

The background of the slide features a large, stylized 'H' shape. The top-right portion of the 'H' is a dark blue triangle containing the word 'HALIFAX' in white, bold, sans-serif capital letters. The bottom-right portion is a lighter blue triangle. The remaining areas are white.

HALIFAX

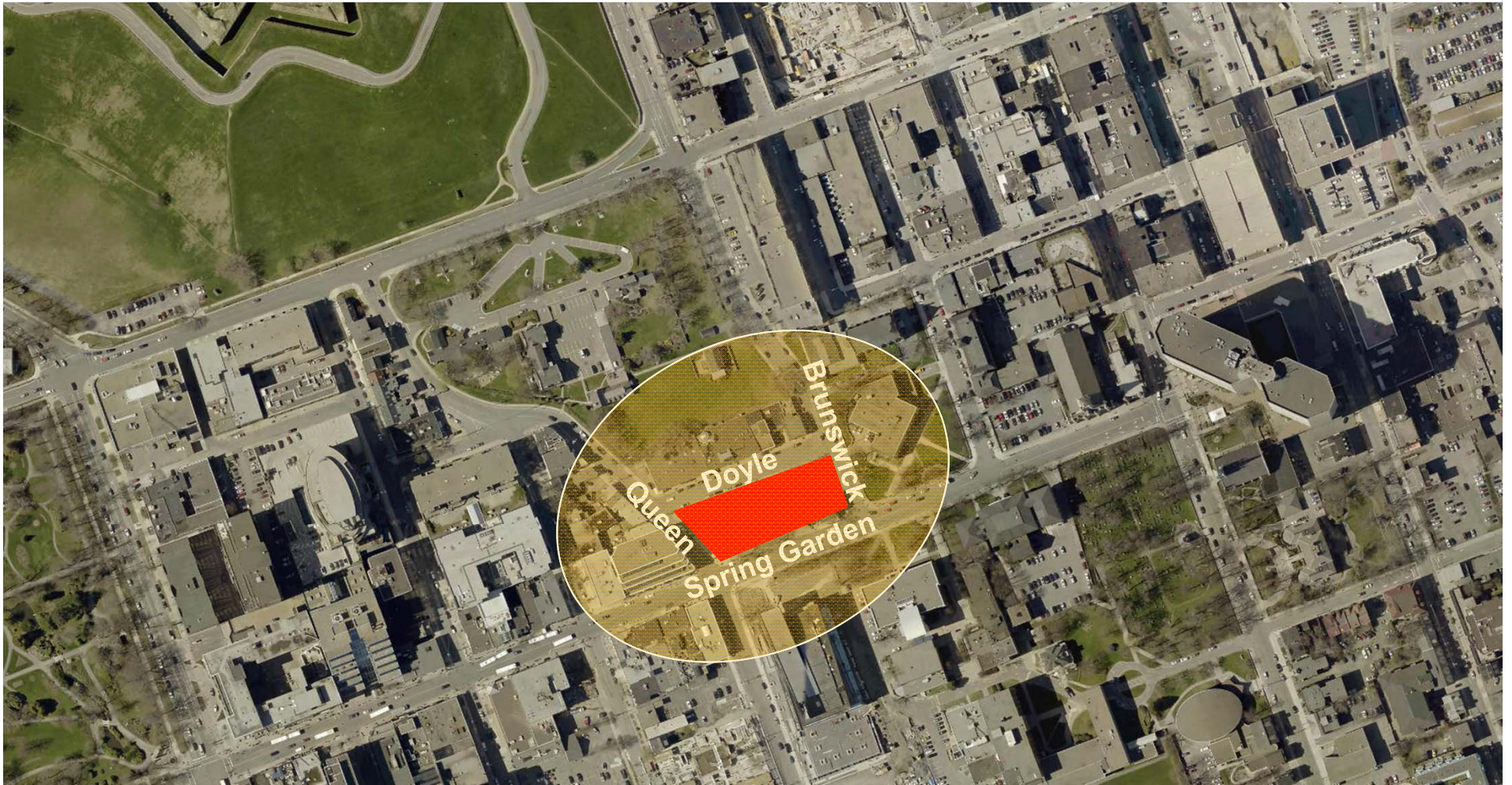
Design Review Committee

Case 20806:

Spring Garden Road/Doyle
Street Lands, Halifax

November 10, 2016

Location



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HALIFAX

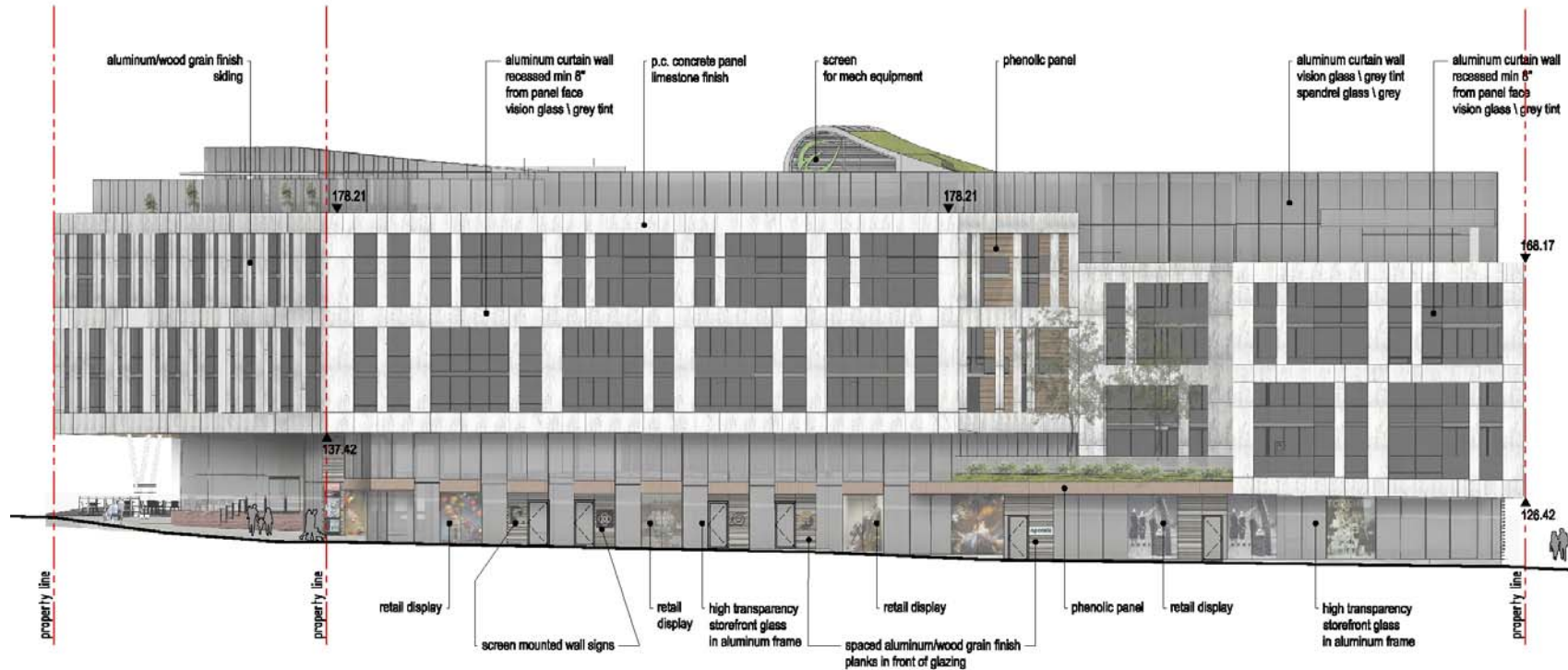
Proposal

- 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 7th floor with rooftop access;
- Underground parking with 209 vehicular parking spaces; and
- The underground parking is to be accessed from Doyle Street.

Exterior Building Materials

- 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.

Spring Garden Road Elevation

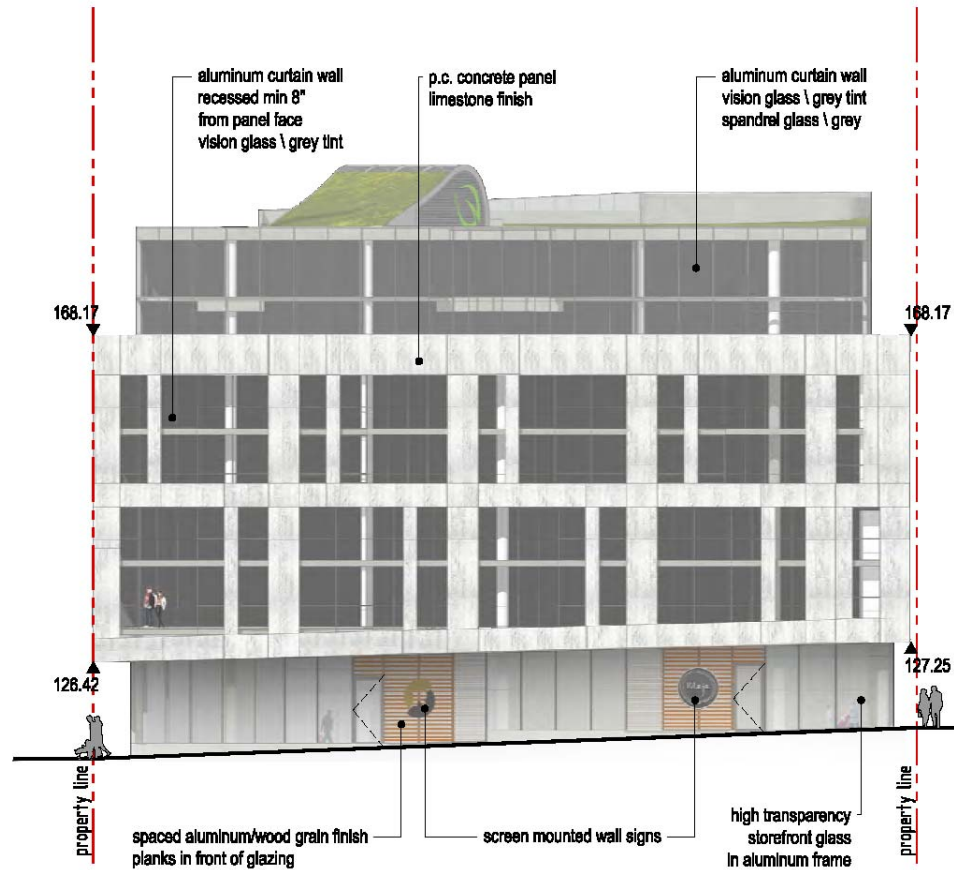


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Brunswick Street Elevation

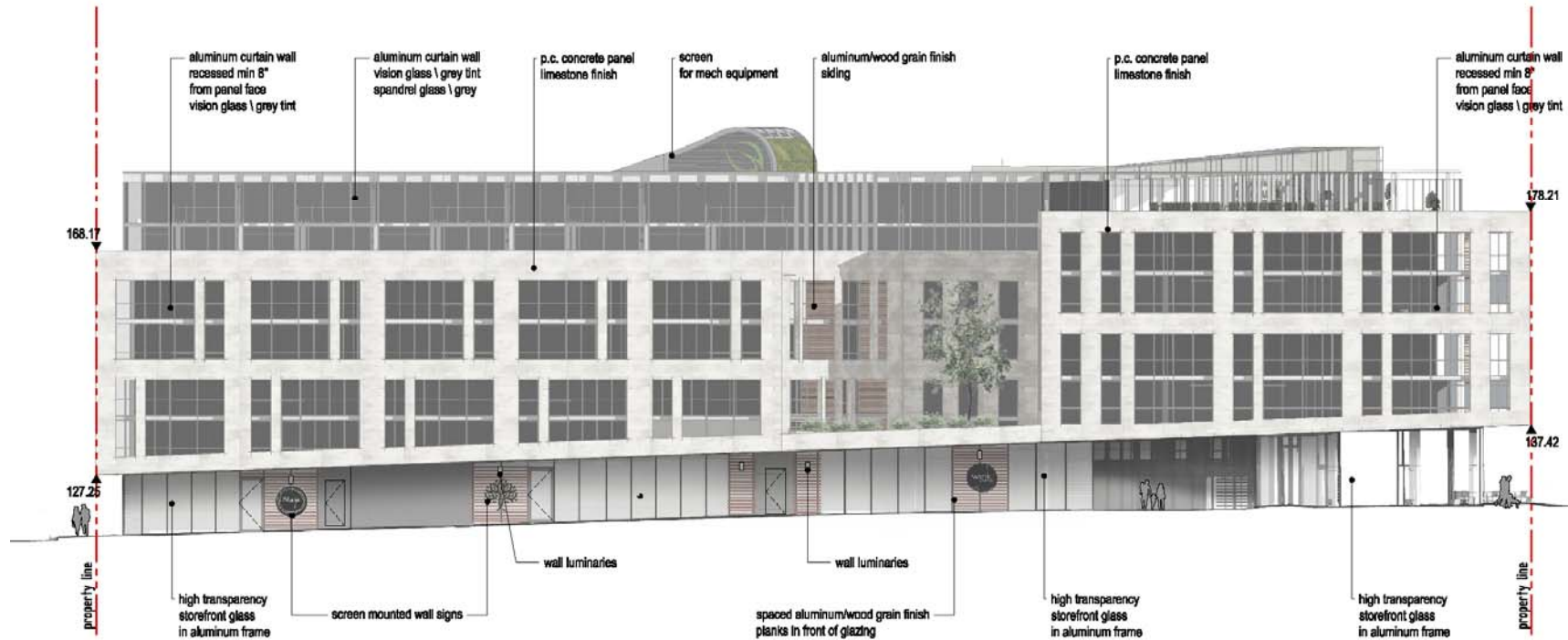


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Doyle Street Elevation

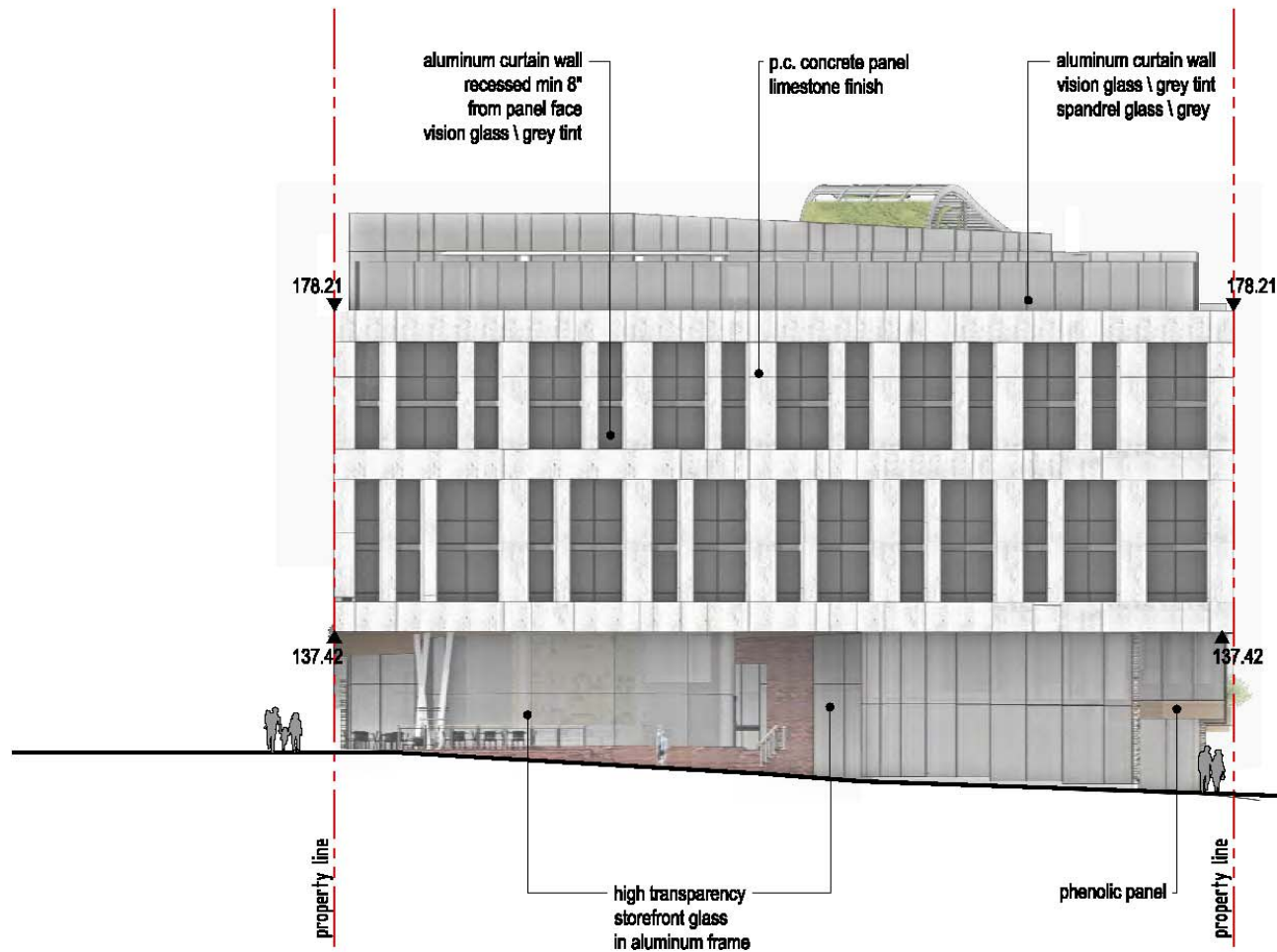


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Queen Street Elevation



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Spring Garden Rd./Queen St. View



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Spring Garden Rd./Brunswick St. View



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Doyle Street/Brunswick Street View



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Doyle Street/Queen Street View



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Discussion

Items from Design Manual identified for discussion purposes:

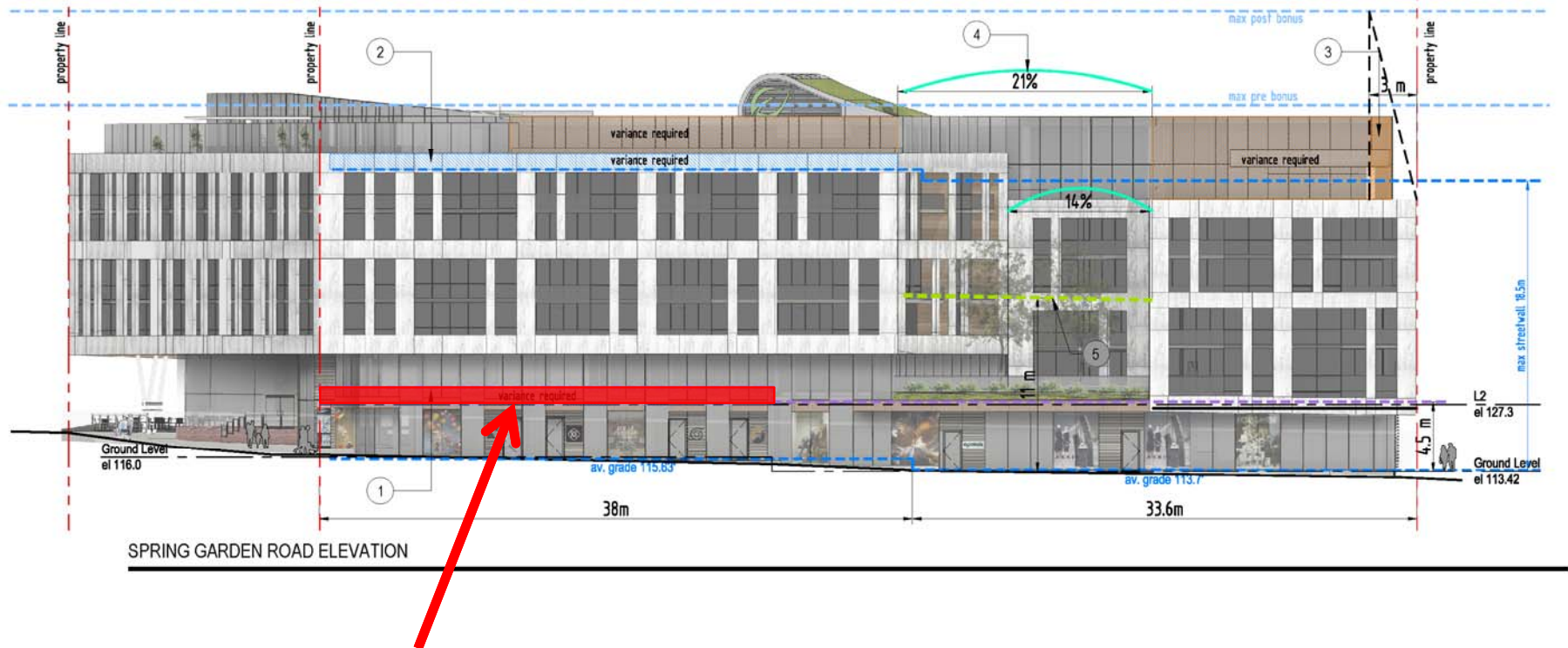
- Awnings and Canopies;
- Streetwall Design;
- Building Orientation and Placement;
- Building Materials;
- Corner Sites; and
- Vehicular Access, Circulation, Loading and Utilities

Variances

Part A: Minimum Ground Floor Height

1. Reducing the ground floor height for a portion of the south west ground floor area.

Minimum Ground Floor Height

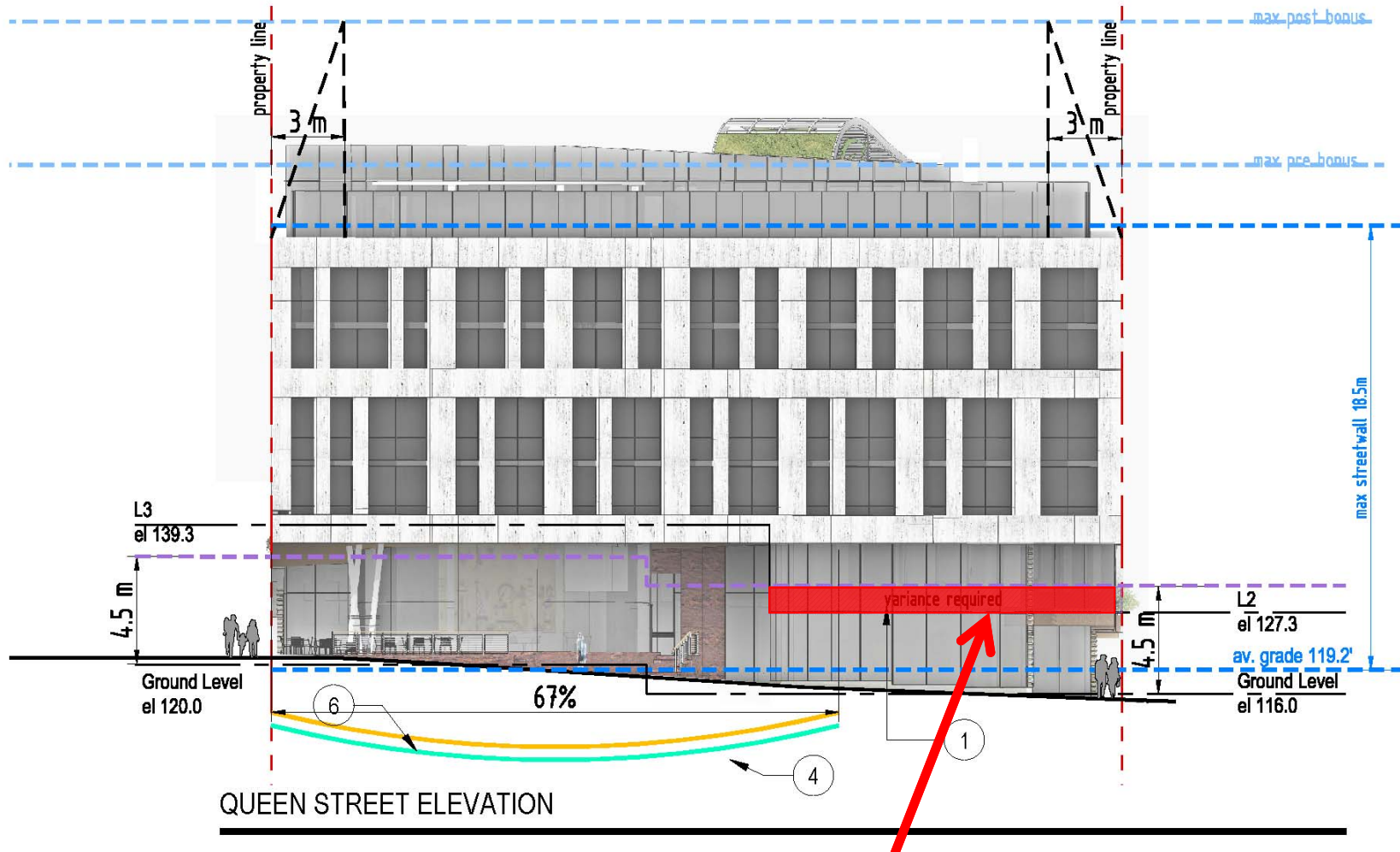


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Minimum Ground Floor Height



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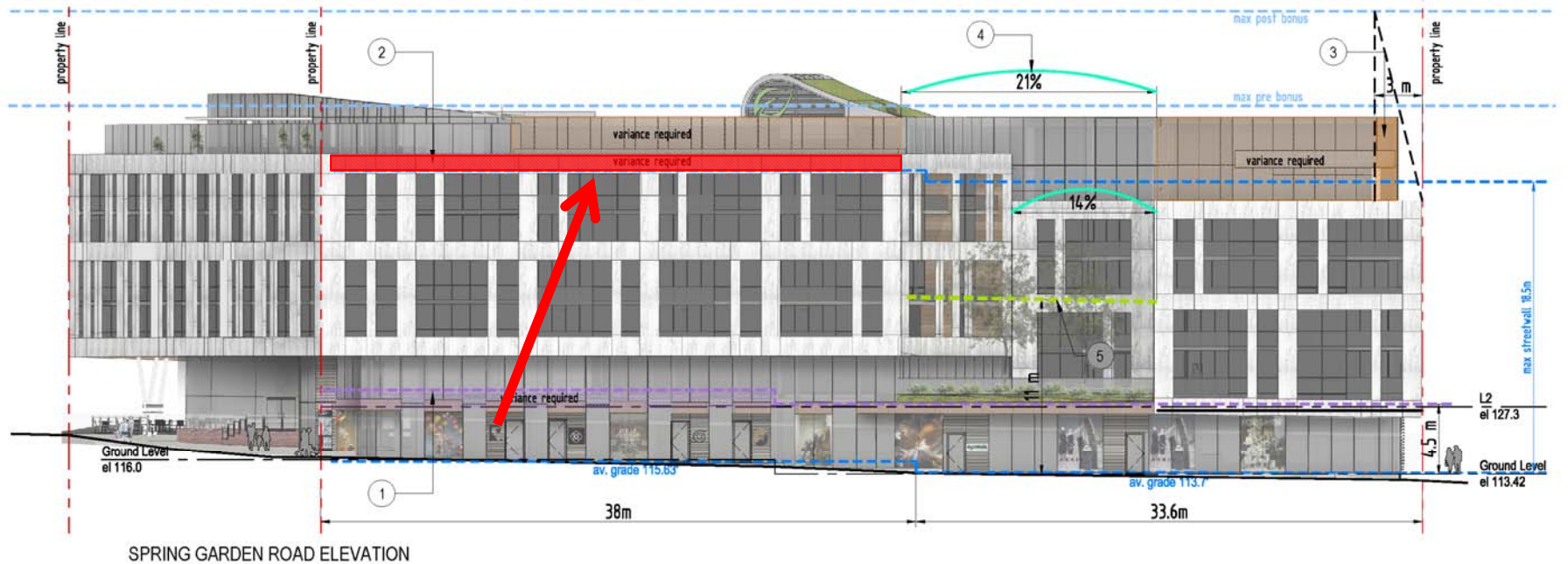
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Variances (continued)

Part B: Maximum Street Wall Height

2. Exceed the maximum streetwall height requirement along a portion of Spring Garden Road.

Maximum Streetwall Height



19.1 m instead of 18.5 m

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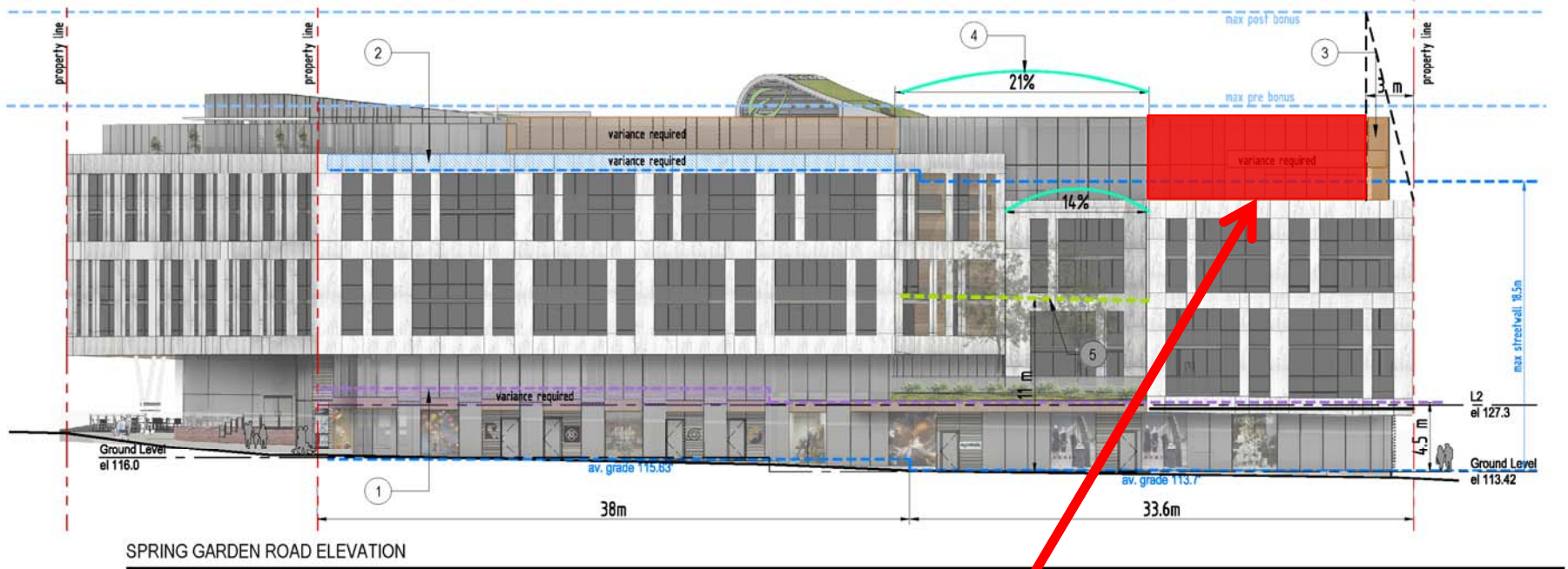
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Variances (continued)

Part C: Minimum Streetwall Stepback

3. Reducing the streetwall stepback on the Spring Garden Road frontage for the eastern end of the building.
4. Reducing streetwall stepback on the Brunswick Street frontage.
5. Reducing streetwall stepback on the Doyle Street frontage for the eastern end of the building.
6. Reducing streetwall stepback on the Spring Garden Road frontage for the western end of the building.
7. Reducing streetwall stepback on the Doyle Street frontage for the western end of the building.

Minimum Streetwall Stepback



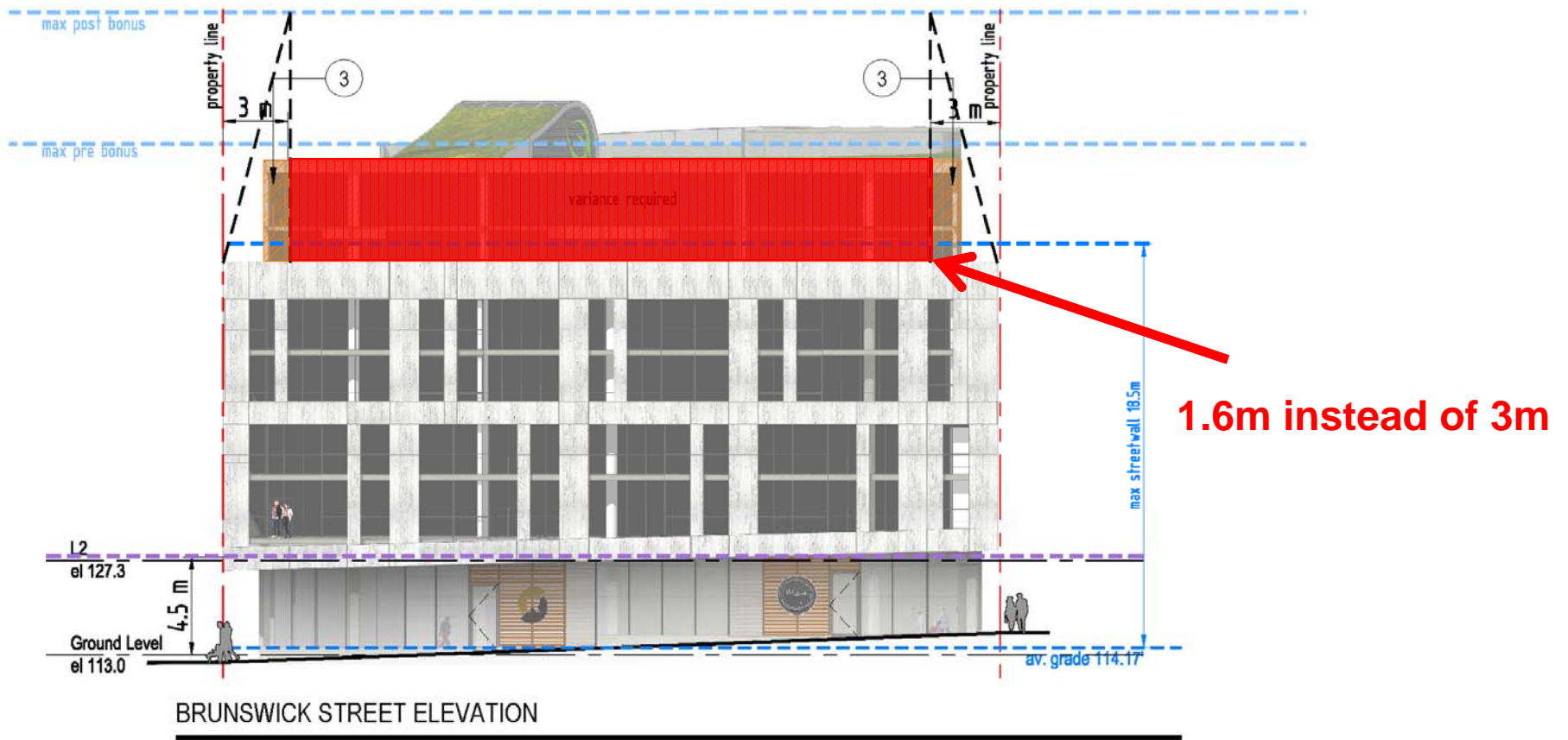
1.8m instead of 3m

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Minimum Streetwall Stepback

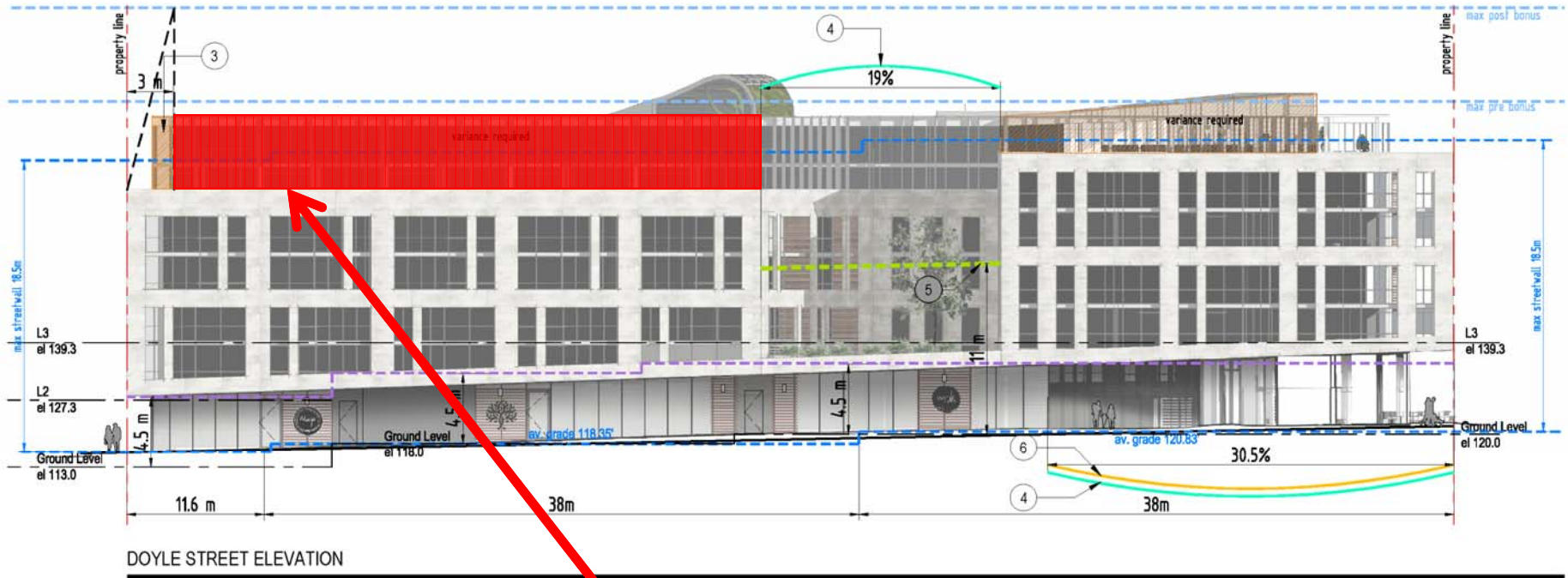


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Minimum Streetwall Stepback



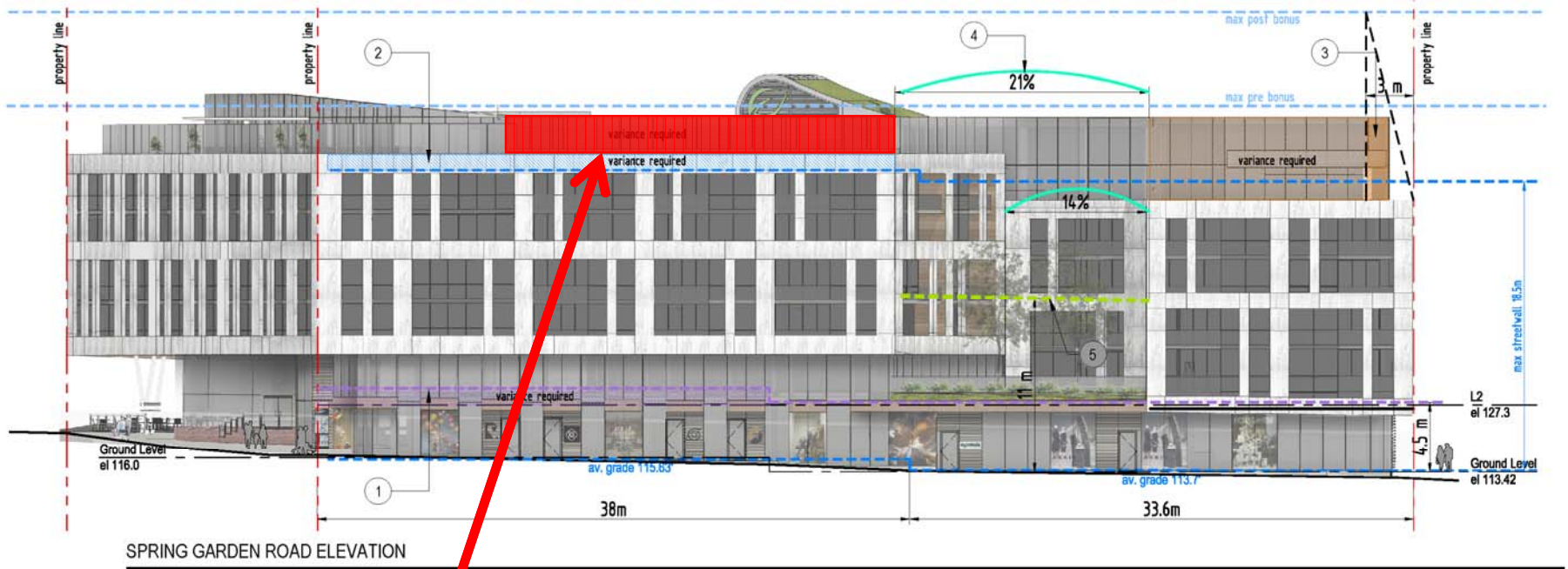
1.6m instead of 3m

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Minimum Streetwall Stepback



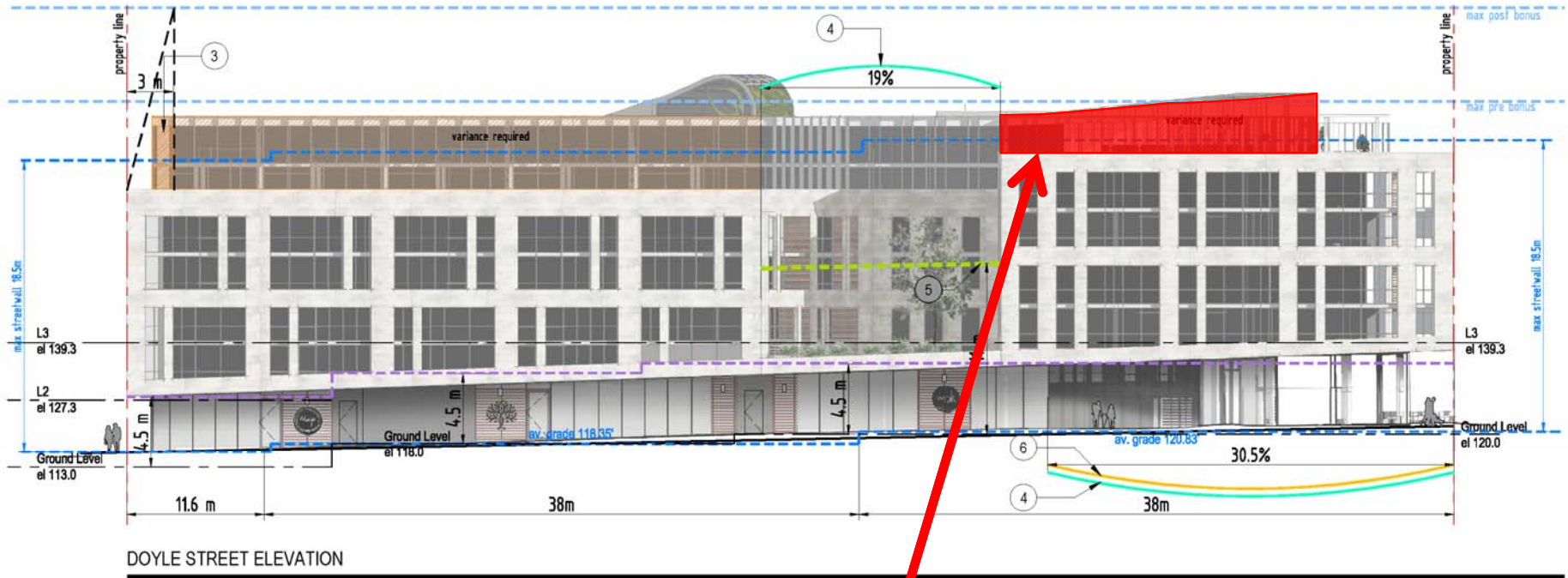
1.9m instead of 3m

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Minimum Streetwall Stepback



1.4m instead of 3m

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Variances (continued)

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.
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.
10. Reducing streetwall width along the Spring Garden Road frontage to permit a second floor landscaped terrace.
11. Reducing streetwall width along the Doyle Street frontage to permit a third floor landscaped terrace.

max. post-beaus.

max. pre-beaus.

property line

3 m

4.5 m

L3
el 139.3

Ground Level
el 120.0

67%

variance required

4.5 m

L2
el 127.3

av. grade 119.2'

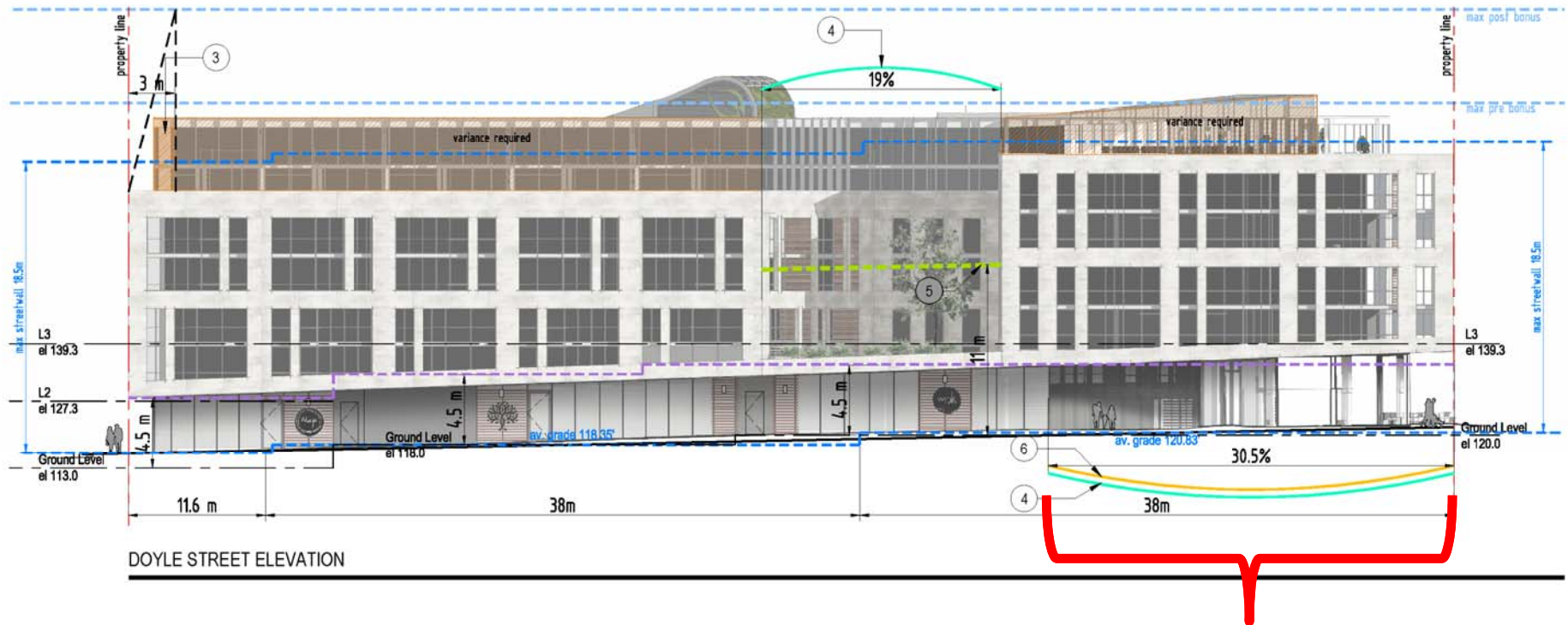
Ground Level
el 116.0

max streetwall 18.5m

QUEEN STREET ELEVATION

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Minimum Streetwall Width

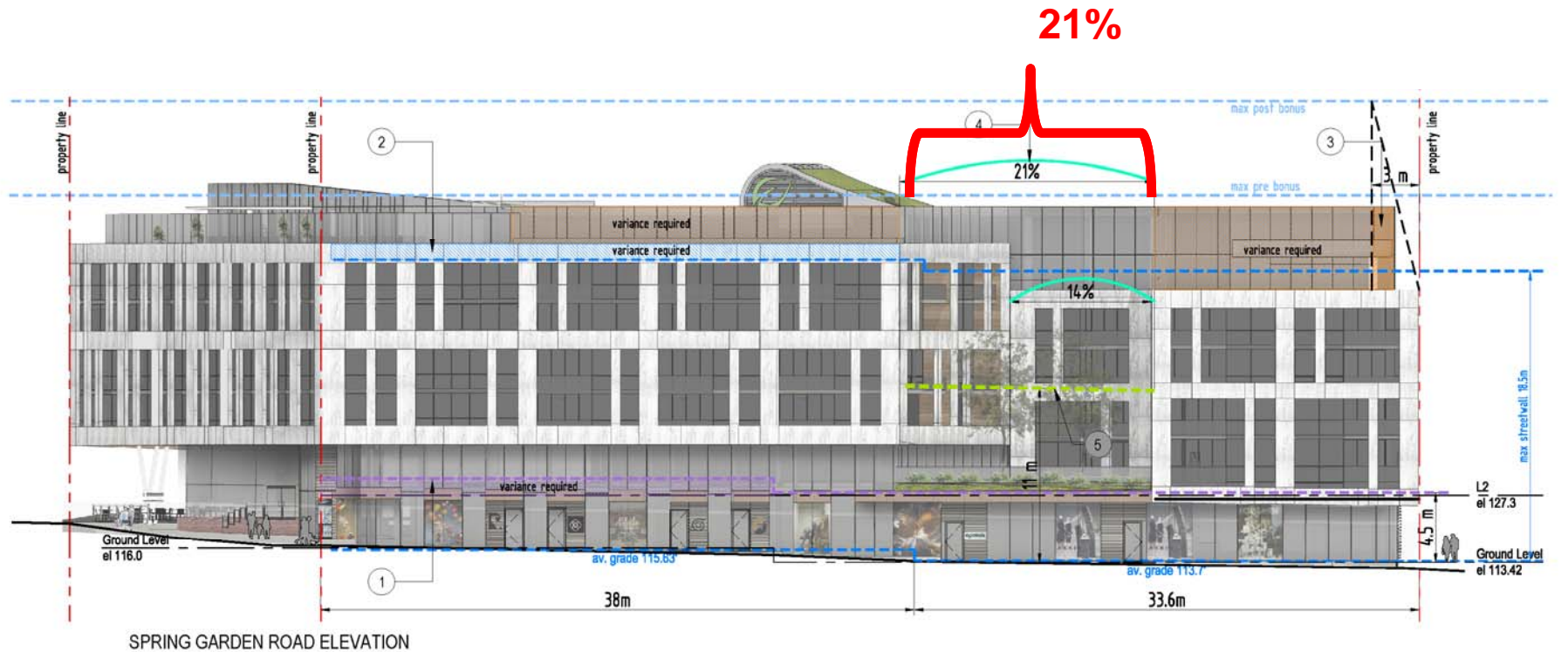


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Minimum Streetwall Width

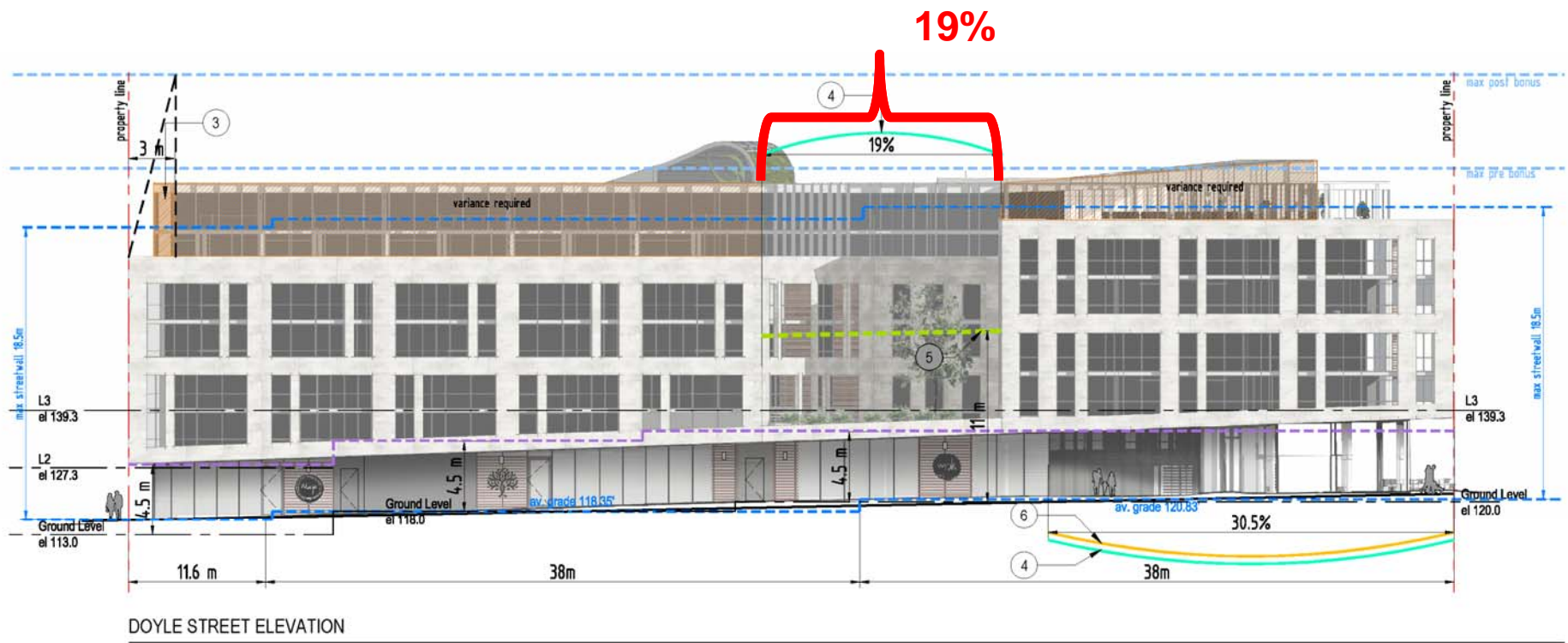


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Minimum Streetwall Width



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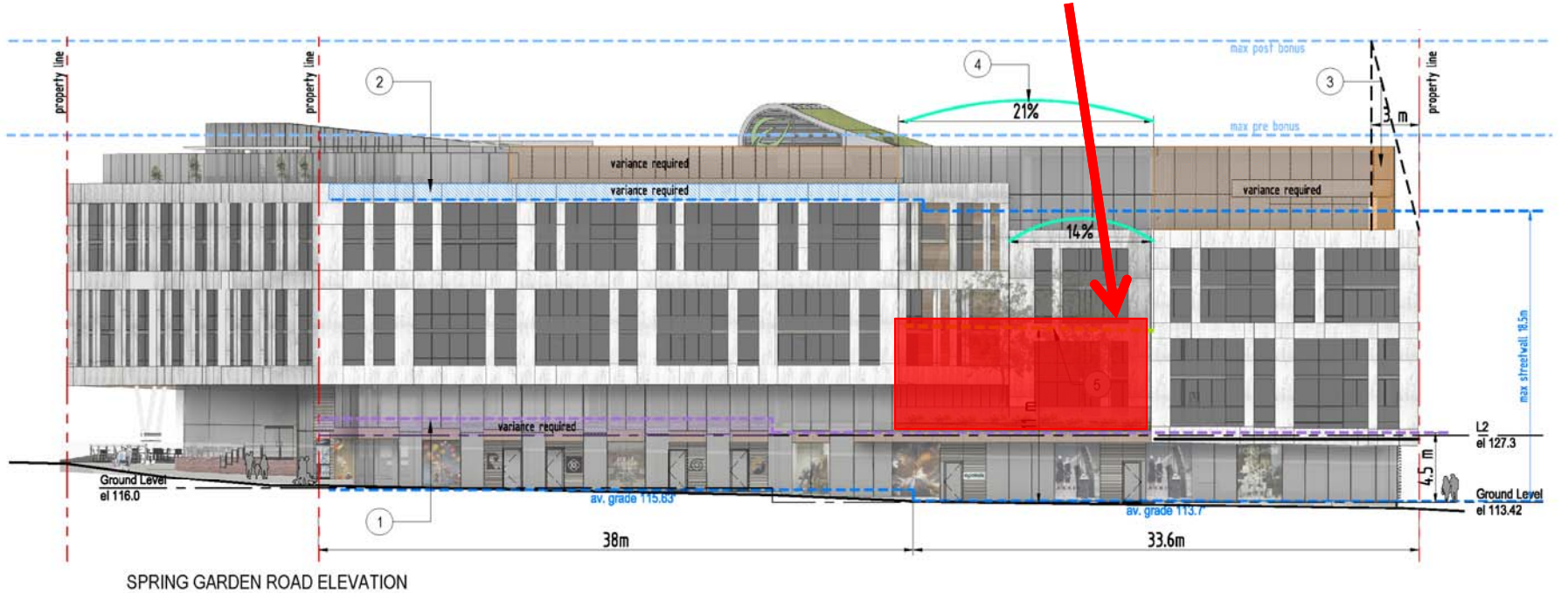
Variances (continued)

Part E: Minimum Streetwall Height

12. Reducing streetwall height along the Spring Garden Road frontage to permit a second floor landscaped terrace.
13. Reducing streetwall height along the Doyle Street frontage to permit a third floor landscaped terrace.

Minimum Streetwall Height

5m instead of 11 m



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Minimum Streetwall Height

4.5m instead of 11 m



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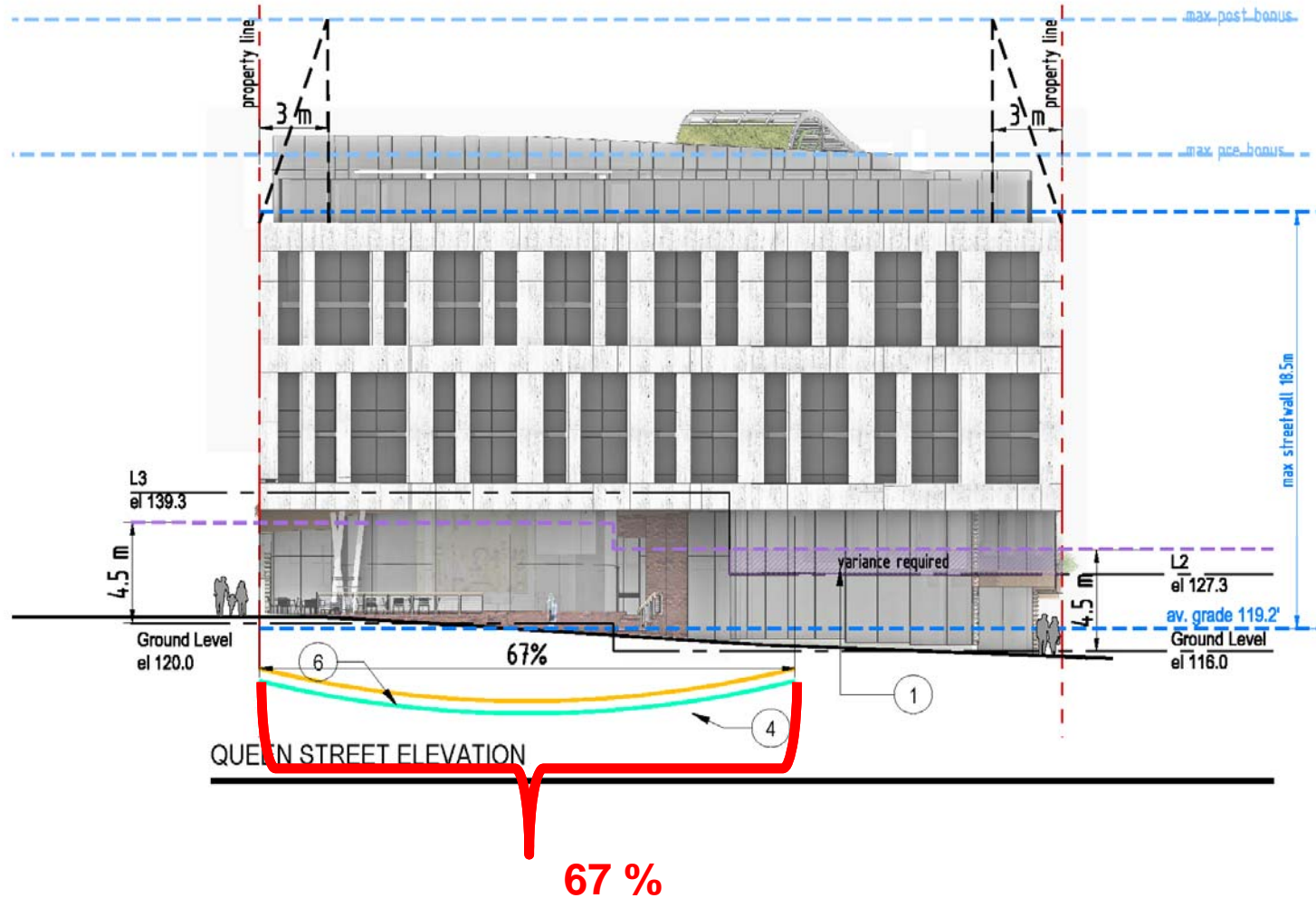
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Variances (continued)

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.
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.

Maximum Streetwall Setback

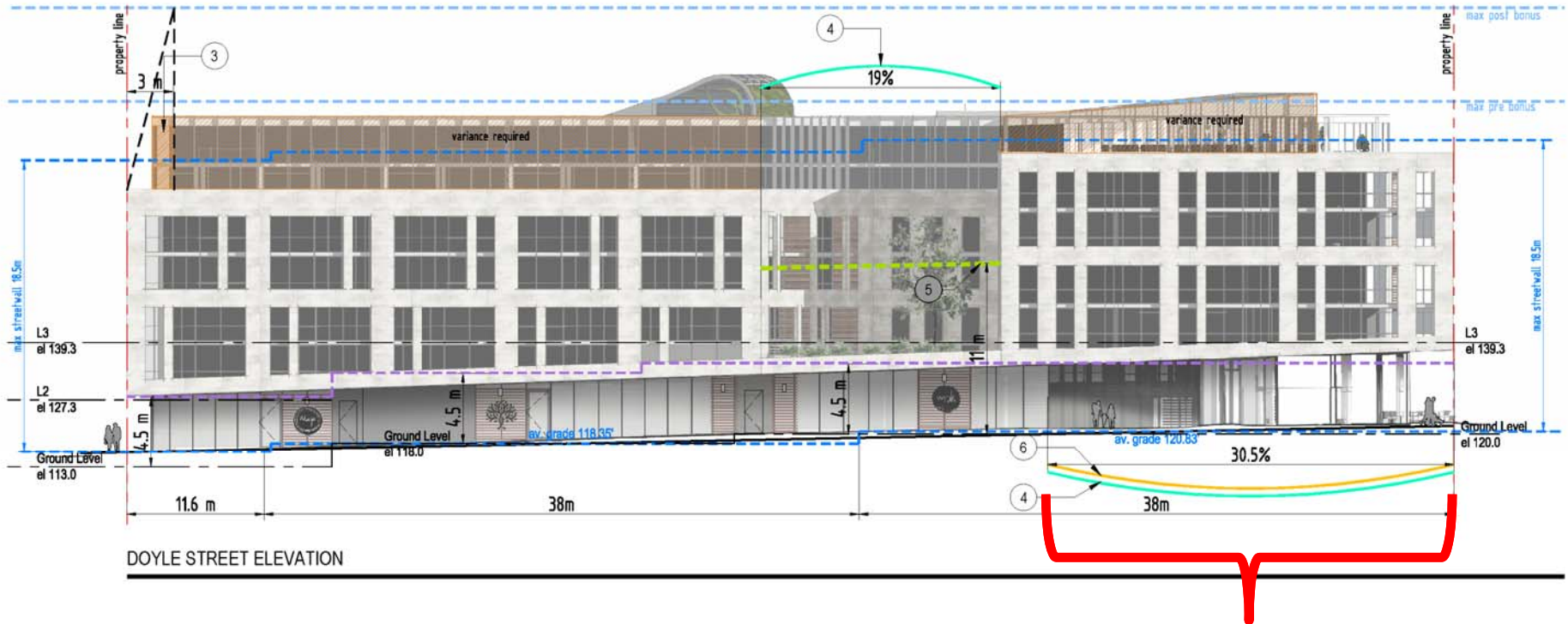


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Maximum Streetwall Setback



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Variances (continued)

Part G: Landscaped Open Space

16. Reducing the minimum amount of landscaped open space by 10%.

Staff Recommendation

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;

Staff Recommendation

Continued...

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

Staff Recommendation

Continued...

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.

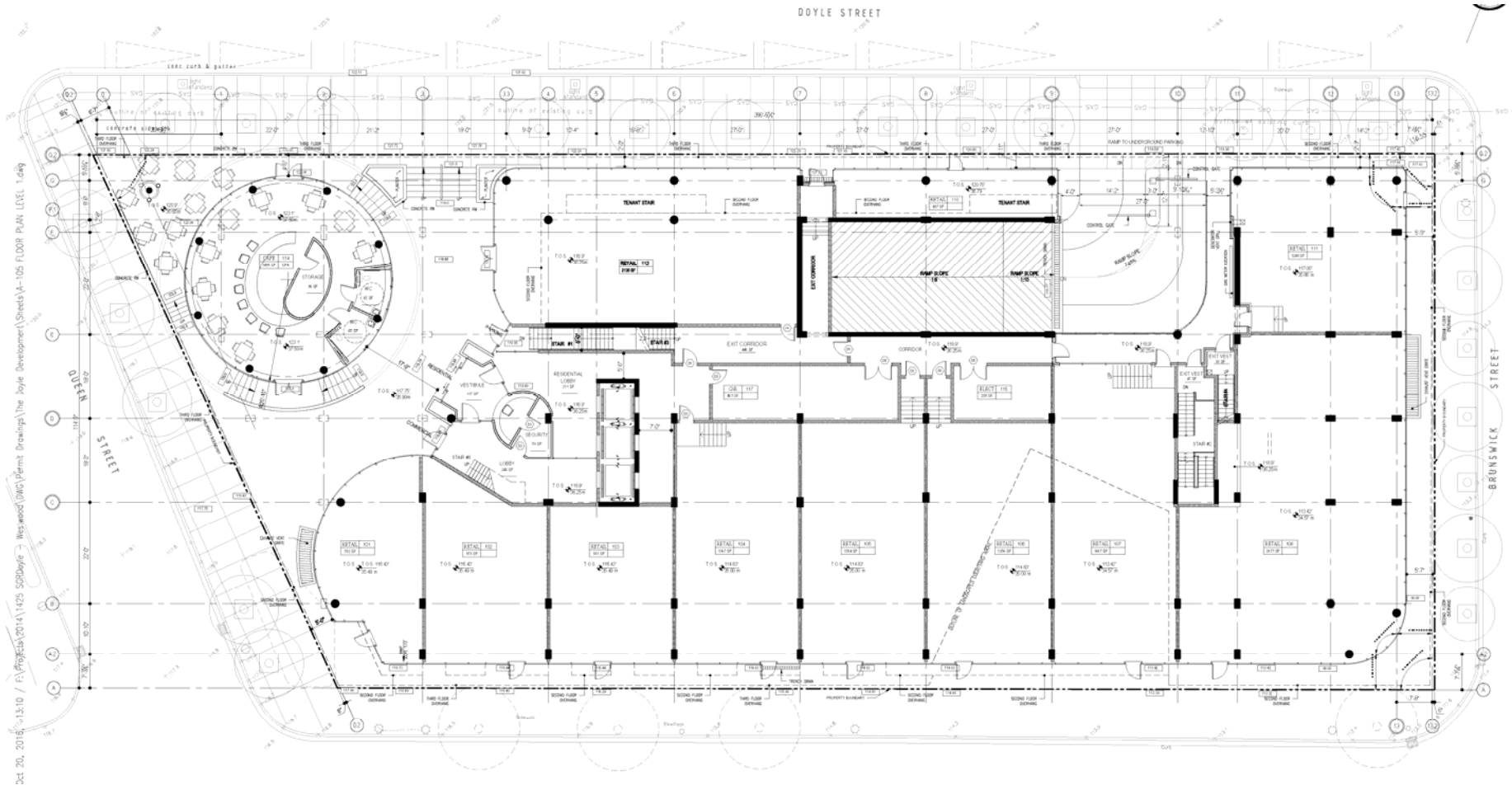
Resources Slides

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Site Plan/Ground Floor

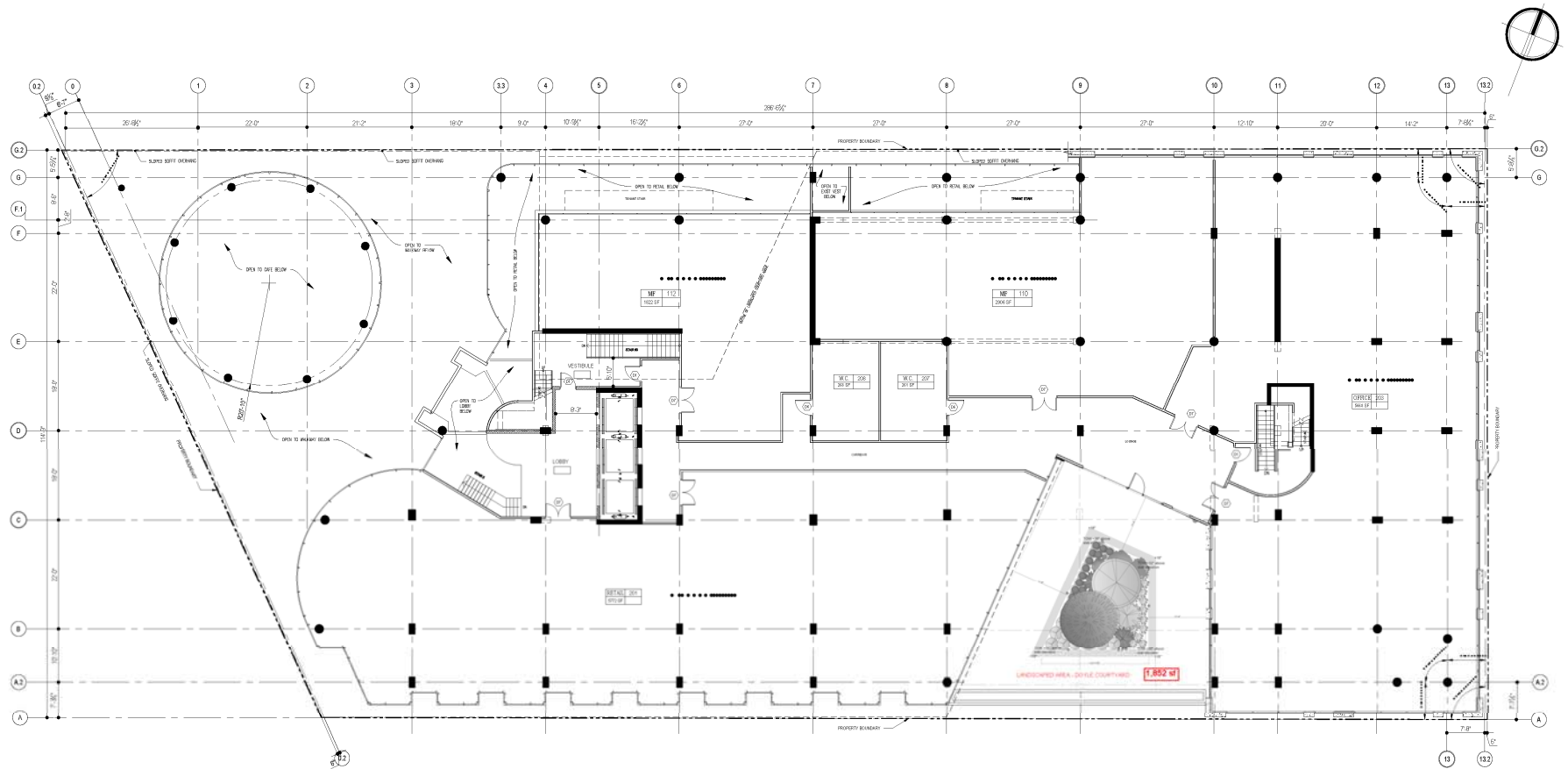


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Floor Plan Level2

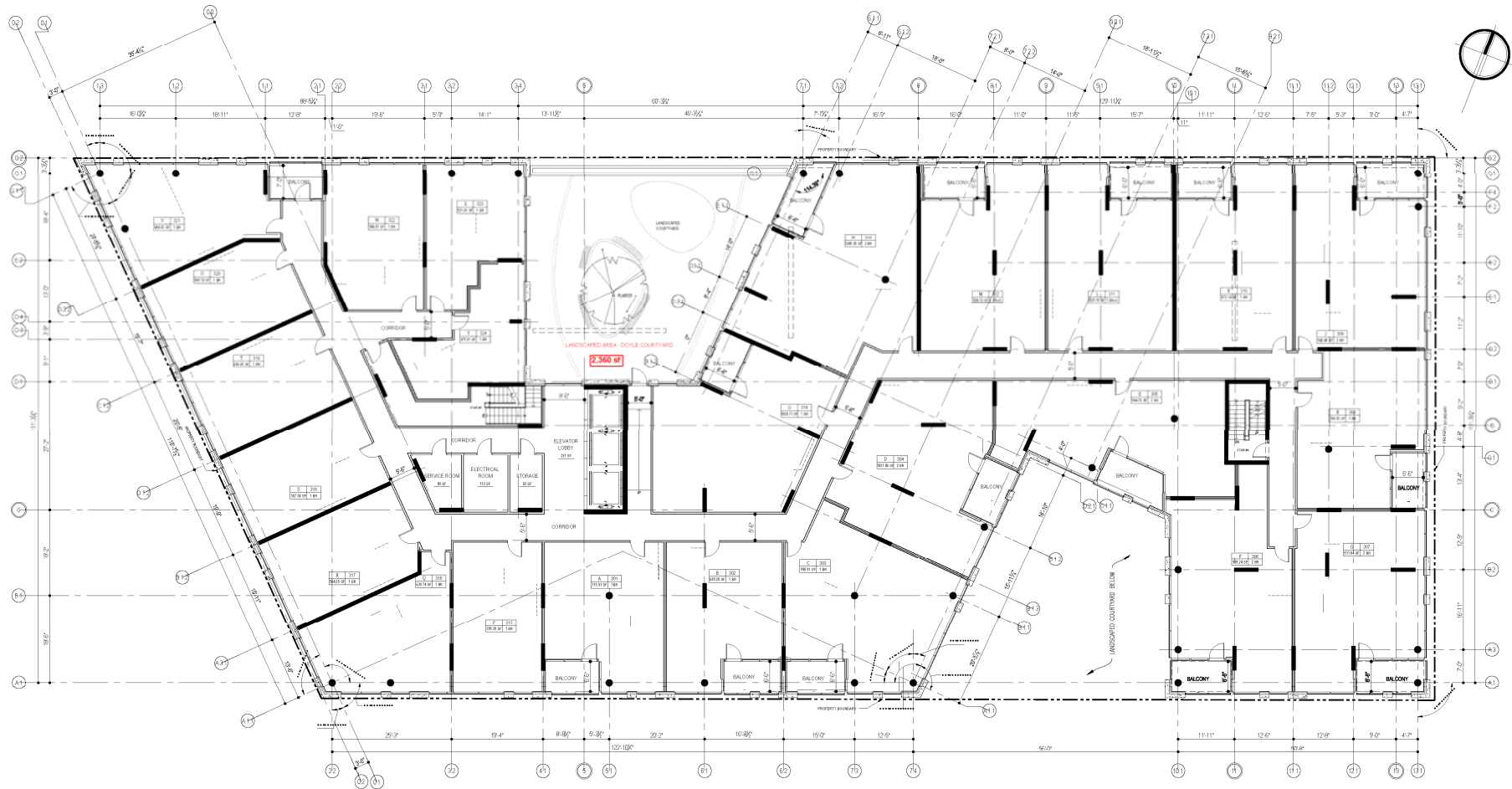


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Floor Plan Level 3

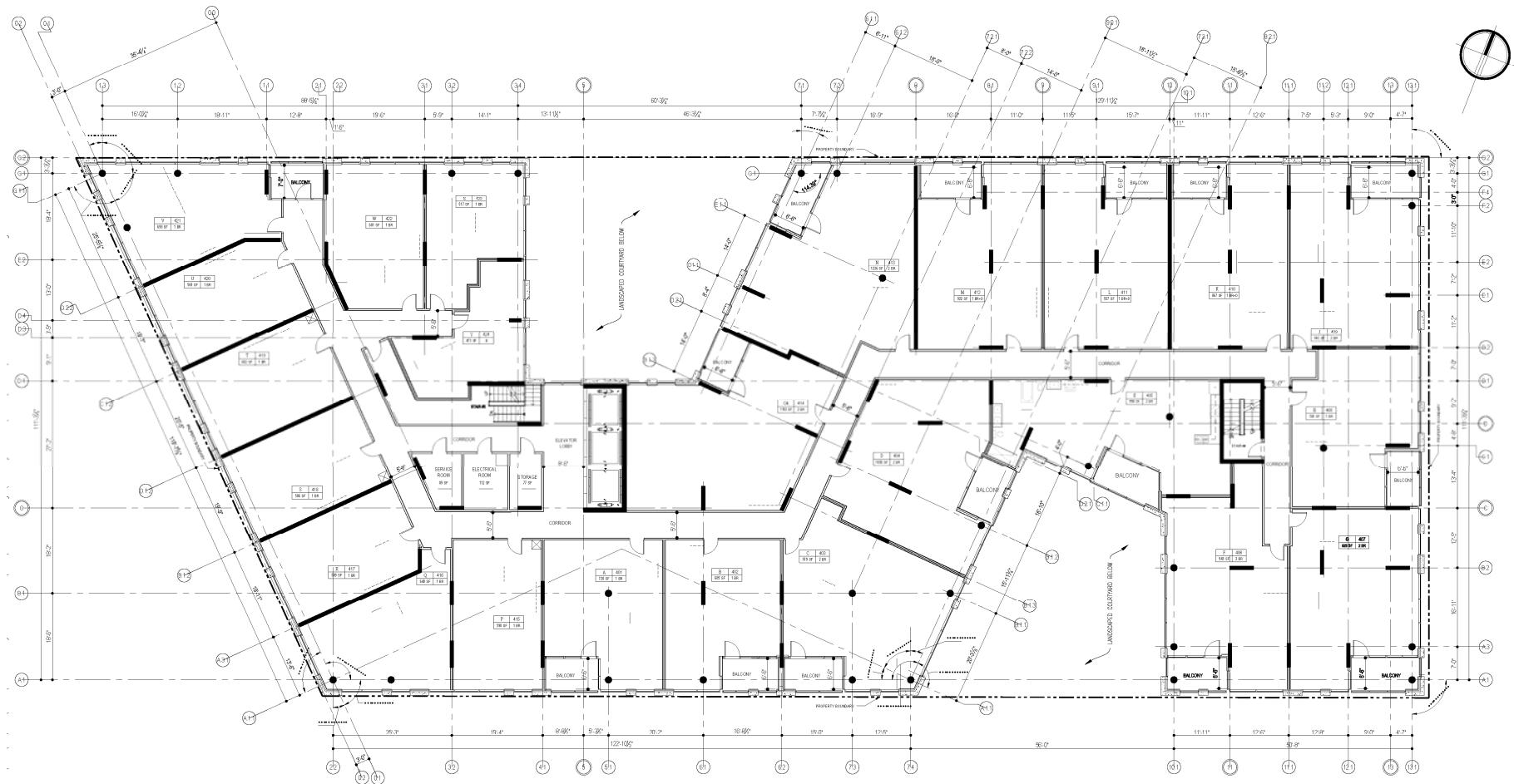


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Floor Plan Typical Level 4-5

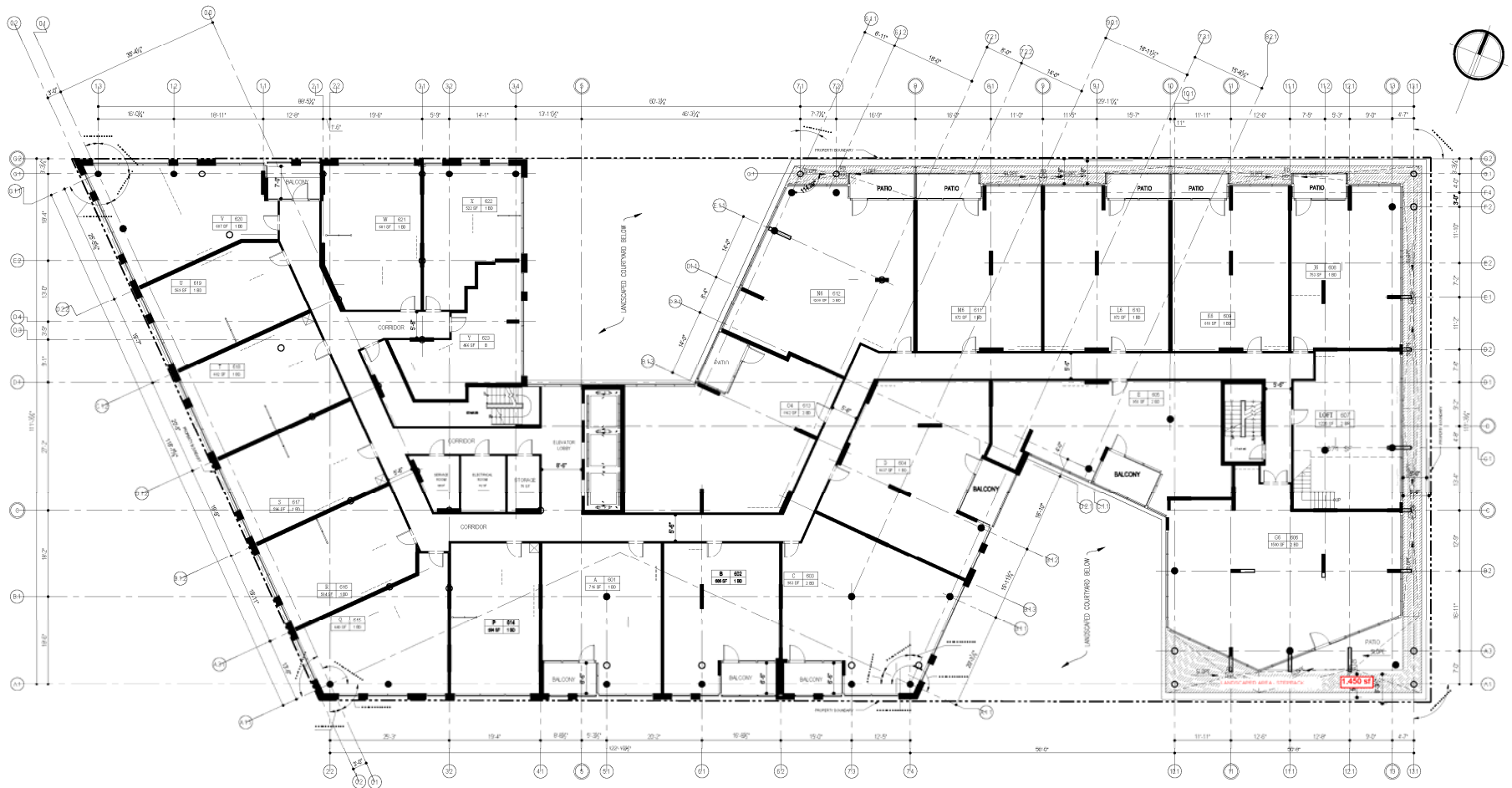


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Floor Plan Level 6

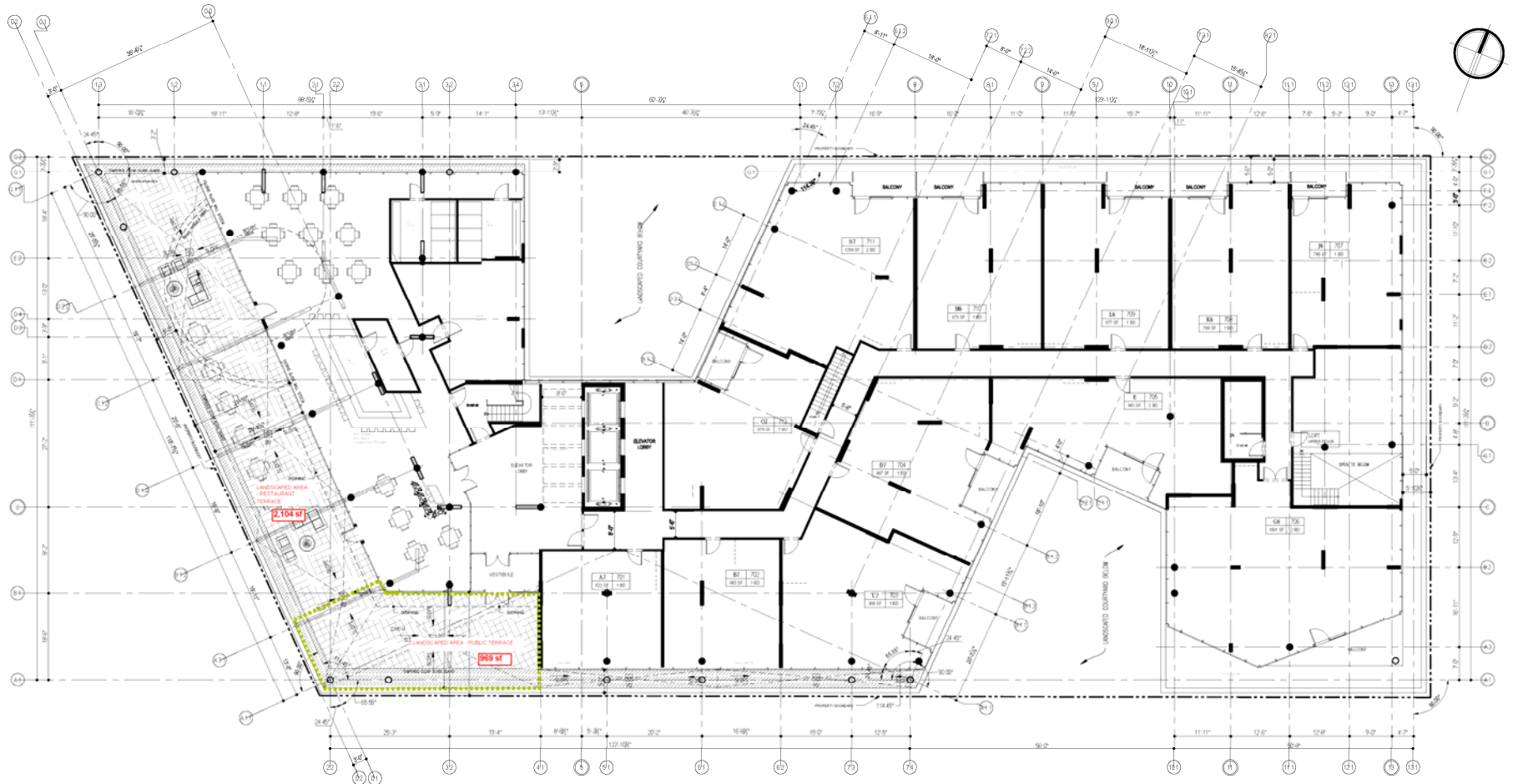


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Floor Plan Level 7

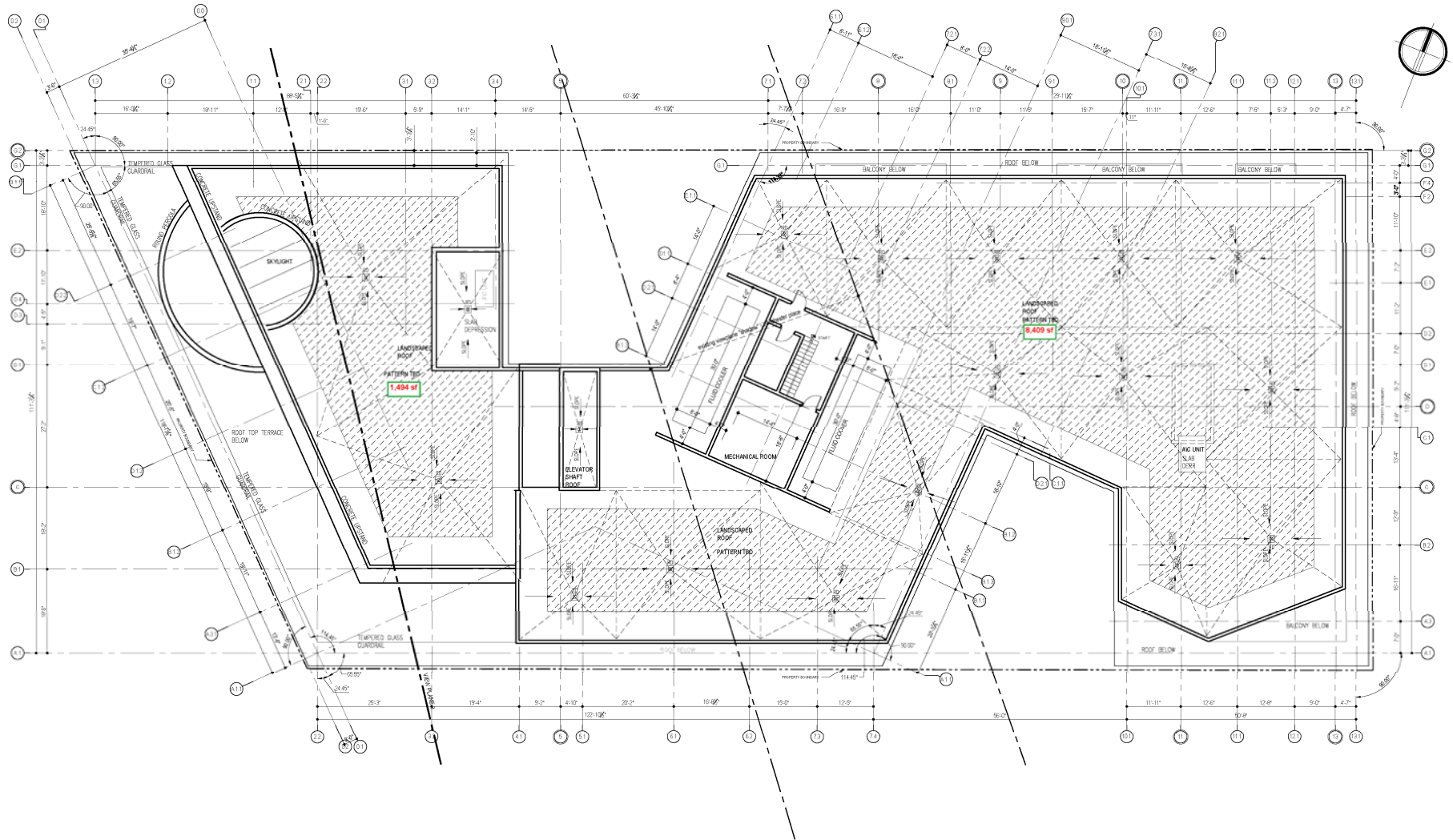


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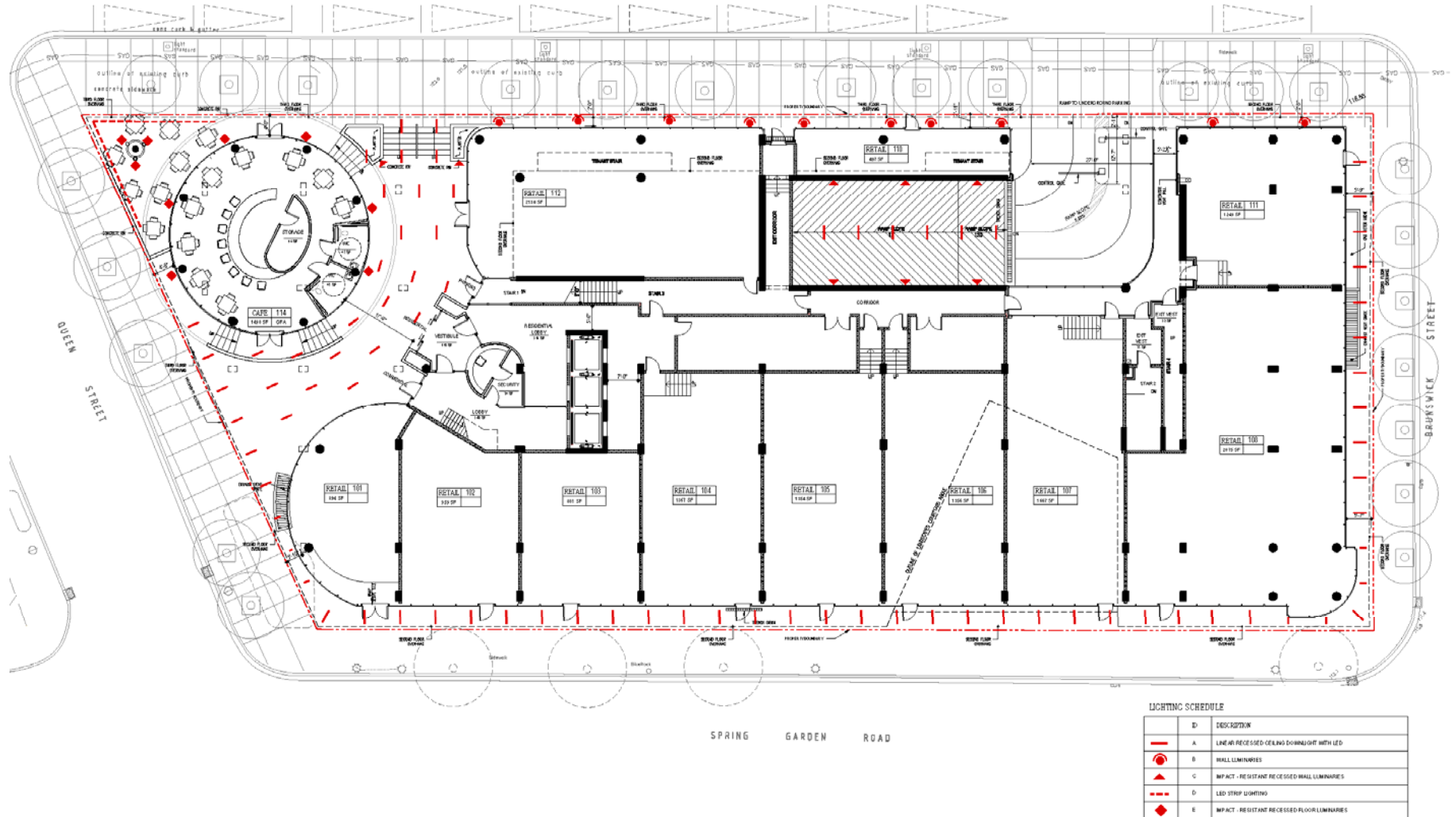
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Exterior Lighting Concept



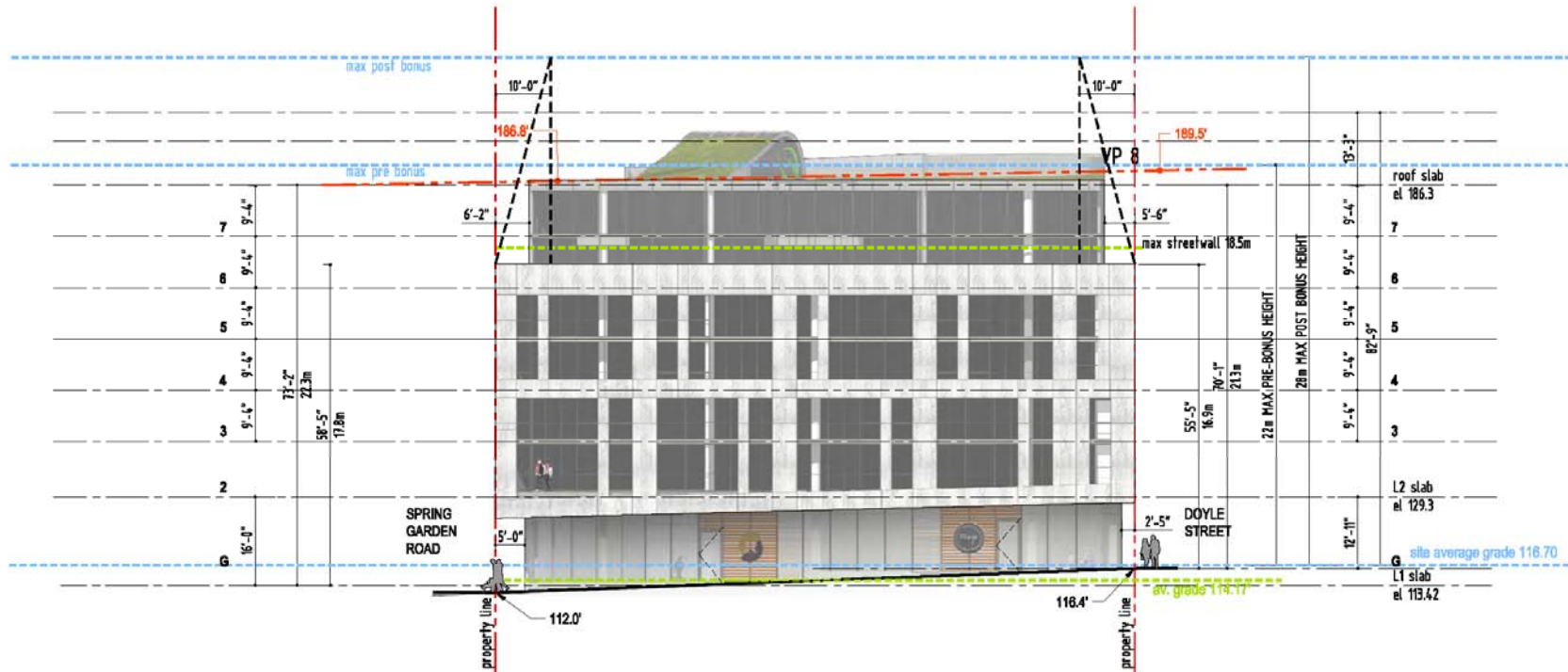
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Brunswick Street Elevation

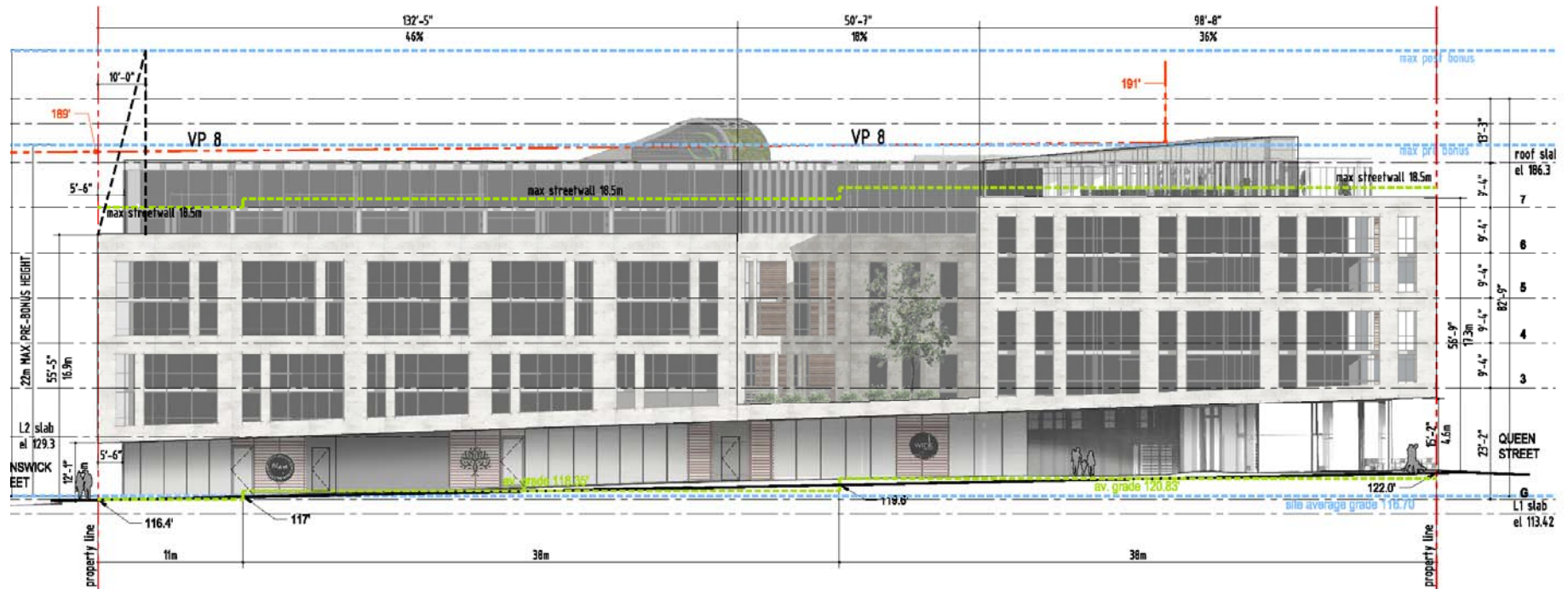


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Doyle Street Elevation

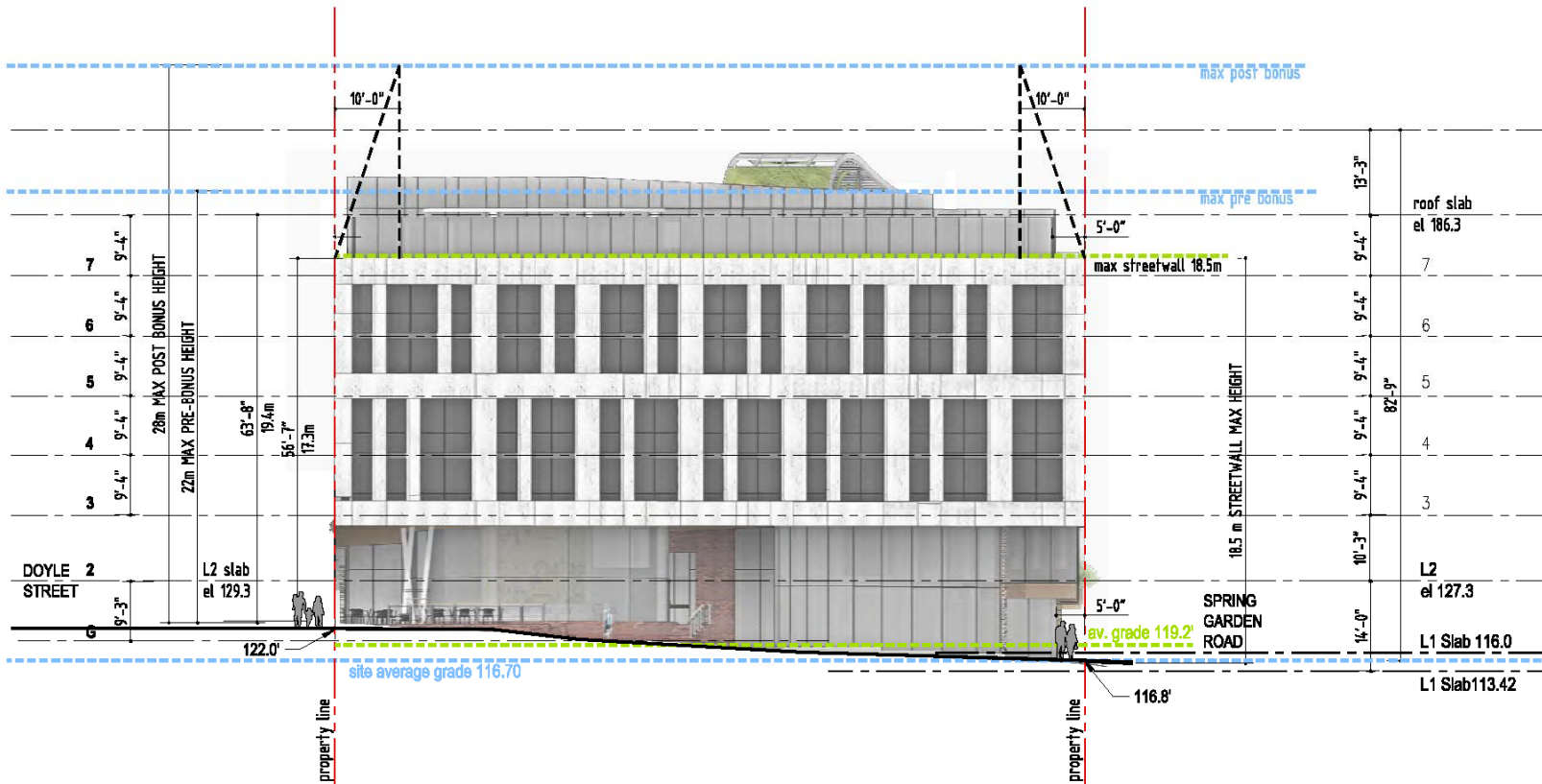


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Queen Street Elevation



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