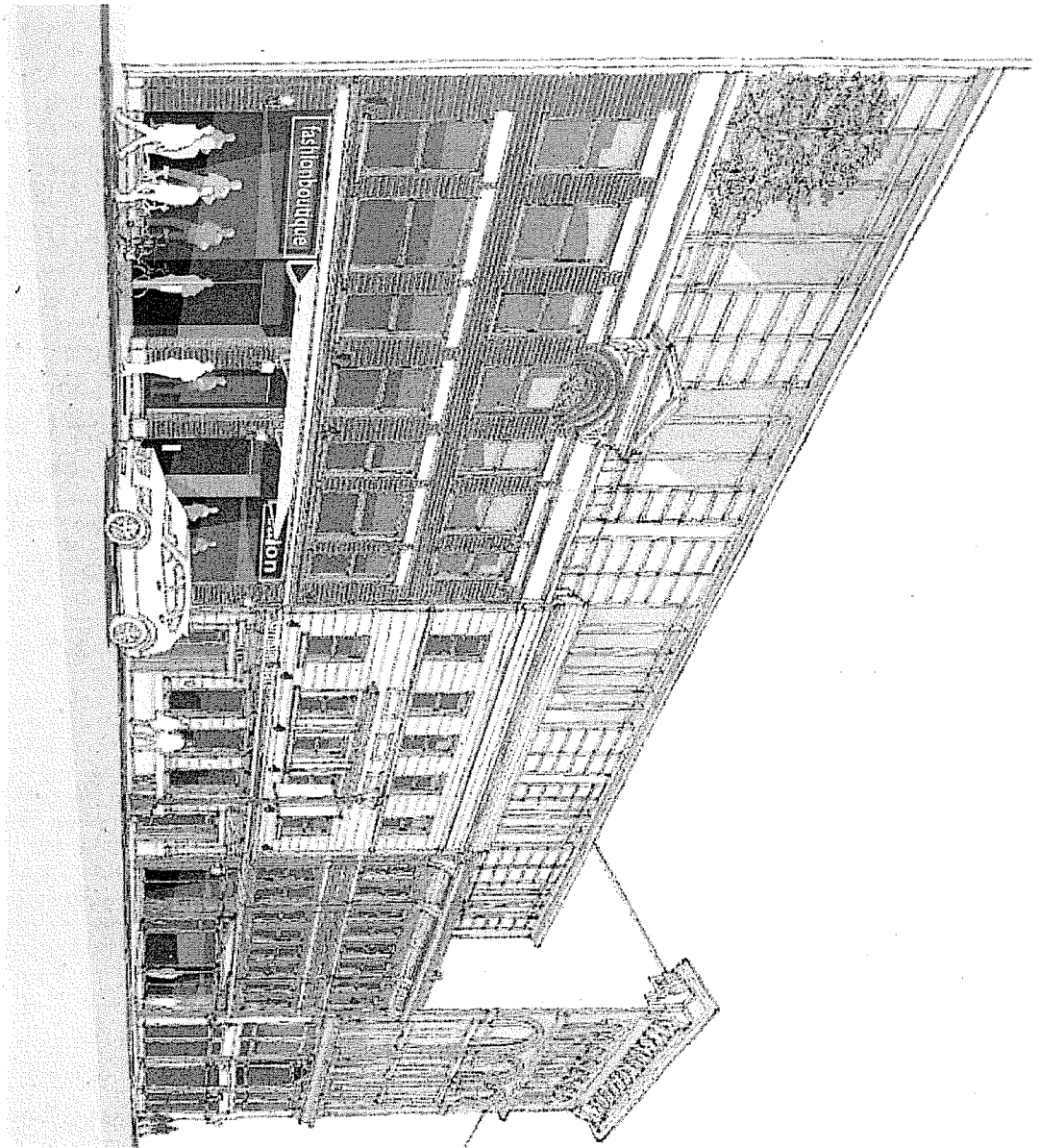
Structural: SALES ENGINEERING  
MECHANICAL: SALES ENGINEERING  
ELECTRICAL: SALES ENGINEERING  
PLUMBING: SALES ENGINEERING

Structural Properties  
1652 Barrington St.  
New York, New York  
Architect: SALES ENGINEERING  
Remodel by Addition  
1652 Barrington Street  
New York, New York

1652 BARRINGTON ST.  
BUILDING SECTION  
DATE: 1/11/10  
SCALE: 1/4" = 1'-0"  
PROJECT: 0903

DATE: JANUARY 12, 2010  
TYPE: PLAN APPROVAL  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: 1/4" = 1'-0"  
PROJECT: 0903

A3.1

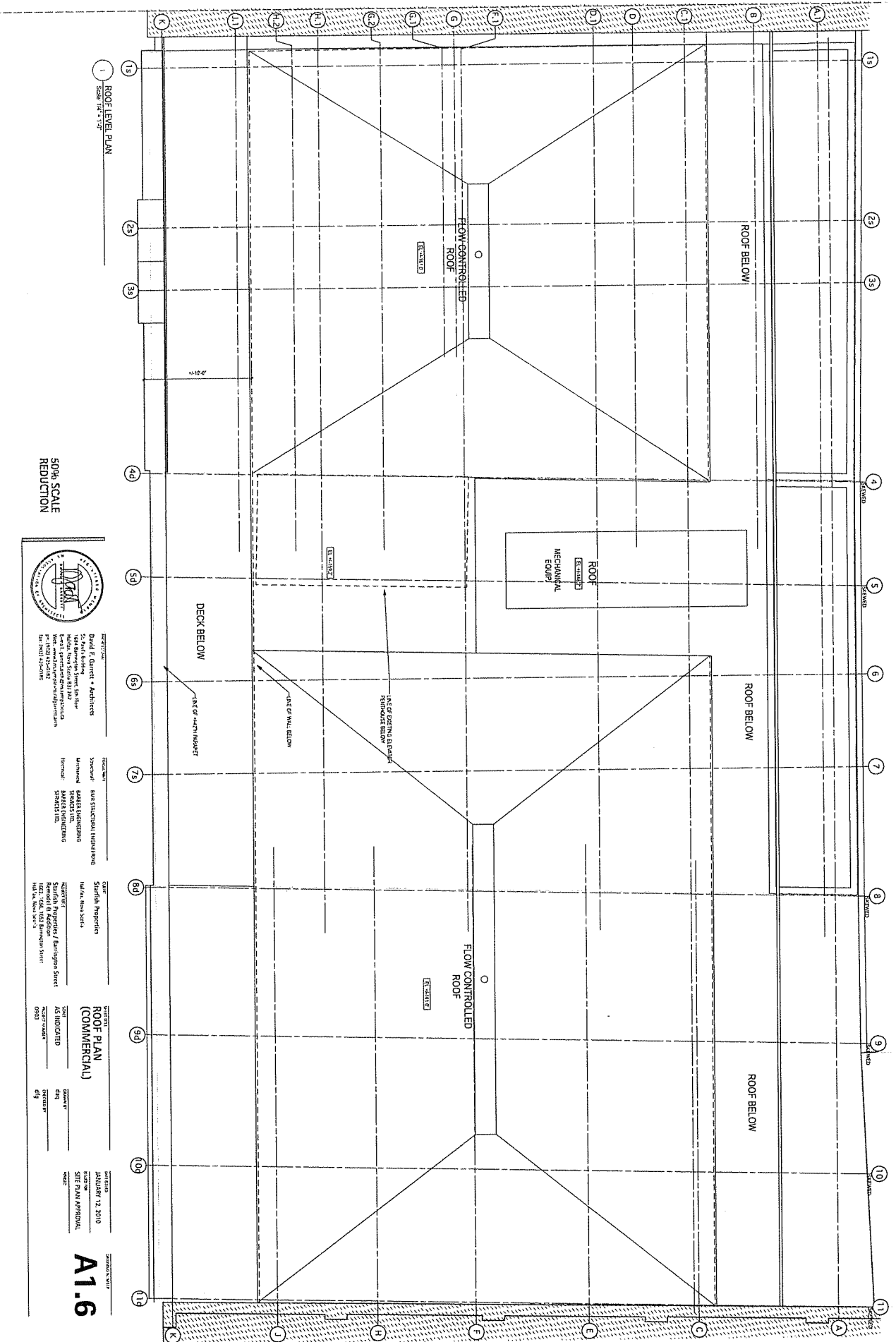


*Barrington* Espace  
 1652, 1656 & 1662 Barrington Street, Halifax Nova Scotia

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 The most thoughtful and innovative real estate solutions for your business.

**David F. Garrett • Architects**  
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HRM SITE PLAN APPROVAL SUBMISSION, JANUARY 12, 2010



1 ROOF LEVEL PLAN  
Scale: 1/4" = 1'-0"

50% SCALE  
REDUCTION



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Tel: 813-555-1234  
Fax: 813-555-5678

REGISTERED ARCHITECT  
Professional Seal No. 12345  
State of Florida

Structural Properties  
12345 Main Street  
Tampa, Florida 33601  
Tel: 813-555-1234  
Fax: 813-555-5678

PROJECT  
ROOF PLAN  
(COMMERCIAL)  
DATE: 05/12/2010  
DRAWN BY: [Name]  
CHECKED BY: [Name]

DATE: JANUARY 12, 2010  
PROJECT: [Name]  
SHEET: [Number]

**A1.6**

**Attachment F                      Heritage Value of Subject Buildings**

1652 Barrington Street (Harrison Building) - Heritage Value

Built in 1893 in the Late Victorian Plain architectural style, this commercial building was designed by architect Edward Elliot who was regarded as one of the best architects of his day in Halifax. This building belongs to the era of commercial re-development of Barrington Street in the late 19th century and is part of a remarkable ensemble of buildings which survive from the same period.

The ground floor of the building was previously altered with the storefront entrances having been removed and replaced by continuous display windows. The result is reasonably compatible with the spirit of the building, however, because it has maintained the storefront tradition of panelled base, main window and transom, and because it fits in with the overall symmetry of the facade.

1656 Barrington Street (Acadia Insurance Building) - Heritage Value

Built in 1919 in the Beaux Arts architectural style it was the first office of the Canada Permanent Mortgage Corporation and the Canada Permanent Trust Company in Nova Scotia. The building was designed by architect Andrew Cobb who also had his office here from 1920 to 1938.

The Beaux Arts style emphasized classical design principles and used derivative classical trim as ornamentation. These classical principles are embodied in the symmetry of the Acadia Insurance Building facade, but the facade design itself is not strictly classical. The window arrangement is quite unusual, focussing the eye on ornamented triple windows in the centre of the facade, with the surrounding windows left plain. The ground level has the greatest ornamentation, with a heavy ashlar stone base, and a combination of classical pilasters and engaged columns framing the window and door openings.

1662 Barrington Street (Unger's Steam Laundry) - Heritage Value

Built in 1893 in the Late Victorian Plain architectural style, this commercial building is believed to have been designed by architect J.C. Dumaresq. Originally built by Max Cohn it was rented to Ungar's Steam Laundry, and in 1895 Max Ungar purchased the property.

The building is a three storey building with eight window bays. Brick pilasters define the central four window section and is balanced by paired window sections framed by pilasters. Heavy brackets at the top of the pilasters support a substantial cornice. The second storey window heads and third storey window sills are accented by continuous stone courses. The third storey window openings are arched with keystones, and there is subtle, decorative brickwork in the frieze just below the cornice.

The present-day storefront is not original but is designed in a manner that suits the period of the building. Its vertical divisions match those on the upper stories; it has a traditional panelled base; and it has a well proportioned sign band set beneath a simple, bracketed cornice. While this building is not a municipally registered heritage property, it is in the Barrington Street Conservation District and forms an integral part of the whole redevelopment.



## Attachment G

### BARRINGTON E SPACE BUILDING

Remodelling and Additions – 1652, 1656, & 1662 Barrington Street, Halifax

Developer/Owner: Starfish Properties

Architect: David F. Garrett Architects

January 13, 2009

### DESIGN RATIONALE

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#### 1. PROJECT DESCRIPTION:

##### General:

The project proposes the replacement of the existing storefronts, the restoration of the existing upper facades, additions to the rooftops and the complete interior renovations of the existing buildings at 1652, 1656, and 1662 Barrington Street – the former two Sam the Record Man buildings and the former Granite Brewery building. The structural systems of the existing buildings will remain largely intact.

Retail uses are proposed for the Barrington St. levels of all three buildings and office uses for the upper two floors of the existing buildings and the additions. The three buildings will be interconnected on all levels and a corridor at the second level through 1668 Barrington Street will connect the project to Argyle Street. Light wells will provide natural light to the rear office spaces on each level. Decks on the flat roofs of the existing buildings will be accessible from the additions.

While respecting the individuality of all three existing heritage facades (1652 and 1656 only are municipally-designated heritage buildings), the project combines them into a single grouping through the overall design of the addition, while at the same time echoing the individuality of the three existing buildings through subtle differences between the three facades of the additions. The historic character of Barrington St. is thus conserved and maintained while the two-level additions achieve the qualitative objectives envisioned by HRM by Design as expressions of high-quality, heritage-respectful, contemporary architecture.

Specific:

Storefronts (ground floor):

For 1652 and 1662 Barrington St., the portions of the ground level storefront that are defined as “historic frame” (i.e. beams and piers) are to be cleaned and restored. The portion of the ground level storefront that is within the “historic frame” area is to be fitted with a high-quality, contemporary, minimally-glazed, commercial storefront system on a stone base. Tenant signage occurs at the top of this area as a contemporary, see-thru narrow metal screen in front of the glass. Entrances will be protected with awnings (with the exception of 1656 [middle building] on which awnings would be inappropriate). For 1656 Barrington St. a new, second entrance is proposed on the north side of the building which would be in an existing window opening and identical to the existing entrance on the south side of the building.

Existing Facades (upper floors):

Masonry and wood areas of the existing heritage facades are to be cleaned and restored. Windows will be replaced with heritage-compatible high-quality windows. A clear glass guard rail at the top of at least one façade (1652) will allow a deck behind (note: variance required). Building lighting will be included at the storefront, upper façade and addition levels.

New Addition (fourth floor plus mezzanine):

The addition is two levels high set above the existing three storey buildings, and is set back 10 feet from the street face, making it subordinate to the existing heritage buildings when viewed from the sidewalk across the street. The addition’s material palette includes a combination of clear glass and translucent insulated glass panels in metal frames. The walls between the three sections of the addition will be clad in stone. The symmetries and proportions of the existing facades are echoed in the new addition. Each of the three sections of the addition is a symmetrical 3-part composition incorporating vertical proportions for the window areas and horizontal proportions for the wall areas (as with the existing facades). For the addition, the wall areas are translucent, insulating glass panels. The addition’s three sections are similar to one another, but are distinct and separated by wide stone pillars matching the granite stone of the existing middle (Sam’s) building. The addition is capped with a projecting cornice.

## 2. HRM REGULATORY REQUIREMENTS

### General:

All uses and improvements outlined above are consistent with the objectives and requirements of the Downtown Halifax Land-Use Bylaw (DHLUB) (with the two exceptions noted below), the Design Manual (DM), the Barrington Street Heritage District Revitalization Plan (BSHDRP), and HRM By-law H-500 (Barrington Street Heritage District). All existing façade conservation work will be undertaken in a manner consistent with the federal government's Standards and Guidelines for the Conservation of Historic Places in Canada.

### Specific:

#### DOWNTOWN HALIFAX LAND-USE BYLAW (DHLUB)

All requirements regarding height, setbacks, materials, parking (inc. bicycles), signs, etc. are met in the proposal.

#### Exception:

The project will seek a variance regarding the requirement in the DHLUB (8.1 Number of Buildings on a Lot) regarding lot lines in order to maintain the historic property lines between the existing three buildings. The buildings will continue to be considered a single building from the point of view of the Nova Scotia Building Code.

#### DESIGN MANUAL

#### Downtown Precinct Guidelines:

#### 2.5 Precinct 5: Barrington Street Heritage Conservation District

- d. Conserve the the historic character of Barrington Street and ensure that new development is supportive of, and harmonious with it ...while not necessarily mimicking heritage architecture.

This is achieved in a contemporary manner through massing, line, proportion, and materials as noted in the Project Description above (also see below under 4.1.3).

- g. Allow and encourage contemporary shop front design in the precinct to support and stimulate commercial and retail revitalization.

As described above in the Project Description, the storefront “within the historic frame” (see below under 4.5.3) will be a high quality, contemporary, minimally-framed storefront set on a stone base. The “historic frame” will be maintained and restored. The proposed tall, glass, storefront area is consistent with a heritage photo of the buildings from the early 1900’s. Signage is discussed below under 4.6.4. These elements are consistent with the requirements of this section.

- k. Achieve the objectives of the precinct through accurate architectural reproduction of historic styles or through expressions of contemporary architecture.

As noted above, the facades of the existing buildings will be maintained and restored with a heritage-respectful, subordinate, contemporary addition addition on the roofs.

- m. Recognize the historic role of building cornices....

The addition roof has a strong projecting cornice.

- n. Permit rooftop additions on historic buildings to encourage their economic revitalization while ensuring that such additions are visually inconspicuous and subordinate when viewed from the opposite side of the street....

As noted above, the a two level addition set back 10’ from the front of the existing three storey buildings will be subordinate to the existing buildings.

- o. Attract high-quality retail, cultural, and entertainment uses at street level.

The aim of the project is to attract high-quality retail uses at street level.

#### Heritage Design Guidelines:

##### 4.1.2 New Buildings in Heritage Contexts

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 the addition, while contemporary, was designed to be in harmony with the heritage buildings which support it (see 4.1.3 below). It is also part of the heritage district as a whole. The architectural historian Roy Eugene Graham described Barrington Street as “a catalogue of buildings”, meaning that there are buildings on Barrington Street which are representative of architectural periods and styles going back to the early Nineteenth Century. Each period has built convincingly in its own style.

#### 4.1.3 Contemporary Design

New work in heritage contexts should not be aggressively ideosyncratic but rather it should be neighborly and respectful of its heritage context....

As noted above in describing the relationship of the addition to the existing buildings, it was noted that the addition is related to the existing buildings in massing (maintaining three distinct sections of the upper facades), proportion (vertical window and horizontal wall areas, as well as symmetrical three-part facades), and materials (the use of glass and stone). The design is contemporary and responsive to the existing buildings, but is not “aggressively ideosyncratic”.

#### 4.5 Guidelines for Façade Alteration on Registered Heritage Buildings and Buildings in Heritage Conservation Districts

The intent of these guidelines is to conserve the character of historic character of historic buildings while allowing for reasonable change to improve their functional and economic viability and enable their rehabilitation and revitalization....

The new second entry at 1656 Barrington St. is required in order to attract a high-quality tenant to the ground level retail space in that building.space

##### 4.5.2 Lower Façade (Storefront)

b. Historic photos and drawings should be used to support the restoration or replication of decorative elements of historic significance in the shopfront.

The new entry at 1656 will be constructed in the existing window opening on the north side of the building and will be identical to the existing opening on the south side of the building.

#### 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 storefronts for 1652 and 1662, as noted in the Project Description above, will be high-quality, contemporary minimally-glazed glass storefronts. They will replace storefronts in the two buildings built in the mid-1990's and mid-1980's respectfully. Areas of "historic frame" will be maintained and restored.

#### 4.5.5 Windows

Windows are extremely important to the character of historic commercial buildings in the downtown....

The windows of the upper façade of the existing buildings will be replaced with heritage-compatible aluminum clad wood windows with muntin patterns identical to the existing patterns.

#### 4.5.9 Awnings and Canopies

Most historic commercial buildings in downtown Halifax had awnings for sun or rain protection....

Awnings at 1652 and 1662 will conform to the requirements of the Guidelines. Awnings are inappropriate for 1656 Barrington St..

#### 4.6.4 Allowable Sign Types

- .1 Fascia Signs and Flat Wall-Mounted Signs
- .2 Awning Signs
- .3 Projecting Signs
- .4 Window Signs

Signage for 1652 and 1662 will be located on horizontal see-thru metal screens in front of the upper area of storefront glass. For 1656, signage will be located in small letters mounted to the sign fascia of the building above the entry. All buildings may have projecting signs and window signs. 1652 and 1662 may have awning signs. All signs will conform to the requirements of the Guidelines.

Sustainable Design:

## 5.2 Sustainability Guidelines

The project aims to achieve LEED (Leadership in Energy and Environmental Design) Certification.

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<b>Part 2 Downtown Precinct Guidelines</b>		
<b>2.5</b>	<b>District 5: Barrington Street Heritage Conservation District</b>	<b>Compliant</b>
2.5a	Preserve and maintain historic government buildings, churches, and historic open spaces.	N/A
2.5b	Protect heritage buildings from unwarranted demolition.	Yes
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
2.5	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 facade 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 Street shall be required.	Discretionary
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



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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.	N/A
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).	N/A
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
<b>Part 3 General Design Guidelines</b>		
<b>3.1</b>	<b>The Streetwall</b>	
<b>3.1.1</b>	<b>Pedestrian-Oriented Commercial</b>	<b>Compliant</b>
	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.	Yes
	Pedestrian-oriented commercial uses are encouraged but not required on all remaining street frontages. These areas include streetwalls with an inconsistent retail environment due to a variety of at-grade uses or different building typologies such as house forms.	N/A
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
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.	Discretionary

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3.1.1e	Patios and other spill-out activity is permitted and encouraged where adequate width for pedestrian passage is maintained.	N/A
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
<b>3.1.2</b>	<b>Streetwall Setback</b> ( <i>refer to Map 6</i> )	<b>Compliant</b>
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
<b>3.1.3</b>	<b>Streetwall Height</b> ( <i>refer to Map 7</i> )	<b>Compliant</b>
	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 – 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.	Yes
<b>3.2</b>	<b>Pedestrian Streetscapes</b>	
<b>3.2.1</b>	<b>Design of the Streetwall</b>	<b>Compliant</b>
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

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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
<b>3.2.2</b>	<b>Building Orientation and Placement</b>	<b>Compliant</b>
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.	N/A
<b>3.2.3</b>	<b>Retail Uses</b>	<b>Compliant</b>
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.	Discretionary
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

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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.	N/A
<b>3.2.7</b>	<b>Other Uses</b>	<b>Compliant</b>
3.2.7a	Non-commercial uses at-grade should animate the street with frequent entries and windows.	N/A
<b>3.3</b>	<b>Building Design</b>	
<b>3.3.1</b>	<b>Building Articulation</b>	<b>Compliant</b>
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.	Yes
	- Middle: The body of the building above the base should contribute to the physical and visual quality of the overall streetscape.	Yes
	- 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
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.	N/A
<b>3.3.2</b>	<b>Materials</b>	<b>Compliant</b>
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

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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
<b>3.3.3</b>	<b>Entrances</b>	<b>Compliant</b>
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.	Discretionary
3.3.3c	Modest exceptions to setback and stepback requirements are possible to achieve these goals.	N/A
<b>3.3.4</b>	<b>Roof Line and Roofscapes</b>	<b>Compliant</b>
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 preeminently visible. The incorporation of living "green roofs" is strongly encouraged.	Discretionary

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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.	Yes
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.	N/A
<b>3.4</b>	<b>Civic Character</b>	
<b>3.4.1</b>	<b>Prominent Frontages and View Termini</b>	<b>Compliant</b>
3.4.1a	Prominent Visual Terminus Sites: These sites identify existing or potential buildings and sites that terminate important view corridors and that can strengthen visual connectivity across downtown. On these sites distinctive architectural treatments such as spires, turrets, belvederes, porticos, arcades, or archways should be provided. Design elements (vertical elements, porticos, entries, etc.) should be aligned to the view axis. Prominent Visual Terminus Sites are shown on Map 9 in the Land Use By-law.	N/A
3.4.1b	Prominent Civic Frontage: These frontages identify highly visible building sites that front onto important public open spaces such as the Citadel and Cornwallis Park, as well as important symbolic or ceremonial visual and physical connections such as the waterfront boardwalks, the proposed Grand Promenade linking the waterfront to the Town Clock, and other eastwest streets that connect the downtown to the waterfront. Prominent Civic Frontages are shown on Map 1 in Appendix A of the Design Manual.	Yes
<b>3.5</b>	<b>Parking Services and Utilities</b>	<b>Compliant</b>
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

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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.	N/A
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.	Discretionary
<b>3.5.4</b>	<b>Lighting</b>	<b>Compliant</b>
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.	Yes
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 "full cutoff" fixtures.	Yes
3.5.4f	Lighting shall not create glare for pedestrians or motorists by presenting unshielded lighting elements in view.	Yes
<b>3.5.5</b>	<b>Signs</b>	<b>Compliant</b>
3.5.5a	Integrate signs into the design of building facades by placing them within architectural bay, friezes or datum lines, including coordinated proportion, materials and colour.	Yes
3.5.5b	Signs should not obscure windows, cornices or other architectural elements.	Yes
3.5.5c	Sign scale should reinforce the pedestrian scale of the downtown, through location at or near grade level for viewing from sidewalks.	Yes
3.5.5d	Large freestanding signs (such as pylons), signs on top of rooftops, and large scale advertising (such as billboards) are prohibited.	Yes
3.5.5e	Signs on heritage buildings should be consistent with traditional sign placement such as on a sign band, window lettering, or within architectural orders.	N/A
3.5.5f	Street addressing shall be clearly visible for every building.	N/A

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3.5.5g	The material used in signage shall be durable and of high quality, and should relate to the materials and design language of the building.	N/A
<b>3.6</b>	<b>Site Plan Variance</b>	
<b>3.6.5</b>	<b>Upper Storey Streetwall Stepback Variance</b>	<b>Compliant</b>
3.6.5a	the upper storey streetwall setback is consistent with the objectives and guidelines of the Design Manual; and	Yes
3.6.5b	the modification results in a positive benefit such as improved heritage preservation or the remediation of an existing blank building wall.	Yes
<b>Part 4 Heritage Design Guidelines</b>		
<b>4.4</b>	<b>Guidelines for Integrated Developments and Additions</b>	
<b>4.4.1</b>	<b>Building Set Back</b>	<b>Compliant</b>
4.4.1a	<p>New buildings proposed to abut heritage buildings on the same site (integrated development) should generally transition to heritage buildings by introducing a building setback from the building line. This setback can be accomplished in several alternate ways, including:</p> <ul style="list-style-type: none"> <li>• new construction is entirely setback from the heritage building, resulting in a freestanding heritage structure . This is suitable where multiple façades have heritage value (see diagram for Option 1 at left).</li> <li>• new construction is setback from the street frontage of the heritage building, but only to a depth required to give the heritage structure visual prominence (see diagram for Option 2 at left).</li> <li>• new construction is setback along its entire façade from the street line established by the heritage structure (see diagram for Option 3 at left)</li> </ul>	N/A
		N/A
		N/A
		N/A
4.4.1b	Consideration should only be given to the construction of new buildings abutting, or as an addition to, a heritage resource, when the parts of the heritage building that will be enclosed or hidden from view by the new construction do not contain significant heritage attributes.	Yes
<b>4.4.2</b>	<b>Cornice Line and Upper Level Setbacks</b>	<b>Compliant</b>
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.	Yes
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



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4.4.2c	Greater flexibility in the contemporary interpretation of historic materials and design elements is permitted.	Yes
<b>4.4.3</b>	<b>Facade Articulation and Materials</b>	<b>Compliant</b>
	<i>Similarity</i>	
4.4.3a	Maintain the same architectural order and rhythm of both horizontal and vertical divisions in the facade.	Yes
4.4.3b	Provide similar materials to existing heritage buildings.	Yes
4.4.3c	Typical materials are masonry, usually brick or stone, in small modular units (bricks, cut stones).	Yes
4.4.3d	Where materials differ, for example concrete, provide fine scale articulation of the surface through score lines or modular units.	Yes
4.4.3e	Provide similar colour palettes, typically neutrals and earth tones.	Yes
	<i>Contrast</i>	
4.4.3f	Consider existing architectural order and rhythm of both horizontal and vertical divisions in the facade 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
<b>4.5</b>	<b>Guidelines for Facade Alteration on Registered Heritage Buildings and Buildings in Heritage Conservation Districts</b> <i>(These guidelines shall apply to all registered heritage buildings, and all buildings in heritage conservation districts.)</i>	
<b>4.5.1</b>	<b>Rhythm of Bays and Shop Fronts</b>	<b>Compliant</b>
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 if this means retaining a redundant entry configuration.	Yes
<b>4.5.2</b>	<b>Lower Facade (Storefront)</b>	<b>Compliant</b>
4.5.2a	Existing traditional shopfronts should be retained.	Yes

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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	<p>The following features should be incorporated in the design of rehabilitated or restored shopfronts, as applicable:</p> <ul style="list-style-type: none"> <li>• restoration of cast iron or masonry elements; or</li> <li>• a high percentage of glazing, in the display window area, transom windows and in the entry door(s); or</li> <li>• a recessed entry with a rectangular or trapezoidal plan; or</li> <li>• transom window above the entry and display windows, often stretching the full width of the shopfront; or</li> <li>• base panels rich in detail and of durable materials; or</li> <li>• a shopfront cornice and sign band which is generally a reduced version of the main cornice atop the building; or</li> <li>• access to upper floors should be in the original configuration.</li> </ul>	Yes
		Yes
		Yes
		Discretionary
		Discretionary
		Discretionary
		Discretionary
4.5.3	<b>Contemporary Expression Within the Historic Shopfront Frame</b>	<b>Compliant</b>
	<p>The objective is to allow and encourage contemporary shopfront design in historic commercial buildings to support and stimulate retail revitalization.</p> <p>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.</p>	Yes
4.5.4	<b>Upper Facade</b>	<b>Compliant</b>
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

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Section	Design Guidelines	Compliant
4.5.5	<b>Windows</b>	<b>Compliant</b>
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.	Discretionary
4.5.5b	Repair of existing wood windows should use wood sash and frames.	Discretionary
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
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.	Discretionary
4.5.5e	Where they exist, lintels, sills, and other historic window surround elements should be retained.	Discretionary
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. If such information is not available, the following criteria should be referenced:	
	<ul style="list-style-type: none"> <li>• The dimensions of frames, sashes, muntins, etc., should be similar to traditional wood windows.</li> </ul>	Yes
	<ul style="list-style-type: none"> <li>• The window should be divided into a minimum of two sash or panes; more divisions are also possible.</li> </ul>	Yes
	<ul style="list-style-type: none"> <li>• Operable windows are encouraged and the method of opening should replicate that of traditional window types.</li> </ul>	Yes
	<ul style="list-style-type: none"> <li>• Horizontally sliding windows are discouraged as they are not traditional.</li> </ul>	N/A
	<ul style="list-style-type: none"> <li>• Glass should be clear; tints, colours or mirrored surfaces are not acceptable</li> </ul>	Yes
	<ul style="list-style-type: none"> <li>• Frames and sashes should preferably be of painted or stained wood but aluminum clad windows are also acceptable.</li> </ul>	Yes
	<ul style="list-style-type: none"> <li>• Vinyl windows are not permitted</li> </ul>	N/A
	<ul style="list-style-type: none"> <li>• The sash should be recessed within the window frame at least 4 inches from the exterior surface of the building facade.</li> </ul>	Yes

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<b>4.5.6</b>	<b>Materials</b>	<b>Compliant</b>
4.5.6a	Brick in a range of buff/beige through red colours, traditional dimension.	Yes
4.5.6b	Building stone, particularly granite and sandstone.	Yes
4.5.6c	Terracotta, tile and glazed brick materials and decorative elements.	N/A
4.5.6d	Cast iron and pressed metal decorative elements, particularly cornices.	N/A
4.5.6e	Wood elements for shopfront base panels, windows, bay window framing.	Discretionary
4.5.6f	Parged or cement rendered surfaces.	N/A
4.5.6g	Specially treated concrete finishes for rear or for some secondary surfaces.	N/A
4.5.6h	Wooden clapboards or shingles.	N/A
4.5.6i	Vinyl siding, plastic, plywood, concrete block, and EIFS (exterior insulation and finish systems where stucco is applied to rigid insulation), and metal siding utilizing exposed fasteners are prohibited for use on historic buildings in the downtown.	N/A
4.5.6j	Darkly tinted or mirrored glass is also prohibited.	N/A
<b>4.5.7</b>	<b>Cornice and Parapets</b>	<b>Compliant</b>
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
<b>4.5.8</b>	<b>Penthouse &amp; Minor Rooftop Structures</b>	<b>Compliant</b>
4.5.8a	Where feasible, existing mechanical penthouses should be retained.	Discretionary
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 street.	N/A
4.5.8c	The cladding material for new rooftop elements should be compatible with and distinguishable from those of the main building.	Yes

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<b>4.5.9</b>	<b>Awnings and Canopies</b>	<b>Compliant</b>
4.5.9a	Retractable fabric awnings are encouraged for use on all buildings. The fabric (usually heavy canvas, not shiny or translucent vinyl) can be a solid colour, preferably a traditional dark colour, or striped and usually the ends of the frame are left open.	Discretionary
4.5.9b	Plain valences, often with a sign band are acceptable.	N/A
4.5.9c	In some instances, metal and glass fixed canopies are appropriate, particularly if there is archival evidence of their precedent on the building or on similar historic buildings.	N/A
4.5.9d	Stretch skin plastic or vinyl awnings are prohibited.	N/A
4.5.9e	Curved stretch skin plastic and idiosyncratically shaped fixed awnings are prohibited.	N/A
4.5.9f	Internal illumination of awnings or canopies is prohibited.	Yes
<b>4.5.10</b>	<b>Paint Colour</b>	<b>Compliant</b>
4.5.10a	Most paint manufactures supply a range of mid-toned 'heritage colours' that complement traditional masonry materials and, in general, any and all of these are suitable for use on Barrington Street.	N/A
4.5.10b	While it is possible to research original colours by scraping down, this has limited value because of the extent of renovation on the street - many wooden features are not original. Rather, it is recommended that paint to be used in a way that enhances the architectural character of the building.	N/A
4.5.10c	Paint schemes should respect and reinforce the articulation of architectural features such as pilasters, columns, base panels, window casings, moulded trim elements, cornices, dentils, and brackets, etc.	N/A
4.5.10d	Colours appropriate to the era of the building are encouraged, with the exception of the area described in Section 4.5.3 Contemporary Expression Within the Historic Shopfront Frame. Within that area, higher-toned colours of individual choice are allowed, although vivid day-glow and fluorescent colours are not allowed. Appropriate colours for areas outside the shopfront (i.e., structural elements framing the shopfront and painted elements on upper storeys) are defined as colours within the 'heritage colour' palettes of major paint manufacturers.	N/A