

Planning Services

Case 01231
1595 Barrington Street
Development Agreement

Regional Council Public Hearing

Richard Harvey, Senior Planner
May 10, 2011



Proposal

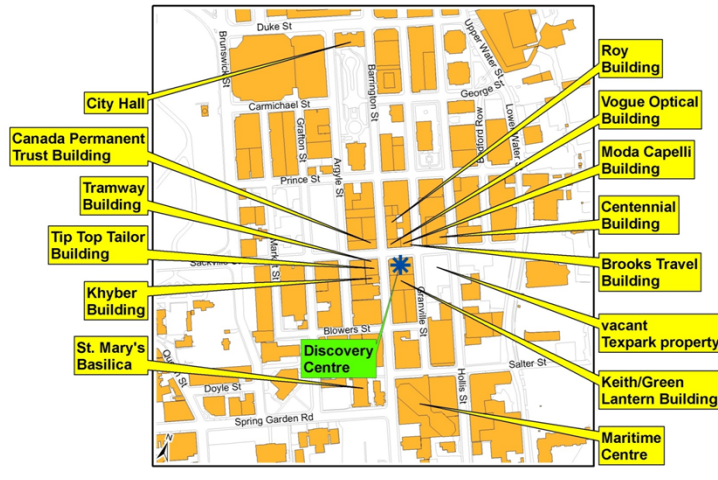
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- 1595 Investments Limited proposes a office or residential tower on the Discovery Centre site



Proposal

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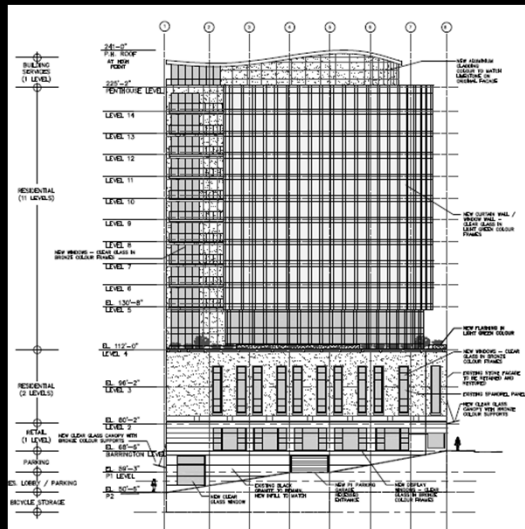
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Proposal

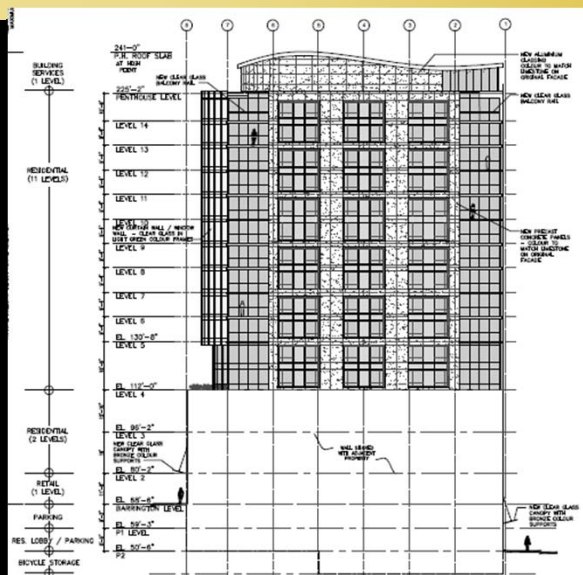
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Proposal

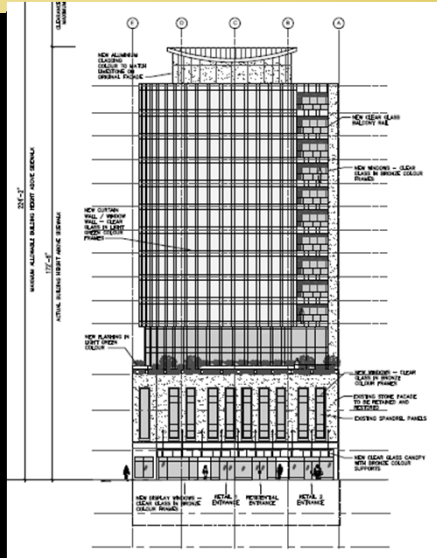
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Proposal

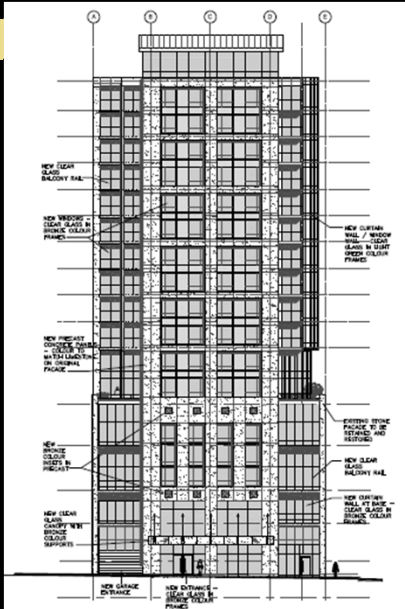
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Planning Context

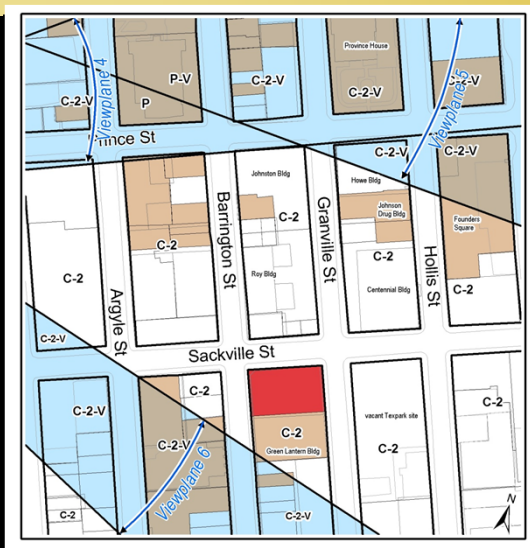
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- The site is within the Downtown Halifax Secondary MPS and Barrington Street Heritage Conservation District
- However, the proposal is a so-called grandfathered application
- It is therefore subject to the former Halifax MPS and Regional Plan policies



Planning Context

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Planning Context

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- Development projects of over 40 feet in the CBD are to be approved by development agreement

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- Proposals are subject to a number of policy considerations which are outlined in the staff report
- Of these, several policy areas that warrant particular attention are highlighted

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Views

- Viewplanes
- Views from the Citadel Parade Square
- Building heights in the vicinity of the Citadel
- Views along east-west streets
- Rooftop landscaping



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Block Pattern

Policies 7.1 and 7.2 call for the Block Pattern to be respected

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Complementary to Adjacent Buildings of Historic Significance

"The exterior architectural design of new buildings should be complementary to any adjacent ones which are designated as being of historic significance or important to the character of the CBD; in such instances, the careful use of materials, colour, proportion, and the rhythm established by surface and structural elements should reinforce those same aspects of the existing buildings." (policy 7.2.1)



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Other Scale and Mass

In 1985 Halifax City Council approved a 22 storey tower next door on the abutting Keith Hall / Green Lantern Building



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Wind

- There has been a preliminary wind assessment that has been submitted in support of the application.
- The proposed development agreement has requirements that the development is to result in levels of comfort suitable for walking and standing



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Shadowing

Shadow study finds that there will be minimal shadow impacts on public open spaces



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Halifax City-wide Policies

Found that the proposal meets the City-wide policies of the Halifax Municipal Planning Strategy



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Regional Plan Policies

"any additional building height proposed above the pedestrian realm mitigate its impact upon the pedestrian realm by incorporating design solutions, such as setbacks from the street wall and modulation of building massing to help reduce its apparent scale."
(policy CH-2)



Development Agreement

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The proposed development agreement specifies various terms, including that:

- the development be constructed pursuant to the plans shown in Schedule B;
- the number of storeys may be varied provided that the height specified on the plans is not exceeded;
- every effort be made to retain the facades facing Barrington and Sackville;



Development Agreement

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- landscaping be established above the Discovery Centre at the base of the tower;
- the commercial spaces on the ground floor along Barrington Street are to be comprised pedestrian-oriented uses such as retail stores; and
- the development is to commence within 3 years and be complete within 6 years of Council's approval.



Development Agreement

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The proposed development agreement also specifies that various matters can be considered by Council through non-substantive amendments, including:

- architectural appearance, materials, and colours of the building as shown on the Schedules;
- parking, lighting, sign, landscaping; and
- other matters identified in the development agreement



Recommendation

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That Regional Council approve the proposed development agreement

