

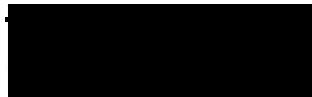
HALIFAX

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Item No.
Design Review Committee
December 17, 2020

TO: Chair and Members of Design Review Committee

SUBMITTED BY:



- Original Signed -

Kelly Denty, Director of Planning and Development

DATE: November 24, 2020

SUBJECT: **Case 23050: Substantive Site Plan Approval for 1740 Granville Street, 1730 Granville Street and 1724 Granville Street, Halifax**

ORIGIN

Application by Fathom Studio.

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 an eight-storey, mixed-use building at 1740 Granville Street, 1730 Granville Street and 1724 Granville Street, Halifax, as shown in Attachment A;
2. Approve the 6 variances to the Land Use By-law requirements regarding streetwall height, streetwall width, building height, floor-to-floor height and streetline setback, as contained in Attachment B;
3. Accept the findings of the qualitative Wind Impact Assessment, as contained in Attachment C; and
4. Recommend that the Development Officer accept the preservation of heritage assets as the post-bonus height public benefit for the development (Attachment D).

BACKGROUND

Fathom Studio, on behalf of the property owner the Province of Nova Scotia, has applied for substantive site plan approval to construct an eight-storey, mixed-use building at 1740 Granville Street, 1730 Granville Street and 1724 Granville Street, Halifax (Map 1). The lands will remain owned by the Province of Nova Scotia, however, Dexel Development Ltd. holds a 99 year lease on the land and has Provincial permission to construct a building on the site. 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 regulation held within both the Land Use By-law for Downtown Halifax and the Design Manual in order to assist the Committee in their decision.

Subject Site	1740 Granville Street (Kenny-Dennis Building) 1730 Granville Street (vacant) 1724 Granville Street (Acadian Recorder Building)
Location	Corner of Barrington, George and Granville Streets, Halifax
Zoning (Map 1)	DH-1
Lot Sizes	1740 Granville Street: 474 m ² (5,104 sf) 1730 Granville Street: 1,231 m ² (13,252 sf) 1724 Granville Street: 2,582 m ² (2,582 sf)
Site Conditions	Development site slopes down from Barrington Street to Granville Street
Current Land Use(s)	1740 Granville St: Kenny-Dennis Building (Registered Heritage Building) vacant 1730 Granville St: vacant/surface parking 1724 Granville St: Acadian Recorder Building (Registered Heritage Building) commercial
Surrounding Land Use(s)	North: TD Office Building, West: Barrington Street Heritage Conservation District, Grand Parade and City Hall, East: Province House. South: Downtown commercial uses and multi-unit residential buildings.

Project Description

The applicant wishes to construct an 8-storey, mixed use building that integrates portions of two heritage buildings, the Kenny-Dennis Building at 1740 Granville Street and the Acadian Recorder Building at 1724 Granville Street. The development site also includes frontage on Barrington Street, within the Barrington Street Heritage Conservation District. The details of the proposal are as follows (Attachments A, B and E):

- 8 storeys on Barrington Street, 9 storeys on Granville Street;
- 120 dwelling units comprised of a mix of 1 and 2-bedroom units;
- 650 m² of commercial space at grade;
- 110 vehicle parking spaces; and
- 100 m² of rooftop common amenity space.

Information about the approach to the design of the building has been provided by the project's architect (Attachment E). Additional information including building floorplans and renderings can be found in Attachment F of this report.

Heritage

The development site is comprised of two municipally registered heritage buildings, the Kenny-Dennis Building (1740 Granville Street) and the Acadian Recorder Building (1724 Granville Street), and a vacant lot that extends between the two heritage buildings. The site spans the entire block between Granville Street and Barrington Street. To preserve the buildings' character-defining elements and three-dimensional

character, the proposed development calls for the retention of the façades of these heritage buildings to a depth of 4.6 metres (15 ft.) from the building façade, and for the removal of the interior and rear portions of the buildings.

Staff have determined that these changes to each building would constitute a Substantial Alteration, and in accordance with the NS *Heritage Property Act*, approval from Regional Council is required. Regional Council approved the Substantial Alterations to both buildings at its meeting on June 9, 2020.

The subject site straddles two Precincts: Precinct 5 (Barrington Street Heritage Conservation) and Precinct 4 (Lower Downtown). The part of the proposed development that would be constructed within the Barrington Street Conservation District (Precinct 5) requires a Certificate of Appropriateness from the Heritage Officer, as described below. Additional information on the character-defining elements of the Kenny-Dennis Building and the Acadian Recorder Building can be found in Attachment F.

Regulatory Context - Municipal Planning Documents

Regarding the Downtown Halifax Secondary Municipal Planning Strategy (DHSMPS) and the Downtown Halifax LUB, the following are relevant to the proposed development from a regulatory context:

- Zone: DH-1 (Downtown Halifax)
- Precincts: 4 (Granville Street and part of George Street) and 5 (Barrington Street and part of George Street)
- Building Height (Pre and Post-Bonus): (LUB Maps 4 and 5)
 - Barrington Street and part of George Street: Pre-Bonus: 28 m, not eligible for height bonus.
 - Granville Street and part of George Street: Pre-Bonus: 22 m: Post-Bonus: 28 m.
- Streetwall Setback: (LUB Map 6) 0-1.5 m
- Streetwall Height: (LUB Map 7) Barrington Street: 15.5 m; George and Granville Streets: 18.5 m
- View Plane: Development site is subject to the requirements of View Plane 4 but the building has been confirmed to not conflict with this view plane
- Prominent Civic/Cultural Frontages: (Design Manual Map 1) The development site's frontages on Barrington Street, George Street and Granville Street are Prominent Civic/Cultural Frontages
- Central Blocks: (LUB Map 8) The subject site is located within the Central Blocks
- Pedestrian Oriented Commercial Street: (LUB Map 3) Barrington Street frontage only
- Barrington Street Conservation District: (LUB Map 2): Barrington Street frontage and western portion of George Street frontage to mid-block
- Registered Heritage Properties: The following registered heritage buildings are located within or abutting the development site:
 - Kenny-Dennis Building (1740 Granville Street)
 - Acadian Recorder Building (1724 Granville Street)
 - Crowe Building (1729 Barrington Street)

The DRC should note that the proposal was reviewed by the Development Officer and determined to be in compliance with the above LUB regulations, subject to the variance requests described below.

In addition to the above regulations, the Design Manual of the Downtown Halifax LUB contains guidance regarding appropriate building appearance and design (Attachment H), and the criteria the DRC should use to evaluate the requests for variances from the requirements of the LUB.

Site Plan Approval Process

Under the site plan approval process, development proposals within the Downtown Halifax Plan area must meet the land use and building envelope requirements of the Land Use By-law (LUB), as well as the requirements of the By-law's Design Manual. The process requires approvals by both the Development Officer and the DRC as follows:

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 quantitative land use and built form requirements contained in the Land Use By-law. The Development Officer has reviewed the application and determined that the following elements do not conform to the Downtown Halifax LUB:

- Variance #1: Section 9 (2): Streetwall Height (Maximum)
- Variance #2: Section 9 (3): Streetwall Height (Minimum)
- Variance #3: Section 9 (6): Streetwall Width
- Variance #4: Section 9 (1): Depth of Streetwall Setback
- Variance #5: Section 8 (13): Land Uses at Grade and Floor to Floor Height
- Variance #6: Section 8 (7): Building Height

The applicant requested that five variances to the Downtown Halifax LUB be considered for approval by the Design Review Committee, through the site plan review process (Attachments B and E). However, for ease of description, staff split the five requested variances into the six variances described. The content of the variances requested by the Applicant remains the same.

Role of the Design Review Committee:

The Design Review Committee, established under the LUB, is the body responsible for making decisions relative to a proposal's compliance with the qualitative requirements of the Design Manual.

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

1. Determine if the project is in keeping with the design guidelines contained within the Design Manual (Attachment H);
2. Consider the variance requests that have been made pursuant to variance criteria in the Design Manual (Attachments B and E);
3. Provide advice to the Development Officer if the proposal is suitable in terms of the expected wind conditions on pedestrian comfort (Attachment C); and
4. Advise the Development Officer on the suitability of the post-bonus height public benefit being proposed by the applicant (Attachment D).

Notice and Appeal

Where a proposal is approved by the Design Review Committee, notice is given to all assessed property owners within the DHSMPs Plan Area boundary plus 30 meters. Any assessed property owner within the area of notice may then appeal the decision of the Design Review Committee to Regional Council. If no appeal is filed, the Development Officer may then issue the Development Permit for the proposal. If an appeal is filed, Regional Council must hold a hearing and make a decision on the application. A decision to uphold an approval will result in the approval of the project while a decision to overturn an approval will result in the refusal of the site plan approval application.

Role of the Heritage Officer

The LUB requires that any development within the Barrington Street Heritage Conservation District be subject to the requirements of HRM By-law H-500, *a By-law respecting the Establishment of a Heritage Conservation District on Barrington Street*. The By-law requires that additions or exterior alterations to the façades of buildings in the District obtain a Certificate of Appropriateness from the Municipal Heritage Officer. The Heritage Officer certifies that a proposed development does or does not conform with the requirements of the By-law and issues the Certificate accordingly. A decision to approve or deny a request for a Certificate of Appropriateness may be appealed to the Nova Scotia Utility and Review Board, pursuant to the Nova Scotia *Heritage Property Act*.

COMMUNITY ENGAGEMENT

The community engagement process was 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 two HRM Transit Terminals, and a Virtual Open House held on July 22, 2020. The applicant has advised that no members of the public participated in the Virtual Open House.

DISCUSSION

Design Manual Guidelines

The Design Manual contains design guidelines for the development of new buildings and modifications to existing buildings. Those parts of the Design Manual that are most relevant to this application are as follows:

- Section 2.4 of the Design Manual contains design guidelines that are to be considered specifically for properties within Precinct 4;
- Section 2.5 of the Design Manual contains design guidelines that are to be considered specifically for properties within Precinct 5;
- Section 3.1 of the Design Manual contains guidance for streetwall design, including height and setback from the streetline;
- Section 3.6 of the Design Manual specifies conditions by which variances to Land Use By-law requirements may be considered;
- Section 4.4 of the Design Manual contains design guidelines that are to be considered specifically for new development in heritage contexts - integrated developments and additions; and
- Section 4.5 of the Design Manual contains design guidelines that are to be considered specifically for façade alterations on registered heritage building and buildings in heritage conservation districts.

An evaluation of the general guidelines and the relevant conditions as they relate to the project are found in a table format in Attachment H. The table indicates staff's analysis and advice as to whether the project complies with the guidelines. It also 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 attention in their assessment of conformance to the Design Manual. Staff have undertaken a detailed review of the proposal, and have identified the following items as discussion items that require further consideration by the Design Review Committee:

Building Design in Context [Sections 2.4 (l), 2.5 (f), 3.1.1 (a), 3.2.1(a), 3.2.5(a), 3.3.1(c)]

Design Manual Section 2.4(l) states that heritage should be protected from inappropriate redevelopment. Section 2.5 (f) requires that new development on Barrington Street should respect the scale and rhythm of existing development, particularly with respect to storefront and bay widths and ground floor height. Sections 3.1.1 (a) and 3.2.1 (a) encourage a fine-grained streetscape with narrow storefronts with access directly from the sidewalk. Section 3.2.5(a) encourages active uses at grade in sloping conditions. Section 3.3.1(c) calls for design strategies to increase visual interest, including horizontal and vertical recesses.

The scale, placement, uses and architectural features of the proposed building reflect sensitivity to the development site's physical and historical context. The modest height of 8 storeys on Barrington Street and 9 storeys on Granville Street fits well with the surrounding area. Above the streetwall, the building steps back to de-emphasize its middle and top and support a pedestrian-focused streetscape.

The proposed design responds well to the challenges created by the George Street frontage sloping down from Barrington Street to Granville Street. The details of the retail storefront on the corner of Barrington Street and George Street wrap around the George Street frontage, and a short blank wall created by the sloping conditions is mitigated with planters. The access to the underground vehicle parking is also located on George Street, as well as an entry to a dwelling unit.

The development site is owned by the Province of Nova Scotia and is across Granville Street from Province House. Some parking in the Press Block building would be allocated to political representatives and staff who require free and secure movement between the Press Block and Province House. Consequently, the Province has directed that at-grade uses on Granville Street should be limited to those which are residential in nature, and that access to vehicle parking be from George Street.

Heritage Integration [Sections 2.5 (d), 4.4.1 (a), 4.5.1(a), 4.5.1(b)]

Design Manual Section 2.5(d) encourages that new development on Barrington Street be sensitive to its historic character. Section 4.4.1(a) describes how new development integrating heritage resources should manage this transition, including by incorporating recesses and setting back new development to highlight heritage façades. Sections 4.5.1(a) and 4.5.1(b) direct that new development in heritage conservation districts should be designed to reflect the existing streetscape rhythm of shopfront width and height.

The development site includes two registered heritage buildings, the Kenny-Dennis Building at 1740 Granville Street, and the Acadian Recorder Building at 1724 Granville Street. These buildings would be integrated with the new development and their façades would be retained to a depth of 4.6 metres (15 ft.) from the building face to highlight the character defining elements on their façades. The proposed design recesses the additions from the streetline continuous with each heritage façade to allow the sides of the existing façades to remain the visual focal points on this frontage.

The Barrington Street frontage is included in the Barrington Street Conservation District. The design responds to this heritage context with a low streetwall at the southern end of the frontage to reflect the existing pattern on the remainder of the block. The northern streetwall is set back from the streetline in order to maintain consistency with the existing pattern of vertical articulation and short bay widths.

VariANCES

The applicant is requesting six (6) variances to the quantitative requirements of the Downtown Halifax LUB:

- the maximum streetwall heights on the Barrington Street and George Street frontages;
- the minimum streetwall height on the Barrington Street frontage;
- the streetwall width on all three frontages;
- the depth of the streetwall setback on all three frontages;
- the minimum floor-to-floor height on the Barrington Street and Granville Street frontages; and,
- the maximum building height.

The applicant has outlined each of the variance requests on the plans and has provided a rationale pursuant to the Design Manual criteria (Attachments B and E). Staff note that, in its rationale, the Applicant describes Variances 1 and 2 as one variance, which offsets the overall numbering of the variance requests. The staff review of each variance request is provided in this section as outlined below.

Variance 1: Streetwall Height (Maximum)

Section 9(2) and Map 7 of the Land Use Bylaw regulate maximum permitted streetwall heights. The maximum streetwall height permitted on Barrington Street is 15.5 metres; a maximum streetwall height of 18.5 metres is permitted on George Street. The proposed Barrington Street frontage provides two streetwalls. The northern Barrington Street streetwall is 22.6 metres; the southern Barrington Street streetwall is 10.1 metres. A 24 metre streetwall is proposed for George Street.

LUB Section 9(8) enables a variance from maximum streetwall heights by site plan approval where the relaxation is consistent with the criteria of the Design Manual. The applicant has made an application to vary the maximum streetwall height to accommodate the George Street streetwall as well as both the northern streetwall on Barrington Street.

Section 3.6.3 of the Design Manual allows for a variance to the streetwall height requirements subject to meeting certain conditions. Of the potential conditions for a variance, this application is being considered

under the following:

- 3.6.3 Streetwall heights may be varied by Site Plan Approval where:
- a. the streetwall height is consistent with the objectives and guidelines of the Design Manual; and
 - ...
 - d. where a landmark building element is called for pursuant to the Design Manual.

This variance is further supported by Design Manual Sections 3.4.2 (a) and (b), which permit a change in massing, specifically relating to a streetwall, on corner sites, and also encourages the use of distinctive architectural treatments on corner sites.

The additional streetwall height proposed for the corner of Barrington Street and George Street creates a change in massing to add definition to the corner. In addition to the change in streetwall height, distinctive treatments include distinguishing windows on the 6th and 7th floors of the streetwall.

The southern corner of Barrington Street and George Street has historically been the site of a comparatively tall structure. Prior to its demolition in 1989, the 7-storey Cragg Building, located on this corner, was a distinctive landmark in downtown Halifax. The Applicant suggests that the proposed design recalls this heritage.

Variance 2: Streetwall Height (Minimum)

Section 9(3) of the Land Use By-law requires a minimum streetwall height of 11 metres. The proposed Barrington Street frontage provides two streetwalls; the southern streetwall is 10.1 metres. LUB Section 9(8) enables a variance from minimum streetwall height by site plan approval where the relaxation is consistent with the criteria of the Design Manual. The applicant has requested to vary the minimum streetwall height of the streetwall on Barrington Street.

Section 3.6.3 of the Design Manual allows for a variance to the streetwall height requirements subject to meeting certain conditions. Of the potential conditions for a variance, this application is being considered under the following:

- 3.6.3 Streetwall heights may be varied by Site Plan Approval where:
- a. the streetwall height is consistent with the objectives and guidelines of the Design Manual; and
 - ...
 - c. the streetwall height of abutting buildings is such that the streetwall height would be inconsistent with the character of the street;
 - ...

The southern Barrington Street streetwall is designed for consistency with the datum lines of the Crowe Building, which is a registered heritage building and abuts the proposed streetwall along Barrington Street to the south. This variance is supported by Design Manual section 2.5(d) which encourages new development on Barrington Street to be consistent with the street's historic character, including in relation to height and proportion. This variance is also supported by Design Manual section 2.5(f), which encourages new development on Barrington Street to respect the scale of the existing streetscape in relation to ground floor height.

Variance 3: Streetwall Width

LUB Section 9(5) requires that development sites outside Precinct 2, such as the subject site, provide a streetwall that extends the full width of the abutting streetline. Section 9(6) provides for the ability to reduce the streetwall width without a variance but excludes site located within the Central Blocks which includes this development site. Section 9(8) provides for variances to streetwall height, width and setbacks by site plan approval where the relaxation is consistent with the criteria of the Design Manual.

The proposed design includes recesses in the streetwall in four locations: two on the Granville Street

frontage and one on each of the George Street and Barrington Street frontages. Of the potential conditions for a variance, this application is being considered under the following:

- DM 3.6.4: Streetwall widths may be varied by Site Plan Approval where:
- a. the streetwall width is consistent with the objectives and guidelines of the Design Manual; and
 - b. the resulting gap in the streetwall has a clear purpose, is well-designed and makes a positive contribution to the streetscape.

Support for these recesses in the streetwall is found in Design Manual Sections 4.4.1(a) for Integrated developments and additions, and 4.5.1(a) for the Barrington Street Conservation District, which both encourage recesses in the streetwall setback. Section 4.4.1 encourages recesses where they are used to highlight heritage features that are being retained in the final design, as on the Granville Street and George Street frontages of the proposed design. Design Manual Section 4.5.1 encourages the use of recesses where they are used to reflect and respond to the vertical articulation and rhythm of a heritage streetscape.

The Granville Street and George Street frontages of the proposed design are integrated with the façades of two registered heritage buildings. The façade of the Acadian Recorder Building includes side details that are considered character defining elements. The locations of the breaks in the streetwall allow these side details to remain visible in the final design, and for both buildings to retain their three-dimensional character.

The Barrington Street frontage also includes a recessed streetwall. The purpose of this recesses is to create vertical articulation and visual cues that recall the pattern of narrow bay widths and shopfronts that are prevalent on the remainder of the Barrington Street streetscape, and also to provide design consistency with the overall design of the proposed development.

Variance 4: Streetwall Setback

Section 9(1) of the Land Use By-law requires that streetwall setbacks have the depth described on LUB Map 6. LUB Map 6 requires that streetwall setbacks on the development site be between 0 and 1.5 metres. The majority of the proposed design provides a 0 metre streetwall setback from the streetline. However, in the four locations where the streetwall is recessed from the streetline, the depth of the streetwall setback is more than 1.5 metres. The depths of the proposed recesses are as follows:

Granville Street (2 recesses):	4.3 metres
George Street:	3.0 metres
Barrington Street:	4.5 metres

LUB Section 9(8) enables a variance from Section 9(1) by site plan approval where the relaxation is consistent with the criteria of the Design Manual. Of the potential conditions for a variance, this application is being considered under the following:

- Design Manual Section 3.6.1: Streetwall setbacks may be varied by Site Plan Approval where:
- a. the streetwall setback is consistent with the objectives and guidelines of the Design Manual;
 - b. on an existing building, where an addition is to be constructed, the existing structural elements of the building or other similar features are prohibitive in achieving the streetwall setback requirement; or
 - c. the streetwall setback of abutting buildings is such that the streetwall setback would be inconsistent with the character of the street.

As with Variance 2 above this variance is supported by Design Manual Sections 4.4.1 (a) (Granville Street and George Street) and 4.5.1 (a) (Barrington Street). On Granville Street and George Street, the recesses in the streetwall are to highlight the side detailing of the Acadian Recorder Building and to enable both buildings to retain their three-dimensional character. On Barrington Street, the recess in the streetwall is to

continue the pattern of vertical articulation established on the streetscape, and to provide design consistency with the Granville and George Street frontages of the proposed development.

Variance 5: Land Uses at Grade (Floor-to-Floor Height)

Land Use By-law Section 8(13) requires that the ground floor of buildings abutting the streetline have a floor-to-floor height of at least 4.5 metres. On a portion of the Barrington Street frontage, the proposed floor-to-floor height is 3 metres, and on a portion of the Granville Street frontage the proposed floor-to-floor height is 3.5 metres. Land Use By-law Section 8(13B) permits a variance from Section 8(13) by site plan approval where the relaxation is consistent with the Design Manual. Of the potential conditions for a variance, this application is being considered under the following:

DM 3.6.15: 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 at least one of the following:

...

- (d) in the case of a proposed infill building, the floor-to-floor heights of the ground floors of abutting buildings along a common street frontage are such that the required floor-to-floor height for the ground floor of the infill building would be inconsistent with the established character of the street.

With respect to the Barrington Street frontage, the floor-to-floor height is less than the required minimum in order to match the floor-to-floor height of the Crowe Building, a registered heritage building that abuts the development site to the south. On Granville Street, the purpose of the lower floor-to-floor height is to match the existing floor-to-floor height of the Acadian Recorder building, which would be integrated into the development.

Variance 6: Building Height

Section 8(7) of the Land Use By-law regulates maximum building height through LUB Maps 4 and 5. Map 4 regulates maximum height pre-bonus; Map 5 regulates height post-bonus. Maximum permitted heights on the development site are as follows:

	Maximum Height Pre-Bonus	Maximum Height Post-Bonus
Barrington Street frontage	28 metres	28 metres *No bonus height permitted*
Granville Street frontage	22 metres	28 metres

The proposed building is 28.3 metres tall and therefore 0.3 metres taller than the maximum permitted post-bonus height. LUB Section 8(11) enables a variance from the maximum building height requirements by site plan approval where the relaxation is consistent with the Design Manual.

Of the potential conditions for a variance, this application is being considered under the following:

Design Manual Section 3.6.8: Maximum building height may be subject to modest variance by Site Plan Approval where:

- a. the maximum height is consistent with the objectives and guidelines of the Design Manual; and

...

- e. where the additional height is shown to enable the adaptive re-use of heritage buildings.

The floor-to-floor heights of the Kenny-Dennis Building are greater than the modern standard. Therefore, in order to match the floor levels and fenestration of the heritage buildings, the new addition must also have greater floor-to-floor heights than would be expected in a new building, resulting in a taller building. Allowing this variance would enable adaptive re-use of heritage buildings in accordance with Design Manual Section 3.6.8 (e). The proposed design of the addition also reflects Design Manual Section 4.4.3(a), which encourages additions to match datum lines and patterns of fenestration on integrated heritage façades.

Public Benefit for Post-Bonus Height

The Downtown Halifax LUB specifies a maximum pre-bonus height and a maximum post-bonus height. Developments that propose to exceed the maximum pre-bonus height are required to provide a public benefit. The LUB lists the required public benefit categories, and establishes a public benefit value that, with adjustments for inflation, is the equivalent of \$4.76 for every 0.1 square metres of gross floor area created by extending above the pre-bonus height.

The proposed design includes 2,940 m² of gross floor area created by extending above the pre-bonus height. Therefore, the applicant must show how it provides \$139,944 in public benefit before the extra, bonus height can be allowed.

The Design Review Committee's role is to review and recommend to the Development Officer whether a proposed public benefit should be accepted by the Municipality. With this, the final cost estimates of providing the public benefit will be determined and an agreement with the Municipality will be prepared for Regional Council's consideration at the permit approval stage.

Only the Granville Street half of the block is eligible for post-bonus height (22 m maximum pre-bonus to 28 m maximum post-bonus). The Barrington Street frontage always permits 28 m maximum height and has no bonus height allowance.

LUB Section 12(7) lists the permitted categories of public benefit and includes: (a) where the development includes a registered heritage property which is to be maintained, the preservation or enhancement of the heritage resource". In this case, the Applicant has chosen to meet the public benefits required to obtain the maximum bonus height on the Granville Street frontage of the building through the maintenance, preservation or enhancement of a registered heritage property, namely the Kenny-Dennis Building and the Acadian-Recorder Building.

The applicant estimates that its public benefit expenditure in relation to Section 12(7)(a): maintenance, preservation or enhancement of a registered heritage property will be approximately \$2.8 million. This estimate has been reviewed by the Heritage Officer and determined to be reasonable. As this amount is in significant excess to the \$139,944 required for a public benefit under the LUB, staff recommend that the DRC recommend in favour of the applicant's public benefit proposal.

Wind Assessment

A Quantitative Wind Impact Assessment was prepared by the applicant for the project and is included in Attachment C. The need for the assessment results from LUB Section 8(18), which says:

Any building or building addition resulting in a height exceeding 20 metres shall only be permitted following consideration of its wind impact pursuant to the performance standards in Schedule S-2.

The proposed building is 28.3 metres tall; therefore a wind impact assessment is required. LUB Schedule S-2 provides additional direction for the wind impact assessment, including parameters for when a qualitative assessment may be accepted. Schedule S-2(4) permits a qualitative assessment only as follows:

For development that is minor in scope, such as a small addition in building height or a development where wind impact is not expected to be detrimental or may be improved upon in the opinion of the qualified professional, the wind impact assessment may be limited to a qualitative assessment.

Staff determined that the proposed development is not minor in scope, and, therefore, required a Quantitative Wind Impact Assessment. The purpose of the Quantitative Wind Impact Assessment is to determine whether the site and its surroundings will be safe and comfortable for pedestrians once the new building is constructed. The assessment submitted for this proposal anticipates that the development will result in no change in comfort levels for persons sitting, standing, or walking at the sidewalk level. Therefore, no specific design treatments to mitigate wind impacts are necessary.

Conclusion

Staff advise that the proposed development to construct an 8 storey mixed use building at 1740, 1730 and 1724 Granville Street meets the objectives and guidelines of the Design Manual. It is, therefore, recommended that the substantive site plan approval application be approved.

FINANCIAL IMPLICATIONS

There are no financial implications. The HRM costs associated with processing this planning application can be accommodated within the approved 2020-21 operating budget for C310 Urban & Rural Planning Applications.

RISK CONSIDERATION

There are no significant risks associated with the recommendations contained within this report.

ENVIRONMENTAL IMPLICATIONS

No environmental implications are 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	Variance Requests
Attachment C	Wind Impact Assessment
Attachment D	Public Benefit Information
Attachment E	Design Rationale Report
Attachment F	Renderings and Floor Plans
Attachment G	Heritage Building Summaries (1724 and 1740 Granville Street, Halifax)
Attachment H	Design Manual Checklist

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Jamy-Ellen Klenavic, Planner II, 902.476.8361
