HALIFAX
REGIONAL MUNICIPALITY

P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Design Review Committee
February 10, 2011

TO: Chair and Members of Design Review Committee

SUBMITTED BY: Paul Dunphy, Director of Community Development

DATE: January 27, 2011

SUBJECT: **Case 16695: Substantive Site Plan Approval – 5489-95 Spring Garden Road and 1511-15 Birmingham Street, Halifax**

ORIGIN

Application by Westwood Developments Limited.

RECOMMENDATION

It is recommended that the Design Review Committee:

1. Approve the qualitative elements of the Site Plan Approval application for 5489-95 Spring Garden Road and 1511-15 Birmingham Street, Halifax, as shown on Attachments A and B; and

2. Approve the requested upper storey streetwall stepback variance along Spring Garden Road and Birmingham Street, as shown on Attachments A and B.

BACKGROUND

Project Description

The proposed development includes the demolition of four existing buildings at the northeast corner of Spring Garden Road and Birmingham Street, consolidation of the three existing parcels, and construction of a new commercial building (Map 1, Attachment H). The proposed building will include a retail bank on the ground floor, with additional floor space on the upper levels for the retail bank as well as other commercial uses. The proposed 5004 square foot building will use 99% of the 5037 square foot subject property. No parking for vehicles will be provided; however, bicycle parking will be provided in the basement and in the Birmingham Street right-of-way. Rooftop landscaping is proposed, but it will not be actively used by the building tenants. In addition to the building drawings provided in Attachments C through E, the applicant has also provided a Design Rationale (Attachment F) and information on the proposed materials (Attachment G).

Approval Process

This proposal is subject to the substantive Site Plan Approval process set out in the Downtown Halifax Land Use By-law (LUB). Development proposals must conform to the land use and building envelope requirements of the LUB as well as meet the requirements of the Design Manual. The Design Review Committee (DRC) is established under the Downtown Halifax LUB as the body responsible to decide if a project complies with the requirements of the 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 by mail and newspaper advertisement, who may then appeal the approval to Regional Council.

Land Use and Built Form

The Development Officer has reviewed the application and determined it to be in conformance with the Downtown Halifax LUB's land use and built form requirements, with the exception of the upper storey streetwall stepback, to which a variance has been requested via the DRC.

Variance Request

An upper storey streetwall stepback variance is being requested under Section 3.6.5 of the Design Manual to allow for the entire fourth storey of the proposed building as part of the streetwall. Without the variance, the entire fourth storey would require a 3.0 metre stepback.

DISCUSSION

Design Manual Criteria Analysis

Staff have evaluated the proposal against the guidelines of the Design Manual (Attachment I) and believe the proposal meets the requirements. Highlights are listed below, with additional comments in Attachment I and in the following section regarding the requested variance.

- The subject property is located within Precinct 3: Spring Garden Road Area.
- Spring Garden Road is identified as a 'pedestrian-oriented commercial street' on Map 3 of the Downtown Halifax LUB; however, Birmingham Street is not identified as such.
- There are no heritage components to this proposal.
- Signage will be covered separately through a non-substantive site plan approval.

- The proposed materials include (Attachment G):
    - Glazing – Mainly transparent glazing (Type A), with bands of fritted transparent glazing (Type B) and opaque green spandrel glazing (Type C).
    - Silver anodized aluminum panels, which will match the curtainwall mullions.
    - Silver metallic sunshades with circular louvers.
    - On the roof, silver metallic horizontal louvered screens will enclose the rooftop equipment. The perimeter of the roof will include 2 foot deep precast concrete planters, measuring 4x4 feet. Light grey 2x2 foot landscaping pavers will provide access between the screens and the planters.
- The proposed building includes a metal awning over the Spring Garden Road entrance with a length of approximately 30 feet, covering 60% of the 50 foot building.
    - The general intent of the Design Manual (e.g. Sections 2.3c, 3.1.1d, 3.2.3b and 3.3.3b) is to encourage weather protection for pedestrians, which comes from Policy 24 of the Downtown Halifax Municipal Planning Strategy. However, no policy or section requires coverage along the full street frontage, and staff believe the proposed 30 foot awning provides adequate weather protection.
    - Where no setbacks are proposed, in additional to weather protection, right of way considerations also factor in. At this time, staff would not recommend the awning be extended further west in order to provide relief to the street corner. Furthermore, the Birmingham Street right of way includes street trees which need space for maintenance, and the turning radius and width of Birmingham Street may not accommodate both large vehicles and an awning extending towards the street corner. The encroachment license for the proposed awning is subject to approval by an HRM Building Official, Engineering and Right of Ways.

Variance Analysis

An upper storey streetwall stepback variance has been requested so that the entire fourth storey may be part of the streetwall. Measured to the roof surface, the proposed building height would be approximately 17.5 metres (57'-6") along Spring Garden Road, and approximately 16.9 metres (55'-5") averaged along Birmingham Street. The proposed building height is lower than the maximum pre-bonus height of 22 metres. The parapets are exempt from building height measurements, but would add less than 1 metre in height to the proposed streetwall.

While Spring Garden Road is identified on Map 7 as having a maximum streetwall height of 17.0 metres, Birmingham Street has a maximum streetwall height of 15.5 metres. Section 9(4) of the LUB states that where streetwalls differ, the lowest shall prevail. Therefore, the maximum streetwall height for the subject property is 15.5 metres. The permitted streetwall falls within the top half of the fourth storey, and without the requested variance, the entire top level would have to stepback 3.0 metres from both streetwalls.

Section 3.6.5 of the Design Manual states:

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

a. the upper storey streetwall [stepback] is consistent with the objectives and guidelines of the Design Manual; and,

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

The proposed streetwall height is consistent with the objectives and guidelines of the Design Manual, and the requested variance would improve the design of the building and the streetwall.

- Section 3.2.1c of the Design Manual states that a 1:1 ratio between streetwall height and right of way width is desirable. The right of way width of both Spring Garden Road and Birmingham Street is approximately 18 metres (60 feet). The requested four storey streetwall height would be consistent with the desired 1:1 ratio.
- Section 3.2.5g calls for flexibility in streetwall heights in sloping conditions, and the proposal provides a transition between Spring Garden Road's 17 metre streetwall height and Birmingham Street's 15.5 metre streetwall.
- Section 3.3.1a explains the need for base, middle and top elements. The impact of the landscaping border at the top of this building would be negated by a 3.0 metre stepback. Requiring the fourth storey to stepback would also reduce the impact of the different patterns and bands of glazing, as well as the proposed sunshades and lighting.
- In addition, allowing the fourth storey to be part of the streetwall provides the positive benefit of allowing the landscaping to be viewed from the public street, not just higher vantage points.

Therefore, staff recommend that a four-storey streetwall height would have a positive impact, and be consistent with Spring Garden Road and Birmingham Street, as well as the overall intent of the Design Manual.

The decision must be made to either: approve the requested variance, and permit the entire fourth storey to be a part of the streetwall; or refuse the variance and require the entire fourth storey, and landscaping elements to stepback. Due to the small footprint of the building, a 3.0 metre stepback would result in a very small top floor. The streetwall height of the abutting building on Spring Garden Road (Cornwallis House) includes four storeys, which lines up with the middle of the fourth storey of the proposed building. If the entire fourth storey is stepped back, the streetwall would be only 13.2 metres (43'4"), well below the desired 17.0 metres or 1:1 ratio envisioned for Spring Garden Road.

Conclusion

Upon review of the proposal against the criteria of the Design Manual, staff recommend that the proposal meets the design guidelines and that 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, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

COMMUNITY ENGAGEMENT

The community engagement process is 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 HRM website, the developer's website, and a public open house held on December 6, 2010.

ALTERNATIVES

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

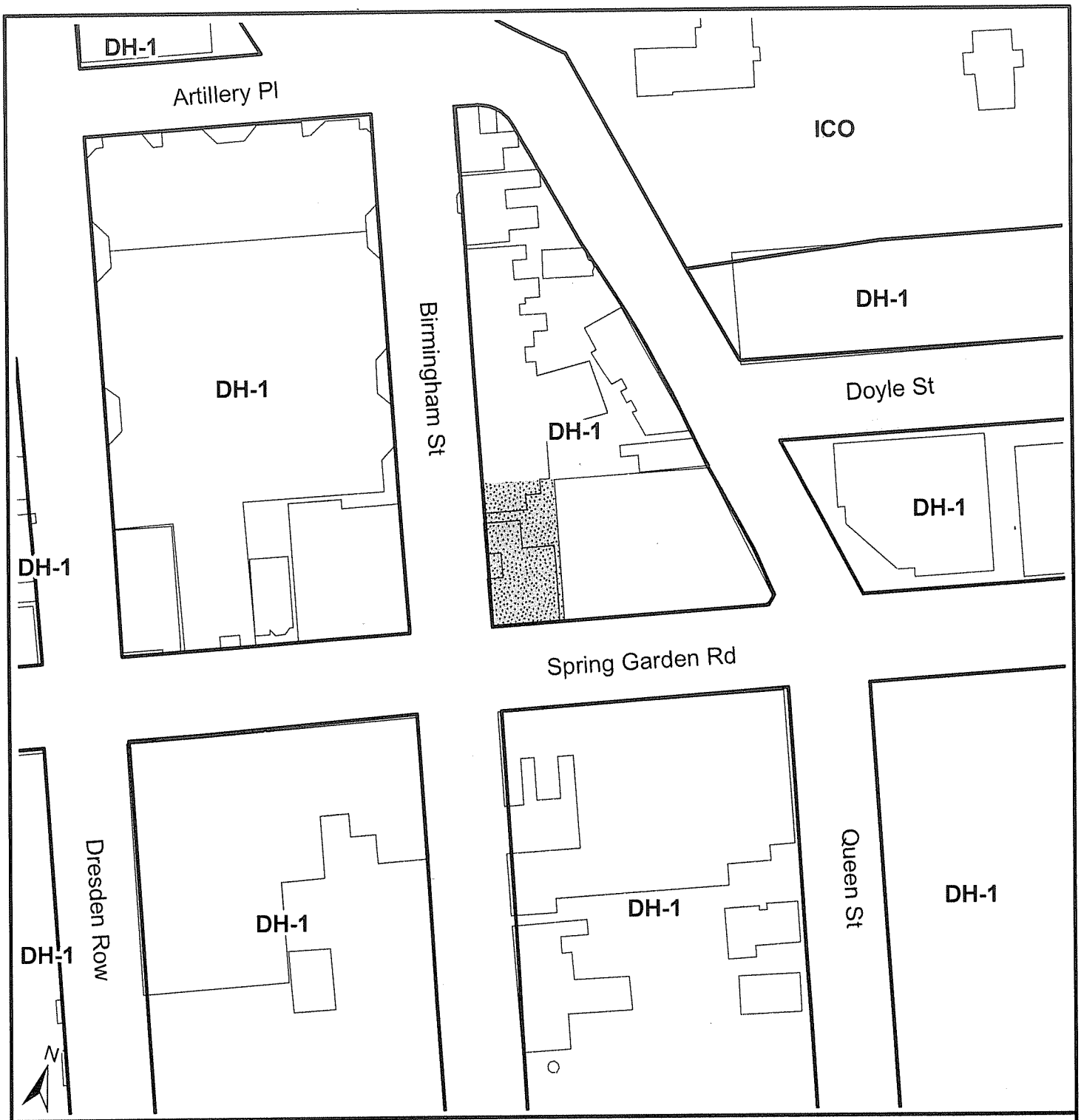
ATTACHMENTS

Map 1	Location and Zoning
Attachment A	Proposed Building – Elevations
Attachment B	Proposed Building – Landscaping
Attachment C	Proposed Building – Floorplans
Attachment D	Proposed Building – Rendering
Attachment E	Proposed Building – Perspectives
Attachment F	Proposed Building – Design Rationale
Attachment G	Proposed Building – Materials Specifications
Attachment H	Photographs – 5489-95 Spring Garden Rd and 1511-15 Birmingham St
Attachment I	Staff Comments on Design Manual

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: Mackenzie Stonehocker, Planner I, 490-4793

Report Approved by: Austin French, Manager of Planning Services, 490-6717



Map 1 - Location and Zoning

5489-91 and 5495 Spring Garden Road
and 1515 Birmingham Street
Halifax

HALIFAX
REGIONAL MUNICIPALITY
COMMUNITY DEVELOPMENT
PLANNING SERVICES

Subject area

Zone

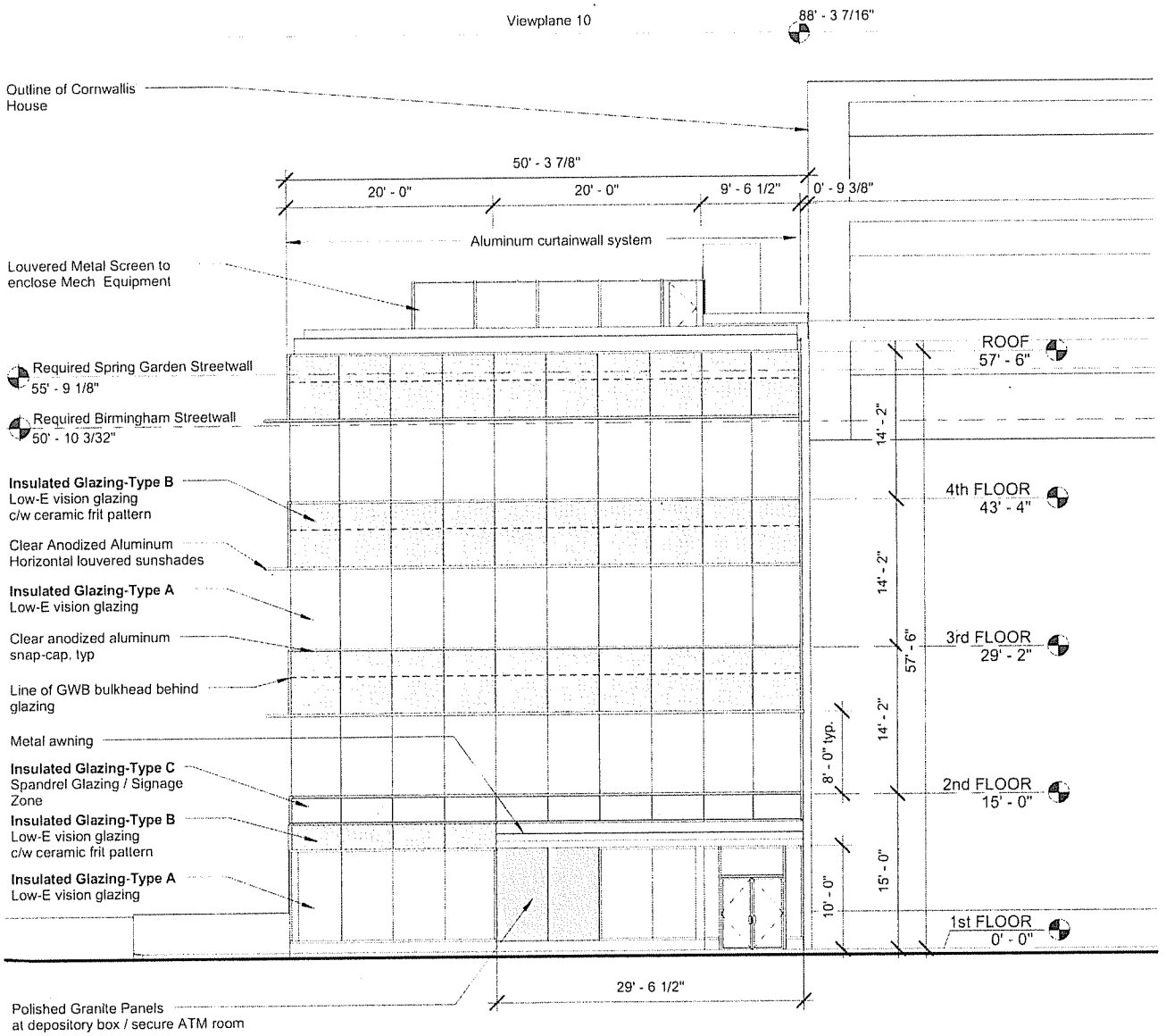
Downtown Halifax
Secondary Municipal Plan Area

DH-1 Downtown Halifax
ICO Institutional, Cultural & Open Space

This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated

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

Case 16695
Attachment A - Elevations

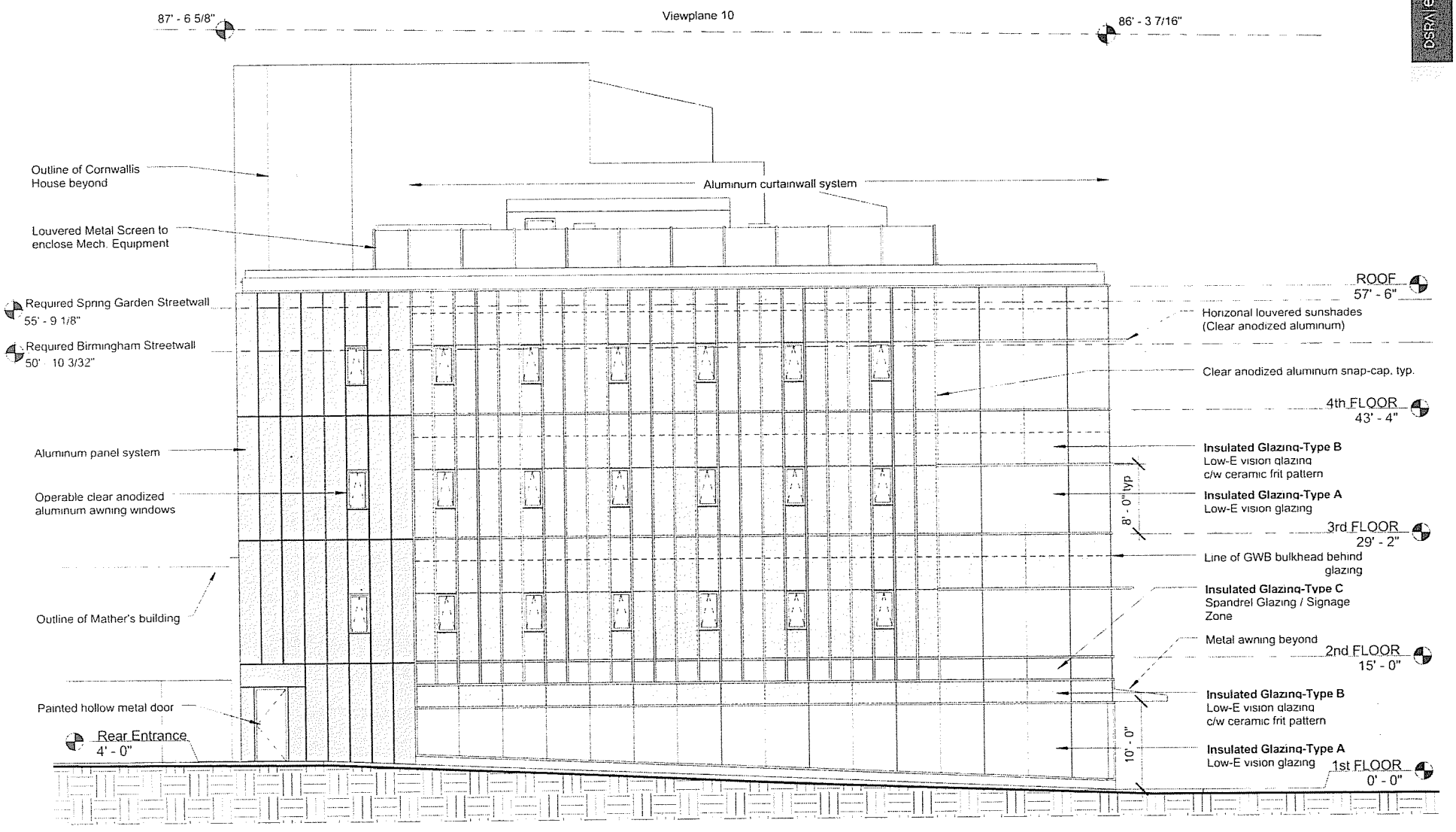


DSRA | envision

Westwood Developments Limited
Spring Garden Road/Birmingham Street, Halifax N.S.

South Elevation
3/32" = 1'-0"

24 JAN 2011



DSRA envision

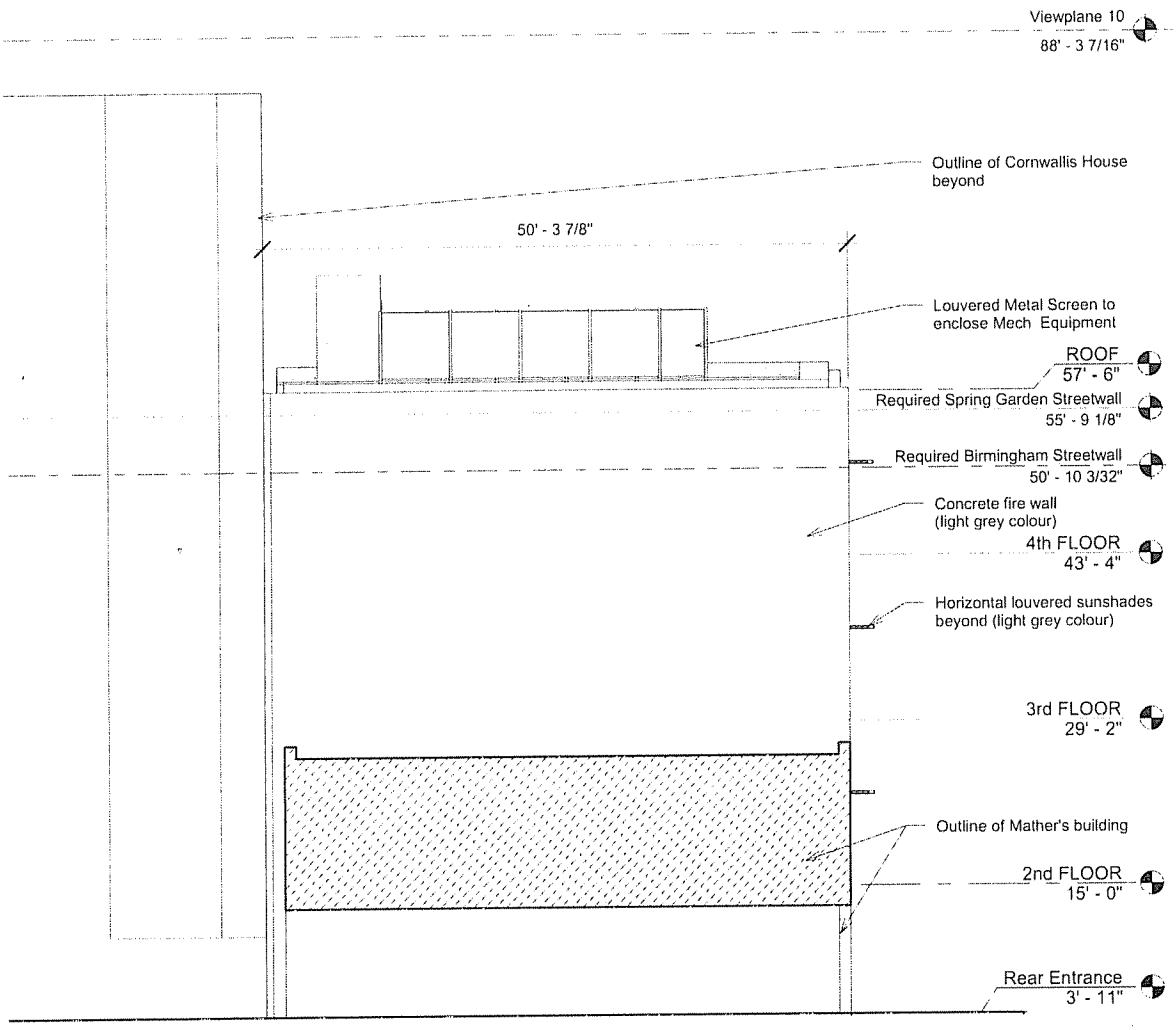
24 JAN 2011

West Elevation

3/32" = 1'-0"

Westwood Developments Limited

Spring Garden Road/Birmingham Street, Halifax N S



DSRA|envision

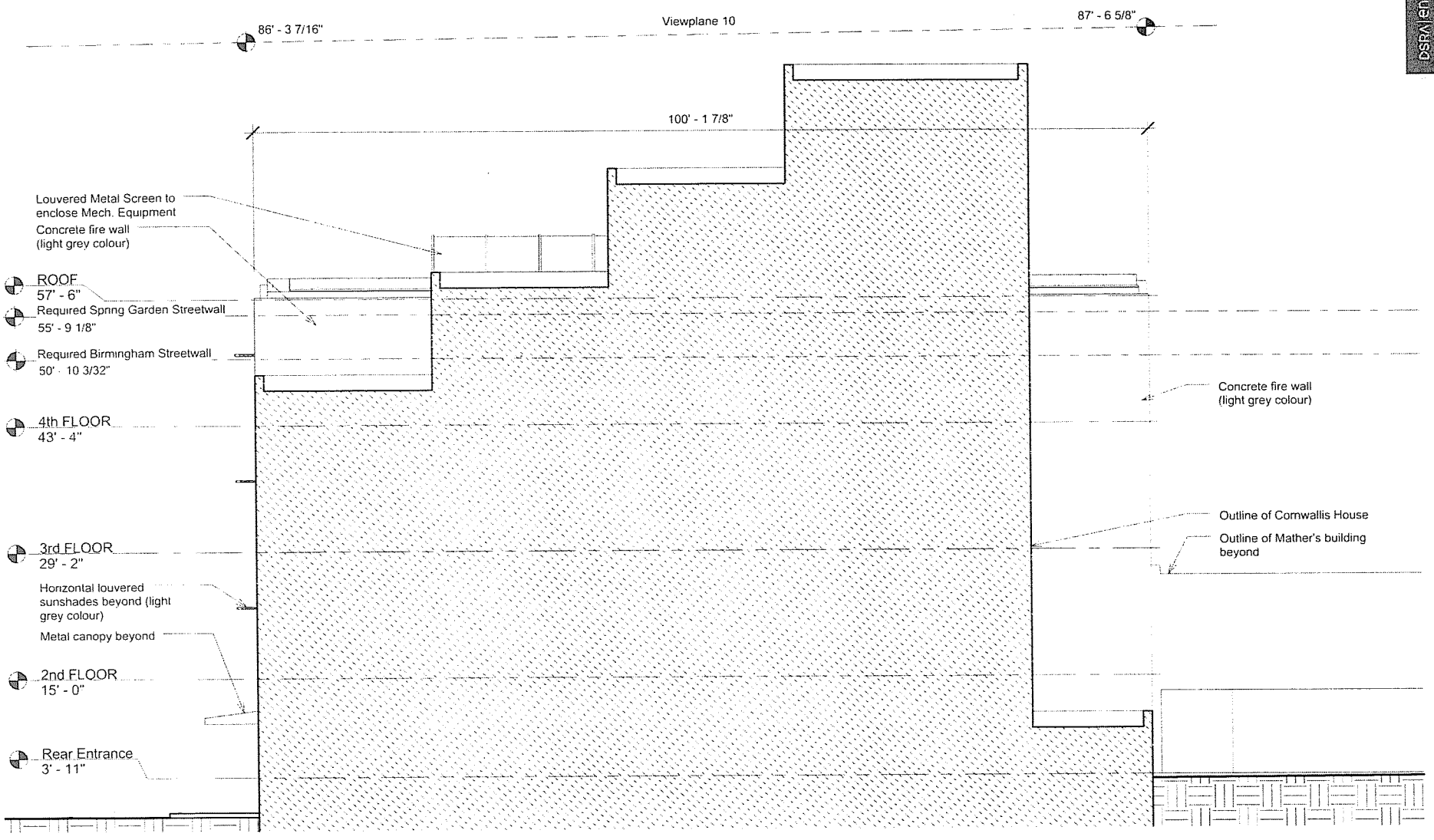
Westwood Developments Limited

Spring Garden Road/Birmingham Street, Halifax N S

North Elevation

3/32" = 1'-0"

09 DEC 2010



DSRA envision

09 DEC 2010

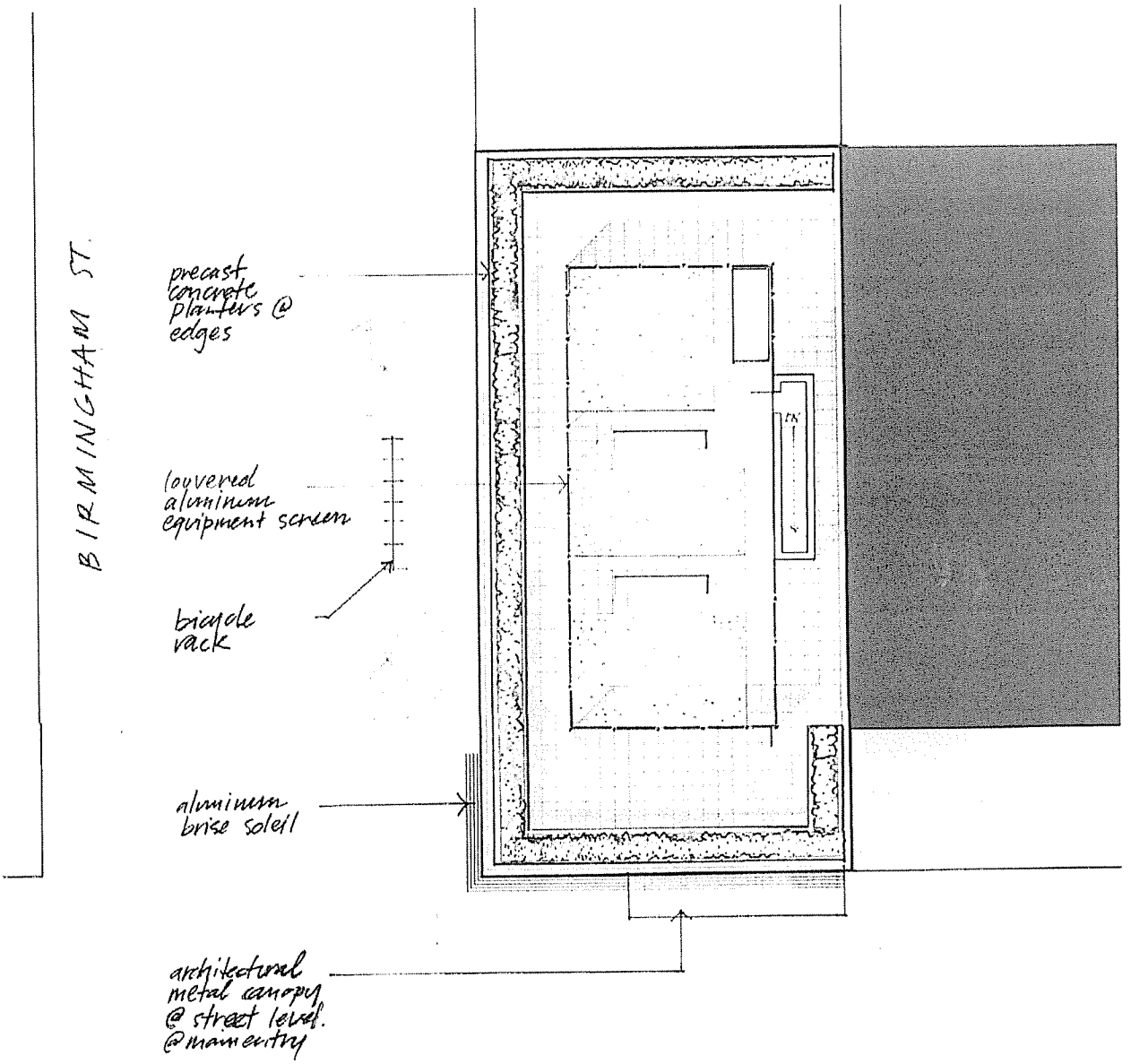
East Elevation

3/32" = 1'-0"

Westwood Developments Limited

Spring Garden Road/Birmingham Street, Halifax N S

Case 16695
Attachment B - Landscaping



planters to be 4' wide and shall run the entirety of the perimeter not adjacent to existing buildings.

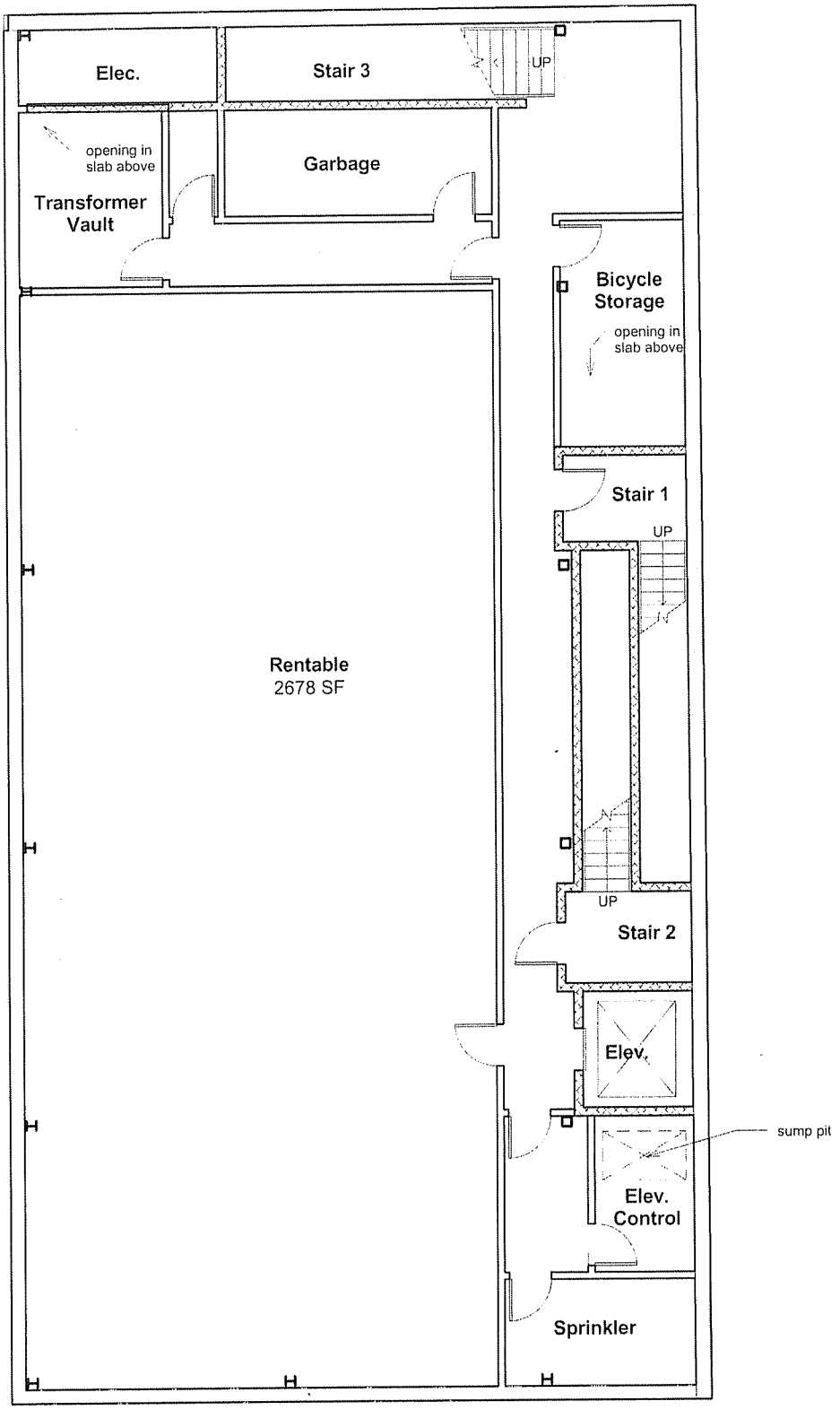
the planting beds shall consist of a combination of low evergreen shrubs, wild grasses + wildflowers requiring little maintenance + conforming to "xeriscape" principles.

DSRA | envision

Westwood Developments Limited — **Roof Landscaping Plan**

Spring Garden Road/Birmingham Street, Halifax N.S. — 12/21/10

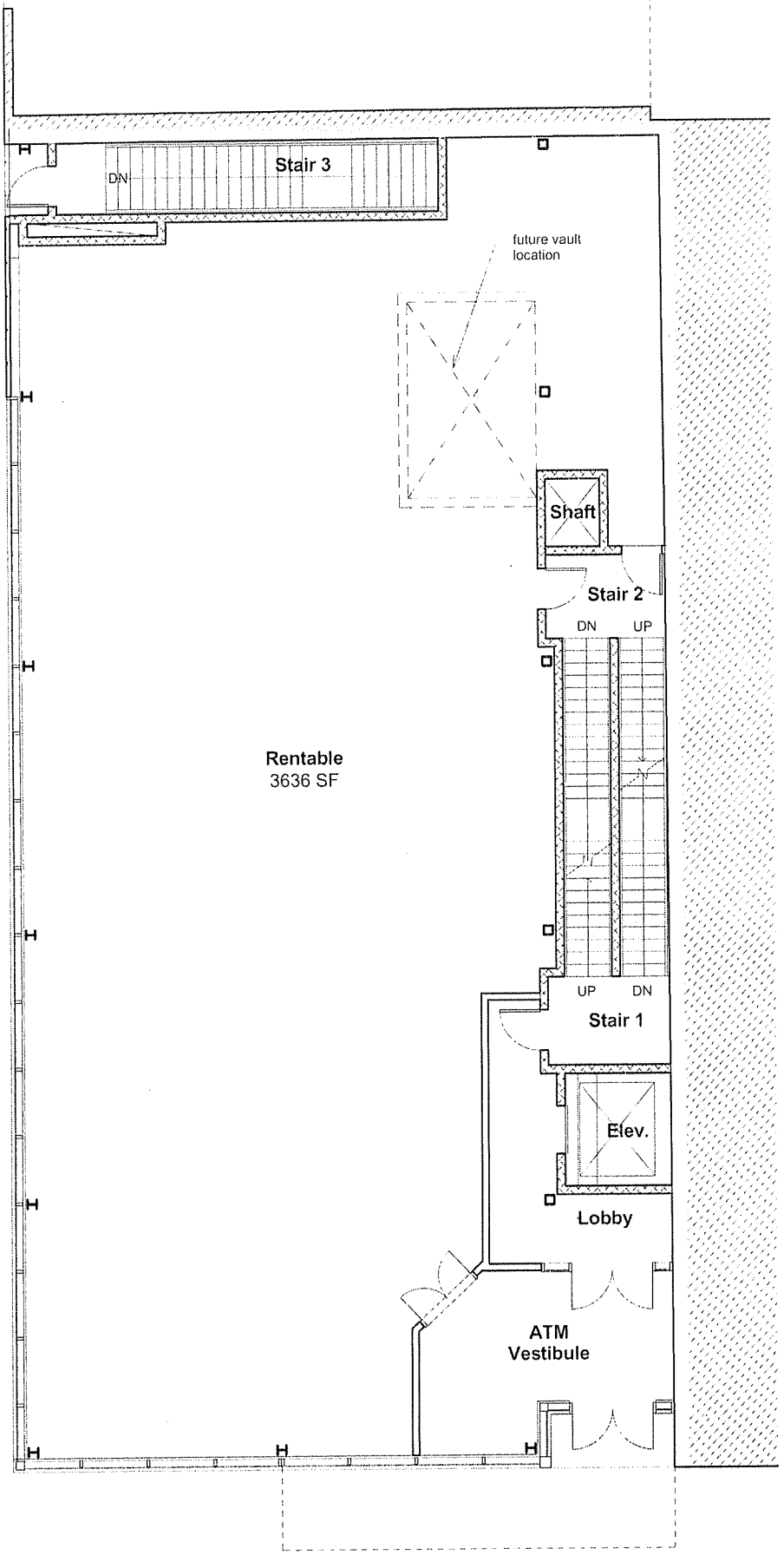
Case 16695
Attachment C - Floor Plans



Westwood Developments Limited
Spring Garden Road/Birmingham Street, Halifax N S

Basement
1/8" = 1'-0"

09 DEC 2010



DSRA envision ARCHITECTURE

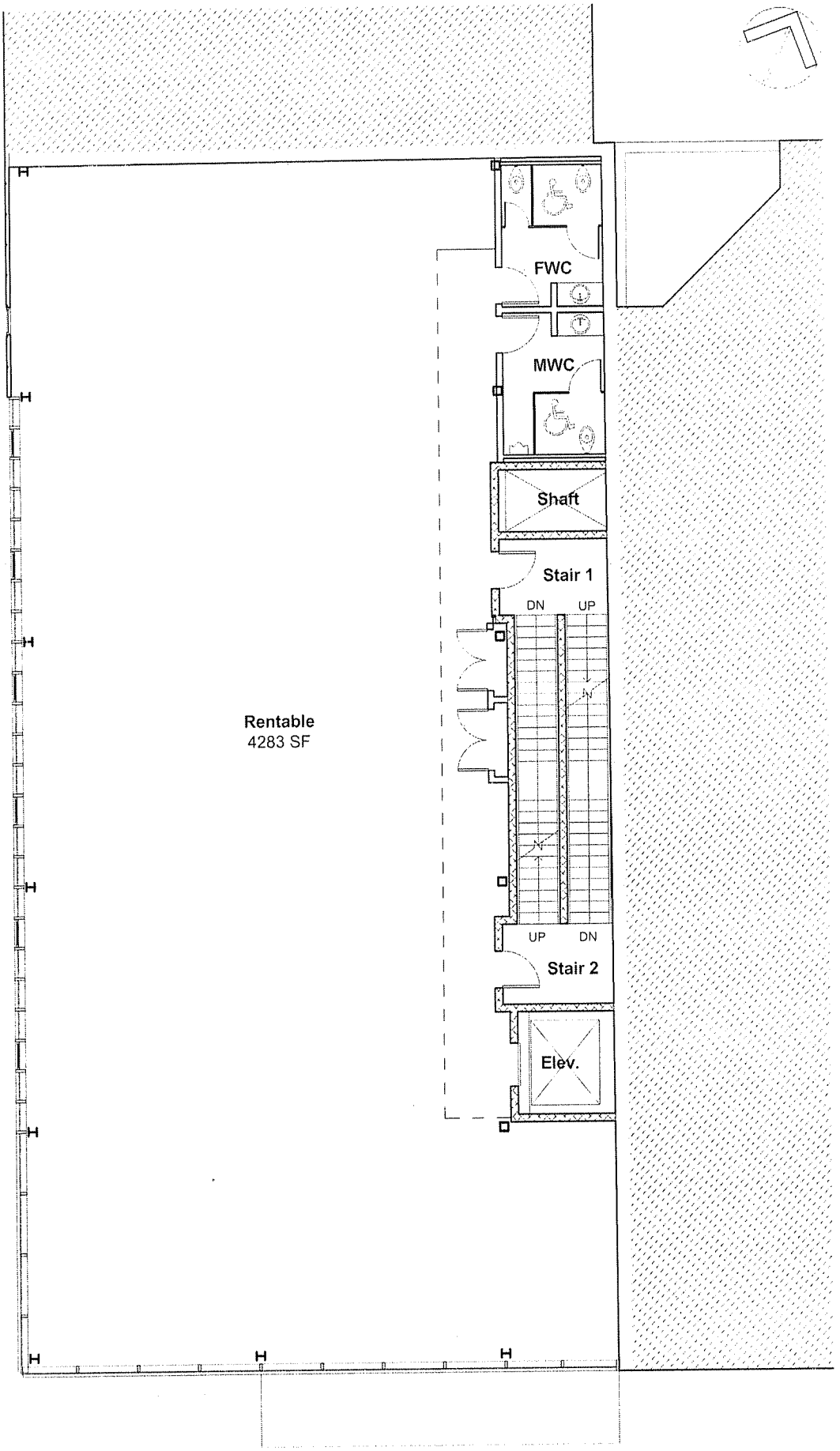
Westwood Developments Limited

Spring Garden Road/Birmingham Street, Halifax N S

Ground Floor

1/8" = 1'-0"

09 DEC 2010



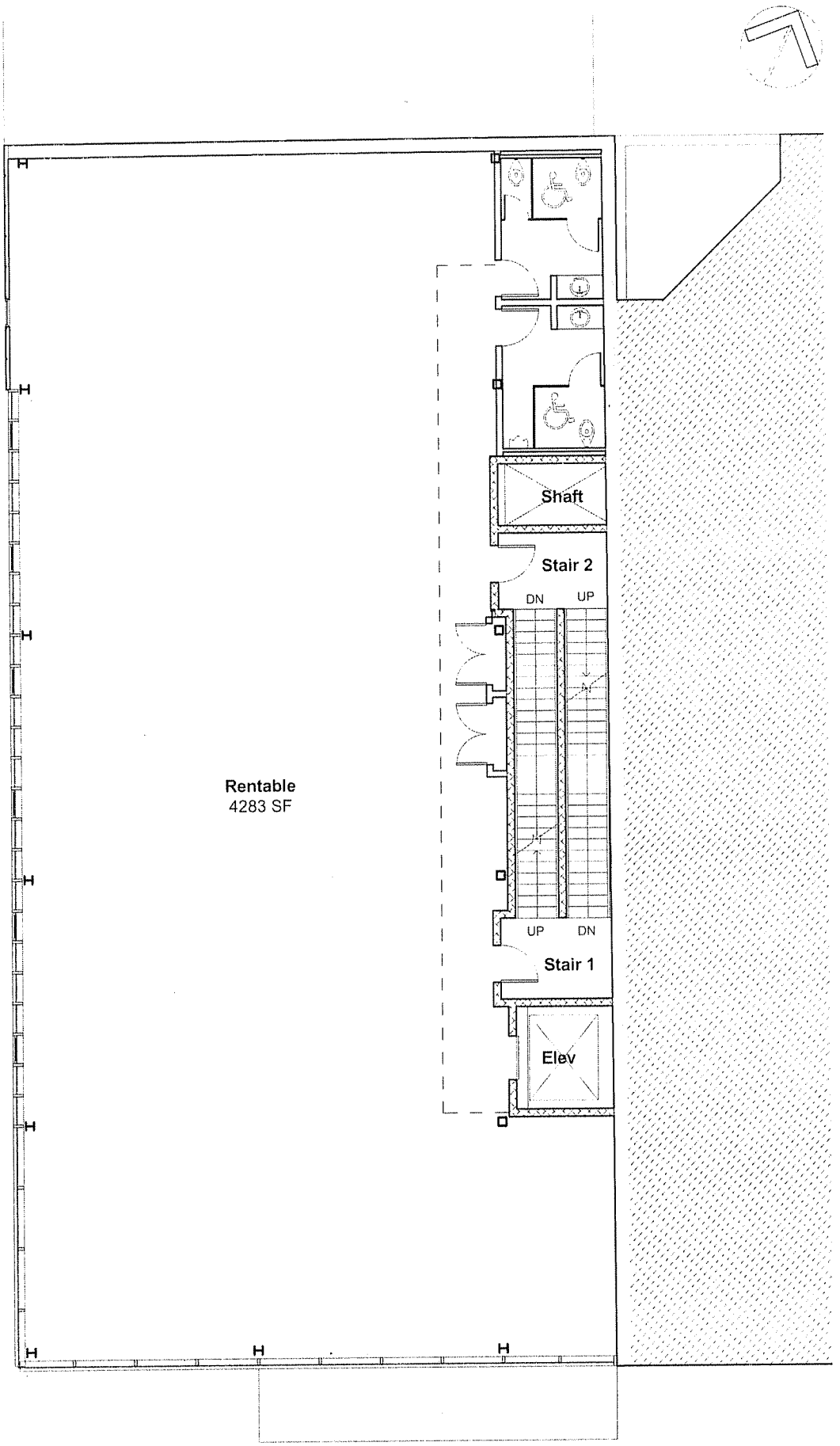
Westwood Developments Limited

Spring Garden Road/Birmingham Street, Halifax N S

2nd Floor

1/8" = 1'-0"

09 DEC 2010



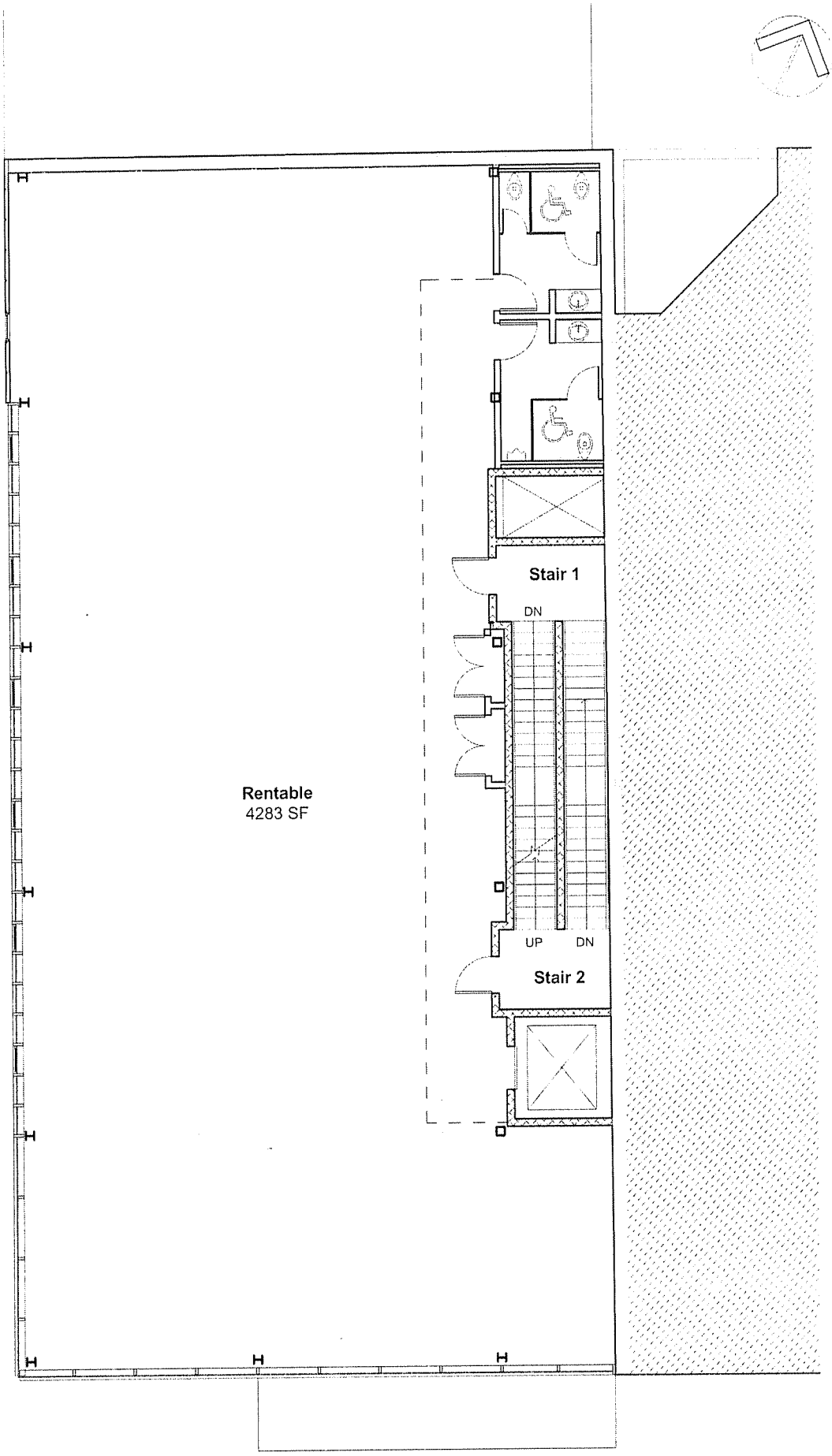
Westwood Developments Limited

Spring Garden Road/Birmingham Street, Halifax N S

3rd Floor

1/8" = 1'-0"

09 DEC 2010



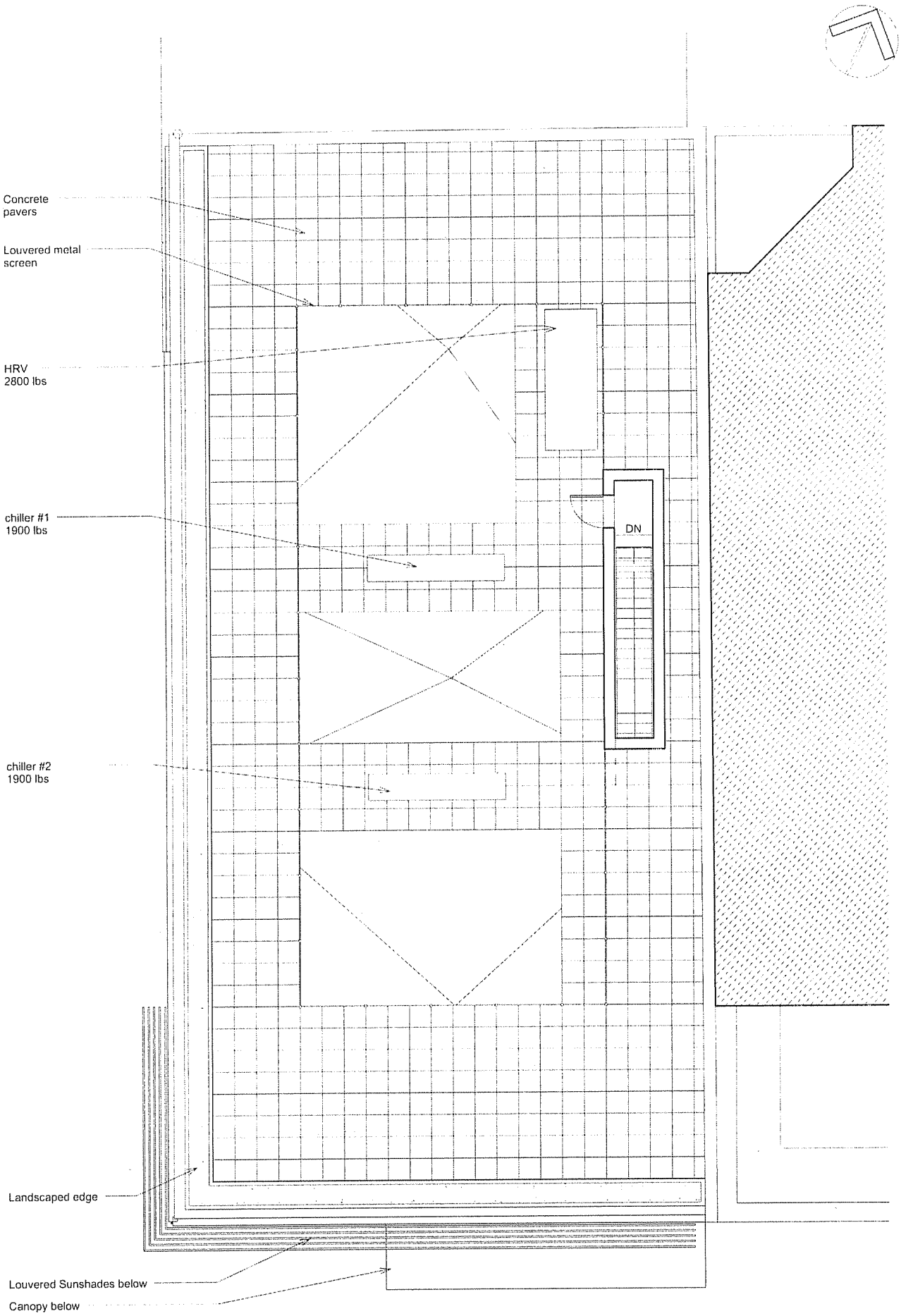
Westwood Developments Limited

Spring Garden Road/Birmingham Street, Halifax N.S.

4th Floor

1/8" = 1'-0"

09 DEC 2010



DSRA | envision

Westwood Developments Limited

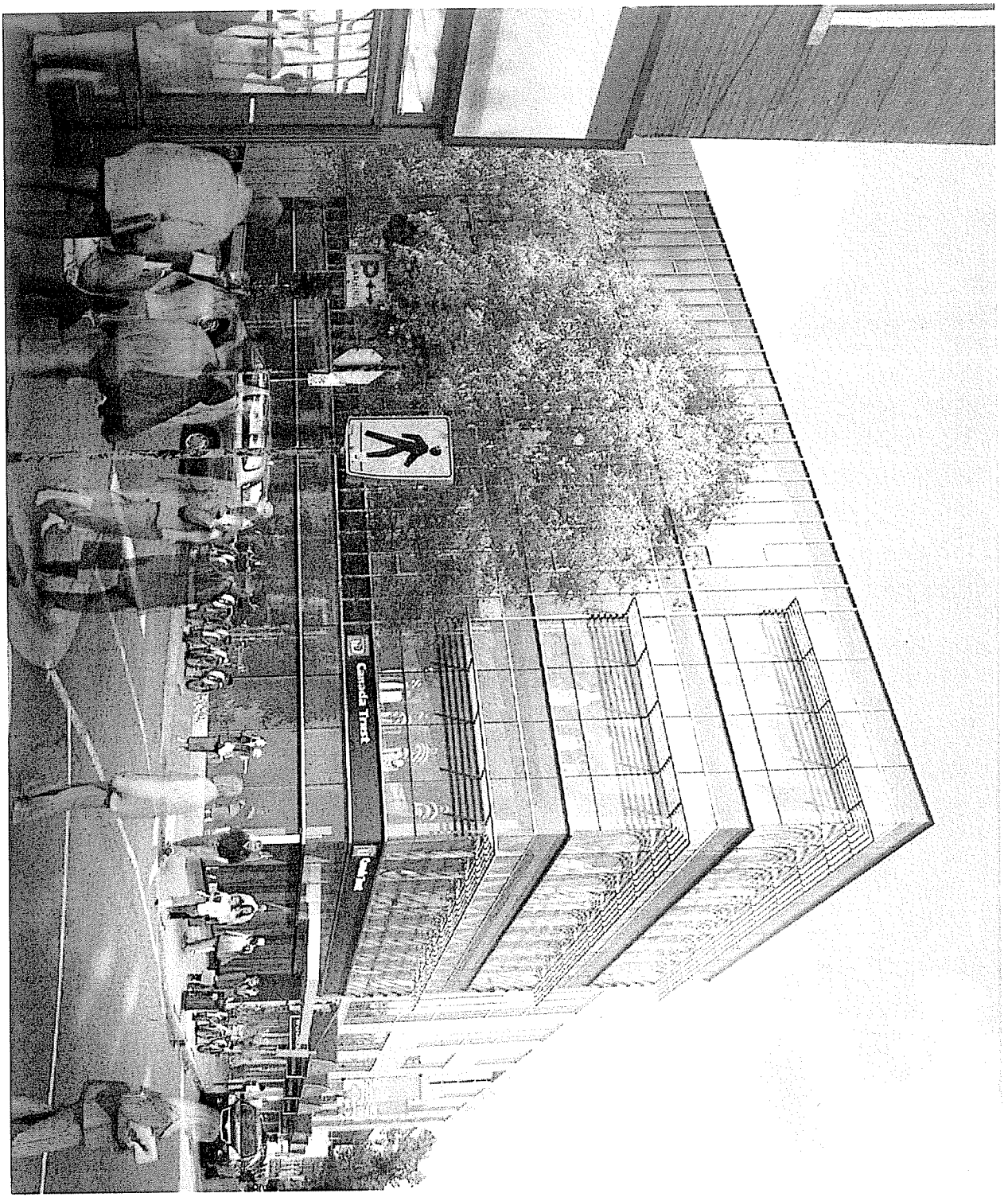
Spring Garden Road/Birmingham Street, Halifax N.S.

Roof Plan

1/8" = 1'-0"

09 DEC 2010

Case 16695
Attachment D - Rendering



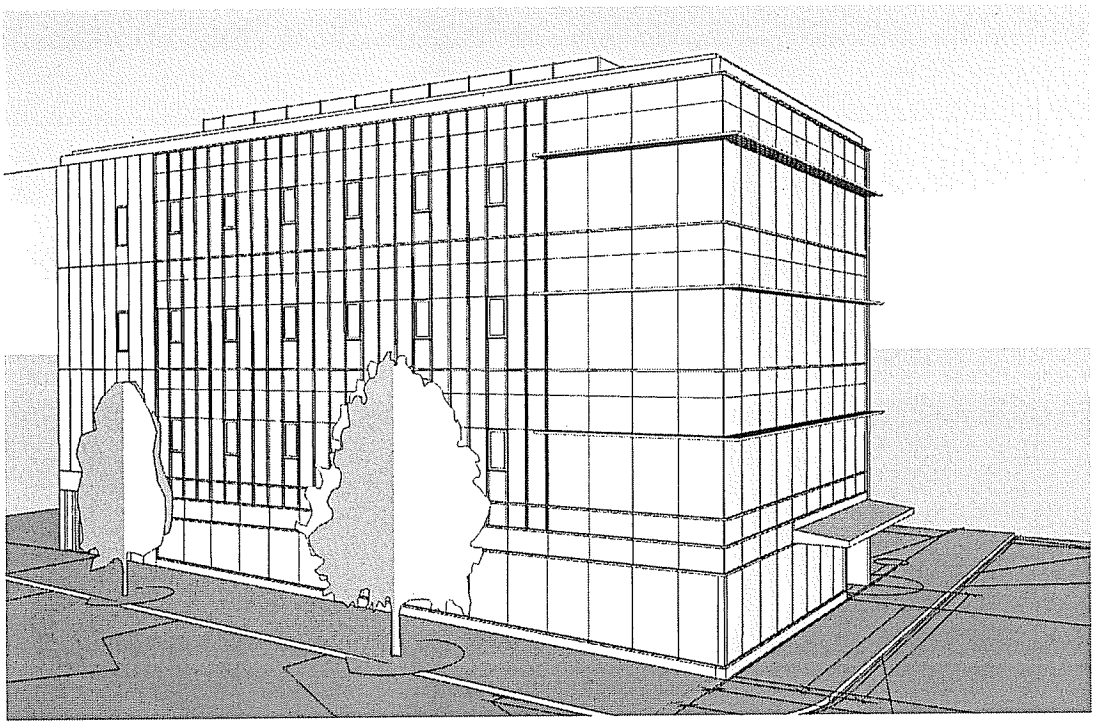
DSRA envision

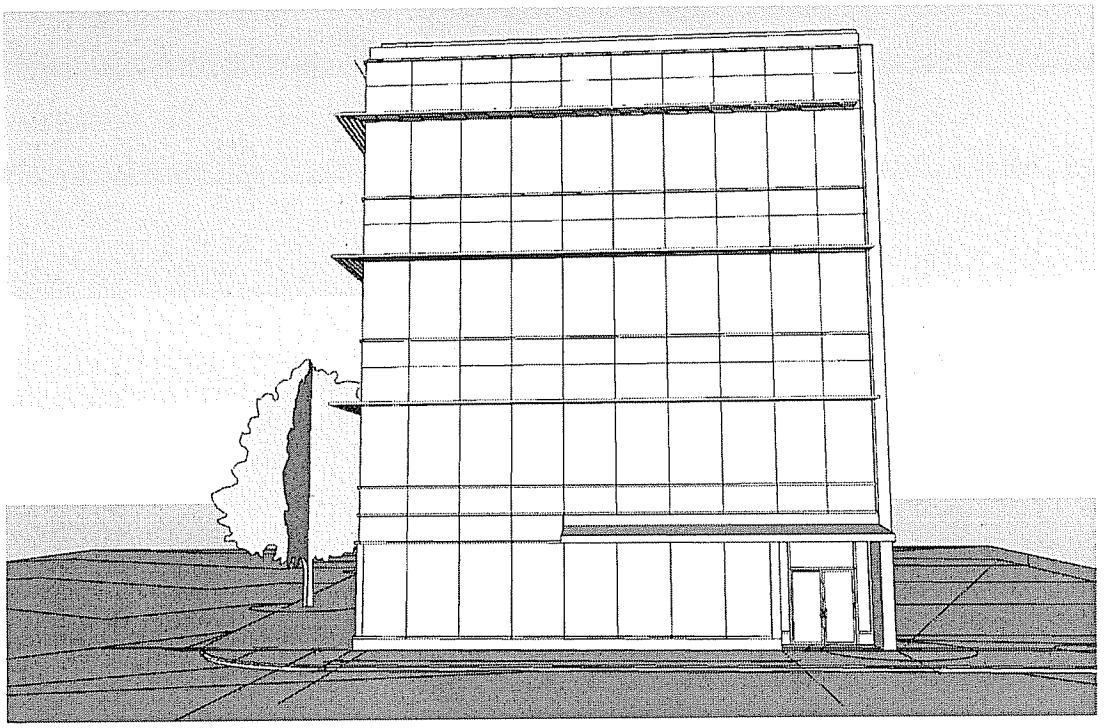
Westwood Developments Limited
Spring Garden Road/Birmingham Street, Halifax N S

Rendering

09 DEC 2010

Attachment E:
Proposed Building – Perspectives





Attachment F:
Proposed Building – Design Rationale

Land Use Designation: **DH-1 Downtown Halifax Zone**

Precinct 3: **Spring Garden Road Area**

The proposed building also conforms to the requirements for a **Pedestrian-Oriented Commercial-Street**

Streetwall Height

A variance in allowed streetwall height is sought. The proposed building height of 57'-6" along Spring Garden exceeds the mandated street height of 55'-9" (17m) from Map 7 by a mere 1'-3" – still establishing a scale which is commensurate with adjacent structures and consistent with the desirable 1:1 proportion of height to R.O.W. width as per section 3.2.1.c of the Design Guidelines.

It is also proposed that the building height of 57'-6" also extend the length of the Birmingham Street frontage. While this height deviates from the 50'-10" (15.5m) called for on Map 7 by 6'-4", it is our position that the maintenance of a consistent building streetwall height allows a strong articulation of the southwest corner and is consistent with the development to the west side of Birmingham.

Setbacks

The proposed structure shall follow the example of the existing downtown development and shall be uniformly placed at the sidewalk with no setback on both street frontages.

Design

The proposed building strives for maximum transparency, not only at the ground level, but for the commercial floors above. This transparency allows maximum visual access ("eyes on the street") and also seeks to establish an attractive "beacon" on the street corner. Additionally, the full-height glazing and 10-foot ceiling heights facilitate daylighting strategies, enhancing occupant comfort and energy efficiency.

The horizontality of sleek, full-height glazed curtainwall along Spring Garden wraps the corner and continues another 20'-0" along the Birmingham elevation before it transitions to a denser, more vertically oriented curtainwall grid which is more consistent with the scale of Birmingham Street and which is also driven by the desire to allow for vertical sunshading of the western exposure.

The character of the ground level facade along Birmingham seeks to establish a balance between the maintenance of an active grade-level zone with the need for tenant privacy along the Birmingham street edge. The 20'-0" of full height glazing at the southwest corner exceeds the recommended 15' (4.5m). The remainder of the wall is opaque yet provides a clerestory window to allow light penetration while restricting views to the inside.

Materials

Glazed curtainwall was chosen for its functional and aesthetic qualities, and the design is both an essay in sustainable principles and strives to achieve a strong, unified building image. The articulation of the two building facades responds simultaneously to the surrounding urban context and to the solar orientation of the building. For example, the cantilevered horizontal sunshades emphasize the horizontality of the Spring Garden elevation and are most effective at shielding the southern sun, reducing cooling loads in the summer months.

The building demonstrates through its material palette and architecture that good urban design and sustainable principles go hand-in-hand.

Lighting

The proposed lighting scheme is in conformance with **Section 35.4** of the ***HRM-by-Design*** guidelines

The sidewalk zone along Spring Garden Road at the building entrance will be illuminated with recessed spot fixtures in the awning. The public entrance area, lobby, and ATM vestibule will be fully lighted 24/7, and it is our intent to ensure that interior perimeter lighting along the full extent of the ground floor glazing is provided to enhance pedestrian safety and to allow for retail display illumination along the full extent of the building's perimeter.

Along the final 20'-0" of opaque wall at the northwest corner along Birmingham Street, a few exterior-mounted, shielded full-cutoff fixtures mounted at roughly 10'-0" above grade will ensure that the full extent of the pedestrian zone is well-lit.

The exit vestibule along Birmingham Street will also be well-lit to provide ample security.

We also propose LED strip fixtures be installed on each level in ceiling coves along the entire length of Spring Garden and the first 20'-0" of Birmingham Street which will illuminate 2'-0" high GWB bulkheads at each ceiling. These LED fixtures shall be controllable and capable of rendering a range of colours, and will allow the building to subtly "morph" from color to color, to reflect changing seasonal displays or retail/promotional programmes. The resultant effect will be to accentuate the corner of the building and to create a bold, distinctive urban icon commensurate with the spirit and scale of Spring Garden Road.

There are hundreds of precedents for this type of active architectural lighting all over the world, all contributing to a vibrant and exciting night streetscape.

None of the proposed lighting shall create glare for pedestrians or motorists

Conclusion

In our opinion, the design of the proposed building is consistent with the spirit of the HRM-by-Design Guidelines and is appropriate for the Spring Garden Road Area. It is our hope that this development can serve as a catalyst for further development in the area and enhance the pedestrian and user experience.

Case 16695
Attachment G - Materials Specifications

Material Outline Specification
Spring Garden Road and Birmingham Street Development
Westwood Developments Limited

Glazing

Type A: Transparent Vision Glazing
1" insulated glazing units comprised of:

6mm Atlantica (Green-tinted) glass
13.5mm air space
6mm Solarban 60 Low-E coating on clear glass

Type B: Fritted Transparent Vision Glazing
1" Insulated Glazing Units comprised of:

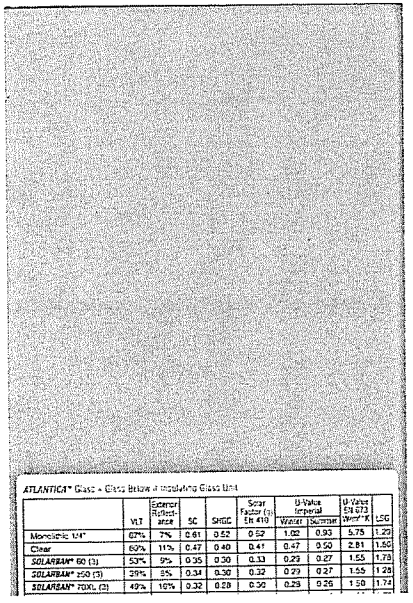
6mm Atlantica (Green-tinted) glass
Ceramic frit: white dots (40% coverage)
13.5mm air space
6mm Solarban 60 Low-E coating on clear glass

Type C: Opaque Spandrel Glazing
1" Insulated Glazing Units (c/w insulation and steel backpan) comprised of:

6mm clear glass
13.5mm air space
6mm Solarban 60 Low-E coating on clear glass.
Glass to be backpainted to match "TD Green"

			UV	Y	TSE	VL	TSR	WP	Glass	EU	SC	SHG	USG
			5	54	20.2	8	7.1	0.29	0.27	1.55	0.31	0.27	1.98
			8	54	20.3	8	6.6	0.29	0.27	1.55	0.31	0.27	1.99
			10	61	25	10	10.6	0.29	0.27	1.55	0.36	0.32	1.92
			5	53	20.1	9	7.4	0.29	0.27	1.55	0.35	0.3	1.78
			8.1	53.8	20.3	9	6.8	0.29	0.27	1.55	0.35	0.31	1.74
			10.1	61.3	25	10.5	11.1	0.29	0.27	1.55	0.42	0.36	1.70
			6.9	41.5	15.9	19.9	10.6	0.29	0.27	1.55	0.29	0.25	1.66
			3	24	10	24	15	0.29	0.27	1.55	0.22	0.19	1.26

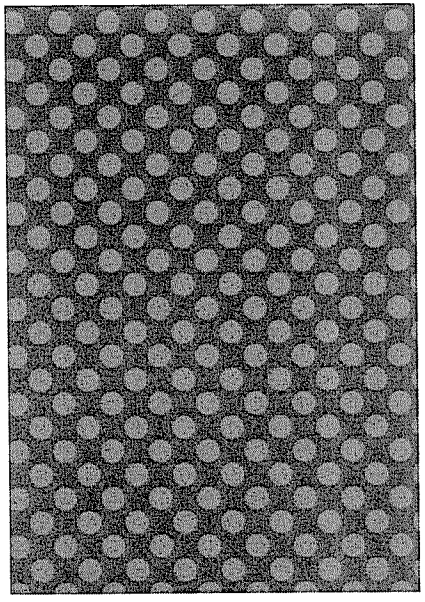
Material Outline Specification
Spring Garden Road and Birmingham Street Development
Westwood Developments Limited



ATLANTICA® Glass + Glass Below = Insulating Glass Unit

	VLT	Exterior Reflectance	SC	SHGC	Solar Factor (g) En 410	U-Value Imperial Winter	U-Value Imperial Summer	U-Value EN 673 W/m²·K	LSG
Monolithic 1/4"	87%	7%	0.61	0.52	0.52	1.02	0.93	5.75	1.29
Clear	60%	11%	0.47	0.40	0.41	0.47	0.50	2.81	1.50
SOLARBAN® 60 (3)	53%	9%	0.35	0.30	0.33	0.29	0.27	1.55	1.78
SOLARBAN® 550 (3)	39%	8%	0.34	0.30	0.32	0.29	0.27	1.55	1.28
SOLARBAN® 70XL (3)	49%	10%	0.32	0.28	0.30	0.29	0.26	1.50	1.74

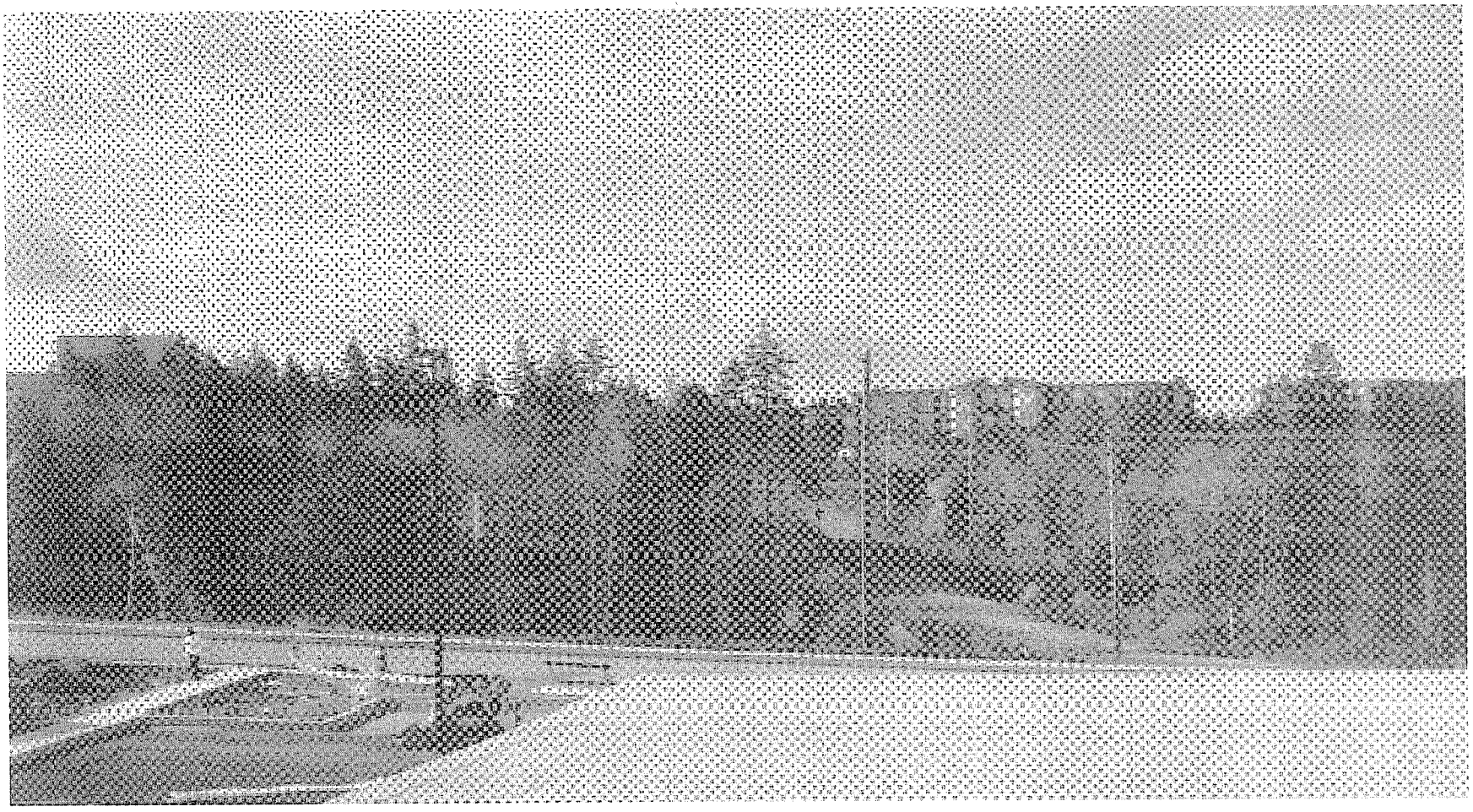
Type A



Type B

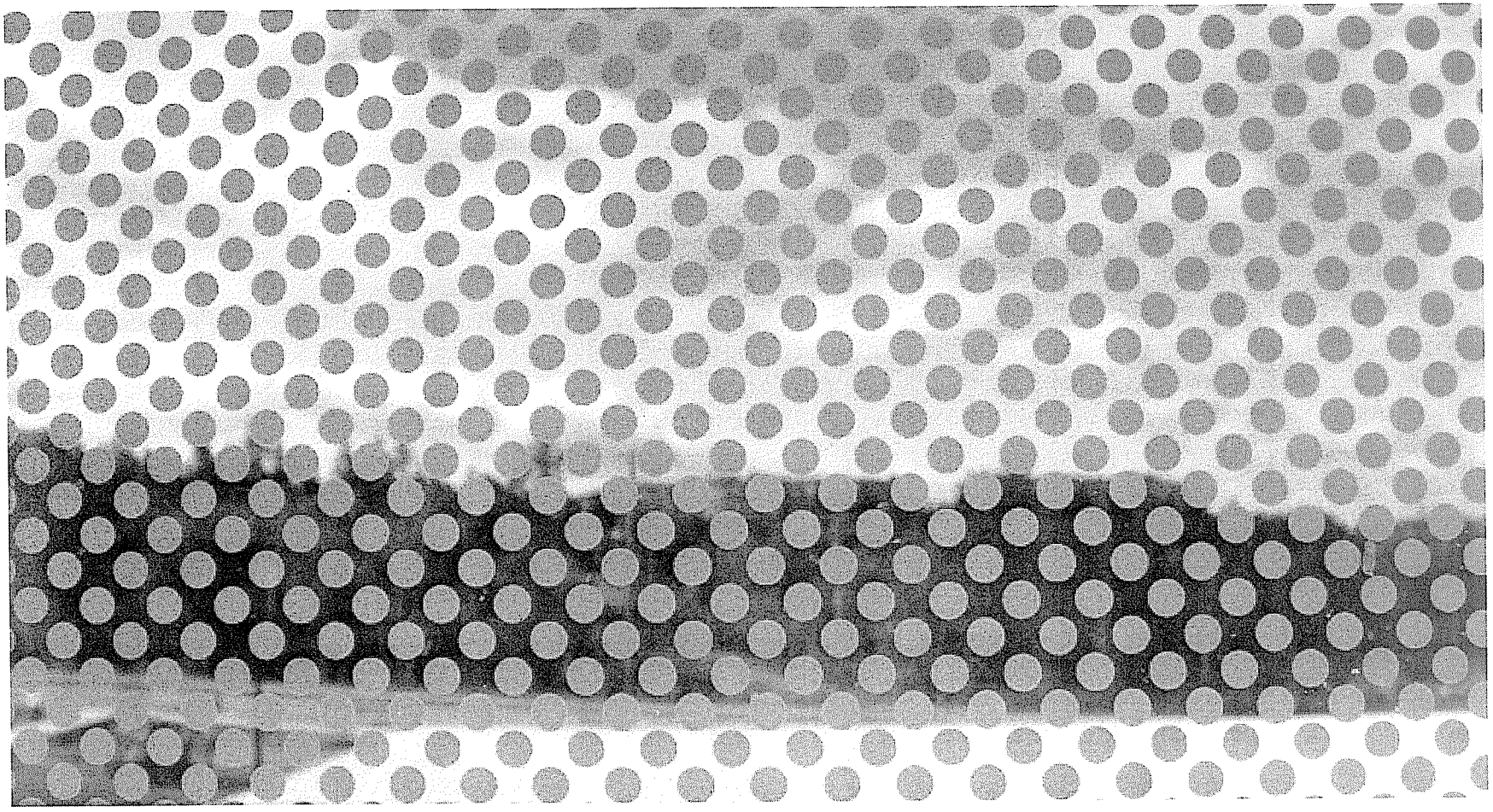
Note: The samples shown above will render much differently in real life, and have been included for descriptive purposes only. The following site photos from the Mainland Common project show a similar glazing strategy and are included to give a more realistic view of the proposed glazing in situ.

Material Outline Specification
Spring Garden Road and Birmingham Street Development
Westwood Developments Limited



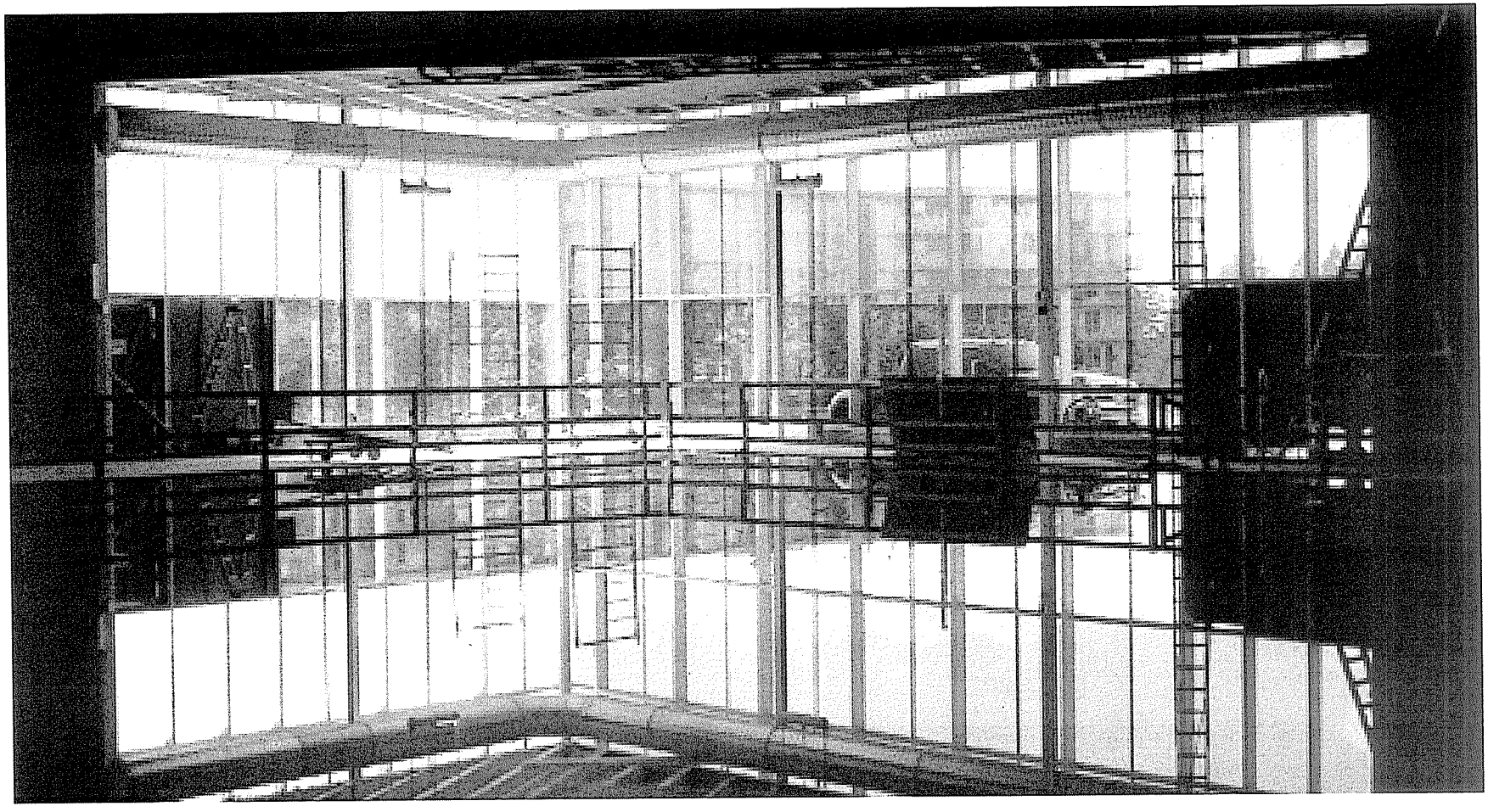
Note: This photo illustrates the view through the proposed Type B fritted glazing. It appears very transparent but greatly minimizes the glare on the interior of the space

Material Outline Specification
Spring Garden Road and Birmingham Street Development
Westwood Developments Limited



Note: Close-up detail showing ceramic frits. The glass in this photo is similar to that specified for this project. Please note how the blue-green hue is much more subtle in reality, and appears clear.

Material Outline Specification
Spring Garden Road and Birmingham Street Development
Westwood Developments Limited



Note:The lower band of glazing is clear glazing similar to Type A, and the upper band of glazing is fritted glass similar to Type B. Please note the degree of glare control without sacrificing transparency.

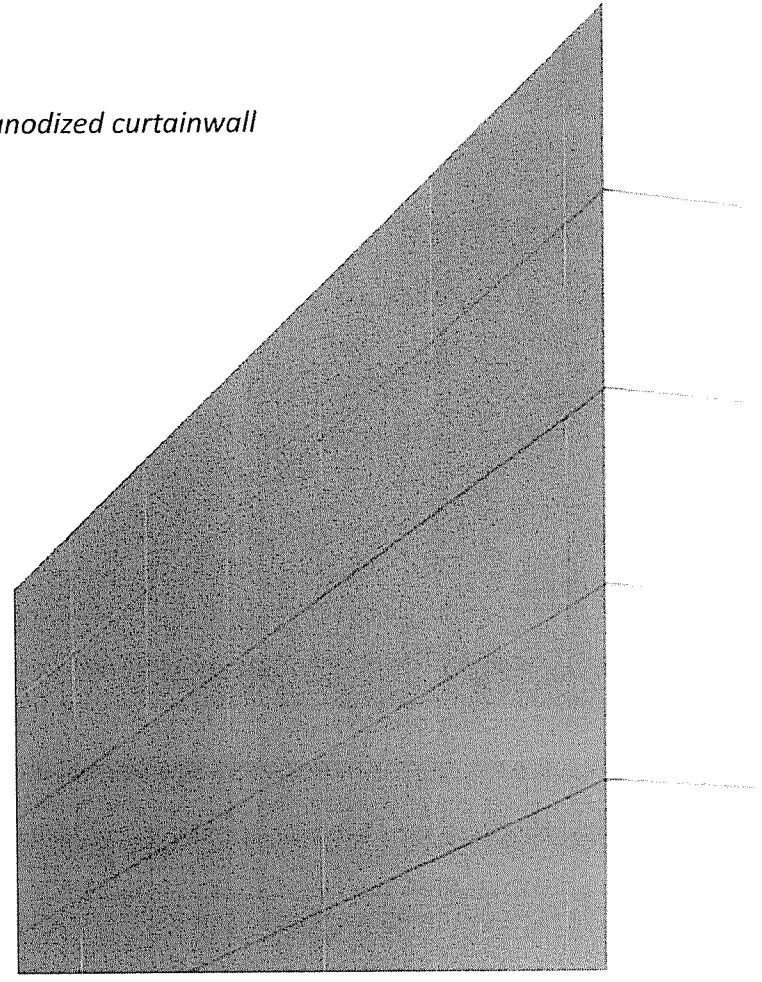
Material Outline Specification
Spring Garden Road and Birmingham Street Development
Westwood Developments Limited

Aluminum Panel Rainscreen System and Metal Awning

Vertically-oriented aluminum bonded to thermoplastic core.

Manufacturer: Alucobond or approved equal:

Colour:
Alucobond "Anodized Look CO/EV1" – silver anodized panel to match clear anodized curtainwall mullions



Note: Photo intended to show specified panel colour and finish

Material Outline Specification
Spring Garden Road and Birmingham Street Development
Westwood Developments Limited

Rooftop Mechanical Equipment Screen

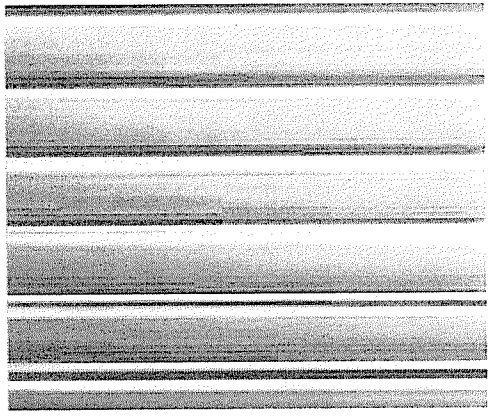
Horizontally-oriented vision screen. 6'-0" high.

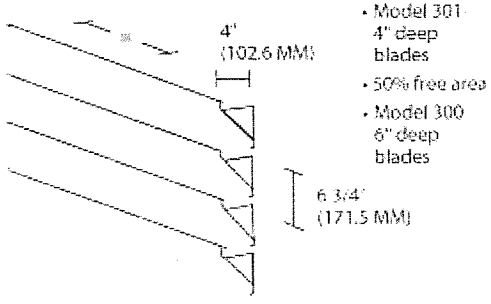
Manufacturer: C/S Construction Specialties or approved equal.

Profile:
Vert-a-Cade 300

Colour:
#604 or #704 Silver Metallic (to match clear anodized curtainwall)

VERT-A-CADE 301





Material Outline Specification
Spring Garden Road and Birmingham Street Development
Westwood Developments Limited

Sunshades

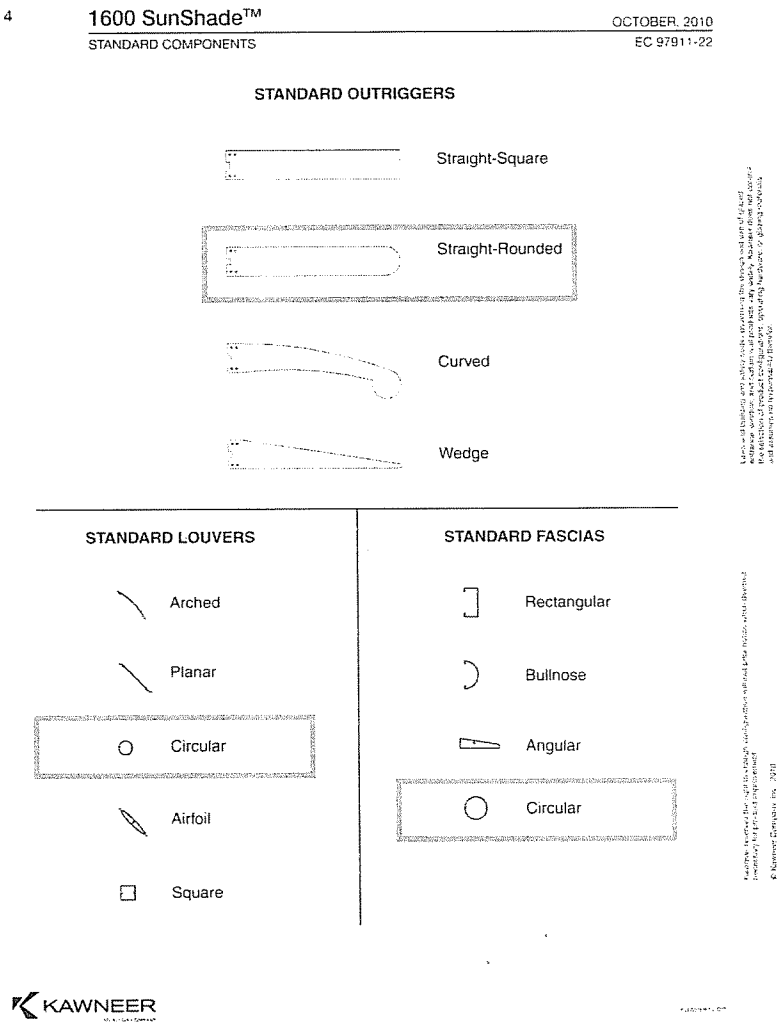
Horizontally-oriented louvers mounted to 30" deep outriggers for sun control along south / southwest exposures during summer months.

Maunfacturer: Kawneer Series 1600 SunShade.

Outrigger: Straight Rounded
Louvers: Circular
Fascia: Circular

Note: Round profiles have been selected to minimize the possibility of snow build-up and subsequent development of ice during freeze-thaw. Manufacturer is being consulted for an opinion on the option of heat tracing to control ice build-up.

Colour:
Clear anodized (silver metallic) to match curtainwall.



Material Outline Specification
Spring Garden Road and Birmingham Street Development
Westwood Developments Limited

Concrete Roof Pavers

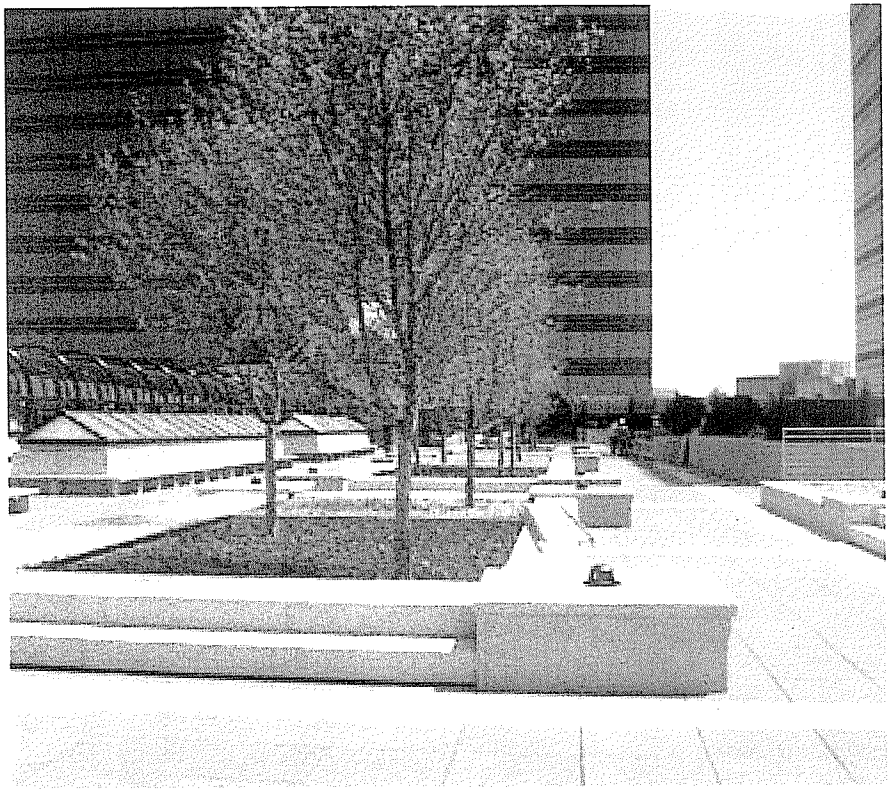
Precast concrete pavers, 2'-0" x 2'-0"

Colour:
Light grey

Concrete Roof Planters

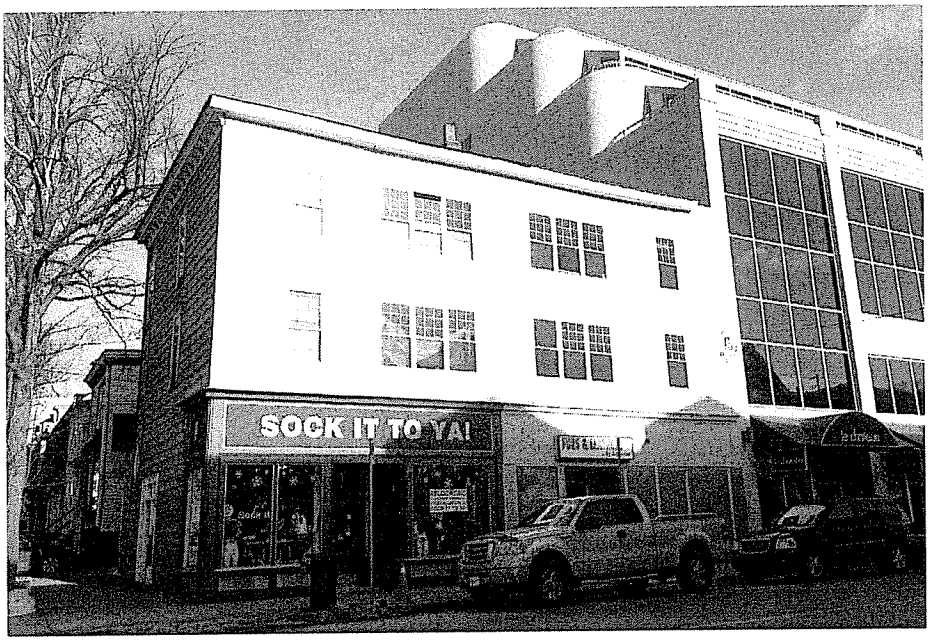
Precast concrete planters, 4' wide by 24" deep.

Colour:
Light grey



Note: Due to the sharp viewing angles for pedestrians along Spring Garden and the lower portion of Birmingham Street, the planters will not always be visible, but depending on the plants/shrubs selected, the plant material may. The planters are provided to satisfy the landscaped roof requirement in the HRM by Design Guidelines, and are intended to address the roofscape when viewed from above. Although the current surroundings do not offer many views of the proposed roof, we acknowledge that this may change. Photo above shown to give an indication of final colour of pavers/planters. As previously mentioned, this is not an inhabited roof.

Attachment H:
Photographs – 5489-95 Spring Garden Road and 1511-15 Birmingham Street



5495 and 5489-91 Spring Garden Road

1515, 1513 and 1511 Birmingham Street

Attachment I:
Staff Comments on Design Manual

Section	Condition	Comment
2	**Downtown Precinct Guidelines**	
	The subject property is located in Precinct 3; therefore, Sections 2.1, 2.2 and 2.4 through 2.10 are not applicable.	
2.3	**Precinct 3 – Spring Garden Road Area**	
2.3a	Development shall appropriately frame Citadel Hill, the Public Gardens, and Victoria Park through the provision of consistent, animated streetwalls of superior quality and design.	Not applicable – The proposed building fronts streets that are not adjacent to these sites.
2.3b	Ensure that there continues to be adequate sunlight penetration on Spring Garden Road.	Adequate sunlight penetration will continue, because the subject property is on the north side of Spring Garden Road, and in the vicinity of taller developments to the west that shadow this area.
2.3c	Focus pedestrian activities at sidewalk level through the provision of weather protected sidewalks using well-designed canopies and awnings.	See staff report – The proposal includes a metal awning approximately 30 feet in length along Spring Garden Road.
2.3d	Prohibit new surface parking lots of any kind.	No surface parking is proposed.
2.3e	Improve the pedestrian environment in the public realm through a program of streetscape improvements as previously endorsed by Council (Capital District Streetscape Guidelines).	Not applicable.
2.3f	Development shall be in keeping with The Spring Garden Road / Queen Street Area Joint Public Lands Plan [i.e. Clyde Street parking lots, former Halifax Infirmary site], including [seven sub-points].	Not applicable.

3	**General Design Guidelines**	
3.1	**The Streetwall**	
3.1.1	**Pedestrian-Oriented Commercial**	
	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. All retail frontages should be encouraged to reinforce the 'main street' qualities associated with the historic downtown, including 3.1.1a to 3.1.1f as follows:	Spring Garden Road is identified on Map 3 as a 'pedestrian-oriented commercial street', but Birmingham Street is not. The retail bank located on the ground floor of the proposed building is considered a 'pedestrian-oriented commercial street use' under Section 7(2) of the LUB.
3.1.1a	The articulation of narrow shop fronts, characterized by close placement to the sidewalk.	The proposed building has a width of approximately 50 feet along Spring Garden Road. No front yard setback is proposed.
3.1.1b	High levels of transparency (non-reflective and non-tinted glazing on a minimum of 75% of the first floor elevation).	The entire elevation along Spring Garden Road will be clad in glass, mainly using transparent low-e glazing (Attachment G).
3.1.1c	Frequent entries.	One retail entrance is proposed along the 50 foot frontage on Spring Garden Road, which will serve the retail bank as well as the upper storeys.
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.	The proposal includes a metal awning approximately 30 feet in length along Spring Garden Road. Weather protection is not required along Birmingham Street, and the proposed building does not include any retail entrances on Birmingham Street.
3.1.1e	Patios and other spill-out activity is permitted and encouraged where adequate width for pedestrian passage is maintained.	Not applicable – The proposed retail bank will not include spill-out activity.
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.	Not applicable – The proposed retail bank is considered a 'pedestrian-oriented commercial street use' under Section 7(2) of the LUB.

3.1.2	**Streetwall Setback**	
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.	Spring Garden Road is identified on Map 6 as setbacks varying from 0 to 1.5 metres. The proposed setback along Spring Garden Road is 0 metres, which is consistent with the adjacent existing building (Cornwallis House).
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.	Birmingham Street is identified on Map 6 as setbacks varying from 0 to 4.0 metres. The proposed setback along Birmingham Street is 0 metres, which is consistent with the adjacent existing building (Mathers Building).
3.1.2c	Institutional and Parkfront Setbacks (4m+)	Not applicable.
3.1.3	**Streetwall Height**	
	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.	Spring Garden Road is identified on Map 7 as a maximum streetwall height of 17.0 metres. Birmingham Street is identified on Map 7 as a maximum streetwall height of 15.5 metres. See staff report –Variance requested. A streetwall height of approximately 17.5 metres (57'-6") along Spring Garden Road, and approximately 16.9 metres (55'-5") averaged along Birmingham Street is requested through an upper storey streetwall stepback variance. The parapets are exempt from building height measurements, but would add less than 1 metre in height to the proposed streetwall.

3.2	**Pedestrian Streetscapes**	
3.2.1	**Design of the Streetwall**	
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.	The glazed curtainwall along Spring Garden Road wraps the corner of the building and continues for another 20 feet, before transitioning to a more finely grained, vertically oriented grid. The three patterns along Birmingham Street are consistent with the pattern of narrow buildings.
3.2.1b	The streetwall should generally be built to occupy 100% of a property's frontage along streets.	The proposed building will fill the entirety of the Spring Garden Road and Birmingham Street frontages.
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.	See staff report – Variance requested. Spring Garden Road and Birmingham Street both have a right of way width of approximately 18 metres (60 feet). The requested streetwall height of approximately 17.5 metres (through the upper storey streetwall stepback variance) is consistent with the desired 1:1 ratio.
3.2.1d	In areas of contiguous heritage resources, streetwall height should be consistent with heritage buildings.	Not applicable – The subject property is not in an area of contiguous heritage resources.
3.2.1e	Streetwalls should be designed to have the highest possible material quality and detail.	The predominant material will be glass (mainly transparent glazing, with one band of opaque green spandrel glazing and four bands of ceramic-fritted glazing), which is a recommended material.
3.2.1f	Streetwalls should have many windows and doors to provide 'eyes on the street' and a sense of animation and engagement.	All four storeys will be predominantly glass, providing for a high degree of transparency.
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.	At grade level, the predominant material will be transparent glazing, with a small portion (~20 feet) of aluminum panels along Birmingham Street and a small portion (~10 feet) of polished granite along Spring Garden Road. No mechanical or utility functions are proposed; however, a fire exit on Birmingham Street is required by the National Building Code.

3.2.2	**Building Orientation and Placement**	
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.	The proposed building is built to the property boundaries. The entrance directly accesses the sidewalk, and is identified by a prominent metal awning.
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 approriate for Prominent Visual Terminus sites identified on Map 9 of the Land Use By-law.	Not applicable – There is no public open space or prominent visual terminus in this location.
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.	Not applicable – The subject property is not identified as a Central Block on Map 8.
3.2.3	**Retail Uses**	
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.	Spring Garden Road requires pedestrian-oriented commercial uses, and the proposed building would be 80% glass (20% granite) along Spring Garden Road.
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.	See staff report – The proposal includes a metal awning approximately 30 feet in length along Spring Garden Road.
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.	Not applicable – The proposed retail bank is considered a 'pedestrian-oriented commercial street use' under Section 7(2) of the LUB.
3.2.3d	Minimize the transition zone between retail and the public realm. Locate retail immediately adjacent to, and accessible from, the sidewalk.	The proposed retail bank will be directly accessible from the ground floor entrance on Spring Garden Road.
3.2.3e	Avoid deep columns or large building projections that hide retail display and signage from view.	No columns or projections are proposed.

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.	The proposed retail entrance will be located at grade on Spring Garden Road.
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.	Approvals for signage are considered by the Development Officer through a separate non-substantive site plan approval process. For information purposes, signage for the retail bank is proposed to fit within the band of opaque green spandrel glazing between the first and second floors.
3.2.4	**Residential Uses**	
	Not applicable – Residential uses are not proposed; therefore, Sections 3.2.4a through 3.2.4f are not applicable.	
3.2.5	**Sloping Conditions**	
3.2.5a	Maintain active uses at-grade, related to the sidewalk, stepping with the slope. Avoid levels that are distant from grade.	The pedestrian relationship is maintained at grade through the 3'1" rise in elevation from Spring Garden Road to the back of the building.
3.2.5b	Provide a high quality architectural expression along facades. Consider additional detailing, ornamentation or public art to enhance the experience.	No special features are required due to the limited slope. The proposed façade includes the architectural features required of a streetwall.
3.2.5c	Provide windows, doors and other design articulation along facades; blank walls are not permitted.	No special features are required due to the limited slope. The façade will mainly consist of transparent glazing, with a small portion of aluminum panels along Birmingham Street, which will include the required fire exit.
3.2.5d	Articulate the façade to express internal floor or ceiling lines; blank walls are not permitted.	No special features are required due to the limited slope; however, the façade will show internal floor lines, through the use of a band of opaque green spandrel glazing and ceramic-fritted glazing.
3.2.5e	Wrap retail display windows a minimum of 4.5 metres around the corner along sloping streets, where retail is present on the sloping street.	No special features are required due to the limited slope, plus the glazing pattern on Spring Garden Road will wrap around to Birmingham Street for 20 feet (6.1 metres).

3.2.5f	Wherever possible, provide pedestrian entrances on sloping streets. If buildings are fully accessible at other entrances, consider small flights of steps or ramps up or down internally to facilitate entrances on the slope.	No additional entrances are required due to the limited size of the building. In addition, because the ground floor will be occupied by a retail bank, security measures mean that only one main entrance (on Spring Garden Road) can be considered.
3.2.5g	Flexibility in streetwall heights is required in order to transition from facades at lower elevations to facades at higher elevations on the intersecting streets. Vertical corner elements (corner towers) can facilitate such transitions, as can offset or "broken" cornice lines at the top of streetwalls on sloping streets.	See staff report – Variance requested. The requested variance to the upper storey streetwall stepback would allow the transition from a lower elevation on Spring Garden Road to a slightly higher elevation on Birmingham Street.
3.2.6	**Elevated Pedestrian Walkways**	
	Not applicable – An elevated pedestrian walkway is not proposed; therefore, Sections 3.2.6a through 3.2.6e are not applicable.	
3.2.7	**Other Uses**	
3.2.7a	Non-commercial uses at-grade should animate the street with frequent entries and windows.	Not applicable – The proposed retail bank is considered a 'pedestrian-oriented commercial street use' under Section 7(2) of the LUB.
3.3	**Building Design**	
3.3.1	**Building Articulation**	
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. • Middle: The body of the building above the base should contribute to the physical and visual quality of the overall streetscape. • Top: The roof condition should be distinguished from the rest of the building and designed to contribute to the visual quality of the skyline.	The proposed building includes storefront features at the base, including transparency (being predominantly clad in glass), articulation and materials (with two different grid patterns of glazing plus a small portion of aluminum panels along Birmingham Street). The middle of the building includes vertical elements and louvered sunshades. The top of the building includes landscaping at the roof's edge to provide a green border.

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.	The proposed building is a modern contribution to Spring Garden Road, with a scale that respects downtown's context and tradition.
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.	The proposed building includes a band of opaque green spandrel glazing, four bands of ceramic-fritted glazing and louvered sunshades to provide horizontal interest, as well as two different grid patterns of glazing plus a small portion of aluminum panels to provide vertical interest.
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.	Not applicable – Both publicly viewed façades are also street-facing façades.
3.3.2	**Materials**	
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.	In addition to the asthetic qualities of the proposed materials, the building includes low-e glazing, glare-reducing frit and louvered sunshades to provide daylighting opportunities as well as energy efficiency. The glass and metal siding is easily maintained.
3.3.2b	Too varied a range of building materials is discouraged in favour of achieving a unified building image.	The proposed building provides a unified image.
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.	The glazing pattern on Spring Garden Road wraps around to Birmingham Street for 20 feet (6.1 metres).
3.3.2d	Changes in material should generally not occur at building corners.	The glazing pattern on Spring Garden Road wraps around to Birmingham Street for 20 feet (6.1 metres).
3.3.2e	Building materials recommended for new construction include brick, stone, wood, glass, in-situ concrete and pre-cast concrete.	The predominant material will be glass (mainly transparent glazing, with one band of opaque green spandrel glazing and four bands of ceramic-fritted glazing).
3.3.2f	In general, the appearance of building materials should be true to their nature and should not mimic other materials.	None of this type of building materials are proposed.
3.3.2g	Stucco and stucco-like finishes shall not be used as a principle exterior wall material.	No stucco is proposed.

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.	None of the prohibited building materials are proposed. The proposed aluminum panels will not have exposed fasteners.
3.3.2i	Darkly tinted or mirrored glass is prohibited. Clear glass is preferable to light tints. Glare reduction coatings are preferred.	The proposed glass is mainly transparent low-e glazing. Accent bands at the ceiling / floor levels will consist of one band of opaque green spandrel glazing at the first / second levels and four bands of ceramic-fritted glazing.
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.	No wood is proposed.
3.3.3	**Entrances**	
3.3.3a	Emphasize entrances with such architectural expressions as height, massing, projection, shadow, punctuation, change in roof line, change in materials, etc.	The main entrance is emphasized with a recess and a metal awning.
3.3.3b	Ensure main building entrances are covered with a canopy, awning, recess or similar device to provide pedestrian weather protection.	The main entrance is within a weather-protecting recess, and the proposal includes a metal awning approximately 30 feet in length along Spring Garden Road.
3.3.3c	Modest exceptions to setback and stepback requirements are possible to achieve these goals.	Not applicable – No exceptions to setback and stepback requirements are requested.
3.3.4	**Roof Line and Roofscapes**	
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.	Not applicable – The proposed building is a low-rise building, with a total height of four storeys.
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.	The top of the building includes elements of the middle and base including materials and glazing patterns.

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 pre-eminently visible. The incorporation of living "green roofs" is strongly encouraged.	The proposed building will have a flat roof, and the subject property is located in Precinct 3. While space is limited on the roof, due to the small footprint of the building and the required mechanical equipment, the remaining space includes a combination of landscaping pavers for access and maintenance and perimeter plantings for visual effect. The four-foot wide concrete planters will run the perimeter of the building, excluding those areas adjacent to existing buildings. Proposed plantings include evergreen shrubs, native grasses and wildflowers for a xeriscape effect requiring minimal maintenance.
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.	Mechanical elements will be set back from the sides of the building, and will be screened with a louvered aluminum screen.
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.	Mechanical elements will be set back from the sides of the building, and will be screened with a louvered aluminum screen.
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.	The back-side of the parapets will not be visible, since the proposed four-foot wide concrete planters will be pushed to the edges of the roof.
3.4	**Civic Character**	
	The subject property is not identified as a Prominent Visual Terminus Site on Map 9 nor as a Prominent Civic Frontage on Map 1. Furthermore, this corner of Spring Garden Road and Birmingham Street is not an 'important symbolic location' and a civic building is not proposed. Therefore, Sections 3.4.1 through 3.4.3 are not applicable.	

3.5	**Parking Services and Utilities**	
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.	Not applicable – No parking is proposed.
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.	Not applicable – No vehicle or service access is proposed.
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.	Since the proposed building uses 100% of the subject property and will not include a service garage, deliveries and trash pick-up must occur on the street.
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.	The proposed building includes the same high quality materials around both publicly viewed façades.
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.	Utilities, mechanical equipment and meters will be integrated into the design of the proposed building.
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.	Mechanical elements will be set back from the sides of the building, and will be screened with a louvered aluminum screen.
3.5.2	**Parking Structures**	
	A parking structure is not proposed; therefore, Sections 3.5.2a through 3.5.2n are not applicable. Section 3.5.2o (below) still applies.	
3.5.2o	Bicycle parking must be provided in visible at grade locations, and be weather-protected.	The proposed building includes Class A bicycle parking in the basement to meet the requirements of the Land Use By-law. Class B bicycle parking in the Birmingham Street right-of-way will be provided through the building permit process.
3.5.3	**Surface Parking**	Not applicable.

3.5.4	**Lighting**	
3.5.4a	Attractive landscape and architectural features can be highlighted with spot-lighting or general lighting placement.	LED strip fixtures are proposed for each level, along Spring Garden Road and the first 20 feet along Birmingham Street. The resultant effect will accentuate the corner of the building.
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.	The proposal includes recessed spot fixtures in the awning above the entrance, interior perimeter lighting along the full extent of the ground floor glazing, LED strip fixtures as mentioned above, and lighting of the Birmingham Street exit vestibule.
3.5.4c	Illuminate landmark buildings and elements, such as towers or distinctive roof profiles.	Not applicable – No landmark elements are proposed.
3.5.4d	Encourage subtle night-lighting of retail display windows.	The proposed retail bank will include night-lighting of the premises, including 24 hour lighting of the entrance, lobby and ATM vestibule.
3.5.4e	Ensure there is no 'light trespass' onto adjacent residential areas by the use of shielded "full cutoff" fixtures.	Not applicable – There are no adjacent residential areas. Along the final 20 feet of the building on Birmingham Street, exterior-mounted, full-cutoff fixtures mounted at roughly 10 feet will ensure that the full extent of the pedestrian zone is well-lit.
3.5.4f	Lighting shall not create glare for pedestrians or motorists by presenting unshielded lighting elements in view.	None of the proposed lighting elements will be unshielded or create glare.
3.5.5	**Signs**	
	Approvals for signage are considered by the Development Officer through the non-substantive site plan approval process; therefore, approval by the Design Review Committee is not required. For information purposes, signage for the retail bank is proposed to fit within the band of green spandrel glazing between the first and second floors.	
3.6	**Site Plan Variance**	
3.6.1	**Street Wall Setback Variance**	Not requested.
3.6.2	**Side and Rear Yard Setback Variance**	Not requested.
3.6.3	**Streetwall Height Variance**	Not requested.
3.6.4	**Streetwall Width Variance**	Not requested.

3.6.5	**Upper Storey Streetwall Stepback Variance**	
3.6.5a	the upper storey streetwall setback is consistent with the objectives and guidelines of the Design Manual; and	See staff report – Variance requested.
3.6.5b	the modification results in a positive benefit such as improved heritage preservation or the remediation of an existing blank building wall.	See staff report – Variance requested.
3.6.6	**Upper Storey Side Yard Stepback Variance**	Not requested.
3.6.7	**Maximum Tower Width Variance**	Not requested.
3.6.8	**Maximum Height Variance**	Not requested.
3.6.9	**Landmark Element Variance**	Not requested.
3.6.10	**Precinct 1 Built Form Variance**	Not requested.
3.6.11	**Precinct 4 Built Form Variance**	Not requested.
3.6.12	**Landscaped Open Space Variance**	Not requested.
3.6.13	[Section 3.6.13 is not included in the Design Manual.]	
3.6.14	**Prohibited External Cladding Material Variance**	Not requested.
4	**Heritage Design Guidelines**	
	Not applicable – The subject property is not a registered heritage property, is not within a heritage conservation district, and does not abut a registered heritage property; therefore, Sections 4.1 through 4.6 are not applicable.	