

5466 SPRING GARDEN ROAD

CONTEMPORARY DESIGN | IMPROVED PEDESTRIAN EXPERIENCE | NEW OFFICE AND RETAIL



PRE-APPLICATION FOR SITE PLAN APPROVAL PRESENTATION PACKAGE
FOR THE HRM DESIGN REVIEW COMMITTEE

FEBRUARY 13, 2014

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PROJECT TEAM



Westwood Developments Limited is a Nova Scotia-based real estate firm focusing in residential and commercial developments, and Property Management.

Westwood's commercial arm manages some of Halifax's best known developments as it selects the most prestigious locations for its tenants - Canada's popular brands and organizations. Westwood's residential real estate arm specializes in creating sustainable residential communities in accordance with the real estate industry's most innovative technologies.



TEAL Architects provides design leadership towards a sustainable future. TEAL's attention to the balance between built form and landscape, in combination with its emphasis on the integration of sustainable systems using its own Planet Positive Framework, gives a distinctive edge for its clients. TEAL's approach integrates advanced technology and modern architectural form and space.



Surveying;
Water service engineering



Structural engineering;
Traffic engineering

RICK BARBER

Electrical engineering

PROJECT DESCRIPTION

The renovation and addition to is to create a vibrant pedestrian experience, an architecture that responds to the new library and a barrier-free destination at Spring Garden Road and Queen Street.

Improvements to existing uses include barrier-free access, enhanced safety, improved space utilization, and contemporary exterior design.

The new space will allow for an elevator, accessible circulation space, additional retail space, new office space and will improve the condition of the streetscape. 1,000sf will be added to the ground level at the south end of the building and 1,500sf will be added to the upper level at the south end of the building. Newly proposed uses are as follows:

BASEMENT LEVEL

possible renovation of basement into commercial space (tenant unknown)

PEDESTRIAN-ORIENTED COMMERCIAL STREET GROUND FLOOR

expansion of current eating establishment

OTHER GROUND FLOOR

expansion of current retail spaces
additional circulation space

LEVEL 2

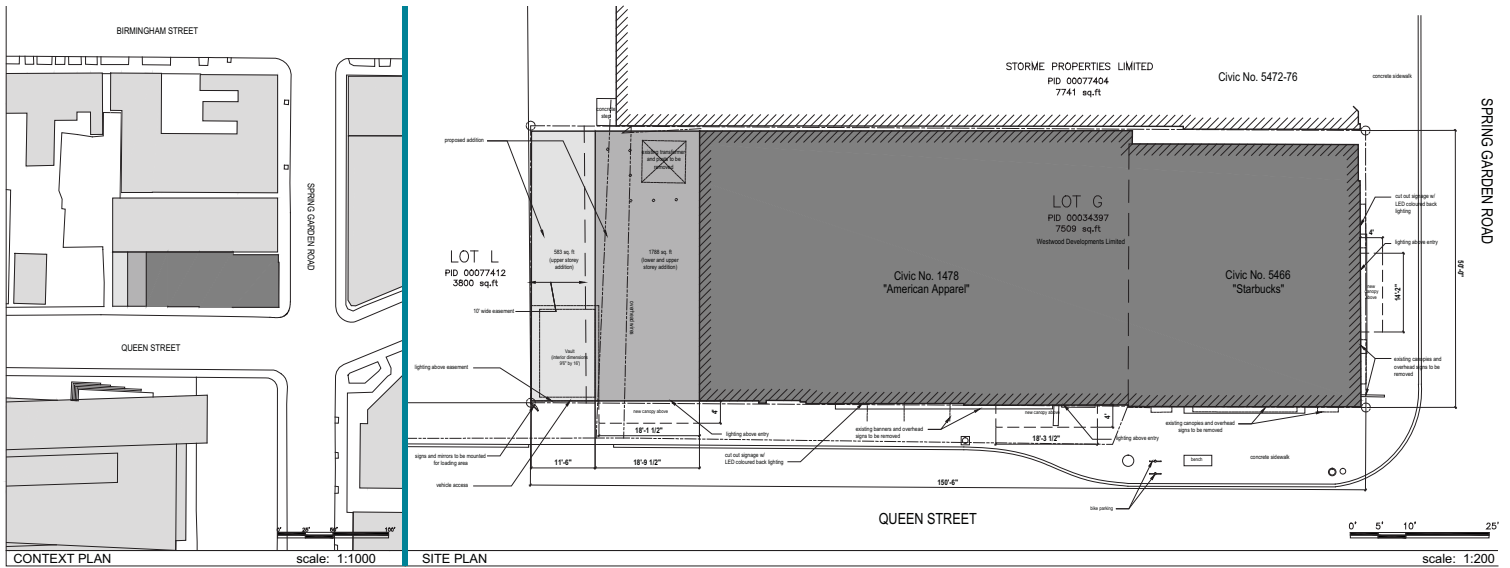
new office space
additional circulation space

ROOFTOP

accessible landscaped roof

No parking will be on site. Waste storage and transformers will be hidden from the street. Safety is improved as doors do not swing into the sidewalk and exterior lighting is enhanced.

See pages 18-23 for the Design Rationale.



DRAWING NO:

A-001

DRAWING: Context and Site Plan

PROJECT NO: 2013. TEAL. 004

PROJECT NAME: 5466 Spring Garden Rd

CLIENT NAME: Westwood Developments Limited

CLIENT CONTACT:

PROJECT ADDRESS: 5466 Spring Garden Road

DRAWN BY: JEC

DATE: 05/11/2013

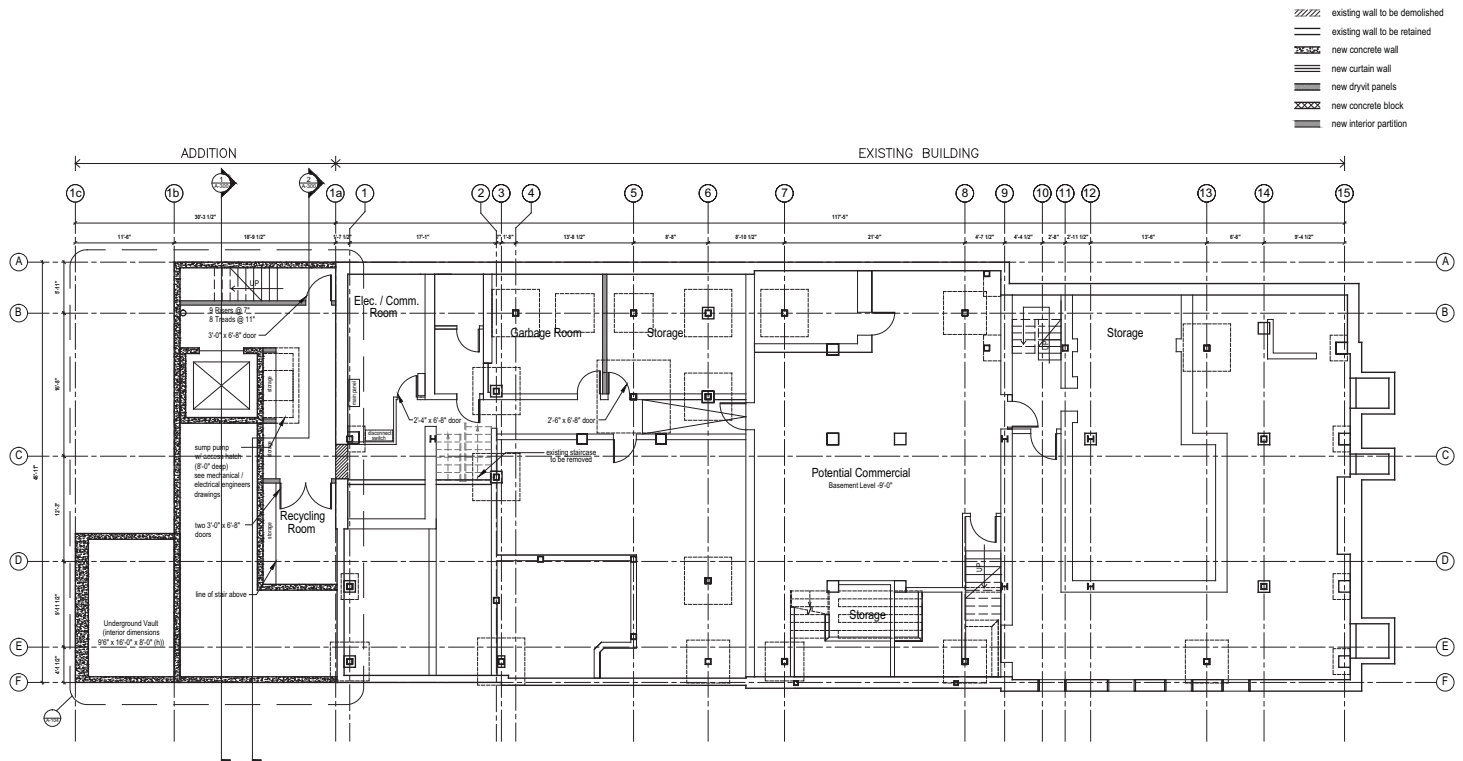
SCALE: As Indicated

DO NOT SCALE DRAWINGS.
ALL DIMENSIONS TO BE VERIFIED
ON SITE.

REVISION: DATE:



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5680 Spring Garden Road, Suite 109
Halifax, Nova Scotia B3H 1Y1
t. 902.404.8383 f. 902.404.8368



DRAWING NO:
A-100

DRAWING: Plan - Basement
PROJECT NO: 2013. TEAL. 004
PROJECT NAME: 5466 Spring Garden Rd

CLIENT NAME: Westwood Developments Limited
CLIENT CONTACT:
PROJECT ADDRESS: 5466 Spring Garden Road

DRAWN BY: JEC
DATE: 05/11/2013
SCALE: 3/32" = 1'-0"

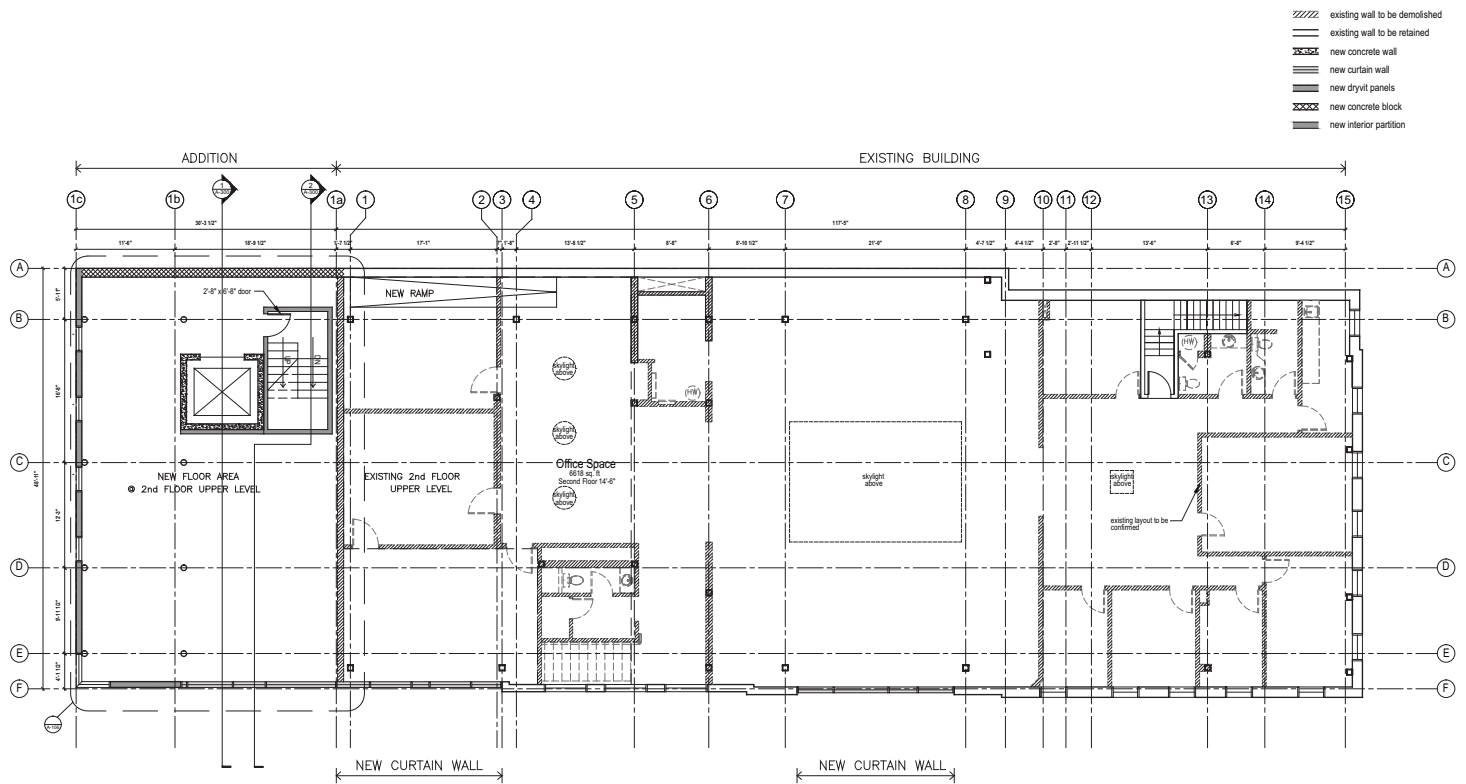
DO NOT SCALE DRAWINGS.
ALL DIMENSIONS TO BE VERIFIED
ON SITE.

0' 2.5' 5' 10' 20'

REVISION: _____
DATE: _____



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www.tealarchitects.com
5880 Spring Garden Road, Suite 109
Halifax, Nova Scotia B3H 1Y1
t: 902.404.8383 f: 902.404.8368



DRAWING NO:
A-102

DRAWING: Plan - Second Floor
PROJECT NO: 2013. TEAL. 004
PROJECT NAME: 5466 Spring Garden Rd

CLIENT NAME: Westwood Developments Limited
CLIENT CONTACT:
PROJECT ADDRESS: 5466 Spring Garden Road

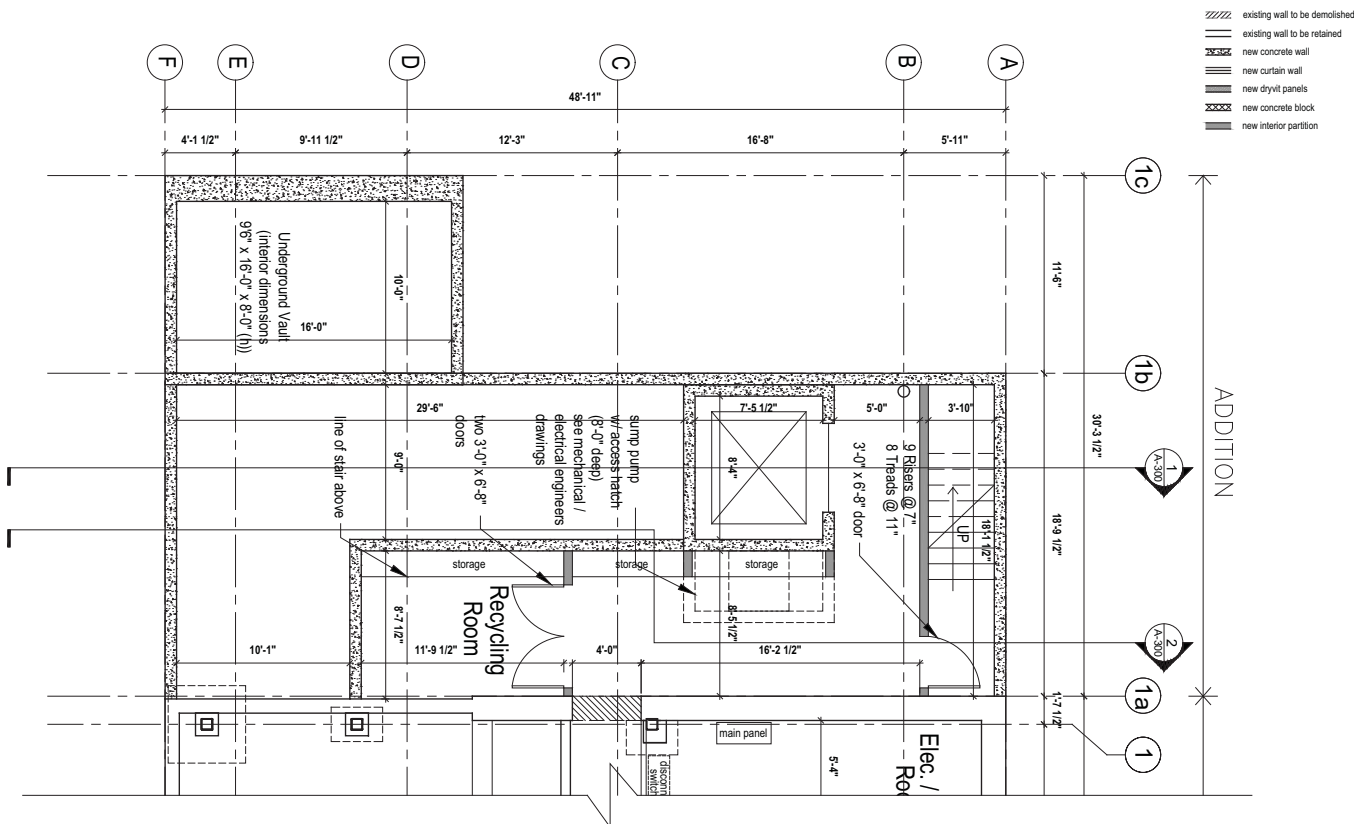
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DATE: 05/11/2013
SCALE: 3/32" = 1'-0"

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ON SITE.

0' 2.5' 5' 10' 20'

REVISION: _____
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www.tealarchitects.com
5880 Spring Garden Road, Suite 109
Halifax, Nova Scotia B3H 1Y1
t.902.404.8383 f.902.404.8388



DRAWING NO:

A-104

DRAWING: Plan - Detail of Basement

PROJECT NO: 2013. TEAL. 004

PROJECT NAME: 5466 Spring Garden Rd

CLIENT NAME: Westwood Developments Limited

CLIENT CONTACT:

PROJECT ADDRESS: 5466 Spring Garden Road

DRAWN BY: JEC

DATE: 05/11/2013

SCALE: 3/16" = 1'-0"

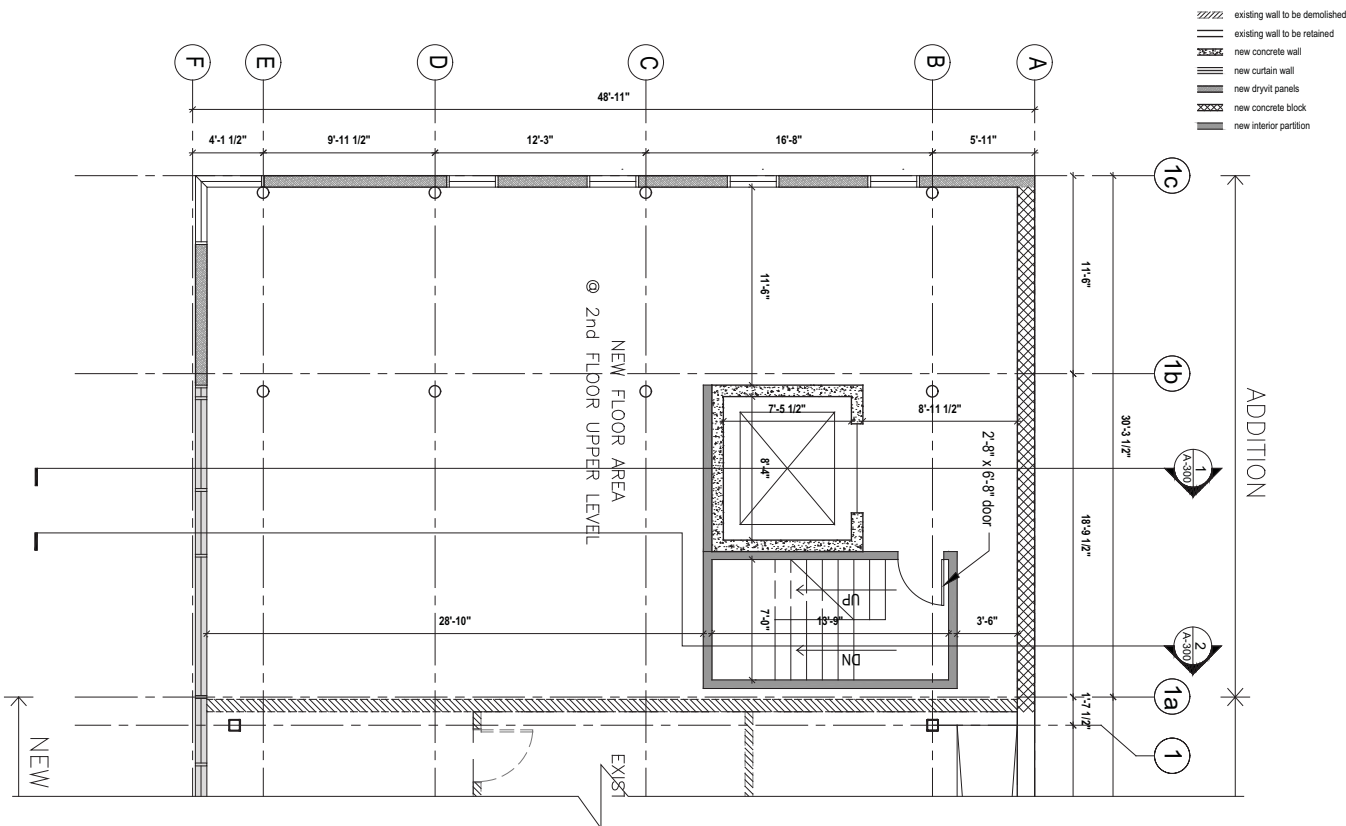
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www.tealarchitects.com
5880 Spring Garden Road, Suite 109
Halifax, Nova Scotia B3H 1Y1
t.902.404.8383 f.902.404.8368



DRAWING NO:

A-106

DRAWING: Plan - Detail of Second Floor

PROJECT NO: 2013. TEAL. 004

PROJECT NAME: 5466 Spring Garden Rd

CLIENT NAME: Westwood Developments Limited

CLIENT CONTACT:

PROJECT ADDRESS: 5466 Spring Garden Road

DRAWN BY: JEC

DATE: 05/11/2013

SCALE: 3/16" = 1'-0"

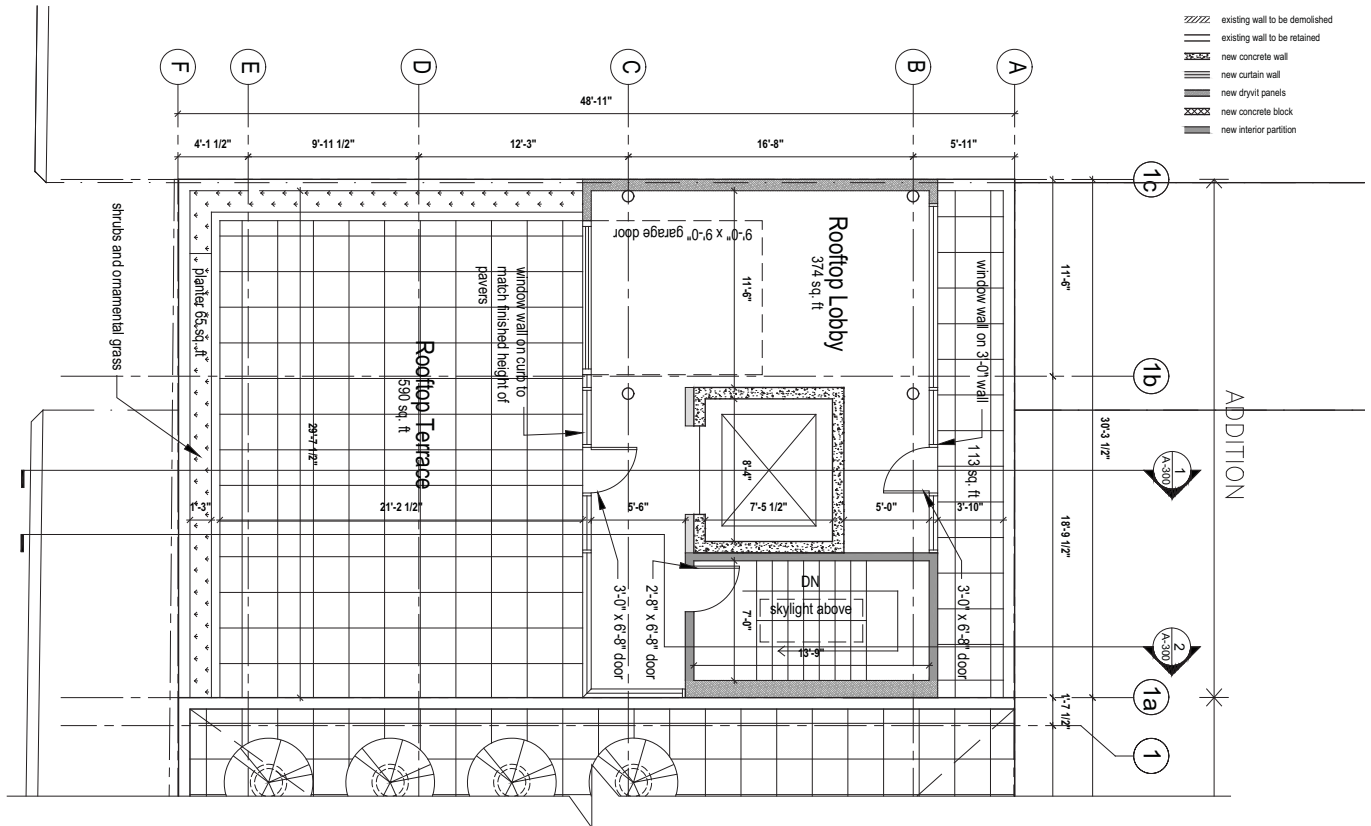
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0' 1' 2' 4' 10'

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www.tealarchitects.com
5880 Spring Garden Road, Suite 109
Halifax, Nova Scotia B3H 1Y1
1.902.404.8383 F.902.404.8388



DRAWING NO:

A-107

DRAWING: Plan - Detail of Roof

PROJECT NO: 2013. TEAL. 004

PROJECT NAME: 5466 Spring Garden Rd

CLIENT NAME: Westwood Developments Limited

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PROJECT ADDRESS: 5466 Spring Garden Road

DRAWN BY: JEC

DATE: 05/11/2013

SCALE: 3/16" = 1'-0"

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ON SITE.



REVISION: _____
DATE: _____



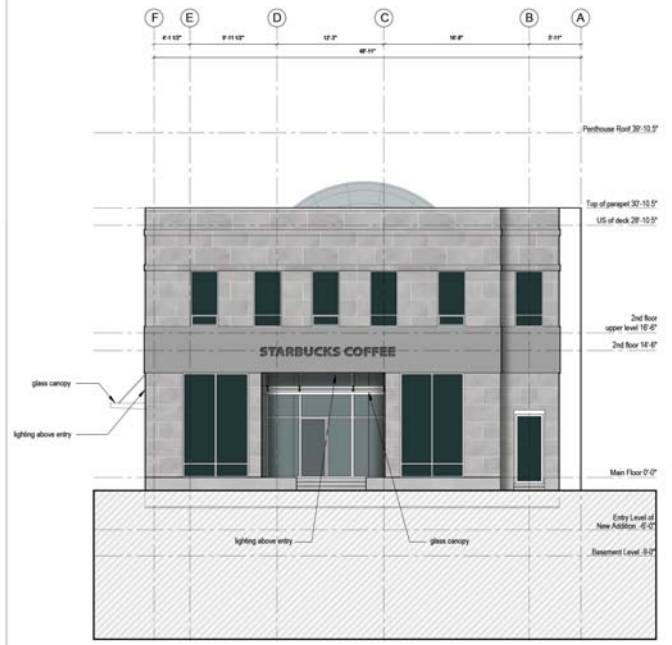
TEAL
www.tealarchitects.com
5860 Spring Garden Road, Suite 109
Halifax, Nova Scotia B3H 1Y1
t: 902.404.8383 f: 902.404.8368



DRAWING NO:	DRAWING: East Elevation	CLIENT NAME: Westwood Developments Limited	DRAWN BY: JEC	DO NOT SCALE DRAWINGS. ALL DIMENSIONS TO BE VERIFIED ON SITE.	REVISION:	DATE:
A-200	PROJECT NO: 2013. TEAL. 004	CLIENT CONTACT:	DATE: 05/11/2013	0' 2.5' 5' 10' 20'		
	PROJECT NAME: 5466 Spring Garden Rd	PROJECT ADDRESS: 5466 Spring Garden Road	SCALE: 3/32" = 1'-0"			



SOUTH ELEVATION



NORTH ELEVATION

DRAWING NO:
A-201

DRAWING: South and North Elevations
PROJECT NO: 2013. TEAL. 004
PROJECT NAME: 5466 Spring Garden Rd

CLIENT NAME: Westwood Developments Limited
CLIENT CONTACT:
PROJECT ADDRESS: 5466 Spring Garden Road

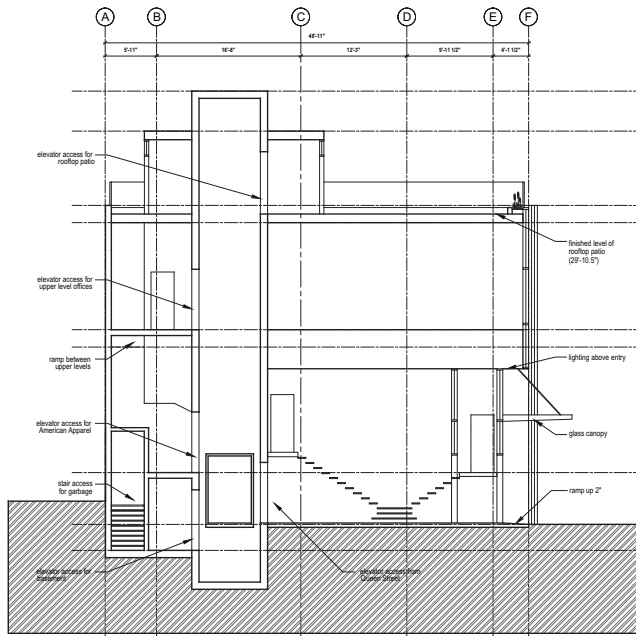
DRAWN BY: JEC
DATE: 05/11/2013
SCALE: 3/32" = 1'-0"

DO NOT SCALE DRAWINGS.
ALL DIMENSIONS TO BE VERIFIED
ON SITE.

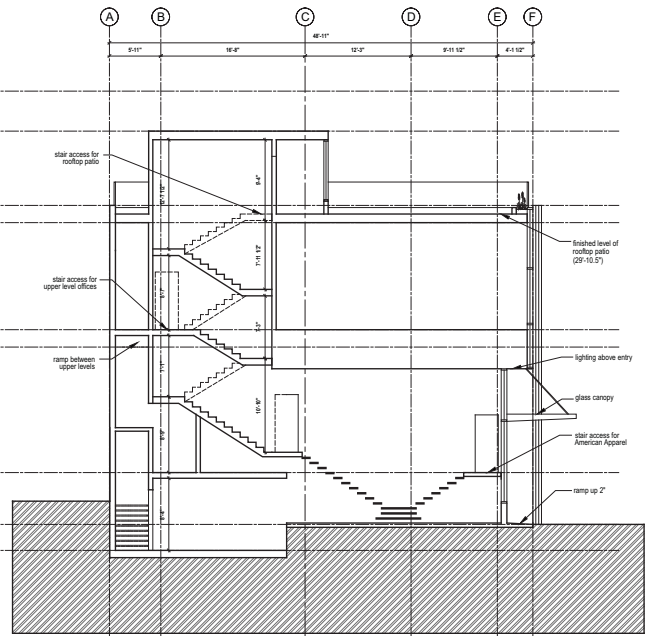
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REVISION: DATE:

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① EAST WEST SECTION THROUGH ELEVATOR



② EAST WEST SECTION THROUGH STAIR CORE

DRAWING NO:
A-300

DRAWING: East West Sections
PROJECT NO: 2013. TEAL. 004
PROJECT NAME: 5466 Spring Garden Rd

CLIENT NAME: Westwood Developments Limited
CLIENT CONTACT:
PROJECT: 5466 Spring Garden Road
ADDRESS:

DRAWN BY: JEC
DATE: 5/11/2013
SCALE: 3/32" = 1'-0"

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5880 Spring Garden Road, Suite 109
Halifax, Nova Scotia B3H 1Y1
t. 902.404.8363 f. 902.404.8368



DRAWING NO:	DRAWING: South East Perspective	CLIENT NAME: Westwood Developments Limited	DRAWN BY: JEC	DO NOT SCALE DRAWINGS. ALL DIMENSIONS TO BE VERIFIED ON SITE.	_____
ASK-100	PROJECT NO: 2013. TEAL. 004	CLIENT CONTACT:	DATE: 05/11/2013		_____
	PROJECT NAME: 5466 Spring Garden Rd	PROJECT ADDRESS: 5466 Spring Garden Road	SCALE: N.T.S		_____
					REVISION: _____
					DATE: _____



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 T. 902.404.8363 F. 902.404.8368



DESIGN RATIONALE

5466 Spring Garden Road, formerly known as The Royal Bank Building, holds a prominent location in downtown Halifax. The building is directly across Queen Street from the new HRM Central Library. It forms the western boundary of a soon-to-be busy pedestrian-oriented public realm. Built in 1921, the building was designed by local architect Phil Dumaesq and still contains two vaults once used by the Royal Bank of Canada.

The main design concept for the renovations and extensions to the building is that it now creates an important edge to a new prominent public space in HRM. The following rationale relates to sections of the Downtown Halifax Land Use Bylaw Schedule 1: Design Manual as noted following each description.

CIVIC CHARACTER (DESIGN MANUAL S.3.4)

The renovated and extended building will add character to new public spaces created by the new Central Library. Also, the building is very visible from the upper levels of the new library. The corner of Spring Garden Road and Queen Street will become one of the busiest pedestrian intersections in the HRM. At the corner the massing of the building will not change. The entrances on both elevations will be widened and made consistent with the use of the same curtain wall system. Entrances will be more generous, will have awnings and lighting integrated into the curtain wall system. The south end of the building will be extended to increase internal space, complete the streetwall as far as possible, and provide universal access to every level.

5466 Spring Garden Road will:

- create a vibrant Western edge of the new public space on the East side of Queen Street
- enhance the Western views from the Library
- use a high quality curtain wall system at entrances and new glazed sections
- increase transparency along the sidewalk
- provide canopies for all entrance doors
- integrate into the facade a consistent, well designed signage system for both retail and office spaces
- use a new integrated lighting strategy (at entrances, for signage, and wall washing highlights which will strengthen the elevation
- limit light pollution while creating a strong visual interest at night.
- install a rooftop patio for the new section
- use materials consistent with the primary materials of the Queen Street elevation for the penthouse

The south end of the building will be extended to incorporate internal space, complete the streetwall as far as possible, and provide universal access to every level.

DESIGN RATIONALE

PRECINCT 3 (DESIGN MANUAL S.2.3)

The proposed addition will have no significant impact on shadowing.

PEDESTRIAN STREETSCAPES (DESIGN MANUAL S.3.2)

Rhythm

The vertical rhythm and proportions of the openings found in the existing building are continued in the additions and exterior renovations using the mullions of the glazing system. The addition completes the streetwall with exception of an opening 7% of the length of the eastern boundary (on the main floor only). The opening provides vehicular access to mid-block buildings to the West. The opening will be well-lit for night-time safety. (3.2.1.a and 3.2.1.b)

The degree of transparency will be significantly increased at ground level. The relocated and renovated access lobbies and new elevator lobby will incorporate universal access and lighting. (3.2.1.e, 3.2.1.f, and 3.3.2.a to 3.3.2.j)

Height

The new portion of the street wall on Queen Street continues the height of the existing building. The existing proportions of streetwall height to right of way width are maintained with the addition. (3.2.1.c, and 3.2.1.d)

BUILDING DESIGN (DESIGN MANUAL S.3.3)

Entryways

All entries will incorporate new glass canopies approximately 3ft deep with drainage to ensure pedestrians do not receive flows off the edges of the canopies. Entries will be highlighted with lighting designed to avoid light pollution. The Queen Street entrances to the retail spaces are further emphasised with displays. (3.3.3.a, and 3.3.3.b)

The south elevation of the addition will be a composition of poured-in-place concrete columns and Dryvit panels to match existing building materials. The colour and texture of the panels will match existing stone facing and will provide the fire rating necessary for a future neighbouring building. In this manner, the addition will make a 'bookend' for the building (3.3.1.d).

Materials

The addition will have a high quality glazing system that integrates windows and doorways. This glazing system will also replace the exteriors of the relocated and renovated access lobbies to the main floor commercial areas. Clear glass vision panels with glare resistant coatings and highest possible thermal performance will be used throughout. Dark grey spandrel panels will be used where required. The new glazing system will make the building more coherent and consistent as pedestrians walk around the corner

DESIGN RATIONALE

from Spring Garden to Queen Street.

In the spirit of guideline 3.3.2.d, there are no changes in material at the corners. The new material used in the southernmost bay matches the materials previously used on the Queen Street facade of the building.

Relationships

The Base, Middle and Top of the building are subtly expressed on the existing building and the proposed addition and renovations will strengthen these expressions. The existing building is 'grounded' with a granite Base upon which sits the Middle that is composed of taller windows and is capped by a horizontal band.

This horizontal band provides a transition to the Top, which is composed of shorter windows and is completed by another horizontal band. Both horizontal bands have two raised profiles running along their length. On the band that concludes the Middle, the raised profiles are located at the bottom and the top of the band. On the band that completes the Top, one raised profile is again at the bottom however the upper raised profile is +/-12 inches below the roof parapet line, which makes the upper band taller and completes the elevation in a strong way. (3.3.1.a, 3.3.1.b, 3.3.1.c, and 3.3.4.b)

The new curtain wall system extends the principal horizontal lines of the building to emphasize the Base-Middle-Top relationships.

An elevator and stair core will extend above the northern end of the addition. This core is set back from all building faces to avoid snow drifts over edges. The surrounding roof area will be paved and landscaped at the Eastern and Southern edges. The landscaping will be visible from the street. (3.3.4.c, 3.3.4.d, and 3.3.4.e)

PARKING, SERVICES AND UTILITIES (S.3.5)

Parking

No additional parking is required or provided. (3.5.2 and 3.5.3)

Utilities

Vehicle access to mid-block properties on the West side must be provided from Queen Street through the streetwall opening at the southern end of the property. In our proposal the vehicle entrance is made into a portico with the street wall continuing at the second storey.

Waste storage between pick-up days is accommodated in the basement level. There is a designated room for recycling per the waste management requirements of HRM. The service door that also enables pick up of garbage and recycling is within the streetwall opening, out of view. (3.5.1)

DESIGN RATIONALE

Lighting

The exterior lighting strategy for the building has been redesigned to enhance the rhythm of the facades, emphasises the entrances, and features the horizontal band that completes the middle portion of the elevation. The design of back-lit signage for retail and commercial tenants will be made consistent and will be within the middle horizontal band. Night lighting for display windows and signage will enhance the public character of the building. The solid parts of the building will receive up and down lighting from behind the signage band, angled such that there will be no light pollution on the sidewalk or neighbouring areas. (3.5.4 and 3.5.5)

Signage

The existing signage on the building will be renewed. The new signage will be concentrated only in the signage band delineated by the raised profiles mid-way up the elevation of the original building (see 'Relationships'.) On the portions of the building which are solid with punched openings, the signage will be in a plane which is the depth of this band and which is projected out from the solid surface so that cut out letters and symbols can be back lit with coloured or white LED lighting from behind. Using this strategy, the signage lighting will not contribute to light pollution on the neighbouring properties or on the sidewalk. (3.5.5)

SUSTAINABILITY

The following points summarize the sustainability characteristics of the proposed project. The numbering refers to the Sustainability Guidelines in 'HRM By Design, Schedule S1, Design Manual'. Only the points relevant to this project are included in the description below:

5.2.1 Sustainable Sites

- a. The contractor will be required to ensure that erosion and sedimentation controls are in place during construction.
- f. The new section of the roof will use light-coloured roofing materials with high reflectance.
- i. As described above, exterior lighting will be shielded for full cutoff as required. Exterior lighting shall fall within the property or on the face of the building.

5.2.2 Transportation

- a. Required bicycle parking will be provided. Four (4) spaces are intended for the decked area on the northeast corner of Queen Street and Spring Garden Road.

5.2.3 Water Conservation

- b. and c. Potable water for sewage conveyance will be reduced using dual flush toilets. The possibility of grey water recycling will be investigated.

5.2.4 Construction Waste Management

- a. A construction and demolition waste management plan in compliance with HRM By-law No. S-600 will be developed.

DESIGN RATIONALE

5.2.5 Atmosphere

- a. The envelope of the new portion of the building will be in conformance with the National Energy Code.

5.2.6 Materials

- a. A recycling room including elevator access will be provided.
- b. 58% of the building shell will be retained. 42% will be upgraded to assemblies with higher durability and energy performance than the existing assembly being replaced.

5.2.7 Indoor Air Quality

- a. The ventilation system will meet the most current American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard and will conform to the Provincial Smoke Free Places Act.
- b. The main and upper floors of the building are designed to provide day lighting to all occupied spaces.
- c. A Construction IAQ program will be developed so the existing and new ventilation system components are protected from contaminants.
- d. A permanent air-monitoring system will be installed.
- e. HVAC and refrigeration equipment will not contain CFCs or HCFCs.
- f. Building materials will not use CFCs or HCFCs.
- h. The design provides views to the outdoors for all occupants.
- i. Volatile Organic Compound content in architectural materials will be limited to the lowest possible levels.

5.2.8 Building Materials

- a. Local materials employing post-consumer recycled content and post-industrial recycled content will be used where possible.
- b. Salvaged or refurbished materials will be used where possible.
- c. Rapidly renewable materials will be used where possible.
- e. Materials and assemblies with the highest possible durability characteristics will be used.

5.2.9 Energy Conservation

- a. Operable windows will be considered for the office level
- b. Waste heat recovery will be included in the design of the heating cooling system.
- e. The new building systems will monitor and control excessive energy consumption.
- f. New lighting controls will manage energy consumption. The design maximises day lighting and energy efficient artificial lighting will be installed.

5.2.10 General Sustainable Development Guidelines

- b. The design of the new building envelope responds to climate and orientation.
- d. Wood products harvested from certified forests will be used wherever possible
- e. Biodegradable materials will be required wherever appropriate.
- f. Wherever possible, primary materials will be selected using a life-cycle costing approach.
- g. Recycled grey-water will be used for toilet flushing if possible.

DESIGN RATIONALE

- h. Operable windows integrated in the new curtain wall, and new operable 'punched' windows on the south face and south-east corner will be considered
- i. Roof water recycling will be considered.

OTHER MUNICIPAL REQUIREMENTS

BARRIER-FREE ACCESS

Barrier-free access can be accommodated on site with no changes to the HRM right-of-way/sidewalk grade during design or construction.

ARCHAEOLOGICAL RESOURCES

Excavation required by Nova Scotia Power on site has not revealed any items of archaeological significance. The extension to the building does not require a basement. Excavation will be required for footings, elevator shaft and electrical power vault. A qualified archaeologist will be retained if necessary.

If any item of significance is discovered during excavation, typical protocol will be enforced following the provincial requirements for the preservation of archaeological resources.

BICYCLE PARKING

Off-site bicycle parking will be coordinated through HRM staff and costs will be to the Developer in accordance with Section 14 of the Land Use By-Law.

WATER

No additional washroom provisions are required or provided; therefore the existing laterals are sized appropriately to accommodate the proposed addition.

LICENSE TO PASS

The 'license to pass' on the property is registered with the Provincial Land Registry in favor of neighbouring properties to the West. The dimensions are 12ft (h) by 10ft (w) and it is situated along South lot boundary.

VIEWPLANE HEIGHT STATEMENT



Servant, Dunbrack, McKenzie & MacDonald Ltd.
NOVA SCOTIA LAND SURVEYORS & CONSULTING ENGINEERS

36 Oland Crescent
Bayers Lake Business Park
Halifax, Nova Scotia B3S 1C6

Phone (902) 455 1537
Fax (902) 455 8479

Email dgerard@sdmm.ca
Website www.sdmm.ca

RAYMOND A. LANDRY
MA.Sc., P.Eng.

CHRISTOPHER J. FORAN
P.Eng.

GEOFFREY K. MacLEAN
P.Eng.

RACHAEL W. CANNINGS
P.Eng.

KYLE R. T. BOWER
P.Eng., NSLS

DANIEL S. GERARD
P.Eng., NSLS

CARL K. HARTLEN
NSLS

H. JAMES McINTOSH
P.Eng., NSLS, CLS

KEVIN A. ROBB
NSLS

MICHAEL S. TANNER
NSLS

SANDRA G. WHITE
B.Comm., CGA

December 9, 2013

Jamie Haddad
Westwood Developments
Suite A310, 5855 Spring Garden Road
Halifax, NS
B3H 4S2

RE: Citadel View Plane Certification, 5466 Spring Garden Road, Halifax

Jamie,

Thank You for contacting us regarding this project. We have reviewed Teal's Architectural drawings dated July 12, 2013, and calculated clearance distances between the proposed rooftop of your development and the Citadel View Planes.

The proposed development is on PID 00034397 and is approximately 80% burdened by Citadel Hill View Plane No. 10; however your proposed development is significantly lower than View Plan No. 10 so these proposed elevations as per the above referenced drawings comply with the Citadel Hill View Plane By-Law. Please contact the undersigned should you have any questions.

Regards,

Servant, Dunbrack, McKenzie & MacDonald Ltd.

Signed by

Daniel Gerard, NSLS, P.Eng

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WIND ASSESSMENT

The proposed extension only slightly increases the height of the building from the sidewalk. The components for the height increases include a drop in the level of the sidewalk and the addition of a guard at the new rooftop patio. The total increase in height from the sidewalk is 1.4m (4ft 6in). The location of the south-west building corner moves south along the sidewalk by 9.1m (30ft). Any difference in the effects of wind along the western sidewalk of Queen Street will be at this location and they will be minimal.

The elevator/stair shaft extends 4.3m (14ft 2in) above the roof top patio and 3.2m (10ft 6in) above the guard on the roof top patio along Spring Garden Road boundary. However this element is 9m (28ft 10in) from the building edge and likely will not cause any new wind effects on the sidewalk.

Prepared by the Architect

