

**Item 7.2**  
**Design Review Committee**  
**February 13, 2014**

**TO:** Chair and Members of Design Review Committee

Signed by

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

**DATE:** January 20, 2014

**SUBJECT:** **Case 19058: Substantive Site Plan Approval – Integration of Street Level Commercial, 1881/1991/2001 Brunswick Street, Halifax**

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**ORIGIN**

Application by Great West Realty Advisors

**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 the integration of street level commercial uses at 1881 Brunswick Street, Halifax, as shown on Attachment A;
2. Approve the qualitative elements of the Substantive Site Plan Approval application for the integration of street level commercial uses at 1991 Brunswick Street, Halifax, as shown on Attachment A; and
3. Approve the qualitative elements of the Substantive Site Plan Approval application for the integration of street level commercial uses at 2001 Brunswick Street, Halifax, as shown on Attachment A.

## **BACKGROUND**

### **Proposal**

This application for substantive site plan approval by Great West Realty Advisors proposes the integration of street level commercial uses at 1881, 1991, and 2001 Brunswick Street, Halifax (refer to Attachment A). To enable the proposal to proceed to the permit and construction phases, the Design Review Committee must consider the proposal relative to the Design Manual within the Downtown Halifax Land Use By-law (LUB).

### **Existing Context**

The proposal involves three separate properties, each of which contains an existing multi-unit residential building constructed atop of a podium (Map 1). These podiums create a significant blank wall environment along Brunswick Street. The lands on the opposite side of Brunswick Street (former Citadel Hotel) are currently being redeveloped with a hotel, multi-unit residential building, and street level commercial uses.

### **Project Description**

The proposal is to remove and transform portions of each building podium to create an animated streetwall of commercial uses along Brunswick Street and portions of Cogswell and Duke Streets. The following highlights the major elements of the proposal:

- Approximately 2,450 sq. ft. of commercial area for MacKeen Tower (civic #2001);
- Approximately 1,600 sq. ft. of commercial area for Scotia Tower (civic #1991);
- Approximately 6,350 sq. ft. of commercial area proposed for Plaza Tower (civic # 1881);
- An outdoor patio at the corner of Brunswick Street and Duke Street;
- Pedestrian entrances from several points along Brunswick Street and both street corners (Brunswick/Cogswell & Brunswick/Duke);
- A landscaped flat roof on each of the new commercial additions;
- Weather protection at sidewalk level via recessed building entrances with canopies;
- Exterior cladding material includes clear glass, phenolic panels (light grey, light wood, solid light orange), metal flashing, and stone/brick (base of Plaza Tower);
- Detailed exterior lighting; and
- Bicycle parking facilities as per requirements of LUB.

Information about the approach to the design of each building has been provided by the project's Architect (Attachment B). Attachment C provides the project renderings.

### **Regulatory Context**

With regard to the Downtown Halifax Secondary Municipal Planning Strategy (DHSMPS) and the Downtown Halifax LUB, the following are relevant to note from a regulatory context:

- The properties are within the DH-1 (Downtown Halifax) Zone and the Cogswell Area (Precinct #8);
- The maximum pre-bonus height is 49 metres and the maximum post-bonus height is the Rampart maximum;
- The required streetwall setback is between 0 and 1.5 metres;

- The minimum streetwall height is 11 meters, or the height of the building where the building height is less than 11 metres; and
- Landscaping is required for flat rooftops.

### **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 LUB. The Development Officer has reviewed the application and determined it to be in conformance with these requirements.

### **Role of the Design Review Committee**

The role of the Design Review Committee in this case is to determine if the proposal is in keeping with the design guidelines in the Design Manual.

## **DISCUSSION**

### **Design Manual Guidelines**

An evaluation of the proposed project against the applicable guidelines of the Design Manual is found in a table format (Attachment D). The table indicates staff's advice as to whether the project complies with a particular guideline. In addition, it identifies circumstances where there are different possible interpretations of how the project relates to a guideline or where additional explanation is warranted. These matters are outlined in more detail as follows.

#### *Canopies and Awnings [2.8 (d), 3.1.1 (d) and 3.2.3 (b)]*

The Design Manual encourages canopies and awnings over the sidewalks abutting the project, as a means of providing weather protection for pedestrians. This proposal incorporates building canopies at each of the recessed entrances. As canopies and awnings are encouraged but not mandatory, except on pedestrian-oriented streets, the presence of these elements meets the intent of the Design Manual.

### **Conclusion**

Upon review of the proposal against the criteria of the Design Manual, staff recommend that the proposal meets the Design Manual guidelines.

## **FINANCIAL IMPLICATIONS**

There are no financial implications. The HRM costs associated with processing this planning application can be accommodated within the approved 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, signage on the subject property, and a public open house.

**ENVIRONMENTAL IMPLICATIONS**

No implications have been identified.

**ALTERNATIVES**

1. The Design Review Committee may choose to approve the application for Substantive Site Plan Approval, as submitted. This is the recommended course of action.
2. 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.
3. 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	Location and Zoning
Attachment A	Site Plan Approval Plans
Attachment B	Design Rationale
Attachment C	Project Renderings
Attachment D	Design Manual Checklist – Case 19058

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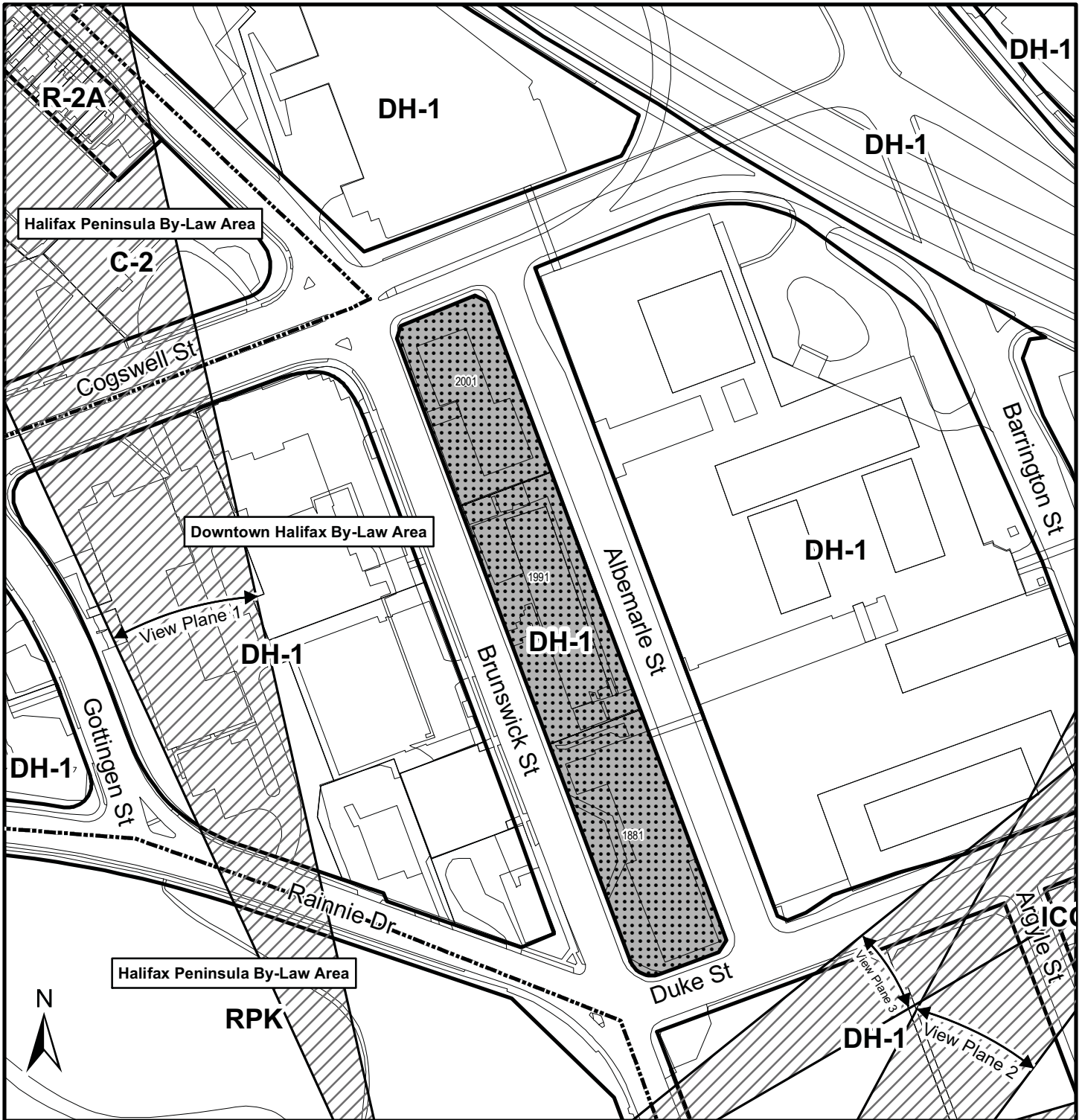
A copy of this report can be obtained online at <http://www.halifax.ca/boardscom/DesignReviewCommittee-HRM.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210 or fax 490-4208.

Report Prepared by: Miles Agar, LPP, Planner, 490-4495

Signed by



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

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**Map 1 - Location and Zoning**

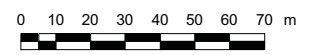
1881, 1991 and 2001 Brunswick Street  
Halifax

-  Subject property
-  View plane

Downtown Halifax Plan Area

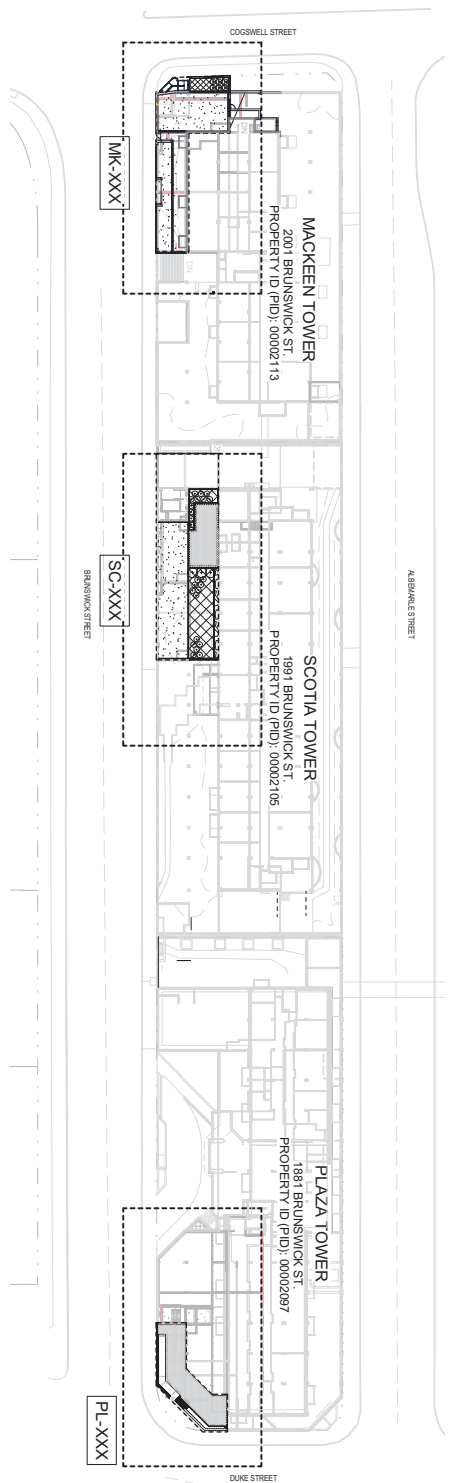
**Zone**

DH-1 Downtown Halifax 1

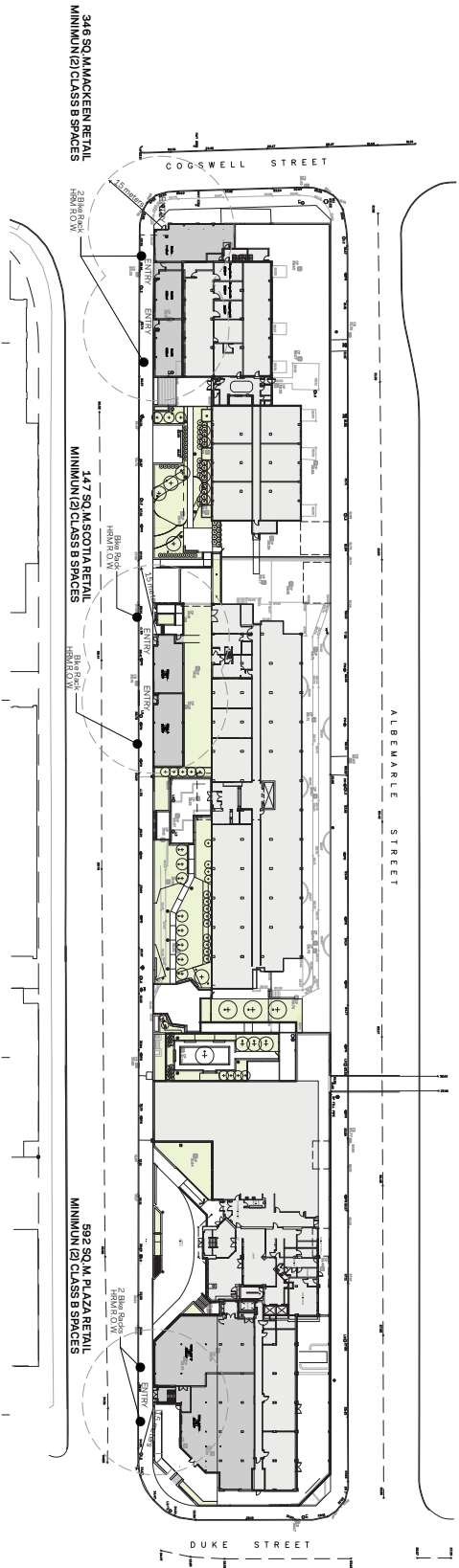


This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

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



OVERALL SITE - SPA GENERAL REFERENCE PLAN  
1:500



OVERALL BIKE PARKING STRATEGY  
1:500

NOTE: RESIDENTIAL TOWERS (PLAZA, SCOTIA AND MACKEEN) HAVE SUFFICIENT SECURED BIKE PARKING AREAS FOR RESIDENTS, LOCATED IN THEIR RESPECTIVE GARAGES.



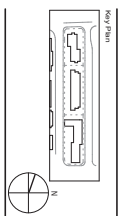
Project  
Brunswick Street  
Renovation

Prepared For  
Great West Life Realty Advisors  
330 University Avenue, Suite 300  
Toronto, ON M5S 1R8 Canada  
Contract No.: 13.32036.00



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2.	ISSUED FOR CLIENT REVIEW	2013.08.28
3.	ISSUED FOR CITY REVIEW	2013.09.06
4.	ISSUED FOR SITE PLAN APPROVAL	2013.12.20

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Reviewed by: SL  
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Sheet Title  
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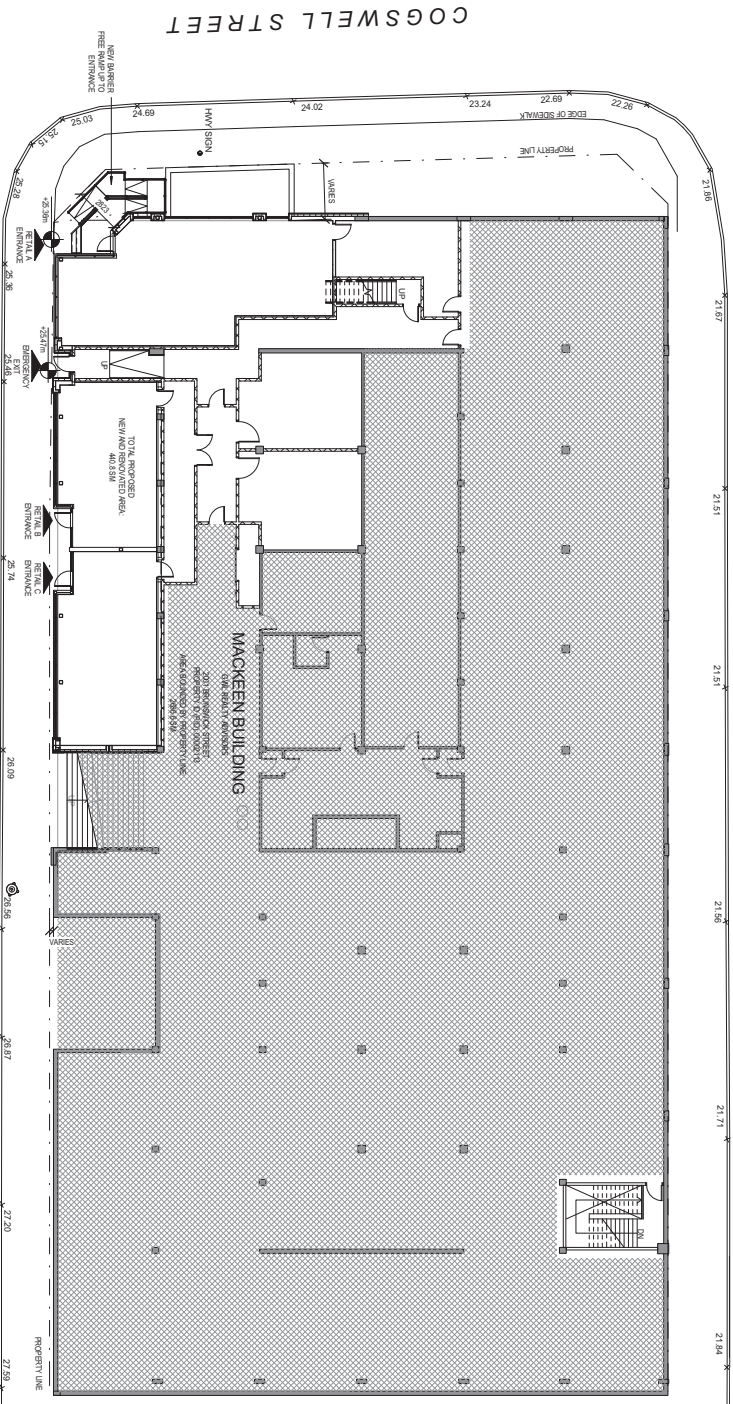
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**BRUNSWICK STREET**

**1 SITE PLAN**  
1:150

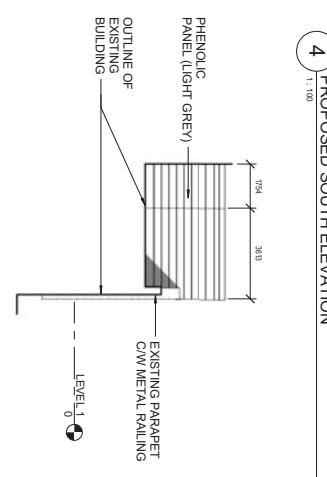
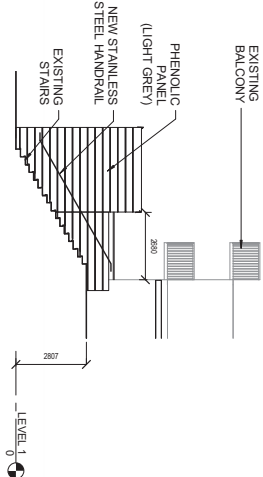
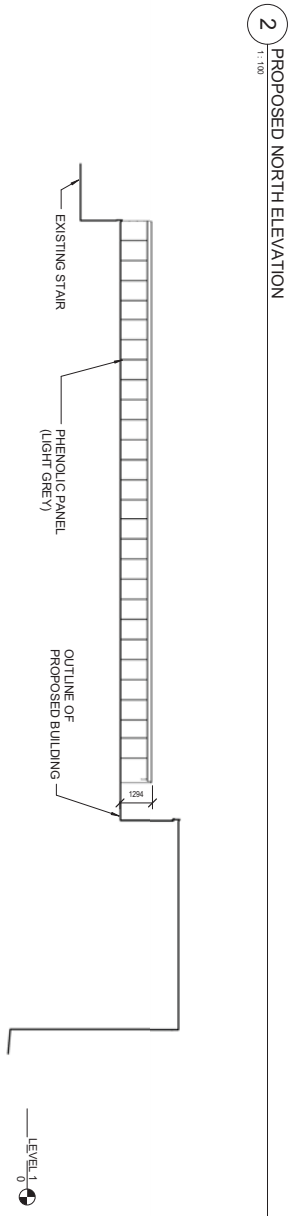
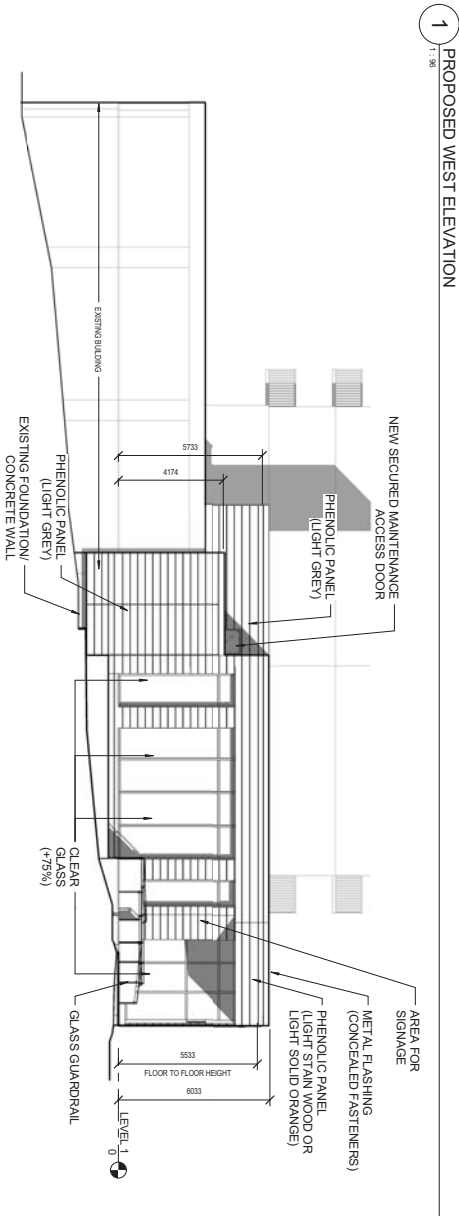
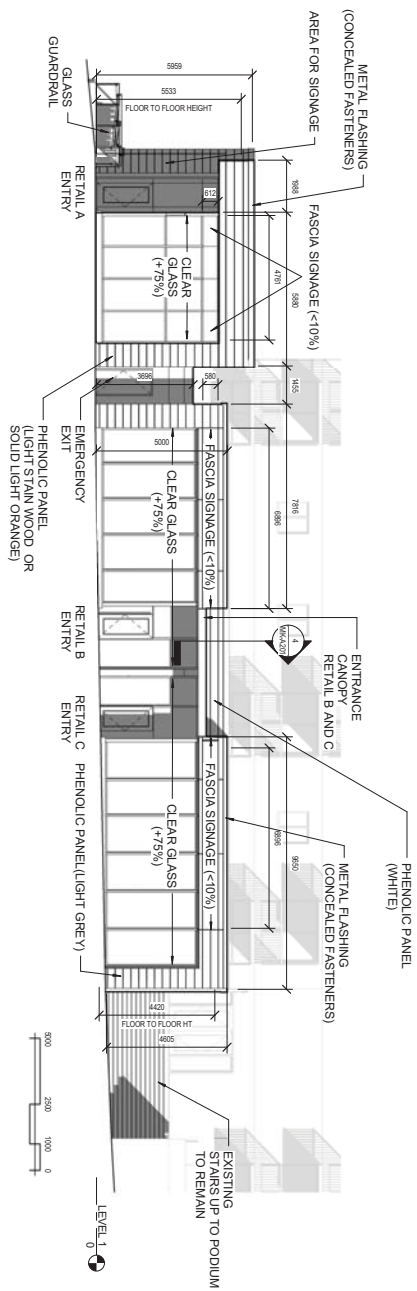
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No.	Description	Date
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2	REVISION FOR PERMITS	2013.09.26
3	REVISION FOR THE TALK/PERMITS	2013.11.20

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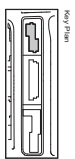
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4	REVISED FOR CLIENT REVIEW	2013.05.20
5	REVISED FOR CLIENT REVIEW	2013.05.20
6	REVISED FOR CLIENT REVIEW	2013.05.20
7	REVISED FOR CLIENT REVIEW	2013.05.20
8	REVISED FOR CLIENT REVIEW	2013.05.20

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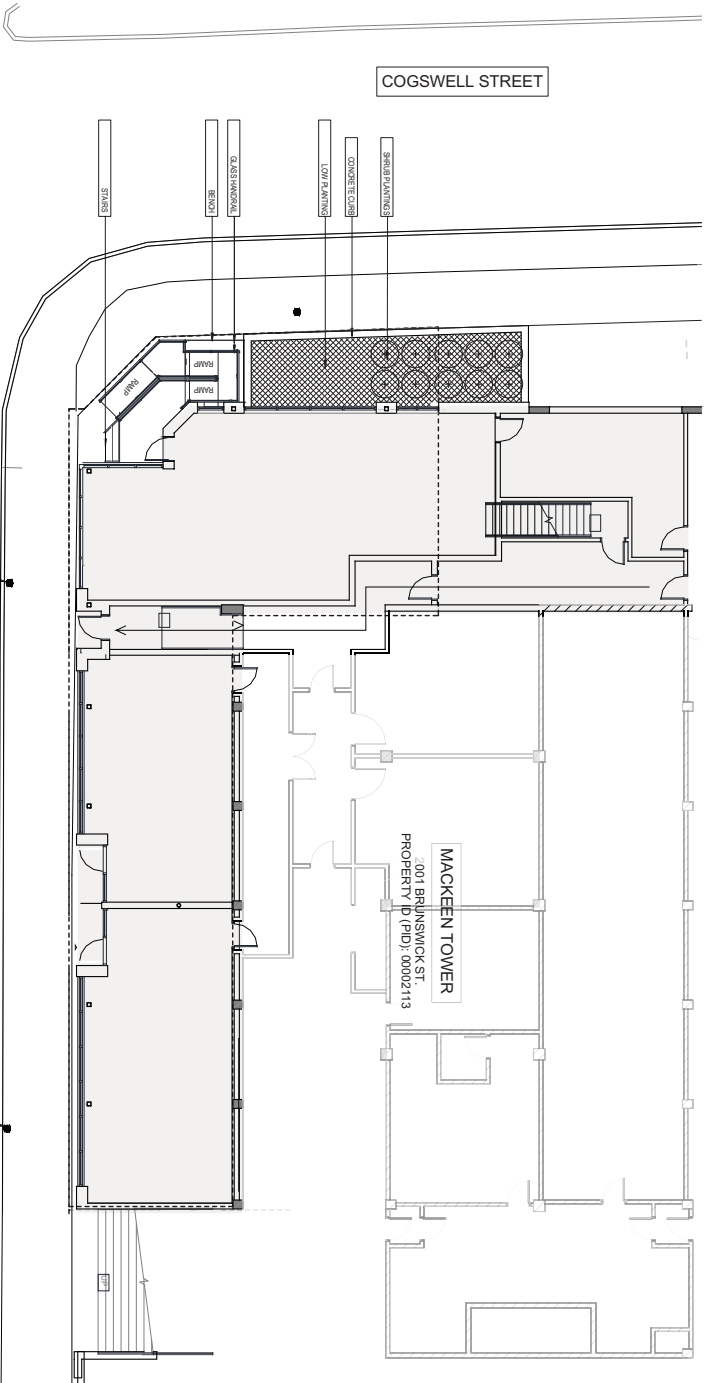


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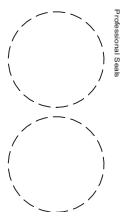
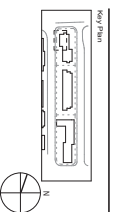
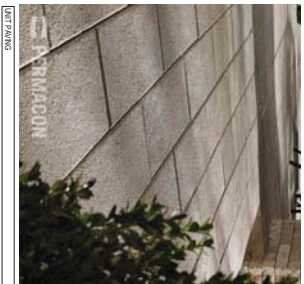
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3	ISSUED FOR CLIENT REVIEW	2013/06/26
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Shawn Tish  
**MACKEEN LANDSCAPE REFERENCE PLAN**  
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Shawn Tish  
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MACKEEN - PLANTING PLAN  
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2.	ISSUED FOR CON. REVIEW	2013.09.26
3.	ISSUED FOR CON. REVIEW	2013.09.26
4.	ISSUED FOR CON. REVIEW	2013.12.20

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**MACKEEN PLANTING PLAN**

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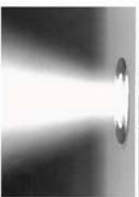
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Shaw-Tee  
**MACKEEN RETAIL  
 LIGHTING PLAN**

**MK-LP01**



LA1 - WALL-MOUNTED DIRECTED LIGHT LUMINAIRE



LA2 - RECESSED SOFFIT



LA3 - WALL MOUNTED @ STAIR



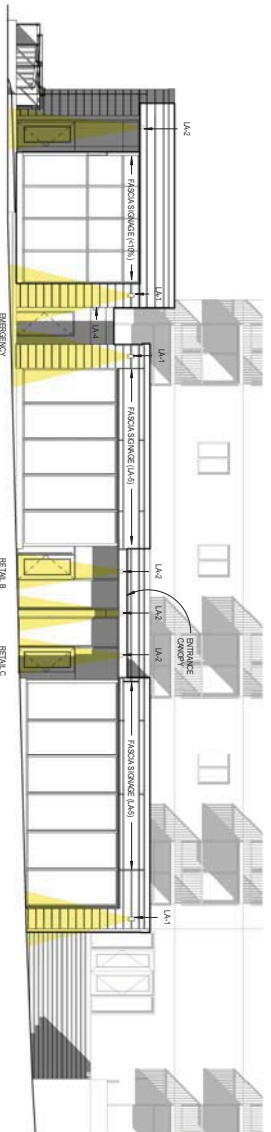
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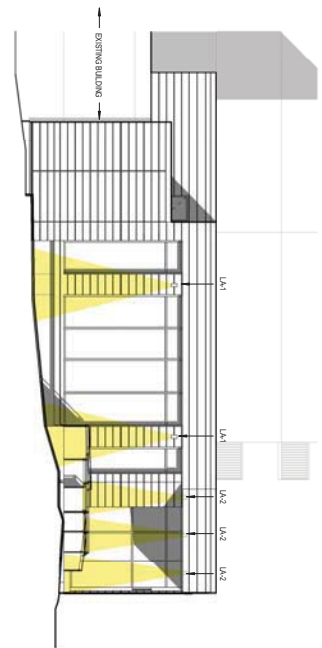
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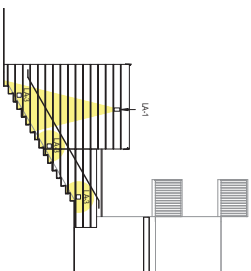
LL-5 - STEP LIGHTS



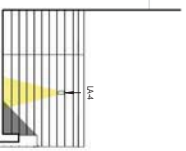
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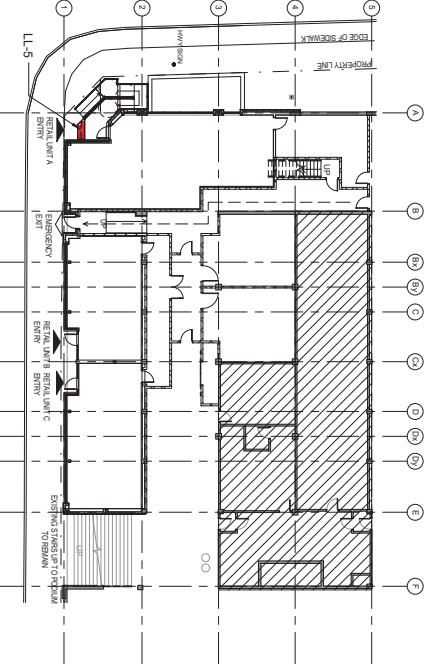
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3 PROPOSED SOUTH ELEVATION LIGHTING  
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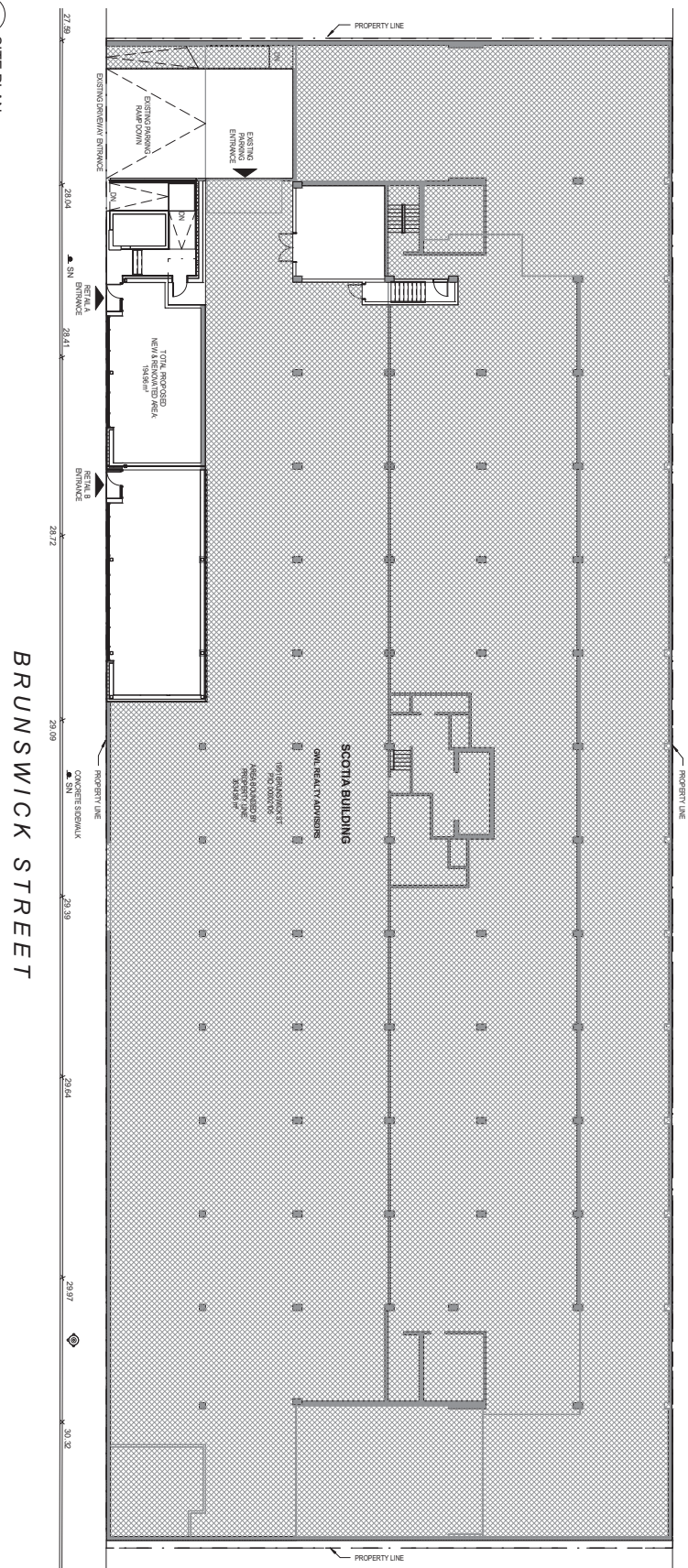


4 PROPOSED EAST ELEVATION - PART B - LIGHTING  
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5 FLOOR PLAN - GROUND FLOOR-LANDSCAPE/SITE LIGHTING  
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ALBEMARLE STREET



1 SITE PLAN  
1:150

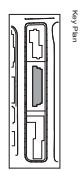


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3	ISSUED FOR PERMIT REVIEW	2013.09.26
4	ISSUED FOR PERMIT REVIEW	2013.09.26

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Sheet Title:  
**SCOTIA RETAIL  
SITE PLAN**

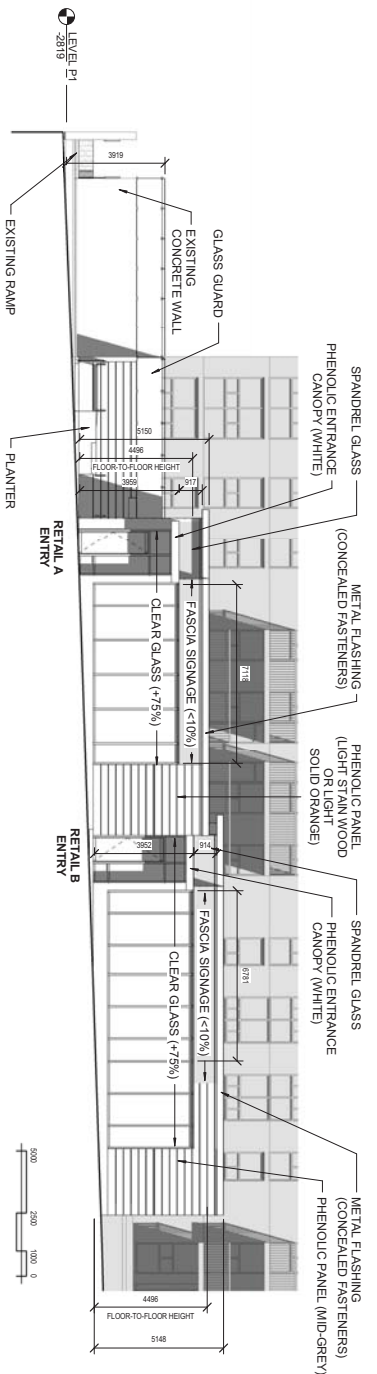
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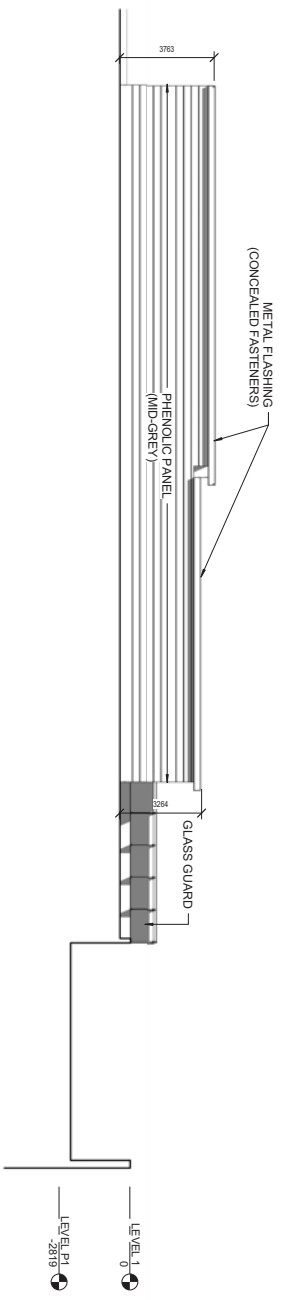
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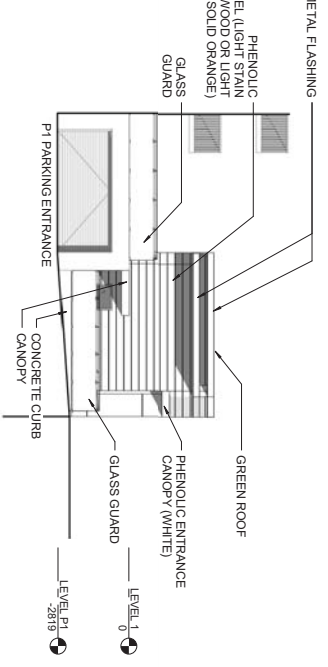
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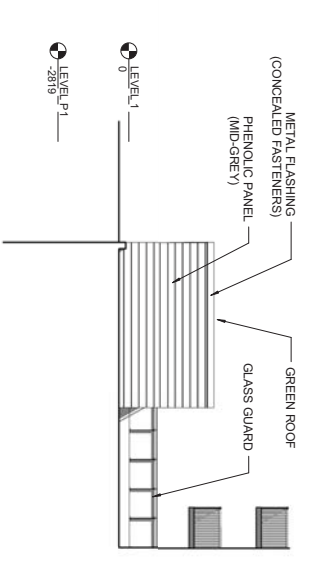
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2 EAST ELEVATION  
1:100



3 NORTH ELEVATION  
1:100



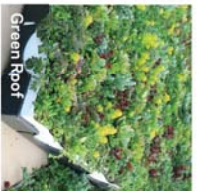
4 SOUTH ELEVATION  
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Clear Glazing



Glass Guard



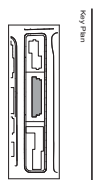
Green Roof



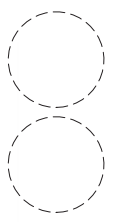
Phenolic Panel



Spandrel Glass



Key Plan



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1	ISSUED FOR PERMIT	2013.05.15
2	ISSUED FOR CLEARANCE	2013.09.06
3	ISSUED FOR CONSTRUCTION	2013.11.20
4	ISSUED FOR AS-BUILT DRAWING	2013.11.20

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SCOTIA RETAIL  
EXTERIOR  
ELEVATIONS

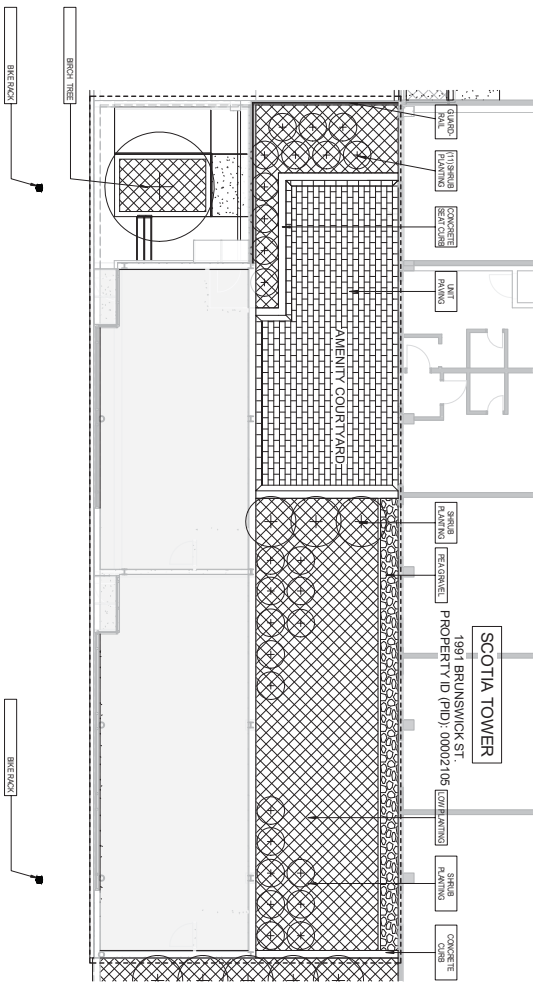
SC-A501

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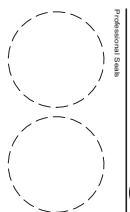
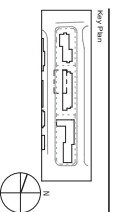
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**SCOTIA LANDSCAPE REFERENCE PLAN**  
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3	ISSUED FOR CONSTRUCTION	2013.06.15
4	ISSUED FOR CONSTRUCTION	2013.06.15

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**SCOTIA LANDSCAPE REFERENCE PLAN**

**SC-L101**

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**SCOTIA ENTRY - PLANTING PLAN**  
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2	ISSUED FOR CON. REVIEW	2013.09.26
3	ISSUED FOR CON. REVIEW	2013.10.08
4	ISSUED FOR SITE PLAN APPROVAL	2013.12.20

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Project No.: 13.32036.00

Sheet Title:  
**SCOTIA PLANTING PLAN**

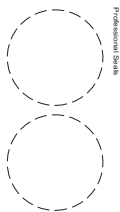
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Sheet Number:  
**SC-L102**



LA-1 - WALL-MOUNTED, DIRECTED LIGHT LUMINAIRE



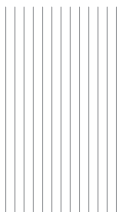
LA-2 - RECESSED SOFFIT



LA-3 - FASCIA SIGNAGE, TOP-LIGHTING



LA-4 - BENCH LIGHTS



LA-5 - PLANTING LIGHTS

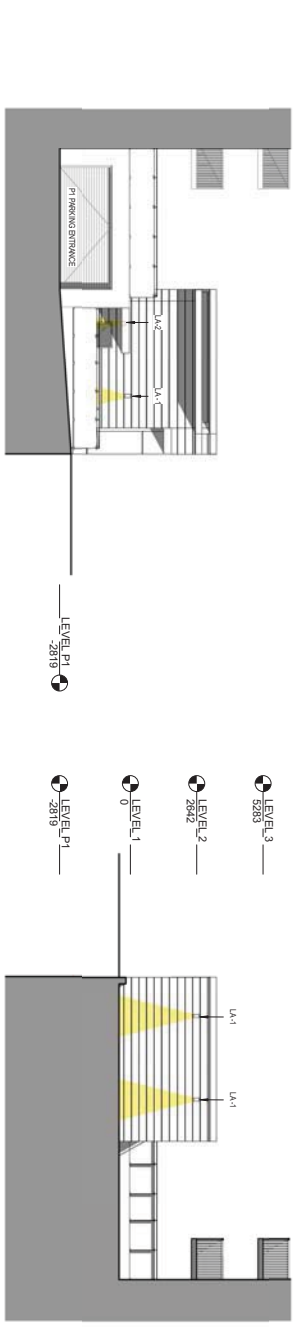
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2	APPROVAL	
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Sheet Title:  
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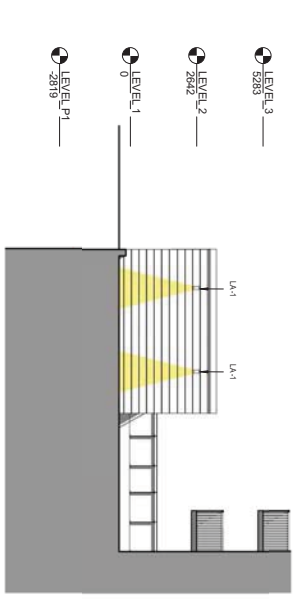
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Sheet Number:  
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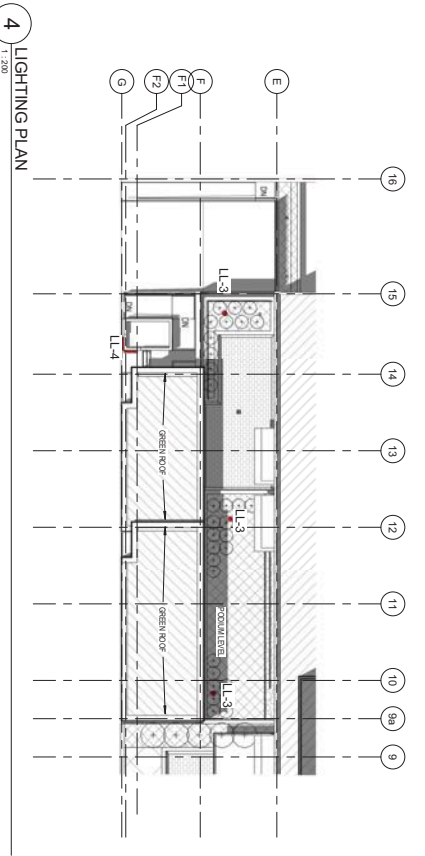
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1:100



**2** NORTH ELEVATION - LIGHTING  
1:100



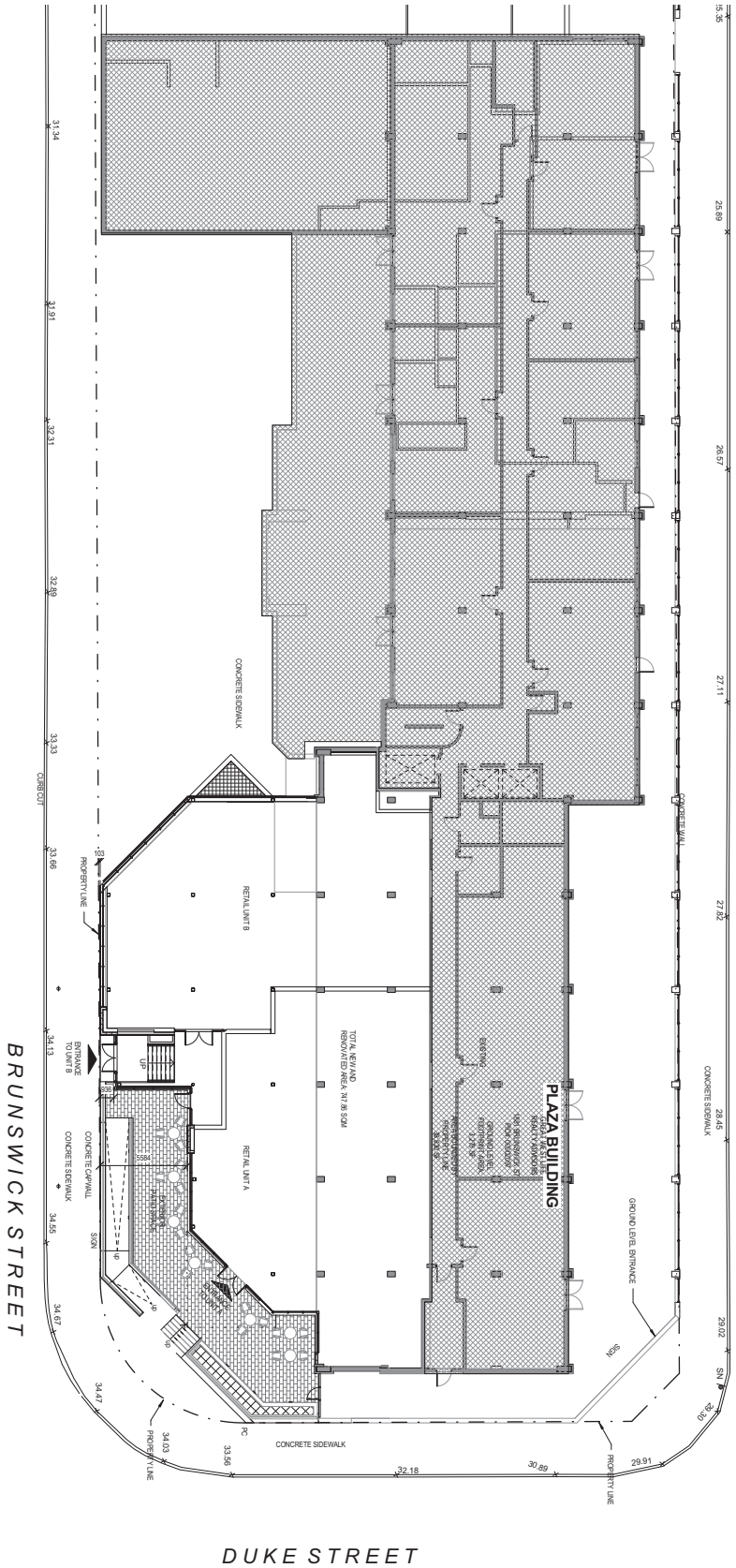
**3** SOUTH ELEVATION - LIGHTING  
1:100



**4** LIGHTING PLAN  
1:200



ALBEMARLE STREET



1 SITE PLAN  
1:1=80

DUKE STREET

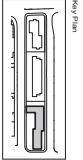


Project  
Brunswick Street  
Renovations

Prepared For  
GWL Realty Advisors  
330 University Avenue, Suite 300  
Toronto, ON M5G 1R8 Canada  
Contact No.: 13.32036.00



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1	ISSUED FOR CLIENT REVIEW	2013.09.26
2	REVISION TO PLAN	2013.09.26
3	ISSUED FOR THE PLANNING/PERMIT	2013.11.20

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Reviewed by: AM

Project No.: 13.32036.00  
Sheet Title:  
PLAZA RETAIL  
SITE PLAN

Original Drawing: PL-A-100  
Sheet Number:  
**PL-A100**

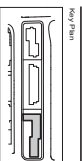
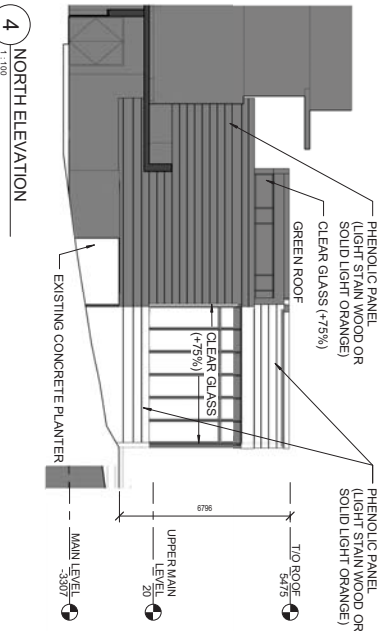
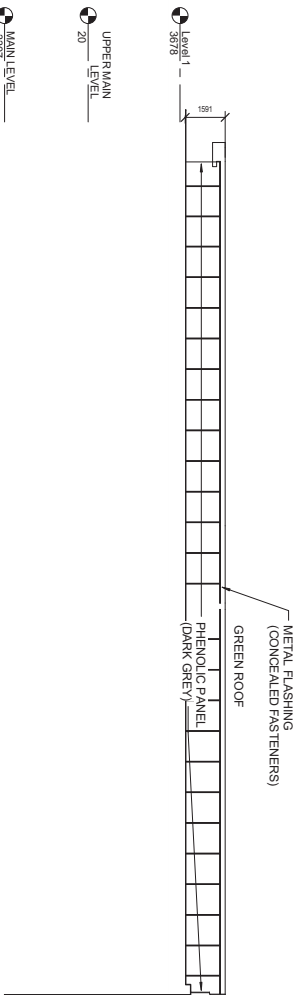
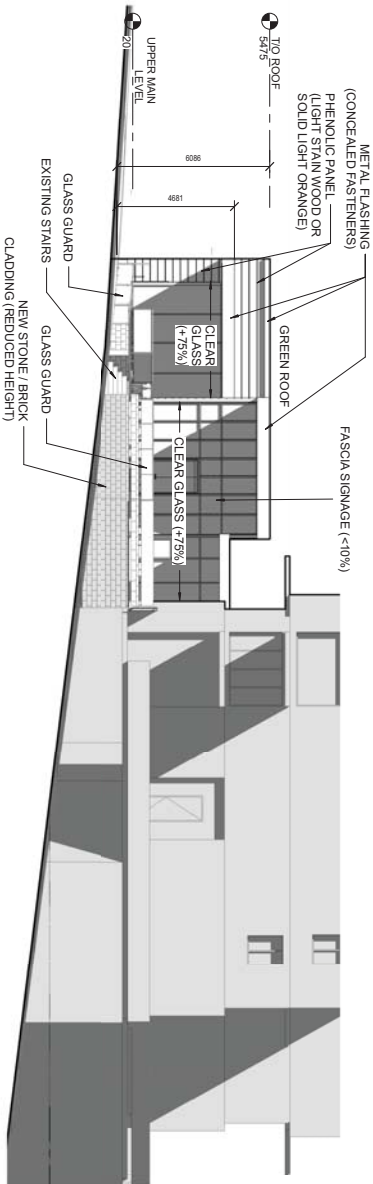
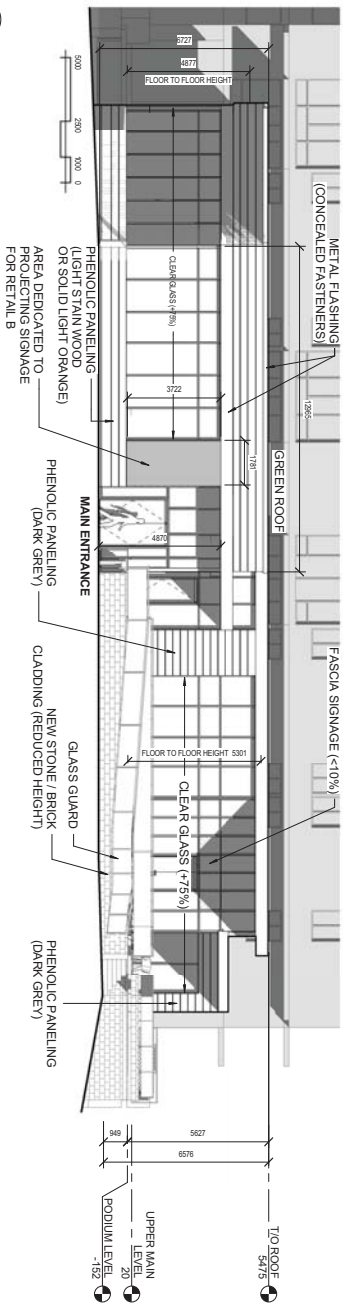
Project  
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 Contact No.: 1.3.32036.00

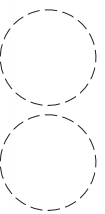


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No.	Description	Date
1	50% S&P REVIEW	2013.04.15
2	REVISION FOR CLIENT REVIEW	2013.04.26
3	REVISION FOR CLIENT REVIEW	2013.04.26
4	REVISION FOR CLIENT REVIEW	2013.04.26
5	REVISION FOR CLIENT REVIEW	2013.04.26
6	REVISION FOR CLIENT REVIEW	2013.04.26
7	REVISION FOR CLIENT REVIEW	2013.04.26

Drawn by: NS  
 Project No.: 13.32036.00  
 Reviewed by: AM

Shaded Title  
**PLAZA RETAIL  
 EXTERIOR  
 ELEVATIONS**

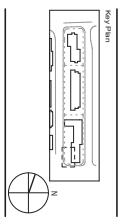
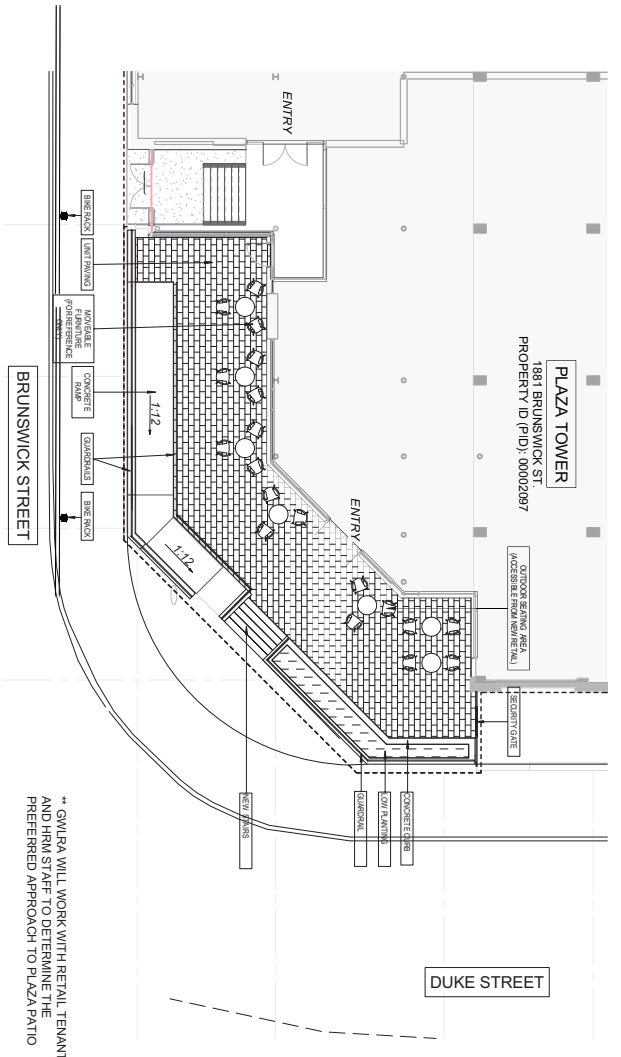
Shaded Number  
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Project  
Brunswick Street  
Renovation

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1.	ISSUED FOR CONSTRUCTION	2013.06.15
2.	ISSUED FOR CLIENT REVIEW	2013.06.06
3.	ISSUED FOR CLIENT REVIEW	2013.06.06
4.	ISSUED FOR SITE PLAN APPROVAL	2013.12.20

Drawn by:	FD	Reviewed by:	SL
Project No.:	13.32036.00		

**PLAZA LANDSCAPE REFERENCE PLAN**

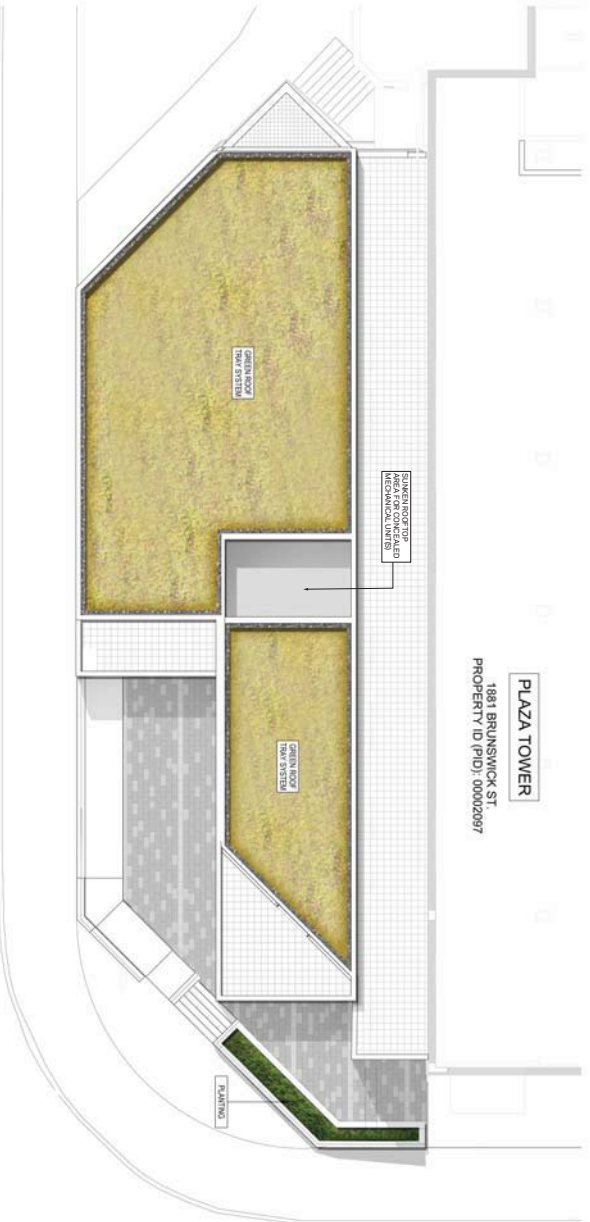
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Sheet Number  
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Project  
Brunswick Street  
Renovation

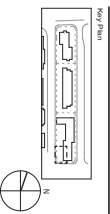
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PLAZA CORNER - PLANTING PLAN  
1:100



No.	Description	Date
1.	ISSUED FOR PERMIT	2013.04.04
2.	ISSUED FOR CONTRACT REVIEW	2013.04.04
3.	ISSUED FOR PERMIT APPROVAL	2013.05.20
4.	ISSUED FOR PERMIT APPROVAL	2013.05.20

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FB	SL

Project No.: 13.32036.00

Sheet Title:  
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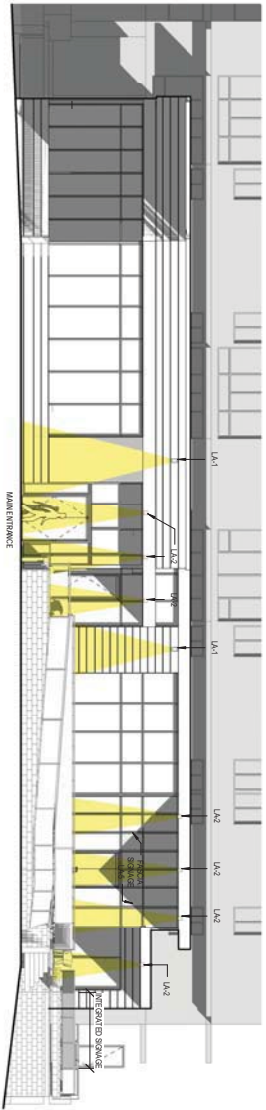
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Sheet Number:  
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Project  
**Brunswick Street  
 Renovations**

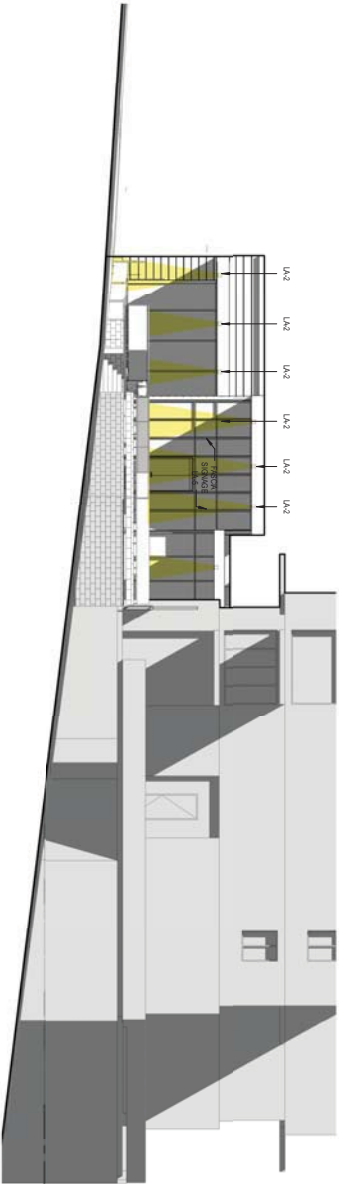
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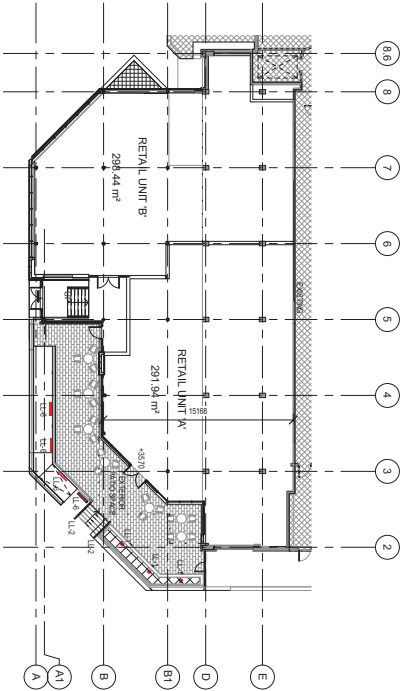
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**1 WEST ELEVATION - LIGHTING**  
 T-100



**2 SOUTH ELEVATION - LIGHTING**  
 T-100



**3 FLOOR PLAN - LIGHTING**  
 T-200



**LA-1 - WALL-MOUNTED, DIRECTED LIGHT LUMINAIRE**



**LA-2 - RECESSED SOFFIT**



**LA-5 - FASCIA SIGNAGE TOP-LIGHTING**



**LL-1 - PATH LIGHTS**



**LL-2 - RAIL LIGHTS**



**LL-6 - RAMP LIGHTS**

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No.	Description	Date
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 Project No.: 13.32036.00

Shawit Title  
**PLAZA RETAIL  
 LIGHTING PLAN**

Original Drawing: PL-LP01 - Do not scale, contents are full of details.  
 Sheet Number  
**PL-LP01**

## EXPLANATION OF DESIGN RATIONALE

### General Information

The Design Rationale is divided into four sections:

- 1) Overall Design Rationale
- 2) Downtown Halifax Land Use By-Law - Relevant Criteria
- 3) Schedule S-1 Design Manual
- 4) Sustainable Design

### 1) OVERALL DESIGN RATIONALE

The overall design rationale for the proposed retail additions is to enhance the pedestrian experience by removing existing concrete walls and creating a more active, engaging and rejuvenated experience along Brunswick Street. By introducing pedestrian scaled buildings, soft landscaping and a more dynamic street presence; the property owners are proposing a positive re-visioning of Brunswick Street in keeping with HRM's goal of a vibrant downtown core. The proposed renovations also contribute to a new commercial node in association with the new hotels and residential building on the opposite side of Brunswick St.

The renovations will present a modern, fresh and engaging palette of materials including high performance clear glazing (meeting 75% glazing requirement) and phenolic panels repeated on all three additions. These materials along with sensitive integration of soft landscaping and durable hard surfaces tie the buildings together creating a cohesive city block.

The careful positioning of entrances to all new additions supports barrier free accessibility and provides sensitively scaled building articulation. The introduction of canopies allows pedestrians to visually identify entryways and provides shelter from inclement weather.

In our efforts to transform Brunswick Street the design has been influenced by existing site conditions; including setting the perimeter of the new retail units according to the location of existing podium walls. As well, the depth of the new units has been determined by existing parking and drive aisle layouts (MacKeen and Scotia towers) and depth of interior space available for new uses (Plaza tower). In several places the height and position of new retail units has been set to fit existing residential balconies; providing access to view and natural light.

At the same time we have been able to offer additional new publically accessible space off of Brunswick Street; including a landscaped forecourt north of the new retail in front of Scotia tower, and a generous terrace for outdoor seating at the corner of Brunswick and Duke Streets.

Also, we have taken advantage of existing site conditions to provide a higher built form at the corner of Brunswick and Cogswell; resulting in enhanced presence at this intersection.

## 2) DOWNTOWN HALIFAX LAND USE BY-LAW - Relevant Criteria

- The properties are situated in the Downtown Halifax Zone (DH-1) as per Map 1.
- The properties are situated in Precinct 8 – Cogswell as per Map 2.
- The properties are not located on Primary Pedestrian-Oriented Commercial Streets as per Map 3.
- The properties have a Maximum Pre-Bonus Height of 49 m as per Map 4.
- The properties are subject to the Rampart Maximum for Post-Bonus Heights as per Map 5.
- The Streetwall Setback is zero (0) metres as per Map 6.
- The Streetwall Height is 18.5 m as per Map 7.
- The properties are situated in a Central Block as per Map 8.
- The properties are situated on the block between Brunswick Street and Albermarle Street, both of which are considered to have Prominent Visual Terminus Sites across Cogswell Street as shown on Map 9.
- The properties are located in the Archaeological Resources area as identified on Map 10. Excavation is required in one small area at MacKeen (previously disturbed). Nova Scotia Dept. of Tourism, Culture & Heritage (Heritage Division) will be contacted.

### Section 7 - Land Use Requirements

#### **Permitted Land Uses**

- (1) The proposed commercial uses are permitted in the DH-1 Zone.

#### **Pedestrian-Oriented Commercial Street Use**

- (2) Brunswick, Duke & Cogswell Streets are not identified on Map 3 however the renovations have been designed for retail uses.
- (3) Entrances and lobbies face Brunswick Street.

#### **Residential Uses: Dwelling Unit Mix**

- (4) through (15) Do not apply as these are renovations to accommodate retail at grade and there are no changes to the existing residential towers.

#### **Publically-Sponsored Convention Centre**

- (15A through (15c) Does not apply.

#### **Institutional, Cultural & Open Space Zone**

- (16) through (23) Does not apply.

#### **Temporary Construction Uses Permit**

- (24) through (30) Does not apply.

### Section 8 - Built Form Requirements

#### **Lot Requirements**

- (1) Lots have street frontage.
- (2) The proposed renovations are to the podium of the main building on each lot.

#### **Registered Heritage Properties**

- (3) through (5) These are not Registered Heritage Properties nor do they abut such properties.

**Building Height: Max. Pre-Bonus Height**

(6) through (11) These do not apply to the proposed one-story renovations.

**Landscaping for Flat Rooftops**

(12) All roofs on the new construction will be landscaped.

**Land Use at Grade**

(13) All new units have minimum floor-to-floor heights of 4.5 m (14.8').

**View Plane Requirements**

(14) No view planes are affected by the new construction.

**Rampart Requirements**

(17) New construction will not be visible above the ramparts as specified by Section 26B of the Halifax Peninsula Land Use By-law.

**Wind Impact**

(18) New spaces are 4.5 m high and do not require a wind impact study.

**Accessory Buildings**

(19) There are no accessory buildings proposed.

**Prohibited External Cladding Materials**

(20) No prohibited cladding materials are proposed.

**Section 9 - Streetwalls****Streetwall: Streetline Setbacks**

(1) The new retail areas are built on the foundation of the old podium walls so the setbacks remain the same. Entryways are recessed so doors do not swing over the sidewalk.

**Streetwall: Height**

(3) New streetwall heights are less than 11m.

**Streetwall: Width**

(5) The streetwall widths are the same as the previous podium walls.

**Streetwall: Stepbacks**

(7) The new retail areas are too short to require streetwall stepbacks.

**Section 10 - Building Setbacks and Stepbacks****Low-Rise Buildings**

(1) Setbacks will not change as the foundation for the new retail areas are the same as the existing podium.

(12) There are no anticipated encroachments.

**Section 11 - Precincts: Additional Requirements**

There are no additional requirements for Precinct 8.



### **Section 12 - Post-Bonus Height Provisions**

Does not apply.

### **Section 13 - Signs**

Proposed signage is shown on the renderings however the final signage plans will depend on retail tenants (to be determined) and will require a separate Non-Substantive Site Plan Approval application. This will be submitted when tenant information is available.

### **Section 14 - Parking**

#### **Accessory Surface Parking Lots**

(14) There are no existing or proposed surface parking lots.



#### **Bicycle Parking**

















(15) Bicycle parking is shown on drawing L100. Additional covered bike parking is already available to tenants in the underground parking garages.

### 3) SCHEDULE S-1 DESIGN MANUAL




		<b>MacKeen</b> 2001 Brunswick PID 00002113	<b>Scotia</b> 1991 Brunswick PID 00002105	<b>Plaza</b> 1881 Brunswick PID 00002097
<b>3.1</b>	<b>The Streetwall</b>			
3.1.1	<p>Pedestrian-Oriented Commercial New retail accessed directly off the sidewalk.</p> <p>a) Narrow shop fronts. <i>Note: Depth of store fronts is determined by existing interior elevations and uses, i.e. by the depth of parking spaces at MacKeen &amp; Scotia and by the depth of interior space behind Plaza addition.</i></p> <p>b) Non-reflective &amp; non-tinted glazing on a min. of 75% of first floor elevation.</p> <p>c) Frequent entries.</p> <p>d) Canopies provided over entryways.</p> <p>e) Patio provided on Plaza. <i>Note: Insufficient space for spill-out activity on MacKeen &amp; Scotia.</i></p> <p>f) New uses are designed for retail.</p>	<p>✓ N/A</p> <p>✓</p> <p>✓</p> <p>✓ N/A</p> <p>✓</p>	<p>✓ N/A</p> <p>✓</p> <p>✓</p> <p>✓ N/A</p> <p>✓</p>	<p>✓ N/A</p> <p>✓</p> <p>✓</p> <p>✓ N/A</p> <p>✓</p>
3.1.2	<p>Streetwall Setback <i>Note: The streetwall setback is zero (0) as the new retail is located in the same location as the previous podium walls.</i></p>	✓	✓	✓
3.1.3	<p>Streetwall Height New streetwall heights are less than 11m.</p>	✓	✓	✓
<b>3.2</b>	<b>Pedestrian Streetscapes</b>			
3.2.1	<p>Design of the Streetwall</p> <p>a) New streetwall should contribute to the fine grained character of the streetscape by articulating vertical rhythm of narrow buildings and storefronts. <i>Note: Width of new additions determined by existing interior elevations and uses. Vertical elements incorporated.</i></p> <p>b) New streetwall occupies 100% of the property frontage in areas of new construction.</p> <p>c) New streetwall height based on existing conditions. <i>Note: Streetwall height determined by foundation wall below &amp; height of apartment balconies behind.</i></p> <p>d) No contiguous heritage resources.</p> <p>e) Designed to have the high quality materials and details.</p> <p>f) Streetwalls have many windows &amp; provide 'eyes on the street'.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>

	g) No blank walls.	✓	✓	✓
3.2.2	Building Orientation and Placement a) New retail placed at street edge with entry points that directly access the sidewalk.	✓	✓	✓
3.2.3	Retail Uses a) 75% glazing. b) Canopies provided over entryways. c) Retail at grade. d) Retail located immediately adjacent to sidewalk. e) Avoids deep columns & projections that hide retail. f) Retail entryways located at grade. <i>Notes: Plaza Retail A &amp; patio level are accessed via stairs and ramp. This was required in order to accommodate grade changes.</i> g) Commercial signage shall comply with all guidelines & requirements. <i>Note: Proposed signage is shown on the renderings however the final signage plans will depend on retail tenants (to be determined) and will require a separate Non-Substantive Site Plan Approval application. This will be submitted when tenant information is available.</i>	✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓
3.2.4	Residential Uses a) to e) f) Residential uses adjacent to eating and drinking establishments should incorporate acoustic dampening building materials to mitigate unwanted sound transmission. <i>Note: Building Code requires fire rated wall separation between new restaurant and existing residence. This will include two layers of drywall with sound insulation bats from floor to underside of slab.</i>	N/A N/A	N/A N/A	N/A ✓
3.2.5	Sloping Conditions a) Active uses maintained at grade relative to sidewalk. b) High quality architectural expression along facades. c) Provide windows, doors along facades. d) Facades articulated to express internal floor or ceiling lines. e) Retail windows wrapped a min. of 4.5 m around corners of sloping street. f) Pedestrian entrances on sloping streets. <i>Note: MacKeen along Cogswell &amp; Plaza along Duke can't step down because of parking structures below.</i>	✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ N/A ✓	✓ ✓ ✓ N/A ✓
3.2.6	Elevated Pedestrian Walkway	N/A	N/A	N/A
3.2.7	Other Uses	N/A	N/A	N/A

<b>3.3</b>	<b>Building Design</b>			
3.3.1	<p>Building Articulation</p> <p>a) Building articulates base/middle/top. <i>Note: The renovated spaces essentially become the new base for the existing towers. Individual retail units are articulated by variations in material finishes/colours, transparency, building mass and design details.</i></p> <p>b) Buildings provide high quality architecture and respect conditions in the area. <i>Note: The built form context along Brunswick is significantly changing, with 2/3 of the west side of the street now new construction. The new retail takes into account that context, with consideration of material and colour selections.</i></p> <p>c) Provides architectural variety &amp; visual interest. <i>Note: In response to comments from the Design Review Committee, the facades of the new additions have been modified to better reflect the individual buildings they're associated with. Material and colour variations have been made to ensure building facades are different.</i></p> <p>d) Side &amp; rear facades have a consistent design expression.</p>	      	      	      
3.3.2	<p>Materials</p> <p>a) Chosen for their functional &amp; aesthetic quality.</p> <p>b) Unified building image.</p> <p>c) Side &amp; rear facades use same materials.</p> <p>d) Materials are the same at corners.</p> <p>e) Recommended building materials <i>Note: High performance clear glazing occupies 75% of the facades and phenolic panel cladding is proposed for the remaining portions of the building façades. See attached samples of phenolic panels and a memo explaining why this material was selected.</i></p> <p>f) Building materials do not mimic other materials. <i>Note: A portion of the phenolic panels will have a wood look. This was done for client preference, including aesthetic and durability reasons. See memo about material selection attached.</i></p> <p>g) No stucco on exterior.</p> <p>h) No vinyl siding, plastic, plywood, concrete block, EIFS or exposed fasteners on metal siding. <i>Note: None of the prohibited materials or assemblies are being proposed for new construction. Metal flashing will not have exposed fasteners.</i></p> <p>i) No darkly tinted or mirrored glass.</p> <p>j) No unpainted or unstained wood.</p>	         	         	         

3.3.3	<p>Entrances</p> <p>a) Emphasize entrances with architectural expression. <i>Note: Plaza has well defined extended canopies over the doorway. Folded entry canopies are used at Scotia and MacKeen has a variation of the folded entry canopy used at Scotia.</i></p> <p>b) Ensure main building entryways are covered with a canopy, awning, recess, etc. <i>Note: All new entryways have canopies over recessed doorways.</i></p> <p>c) Modest exceptions to setback and stepback requirements are possible to achieve these goals.</p>	<p></p> <p></p> <p>N/A</p>	<p></p> <p></p> <p>N/A</p>	<p></p> <p></p> <p>N/A</p>
3.3.4	<p>Roof Line &amp; Roofscapes</p> <p>a) Buildings above six storeys must include sculpting, towers, night lighting &amp; other unique features. <i>Note: Renovations are one storey.</i></p> <p>b) The expression of the building 'top' (see a) should incorporate elements of the middle &amp; base. <i>Note: Renovations are one storey.</i></p> <p>c) Landscaping treatment of all flat rooftops is required.</p> <p>d) 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'. <i>Note: Rooftop equipment is recessed on Plaza. There's no equipment on roofs at MacKeen or Scotia.</i></p> <p>e) 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. <i>Note: Rooftop equipment is recessed on Plaza. There's no equipment on roofs MacKeen or Scotia.</i></p> <p>f) 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.</p>	<p>N/A</p> <p>N/A</p> <p> N/A</p> <p>N/A</p> <p>N/A</p> <p></p>	<p>N/A</p> <p>N/A</p> <p> N/A</p> <p>N/A</p> <p>N/A</p> <p></p>	<p>N/A</p> <p>N/A</p> <p> </p> <p></p> <p></p>
3.4	<b>Civic Character</b>			
3.4.1	<p>Civic Character</p> <p>a) Prominent visual terminus. (Site not on Map 9)</p> <p>b) Prominent civic frontage <i>Note: Plaza is considered a prominent civic frontage and has been designed with a retail area or restaurant and outdoor patio to allow for more animation.</i></p>	<p>N/A</p> <p>N/A</p>	<p>N/A</p> <p>N/A</p>	<p>N/A</p> <p></p>
3.4.2	<p>Corner Sites</p> <p>a) Change in building massing at corners. <i>Note: Existing interior elevations &amp; uses in Plaza do not allow</i></p>	<p></p>	<p>N/A</p>	<p>N/A</p>

	<p>for alteration to the podium on Duke St.</p> <p>b) Provision of distinctive architectural treatments such as spires, turrets, belvederes, porticos, arcades, or archways. <i>Note: Existing site conditions at MacKeen &amp; Plaza make this challenging, however the architect has incorporated changes in building height and roofline to create distinctive architecture in keeping with the lines of the renovated spaces.</i></p> <p>c) Development provides frontage on both streets. <i>Note: Interior elevations and uses in Plaza do not allow for alteration to the podium on Duke St.</i></p> <p>d) Alternate path – creation of public space.</p>	✓	N/A	✓
		✓	N/A	N/A
		N/A	N/A	✓
3.4.3	Civic Buildings Does not apply to these buildings.	N/A	N/A	N/A
<b>3.5</b>	<b>Parking, Services &amp; Utilities</b>			
3.5.1	<p>Vehicular Access, Circulation, Loading &amp; Utilities <i>Note: Much of this is the same as existing conditions.</i></p> <p>a) Parking located underground.</p> <p>b) Vehicle access has minimal impact on streetscape. <i>Note: Existing conditions maintained for all three buildings.</i></p> <p>c) Utilities located out of public view.</p> <p>d) High quality materials for access &amp; services including paving treatments, landscaping &amp; well designed doors &amp; entries.</p> <p>e) Integrate utilities, mechanical equipment &amp; meters into the design of the building. <i>Note: Existing gas meter on MacKeen will be relocated to the side of the building.</i></p> <p>f) Heating, venting &amp; air conditioning vents located away from public streets.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✗</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✗</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✗</p>
3.5.2	Parking Structures No new parking structures are proposed.	N/A	N/A	N/A
3.5.3	Surface Parking No surface parking on site.	N/A	N/A	N/A
3.5.4	<p>Lighting</p> <p>a) Spot lighting of landscape &amp; architectural features.</p> <p>b) Variety of lighting opportunities.</p> <p>c) Illuminate landmark buildings elements (towers, roof profiles).</p> <p>d) Subtle night lighting of retail window display windows. <i>Note: Retail lighting will be done during interior fit up by</i></p>	<p>✗</p> <p>✗</p> <p>N/A</p> <p>N/A</p>	<p>✗</p> <p>✓</p> <p>N/A</p> <p>N/A</p>	<p>✗</p> <p>✗</p> <p>N/A</p> <p>N/A</p>

	<i>tenant.</i> e) No light trespass. f) No unshielded lighting elements.			
3.5.5	Signs <i>Note: Proposed signage is shown on the renderings however the final signage plans will depend on retail tenants (to be determined) and will require a separate Non-Substantive Site Plan Approval application. This will be submitted when tenant information is available.</i>		Signage to be developed	
3.6	<b>Site Variances</b> There are no site variances requested.	N/A	N/A	N/A

### 5. Sustainability Guidelines

GWL Realty Advisors and bcIMC voluntarily incorporate sustainable design concepts into their building projects because they believe it leads to better buildings. Outlined below are the green building ideas incorporated into the new buildings that are in keeping with the HRM Sustainability Guidelines.

- Green roofs on all new additions;
- Erosion & sediment control measures will be in place during construction;
- Light-coloured materials will be used for walkways & any other hard surface;
- Bike storage will be provided for retail users (bike storage already in place for tenants);
- Transit available in within 500 m of new retail entrance ways;
- No potable water will be used for landscape irrigation;
- A Construction & Demolition Waste Management Plan will be developed incorporating recycling and compliance with HRM By-law No S-600;
- A ventilations system that meets the most current ASHRAE standards and conforms to the Provincial Smoke-Free Places Act;
- New retail units are designed to provide daylighting to all full time occupied spaces;
- A Construction IAQ program will be developed so that ventilation system components will be protected from contaminants during construction;
- Provide views to the outdoors to as many occupants as possible, and;
- Architectural materials will be selected for low VOC content.

## Original Signed

Gordon Stratford  
 GORDON STRATFORD SAA, OAA, RAIC, TSA LEED® AP  
 Senior Vice President | Design Principal  
 HOK



Dec 20, 2013

Halifax Regional Municipality

**Addendum #1: Section 3.3.2 (e) Material Selection and Colour Choice.**

**Re: Rationale in selecting a "Phenolic Panel system"**

As stated in the Design Rationale, the overall design concept for the retail additions along the east side of Brunswick Street is to revitalize and rejuvenate the street with contemporary buildings that use attractive, durable, and sustainable materials. The criteria for HOK's choice in using the phenolic panel to clad the buildings are similar to the design guidelines and are as follows:

**1) Durability:**

- a. Both sides of Brunswick Street are in a relatively high traffic zone; more so when all new construction is completed. The proposed retail along the east side of Brunswick Street will be built to the property line and be immediately adjacent to the sidewalk. Due to the combination of these two conditions there is heightened concern for damage to the cladding material from pedestrian movement, environmental conditions and street maintenance, including ice melting and snow removal.
- b. Stone, masonry and other similar materials could be damaged in this context. As well other materials such composite metal and similar panels would be susceptible to damage; in addition to deterioration over time due to severe temperature swings and saline air content.
- c. Due to its composition the proposed phenolic panel system is resistant to UV, water, impact, graffiti and abrasion. Overall, it is highly resistant to many forms of corrosion. As well the product and its installation system are well suited to accommodating repairs if needed.

**2) Sustainability:**

- a. With the owner's focus on sustainable environments in mind, a key consideration for proposing the phenolic panel system is its strong sustainability story. This includes the manufacturer's use of green materials, focus on minimal environmental impact and provision of recycle/reuse capabilities.

**3) Aesthetics**

- a. We have taken seriously the HRM Design Review Panel's comments about providing colour variety in the design of the new retail buildings





along Brunswick Street. To that end we are proposing a cladding material that offers a range of colours and finishes.

- b. Several colours have been selected that acknowledge and complement the palette of the new buildings under construction along the west side of Brunswick Street. As well a warm wood grain finish/colour is included, as an element of the owner's defining design brand along the east side of the street.
- c. In combination with generous retail windows the proposed colour strategy creates a fresh, clean aesthetic; contributing to a new Brunswick Street that is animated, sensitively scaled and pedestrian friendly.

Yours Truly,

Original Signed

**Gordon Stratford** /  
OAA, NSAA, LEED AP  
Senior Vice President | Design Principal





101  
h+k

**Scotia Tower**



**Attachment D – Design Manual Checklist - Case #19058**

<b>Section</b>	<b>Guideline</b>	<b>Complies</b>	<b>Discussion</b>	<b>N/A</b>
<b>2</b>	<b>Downtown Precinct Guidelines</b>			
<b>2.8</b>	<b>Precinct 8: Cogswell Area</b>			
2.8a	Remove the interchange infrastructure and re-establish streets, blocks, and open spaces that are an extension and reinforcement of the historic downtown grid and that provide connectivity between the north end and downtown.			•
2.8b	Encourage the historic downtown grid to be reinstated as redevelopment occurs.			•
2.8c	Allow high-rise, mixed-use development comprised of relatively large podiums with point towers so as to maintain views of the water.			•
2.8d	Focus pedestrian activities at sidewalk level through the provision of weather protected sidewalks using well-designed canopies and awnings.		•	
2.8e	Define the area with modern landmark buildings.	•		
2.8f	Redevelop larger existing sites such as Scotia Square and Purdy's Wharf with street-oriented infill.			•
2.8g	Provide for public access and open space on the waterfront lands which shall include continuous public access at the water's edge and green space at the terminus of each east-west street extension (i.e. Cogswell).			•
2.8h	Require that development step down to the water's edge and to the existing low-rise neighbourhoods to the north.			•
2.8i	Enhance important vistas and focal points such as the view of the water.			•
2.8j	Ensure that there are pedestrian-oriented street level uses, particularly at water's edge and fronting open spaces.	•		
2.8k	Encourage intensification of underdeveloped existing sites such as the Trademart building and the police station.	•		

**Attachment D – Design Manual Checklist - Case #19058**

<b>Section</b>	<b>Guideline</b>	<b>Complies</b>	<b>Discussion</b>	<b>N/A</b>
2.8l	Consider this precinct as being an important location for new transit and parking facilities.			•
2.8m	Permit surface parking lots only when they are an accessory use and are in compliance with the Land Use By-Law and design guidelines.			•
2.8n	Architectural and open space design shall respond to the significant grade changes in this area. Refer to Section 3.2.5 of the Design Manual for further guidance.	•		
<b>3</b>	<b>General Design Guidelines</b>			
<b>3.1</b>	<b>The Streetwall</b>			
<b>3.1.1</b>	<p><b>Pedestrian-Oriented Commercial</b> 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>Pedestrian-oriented commercial uses are encouraged but not required on all remaining street frontages. These areas include streetwalls with an inconsistent retail environment due to a variety of at-grade uses or different building typologies such as house forms.</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.	•		

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<b>Section</b>	<b>Guideline</b>	<b>Complies</b>	<b>Discussion</b>	<b>N/A</b>
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.	•		
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.			•
<b>3.1.2</b>	<b>Streetwall Setback</b> ( <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.			•
<b>3.1.3</b>	<b>Streetwall Height</b> ( <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,	•		

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<b>Section</b>	<b>Guideline</b>	<b>Complies</b>	<b>Discussion</b>	<b>N/A</b>
	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.			
<b>3.2</b>	<b>Pedestrian Streetscapes</b>			
<b>3.2.1</b>	<b>Design of the Streetwall</b>			
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 stepbacks.	•		
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.	•		
<b>3.2.2</b>	<b>Building Orientation and Placement</b>			
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,	•		



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<b>Section</b>	<b>Guideline</b>	<b>Complies</b>	<b>Discussion</b>	<b>N/A</b>
	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.			•
<b>3.2.3</b>	<b>Retail Uses</b>			
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.	•		
<b>3.2.4</b>	<b>Residential Uses</b> <i>(not applicable)</i>			
<b>3.2.5</b>	<b>Sloping Conditions</b>			
3.2.5a	Maintain active uses at-grade, related to the sidewalk, stepping with the slope. Avoid levels that are distant from grade.	•		

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<b>Section</b>	<b>Guideline</b>	<b>Complies</b>	<b>Discussion</b>	<b>N/A</b>
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 elevation 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.			•
<b>3.2.6</b>	<b>Elevated Pedestrian Walkways</b> ( <i>not applicable</i> )			
<b>3.2.7</b>	<b>Other Uses</b> ( <i>not applicable</i> )			
<b>3.3</b>	<b>Building Design</b>			
<b>3.3.1</b>	<b>Building Articulation</b>			
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"> <li>• 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.</li> <li>• Middle: The body of the building above the base should contribute to the physical and visual quality of the overall streetscape.</li> <li>• Top: The roof condition should be distinguished</li> </ul>	•		

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<b>Section</b>	<b>Guideline</b>	<b>Complies</b>	<b>Discussion</b>	<b>N/A</b>
	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.	•		
<b>3.3.2</b>	<b>Materials</b>			
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.	•		

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<b>Section</b>	<b>Guideline</b>	<b>Complies</b>	<b>Discussion</b>	<b>N/A</b>
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.	•		
<b>3.3.3</b>	<b>Entrances</b>			
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.			•
<b>3.3.4</b>	<b>Roof Line and Roofscapes</b>			
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-	•		

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<b>Section</b>	<b>Guideline</b>	<b>Complies</b>	<b>Discussion</b>	<b>N/A</b>
	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.	•		
<b>3.4</b>	<b>Civic Character</b>			
<b>3.4.1</b>	<b>Prominent Frontages and View Termini</b>			
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.	•		
<b>3.4.2</b>	<b>Corner Sites</b>			
3.4.2a	Provision of a change in the building massing at the corner, in relation to the streetwall.	•		
3.4.2b	Provision of distinctive architectural treatments	•		

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<b>Section</b>	<b>Guideline</b>	<b>Complies</b>	<b>Discussion</b>	<b>N/A</b>
	such as spires, turrets, belvederes, porticos, arcades, or archways.			
3.4.2c	Developments on all corner sites must provide a frontal design to both street frontages.	•		
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.	•		
<b>3.4.3</b>	<b>Civic Buildings</b> <i>(not applicable)</i>			
<b>3.5</b>	<b>Parking Services and Utilities</b>			
<b>3.5.1</b>	<b>Vehicular Access, Circulation, Loading and Utilities</b>			
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 pickup 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.	•		
<b>3.5.2</b>	<b>Parking Structures</b> <i>(not applicable)</i>			
<b>3.5.3</b>	<b>Surface Parking</b> <i>(not applicable)</i>			

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<b>Section</b>	<b>Guideline</b>	<b>Complies</b>	<b>Discussion</b>	<b>N/A</b>
<b>3.5.4</b>	<b>Lighting</b>			
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.	•		
<b>3.5.5</b>	<b>Signs</b> <i>(For Info Only - Subject to Non-Substantive Site Plan Approval by the Development Officer)</i>			
3.5.5a	Integrate signs into the design of building facades by placing them within architectural bay, friezes or datum lines, including coordinated proportion, materials and colour.	•		
3.5.5b	Signs should not obscure windows, cornices or other architectural elements.	•		
3.5.5c	Sign scale should reinforce the pedestrian scale of the downtown, through location at or near grade level for viewing from sidewalks.	•		
3.5.5d	Large freestanding signs (such as pylons), signs on top of rooftops, and large scale advertising (such as billboards) are prohibited.	•		
3.5.5e	Signs on heritage buildings should be consistent with traditional sign placement such as on a sign band, window lettering, or within architectural orders.			•

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Section	Guideline	Complies	Discussion	N/A
3.5.5f	Street addressing shall be clearly visible for every building.	•		
3.5.5g	The material used in signage shall be durable and of high quality, and should relate to the materials and design language of the building	•		
<b>3.6</b>	<b>Site Plan Variances</b> <i>(not applicable)</i>			