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Item No. 8.1.1
Design Review Committee
November 10, 2016

TO: Chair and Members of the Design Review Committee

SUBMITTED BY: Original signed by
Bob Bjerke, Chief Planner and Director of Planning and Development

DATE: October 26, 2016

SUBJECT: Case 20806: Substantive Site Plan Approval – Spring Garden Road/Doyle Street Lands, Halifax

ORIGIN

Application by Westwood Developments Limited

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter (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 the mixed-use development on the block bounded by Spring Garden Road, Queen Street, Doyle Street, and Brunswick Street, Halifax, as contained in Attachment A;
2. Approve the requested variances to the Land Use By-law requirements regarding minimum ground floor height, maximum streetwall height, minimum streetwall setback, minimum streetwall width, minimum streetwall height, maximum streetwall setback, and landscaped open space, as contained in Attachments D and E;
3. Accept the findings of the qualitative Wind Impact Assessment, as contained in Attachment G; and
4. Recommend that the Development Officer accept the undergrounding of overhead electrical and communication distribution systems as the post-bonus height public benefit for the development.

BACKGROUND

An application has been received from Westwood Developments Limited for substantive site plan approval to enable the development of a 7-storey mixed use building on the block bounded by Spring Garden Road, Queen Street, Doyle Street and Brunswick Street, Halifax (see Map 1). 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 guidelines of the Design Manual in order to assist the Committee in its decision.

Subject Site	5407-5435 Spring Garden Road; 5428-5430 Doyle Street; and 1500 Brunswick Street, Halifax
Location	Entire block bounded by Spring Garden Road, Queen Street, Doyle Street and Brunswick Street
Zoning (Map 1)	DH-1 (Downtown Halifax) Zone
Total Size	2,931 square metres
Site Conditions	Former buildings have been demolished and the site is being excavated
Current Land Use(s)	Vacant
Surrounding Land Use(s)	The subject site is surrounded by a mixture of uses, including: <ul style="list-style-type: none">• Various institutional uses including the Halifax Central Library, the Sexton Campus of Dalhousie University, the Old Courthouse, St. David's Church, St. Mary's Basilica, the former Spring Garden Road Memorial Library building, and Royal Artillery Park;• Various commercial uses including retail stores, restaurants, entertainment uses, offices, and hotels;• High-density residential developments; and• Open space uses including the Old Burying Ground, the Halifax Central Library Plaza, and the parkette in front of the former Spring Garden Road Memorial Library building.

Project Description

The proposed 7-storey mixed use building will include the following (Attachment A):

- Ground floor retail-commercial and restaurant uses;
- Office and retail uses on the second floor;
- 107 dwelling units on floors 3-7;
- A restaurant/bar on the seventh floor with rooftop access;
- Underground parking with 209 vehicular parking spaces providing both private parking for the dwelling units and accessible public parking available to the Spring Garden Road Commercial District. The underground parking is to be accessed from Doyle Street; and
- Prominent exterior building materials that include high transparency storefront glass in aluminium frame, grey tinted curtain wall vision glass in aluminium frame with grey tinted spandrel glass, precast concrete panels with a limestone finish, phenolic panels, and aluminium wood grain finish siding.

Information about the approach to the design of the building and renderings has been provided by the applicant (Attachments B and C).

Regulatory Context – Municipal Planning Documents

With regard to 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: The site is within the DH-1 (Downtown Halifax) Zone and Precinct #3 – Spring Garden Road Area;
- Building Height (Pre and Post-Bonus): The maximum pre-bonus height is 22 metres, while the maximum post-bonus height is 28 metres. Additionally, the site is encumbered by Viewplane #8;

- Ground Floor Height: The ground floor of the building is to have a floor-to-floor height of no less than 4.5 metres;
- Streetwall Setback: The required streetwall setback is minimal to no setback (0-1.5m) on all four street frontages.
- Frontage Designations: The portion of Spring Garden Road on which this site has frontage on is designated as a "Pedestrian-Oriented Commercial Street". Additionally, the Spring Garden Road and Brunswick Street frontages are both designated as "Prominent Civic/Cultural Frontages" on Map 1 (Civic Character) of the Design Manual;
- Streetwall Height: The minimum streetwall height is 11 metres, while the maximum streetwall height is 18.5 metres;
- Landscaped Open space: The project requires 535 square metres of landscaped open space, which is fully transferable to rooftops.

In addition to the above regulations, the Design Manual of the Downtown Halifax LUB contains guidance regarding the appropriate appearance and design of buildings and conditions for assessing any request to vary any of the built-form requirements.

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 Downtown Halifax LUB, as well as the requirements of the By-law's Design Manual. The process requires approvals by both the Development Officer and the Design Review Committee 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 land use and built-form requirements of the Downtown Halifax LUB. The Development Officer has reviewed the application and determined that the following elements do not conform to the Downtown Halifax LUB:

- Minimum ground floor height;
- Maximum streetwall height;
- Minimum streetwall setback;
- Minimum streetwall width;
- Minimum streetwall height;
- Maximum streetwall setback; and
- Landscaped open space.

To address the built-form requirements that do not meet LUB requirements, the applicant has requested that sixteen variances be considered for approval through the site plan review process (Attachments D and E).

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 requirements of the Design Manual.

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

- (1) Determine if the proposal is in keeping with the Design Manual;
- (2) Consider the variance requests that have been made pursuant to variance criteria in the Design Manual;
- (3) Determine if the proposal is acceptable in terms of expected wind conditions on pedestrian comfort and safety (Attachment G); and

- (4) Advise the Development Officer on the suitability of the post-bonus height public benefit being proposed by the applicant (Attachment H).

Notice and Appeal:

Where a proposal is approved by the DRC, 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 DRC 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 will hold a hearing and make 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.

The subsequent Discussion section of this report will outline the staff analysis of the proposal relative to the criteria within the Design Manual and provide a recommended decision for the Committee's consideration.

DISCUSSION

Design Manual Guidelines

As noted above, the Design Manual contains a variety of building design criteria that are to be considered in the development of new buildings and in modifying existing buildings. Section 2.3 of the Design Manual contains design criteria that are to be considered specifically for properties in Precinct 3.

An evaluation of the general guidelines and the relevant criteria as they relate to the project are found in a table format in Attachment I. In addition, the table identifies circumstances where there are different possible interpretations of how the project relates to a criterion, where additional explanation is warranted, or where the Design Review Committee will need to give particular attention in its assessment of conformance to the Design Manual. These matters, identified as "Discussion" items, are addressed as follows:

Awnings and Canopies (2.3c, 3.1.1d, 3.2.3b)

The Design Manual places emphasis upon the establishment of awnings and canopies along sidewalks and frontages for weather protection. This is especially true along Pedestrian-Oriented Commercial Streets, such as Spring Garden Road, where the Design Manual states that it is a requirement. However, awnings or canopies are not being proposed along Spring Garden Road, Queen Street, Doyle Street or Brunswick Street. Instead, the applicant is proposing to cantilever the building above the ground floor along all four frontages. Staff advise that this design approach will satisfy the criteria for weather protection, while at the same time allowing for wider sidewalks along Spring Garden Road, Queen Street and Brunswick Street.

Streetwall Design (2.3(f) and 3.2.1a and b)

The Design Manual states that 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. In the case of the proposed building, with the exception of a portion of the Spring Garden Road streetwall from Queen Street to the second floor terrace, the various streetwalls do not contribute to a 'fine-grained' character of the streetscape.

However, it is important to note that the subject site is located within the portion of Precinct 3 where the Design Manual states that a development pattern of "monumental" buildings is to be reinforced. The Manual does not define "monumental" so reference must be made to a common dictionary definition; the Oxford Dictionary defines "monumental" as an adjective meaning "great in importance, extent, or size". Therefore, for this particular block of Downtown Halifax, a building that does not contribute to a 'fine-grained' character of the streetscape is an acceptable design approach.

Building Orientation and Placement (3.2.2a, 3.2.2b)

The Design Manual states that 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 does orient to and is placed at the street edge. However, part of the ground floor at the corner of Queen Street and Doyle Street is setback from the streetline to allow for a rotunda anchored by a small plaza, as well as a covered entrance. Variances have been requested to the streetwall setback and streetwall width requirement of the Downtown Halifax LUB to allow this design approach (refer to the section of this report titled "Variance Requests"). It could be argued that the design approach on the Queen Street/Doyle Street corner is not in contravention with the intent of the Design Manual given the stated desire for buildings of a "monumental" character in this particular portion of Precinct 3 (refer to section 2.3(f) of the Design Manual). It is important to note, however, that this design approach would not be appropriate for all locations.

Building Materials (3.3.2f)

The Design Manual states that building materials should be true to their nature and should not mimic other materials. In this case, the proposal is to clad a large portion of the building with precast concrete panels with a limestone finish. While the panels will mimic to some degree actual limestone, the applicant has suggested it is an acceptable alternative due to its durability, relative affordability, and ease of installation. Real limestone cladding, on the other hand, is a soft stone that has the propensity to erode rapidly under our local climatic conditions, which impacts its longevity before repairs/restoration would be required. Real limestone is also more expensive to source and install. Staff is therefore supportive of the use of precast concrete panels with a limestone finish.

Corner Sites (3.4.2a, 3.4.2b)

The Design Manual recognizes the importance of corner sites. For this particular site there are four street facing corners to the building (Spring Garden/Queen, Queen/Doyle, Doyle/Brunswick, and Brunswick/Spring Garden), with all having relatively different degrees of importance. Staff advise that the Spring Garden Road/Queen Street corner is the most important out of all four corners, as (1) it has a high pedestrian count, (2) it marks a transition from the institutional or "monumental" portion of Precinct 3 to the blocks west of Queen Street with their heavier retail focus, and (3) it presents an important face to the Halifax Central Library Plaza.

With this proposal, the applicant has switched the focus to the Queen Street/Doyle Street corner by including a rotunda, covered plaza, and covered entrance at that location. Staff advise that there may be a missed opportunity with this proposal in better articulating the Spring Garden Road/Queen Street corner, as opposed to putting the focus on the Queen Street/Doyle Street corner. However, the pointed edge of the cantilevered Spring Garden Road/Queen Street corner can be said to provide some degree of articulation. In addition, the criteria contained under section 3.4.2 are just examples on how to address corner sites, and it is important to note that the only mandatory criterion out of the four listed (3.4.2c) has been met.

Vehicular Access, Circulation, Loading and Utilities (3.5.1b, 3.5.1d, 3.5.1f)

The Design Manual recognizes that vehicular access, circulation, loading and utilities are necessary elements of on-going building servicing. However, at the same time, it places emphasis on minimizing their presence and impact on the public realm by locating them to less visible parts of the building, and by integrating them within the building mass. In order to service the building, the applicant is proposing an integrated access portal for both vehicular and service access, which will be approximately 36 feet in width along the Doyle Street frontage. The access portal and ramp will allow for two-way traffic into the underground parking garage. At street level, however, the access portal will allow for one lane to enter and two lanes to exit the building (via control gates). The dual control gates are required due to the partial use of the underground garage for public parking (total of 209 parking spaces for private and public parking). There are no plans to have a garage door at ground level due to the width of the access, as well as the use of a portion of the underground garage for public parking. While the access portal is relatively wide, its design will help ensure proper sightlines for vehicles exiting the underground parking.

Additionally, the choice to locate the integrated access portal along Doyle Street will ensure a minimum amount of impact on the overall site, as Doyle Street has been found to have the least amount of pedestrian traffic of the four streets on which the building will have frontage on.

Two exhaust vent grates for the ventilation of the underground parking garage are also being proposed on the property (see Site Plan included in Attachment A). One is being proposed along Brunswick Street and the other one is being proposed along Queen Street. In order to minimize their impact, both exhaust vent grates will be flush with the ground and will be located away from the public sidewalks.

Variance Requests

Sixteen variances are being sought to the quantitative requirements of the Downtown Halifax LUB for the project. The applicant has outlined each of the variance requests through diagrams and provided a rationale for them pursuant to the Design Manual criteria (Attachments D and E). Importantly, the diagrams in Attachment E indicate the extent of each variance.

The staff review of each variance request is provided in this section as outlined below. It is independent of the applicant's submission, but for ease of reference, the variances are discussed in the same order as that which is presented in Attachments D and E.

Overall Findings

In accordance with the standard approach taken in other staff reports, a detailed review of each of the applicant's variance requests is found in Attachment F. While the request for sixteen variances may appear extreme, staff advise that they are all fairly modest relaxations of the requirements and maintain the objectives set out in the Design Manual.

Table 1: Overview of the Consistency of Variances with the Design Manual

Variance Being Sought	Recommendation on Variance
Part A: Minimum Ground Floor Height	
1. Reducing the ground floor height for a portion of the south west ground floor area.	Recommended
Part B: Maximum Street Wall Height	
2. Exceed the maximum streetwall height requirement along a portion of Spring Garden Road.	Recommended
Part C: Minimum Streetwall Stepback	
3. Reducing streetwall stepback on the Spring Garden Road frontage for the eastern end of the building.	Recommended
4. Reducing streetwall stepback on the Brunswick Street frontage.	Recommended
5. Reducing streetwall stepback on the Doyle Street frontage for the eastern end of the building.	Recommended
6. Reducing streetwall stepback on the Spring Garden Road frontage for the western end of the building.	Recommended
7. Reducing streetwall stepback on the Doyle Street frontage for the western end of the building.	Recommended
Part D: Minimum Streetwall Width	
8. Reducing the streetwall width at the ground floor level along the Queen Street frontage to permit a plaza anchored by a rotunda and a covered entrance at the Queen Street and Doyle Street intersection.	Recommended
9. Reducing streetwall width at the ground floor level along the Doyle Street frontage to permit a plaza anchored by a rotunda and covered entrance at the Queen Street and Doyle Street intersection.	Recommended
10. Reducing streetwall width along the Spring Garden Road frontage to	Recommended

permit a second floor landscaped terrace.	
11. Reducing streetwall width along the Doyle Street frontage to permit a third floor landscaped terrace.	Recommended
Part E: Minimum Streetwall Height	
12. Reducing streetwall height along the Spring Garden Road frontage to permit a second floor landscaped terrace.	Recommended
13. Reducing streetwall height along the Doyle Street frontage to permit a third floor landscaped terrace.	Recommended
Part F: Maximum Streetwall Setback	
14. Exceed the maximum streetwall setback at the ground floor level along the Queen Street frontage to permit a plaza anchored by a rotunda and a covered entrance at the Queen Street and Doyle Street intersection.	Recommended
15. Exceed the maximum streetwall setback at the ground floor level along the Doyle Street frontage to permit a plaza anchored by a rotunda and a covered entrance at the Queen Street and Doyle Street intersection.	Recommended
Part G: Landscaped Open Space	
16. Reducing the minimum amount of landscaped open space by 10%.	Recommended

Wind Impact Assessment

A qualitative wind impact assessment was prepared by Kassner Goodspeed Architects Limited for the project (Attachment G). The purpose of the 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 finds that the height of the proposed building is considered to be low enough to be included in the general roughness of the area and would thus not contribute to any significant adverse wind effects to the local pedestrian environment. Therefore, no specific design treatments to mitigate wind impacts are necessary.

Post-Bonus Height Public Benefit

The Downtown Halifax LUB specifies a maximum pre-bonus height and a maximum post-bonus height. Projects 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 \$4.47 for every 0.1 square metres of gross floor area created by extending above the pre-bonus height. The maximum pre-bonus height for the proposal is 22 metres while the post-bonus height is 28 metres. The gross floor area to be gained is approximately 453.7 square metres. A preliminary calculation of the value of the required public benefit is approximately \$20,280. As indicated in Attachment H, the total value of the undergrounding work is estimated at more than \$750,000. The applicant proposes that the public benefit category be the undergrounding of overhead electrical and communication distribution systems along the Doyle Street and Brunswick Street frontages.

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.

Parcel DS-2 along Doyle Street

In the spring of 2016, HRM received a request from the applicant to acquire a portion of the Doyle Street right-of-way to facilitate the creation of the underground public parking component that is part of this site plan approval proposal. The area of land, measuring 112.6 square metres in area, runs between Queen Street and Brunswick Street on the southern boundary of Doyle Street and is identified as Parcel DS-2 by

the Municipality. The land measures 1.416 metres in width at the Queen Street end of the block and tapers to 1.288 metres in width at the Brunswick Street end of the block.

On October 4, 2016, Halifax Regional Council declared Parcel DS-2 surplus to municipal requirements and set a date for a public hearing to consider the closure of this portion of the public street. As such, should the Committee approve this substantive site plan approval application, no municipal permits will be able to be issued prior to the completion of the real estate transaction to transfer Parcel DS-2 to the developer. Should Regional Council not approve the sale of the lands to the developer, the building design presented in Attachment A will need to be altered to match the existing property extent. Such an alteration to the project will require the approval of another site plan application.

Conclusion

Staff advise that the proposed development and the requested variances are, on balance, consistent with the objectives and guidelines of the Design Manual. It is, therefore, recommended that the substantive site plan approval application be approved along with the requested variances.

FINANCIAL IMPLICATIONS

There are no financial implications. The HRM costs associated with processing this planning application can be accommodated within the approved 2016/17 operating budget for C310 Urban & Rural Planning Applications.

RISK CONSIDERATION

There are no significant risks associated with the recommendations in this report. The risks considered rate low. To reach this conclusion, consideration was given to hazard risks (wind impacts on pedestrian safety).

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, public kiosks at HRM Customer Service Centres, and a public open house.

ENVIRONMENTAL IMPLICATIONS

No implications have been 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 criteria of the Design Manual. An appeal of the Design Review Committee's decision can be made to Regional Council.

ATTACHMENTS

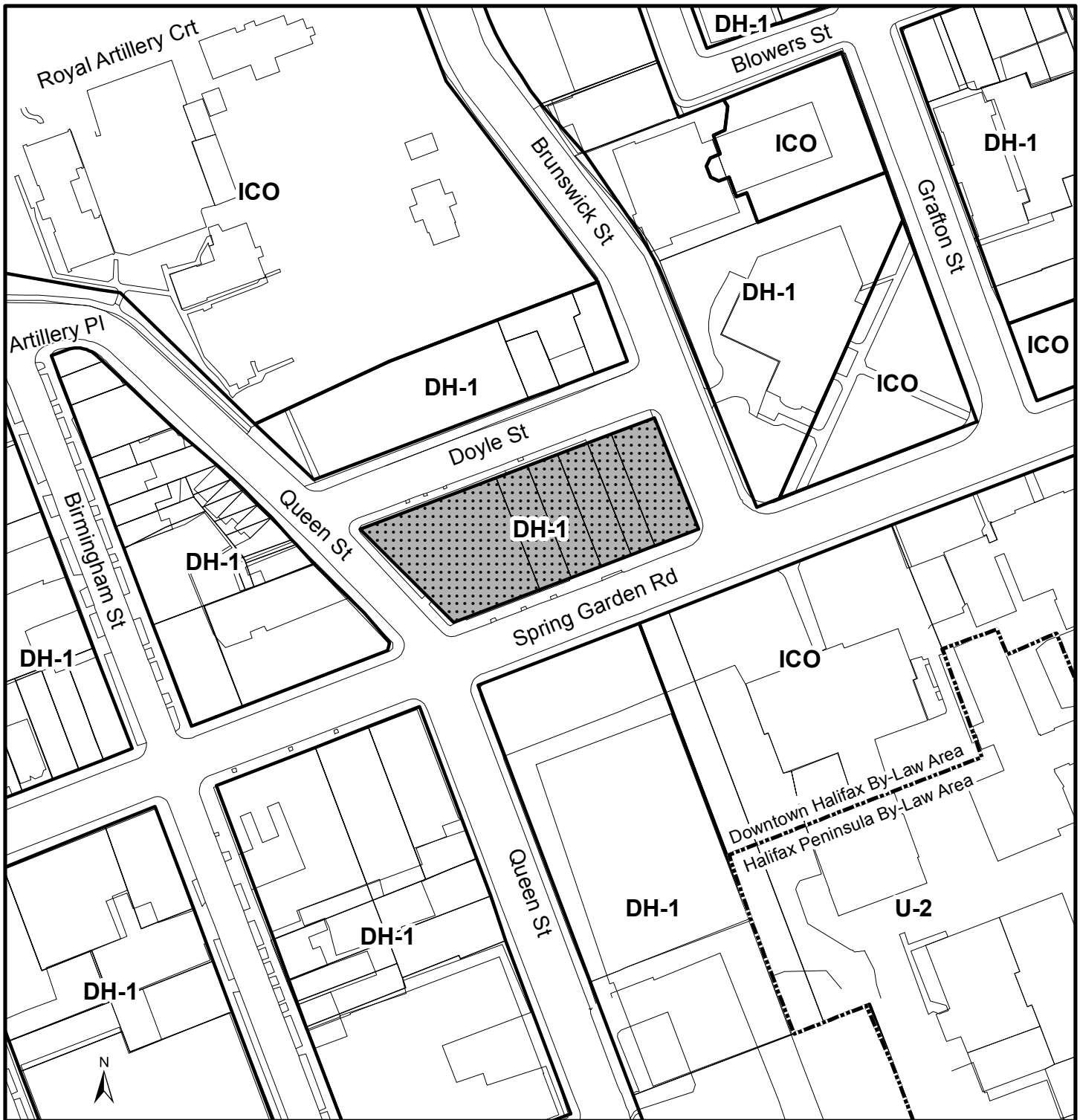
Map 1	Location and Zoning
Attachment A	Site Plan Approval Plans
Attachment B	Statement of Design Rationale

Attachment C	Renderings
Attachment D	Rationale for Requested Variances
Attachment E	Requested Variances Diagrams
Attachment F	HRM's Detailed Review of Requested Variances
Attachment G	Wind Impact Statement
Attachment H	Post Bonus Height Public Benefit
Attachment I	Design Manual Checklist

A copy of this report can be obtained online at <http://www.halifax.ca/boardscom/drc/Agendas.php> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

Report Prepared by: Luc Ouellet, LPP, Planner III, 902.490.3689

Report Approved by: Original signed by _____
Kelly Denty, Manager of Current Planning, 902.490.4800



Map 1 - Location and Zoning

Doyle Block
Halifax

HALIFAX



Subject Properties

Downtown Halifax Zones

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

Halifax Peninsula Zones

U-2 High-Density University

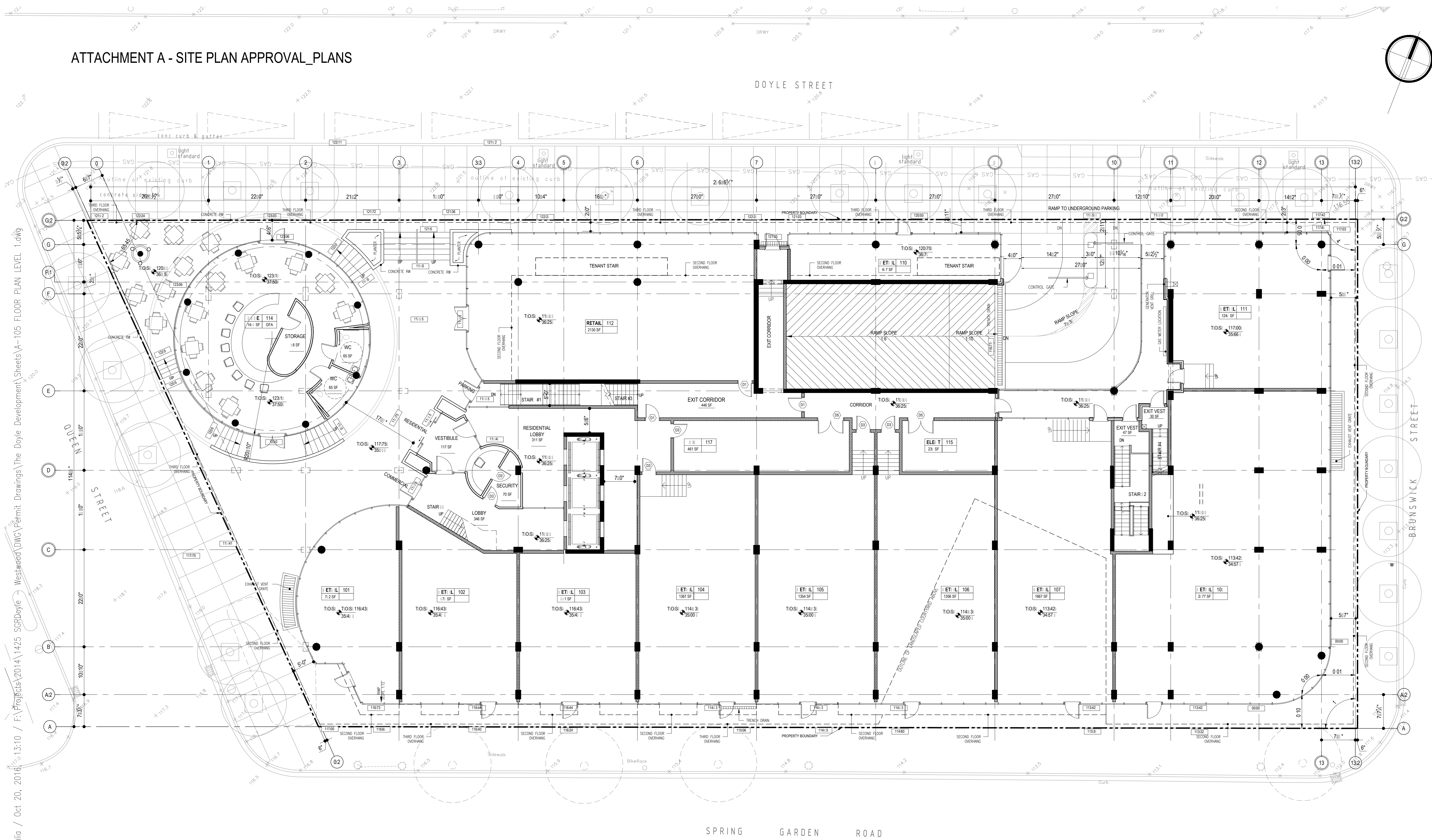
Downtown Halifax
Land Use By-Law Area



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

The accuracy of any representation on
this plan is not guaranteed.

ATTACHMENT A - SITE PLAN APPROVAL_PLANS



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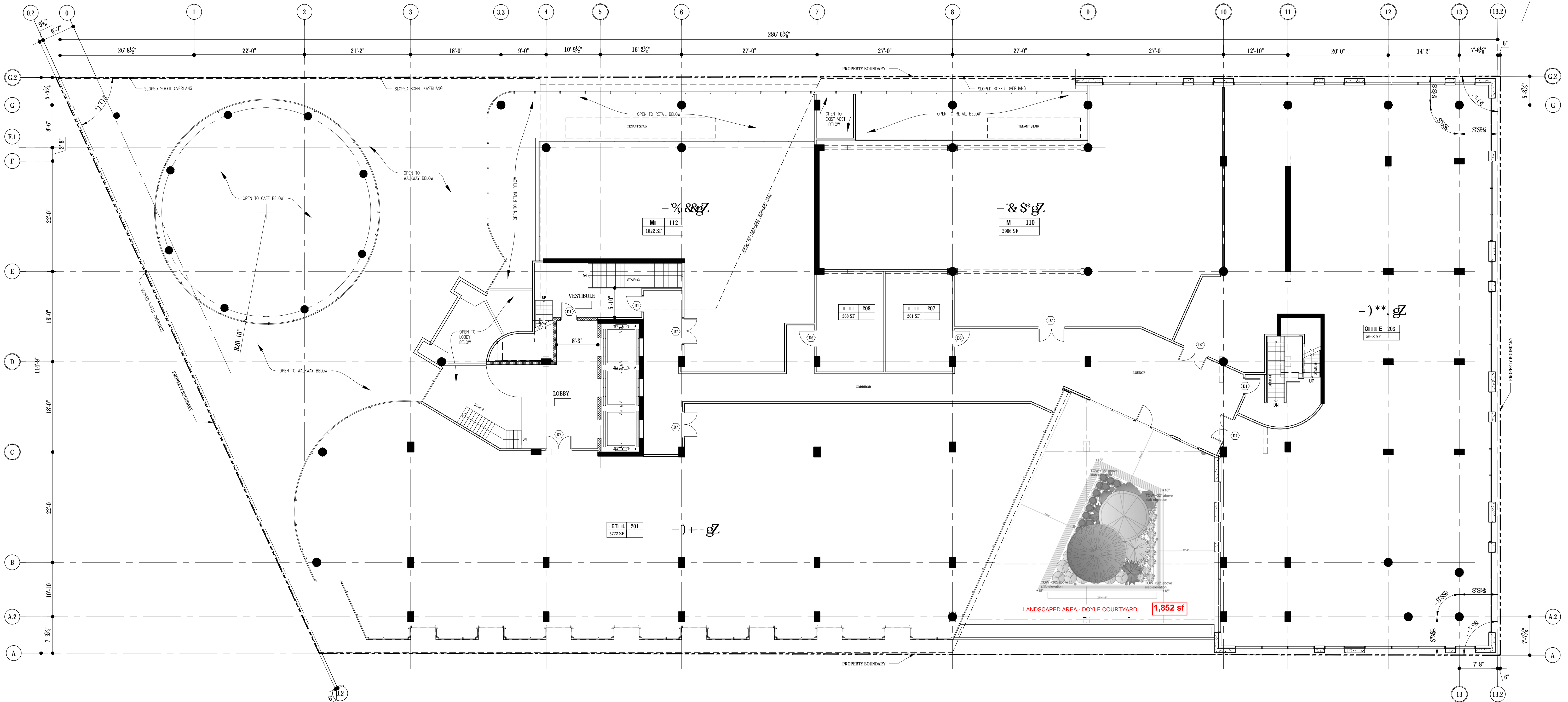
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ATTACHMENT A - SITE PLAN APPROVAL_FLOOR PLANS

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THE DOYLE LO DEVELOPMENT

SPRING GARDEN ROAD, HALIFAX, NS

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ATTACHMENT A - SITE PLAN APPROVAL_FLOOR PLANS



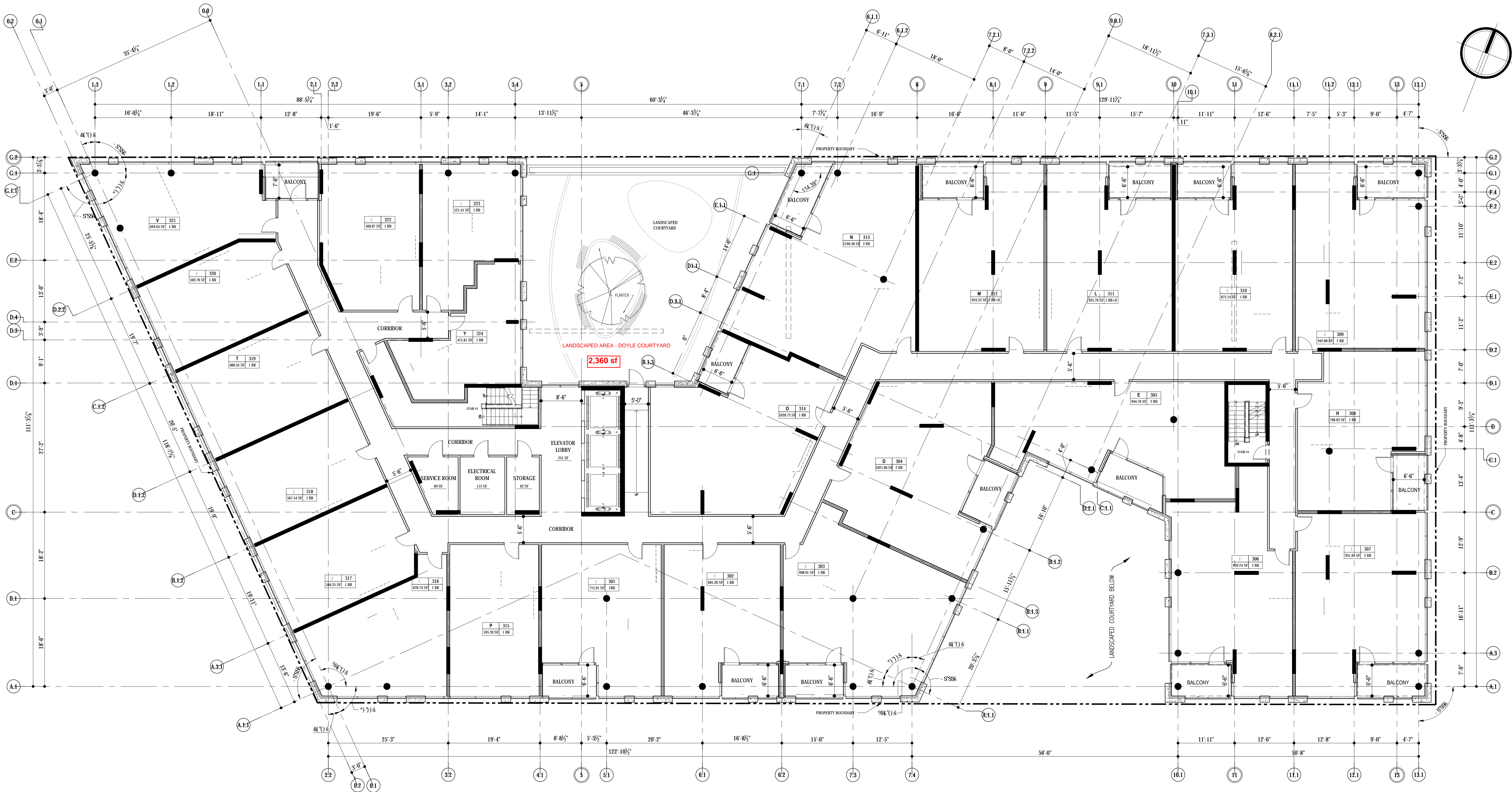
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THE DOYLE LO DEVELOPMENT

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ATTACHMENT A - SITE PLAN APPROVAL FLOOR PLANS



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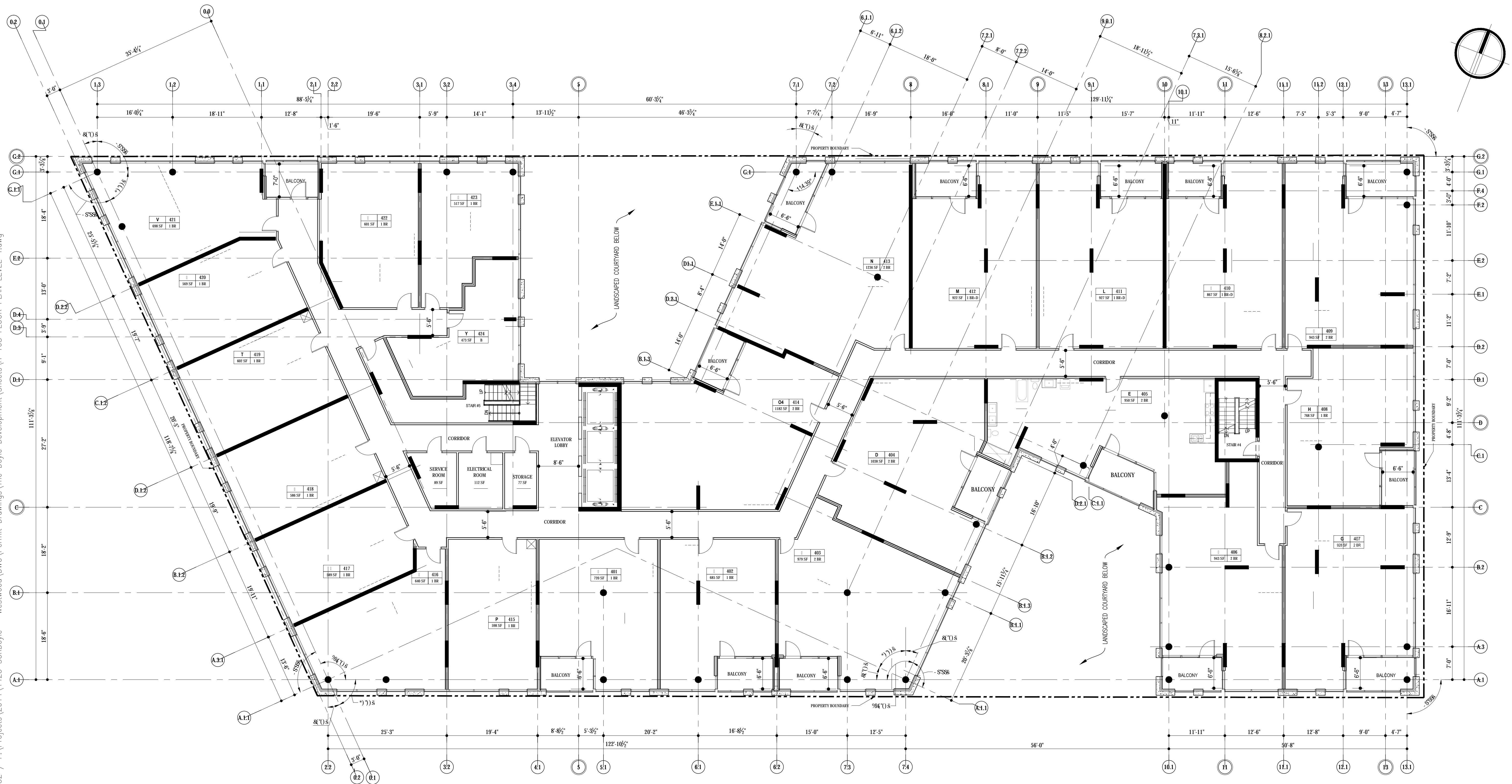


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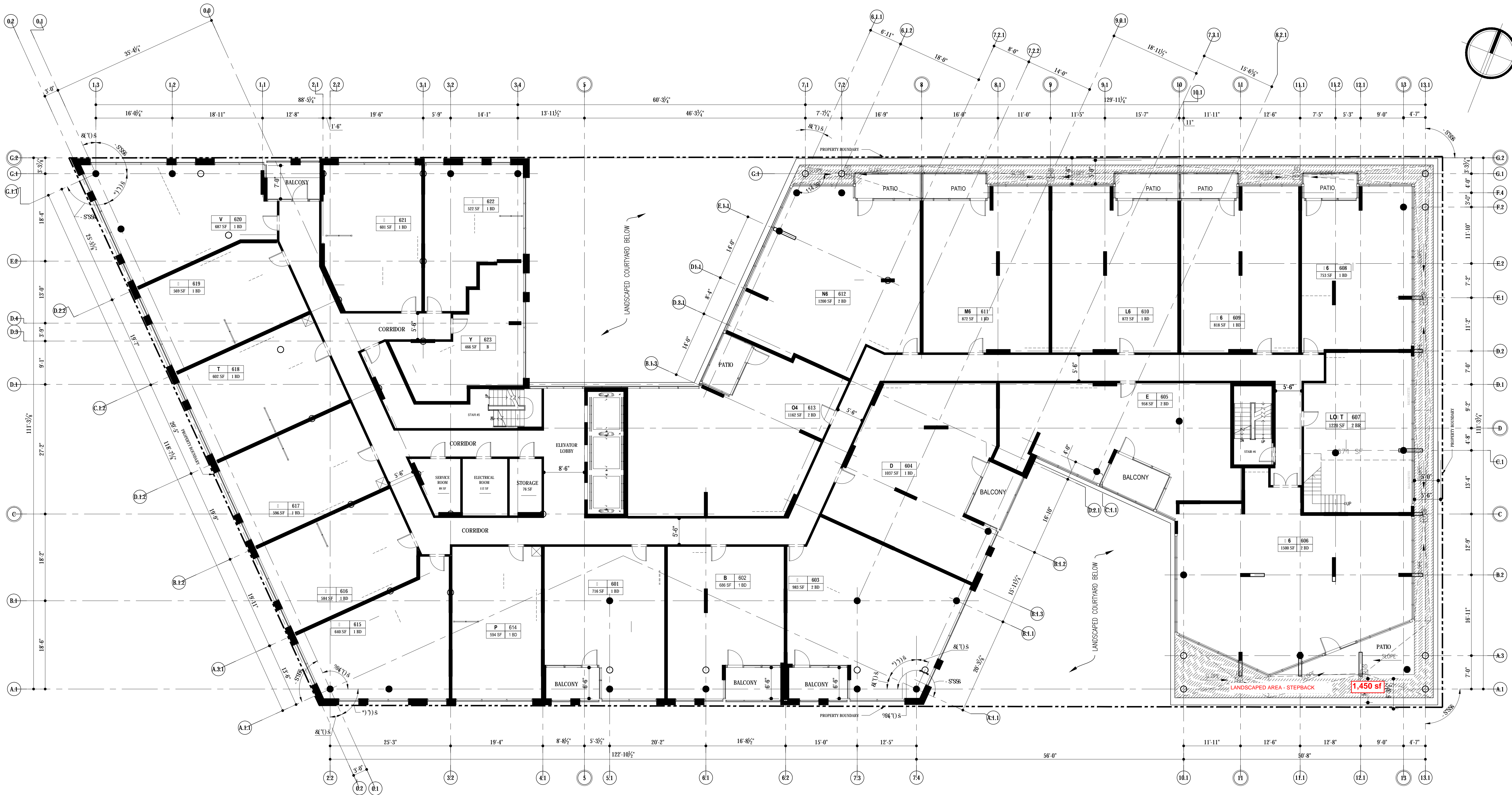
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ATTACHMENT A - SITE PLAN APPROVAL FLOOR PLANS

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THE DOYLE LO DEVELOPMENT

SPRING GARDEN ROAD, HALIFAX, NS

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ATTACHMENT A - SITE PLAN APPROVAL FLOOR PLANS



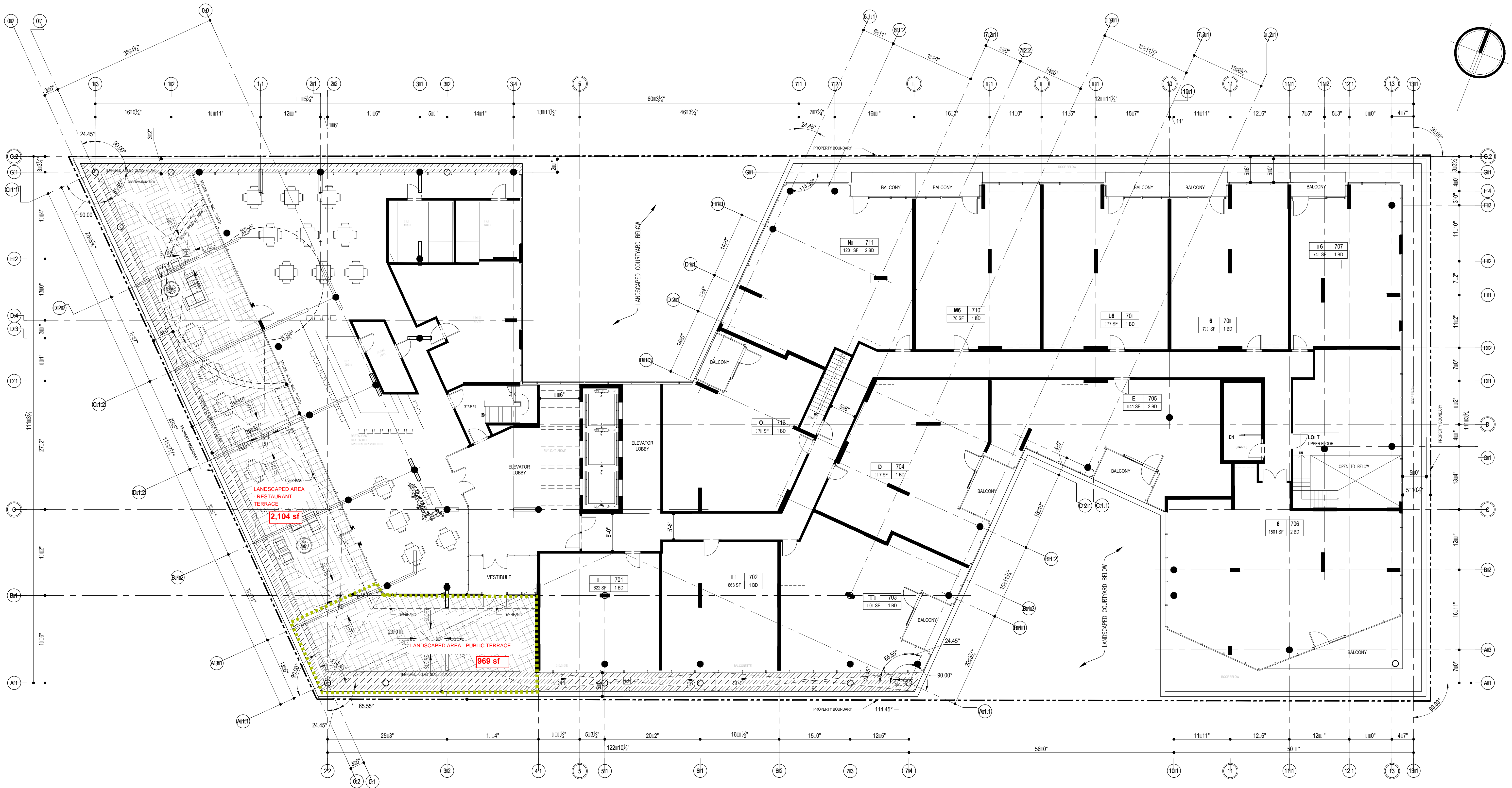
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THE DOYLE LO DEVELOPMENT

SPRING GARDEN ROAD, HALIFAX, NS

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ATTACHMENT A - SITE PLAN APPROVAL_FLOOR PLANS



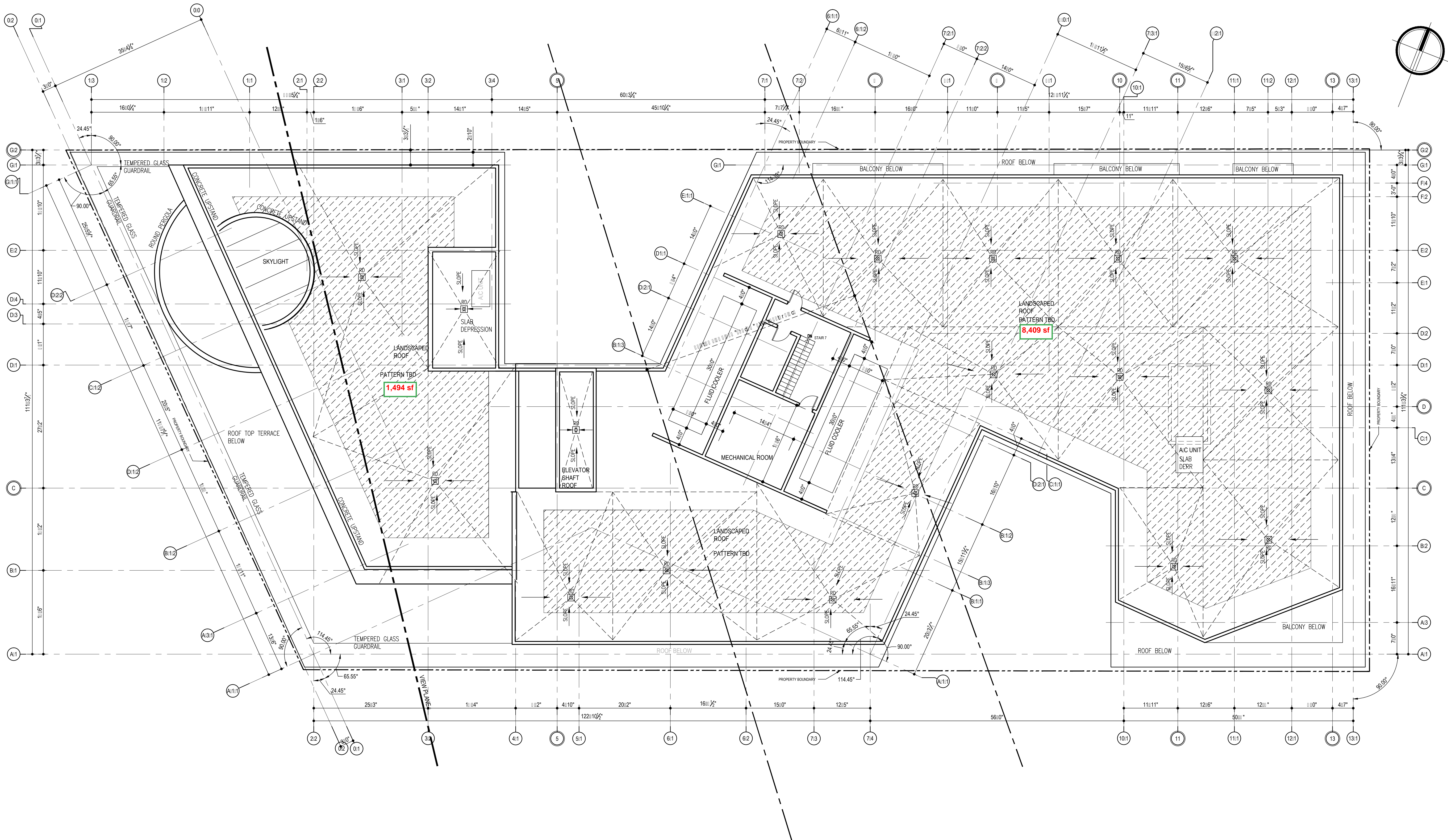
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ATTACHMENT A - SITE PLAN APPROVAL_FLOOR PLANS

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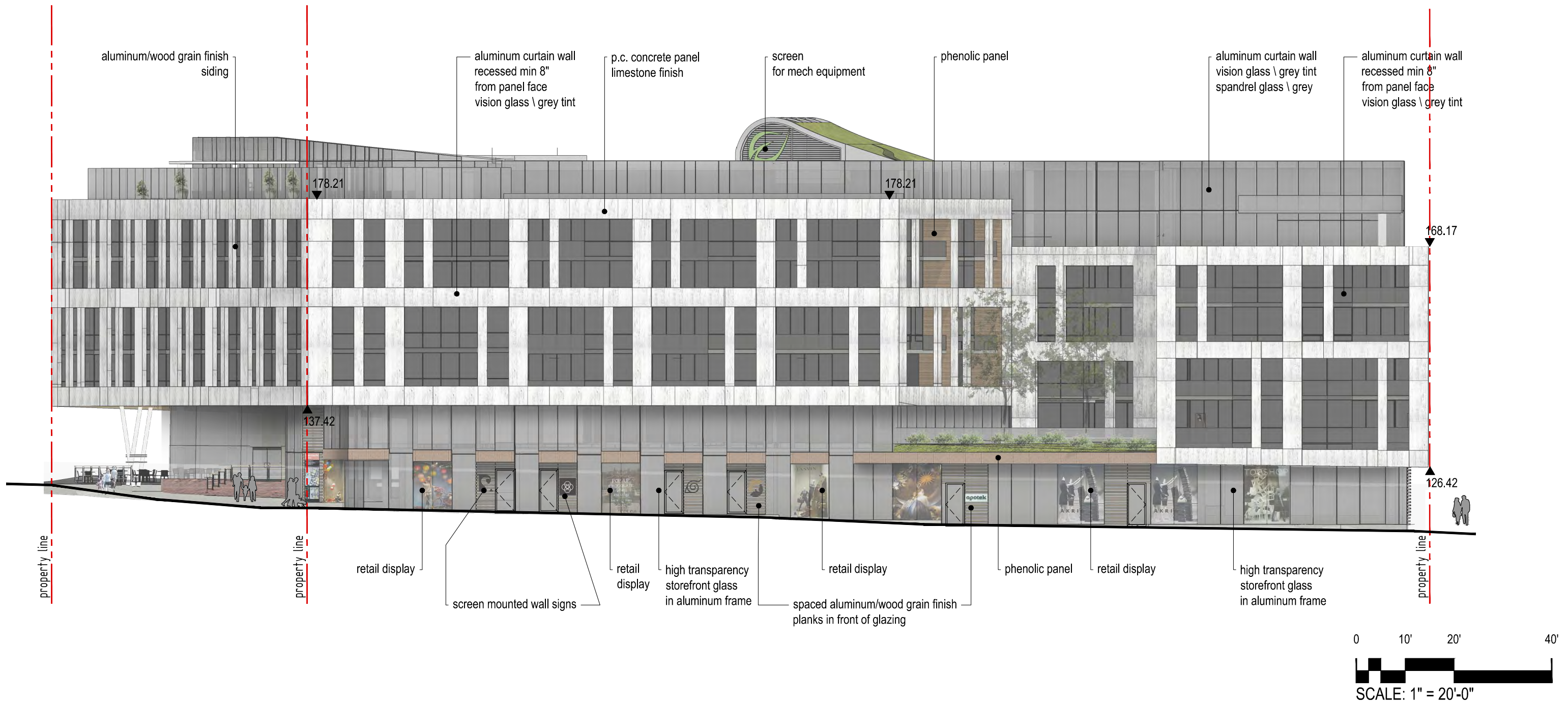
WESTWOOD CONSTRUCTIONS LTD.

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ATTACHMENT A - SITE PLAN APPROVAL_ELEVATIONS

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ATTACHMENT A - SITE PLAN APPROVAL_ELEVATIONS

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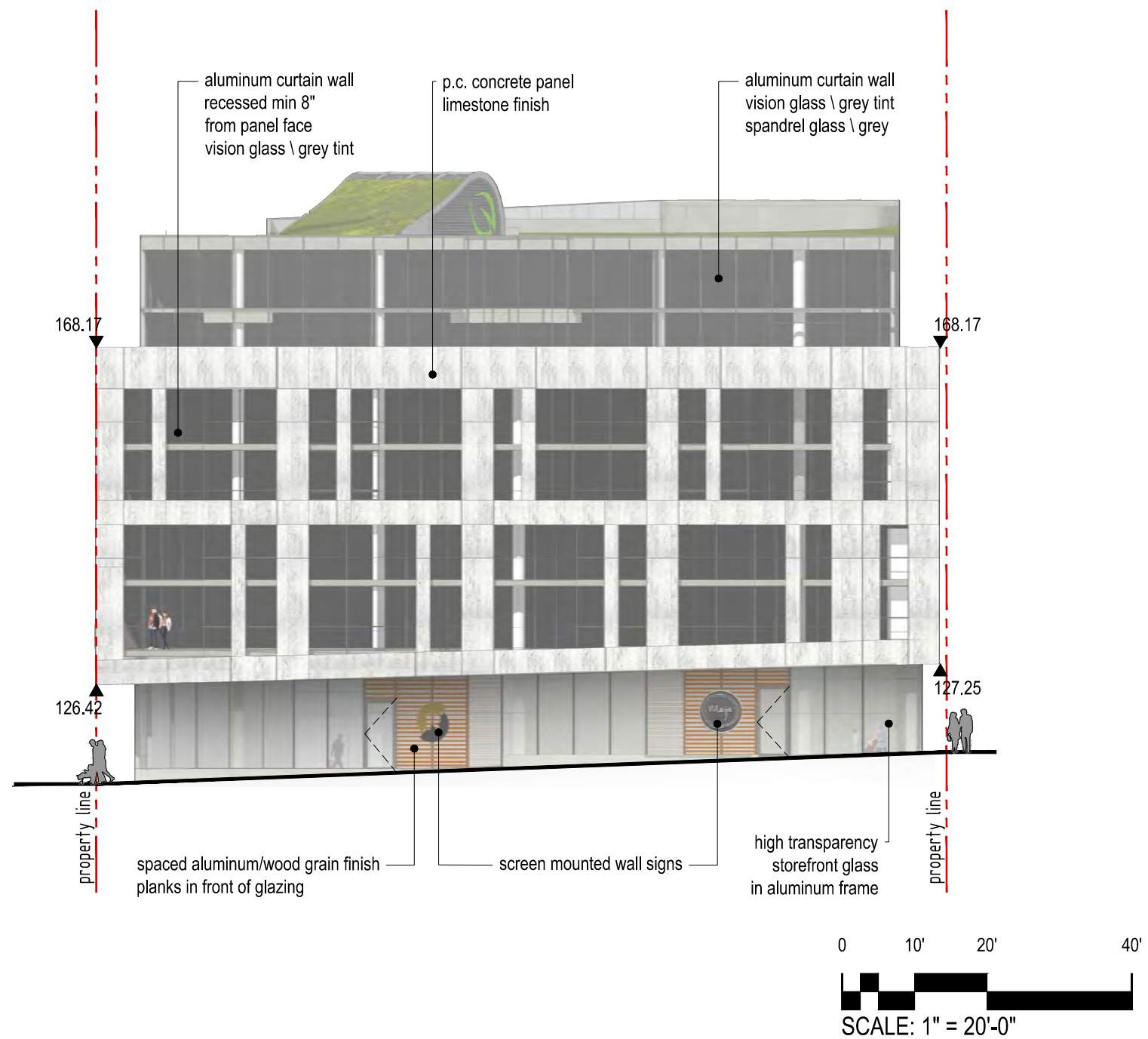
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ATTACHMENT A - SITE PLAN APPROVAL_ELEVATIONS

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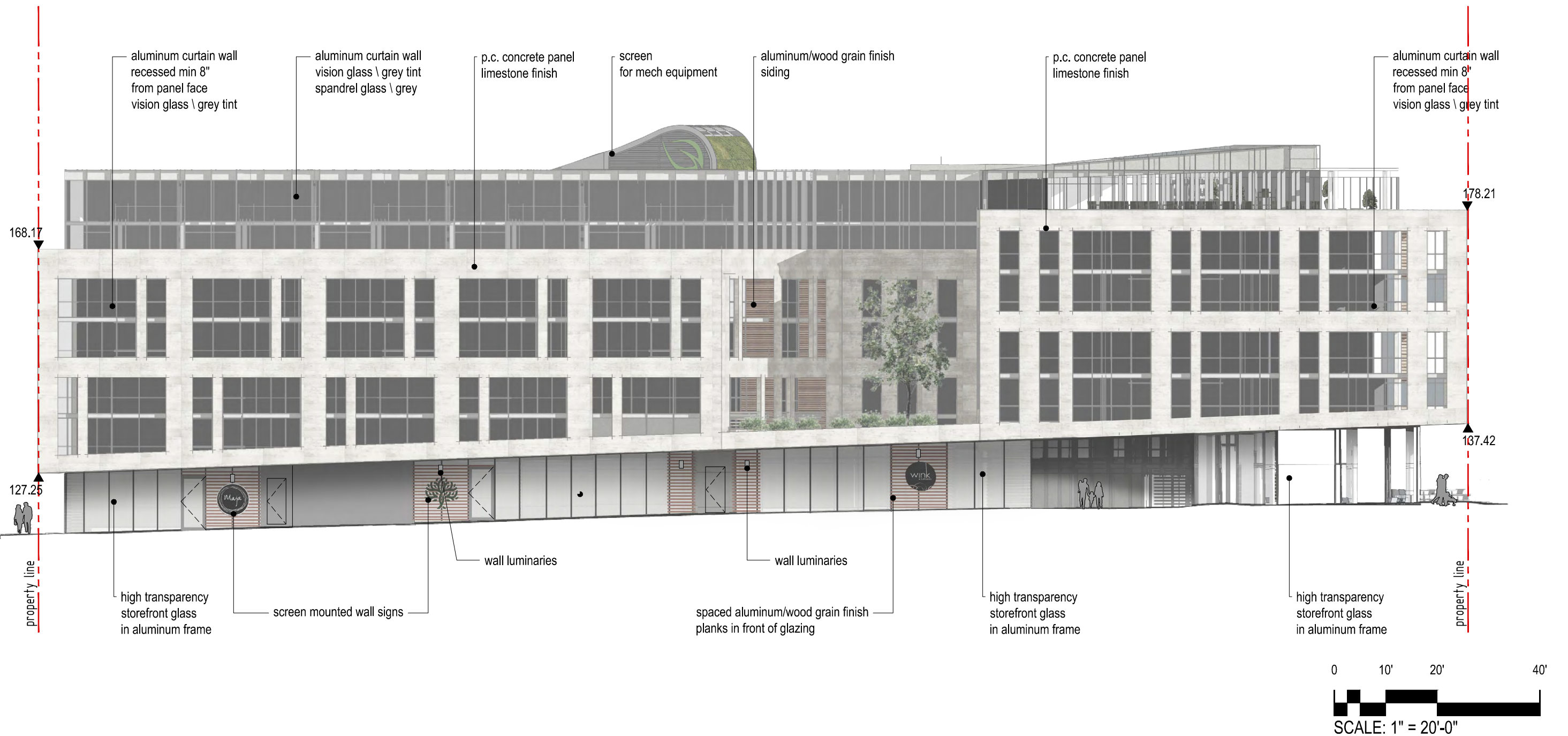
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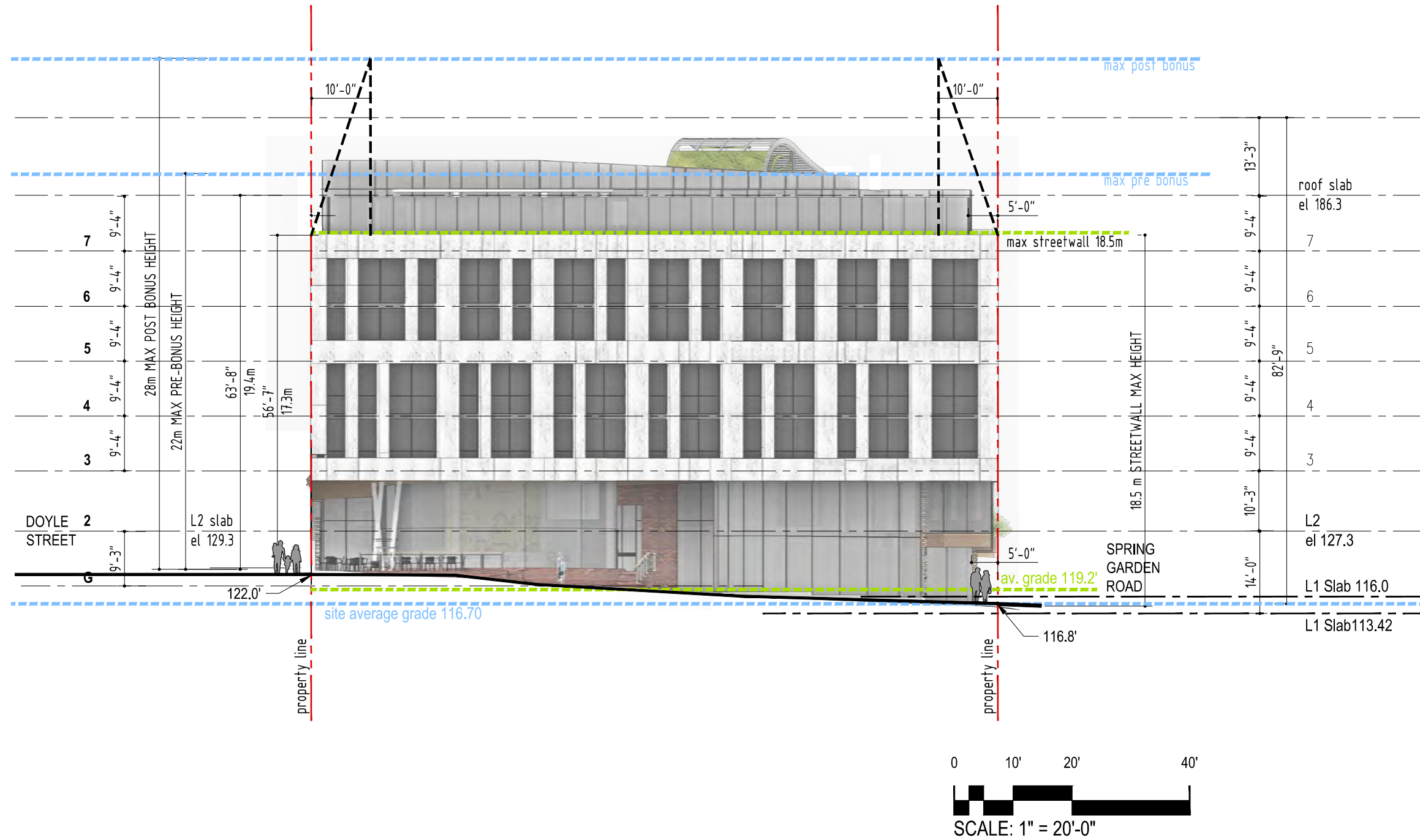
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ATTACHMENT A - SITE PLAN APPROVAL_ELEVATIONS

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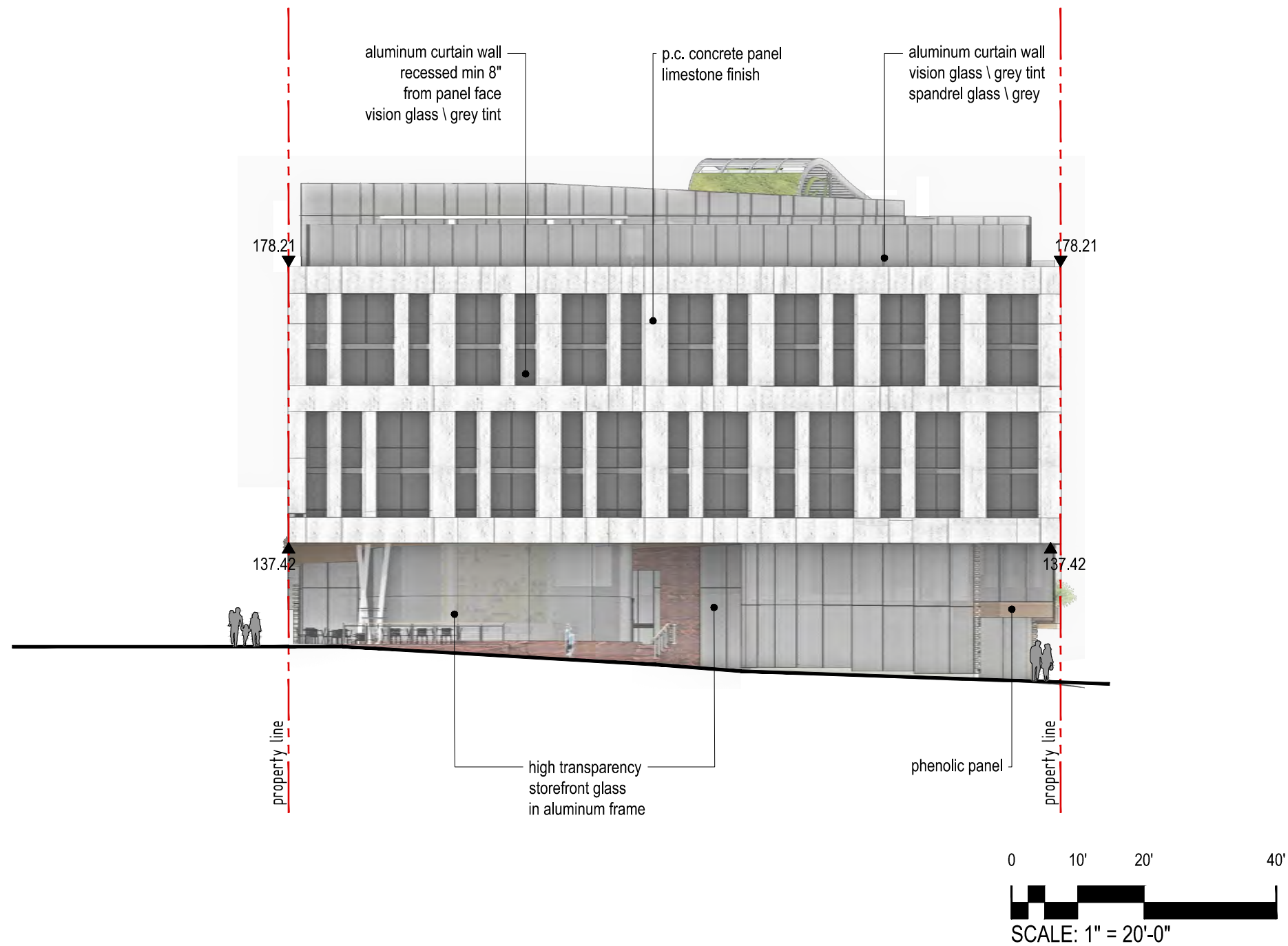
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ATTACHMENT A - SITE PLAN APPROVAL ELEVATIONS

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Westwood Developments Ltd.

Spring Garden and Doyle Lands

Attachment B

Statement of Design Rationale

General Description

Westwood Developments has assembled a unique opportunity to re-develop an entire block in the Spring Garden Road precinct. The block, on the north side of Spring Garden, directly across from the new Central Library, is bounded by Queen Street to the west and Brunswick Street to the east. Doyle Street forms the north boundary of the block. The block is unusual both for its relatively compact size and its location at the eastern end of the Spring Garden shopping district, directly across from the new Halifax Central Library, abutting the monument district at the foot of Spring Garden Road, an area characterized by several prominent historic structures, including the Old Halifax Central Library, the Dalhousie School of Architecture, the Provincial Courthouse, St Mary's Basilica and the Old Burying Grounds.

The proposed re-development is a 7 storey mixed use building featuring ground floor commercial space with a boutique hotel and residential suites on the upper floors. Three underground parking levels are to provide both private parking for the residential units and accessible public parking available to the Spring Garden commercial district.

Location

The site has a total area of 31,540 sf (2,931sm, 0.72 Ac). The assembled lot is 110 feet deep with 235 feet of frontage on Spring Garden Road and 320 feet frontage on Doyle Street. The location is prominent, the full block forming the north edge of the plaza in front of the Library. It marks the east end of the Spring Garden commercial district and shapes the transition to the monument district. The streets surrounding the block are sloped with a constant gradient, generating a differential of 10 feet, northwest to southeast, across corners of the site.

Development on the site is controlled under the Downtown Halifax Bylaw. The lands are zoned DH-1 and located in Precinct 3. The bylaw specifies a maximum streetwall height of 18.5m (60.7ft) with a setback of 0 – 1.5m. Maximum pre-bonus height is 22m (72.2ft) and the maximum post bonus height is 28m (91.8ft). Most of the site, with the exception of a narrow strip at the west end of the block, lies inside the bounds of Viewplane 8, which imposes an additional height restriction of approximately 22.8m (75 ft).

Streetwall

The streetwall is the fundamental component of the building proposed for this site. The design seeks to establish a monumental character through a consistent street wall wrapping the four facades of the block. This unified approach to the entire block is appropriate to its compact size and location abutting the monument district of Spring Garden Road. The streetwall is expressed as a perforated masonry screen located on the property lines, suspended ahead of a glazed core

The masonry screen follows the property lines as an expression of the middle of the building and encloses the residential uses on the upper stories. Sitting above the glazed base, this residential mass is punctuated on the long facades by recessed sections, which create large court spaces addressing Spring Garden Road and Doyle Streets. These courts create a sense of two volumes which is further enhanced by changes in the streetwall heights.

The screen rises to a height of 19.2m at the western end of the block and steps down to 18.2m at the eastern section of the frontage. In this way the scale of the exterior screen acknowledges the transition from the Spring Garden commercial district to the monument district to the east. The screen is perforated by large, crisp, vertically proportioned openings for windows and balconies. By manipulating the width of the screen verticals and the height of the 4th floor horizontal, a 'giant order' is established. This is intended both to reinforce the monumental character of the streetwall and to generate rhythm and cadence to the screen openings.

Pedestrian Streetscapes

The Spring Garden Road frontage of the Westwood site has a southern exposure, which is enhanced by the open fore-court of the library site. There is heavy pedestrian traffic and a major transit stop on this block of Spring Garden Road. Recessing the storefront line 1.5m creates a wider sidewalk which provides a south facing location for spill-out sidewalk activities. The recessed area also serves to provide the weather protection required by the bylaw, without the need for added canopies, thus preserving the clean uncluttered lines of the suspended streetwall screen, complimentary to the facing library facade.

The recessed storefront is continued around the obtuse angle of the Spring Garden Road and Queen intersection and leads up to the rotunda at the north west corner. The rotunda anchors an extensive 'active sidewalk' area placed to receive the afternoon sun, The porte cochere surrounding the rotunda accommodates the residential entrances and provides a strong visual connection and pedestrian link to Doyle Street from Spring Garden Road.

The existing sidewalk on the Brunswick Street frontage is unusually narrow. The recessed storefront along this face provides the extra space necessary to create a more comfortable sidewalk dimension.

The recessed storefronts are completely glazed to reinforce the connection of the retail space to the surrounding sidewalks. The design of the storefront is intended to reconcile the by-law requirement for a 'fine grained' character of narrow storefronts with the functional requirements of flexibility, access and visibility imposed by the realities of commercial leasing. The sloping site conditions present considerable challenges in organizing the ground floor to provide accessible entrances to the retail spaces. In addition, flexibility of space layout is essential to meet changing leasing requirements. To enable this, the ground floor slab is folded multiple times to create 5 distinct floor elevations.



The storefront area is enclosed by a fully glazed, vertically proportioned curtain wall. A system of narrow planks, finished in warm wood tones are mounted in front of the glazing in areas to express individual entrances, articulate the streetwall and provide mounting for primary commercial signage. This plank system is easily modified and relocated as necessary to adapt to changing retail configurations.

A similar plank system is used as soffit finish over the recessed storefronts. The height of this soffit varies from 3.5 to 4 m above sidewalk level as the bottom edge of the facade screen responds to the sloping sidewalk conditions. The soffit area is used to accommodate both storefront lighting and secondary signage while preserving the clean lines of the masonry streetwall screen suspended above.

Building Design

In seeking an appropriate design response to this key downtown site, it was considered essential that design solution offer a sympathetic response to the form of the new Halifax Central Library, which faces the site. The Library, which is of similar volume to the proposed building, is a monumental structure characterized by clear volumes with a very clean exterior expression. The ground floor of the library slightly recessed from the line of the streetwall above.

The proposed building is conceived as a perforated masonry screen suspended in front of a glazed core. This glazed core is fully exposed on the ground floor, expressing the base of the building and contributing a sense of openness and accessibility, echoing the Central library directly across the street. The storefronts are set back 1.5 m from the soffit line, providing the required weather protection without the need for appended canopies. The transparency of the ground floor allows the adjacent storefronts to animate the sidewalk pedestrian experience. The recessed storefront creates a wider sidewalk along Spring Garden Road, providing additional space for the transit stop located mid block and capitalizing on the prime southern exposure as a sunny location for spill-out sidewalk cafes and civic displays.

The soffit line rises to a high point at the Queen and Doyle corner, where the storefront wall is penetrated to create a 'porte cochere' style entrance for the hotel and residential uses on the upper floors. A two level glazed rotunda defines the street side of the porte cochere and generates dramatic outdoor ground level space at the sun exposed southwest corner of the site. The rotunda marks the entrance to the Spring Garden District from Citadel Hill. This bright double height courtyard is also used for access to the below grade parking and provides a broad visual and pedestrian connection between Spring Garden Road and Doyle Street.

Above the streetwall line, the glazed core emerges to enclose the upper residential floors, expressing the top of the building. On the Queen Street frontage, the top floor is set back 7 meters from the streetwall to create an open public terrace. The terrace area is used both to create a public area at the Spring Garden and Queen intersection as well as an open dining area for the top floor restaurant. This top floor stepback reinforces the Queen Street view corridor toward Citadel Hill. On both the Spring Garden and Doyle frontages of the western block, the upper floor has a 1.2m to 1.5m stepback from the streetwall. This allows the single top floor to read as the top of the building when seen from ground level, an important element in the visual composition of the building. On the eastern end of the block, the two storey top section is stepped back at least 1.5m from the streetwall, matching the stepback of the ground floor. This stepback accentuates the expression of the upper stories of the building as two volumes on a common base.



Development of the rooftop area is restricted by the viewplane height limitations. All rooftop equipment is accommodated in a screened area that sits inside the existing viewplane 'shadow' of an existing building on Morris Street. The balance of the roof area is to be landscaped.

The exterior finish materials are selected to respond to the surrounding context. The glass curtain wall used for the base and top responds to the clean lines of the Central Library. High transparency glass in aluminum frames will be used for the storefronts. Spaced aluminum planks in warm wood-grain tones will be fitted ahead of the storefront glass in selected areas to organize the retail entrances, articulate the individual storefronts and provide mounting locations for primary retail signage. Soffits will be finished in matching aluminum panels and fitted with down lighting and secondary signage mounts. Precast concrete panels, tinted, detailed and finished to match honed Indiana limestone, will be used for the exterior screen. This recalls the stone used in the adjacent historic structures in the monument district to the east. Aluminum plank siding will be used for walls in balcony recesses. An aluminum curtain wall with warm grey tinted glass will be used to enclose the top stories. Glass spandrels with a warm grey frit will be used on opaque wall areas to compliment the tinted vision panels.

Civic Character

The Spring Garden Road and Brunswick Street frontages of this block are specifically designated in the Downtown plan as possessing a certain civic and cultural significance. In analyzing this particular site, it becomes clear that the Queen and Doyle frontages this site share this significance. The off grid angle of Queen Street creates an obtuse angle at Spring Garden Road that allows the Spring Garden Frontage to flow around the corner. The acute angle at Doyle Street marks the entry to the Spring Garden Road district on the path from Citadel Hill. Doyle Street forms the south edge of the Royal Artillery Park extension of Citadel Hill district. Doyle Street itself has developed a unique sense of place by virtue of its short length and wide right-of-way.

The opportunity to design a new building that occupies an entire block is a rare circumstance. to The civic context of this unusually small block suggests that a monumental approach to the building mass is an appropriate design response. The guidelines for Precinct 3 promote reinforcing the development pattern of 'monumental' buildings in the area between Queen Street and Barrington Street. The masonry streetwall screen establishes a sense of monumentality and unifies and delineates the four significant frontages. The screen is visually suspended in front of a glazed core. The varied stepbacks of the glazed core are used to create pedestrian zones at ground level and to sculpt a roofline at the top of the building. I.

The Bylaw speaks specifically to the civic and cultural significance of the intersection of Spring Garden and Brunswick Street. This corner marks the terminus of the Spring Garden shopping district to the west and the transition to the monument district to the east and south. As this intersection is also the lowest point in the viewplane height restrictions, it is not possible to develop the significant corner massing anticipated by the bylaw requirements. However, the significance of this corner has been acknowledged by introducing a radius to the storefront, allowing the sidewalk space to flow smoothly from Spring Garden around to Brunswick Street and by the truncation of the upper floor mass at this corner.



Any single structure of these dimensions (300+' long and 75'high) has an inherent horizontal massing, especially considering the absolute height limit under the View Plane. Inside this massing, the streetwall screen is organized to feature openings with distinctly vertical proportions. This vertical expression is further reinforced by the glass framing. In our efforts to achieve a clean monumental expression of the building form, the notion of mixing cladding treatments to create a false impression of 'separate narrower buildings' was rejected, opting instead for an organized pattern of vertically proportioned openings in the streetwall screen.

Parking, Services and Utilities

Parking for vehicles and bicycles is provided on three below grade levels accessed from Doyle Street through the porte-cochere. Accessible public hourly parking with elevator service is located on the first underground level, with secure long-term parking for the hotel and residential uses located on the lower two levels.

Loading and delivery functions for the residential uses are concentrated in a single service access located in the center of the Doyle Street. This loading bay occupies a minimum amount of the street frontage with gates and doors to provide appropriate screening.

Construction is to include the undergrounding of all utilities around the entire city block. This will include all overhead wiring on Doyle Street and the immediate frontages on Brunswick Street, Spring Garden Road and Queen Street. All utility and service connections are to be below grade. All major mechanical equipment is located in mechanical service areas screened with a narrow width horizontal aluminum plank systems.

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26 October 2016



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ATTACHMENT C - SITE PLAN APPROVAL_RENDERINGS



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THE DOYLE LOFTS DEVELOPMENT

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ATTACHMENT C - SITE PLAN APPROVAL_RENDERINGS

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DRAWING INFORMATION

ATTACHMENT C - SITE PLAN APPROVAL_RENDERINGS

Oct 24, 2016



Westwood Developments Ltd.

Spring Garden and Doyle Lands

Attachment D

Site Plan Variances

In general terms, we believe the proposed design appropriately reflects the form requirements of the Downtown Bylaw. Generally, the complexity of the sloping site conditions and viewplane restrictions create situations where certain minor variances to the by-law requirements are necessary for Site Plan Approval. It has been determined that seven categories of variances are sought to the quantitative elements of the LUB.

1) *Minimum Ground Floor Height Variance:* Downtown Halifax LUB: Section 8 (13) requires a minimum ground floor height of 4.5 meters

Non:Compliance There is one area of non-compliance. A reduced ground floor height of 3.5m is requested for a portion (200sm) of the south west ground floor area to facilitate sidewalk level access and avoiding a sunken ground floor condition at the Spring Garden and Queen corner.

Rationale: Section 3.6.15 of the Design Manual (DM) anticipates variances in ground floor height in new buildings constructed along sloping streets. Section 3.2.5 of the DM calls for greater flexibility in the interpretation of the guidelines on sloping conditions to maintain active uses at grade and avoid unfavorable sidewalk conditions.

2) *Maximum Streetwall Height Variance:* Downtown Halifax LUB: Section 9 (2) requires maximum streetwall heights to conform to Map 7

Non:Compliance There is one area of non-compliance. A 0.6m increase, (0.6m), in streetwall height is requested for a portion (38m) of the western end of the Spring Garden Road frontage to allow continuity of the streetwall parapet.

Rationale: Section 3.6.3 anticipates variances to the maximum streetwall height where consistent with the DM and the modification is to enable a specific corner treatment or achieve consistency. Sentence 3.6.3 (b) permits a variance for a corner element that is used to join streetwalls of differing heights. In this case the modest variance in streetwall height allows the Spring Garden and Queen streetwalls to meet at an even height.

Section 3.2.5 of the Design Manual calls for greater flexibility in the interpretation of the guidelines on sloping conditions. Sentence (g) allows flexibility in streetwall heights to facilitate the transitions at intersecting streets. In this case, to allow consistency in the building volume

Section 3.1.3 of the DM stresses the importance of creating strong edges to major public open spaces. The Spring Garden face of this building will form the north edge of the Library plaza. A consistent streetwall parapet height along the Spring Garden frontage is essential to reinforce this edge condition.

3) *Minimum Streetwall Step Back Variance:* Downtown Halifax LUB: Section 9 (7)(a) requires a minimum of 3m stepback above the streetwall.

Non:Compliance There are two areas of non-compliance. Reduced setbacks are requested for the 6th and 7th floors at the eastern end of the building on the Spring Garden (1.8m), Brunswick (1.6m) and Doyle (1.6m) frontages and for the 7th floor at the western end of the building on the Spring Garden (1.9m) and Doyle (1.4m) frontages. The reduced stepbacks allows these stories to maintain alignment with the recessed storefronts, strengthening the image of the building as a masonry 'belt' suspended in front of a glass core and maintain an appropriate visual proportion of streetwall height to upper storey building height.

Rationale: Section 3.6.5 of the DM anticipates variance to upper floor stepbacks when consistent with the DM and the modification results in a positive benefit. The accompanying note recognizes cases where the maximum streetwall height is within 2 storeys of the maximum building height as exceptional. Sentence 3.6.5 (b) anticipates variances where the modification results in a positive benefit, in this case a clear expression of the building top.

Section 3.4 of the DM permits modest exceptions to stepback and height restrictions to encourage appropriate massing and design. In this case Viewplane 8 imposes a lower maximum height, one storey above streetwall height.

Section 3.3.4 encourages a clear expression of the building 'top'. In this case, the reduced stepback allows the top storey to be visible from street level. By virtue of an establishing a post bonus height, the LUB and the DM anticipate a volume of up to 3 floors stepped back above the streetwall height. Based on this geometry, a line of sight can be established from the top of the streetwall to the maximum post-bonus height at the required stepback of 3.0m. The reduced stepbacks used in this case do not intrude on this line of sight and can be considered to be consistent with the by-law requirements while providing the benefit of expressing the roof line of the building.

4) *Minimum Streetwall Width Variance:* Downtown Halifax LUB: Section 9 (6) requires the street wall width to be a minimum of 80% of the frontage, provided the streetwall is contiguous.

Non:Compliance There are three areas of non-compliance. The first is at the Queen Street and Doyle intersection where the rotunda is placed to create a strong corner focus. Although the streetwall above the ground floor in this area is full width on both frontages, a relaxation of the minimum streetline setback as it applies to the ground floor storefronts is sought to allow room for a plaza anchored by the rotunda, and to create a porte-cochere serving the residential entrance. The second and third instances are the recessed courtyards on the Spring Garden and Doyle frontages. A variance is requested to permit the slight decrease in streetwall width.

Rationale: Sentence 3.6.4 (b) of the Design Manual allows street wall width to be varied where the resulting gap in the streetfront has a clear purpose, is well designed and makes a positive contribution to the streetscape.

The plaza and porte-cochere at the Queen Doyle intersection are designed to create an active dynamic node in the streetscape as a prominent visual terminus when approaching the Spring Garden district from Citadel Hill. This area is intended as a public space providing area for spill out uses at the west end of Doyle St, while enhancing the visual and pedestrian connections to Doyle Street from Spring Garden Road

The recessed terraces are designed to provide visual breaks in the Spring Garden and Doyle streetwalls, reducing the scale of the streetwalls while providing visual interest. The



courtyards are intensively landscaped with feature lighting and is intended to contribute a unique element to the ambience of the adjacent streets.

The recessed terraces were designed to respond to respect the Streetwall Width reduction addressed in Sentence 9(6) of the LUB which allows the streetwall width to be reduced to 80% of the frontage width, *provided the streetwall is contiguous*. In our opinion, in this case of a full block development with monumental character, contiguity could and should be assessed for the mass of the building as a whole, rather than by individual facades. Seen in this way, the recessed terraces can be regarded as modest interruptions in a contiguous streetwall. However, as the assessment of contiguity is limited to consideration of the facades individually, a variance of the Minimum Streetwall Height is required to permit these features.

5) *Minimum Streetwall Height Variance:* Downtown Halifax LUB: Section 9 (3) requires a minimum ground floor height of 11 meters

Non:Compliance There are two areas of non-compliance. The streetwall height for the recessed terrace on the Spring Garden Road façade has a streetwall height of 5m for 21% of the width. The streetwall height for the recessed terrace on the Doyle Street façade has a streetwall height of 4.5m for 19% of the width.

Rationale: The building design is intended to achieve an air of monumentality appropriate for this precinct. This is encouraged by Sentence 2.3 f. of the DM. As this is a full block re-development, the sense of monumentality arises from the three dimensional form of the building. Sentence 3.6.3 (d) allows variances in streetwall height in cases where a landmark building element is called for. The recessed terraces, intensively landscaped and well detailed are intended as landmark elements.

Section 3.4.1 of the DM promotes landmark elements on sites that are prominent civic frontages. As this site forms the northern edge of the Library courtyard and marks the transition from the monument district to the Spring Garden shopping district, it can be considered a prominent civic frontage.

6) *Minimum Streetline Setback:* Downtown Halifax LUB: Section 9 (1) requires a maximum streetline setback of 1.5 meters

Non:Compliance There is one area of non-compliance. At the Queen Street and Doyle intersection where the rotunda is placed to create a strong corner focus. Although the streetwall above the ground floor in this area is full width on both frontages, a relaxation of the minimum streetline setback as it applies to the ground floor storefronts is sought to allow room for a plaza anchored by the rotunda, and to create a porte-cochere serving the residential entrance, while enhancing the visual and pedestrian connections to Doyle Street from Spring Garden Road.

Rationale: Section 3.6.1 (a) of the Design Manual allows street wall setbacks to be varied where the setback is consistent with the objectives and guidelines of the DM. Sentence 3.1.2 (a) encourages flexibility in storefront placement when an entire block is redeveloped. Sentence 3.2.2 (b) highlights the importance of streetline setbacks in reinforcing public open spaces and providing prominent visual termini. The plaza and porte-cochere at the Queen Doyle intersection are designed to create an active dynamic node in the streetscape as a prominent visual terminus when approaching the Spring Garden district from Citadel Hill, complemented by the rounded corner at the Spring Garden and Queen intersection, which leads to the Spring Garden frontage which defines the north face of the library courtyard.



7) *Landscaped Open Space Requirement:* Downtown Halifax LUB: Section 7 (11) requires a building in Precinct 3 that is used primarily for residential purposes shall provide landscaped open space.

Non:Compliance Sentence 7(11c) requires that a minimum of 5sm of landscaped open space be provided for each dwelling unit. For 107 suites a total of 535 sm (5,757sf) of landscaped open space is required. Sentence 7(11d) allows the landscaped open space to be transferred to the building rooftop provided that any landscaped space area is at least 56sm and is accessible. The building design provides the landscaped open space at the second floor courtyard (172sm) at the third floor courtyard, (219sm) and the seventh floor public terrace (90sm) for a total of 481sm (5,181sf). This is a deficiency of 10% of the landscaped open space required by the L.U.B. and a variance is requested

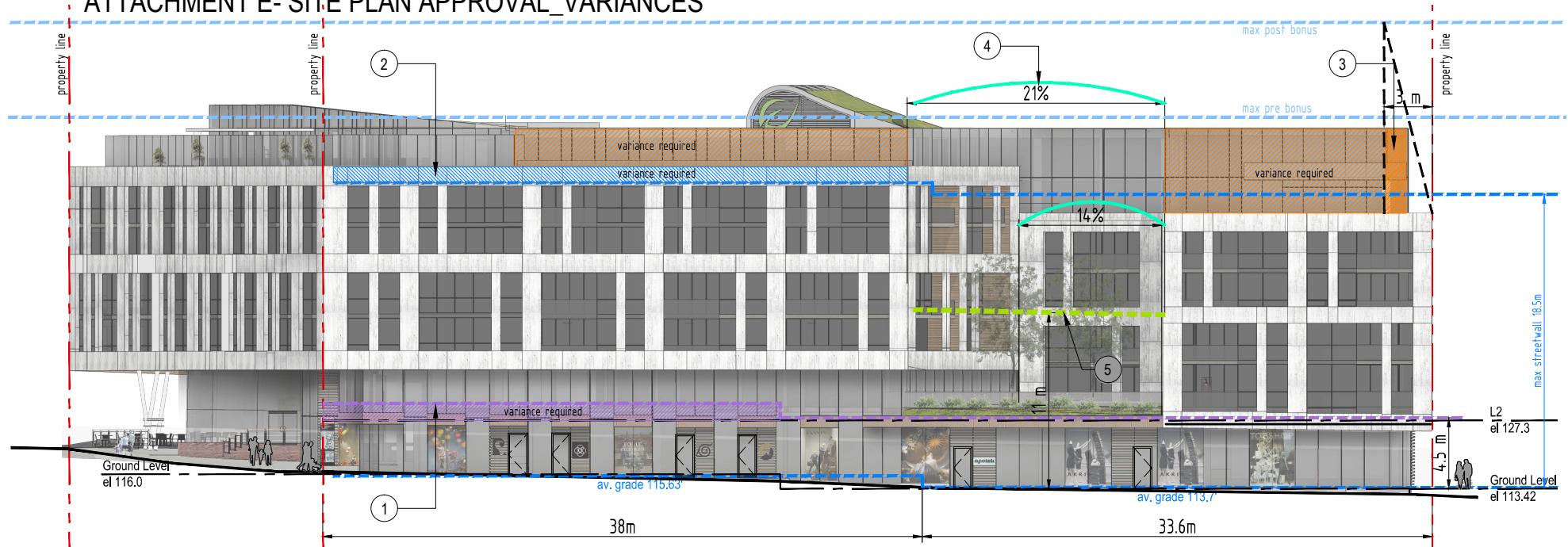
Rationale: The L.U.B. definition for landscaped open space is any outdoor landscaped area or playground for common use by the occupants of a building, but not to include space for vehicular access, car parking, driveways or areas covered by any building. Although the design of the project includes 460sm of intensively landscaped space at ground level (rotunda area and storefront setbacks), this area is not counted as landscaped open space as the building volume projects above these areas. However, as this ground floor area is intended for public use, it provides a substantial offset for the 10% deficiency in the required landscaped open space provided.

In summary, we believe the design as proposed is a clear expression of the fundamental concepts embodied in the Downtown Halifax plan documents. We believe that the variances requested are modest and do not compromise the values espoused by the plan. As a compact, singular, urban block, this site presents a unique opportunity, appropriate for a building design that seeks a sense of monumentality in a vibrant mixed use structure that is approachable, accessible and responsive to its urban context.

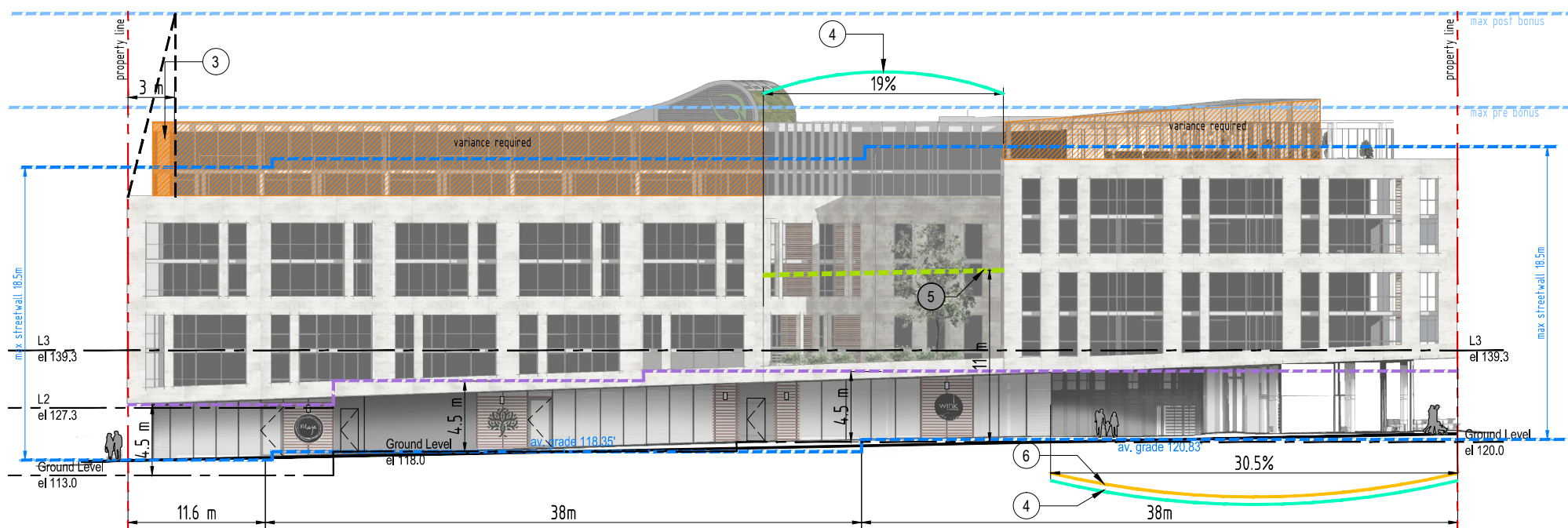
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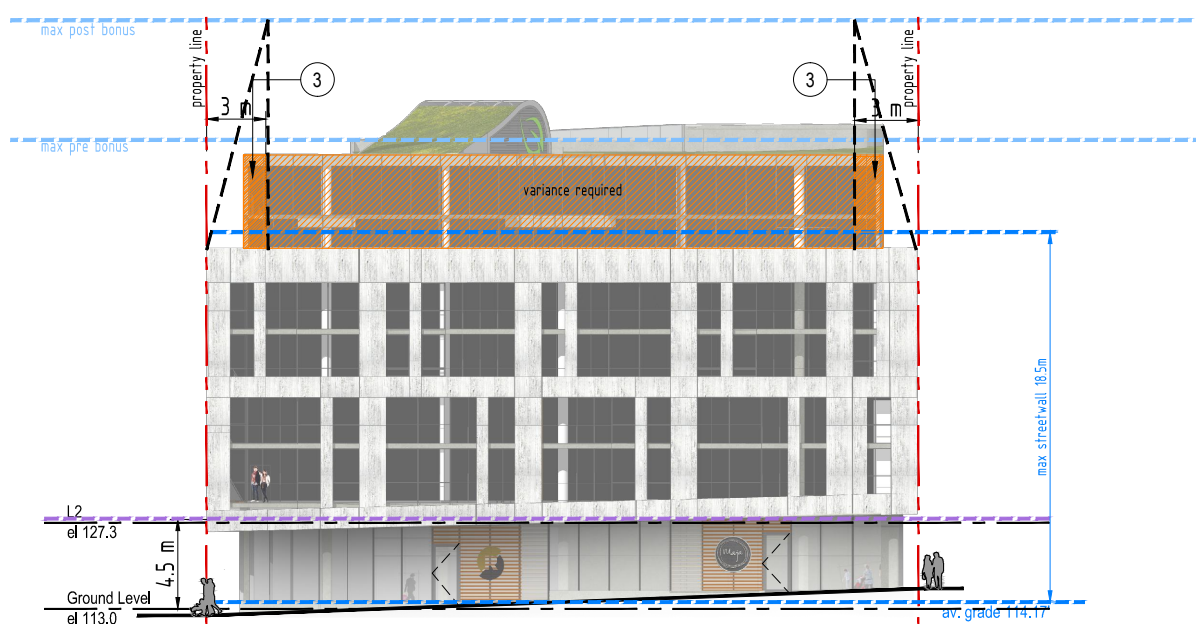
ATTACHMENT E- SITE PLAN APPROVAL_VARIANCES



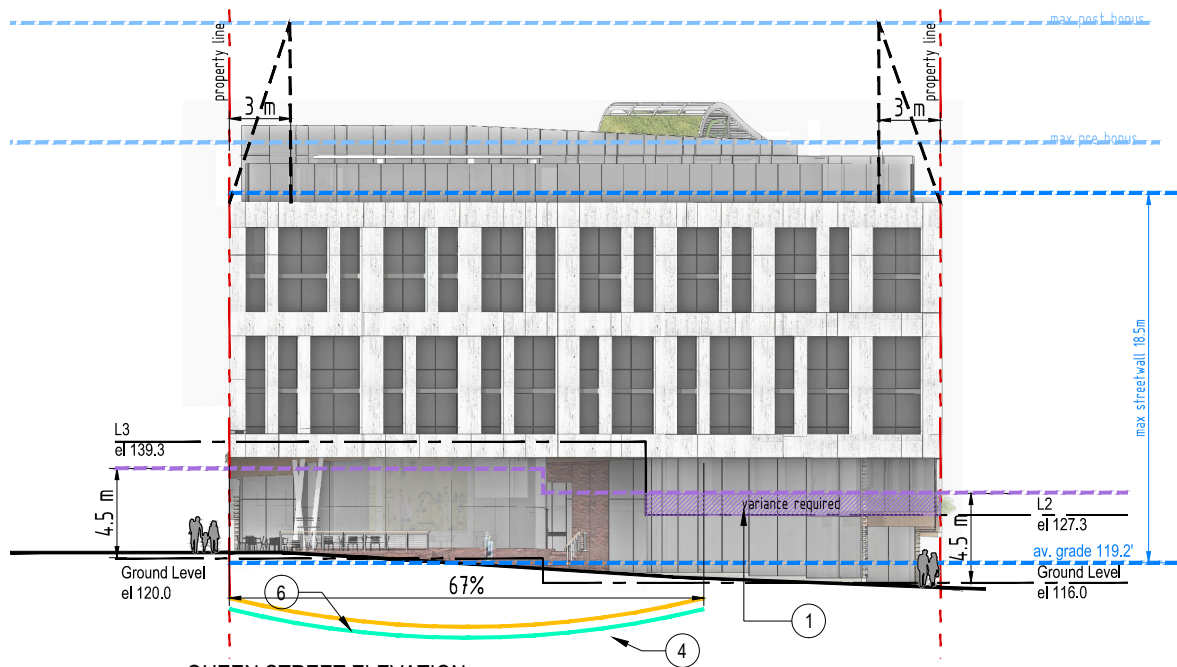
SPRING GARDEN ROAD ELEVATION



DOYLE STREET ELEVATION



BRUNSWICK STREET ELEVATION



QUEEN STREET ELEVATION

LEGEND

- 1 MINIMUM GROUND FLOOR HEIGHT
- 2 MAXIMUM STREETWALL HEIGHT
- 3 STREETWALL STEP BACK
- 4 STREETWALL WIDTH
- 5 MINIMUM STREET WALL HEIGHT
- 6 MAXIMUM STREET LINE SETBACK

Attachment F – HRM’s Detailed Review of the Requested Variances

Note: The order and references to the requested variances match those that are found in the “Rationale for Requested Variances from the Applicant” (Attachment D).

Part A: Minimum Ground Floor Height

- 1) **Ground Floor Height at Spring Garden Road / Queen Street Intersection: Section 8, subsection (13), states that the ground floor of a building, excluding a parking garage, which has access at the streetline shall have a floor-to-floor height of no less than 4.5 metres.**

Non-compliance: There is one area of non-compliance. For approximately 200 square metres of the ground floor area at the south west corner of the building, the floor-to-floor height is proposed to be 3.5 m.

Variance option: Section 3.6.15 of the Design Manual allows for a variance to the minimum ground floor height subject to meeting the criteria as follows:

- 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:

- c. in the case of the proposed addition to an existing building, the proposed height of the ground floor of the addition matches or is greater than the floor-to-floor height of the ground floor of the existing building; or,
- 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; or,
- e. in the case of a new building or an addition to an existing building being proposed along a sloping street(s), the site of the proposed new building or the proposed addition to an existing building is constrained by sloping conditions to such a degree that it becomes unfeasible to properly step up or step down the floor plate of the building to meet the slope and would thus result in a ground floor floor-to-floor height at its highest point that would be impractical; or,
- f. in the case of a new building to be situated on a site located outside of the Central Blocks and off a Pedestrian-Oriented Commercial Street, the floor-to-floor height of the ground floor may be reduced to 3.5 metres if it is to be fully occupied by residential uses.

Response: Staff advise that the variance request can be considered under clauses a., b., and e. of section 3.6.15 of the Design Manual. The corner portion where the variance request is being made is at the bottom of a slope (along Queen Street; sloping down from north to south) and at the top of a slope (along Spring Garden Road; sloping down from west to east). It is therefore a difficult site to develop, especially at a full block scale. The applicant’s architect has made efforts to step up or step down the floor plate to meet the grade. However, it is not feasible to require a minimum ground floor floor-to-floor height of 4.5 metres across the entire site. As such, staff recommend approval of the requested variance.

Part B: Maximum Streetwall Height

- 2) **Maximum Streetwall Height along Spring Garden Road: Section 9, subsection (2), states that maximum streetwall heights are to be in accordance with Map 7 of the Land Use By-law, which establishes that the streetwall height is to be a maximum of 18.5 metres along Spring Garden Road.**

Non-compliance: There is one area of non-compliance. The streetwall height along a 38 metre portion of the western end of the Spring Garden Road frontage is proposed to be 19.1 metres, a net increase of 0.6 metres over the maximum permitted height.

Variance option: Section 3.6.3 of the Design Manual allows for a variance to the streetwall height subject to meeting the criteria as follows:

- a. the streetwall height is consistent with the objectives and guidelines of the Design Manual; and
- b. the modification is for a corner element that is used to join streetwalls of differing heights; or
- c. the streetwall height of abutting buildings is such that the streetwall height would be inconsistent with the character of the street; or
- d. where a landmark building element is called for pursuant to the Design Manual.

Response: Staff advise that the variance request can be considered under clauses a. and b. of section 3.6.3 of the Design Manual. In this case, while the maximum streetwall height for both Spring Garden Road and Queen Street is the exact same under Map 7 (i.e. 18.5m), sloping conditions on the site lead to differing streetwall heights from a pure elevation stand point. It therefore becomes necessary to ensure a proper transition at the intersection of these two streets. It is also important to note that section 3.1.3 of the Design Manual indicates that streetwall height should generally be no greater than a height proportional (1:1) to the width of the street as measured from building face to building face. In the case of the 38 m portion of Spring Garden Road for which the variance is being sought, the proposed streetwall faces the Halifax Central Library which is setback at a considerable distance from its respective Spring Garden Road streetline. This circumstance would tend to favour a higher streetwall to ensure a comfortable human-scaled street enclosure. Finally, as the applicant has stated in its submission, the presence of a plaza in front of the Central Library also favours a higher streetwall on the Doyle block building to create a strong edge to this important public open space. Accordingly, staff recommend approval of the requested variance.

Part C: Minimum Streetwall Stepback

- 3) **Spring Garden Road Upper Storey Streetwall Stepback (Eastern End of the Building):** Section 9, subsection (7), states that above the prescribed height of a streetwall, buildings are to be stepback a minimum of 3.0 metres and above a height of 33.5 metres, buildings are to be stepback a minimum of 4.5 metres.
- 4) **Brunswick Street Upper Storey Streetwall Stepback:** Section 9, subsection (7), states that above the prescribed height of a streetwall, buildings are to be stepback a minimum of 3.0 metres and above a height of 33.5 metres, buildings are to be stepback a minimum of 4.5 metres.
- 5) **Doyle Street Upper Storey Streetwall Stepback (Eastern End of the Building):** Section 9, subsection (7), states that above the prescribed height of a streetwall, buildings are to be stepback a minimum of 3.0 metres and above a height of 33.5 metres, buildings are to be stepback a minimum of 4.5 metres.
- 6) **Spring Garden Road Upper Storey Streetwall Stepback (Western End of the Building):** Section 9, subsection (7), states that above the prescribed height of a streetwall, buildings are to be stepback a minimum of 3.0 metres and above a height of 33.5 metres, buildings are to be stepback a minimum of 4.5 metres.
- 7) **Doyle Street Upper Storey Streetwall Stepback (Western End of the Building):** Section 9, subsection (7), states that above the prescribed height of a streetwall, buildings are to be stepback a minimum of 3.0 metres and above a height of 33.5 metres, buildings are to be stepback a minimum of 4.5 metres.

Non-compliance: There are five areas of non-compliance. The upper storey streetwall setbacks on the eastern end of the building for the Spring Garden Road, Brunswick Street and Doyle Street frontages are proposed to be 1.8m, 1.6m, and 1.6m, respectively. The upper storey streetwall setbacks on the western end of the building for the Spring Garden Road and Doyle Street frontages are proposed to be 1.9m and 1.4m, respectively.

Variance option: Section 3.6.5 of the Design Manual allows for a variance to the upper storey streetwall setback subject to meeting the criteria as follows:

- a. the upper storey streetwall setback 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.

Note: In cases where the maximum streetwall height is within two storeys of the maximum building height, the Design Review Committee may reduce the maximum streetwall height to ensure an appropriate proportion of streetwall height to upper building height.

Response: Staff agrees that it is important to clearly express a building top, especially along such prominent street frontages as Spring Garden Road and Brunswick Street and from the vantage point of Citadel Hill. Staff also agrees with the applicant that the presence of Viewplane #8 has the effect of pushing down the maximum permitted height by approximately two storeys, which results in a building top that is only one to two storeys taller than the maximum streetwall height. This leaves limited opportunities to clearly express a building top when the required upper storey streetwall setback is taken into consideration. Only two options seem available to make the top of the building more visible from surrounding streets, i.e. the variance option presented by the applicant, or a reduction in the overall streetwall height. However, as already discussed under Part B of this Attachment, the particular circumstances along Spring Garden Road all favour a high streetwall, these include: (1) the width of the street as measured from building face to building face; (2) the considerable setback distance of the Halifax Central Library from its respective Spring Garden Road streetline; and (3) the presence of a large plaza in front of the Central Library. Considering the options available to the applicant, the requested variances to the upper storey streetwall setback are reasonable and staff advise that they are enabled under section 3.6.5.

Part D: Minimum Streetwall Width

- 8) **Minimum Streetwall Width along Queen Street (Ground Floor):** Section 9, subsection (6), states that on lots other than on Central Blocks, the streetwall width may be reduced to no less than 80% of the width of a lot abutting a streetline, provided the streetwall is contiguous.
- 9) **Minimum Streetwall Width along Doyle Street (Ground Floor):** Section 9, subsection (6), states that on lots other than on Central Blocks, the streetwall width may be reduced to no less than 80% of the width of a lot abutting a streetline, provided the streetwall is contiguous.
- 10) **Minimum Streetwall Width along Spring Garden Road (Upper Storeys):** Section 9, subsection (6), states that on lots other than on Central Blocks, the streetwall width may be reduced to no less than 80% of the width of a lot abutting a streetline, provided the streetwall is contiguous.
- 11) **Minimum Streetwall Width along Doyle Street (Upper Storeys):** Section 9, subsection (6), states that on lots other than on Central Blocks, the streetwall width may be reduced to no less than 80% of the width of a lot abutting a streetline, provided the streetwall is contiguous.

Non-compliance: There are four areas of non-compliance. The first two are related to the Queen Street and Doyle Street intersection where a rotunda, covered plaza, and covered entrance have been incorporated to create a corner focus. Although the streetwalls above the ground floor in this area are at full width on both street frontages, a variance must be issued for each street frontage where there is an absence of streetwall at the ground floor level. Along the Queen Street frontage, this amounts to a reduced width of 67% of the ground level streetwall, while along the Doyle Street frontage the proposed streetwall width reduction amounts to 30.5% of the ground level streetwall. The third and fourth instances of non-compliance are related to the second floor terrace and third floor terrace on the Spring Garden Road and Doyle Street frontages, respectively. For Spring Garden Road, the reduced streetwall width amounts to 21% of the total street frontage. For Doyle Street, the reduced streetwall width amounts to 19% of the total street frontage.

Variance option: Section 3.6.4 of the Design Manual allows for a variance to the streetwall width subject to meeting the criteria as follows:

- 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.

Response: Staff advise that all four variance requests can be considered under clauses a. and b. of section 3.6.4 of the Design Manual. Staff is of the opinion that the rotunda, covered plaza, and covered entrance do bring a unique focus to the Queen Street/Doyle Street corner. The resulting gap has a clear purpose, is well-designed, and will likely make a positive contribution to the streetscape. It is important to note, however, that this design treatment would not be appropriate for all locations. It is also important to note that the applicant will not be benefitting financially from this design treatment, as potentially valuable leasable floor space will be lost to accomplish the unique feature.

The second floor terrace on the Spring Garden Road frontage and the third floor terrace on the Doyle Street frontage, as described by the applicant, also have a clear purpose, are well-designed and make a positive contribution to the streetscape. Staff is of the opinion that much like the design treatment discussed immediately above for the ground level rotunda, covered plaza, and covered entrance, the upper floor terraces are not appropriate for all locations. For example, they would be less appropriate along the Spring Garden Road frontage, from Queen Street to South Park Street. However, in this specific block, which is part of the “monumental” district reference under clause f. of section 2.3 of the Design Manual, they are entirely appropriate. As such, staff recommend approval of this variance request.

Part E: Minimum Streetwall Height

- 12) Minimum Streetwall Height along Spring Garden Road: Section 9, subsection (3), states that the minimum streetwall height shall be 11 metres high, or the height of the building where the building height is less than 11 metres.**
- 13) Minimum Streetwall Height along Doyle Street: Section 9, subsection (3), states that the minimum streetwall height shall be 11 metres high, or the height of the building where the building height is less than 11 metres.**

Non-compliance: There are two areas of non-compliance with the minimum streetwall height, and both are related to upper floor terraces along Spring Garden Road and Doyle Street. In the first instance, streetwall height along the Spring Garden Road frontage has a height of 5m for approximately 21% of the streetwall width. In the second instance, streetwall height along the Doyle Street frontage has a height of 4.5m for approximately 19% of the streetwall width.

Variance option: Section 3.6.3 of the Design Manual allows for a variance to the streetwall height subject to meeting the criteria as follows:

- a. the streetwall height is consistent with the objectives and guidelines of the Design Manual; and
- b. the modification is for a corner element that is used to join streetwalls of differing heights; or
- c. the streetwall height of abutting buildings is such that the streetwall height would be inconsistent with the character of the street; or
- d. where a landmark building element is called for pursuant to the Design Manual.

Response: Staff advises that both variance requests can be considered under clauses a. and d. of section 3.6.3 of the Design Manual. The applicant has made a case that the upper floor terraces can be considered as landmark building elements, especially on a full block re-development. The case is even stronger for the Spring Garden Road frontage of this block, which is identified as a Prominent Civic/Cultural Frontage. Staff is of the opinion that the upper floor terraces are not appropriate for all locations. For example, they would be less appropriate along Spring Garden Road, from Queen Street to South Park Street. However, in this specific block, which is part of the “monumental” district reference under clause f. of section 2.3 of the Design Manual, they are entirely appropriate and in keeping with the ample display of open space found around the Halifax Central Library, the former Spring Garden Road Memorial Library building, and the generous landscaped setbacks of both the Old Courthouse and Dalhousie University’s Ralph M. Medjuck Building. Therefore, staff recommend approval of this variance request.

Part F: Maximum Streetwall Setback

- 14) Maximum Streetwall Setback along Queen Street: Section 9, subsection (1), states that streetwall setbacks from streetlines are to be in accordance with Map 6 of the Land Use By-law, which establishes that the streetwall setback along Queen Street is to be between 0 and 1.5 metres from the streetline.**
- 15) Maximum Streetwall Setback along Doyle Street: Section 9, subsection (1), states that streetwall setbacks from streetlines are to be in accordance with Map 6 of the Land Use By-law, which establishes that the streetwall setback along Doyle Street is to be between 0 and 1.5 metres from the streetline.**

Non-compliance: There are two areas of non-compliance, which are both related to the corner of Queen Street and Doyle Street. Although the streetwalls above the ground floor along the Queen Street and Doyle Street frontages fall within the setback parameters allowed under the Land Use By-law (0-1.5m from streetline), the maximum allowable streetline setback is being exceeded at the ground floor level along a portion of the Queen Street (67%) and Doyle Street (30.5%) frontages to establish a rotunda anchored by a covered plaza.

Variance option: Section 3.6.1 of the Design Manual allows for a variance to the streetwall setback subject to meeting the criteria as follows:

- 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.

Response: Staff advises that both variances requests can be considered under clause a. of section 3.6.1 of the Design Manual. The applicant has made a case that the rotunda anchored by a covered plaza meets the intent of clause b. of section 3.2.2 of the Design Manual, regarding building orientation and placement, and staff does not object to such an interpretation. Accordingly, staff recommend approval of this variance request.

Part G: Landscaped Open Space

- 16) Minimum Amount of Landscaped Open Space: Section 7, subsection (11C) of the LUB, states that a minimum of 5 square metres of landscaped open space shall be provided for each dwelling unit in a building.**

Non-compliance: Subsection (11C) of section 7 of the LUB requires a minimum of 5 square metres of landscaped open space be provided for each dwelling unit. For 107 dwelling units, a total of 535 square metres of landscaped open space is required. The building design proposes landscaped open space at the second floor level (terrace facing Spring Garden Road; 172 square metres), at the third floor level (terrace facing Doyle Street; 219 square metres), and at the seventh floor level (terrace facing Spring Garden Road; 90 square metres). The total amount of landscaped open space being proposed is thus 481 square metres, a deficiency of 54 square metres, or 10% of the overall requirement.

Variance option: Section 3.6.12 of the Design Manual allows for a variance to the landscaped open space subject to meeting the criteria as follows:

- a. The landscaped open space to be provided is consistent with the objectives and guidelines of the Design Manual; and
- b. The modification does not exceed 10% of the requirement.

Response: Staff advise that the variance request can be considered under section 3.6.12, as the quantity of the landscaped open space to be varied does not exceed the 10% requirement. The Design Manual does not contain specific language relative to objectives and guidelines for the provision of landscaped open space for the DRC to consider in deciding this variance request. However, staff suggest that the location of the landscaped open space at the building's upper level terraces and adjacent to the residential units is in keeping with the intent to provide accessible outdoor amenity space for residents. As such, staff recommend approval of the requested variance.



Kassner Goodspeed Architects Ltd.

Westwood Developments Limited

Spring Garden and Doyle Lands

Attachment G

Wind Impact Statement

The project is a 7 storey mixed use building occupying the entire block bounded by Spring Garden Road, Brunswick Street, Doyle Street and Queen Street in downtown Halifax. The building form incorporates recessed storefronts and stepbacks on the top stories.

Wind speeds at ground level (boundary layer) are much lower than those in the unobstructed air flow several hundred feet higher. In general the rougher or more built up the area, the lower the wind speed near the ground. However, tall slab like buildings tend to deflect wind down into previously sheltered areas. This can create effects that can make walking difficult, affect snow and rain deposition patterns and make a place chillier than it would otherwise be.

Winds vary in direction, strength and turbulence, while buildings vary in plan form, height and arrangement. Determination of wind effects is complex and difficult to predict in any detail. Generally only those buildings that are at least twice the height of upstream obstructions are likely to create significant problems. In the immediate environment surrounding the subject site, the typical building height is observed to be three to seven storeys. The strong rise of Citadel Hill to the north significantly reduces the wind exposure of the site. The distance downwind over which increased wind speeds will be experienced varies with circumstance, but it can be expected to be roughly the height of the subject building.

The new structure should have minimal impact on the wind patterns in the immediate vicinity. The building is in a built-up area and is not significantly taller than its immediate neighbors to the south and west. It can be considered to fit in the existing boundary layer. Wind exposure to the north is mitigated by Citadel Hill. There is considerable open area around the more monumental structures located to the east of the site, which may allow a modest build up of ground level winds. However, the building form introduces a recessed ground floor, major recesses in the body of the building and stepbacks at the upper floors. This configuration creates significant surface roughness, reducing the area of uninterrupted wall presented to the wind. Ground level wind effects downstream on the Spring Garden Road frontage can be expected to be limited approximately 75 feet, the width of the Spring Garden Road street right-of-way. Thus the building is not expected to have any wind impact on the public plaza in front of the new Library.

Based upon the wind mitigation features described above, the impact of the building is expected to be minimal on the adjacent streets and negligible on adjacent private and public lands.

Daniel B Goodspeed FRAIC, NSAA

: Canadian Building Digest # 174 – Ground Level Winds Around Tall Buildings 1976
Building Science for A Cold Climate, Construction Technology Centre Atlantic Inc. NRC 1989

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Kassner Goodspeed Architects Ltd.

Project No 1425

Westwood Developments Ltd.
Spring Garden Road/Doyle Street Lands

Attachment H

Post Bonus Height – Public Benefit

A portion of the seventh floor at the west end of site extends approximately 1.5 m above the pre-bonus height limit. The area of protrusion through the pre-bonus limit is 453.7 sm (4,882 sf). The additional height is limited by Viewplane 8 and is well below the maximum post bonus height. This additional volume allows for an appropriate storey height for the top floor commercial space.

In accordance with LUB 12(1), a protrusion of 453.7 sm requires an offsetting public benefit valued at \$18,148.00. (\$4 / 0.1sm). Sentence 12(7) (j) identifies the undergrounding of overhead electrical and telecommunication distribution systems as an acceptable public benefit.

As part of this proposed development, Westwood Developments is prepared to underground all overhead services along Doyle Street. The undergrounding work is valued at more than \$750,000. As such, it offers a public benefit valued far in excess of the LUB requirements

dbg
26 October 2016

Attachment I – Design Manual Checklist – Case 20806

Section	Guideline	Complies	Discussion
2	Downtown Precinct Guidelines <i>(refer to Map 2 for Precinct Boundaries)</i>		
2.3	Precinct 3 – Spring Garden Road Area <i>(criteria for other precincts has not been included)</i>		
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.	N/A	
2.3b	Ensure that there continues to be adequate sunlight penetration on Spring Garden Road.	Yes	
2.3c	Focus pedestrian activities at sidewalk level through the provision of weather protected sidewalks using well-designed canopies and awnings.	Partial	The applicant is not proposing any canopies or awnings along the various street frontages. However, the applicant is proposing to cantilever the building above the ground floor along all four frontages.
2.3d	Prohibit new surface parking lots of any kind.	Yes	
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).	N/A	
2.3f	Development shall be in keeping with The Spring Garden Road/Queen Street Area Joint Public Lands Plan, including:		
•	Ensure that the Clyde Street parking lots are redeveloped with mid-rise development, underground parking, and massing that transitions to Schmidville;	N/A	
•	Ensure that the existing parking supply on the two Clyde Street parking lots will be preserved as part of the redevelopment of those lots, and that in addition, the redevelopment provides adequate parking for the new uses being introduced;	N/A	
•	Reinforce a development pattern of “monumental” buildings on Spring Garden Road from Queen Street towards Barrington Street;	Yes	
•	A new public open space, 2,000 square metres minimum, shall be established at the terminus of Clyde Street, on the east side of Queen Street;	N/A	
•	Clyde Street and Brenton Place to become important pedestrian-oriented streets;	N/A	

Attachment I – Design Manual Checklist – Case 20806

Section	Guideline	Complies	Discussion
•	Allow for a mid-rise development at the corner of Morris and Queen Streets, and;	N/A	
•	To allow tall buildings on the western blocks of the precinct.	N/A	
2.11	Publically Sponsored Convention Centre (<i>refers to exemptions to certain provisions of the Manual</i>)		
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	The articulation of narrow shop fronts, characterized by close placement to the sidewalk.	Yes	
3.1.1b	High levels of transparency (non-reflective and non-tinted glazing on a minimum of 75% of the first floor elevation).	Yes	
3.1.1c	Frequent entries.	Yes	
3.1.1d	Protection of pedestrians from the elements with awnings and canopies is required along the pedestrian-oriented commercial frontages shown on Map 3, and is encouraged elsewhere throughout the downtown.	Partial	The applicant is not proposing any canopies or awnings along the various street frontages. However, the applicant is proposing to cantilever the building above the ground floor along all four frontages.
3.1.1e	Patios and other spill-out activity is permitted and encouraged where adequate width for pedestrian passage is maintained.	Yes	
3.1.1f	Where non-commercial uses are proposed at grade in those areas where permitted, they should be designed such that future conversion to retail or commercial uses is possible.	N/A	
3.1.2	Streetwall Setback (<i>refer to Map 6</i>)		
3.1.2a	Minimal to no Setback (0-1.5m): Corresponds to the traditional retail streets and business core of the downtown. Except at corners or where an entire block length is being redeveloped, new buildings should be consistent with the setback of the adjacent existing buildings.	Yes	

Attachment I – Design Manual Checklist – Case 20806

Section	Guideline	Complies	Discussion
3.1.2b	Setbacks vary (0-4m): Corresponds to streets where setbacks are not consistent and often associated with non-commercial and residential uses or house-form building types. New buildings should provide a setback that is no greater or lesser than the adjacent existing buildings.	N/A	
3.1.2c	Institutional and Parkfront Setbacks (4m+): Corresponds to the generous landscaped setbacks generally associated with civic landmarks and institutional uses. Similar setbacks designed as landscaped or hardscaped public amenity areas may be considered where new public uses or cultural attractions are proposed along any downtown street. Also corresponds to building frontages on key urban parks and squares where an opportunity exists to provide a broader sidewalk to enable special streetscape treatments and spill out activity such as sidewalk patios.	N/A	
3.1.3	Streetwall Height (refer to Map 7) 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.		
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.	No	The streetwall does not contribute to a 'fine-grained' character of the streetscape. However, since the proposed building is to be located within the "monumental" portion of Precinct 3 – Spring Garden Road Area, this is acceptable.
3.2.1b	The streetwall should generally be built to occupy 100% of a property's frontage along streets. [note: the DHLUM permits a reduction of 80% on non-central blocks]	No	This guideline is not being met along the Spring Garden Road, Queen Street and Doyle Street frontages. However, variances have been requested to the streetwall width requirement of the Land Use By-law.
3.2.1c	Generally, streetwall heights should be proportional to the	Yes	

Attachment I – Design Manual Checklist – Case 20806

Section	Guideline	Complies	Discussion
	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.		
3.2.1d	In areas of contiguous heritage resources, streetwall height should be consistent with heritage buildings.	N/A	
3.2.1e	Streetwalls should be designed to have the highest possible material quality and detail.	Yes	
3.2.1f	Streetwalls should have many windows and doors to provide 'eyes on the street' and a sense of animation and engagement.	Yes	
3.2.1g	Along pedestrian frontages at grade level, blank walls shall not be permitted, nor shall any mechanical or utility functions (vents, trash vestibules, propane vestibules, etc.) be permitted.	Yes	
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.	Partial	The building does orient to and is placed at the street edge. However, part of the ground floor at the corner of Queen Street and Doyle Street is setback from the streetline to allow for a rotunda anchored by a small plaza. Variances have been requested to the streetwall setback requirement of the Land Use By-law to allow this design approach. It is also important to note that the primary entrances to the second floor office space and the upper storey residential units will not be accessed directly from the sidewalk, but from an area under the cantilevered building.
3.2.2b	Alternatively, buildings may be sited to define the edge of an on-site public open space, for example, plazas, promenades, or eroded building corners resulting in the creation of public space (see diagram at right). Such treatments are also appropriate for Prominent Visual Terminus sites identified on Map 9 of the Land Use By-law.	Partial	The proposal includes a small plaza along the Queen Street and Doyle Street intersection that will be covered by the building.

Attachment I – Design Manual Checklist – Case 20806

Section	Guideline	Complies	Discussion
3.2.2c	Side yard setbacks are not permitted in the Central Blocks defined on Map 8 of the Land Use By-law, except where required for through-block pedestrian connections or vehicular access.	Yes	
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.	Yes	
3.2.3b	Weather protection for pedestrians through the use of well-designed awnings and canopies is required along mandatory retail frontages (Map 3) and is strongly encouraged in all other areas.	Partial	The applicant is not proposing any canopies or awnings along the various street frontages. However, the applicant is proposing to cantilever the building above the ground floor along all four frontages.
3.2.3c	Where retail uses are not currently viable, the grade-level condition should be designed to easily accommodate conversion to retail at a later date.	N/A	
3.2.3d	Minimize the transition zone between retail and the public realm. Locate retail immediately adjacent to, and accessible from, the sidewalk.	Yes	
3.2.3e	Avoid deep columns or large building projections that hide retail display and signage from view.	Yes	
3.2.3f	Ensure retail entrances are located at or near grade. Avoid split level, raised or sunken retail entrances. Where a changing grade along a building frontage may result in exceedingly raised or sunken entries it may be necessary to step the elevation of the main floor slab to meet the grade changes.	Yes	
3.2.3g	Commercial signage should be well designed and of high material quality to add diversity and interest to retail streets, while not being overwhelming.	N/A	
3.2.4	Residential Uses		
3.2.4a	Individually accessed residential units (i.e. town homes) should have front doors on the street, with appropriate front yard privacy measures such as setbacks and landscaping. Front entrances and first floor slabs should be raised above grade level for privacy, and should be accessed through means such as steps, stoops and porches.	N/A	

Attachment I – Design Manual Checklist – Case 20806

Section	Guideline	Complies	Discussion
3.2.4b	Residential units accessed by a common entrance and lobby may have the entrance and lobby elevated or located at grade-level, and the entrance should be clearly recognizable from the exterior through appropriate architectural treatment.	Yes	
3.2.4c	Projects that feature a combination of individually accessed units in the building base with common entrance or lobby-accessed units in the upper building, are encouraged.	N/A	
3.2.4d	Units with multiple bedrooms (2 and 3 bedroom units) should be provided that have immediately accessible outdoor amenity space. The amenity space may be at-grade or on the landscaped roof of a podium.	Yes	
3.2.4e	Units provided to meet housing affordability requirements shall be uniformly distributed throughout the development and shall be visually indistinguishable from market-rate units through the use of identical levels of design and material quality.	N/A	
3.2.4f	Residential uses introduced adjacent to pre-existing or concurrently developed eating and drinking establishments should incorporate acoustic dampening building materials to mitigate unwanted sound transmission.	Yes	
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.	Yes	
3.2.5b	Provide a high quality architectural expression along facades. Consider additional detailing, ornamentation or public art to enhance the experience.	Yes	
3.2.5c	Provide windows, doors and other design articulation along facades; blank walls are not permitted.	Yes	
3.2.5d	Articulate the façade to express internal floor or ceiling lines; blank walls are not permitted.	N/A	
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.	Yes	
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.	Yes	
3.2.5g	Flexibility in streetwall heights is required in order to transition from facades at lower elevations to facades at	Yes	

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Section	Guideline	Complies	Discussion
	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.		
3.2.6	Elevated Pedestrian Walkways (<i>criteria not included – no pedway is proposed</i>)		
3.2.7	Other Uses		
3.2.7a	Non-commercial uses at-grade should animate the street with frequent entries and windows.	N/A	
3.3	Building Design		
3.3.1	Building Articulation		
3.3.1a	<p>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.:</p> <ul style="list-style-type: none"> • 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. 	Yes	
3.3.1b	Buildings should seek to contribute to a mix and variety of high quality architecture while remaining respectful of downtown’s context and tradition.	Yes	
3.3.1c	To provide architectural variety and visual interest, other opportunities to articulate the massing should be encouraged, including vertical and horizontal recesses or projections, datum lines, and changes in material, texture or colour.	Yes	
3.3.1d	Street facing facades should have the highest design quality, however, all publicly viewed facades at the side and rear should have a consistent design expression.	Yes	
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.	Yes	
3.3.2b	Too varied a range of building materials is discouraged in favour of achieving a unified building image.	Yes	

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3.3.2c	Materials used for the front façade should be carried around the building where any facades are exposed to public view at the side or rear.	Yes	
3.3.2d	Changes in material should generally not occur at building corners.	Yes	
3.3.2e	Building materials recommended for new construction include brick, stone, wood, glass, in-situ concrete and pre-cast concrete.	Yes	
3.3.2f	In general, the appearance of building materials should be true to their nature and should not mimic other materials.	Partial	The applicant is proposing the use of pre-cast concrete panels with a limestone finish. While the panels will mimic to some degree actual limestone, the applicant has suggested that it is an acceptable alternative due to its durability, relative affordability, and ease of installation. Real limestone cladding, on the other hand, is more expensive to source and install. It is also a soft stone that has the propensity to erode rapidly under our local climatic conditions, which impacts its longevity before repairs/restoration would be required.
3.3.2g	Stucco and stucco-like finishes shall not be used as a principle exterior wall material.	Yes	
3.3.2h	Vinyl siding, plastic, plywood, concrete block, EIFS (exterior insulation and finish systems where stucco is applied to rigid insulation), and metal siding utilizing exposed fasteners are prohibited.	Yes	
3.3.2i	Darkly tinted or mirrored glass is prohibited. Clear glass is preferable to light tints. Glare reduction coatings are preferred.	Yes	
3.3.2j	Unpainted or unstained wood, including pressure treated wood, is prohibited as a building material for permanent decks, balconies, patios, verandas, porches, railings and other similar architectural embellishments, except that this guidelines shall not apply to seasonal sidewalk cafes.	Yes	

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Section	Guideline	Complies	Discussion
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.	Yes	
3.3.3b	Ensure main building entrances are covered with a canopy, awning, recess or similar device to provide pedestrian weather protection.	Yes	
3.3.3c	Modest exceptions to setback and stepback requirements are possible to achieve these goals.	Yes	
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.	Yes	
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.	Yes	
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.	Yes	
3.3.4d	Ensure all rooftop mechanical equipment is screened from view by integrating it into the architectural design of the building and the expression of the building 'top'. Mechanical rooms and elevator and stairway head-houses should be incorporated into a single well-designed roof top structure. Sculptural and architectural elements are encouraged to add visual interest.	Yes	
3.3.4e	Low-rise flat roofed buildings should provide screened mechanical equipment. Screening materials should be consistent with the main building design. Sculptural and architectural elements are encouraged for visual interest as the roofs of such structures have very high visibility.	N/A	
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.	Yes	
3.4	Civic Character		
3.4.1	Prominent Frontages and View Termini		

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Section	Guideline	Complies	Discussion
3.4.1a	Prominent Visual Terminus Sites: These sites identify existing or potential buildings and sites that terminate important view corridors and that can strengthen visual connectivity across downtown. On these sites distinctive architectural treatments such as spires, turrets, belvederes, porticos, arcades, or archways should be provided. Design elements (vertical elements, porticos, entries, etc.) should be aligned to the view axis. Prominent Visual Terminus Sites are shown on Map 9 in the Land Use By-law.	N/A	
3.4.1b	Prominent Civic Frontage: These frontages identify highly visible building sites that front onto important public open spaces such as the Citadel and Cornwallis Park, as well as important symbolic or ceremonial visual and physical connections such as the waterfront boardwalks, the proposed Grand Promenade linking the waterfront to the Town Clock, and other east-west streets that connect the downtown to the waterfront. Prominent Civic Frontages are shown on Map 1 in Appendix A of the Design Manual.	Yes	
3.4.2	Corner Sites		
3.4.2a	Provision of a change in the building massing at the corner, in relation to the streetwall.	No	The building massing in relation to the respective streetwalls at the four corners is uniform.
3.4.2b	Provision of distinctive architectural treatments such as spires, turrets, belvederes, porticos, arcades, or archways.	Partial	The proposal includes a rotunda, covered plaza, and covered entrance at the corner of Queen Street and Doyle Street. These elements have been incorporated to create a corner focus.
3.4.2c	Developments on all corner sites must provide a frontal design to both street frontages.	Yes	
3.4.2d	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.	N/A	
3.4.3	Civic Buildings		
3.4.3e	Civic buildings entail a greater public use and function, and therefore should be prominent and recognizable, and be designed to reflect the importance of their civic role.	N/A	
3.4.3f	Provide distinctive architectural treatments such as spires, turrets, belvederes, porticos, arcades, or archways.	N/A	

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Section	Guideline	Complies	Discussion
3.4.3g	Ensure entrances are large and clearly visible. Provide a building name and other directional and wayfinding signage.	N/A	
3.4.3h	Very important public buildings should have unique landmark design. Such buildings include transit terminals, museums, libraries, court houses, performing arts venues, etc.	N/A	
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.	Yes	
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.	Partial	The applicant is proposing an integrated access portal for both vehicular and service access to the building, which will be approximately 36 feet in width along the Doyle Street frontage. The access portal and ramp will allow for two-way traffic to and from the underground parking garage. At street level, however, the access portal will allow for one lane to enter and two lanes to exist the building (via control gates). The dual control gates are required due to the partial use of the underground garage for public parking (total of 209 parking spaces for private and public parking). There are no plans to have a garage door at ground level due to the width of the access, as well as the use of a portion of the underground garage for public parking. While the access portal is relatively wide, its design will help ensure proper sightlines

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Section	Guideline	Complies	Discussion
			for vehicles exiting the underground parking.
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.	Yes	
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.	No	The integrated access portal for both vehicular and service access to the building will have a utilitarian look. However, it will be located along Doyle Street, which has been found to have the least amount of pedestrian traffic of the four streets on which the building will have frontage on.
3.5.1e	Coordinate and integrate utilities, mechanical equipment and meters with the design of the building, for example, using consolidated rooftop structures or internal utility rooms.	Yes	
3.5.1f	Locate heating, venting and air conditioning vents away from public streets. Locate utility hook-ups and equipment (i.e. gas meters) away from public streets and to the sides and rear of buildings, or in underground vaults.	Partial	Two exhaust vent grates for the ventilation of the underground parking garage are being proposed on the property. One is being proposed along Brunswick Street and the other one is being proposed along Queen Street. Both exhaust vent grates will be flush with the ground and will be located away from the public sidewalks.
3.5.2	Parking Structures <i>(criteria not included - refers to stand-alone parking structures)</i>		
3.5.3	Surface Parking <i>(criteria not included – no surface parking is proposed)</i>		
3.5.4	Lighting		
3.5.4a	Attractive landscape and architectural features can be highlighted with spot-lighting or general lighting placement.	Yes	
3.5.4b	Consider a variety of lighting opportunities inclusive of street lighting, pedestrian lighting, building up- or down-lighting, internal building lighting, internal and	Yes	

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Section	Guideline	Complies	Discussion
	external signage illumination (including street addressing), and decorative or display lighting.		
3.5.4c	Illuminate landmark buildings and elements, such as towers or distinctive roof profiles.	Yes	
3.5.4d	Encourage subtle night-lighting of retail display windows.	Yes	
3.5.4e	Ensure there is no 'light trespass' onto adjacent residential areas by the use of shielded "full cut-off" fixtures.	Yes	
3.5.4f	Lighting shall not create glare for pedestrians or motorists by presenting unshielded lighting elements in view.	Yes	
3.5.5	Signs <i>(no plans have been provided about specific signage – signs will be subject of separate future permit applications)</i>		