

**Design Review Committee
September 26, 2013**

TO: Chair and Members of Design Review Committee

Original Signed

SUBMITTED BY: Brad Anguish, Director, Community and Recreation Services

DATE: September 19, 2013

SUBJECT: Case 18707: Substantive Site Plan Approval – Mixed-Use
Development, 1581 Dresden Row, Halifax

SUPPLEMENTARY REPORT

ORIGIN

- Application by Geoff Keddy Architect and Associates
- Staff Report dated August 30, 2013
- September 12, 2013 meeting of the Design Review Committee

LEGISLATIVE AUTHORITY

Halifax Regional Municipality 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 a 5-storey mixed-use development at 1581 Dresden Row, Halifax, as shown in Attachment A of this staff report; and
2. Approve the requested variance to the ground floor-to-floor height of 3.5 metres (11.48 feet), as shown on Attachment B of this staff report.

BACKGROUND

This application for substantive site plan approval, by Geoff Keddy Architect and Associates, is for a 5-storey mixed use building at 1581 Dresden Row, Halifax, which spans the block between Dresden Row and Queen Street (Map1). The applicant wishes to demolish the existing building and construct a new building. To enable the proposal to proceed to the permit and construction phases, the Design Review Committee (DRC) must consider the proposal relative to the Design Manual within the Downtown Halifax Land Use By-law (LUB). This supplementary report has been prepared at the request of the DRC in response to specific questions, concerns and comments raised during its review of the application on September 12, 2013.

DRC Concerns

At the September 12, 2013 meeting of the DRC, staff presented a staff report (dated August 30, 2013) on the subject application for the Committee's review and decision. The DRC considered the report and was unable to render a decision on the proposal due to inconsistencies in the supporting materials submitted by the applicant. The DRC requested further clarification from the applicant on the following items:

- Details on the architectural elements of the building, including revised Site and Floor Plans;
- Elevation Plans including details on the following:
 - Residential and commercial uses at the ground level on Dresden Row and Queen Street;
 - Design elements of building facades on Dresden Row and Queen Street;
 - Privacy measures for the residential unit on Queen Street;
 - Building materials used (DRC requested physical samples of certain materials);
 - 12-inch parapet to be shown on the plans;
- Landscaping Plan/Rooftop Plan to include details such as planters, benches and shrubs; and
- Detailed Section Plans showing the design of the scissor-style stair well.

DISCUSSION

New Information

In response to the comments and concerns expressed by the DRC on the application, the applicant has revised their drawings to provide the requested information and clarification. Attachment A contains the new information which is summarized below:

- New Site and Basement Level Plans with greater detail and information (Plans A100/A200);
- New Main Level (A201) and Elevation Plans (A300 and A301) with information addressing façade treatments, privacy measures and design elements for both of the proposed ground level commercial fronting on Dresden Row and the residential unit fronting on Queen Street;
- New Elevation Plans (A300 and A301) clearly identifying the 12-inch parapet; and
- New Landscape/Rooftop Plan (A203).

The applicant has indicated that he intends to bring sample materials of the exterior siding for the DRC's review. Also, the applicant has submitted a Section Plan of the building, showcasing the details of the scissor-style stairwell, which is attached to this report as Attachment C.

New Building Element

The applicant has made a revision to their application at the rooftop level to include an enclosed seating area for building tenants that opens to a landscaped terrace, as shown on Attachment A. The enclosed area is exempt from building height requirements under Section 8(8) of the Downtown Halifax Land Use By-law (LUB) (refer to Attachment E) and staff support the proposed change as it improves the usability of the amenity area on the roof.

Building Canopy

In addition to the new information and the proposed change, the applicant has requested that the DRC consider a “canopy” on the roof of the building as proposed at the September 12, 2013 meeting. The proposed canopy does not alter staff’s recommendation on the application. If the DRC wishes to consider and approve this option, Attachment A-1 contains the same drawing as in Attachment A except for the inclusion of an architectural canopy that extends over the 5th floor’s balconies on both of the Dresden Row and Queen Street facades. Should the Committee wish to consider this option, the staff recommendation should be replaced with the language provided in Alternative no. 2 of this report.

Design Manual Guidelines

An evaluation of the proposed project against the applicable guidelines of the Design Manual is found in table format in Attachment D. The table indicates staff’s advice as to whether the project complies with a particular guideline. At the meeting of September 12, 2013, DRC members expressed their satisfaction with the general design of the building; however, they requested further information from the applicant and reviewed applicable guidelines of the Design Manual.

Matters discussed in the Staff Report dated August 30, 2013 (Attachment D), were found by the Committee to be in compliance with the Design Manual Guidelines. These matters included Pedestrian-oriented Commercial Uses [3.1.1(d)(f), 3.2.1 (f), 3.2.3 (c)&(f)], Canopies and Awnings [3.2.3 (b) and 3.3.3 (b)] and Land Uses At-Grade Variance (Floor-to-Floor Height) [3.6.15(b),(d), (e) and (f)]. Accordingly, the Design Manual Checklist found in Attachment D has been revised to identify these items as “Complies” rather than “Discussion”.

FINANCIAL IMPLICATIONS

The HRM costs associated with processing this planning application can be accommodated within the approved 2013/14 operating budget for C310 Planning & Applications.

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 qualitative elements of the substantive site plan approval application for the 5-storey mixed use building at 1581 Dresden Row, Halifax, and a variance request to the ground floor-to-floor height of 3.5 metres (11.48 feet), as shown in Attachments A and B.
2. The Design Review Committee may choose to approve the qualitative elements of the substantive site plan approval application for the 5-storey mixed use building at 1581 Dresden Row, Halifax, and a variance request to the ground floor-to-floor height of 3.5 metres (11.48 feet), as shown in Attachments A-1 and B.
3. 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.
4. The Design Review Committee may choose to deny the application. The Committee must provide reasons for this refusal, based on the specific guidelines of the Design Manual.

ATTACHMENTS

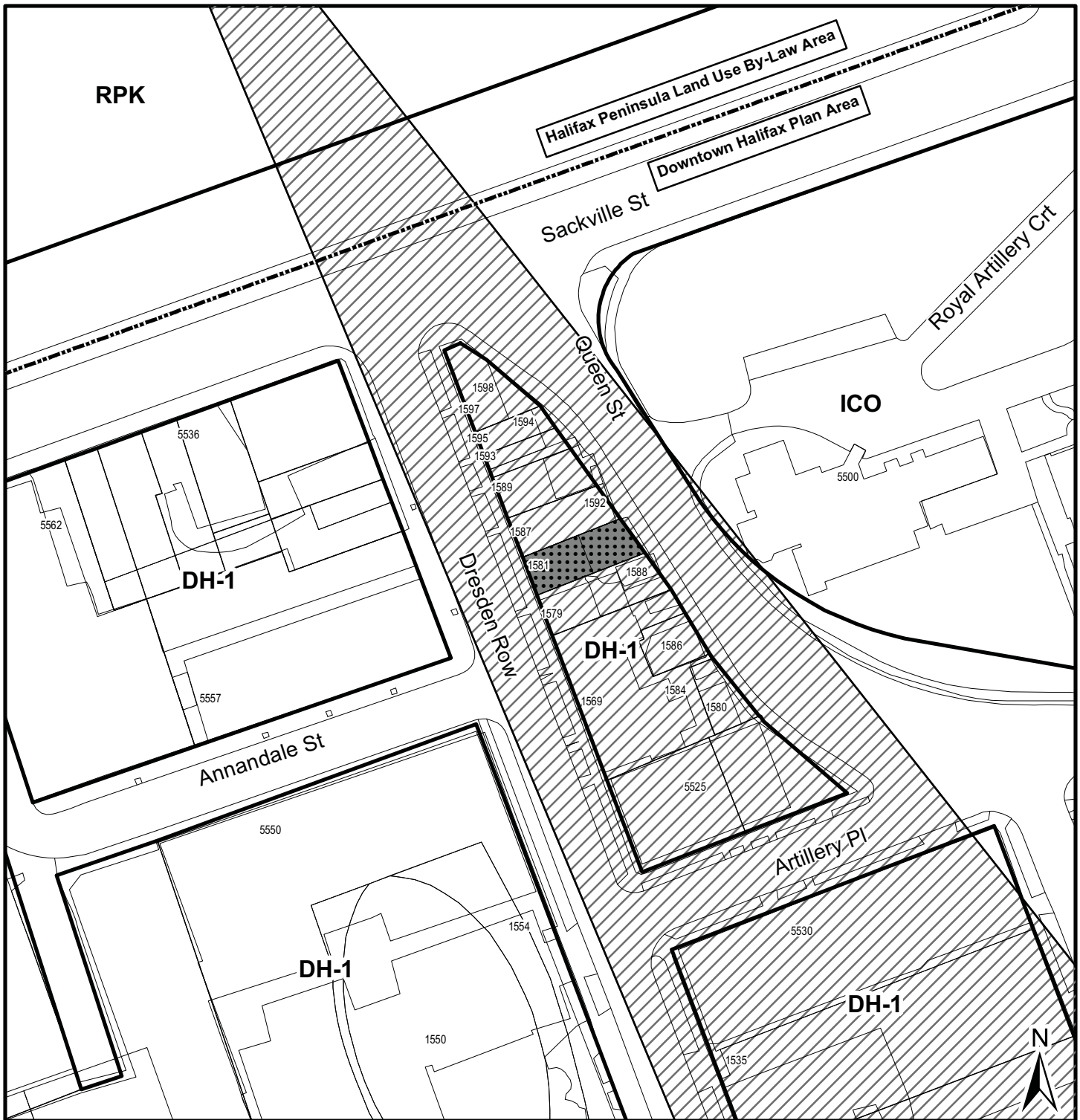
Map 1	Zoning
Attachment A	Site Plan Approval Plans and Renderings (Design 1)
Attachment A-1	Site Plan Approval Plans and Renderings (Design 2)
Attachment B	Design Rationale and Variance Request
Attachment C	Floor Plans and Section Plans
Attachment D	Design Manual Checklist – Case 18707 (Supplementary List)
Attachment E	Excerpt from the Downtown Halifax Land Use By-law

A copy of this report can be obtained online at <http://www.halifax.ca/boardscom/DesignReviewCommittee-HRM.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210 or fax 490-4208.

Report Prepared by: Dali H. Salih, Planner, Development Approvals, 490-1948




ORIGINAL SIGNED

Report Approved by: Kelly Denty, Manager of Development Approvals, 490-4800



Map 1 - Zoning

1581 Dresden Row
Halifax

-  Subject property
-  Plan area boundary
-  View Plane 9

Downtown Halifax Plan Area

Zone - Halifax Peninsula

RPK Regional Park

Zone - Downtown Halifax

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

HALIFAX
REGIONAL MUNICIPALITY
DEVELOPMENT APPROVALS

0 20 40 m

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

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



D R E S D E N R O W L O F T S

1581 DRESDEN ROW, HALIFAX , NOVA SCOTIA

ISSUED FOR APPLICATION - september 19, 2013

- A100 - site plan
- A200 - basement level plan
- A201 - main level plan
- A202 - upper level plan (typ.)
- A203 - roof level plan
- A300 - dresden row elevation
- A301 - queen street elevation
- A302 - south elevation
- A400 - section-a
- A401 - section-b

NOT FOR CONSTRUCTION

Attachment A - Site Plan Approval Plans and Renderings (Design 1)

DH1 ZONE

PID 00125989

total lot area : 2,407 sq.ft.

building footprint : 2,095 sq.ft.

lot coverage : 100 %.

number of levels : 5

Number of 2 Bedroom Units : 8

Number of 1 Bedroom Units : 1

Number of Commercial Units : 1

required landscaped open space : 50 square meters or 538 sq.ft.

actual landscape open space on roof : 1,250 sq.ft.

required parking spaces : 0

actual number of parking spaces : 0

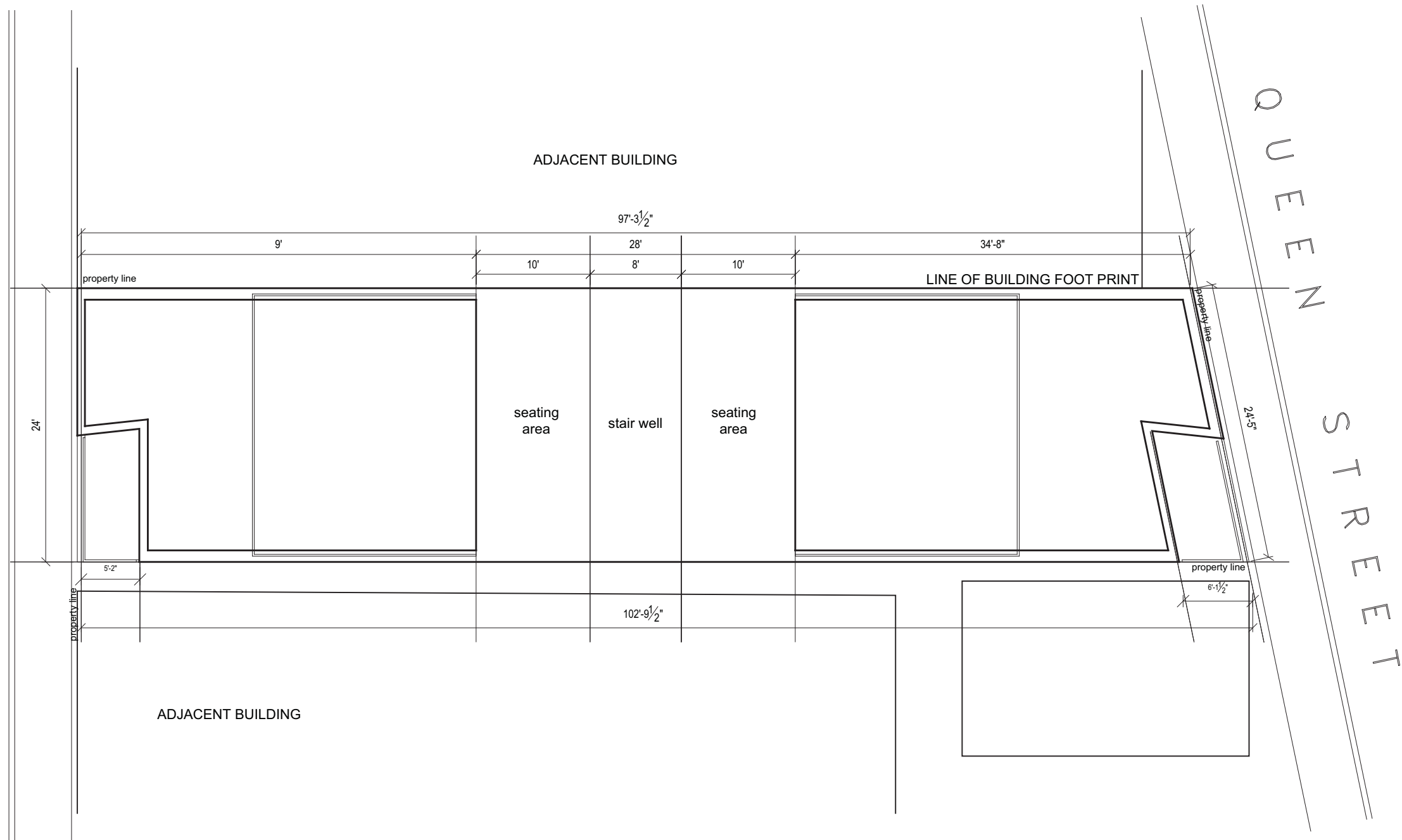
class A bike parking : 4

class B bike parking : 1

G K A

Geoff Keddy **Architect**
and Associates Ltd.
5357 Inglis Street
Halifax, Nova Scotia
B3H 1J4
902 420 9400
902 406 6056

D R E S D E N R O W



GKA

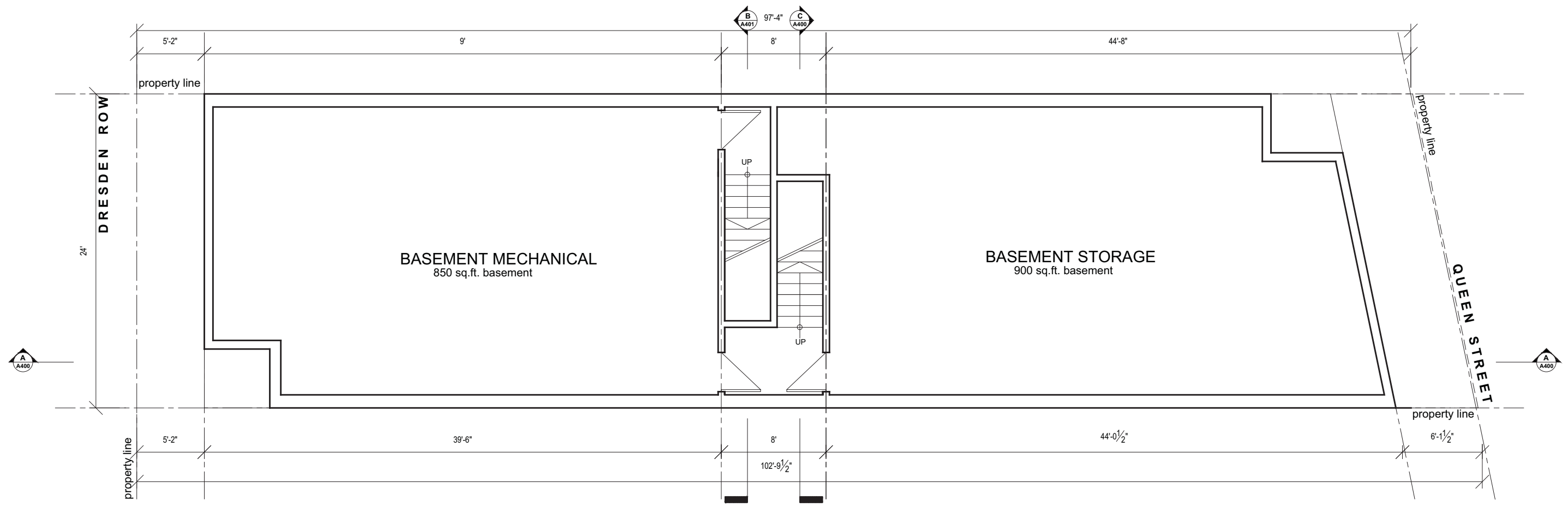
A100 SITE PLAN

5357 Inglis Street
Halifax, Nova Scotia
B3H 1J4

902 420 9400
902 406 6056

scale: 1'-0" = 3/32"
date: sep 18, 2013
drawn by: nf, dh

DRESDEN ROW LOFTS
halifax, ns



GKA

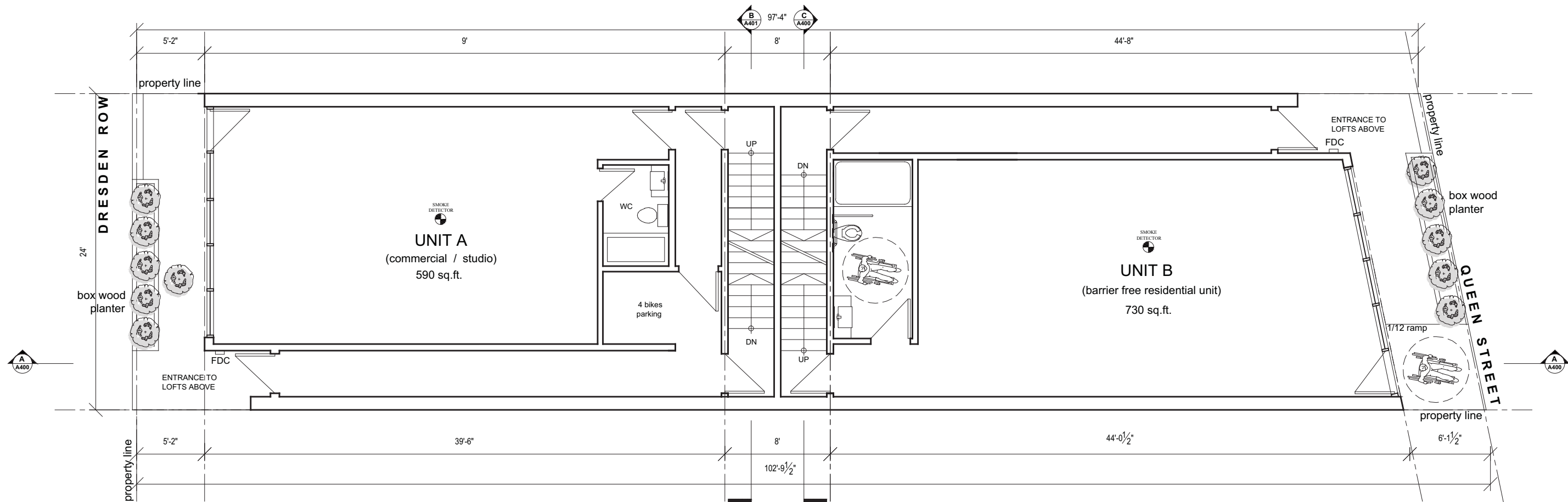
A200 BASEMENT LEVEL PLAN

5357 Inglis Street
Halifax, Nova Scotia
B3H 1J4

902 420 9400
902 406 6056

scale: 1'-0" = 1/8"
date: sep 18, 2013
drawn by: nf, dh

DRESDEN ROW LOFTS
halifax, ns



GKA

A201 MAIN LEVEL PLAN

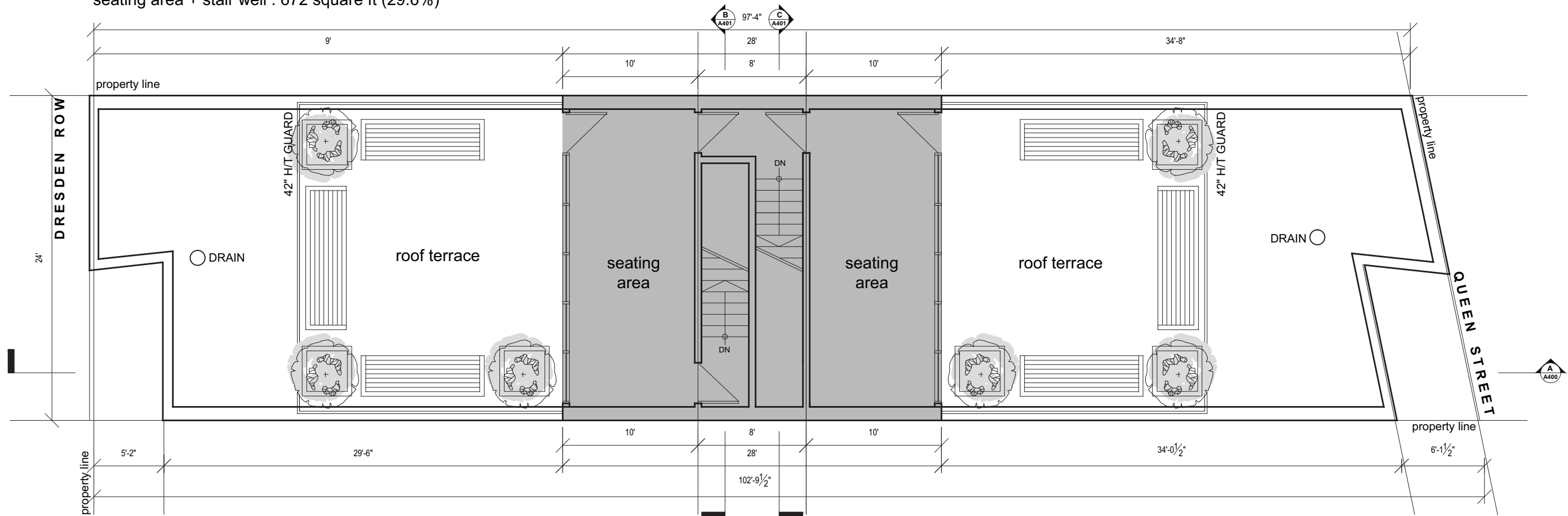
5357 Inglis Street
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B3H 1J4

902 420 9400
902 406 6056

scale: 1'-0" = 1/8"
date: sep 18, 2013
drawn by: nf, dh

DRESDEN ROW LOFTS
halifax, ns

roof area : 2270 square ft
seating area + stair well : 672 square ft (29.6%)



GKA

5357 Inglis Street
Halifax, Nova Scotia
B3H 1J4

902 420 9400
902 406 6056

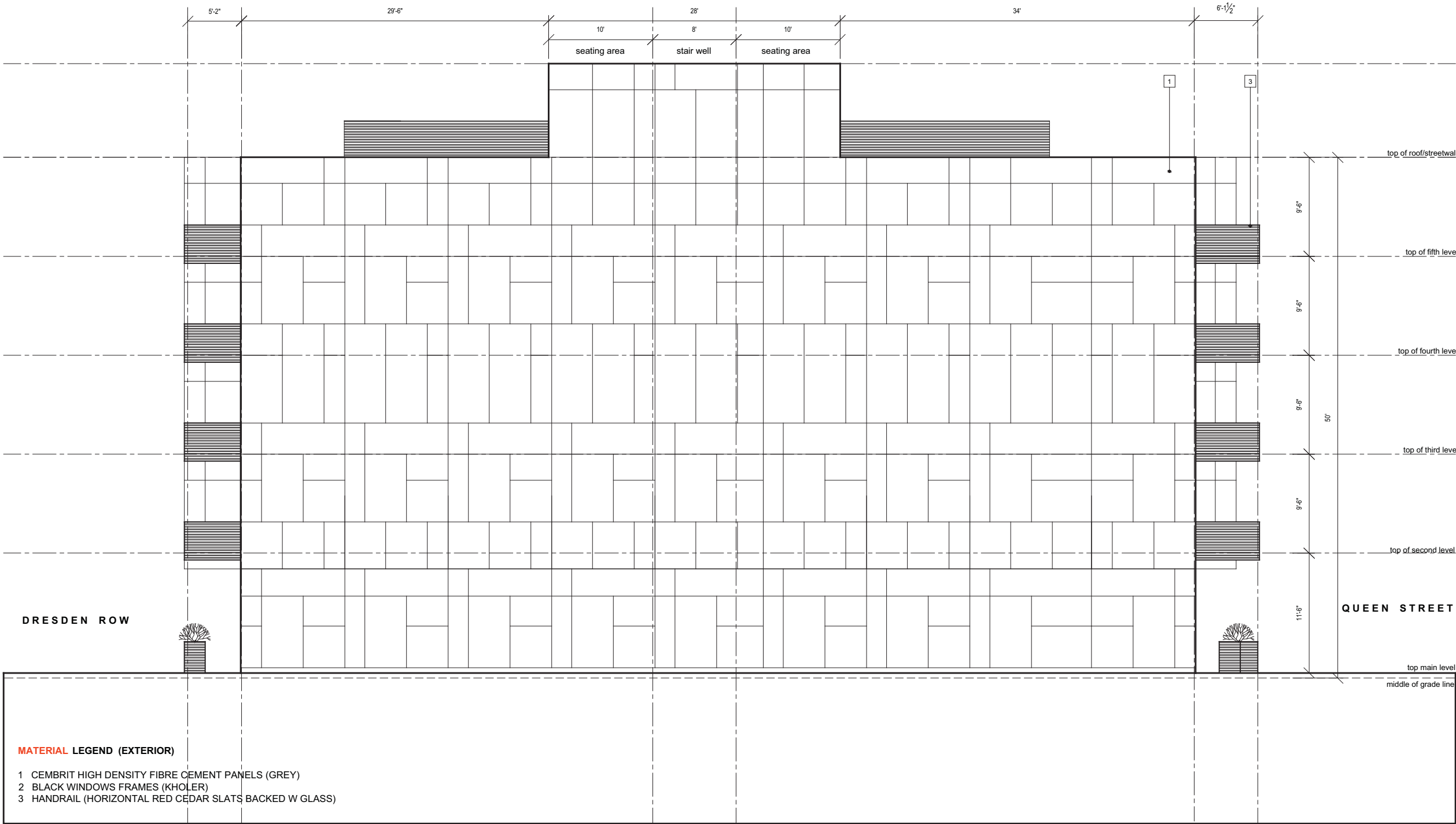
scale: 1'-0" = 1/8"
date: sep 18, 2013
drawn by: nf, dh

A203 ROOF LEVEL PLAN

DRESDEN ROW LOFTS
halifax, ns



MATERIAL LEGEND (EXTERIOR)			
1 CEMBRIT HIGH DENSITY FIBRE CEMENT PANELS (GREY)			
2 BLACK WINDOWS FRAMES (KHOLER)			
3 HANDRAIL (HORIZONTAL RED CEDAR SLATS BACKED W GLASS)			
4 PLANTER (TO MATCH HANDRAIL - CEDAR)			
5 ALUMINUM WINDOW FRAMS			
	GKA	A300 DRESDEN ROW ELEVATION	
	5357 Inglis Street Halifax, Nova Scotia B3H 1J4 902 420 9400 902 406 6056	scale: 1'-0" = 1/8" date: sep 19, 2013 drawn by: nf, dh	DRESDEN ROW LOFTS halifax, ns



GKA

5357 Inglis Street
Halifax, Nova Scotia
B3H 1J4

902 420 9400
902 406 6056

scale: 1'-0" = 3/32"
date: sep 18, 2013
drawn by: nf, dh

A302 SOUTH ELEVATION

DRESDEN ROW LOFTS
halifax, ns



D R E S D E N R O W L O F T S

1581 DRESDEN ROW, HALIFAX , NOVA SCOTIA

ISSUED FOR APPLICATION - september 19, 2013

- A100 - site plan
- A200 - basement level plan
- A201 - main level plan
- A202 - upper level plan (typ.)
- A203 - roof level plan
- A300 - dresden row elevation
- A301 - queen street elevation
- A302 - south elevation
- A400 - section-a
- A401 - section-b

NOT FOR CONSTRUCTION

Attachment A-1 - Site Plan Approval Plans and Renderings (Design 2)

DH1 ZONE

PID 00125989

total lot area : 2,407 sq.ft.

building footprint : 2,095 sq.ft.

lot coverage : 100 %.

number of levels : 5

Number of 2 Bedroom Units : 8

Number of 1 Bedroom Units : 1

Number of Commercial Units : 1

required landscaped open space : 50 square meters or 538 sq.ft.

actual landscape open space on roof : 1,250 sq.ft.

required parking spaces : 0

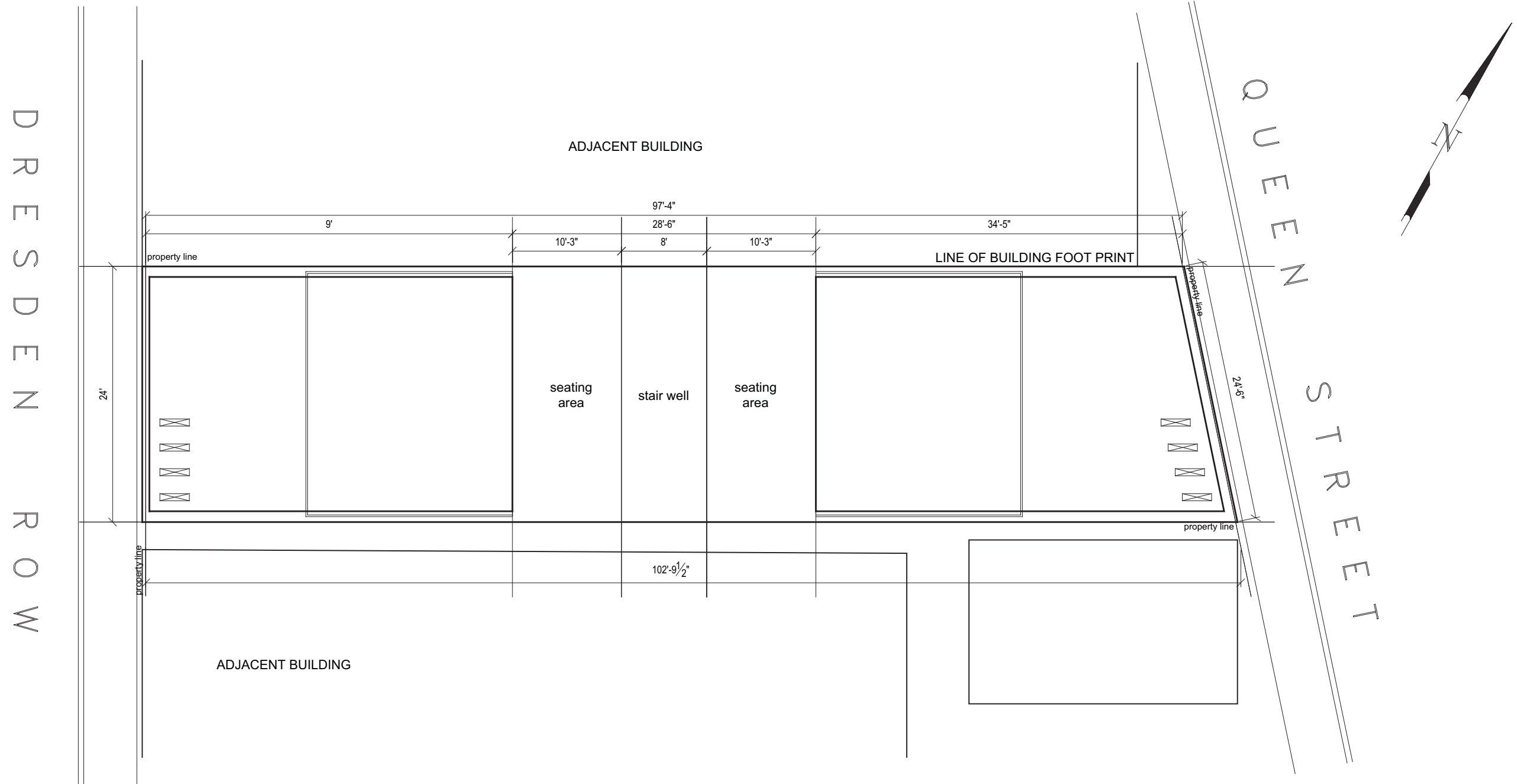
actual number of parking spaces : 0

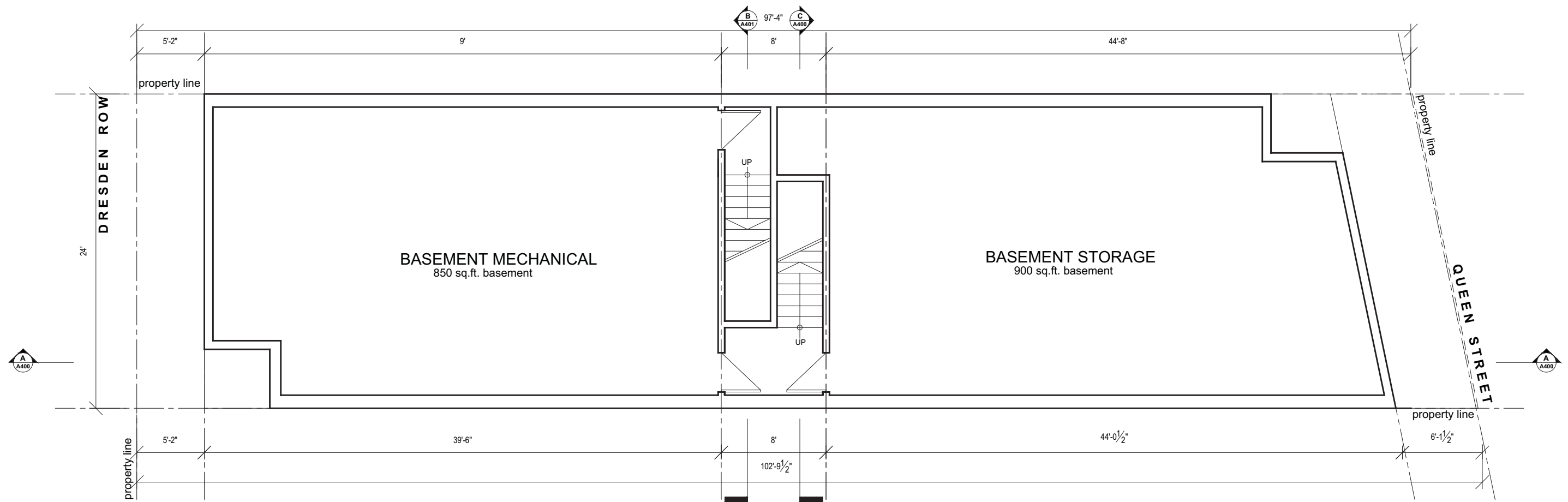
class A bike parking : 4

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GKA

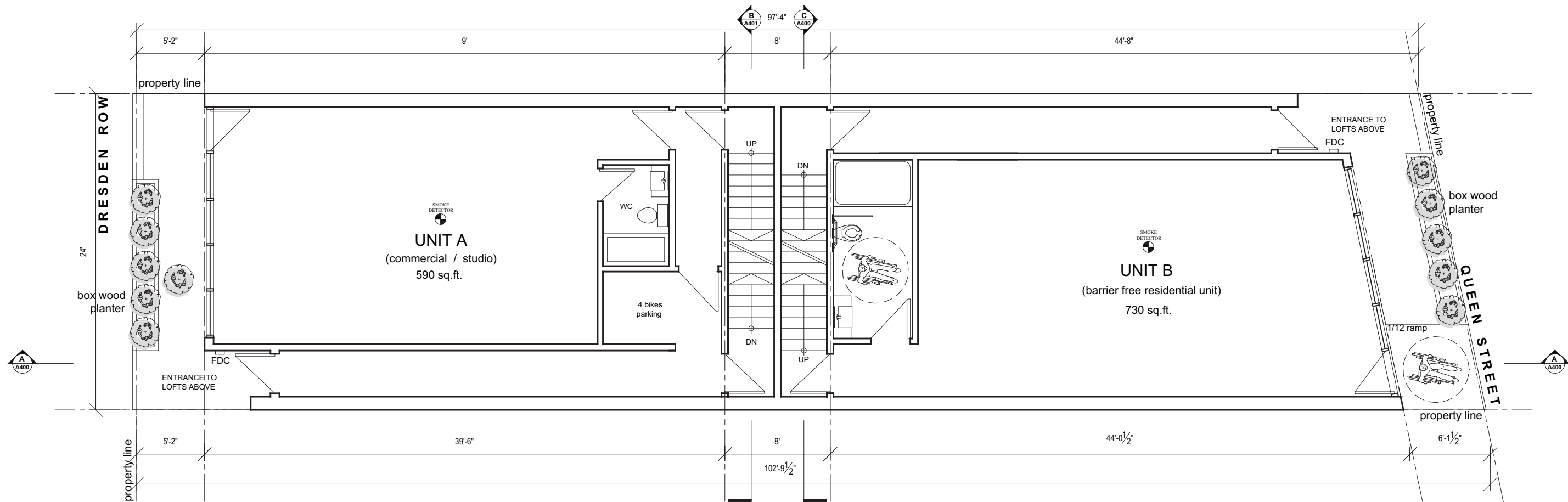
A200 BASEMENT LEVEL PLAN

5357 Inglis Street
Halifax, Nova Scotia
B3H 1J4

902 420 9400
902 406 6056

scale: 1'-0" = 1/8"
date: sep 18, 2013
drawn by: nf, dh

DRESDEN ROW LOFTS
halifax, ns



GKA

A201 MAIN LEVEL PLAN

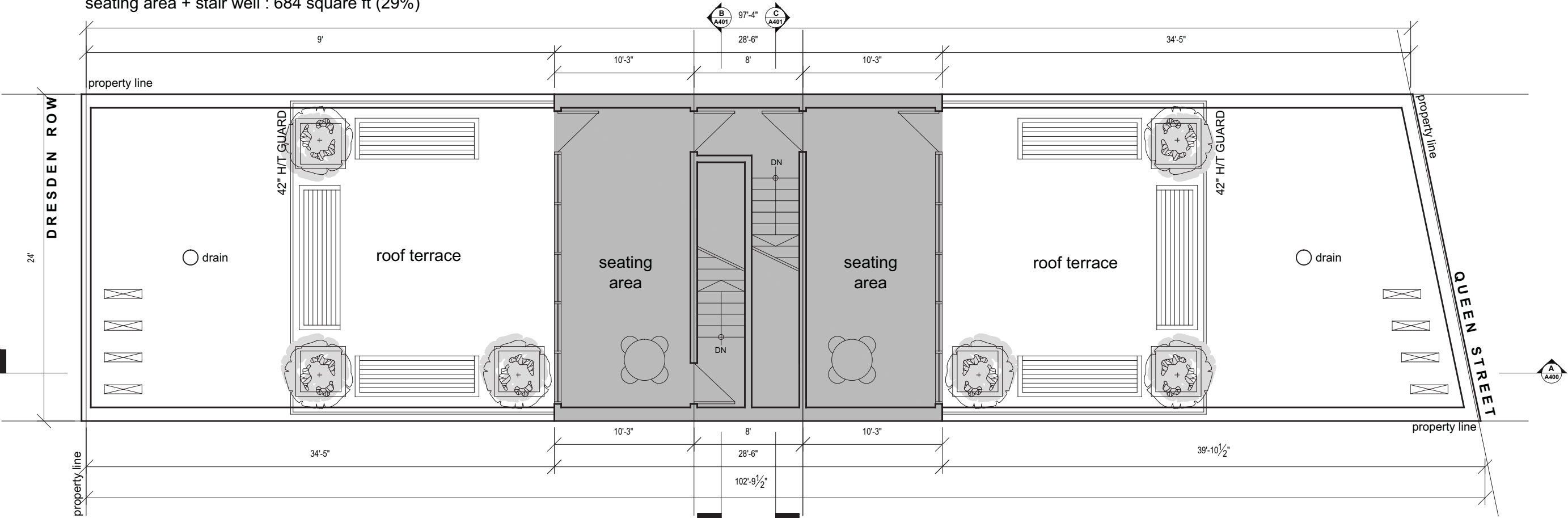
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Halifax, Nova Scotia
B3H 1J4

902 420 9400
902 406 6056

scale: 1'-0" = 1/8"
date: sep 18, 2013
drawn by: nf, dh

DRESDEN ROW LOFTS
halifax, ns

roof area : 2396 square ft
seating area + stair well : 684 square ft (29%)





MATERIAL LEGEND (EXTERIOR)

- 1 CEMBRIT HIGH DENSITY FIBRE CEMENT PANELS (GREY)
- 2 BLACK WINDOWS FRAMES (KHOLER)
- 3 HANDRAIL (HORIZONTAL RED CEDAR SLATS BACKED W GLASS)
- 4 PLANTER (TO MATCH HANDRAIL - CEDAR)
- 5 ALUMINUM WINDOW FRAMS

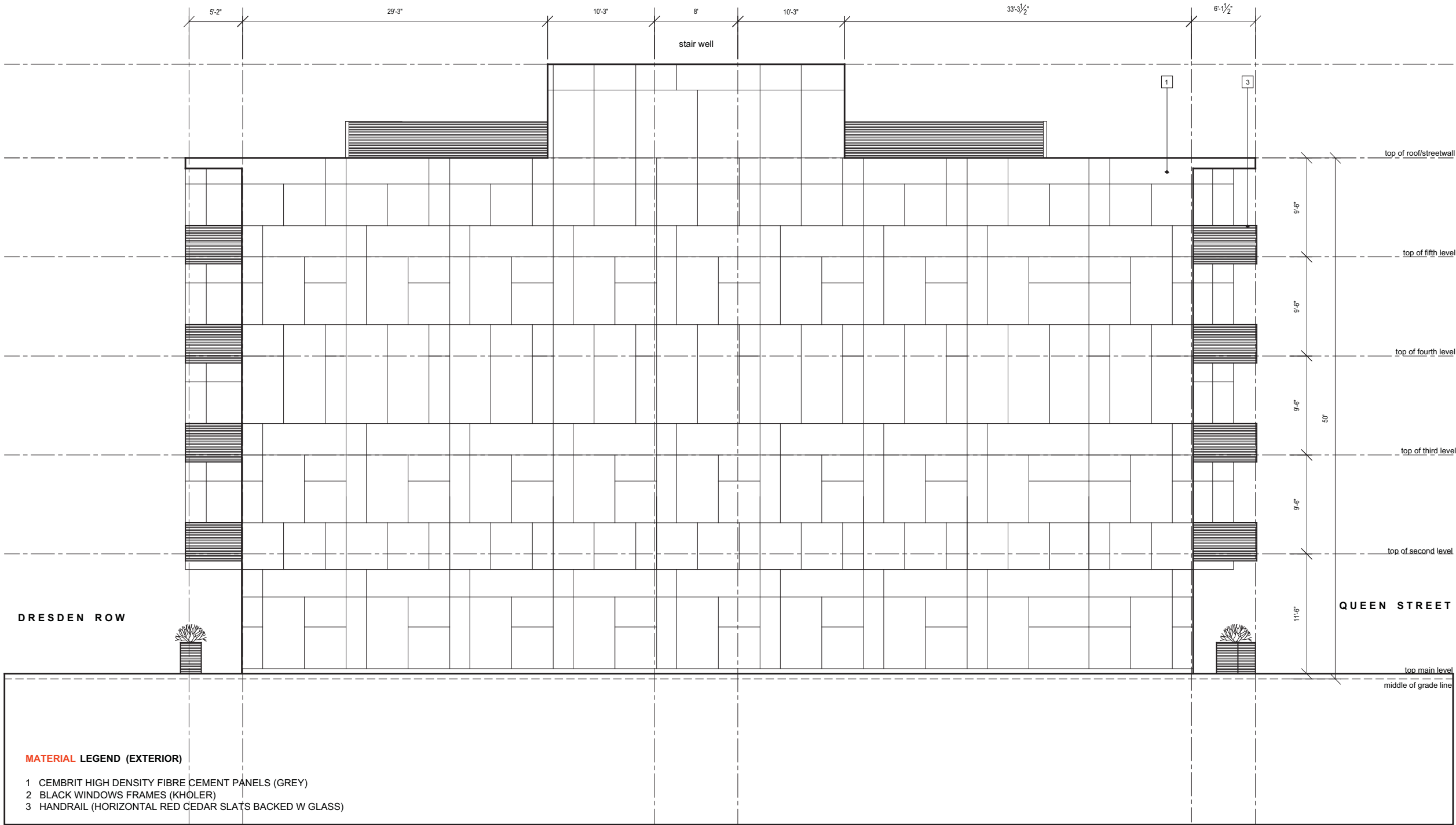
<div>GKA</div>		A300 DRESDEN ROW ELEVATION	
<div>5357 Inglis Street Halifax, Nova Scotia B3H 1J4 902 420 9400 902 406 6056</div>		<div>scale: 1'-0" = 1/8" date: sep 19, 2013 drawn by: nf, dh</div>	<div>DRESDEN ROW LOFTS</div> <div>halifax, ns</div>



MATERIAL LEGEND (EXTERIOR)

- 1 CEMBRIT HIGH DENSITY FIBRE CEMENT PANELS (GREY)
- 2 BLACK WINDOWS FRAMES (KHOLER)
- 3 HANDRAIL (HORIZONTAL RED CEDAR SLATS BACKED W GLASS)
- 4 PLANTER (TO MATCH HANDRAIL - CEDAR)
- 5 ALUMINUM WINDOW FRAMES

<div>GKA</div>		A301 QUEEN STREET ELEVATION	
<div>5357 Inglis Street Halifax, Nova Scotia B3H 1J4 902 420 9400 902 406 6056</div>		<div>scale: 1'-0" = 1/8" date: sep 19, 2013 drawn by: nf, dh</div>	<div>DRESDEN ROW LOFTS</div> <div>halifax, ns</div>



GKA

5357 Inglis Street
Halifax, Nova Scotia
B3H 1J4

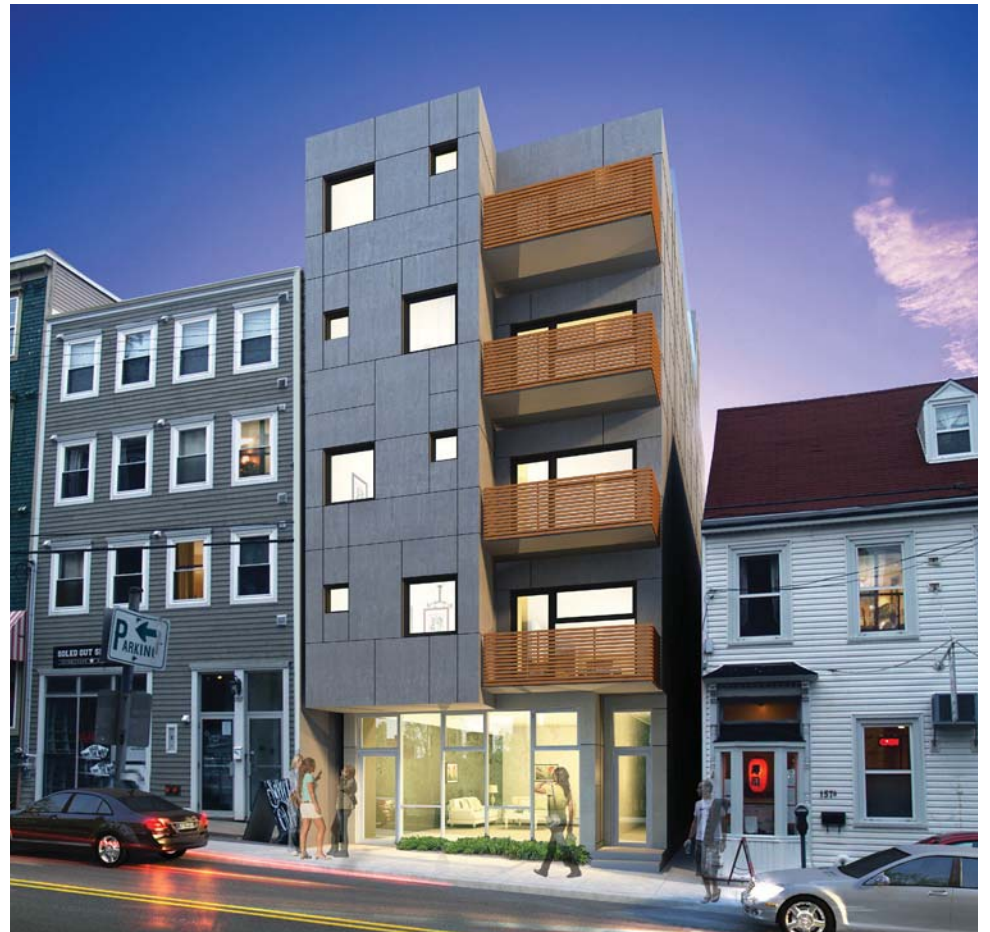
902 420 9400
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scale: 1'-0" = 3/32"
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drawn by: nf, dh

A302 SOUTH ELEVATION

DRESDEN ROW LOFTS
halifax, ns

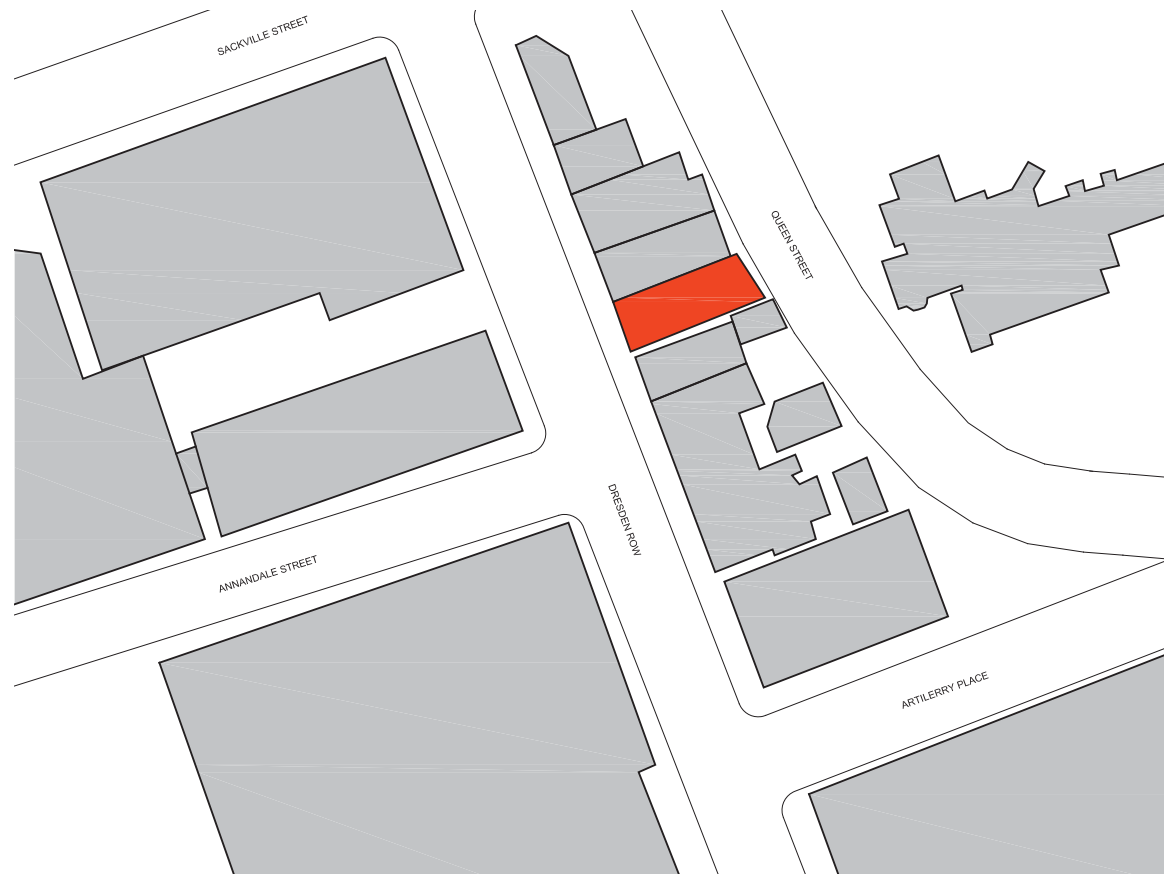
DRESDEN ROW LOFTS DESIGN RATIONALE



GEOFF KEDDY **ARCHITECT** & ASSOCIATES LTD.

1.0 SITE

The following proposal consists of a low-rise 5 story residential infill building spanning the block between Dresden Row and Queen Street. The building will contain a total of 10 residential loft style units with a large landscaped communal roof terrace. The building has been designed in a way to allow for future conversion of the main level units from residential to commercial with relative ease.



SITE PLAN



DRESDEN ROW CONTEXT

1.1 EXISTING CONDITIONS

The site is currently inhabited on the Dresden Row side by what was a duplex that is currently leased as commercial office space for an insurance company. The building is in very poor condition and remains underutilized. The portion of the site abutting Queen Street is used as surface parking for the adjacent properties. The existing conditions do not correspond to the HRM design guidelines.

The adjacent buildings south of the proposal are owned by the same developer as this project. The developer plans to develop each of these properties individually over time in the same fashion as the current proposal, creating a series of individual narrow buildings that reinforce the character of the district.



QUEEN STREET CONTEXT

2.0 DESIGN RATIONALE

The following proposal located in precinct 3 or the Spring Garden Road Area is consistent with the HRM design manual guidelines providing an animated streetwall of superior quality and design. Large floor to ceiling windows at ground level provide a high level of transparency which will allow these units to be converted to commercial or retail with relative ease in the future. The upper level, which cantilevers above the first floor provides a large canopy and weather protection, encouraging pedestrian activity at grade. The upper levels are clad in a high quality Cembrit panel (high density concrete panel), creating a unique pattern that corresponds to the interior floor plates, windows, and terraces. The generous terraces are recessed into the facade, breaking up the elevation and providing a vertical rhythm that is consistent with the prevailing character of narrow buildings and storefronts. The terraces above the street level and large windows provide opportunities for eyes on the street and a sense of animation and engagement. The proposal reinforces the HRM By Design plan by replacing the existing conditions such as surface parking with high quality residential dwellings, which contributes to increasing density in the downtown core.



2.1 DESIGN MANUAL - RELEVANT CRITERIA

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.” See section 2.0 on how this relates to design manual.

2.3c “Focus pedestrian activities at sidewalk level through the provision of weather protected sidewalks using well-designed canopies and awnings. Upper levels cantilever 5’ over the ground level creating weather protection.

2.3d “Prohibit new surface parking lots of any kind.” The proposed building replaces what is currently surface parking and replaces it with high quality living spaces.

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).” The proposal does provide the opportunity for landscaping at grade.

3.1.1a “The articulation of narrow shop fronts, characterized by close placement to the sidewalk.” The current design provides floor to ceiling windows at grade allowing for flexibility and future conversion to commercial and retail.

3.1.1b “High levels of transparency (non-reflective and non-tinted glazing on a minimum of 75% of the first floor elevation.)” The current design provides floor to ceiling windows at grade allowing for flexibility and future conversion to commercial and retail.

3.1.1c Frequent entries. The proposed design has four different entrances.

3.1.1d “Protection of pedestrians from the elements with awnings and canopies is required along the pedestrian-oriented commercial frontages shown on Map 3, and is encouraged elsewhere throughout the downtown.” The proposed design satisfies this requirement despite the fact that it is not located in the pedestrian-oriented commercial area shown on Map 3.

3.1.1e “Patios and other spill-out activity is permitted and encouraged where adequate width for pedestrian passage is maintained.” The proposed design provides the opportunity for spill-out activity since the first floor is set back off the street creating the cantilever and natural canopy above.

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.” The proposed design provides floor to ceiling glass at grade which satisfies this section of the design manual.

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. The proposed design is consistent with the setbacks of the buildings located on Dresden Row. Queen Street does not run perpendicular to the proposed building lots which creates a series of inconsistent setbacks.

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 existent buildings.” The proposed building setbacks corresponds to the setbacks of the adjacent buildings.

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.” See section 2.0 on how this relates to this particular section of the design manual.

3.2.1e “Streetwalls should be designed to have the highest possible material quality and detail.” See section 2.0 on how this relates to this particular section of the design manual.

3.2.1f “Streetwalls should have many windows and doors to provide > eyes on the street = and a sense of animation and engagement.” See section 2.0 on how this relates to this particular section of the design manual.

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.).” See section 2.0 on how this relates to this particular section of the design manual.

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.” The proposed building provides private terraces for each unit above grade. It also provides a large communal landscaped roof terrace.

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.” The outside wall be constructed out of insulated concrete forms which will mitigate unwanted sound transmission.

3.2.5a “Maintain active uses at-grade, related to the sidewalk, stepping with the slope. Avoid levels that are distant from grade.” The proposed design allows for direct barrier-free access at grade.

3.2.5c “Provide windows, doors and other design articulation along facades; blank walls are not permitted.” See section 2.0 on how this relates to this particular section of the design manual.

3.2.5d “Articulate the façade to express internal floor or ceiling lines; blank walls are not permitted. See section 2.0 on how this relates to this particular section of the design manual.

3.2.7a “Non-commercial uses at-grade should animate the street with frequent entries and windows.” See section 2.0 on how this relates to this particular section of the design manual.

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.” See section 2.0 on how this relates to this particular section of the design manual.

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. “See section 2.0 on how this relates to this particular section of the design manual.

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. The proposed building material on the sides and rear are consistent with the street facing 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.” Cembrit panels are made of the best quality high density fibre cement slates.

3.3.2b “Too varied a range of building materials is discouraged in favour of achieving a unified building image.” The proposed building facade consists of Cembrit panels, windows, and wood slats.

3.3.2c “Materials used for the front façade should be carried around the building where any facades are exposed to public view at the side or rear.” The proposed building material on the sides and rear are consistent with the street facing materials.

3.3.2d “Changes in material should generally not occur at building corners.” The proposed building material on the sides and rear are consistent with the street facing materials.

3.3.2e “Building materials recommended for new construction include brick, stone, wood, glass, in-situ concrete and pre-cast concrete.” Cembrit panels are made of the best quality high density fibre cement slates.

3.3.3a “Emphasize entrances with such architectural expressions as height, massing, projection, shadow, punctuation, change in roof line, change in materials, etc.” The entrances to the upper level units are punched-in, clearly separating themselves from the entrances at grade.

3.3.3b “Ensure main building entrances are covered with a canopy, awning, recess or similar device to provide pedestrian weather protection.” All entrances are covered by the building overhang/cantilever above, providing pedestrian weather protection.

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 preeminently visible. The incorporation of living green roofs is strongly encouraged.” The rooftop terrace will provide landscaped open space to the users.

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’s 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.” The stair core is made of the same materials as the rest of the building. It will be set back and not visible from street level.

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 existent buildings.” The proposed building setbacks corresponds to the setbacks of the adjacent buildings.

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.” See section 2.0 on how this relates to this particular section of the design manual.

3.2.1e “Streetwalls should be designed to have the highest possible material quality and detail.” See section 2.0 on how this relates to this particular section of the design manual.

3.2.1f “Streetwalls should have many windows and doors to provide > eyes on the street = and a sense of animation and engagement.” See section 2.0 on how this relates to this particular section of the design manual.

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.).” See section 2.0 on how this relates to this particular section of the design manual.

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.” The proposed building provides private terraces for each unit above grade. It also provides a large communal landscaped roof terrace.

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.” The outside wall be constructed out of insulated concrete forms which will mitigate unwanted sound transmission.

3.2.5a “Maintain active uses at-grade, related to the sidewalk, stepping with the slope. Avoid levels that are distant from grade.” The proposed design allows for direct barrier-free access at grade.

3.2.5c “Provide windows, doors and other design articulation along facades; blank walls are not permitted.” See section 2.0 on how this relates to this particular section of the design manual.

3.2.5d “Articulate the façade to express internal floor or ceiling lines; blank walls are not permitted. See section 2.0 on how this relates to this particular section of the design manual.

3.2.7a “Non-commercial uses at-grade should animate the street with frequent entries and windows.” See section 2.0 on how this relates to this particular section of the design manual.

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.” See section 2.0 on how this relates to this particular section of the design manual.

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. “See section 2.0 on how this relates to this particular section of the design manual.

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. The proposed building material on the sides and rear are consistent with the street facing 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.” Cembrit panels are made of the best quality high density fibre cement slates.

3.3.2b “Too varied a range of building materials is discouraged in favour of achieving a unified building image.” The proposed building facade consists of Cembrit panels, windows, and wood slats.

3.3.2c “Materials used for the front façade should be carried around the building where any facades are exposed to public view at the side or rear.” The proposed building material on the sides and rear are consistent with the street facing materials.

3.3.2d “Changes in material should generally not occur at building corners.” The proposed building material on the sides and rear are consistent with the street facing materials.

3.3.2e “Building materials recommended for new construction include brick, stone, wood, glass, in-situ concrete and pre-cast concrete.” Cembrit panels are made of the best quality high density fibre cement slates.

3.3.3a “Emphasize entrances with such architectural expressions as height, massing, projection, shadow, punctuation, change in roof line, change in materials, etc.” The entrances to the upper level units are punched-in, clearly separating themselves from the entrances at grade.

3.3.3b “Ensure main building entrances are covered with a canopy, awning, recess or similar device to provide pedestrian weather protection.” All entrances are covered by the building overhang/cantilever above, providing pedestrian weather protection.

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 preeminently visible. The incorporation of living green roofs is strongly encouraged.” The rooftop terrace will provide landscaped open space to the users.

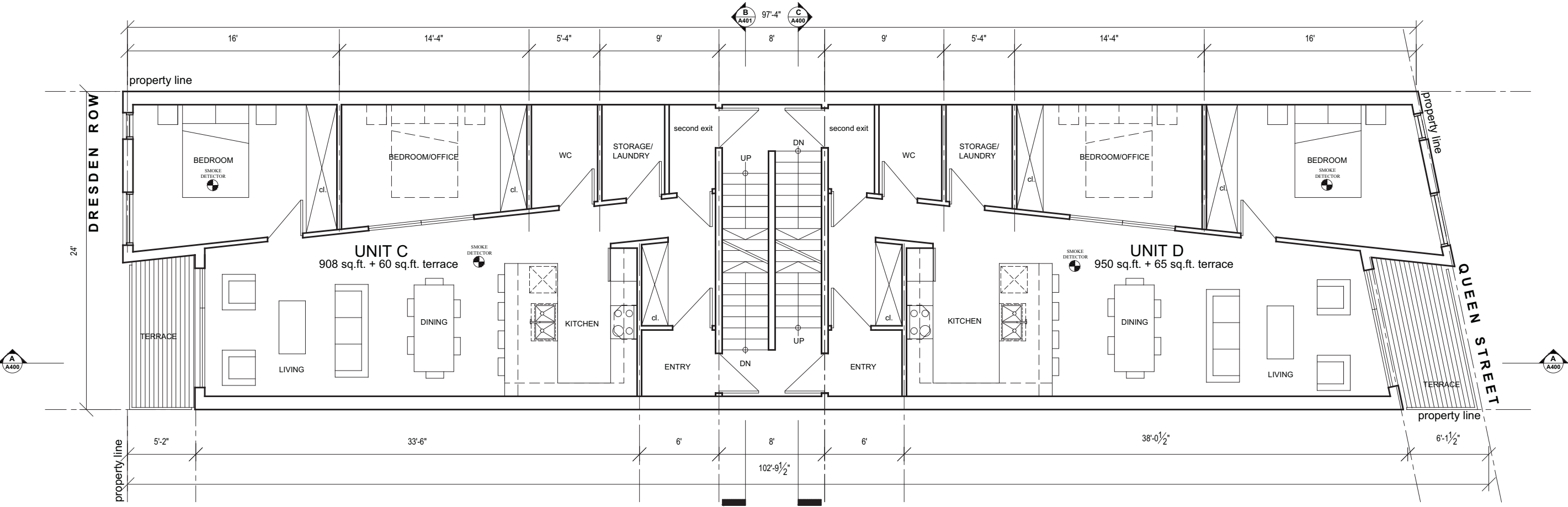
3.3.4d “Ensure all rooftop mechanical equipment is screened from view by integrating it into the architectural design of the building and the expression of the building’s top. Mechanical rooms and elevator and stairway head-houses should be incorporated into a single well-designed roof top structure. Sculptural and architectural elements are encouraged to add visual interest.” The stair core is made of the same materials as the rest of the building. It will be set back and not visible from street level.

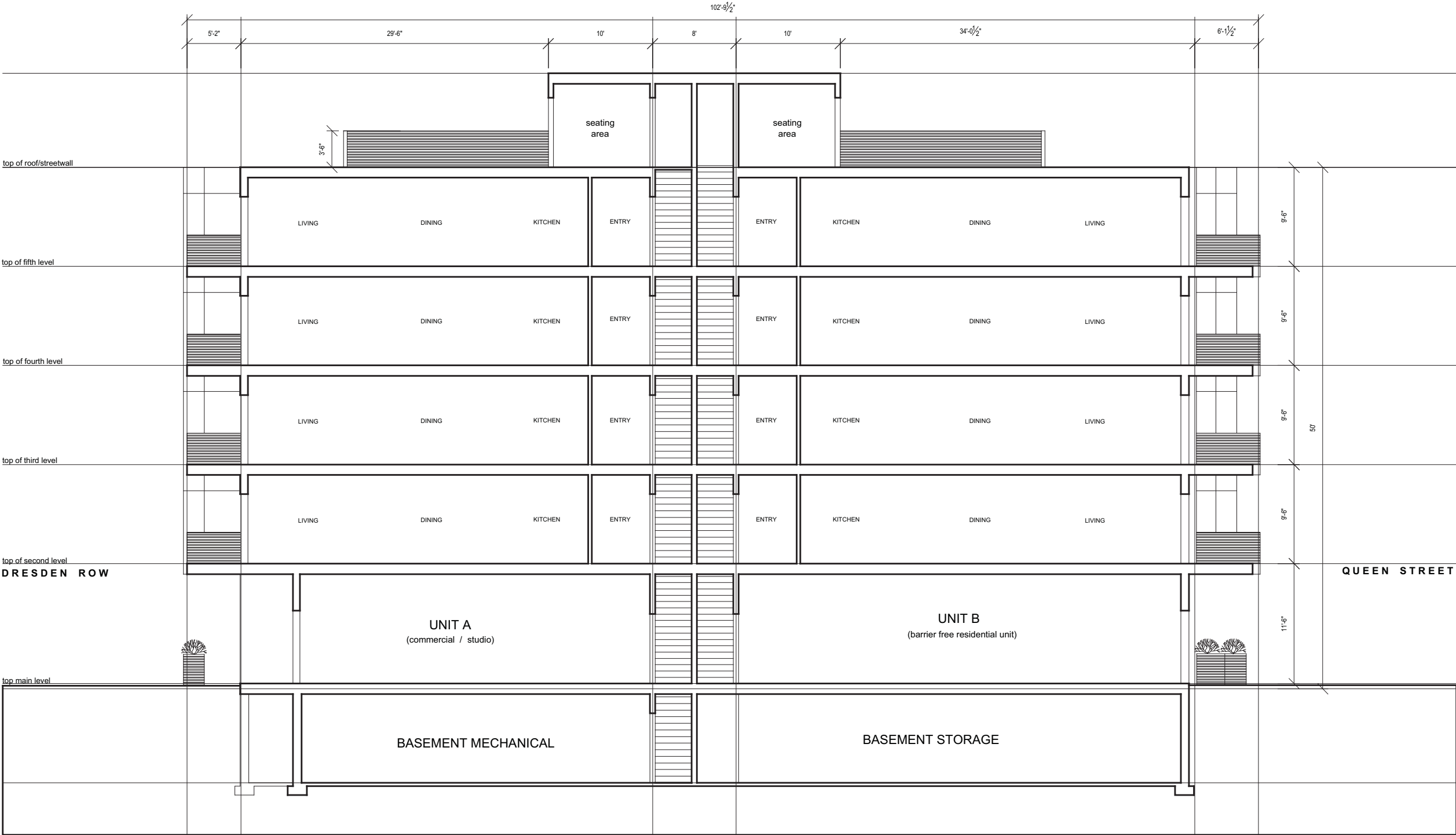
3.3.4e “Low-rise flat roofed buildings should provide screened mechanical equipment. Screening materials should be consistent with main building design. Sculptural and architectural elements are encourage for visual interest as the roofs of such structures have very high visibility.” All mechanical equipment will be located in the basement.

3.5.4a “Attractive landscape and architectural features can be highlighted with spot-lighting or general lighting placement.” Exterior lighting will be recessed in the building cantilever. Exterior lighting will be located on each balcony as well.

3.5.4d “Encourage subtle night-lighting of retail display windows.” Pot lights in the building cantilever will illuminate storefront windows at grade.

A variance will be required for the floor to floor heights on the main level. Amendments have been recently made to the design manual allowing developments to apply for this type of variance for the following three reasons: Residential use at grade, development is located on a hill or slope, and or, project is an infill. All three conditions apply to this particular application not to mention it is more appropriate with regards to the existing context and improves the overall proportions of the building massing.





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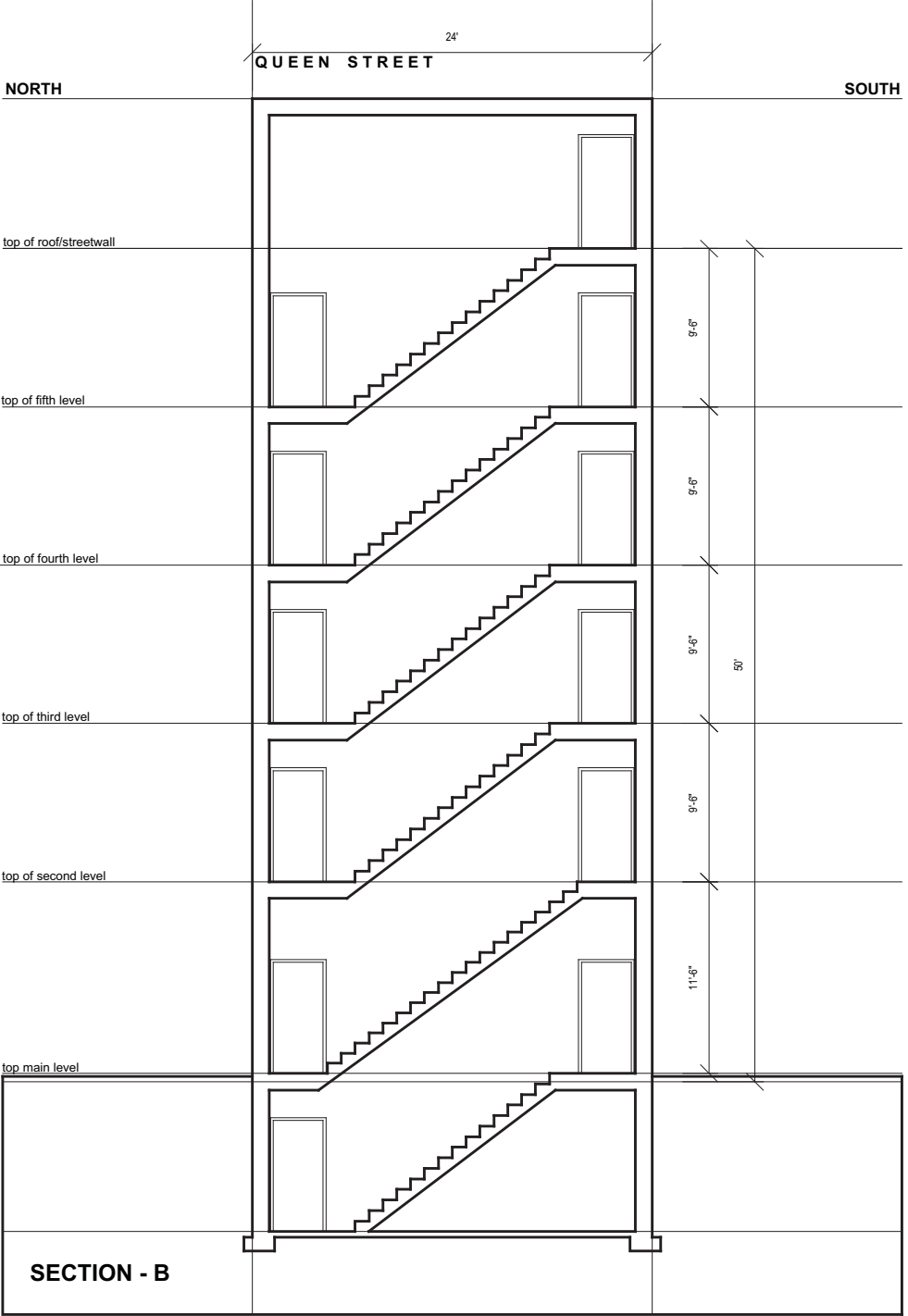
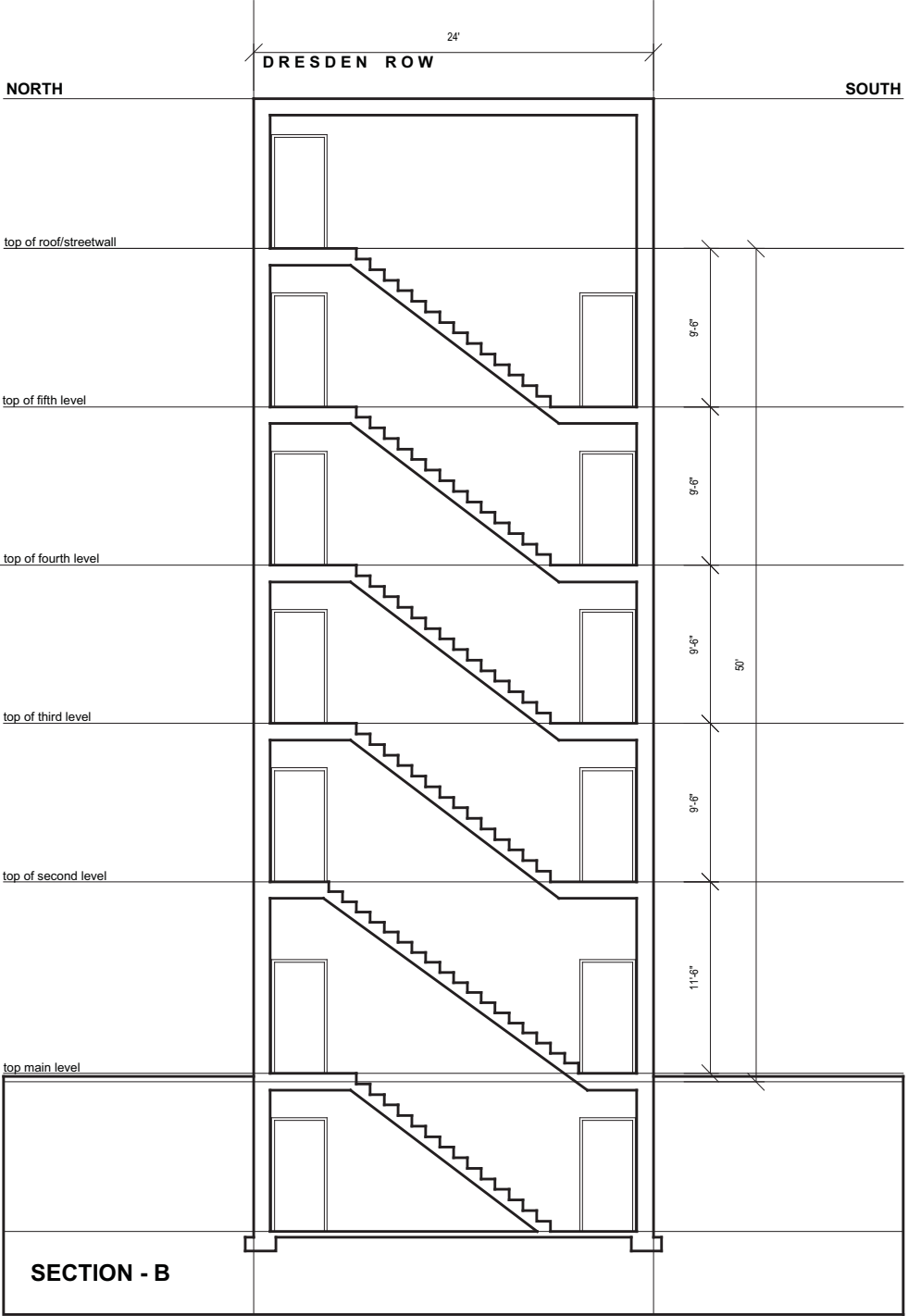
A400 SECTION_A

5357 Inglis Street
Halifax, Nova Scotia
B3H 1J4

902 420 9400
902 406 6056

scale: 1'-0" = 3/32"
date: sep 18, 2013
drawn by: nf, dh

DRESDEN ROW LOFTS
halifax, ns



GKA

5357 Inglis Street
Halifax, Nova Scotia
B3H 1J4

902 420 9400
902 406 6056

scale: 1'-0" = 3/32"
date: sep 18, 2013
drawn by: nf, dh

A401 SECTION_B_C

DRESDEN ROW LOFTS
halifax, ns

Attachment D – Design Manual Checklist – Case 18707 (Supplementary List)

Section	Guideline	Complies	Discussion	N/A
2	Downtown Precinct Guide lines			
2.3	Precinct 3 - Spring Garden Road Area			
2.3a	Development shall appropriately frame Citadel Hill, the Public Gardens, and Victoria Park through the provision of consistent, animated streetwalls of superior quality and design.			•
2.3b	Ensure that there continues to be adequate sunlight penetration on Spring Garden Road.			•
2.3c	Focus pedestrian activities at sidewalk level through the provision of weather protected sidewalks using well-designed canopies and awnings.	•		
2.3d - f	All sections 2.3 (d) – (f)			•
3	General Design Guidelines			
3.1	The Streetwall			
3.1.1	<p>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.</p> <p>All retail frontages should be encouraged to reinforce the ‘main street’ qualities associated with the historic downtown, including:</p>			
3.1.1a	The articulation of narrow shop fronts, characterized by close placement to the sidewalk.	•		
3.1.1b	High levels of transparency (non-reflective and non-tinted glazing on a minimum of 75% of the first floor elevation).	•		
3.1.1c	Frequent entries.	•		
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.	•		
3.1.1e	Patios and other spill-out activity is permitted and encouraged where adequate width for pedestrian passage is maintained.			•

Attachment D – Design Manual Checklist – Case 18707 (Supplementary List)

Section	Guideline	Complies	Discussion	N/A
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.	•		
3.1.2	Streetwall Setback (<i>refer to Map 6 of the LUB</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.			•
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.	•		
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.			•
3.1.3	Streetwall Height (<i>refer to Map 7 of the LUB</i>) 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.	•		

Attachment D – Design Manual Checklist – Case 18707 (Supplementary List)

Section	Guideline	Complies	Discussion	N/A
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.	•		
3.2.1b	The streetwall should generally be built to occupy 100% of a property's frontage along streets.	•		
3.2.1c	Generally, streetwall heights should be proportional to the width of the right-of-way a 1:1 ratio between streetwall height and right of way width. Above the maximum streetwall height, further building heights are subject to upper storey setbacks.			•
3.2.1d	In areas of contiguous heritage resources, streetwall height should be consistent with heritage buildings.			•
3.2.1e	Streetwalls should be designed to have the highest possible material quality and detail.	•		
3.2.1f	Streetwalls should have many windows and doors to provide eyes on the street and a sense of animation and engagement.	•		
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.	•		
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.	•		
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.			•

3.2.2c	Sideyard setbacks are not permitted in the Central Blocks defined on Map 8 of the Land Use Bylaw, except where required for through-block pedestrian connections or vehicular access.			•
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.	•		
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.	•		
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.	•		
3.2.3d	Minimize the transition zone between retail and the public realm. Locate retail immediately adjacent to, and accessible from, the sidewalk.	•		
3.2.3e	Avoid deep columns or large building projections that hide retail display and signage from view.	•		
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.	•		
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.	•		
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.	•		

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.	•		
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.	•		
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.	•		
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.			•
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.	•		
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.	•		
3.2.5b	Provide a high quality architectural expression along facades. Consider additional detailing, ornamentation or public art to enhance the experience.	•		
3.2.5c	Provide windows, doors and other design articulation along facades; blank walls are not permitted.	•		
3.2.5d	Articulate the façade to express internal floor or ceiling lines; blank walls are not permitted.	•		
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.			•

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.	•		
3.2.5g	Flexibility in streetwall heights is required in order to transition from facades at a lower elevations to facades at higher elevations on the intersecting streets. Vertical corner elements (corner towers) can facilitate such transitions, as can offset or “broken” cornice lines at the top of streetwalls on sloping streets.			•
3.2.6	Elevated Pedestrian Walkways (<i>not applicable</i>)			
3.2.7	Other Uses (<i>not applicable</i>)			
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. 	•		
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.	•		
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.	•		

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.	•		
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.	•		
3.3.2b	Too varied a range of building materials is discouraged in favour of achieving a unified building image.	•		
3.3.2c	Materials used for the front façade should be carried around the building where any facades are exposed to public view at the side or rear.	•		
3.3.2d	Changes in material should generally not occur at building corners.			•
3.3.2e	Building materials recommended for new construction include brick, stone, wood, glass, in-situ concrete and pre-cast concrete.	•		
3.3.2f	In general, the appearance of building materials should be true to their nature and should not mimic other materials.	•		
3.3.2g	Stucco and stucco-like finishes shall not be used as a principle exterior wall material.	•		
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.	•		
3.3.2i	Darkly tinted or mirrored glass is prohibited. Clear glass is preferable to light tints. Glare reduction coatings are preferred.	•		
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.	•		

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.	•		
3.3.3b	Ensure main building entrances are covered with a canopy, awning, recess or similar device to provide pedestrian weather protection.	•		
3.3.3c	Modest exceptions to setback and stepback requirements are possible to achieve these goals.			•
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.	•		
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.	•		
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.	•		
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.	•		
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.			•

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.	•		
3.4	Civic Character (<i>not applicable</i>)			
3.5	Prominent Frontages and View Termini			
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.			•
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 eastwest streets that connect the downtown to the waterfront. Prominent Civic Frontages are shown on Map 1 in Appendix A of the Design Manual.			•
3.4.3	Civic Buildings – <i>not applicable</i>			
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.			•
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.			•
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.			•

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.			•
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.	•		
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.	•		
3.5.2	Parking Structures <i>(not applicable)</i>			
3.5.3	Surface Parking <i>(not applicable)</i>			
3.5.4	Lighting			
3.5.4a	Attractive landscape and architectural features can be highlighted with spot-lighting or general lighting placement.	•		
3.5.4b	Consider a variety of lighting opportunities inclusive of street lighting, pedestrian lighting, building up- or down-lighting, internal building lighting, internal and external signage illumination (including street addressing), and decorative or display lighting.	•		
3.5.4c	Illuminate landmark buildings and elements, such as towers or distinctive roof profiles.	•		
3.5.4d	Encourage subtle night-lighting of retail display windows.	•		
3.5.4e	Ensure there is no light trespass onto adjacent residential areas by the use of shielded “full cutoff fixtures.	•		
3.5.4f	Lighting shall not create glare for pedestrians or motorists by presenting unshielded lighting elements in view.	•		
3.5.5	Signs <i>(not applicable - Subject to Non-Substantive Site Plan Approval by the Development Officer)</i>			

3.6	Site Plan Variance			
3.6.15	Land Uses at Grade Variance:			
3.6.15	The minimum floor-to-floor height for the ground floor of a building having access at the street line or Transportation Reserve may be varied by Site Plan Approval where:			
3.6.15a	the proposed floor-to-floor height of the ground floor is consistent with the objectives and guidelines of the Design Manual; and,	•		
3.6.15b	the proposed floor-to-floor height of the ground floor does not result in a sunken ground floor condition; <u>And at least one of the following:</u>	•		
3.6.15c	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,			•
3.6.15d	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,	•		
3.6.15e	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,	•		
3.6.15f	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. (RC-Mar 26/13;E-Apr 13/13)	•		

ATTACHMENT E:
Excerpt from Downtown Halifax Land Use By-law

8: Built Form Requirements

Building Height: Maximum Pre-bonus Heights and Maximum Post-Bonus Heights

- (8) The height requirements in subsections **(6), (7), and Section (15C) (RC-Mar 20/12;E-May 26/12)** shall not apply to a church spire, lightning rod, elevator enclosure, an elevator enclosure above a structure required for elevator access to rooftop amenity space, flag pole, antenna, heating, ventilation, air conditioning equipment or enclosure of such equipment, skylight, chimney, landscape vegetation, clock tower, solar collector, roof top cupola, parapet, cornices, eaves, penthouses or other similar features, provided that the total of all such features, shall occupy in the aggregate less than 30 % of the area of the roof of the building on which they are located.