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Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 7.1.1
Design Review Committee
November 12, 2015

TO: Chair and Members of the Design Review Committee

SUBMITTED BY: Original signed by Bob Bjerke

Bob Bjerke, Chief Planner and Director of Planning and Development

DATE: October 28, 2015

SUBJECT: **Case 20146: Substantive Site Plan Approval, 1537 Brunswick Street (St. David's Church hall), Halifax**

ORIGIN

Application by the Studioworks International Inc.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter (HRM Charter), Part VIII, Planning & Development

RECOMMENDATION

It is recommended that the Design Review Committee:

1. Approve the qualitative elements of the substantive site plan approval application for the mixed-use development at 1537 Brunswick Street, Halifax, as shown on Attachment A; and

2. Approve the requested variances to the Streetwall Setback, Streetwall Height and Land Uses at Grade (ground floor height), as shown on Attachment A.

BACKGROUND

An application has been received from 3278915 Nova Scotia Limited, on behalf of the Presbyterian Church of St. David, for the development of a 7-storey mixed-use development on the western portion of the St. David's church property at 1537 Brunswick Street, Halifax (Map 1). To allow the development, the Design Review Committee must consider the proposal relative to the Design Manual within the Downtown Halifax Land Use By-law (LUB). This report addresses relevant guidelines of the Design Manual in order to assist the Committee in their decision.

The existing St. David's church is a registered heritage property with both HRM and the Province. Part 4 of the Design Manual addresses, among other things, the design of building additions relative to existing heritage properties. The Downtown Halifax LUB requires that the Design Review Committee seek the input of the Heritage Advisory Committee when considering applications involving registered heritage properties.

On April 28, 2015, Halifax Regional Council approved a request by the applicant to rezone the western portion of the St. David's church property as well as the northern portion of 5381 Spring Garden Road (driveway on the former Memorial Library site) from ICO (Institutional, Cultural and Open Space) Zone to DH-1 (Downtown Halifax) Zone and amend the streetwall setback for 1537 Brunswick Street from 4 metres to between 0-1.5 metres. If successful in securing Site Plan Approval as well as approval by Regional Council for a "substantial alteration" to the heritage property, the applicant intends to demolish the "hall" building, subdivide the western portion of the property (as shown in Attachment A) and de-register this portion of the property from the heritage property registry.

Existing Context

The subject site is approximately 0.27 hectares (29,050 square feet) in area (Map 1). It is a "through lot" which has frontage on three streets (Brunswick, Blowers and Grafton Streets) and contains the existing St. David's church and hall.

The surrounding area is comprised of a mix of land uses including offices (including the abutting Sentry Place building), hotel, retail, residential, and institutional uses. Other registered heritage properties in the area include Royal Artillery Park and St. Mary's Basilica and Girls School buildings.

A narrow HRM-owned parcel to the immediate south (part of the former Halifax Memorial Library site) is currently used for driveway access by the church. Regional Council has authorized the transfer of ownership of the former library lands, excluding Grafton Park, to the province as per the terms of an original land grant. The applicant is seeking approval of a formal easement over the land from the province to allow for the continued use of the driveway for access purposes. As such, the design of the project's southern wall which abuts the driveway, in relation to the property line and location of building exits, allows for either scenario, whether the easement is in place or not.

Project Description

The development proposal (Attachments A and C) involves the removal of the existing church hall on Brunswick Street and construction of a new, 7-storey mixed-use addition to the existing church which includes:

- 6 floors of residential use totaling approximately 66 units;
- ground-floor commercial space totaling 500 square metres (5,375 square feet);
- leasable space for the church (offices, meeting space, washrooms); and
- internal parking and service areas.

The prominent exterior building materials are clear glass, aluminum frames and rails, stone (ironstone or similar) at the building base, and metal (or fibre cement) panels and terra cotta panels on the middle and

top portions of the building. Information about the approach to the design of the project and requested variances has been provided by the applicant (Attachment B).

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 subject western (church hall) portion of the site is within the DH-1 (Downtown Halifax) Zone while the eastern (church) portion lies within the ICO (Institutional, Cultural and Open Space) Zone;
- the site lies within the Upper Central Downtown Area (Precinct No. 6);
- the maximum permitted height for the site is 23 metres (pre- and post-bonus height);
- the site is subject to two viewplanes (#7 and #8);
- the minimum streetwall height on Brunswick Street is 11 metres while the maximum streetwall height is 18.5 metres;
- there is a maximum building setback of between 0 to 1.5 metres from Brunswick Street;
- the Brunswick Street frontage is indicated as "Prominent Civic/ Cultural Frontage" on Map 1 (Civic Character) of the Design Manual; and
- the site is registered with both HRM and the province as a heritage property.

In addition to the above regulations, the Design Manual of the Downtown Halifax LUB contains guidance regarding the appropriate appearance and design of buildings.

Role of the Development Officer

In accordance with the Substantive Site Plan Approval process, as set out in the Downtown Halifax LUB, the Development Officer is responsible for determining if a proposal meets the land use and built form requirements of the Downtown Halifax LUB. The Development Officer has reviewed the application and determined it to be in conformance with these requirements, with the exception of the Streetwall Setback, Streetwall Height, and Land Uses at Grade (height of ground floor) requirements. The applicant has requested variances to these elements (Attachment B).

Role of the Design Review Committee

The role of the Design Review Committee in this case is to determine if the proposal:
1. is in keeping with the design guidelines in the Design Manual; and
2. should be approved with respect to the criteria in the Design Manual for the issuance of variances to the built form requirements.

Role of the Heritage Advisory Committee

The LUB requires that the Design Review Committee seek and consider the advice of the Heritage Advisory Committee on site plan applications on registered heritage properties.

At its meeting on September 23, 2015, the Heritage Advisory Committee (HAC) considered a staff report, dated September 4, 2015, regarding this application as a substantial alteration to a registered heritage property. The HAC recommended that Halifax Regional Council approve the substantial alteration without conditions.

If the Design Review Committee approves the project, the decision of the Committee is subject to an appeal to Regional Council. If no appeals are received, the project cannot proceed further until a decision has been made by Regional Council on the substantial alteration to the registered heritage property. If Regional Council approves the substantial alteration, the applicant would then proceed with the demolition, subdivision and heritage de-registration items as noted above.

DISCUSSION

Design Manual Guidelines

As noted above, the Design Manual contains a variety of building design conditions that are to be met in the development of new buildings and modifications to existing buildings as follows:

- Section 2.6 of the Design Manual contains design guidelines that are to be considered specifically for properties within District 6;
- Section 3.6 of the Design Manual specifies conditions in which variances to certain Land Use By-law requirements may be considered;
- Part 4 of the Design Manual contains Heritage Design Guidelines that are to be considered for the redevelopment of heritage buildings. Under the Heritage Design Guidelines, the proposal is considered an addition to an existing heritage building (Section 4.4).

An evaluation of the general guidelines and the relevant conditions as they relate to the proposal are found in a table format in 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, identified as "Discussion" items, are addressed as follows:

Canopies and Awnings (2.6h & k, 3.2.3b, 3.3.3b)

The Design Manual encourages canopies and awnings over the sidewalks abutting the project, as a means of providing weather protection for pedestrians. On the Brunswick Street façade, both the retail entrance at the southwest corner and the residential entrance at the northwest corner are recessed below the second floor level, to a depth of five feet. Staff advise that this provides adequate protection and meets the intent of the Design Manual.

Sloping Conditions (3.2.3f, 3.2.5f & g)

The Design Manual indicates that split level or sunken retail entrances should be avoided. It also stipulates that pedestrian entrances on sloping streets should be provided where possible. In this case, a sloping condition exists along the entire street frontage. In response, the ground-floor retail entrance at the southwest corner is provided at the same grade level as the abutting section of sidewalk. Likewise, the residential entrance at the northwest corner (second floor level) is at sidewalk grade level. There is an additional sloping condition along the side property line and driveway leading to the residential exits and the church hall entrance, which directly links into the church. The proposed design responds well to the site's sloping street frontage and side line/ driveway condition and meets the intent of the Design Manual.

Heritage Context (4.4.1a & b, 4.4.3f &h)

The Heritage Guidelines call for new building additions which enable the preservation of heritage buildings and ensure their visual prominence. In this case, the new addition is largely a stand-alone building except that it will be physically attached and connected to the church's western wall. Above the new church hall level, the new structure will be stepped back approximately 12 feet and appear to be separated from the church. While the new structure takes design cues from the church, it will contrast, yet complement, the church. Exterior materials include ironstone, terra cotta panels, metal (or fibre cement) panels, glass and aluminum which are used in a contemporary manner which is complimentary to the heritage building. The proposal meets the intent of the heritage guidelines of the Design Manual.

Variances

Three variances are being sought to the quantitative requirements of the Downtown Halifax LUB as follows:

1) Streetwall Setback: Section 9, Subsection (1). Streetwall setbacks are to be in accordance with Map 6 of the By-law, which establishes that setbacks may vary between 0-1.5 metres from Brunswick Street.

Non-compliance: Due to the curved streetline, the northwestern end of the building facing Brunswick Street is approximately 2.6 metres (8.4 ft.) from the streetline, which includes the upper portions of the building face.

Variance option: Section 3.6.1 of the Design Manual allows for a variance to the streetwall setback subject to meeting certain conditions as outlined in Attachment D. Of the potential conditions for a variance, this application is being considered under the following provisions:

> 3.6.1 a. the streetwall setback is consistent with the objectives and guidelines of the Design Manual; and c. the streetwall setback of abutting buildings is such that the streetwall setback would be inconsistent with the character of the street;

Response: This condition results from a curvature in the streetline in front of the site and only applies to the northwestern end of the building. The proposed street wall setback is in keeping with that of the abutting Sentry Place building at 1559 Brunswick St., the variance is relatively minor (1.1 metre) and meets the intent of the Design Manual. It is therefore recommended that the DRC grant the requested variance.

2) Streetwall Height: Section 9, Subsection (2). Maximum streetwall heights are to be in accordance with Map 7 of the By-law, which establishes a Maximum Streetwall Height of 18.5 metres on Brunswick Street.

Non-compliance: Approximately 0.9 metres of the streetwall, which includes the uppermost portion of the building face, exceeds the maximum streetwall requirement.

Variance option: Section 3.6.3 of the Design Manual allows for a variance to the streetwall height subject to meeting certain conditions as outlined in Attachment D. Of the potential conditions for a variance, this application is being considered under the following provisions:

> 3.6.3 a. the streetwall height is consistent with the objectives and guidelines of the Design Manual; and c. the streetwall height of abutting buildings is such that the streetwall height would be inconsistent with the character of the street;

Response: The proposed streetwall height variance is minor. The proposed building height is consistent with Sentry Place and the Cambridge Suites hotel which abut the site to the north. Although the site's maximum permitted building height is 23 metres (LUB Maps 4 and 5), such a height is not able to be achieved in this case due to the presence of two viewplanes which limit the height to that which is proposed. The additional streetwall height is also tempered by a proposed five foot stepback of the top two floors. The proposed height is consistent with the Design Manual, which calls for an approximate 1:1 streetwall height to right-of-way relationship.

3) Land Uses at Grade (Ground Floor Height)

Non-compliance: The Land Use By-law requires a minimum ground floor height of 4.5 metres (14.75 ft.). The proposed ground floor height is 4 metres (13 ft.) facing Brunswick Street.

Variance option: Section 3.6.15 of the Design Manual allows for a variance to the Land Uses at Grade requirements subject to meeting certain conditions as outlined in Attachment D. Of the potential conditions for a variance, this application is being considered under the following provisions:

> 3.6.15 a. the proposed floor-to-floor height of the ground floor is consistent with the objectives and guidelines of the Design Manual; and, b. the proposed floor-to-floor

height of the ground floor does not result in a sunken ground floor condition; and,
e. in the case of a new building or an addition to an existing building being proposed along a sloping street(s), the site of the proposed new building or the proposed addition to an existing building is constrained by sloping conditions to such a degree that it becomes unfeasible to properly step up or step down the floor plate of the building to meet the slope and would thus result in a ground floor floor-to-floor height at its highest point that would be impractical;

Response: The proposal includes a 4 m (13 foot) ground-floor height, with the main retail entrance provided at the southwest corner at the same grade as the abutting sidewalk, without creating a sunken ground floor condition. As one proceeds northward along the sidewalk, the grade slopes upward until reaching the at-grade residential entrance at the northwest corner, located one storey above the ground floor. Additionally, there is a downward slope along the side entrances to the church hall and residential exit stairs along the driveway and side property line. With regard to the variance conditions, staff advise that the site's sloping nature presents constraints that would make it challenging to completely meet the ground floor height requirement without creating an impractical situation.

Conclusion

The proposed building addition to St. David's church will result in a mixed-use development of the site which is compatible with, and helps to ensure the ongoing maintenance of, the existing heritage resource. The proposal and the variances that are being sought are consistent with the overall conditions found within the Design Manual and therefore, it is recommended that the substantive site plan approval application be approved along with the requested variances.

FINANCIAL IMPLICATIONS

There are no financial implications. The HRM costs associated with processing this planning application can be accommodated within the approved 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 application with conditions. This may necessitate further submissions by the applicant, as well as a supplementary report from staff.

2. The Design Review Committee may choose to deny the application. The Committee must provide reasons for this refusal based on the specific guidelines of the Design Manual. An appeal of the Design Review Committee's decision can be made to Regional Council.

ATTACHMENTS

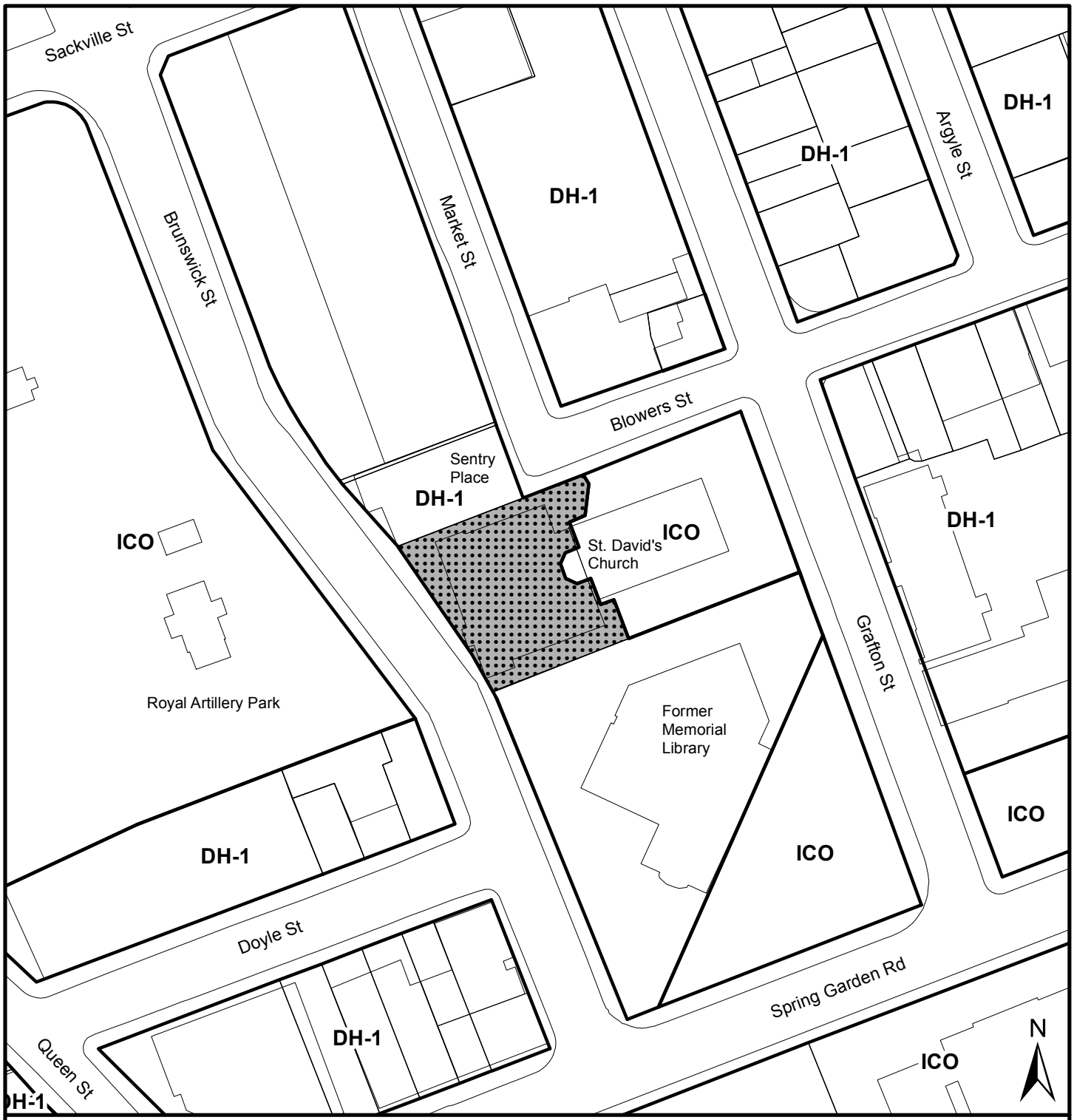
Map 1	Location and Zoning
Attachment A	Site Plan Approval Plans
Attachment B	Design Rationale and Requested Variances
Attachment C	Renderings
Attachment D	Design Manual Checklist

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

Report Prepared by: Paul Sampson, LPP, Planner, 902.490.6259

Original signed by Kelly Denty

Report Approved by: Kelly Denty, Manager of Development Approvals, 902.490.6100



Map 1 - Location and Zoning

1537 Brunswick Street
and 1544 Grafton Street
Halifax

HALIFAX

0 20 40 m

Subject Area

Zone - Downtown Halifax

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

Downtown Halifax Plan Area

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

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

ATTACHMENT A - SITE PLAN APPROVAL PLANS

BLOWERS STREET

CURB

CONCRETE SIDEWALK

STREETLINE

STREET LINE

SIGN

N68°57'58"E

165.92'

CONCRETE BLOCK RETAINING WALL

VP7 AT ELV=192.04

VP8 AT BNDY ELV=193.20'

VP7=192.98'
VP8=193.35'

N69°30'54"E

PROPOSED BUILDING OUTLINE

3½"

EX. BUILDING OUTLINE

NOTE:
RELOCATE ENTRY/
CURB CUT 10'-0" (RIGHT)

PARKING GARAGE
ENTRANCE AND EXIT

HATCH DENOTES
NO BUILD ZONE

VP7 AT BNDY
ELV=191.38'

± 8'-5"

± 21'-3"

ASPHALT

CUT OUT
IN ASPHALT

WHEELCHAIR
RAMP

LAWN

ASPHALT

± 11'-9"

17'-0"

24'-11"

± 18'-6"

S59°23'20"E

5'-0"

VIEW PLANE 8

± 9'-10"

12'-6"

± 8'-7"

12'-6"

± 10'-9"

RESIDENTIAL
ROOF DECK
BELOW
(EL: 134.5')

PRESBYTERIAN CHURCH of
SAINT DAVID

ROOF PEAK

LOT 1P
+/- 16 267 SF

VIEW PLANE 7

± 9'-11"

17'-0"

± 19'-1"

17'-10"

± 9'-10"

Limit of Conveyance – Book 614 Page 602

BRUNSWICK STREET

CONCRETE SIDEWALK

S41°39'31"E

28.5'

PROPOSED COMMERCIAL LEVEL SETBACK

EX. BUILDING OUTLINE

PROPOSED BUILDING OUTLINE

Civic 1537
Brunswick Street

LOT 1PB
+/- 12 943 SF

PROPOSED AREA TO BE
SUBDIVIDED AND
DE-REGISTERED WITHIN
PROPOSED PROPERTY LINE

2'-7"

D.A.=47.74'

R=80.00'

5'-0"

EX. BUILDING OUTLINE

PROPOSED BUILDING OUTLINE

PROPOSED COMMERCIAL LEVEL SETBACK

EX. BUILDING OUTLINE

EX. BUILDING OUTLINE

5'-0"

5'-0"

10.9'

PROPOSED COMMERCIAL LEVEL SETBACK

PROPOSED BUILDING OUTLINE

PROPOSED BUILDING OUTLINE

HATCH DENOTES
NO BUILD ZONE

± 29'-6"

HEADSTONES

HEADSTONES

GATE

CUT OUT
IN ASPHALT

ASPHALT

LAWN

CURB

VP7 AT
ELV=18

Graveyard

FORMER LOCATION OF
WAR DEPARTMENT
MONUMENT

4'-11"

CONCRETE RETAINING WALL WITH FENCE ON TOP

227.34'

N68°29'11"E

VP8 AT BNDY
ELV=189.47'

10'

VP7 AT BNDY
ELV=189.05'

DRILL
HOLE

VP8 AT BNDY
ELV=190.93'

ASPHALT DRIVEWAY USED AS ACCESS TO CHURCH

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title: GREENWOOD LANE DEVELOPMENTS
SITE LAYOUT

location: 1537 BRUNSWICK ST. HALIFAX, N.S.

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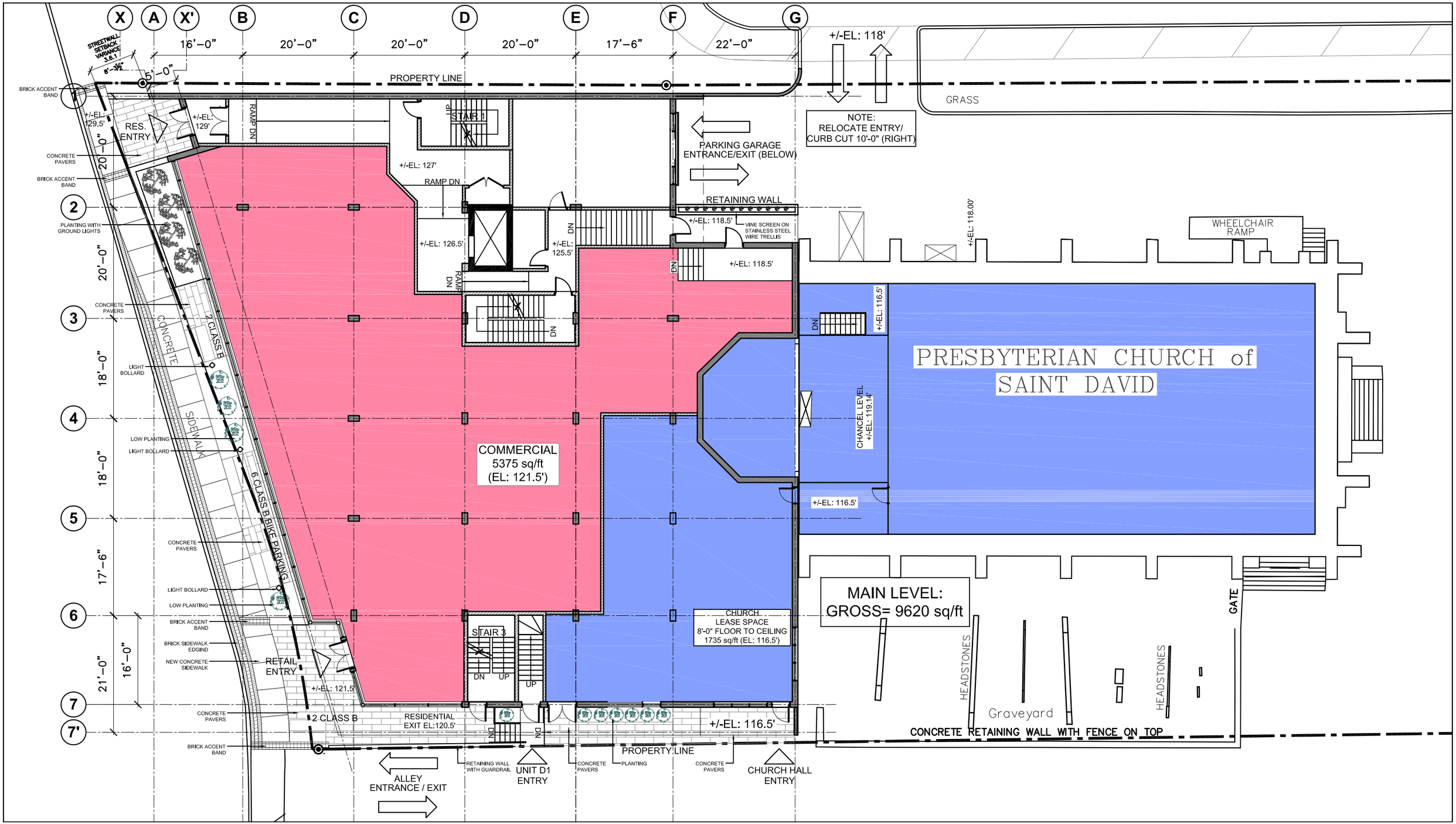
date	11/21/14
drawn	AM
proj.	GW1201

dwg no: S01

rev. 8 (10/06/15)



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title
GREENWOOD LANE DEVELOPMENTS
MAIN LEVEL FLOOR PLAN- OPTIONAL EXIT

location
1537 BRUNSWICK ST. HALIFAX, N.S.

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proj.	GW1201

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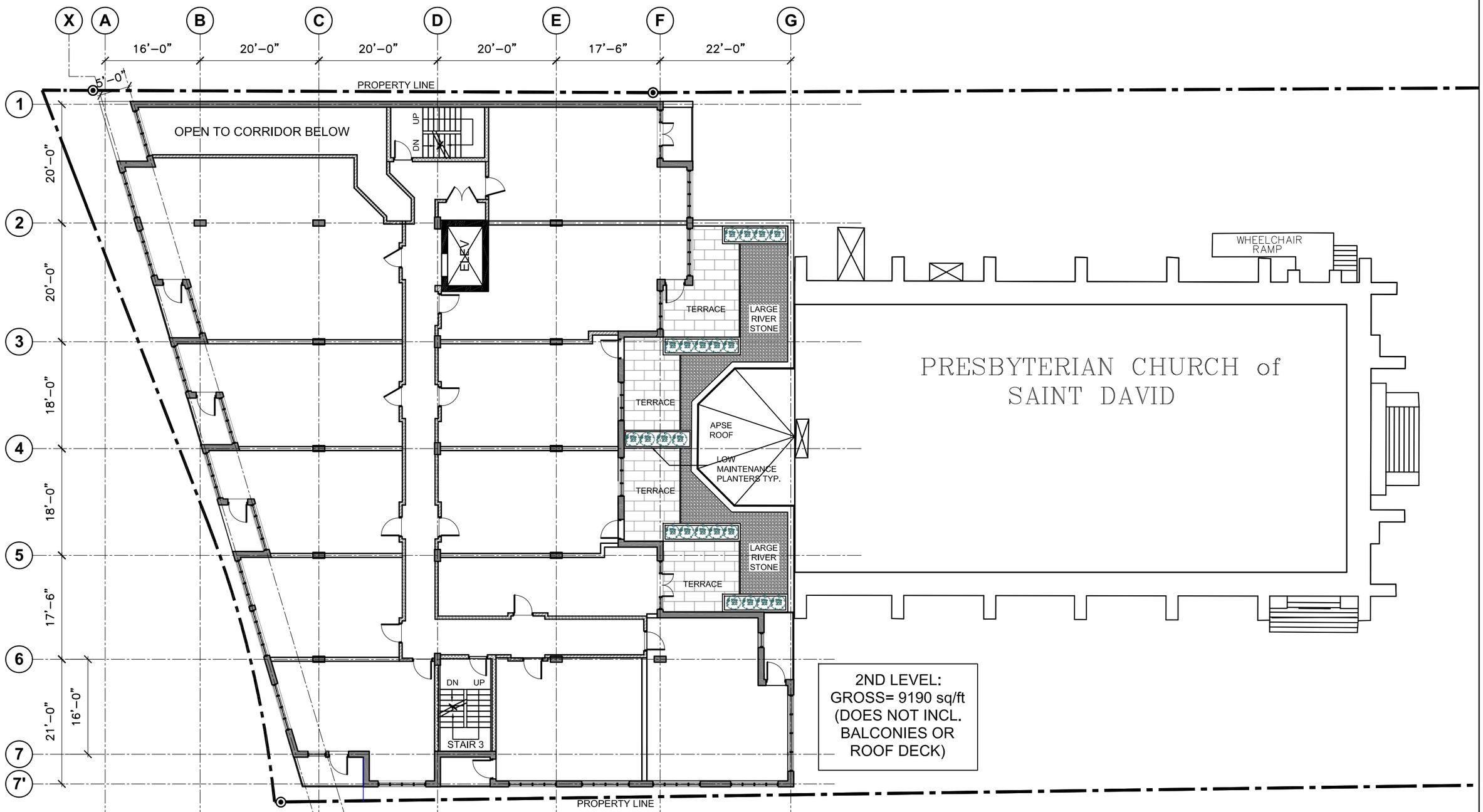

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title: GREENWOOD LANE DEVELOPMENTS
2ND LEVEL FLOOR PLAN

location: 1537 BRUNSWICK ST. HALIFAX, N.S.

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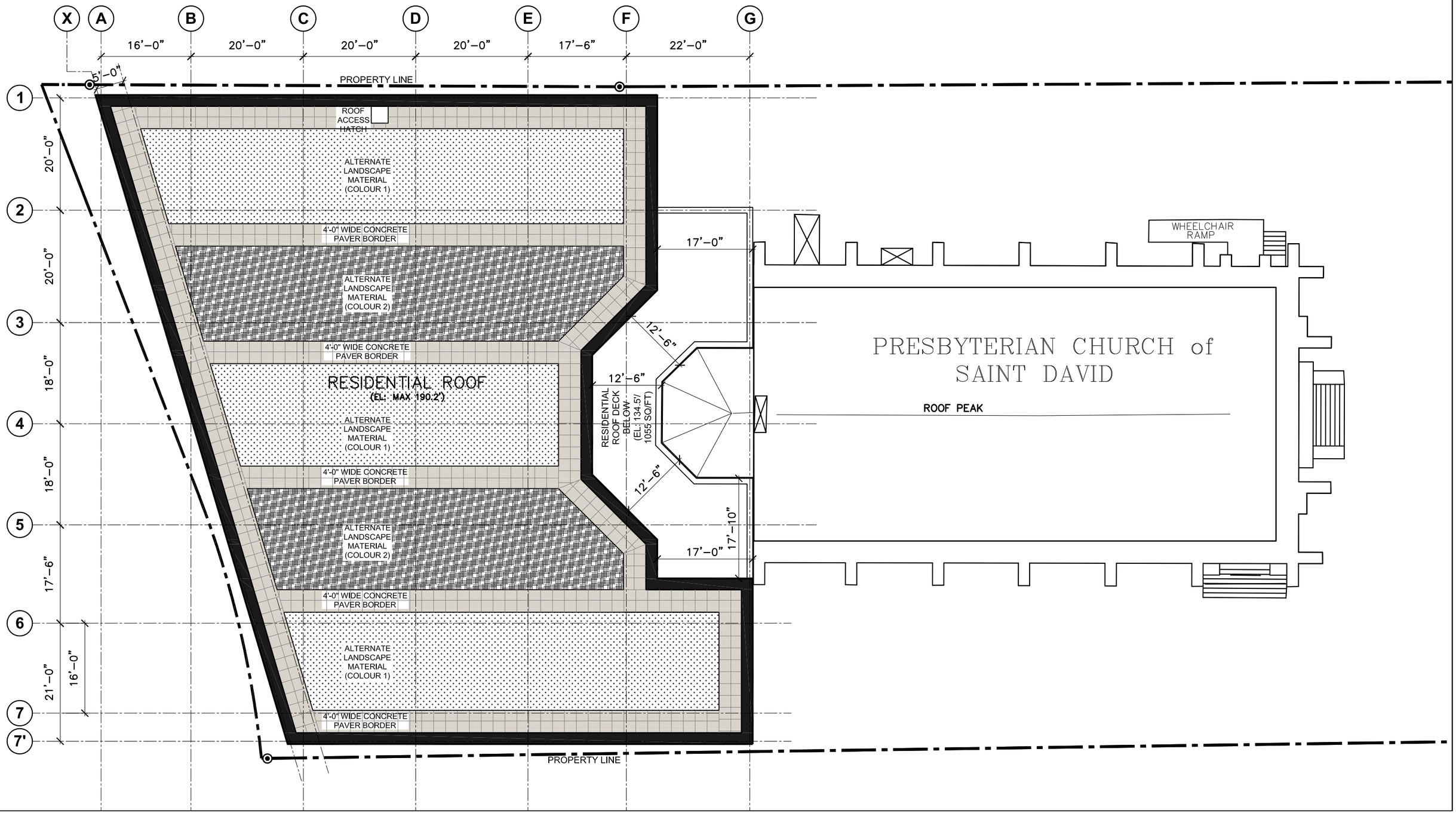

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title
GREENWOOD LANE DEVELOPMENTS
ROOF LEVEL PLAN

location
1537 BRUNSWICK ST. HALIFAX, N.S.

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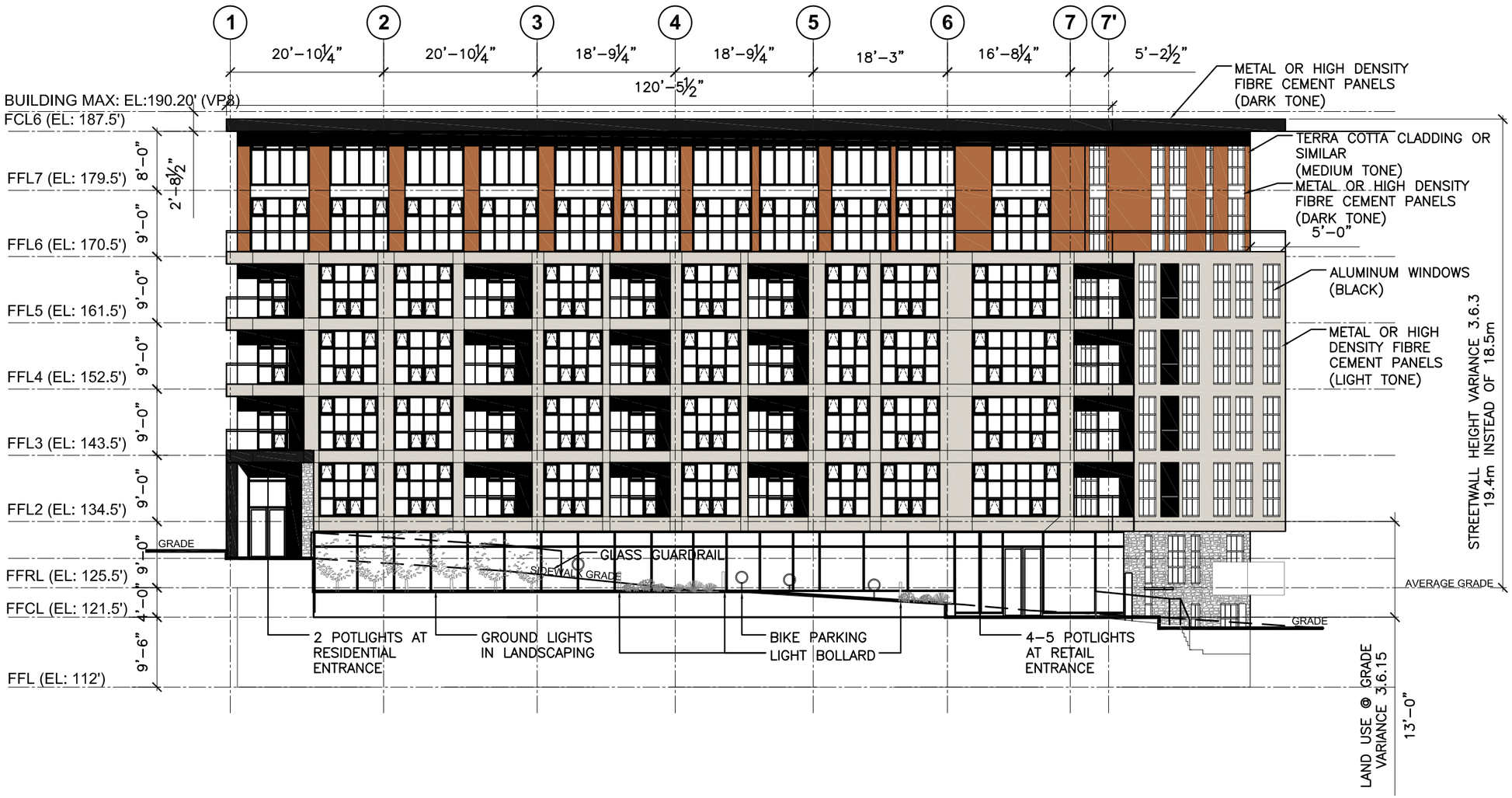

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title
GREENWOOD LANE DEVELOPMENTS
WEST ELEVATION (BRUNSWICK STREET)

location
1537 BRUNSWICK ST. HALIFAX, N.S.

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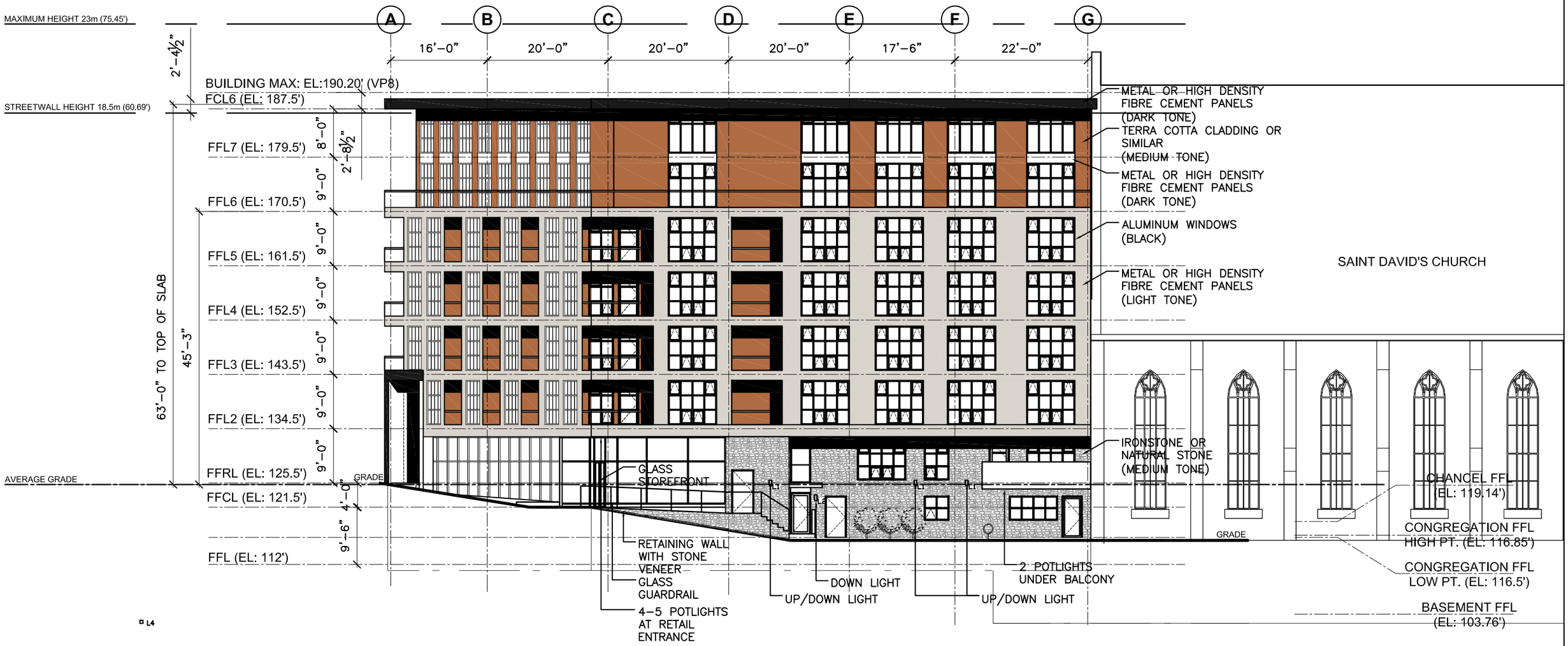

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title
GREENWOOD LANE DEVELOPMENTS
SOUTH ELEVATION

location
1537 BRUNSWICK ST. HALIFAX, N.S.

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date	11/21/14
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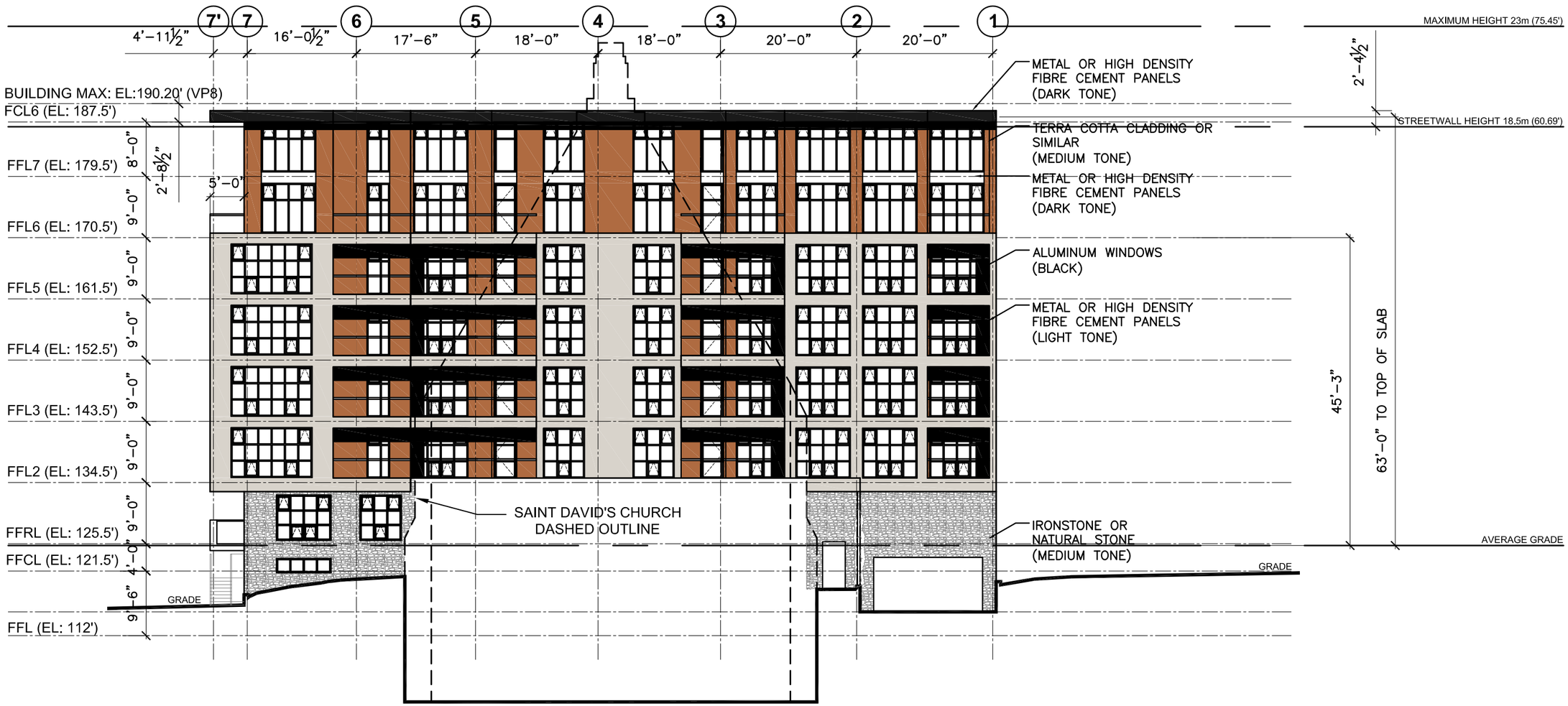

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title: GREENWOOD LANE DEVELOPMENTS
EAST ELEVATION

location: 1537 BRUNSWICK ST. HALIFAX, N.S.

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date	11/21/14
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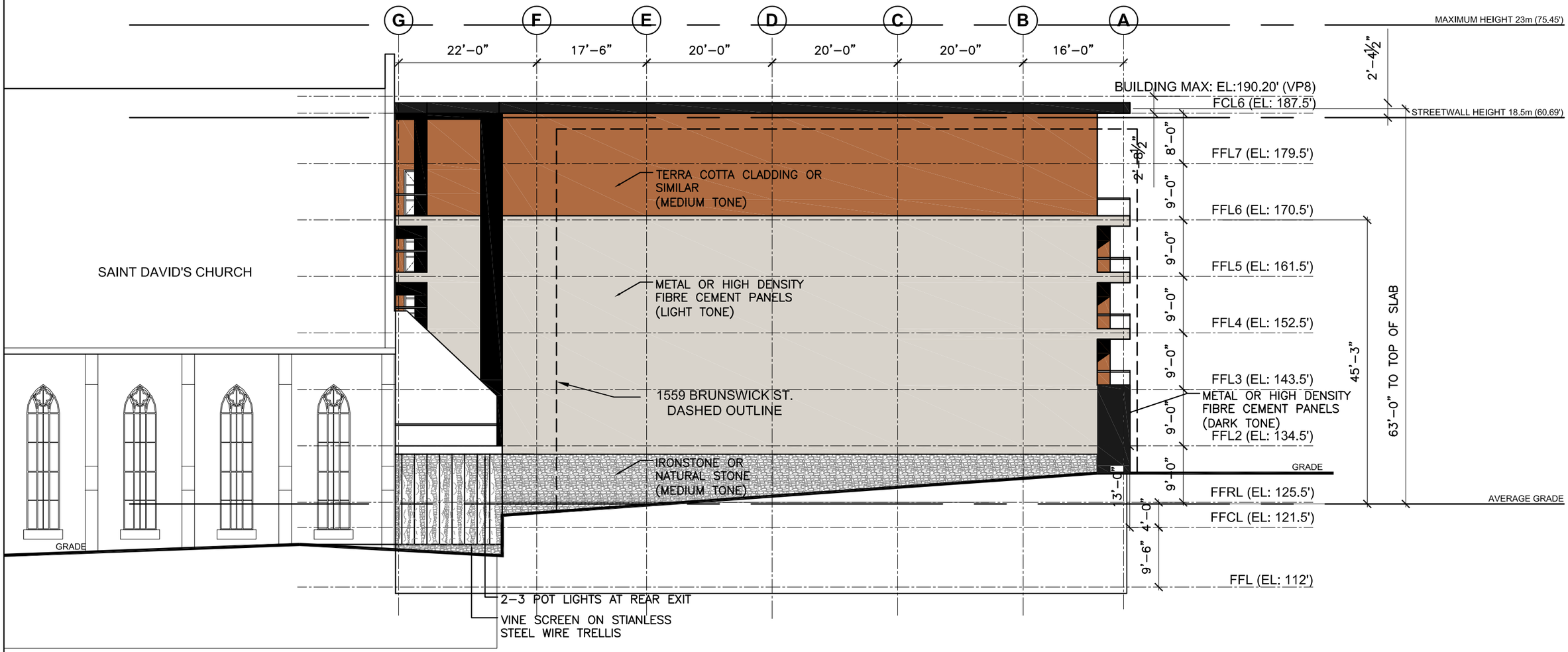

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title
GREENWOOD LANE DEVELOPMENTS
NORTH ELEVATION

location
1537 BRUNSWICK ST. HALIFAX, N.S.

scale	1/16"=1'-0"
date	11/21/14
drawn	LG
proj.	GW1201

dwg no: A14

rev. 6 (08/28/15)

STUDIO WORKS
INTERNATIONAL INC.

ARCHITECTURE • PLANNING • INDUSTRIAL DESIGN • PROJECT MANAGEMENT

MEMO: St. David's Church Redevelopment

DATE: August 28, 2015 (Revised Sept 23, 2015)

TO: Planning Applications, Western Region
P.O. 1749, Halifax, Nova Scotia B3J 3A5
490-5113

RE: Downtown Halifax Site Plan Approval Application Design Rationale

St. David's Church 1537 Brunswick St.
Zone: ICO
Precinct 6: Upper Central Downtown

Existing Site

The existing site has frontage on both Brunswick St. and Grafton St. and includes St. David's church and hall. Like many churches in Halifax, St. David's is facing a declining congregation and the cost of maintaining a heritage building. To ensure future financial sustainability, the portion of the property containing the church hall is to be leased and developed into a mixed use building.

Currently zoned ICO, the site has been rezoned to DH-1 in order to be developed as a mixed use building. St. David's Church is a registered provincial heritage building and both the church and the hall are registered municipally. The site also needs to be subdivided for servicing and financing purposes.

Proposed Use

The proposed use of the new development is a seven storey mixed use building with commercial use at grade on Brunswick St., a church hall space for St. David's congregation and 66 residential units above.

Design Rationale

See attached Design Manual Review.

The location is optimal for residential and commercial uses, located just off spring garden road. Building massing and height are consistent with adjacent properties; viewplane 7 and 8 are over the site restricting the maximum height below that allowed by the land use bylaw. The upper two floors are setback to add interest to the facade, and large terraces for the upper units. The building is oriented to the street with grade level commercial. Base, middle and top are articulated by setbacks and changes in material. The roofline is emphasized further by an overhang. The appearance of the building is modern, but with a loft-like feel achieved through fenestration. The use of historic materials (ironstone at the base) and a colour palette sympathetic to the existing church will link the new and old visually. The new building abuts the Church at rear, and is set back from the church 12'-0" and is designed to not compete with the church when viewed from Grafton St.

Attachment B

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Variances Requested

Land Uses at Grade Variance

a) The proposed floor to floor height of 13'-0" is sufficient for commercial uses, which is consistent with the objectives of the design manual.
b) Because of the steep slope of grade, a portion of the commercial floor will be below grade, but the corner closest to spring garden road (pedestrian corridor) will be at grade with a glazed corner.
e) Brunswick Street is sloped enough that stepping the floorplate wouldn't be practical, especially with only one retail tenant.

3.6.1 Streetwall Setback Variance

Due to a curved streetline, the western corner of the streetwall is setback 8.4' (2.6m) instead of 5' (1.5m).

a) The streetwall setback is consistent with the objectives and guidelines of the Deign Manual
c) the streetwall setback matches abutting buildings.

3.6.3 Streetwall Height Variance

The height of the streetwall is 19.4m instead of 18.5m.

a) The streetwall height is consistent with the objectives and guidelines of the Deign Manual
c) This height is consistent with neighboring buildings on Brunswick Street.

Supporting documentation of survey plans, building drawings and a sketchup model are included in this package. Other information is available by request.

Respectfully Submitted,

Ronald Smith, MRAIC, MNSAA
Studioworks International Inc.
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Schedule S-1 Design Manual Review

1537 Brunswick St. Halifax, N.S.
Zone: DH-1
Precinct: 6
Pedestrian oriented Commercial Street: no
Pre-bonus height: 23m (75.45')
Post bonus height: 23m (75.45')
Streetwall setback: 0-1.5m (0-5')
Streetwall height: 18.5m (60.69')
Central block: no
Visual terminus: no
Archaeological resources: yes

3: General Design Guidelines

3.1: The Streetwall

3.1.1: Pedestrian Oriented Commercial

The site is not on a pedestrian oriented street, but it has commercial use at grade. This commercial use is defined by:

B. High levels of transparency (non-reflective and non-tinted glazing on a minimum of 75% of the first floor elevation).
D. Protection of pedestrians from the elements with awnings and canopies.
E. Patios and other spill-out activity is permitted and encouraged where adequate width for pedestrian passage is maintained.

3.1.2: Streetwall Setback

A. 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.

3.1.3: Streetwall Height: 18.5m = 60.69'

See 3.6

3.2.1 Design of the Streetwall

A. Articulated vertically through inset balconies and glazing patterns, although this section of Brunswick St. doesn't have a prevailing pattern.
B. Occupies 100% of building frontage
D. Contiguous heritage building (Saint David's Church) does not have a streetwall or a strongly defined horizontal that could be used in new development. (See 4.3.1)
E. Materials to be high quality panel systems, stone and metal.
F. Streetwall has many windows.
G. Pedestrian frontage to be glazed.

3.2.2: Building Orientation and Placement

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A. Building placed at and oriented to the street edge

3.2.3: Retail Uses

A. Glazed area exceeds 75%
D. Retail adjacent to and accessible from sidewalk
E. Building projects less than 5'
F. Single retail use on a sloping site- a stepped slab does not make sense, and retail entrance is located at grade at corner closest to the Spring Garden Road Pedestrian corridor. (See 3.6)
G. Signage to be high quality

3.2.4: Residential Uses

A. The individually accessed unit is setback from the laneway, and it is a second storey unit, which afford more privacy.
B. The residential entry is lower than grade due to slope of the site, but is clearly defined by a signage canopy and is as open as possible, with stairs and a ramp down, and transparent guardrails to retain views to and from the entrance
D. All units with multiple bedrooms have accessible balconies.

3.2.5: Sloping Conditions

A. Single retail use at grade
B. B. Façade materials to be high quality
C & D. Windows, doors and articulation located along façade
E. Commercial windows wrapped 18'-6" around corner.
F. Pedestrian entrance provided at sidewalk grade at lowest corner of site.

3.3: Building Design

3.3.1: Building Articulation

A. Building has clear base of transparent glazing, middle and top with a setback and roof overhang to clearly articulate rooftop.
B. Building design and style is contemporary and unique to surrounding buildings, but uses materials (ironstone, terracotta to coordinate with brick) traditional to downtown Halifax.
C. Vertical articulation through recessed balconies and a horizontal recess further articulates the base.
D. Side facades to have consistent style and materials to front façade.

3.3.2: Materials

A. Materials are to be high quality, easily maintained and designed to last for years
B & C. Material palette limited to 3-4 complimentary materials applied consistently over the building.
D. Changes in material occur at recesses and setbacks, not building corners.
E-H. Materials proposed are stone, glass, concealed fastener metal panels and terra cotta panels (concealed fasteners).
I. Clear glass used throughout building.
J. Balconies to be concrete construction with aluminum and glass railings.

3.3.3: Entrances

A. The residential entrance has a distinctive canopy, and the retail entrance will be located at the corner of the building, and will be visible from spring garden road.

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B. Main building entrances are covered with a recess to provide pedestrian weather protection.

3.3.4: Roof Line and Roofscapes

A. The upper two storeys are setback with a prominent overhang and are to be lit with building lighting.
B. The expression of the building 'top' (see previous) and roof incorporate the same materials as the lower stories.
C. The rooftop is directly under a viewplane and not accessible, landscaping would be limited to an extensive green roof or a patterned roof surface.
D. Mechanical rooms are not to be located on the rooftop, and the elevator penthouse does not project past the rooftop.

3.5 Parking, Services and Utilities

A. Parking located underground
B. 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.
C. Loading, storage, utilities, areas for delivery and trash pick-up located at rear of building off of Blowers St. out of view from public streets and spaces, and residential uses.

3.5.4: Lighting

The building is to be well lit to highlight architectural and landscape details, using a variety of light types.

3.6 Site Plan Variances

3.6.1: Streetwall Setback Variance

Due to a curved streetline, the western corner of the streetwall is setback 8.4' (2.6m) instead of 5' (1.5m).

A.The streetwall setback is consistent with the objectives and guidelines of the Deign Manual
C.The streetwall setback matches abutting buildings.

3.6.3: Streetwall Height Variance

The height of the streetwall is 19.4m instead of 18.5m.

A. The streetwall height is consistent with the objectives and guidelines of the Deign Manual
C.This height is consistent with neighboring buildings on Brunswick Street.

3.6.15: Land Uses at Grade Variance

A. The proposed floor to floor height of 13'-0" is sufficient for commercial uses, which is consistent with the objectives of the design manual.
B. Because of the steep slope of grade, a portion of the commercial floor will be below grade, but the corner closest to spring garden road (pedestrian corridor) is at grade with a glazed corner.
C. Brunswick Street is sloped enough that stepping the floorplate wouldn't be practical, especially with only one retail tenant.

4: Heritage Design Guidelines

4.1: New Development in Heritage Contexts

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2. The proposed building will be abutting a heritage resource (Saint David's Church) on the rear side.

4.1.3: Contemporary Design

The design of the proposed building is contemporary in expression.

4.1.4: Material Palette

Proposed materials incorporate traditional materials (ironstone) used in a contemporary fashion with modern detailing, modern materials that reference traditional materials in colour and materiality (terra cotta panels resemble brick but not enough to be mistaken for brick), and modern materials (concealed fastener metal panels and glass) detailed in a contemporary way.

4.1.5: Proportion of Parts

The abutting historic building is a church, and in this context we feel it is more respectful of the built heritage to not match the proportions, but emphasize its uniqueness through contrast.

4.1.6: Solidity vs. Transparency

The street frontage of the proposed building on Brunswick St. does not contain heritage resources immediately adjacent to the proposed building.

4.3: Guidelines for Abutting Developments

4.3.1: Cornice Line

The church has a strong horizontal line at the eaves, but matching the eave along the side of the building doesn't follow the intention of the design guidelines, and as previously stated, a church is one condition where matching the church would not be the desired approach.

4.3.2 -4.3.4:
No abutting heritage buildings along streetwall.

4.4: Guidelines for Integrated Developments & Additions

4.4.1 Building Setback

a) The new building abuts the church at the rear, so setback of the building frontage does not apply. However the adjoining portion of new development abuts the church only on the first level, and is then setback 12' from the apse of the church.

b) The abutting portion of new development encloses the area of the apse previously enclosed by the existing church hall, and preserves the view of the roof of the apse.

4.4.2 Cornice Line & Upper Level Stepbacks

See comments for 4.3.1

4.4.3 Façade Articulation and Materials

The articulation of the façade and texture of the materials contrast with the church, but the colour palette is similar.

ATTACHMENT C - RENDERINGS

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title **GREENWOOD LANE DEVELOPMENTS**

RENDERING NORTH ALONG BRUNSWICK ST.

location **1537 BRUNSWICK ST. HALIFAX, N.S.**

scale	NTS
date	October 13, 2015
drawn	LG
proj.	GW1201

dwg no: R01

rev.

ATTACHMENT C - RENDERINGS

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title **GREENWOOD LANE DEVELOPMENTS**

RENDERING AERIAL VIEW FROM GRAFTON STREET

location **1537 BRUNSWICK ST. HALIFAX, N.S.**

scale	NTS
date	October 13, 2015
drawn	LG
proj.	GW1201

dwg no: R02

rev.

ATTACHMENT C - RENDERINGS

VIEW ALONG BRUNSWICK STREET

VIEW DOWN MARKET STREET

RETAIL ENTRY FROM BRUNSWICK STREET

CHURCH HALL ENTRY FROM LANEWAY

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title **GREENWOOD LANE DEVELOPMENTS**
RENDERING OF RETAIL ENTRY ON BRUNSWICK ST.

location **1537 BRUNSWICK ST. HALIFAX, N.S.**

scale	NTS
date	October 13, 2015
drawn	LG
proj.	GW1201

dwg no: R03

rev.

Attachment D – Design Manual Checklist – Case 20146				
Section	**Guideline**	**Complies**	**Discussion**	**N/A**
2	**Downtown Precinct Guidelines** *(refer to Map 2 for Precinct Boundaries)*			
2.6	**Precinct 6: Upper Central Downtown**			
2.6a	Encourage low to mid-rise mixed use development while respecting the historic block pattern.	●		
2.6b	Improve the appearance and street-level functionality of larger buildings such as the Metro Centre with street-oriented infill and landscaped roofs.			●
2.6c	Encourage the historic downtown grid to be reinstated over the Metro Centre as redevelopment occurs.			●
2.6d	Development must appropriately frame Citadel Hill through the provision of consistent, animated streetwalls of superior quality and design.	●		
2.6e	Improve public amenity along Brunswick Street and provide small areas of formal open space on the Citadel side of Brunswick Street as opportunities for views to the Harbour along east-west streets.			●
2.6f	Require that vacant sites be developed in a way that provides a continuous streetwall and uninterrupted pedestrian experience.	●		
2.6g	Prohibit new surface parking lots of any kind.	●		
2.6h	Pedestrian activity and retail commerce shall be encouraged by the protection of sidewalks from weather through the use of canopies and awnings.		●	
2.6i	East-west streets shall provide views between the Citadel and the Harbour.			●
2.6j	George Street shall be established as an important east-west street, a grand promenade, given the linkage between the Town Clock, the Grand Parade, and the Harbour.			●
2.6k	Focus pedestrian activities at sidewalk level through the provision of weather protected sidewalks using well-designed canopies and awnings.		●	
2.6l	The Argyle Street and Blower Street area shall be reinforced as a vibrant area of low to mid-rise buildings, small-scale retail uses, restaurants, bars, potential for permanent sidewalk cafes, hotels, cultural uses, and residential uses	●		
2.6m	As roofscapes are highly visible from the Citadel in this precinct, they shall be well-designed, carrying the architectural language of the building onto the roof. Flat roofs are required to be landscaped, with living “green roofs” given strong preference.	●		

Attachment D – Design Manual Checklist – Case 20146				
Section	**Guideline**	**Complies**	**Discussion**	**N/A**
3	**General Design Guidelines**			
3.1	**The Streetwall**			
3.1.1	**Pedestrian-Oriented Commercial** *(not applicable)*			
3.1.2	**Streetwall Setback** *(refer to Map 6)*			
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** *(refer to Map 7)*			
	To ensure a comfortable human-scaled street enclosure, streetwall height should generally be no less than 11 metres and generally no greater than a height proportional (1:1) to the width of the street as measured from building face to building face. Accordingly, maximum streetwall heights are defined and correspond to the varying widths of downtown streets: generally 15.5m, 17m or 18.5m. Consistent with the principle of creating strong edges to major public open spaces, a streetwall height of 21.5m is permitted around the perimeter of Cornwallis Park. Maximum Streetwall Heights are shown on Map 7 of the Land Use By-law.		•	
3.2	**Pedestrian Streetscapes**			
3.2.1	**Design of the Streetwall**			
3.2.1a	The streetwall should contribute to the fine grained character of the streetscape by articulating the façade in a vertical rhythm that is consistent with the prevailing character of narrow buildings and storefronts.	•		

Attachment D – Design Manual Checklist – Case 20146				
Section	**Guideline**	**Complies**	**Discussion**	**N/A**
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.	●		
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	Side yard 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.	●		

Attachment D – Design Manual Checklist – Case 20146				
Section	**Guideline**	**Complies**	**Discussion**	**N/A**
	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.	•		

Attachment D – Design Manual Checklist – Case 20146				
Section	**Guideline**	**Complies**	**Discussion**	**N/A**
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 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** *(not applicable)*			
3.2.7	**Other Uses** *(not applicable)*			
3.3	**Building Design**			
3.3.1	**Building Articulation**			
3.3.1a	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.: • 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	●		

Attachment D – Design Manual Checklist – Case 20146				
Section	**Guideline**	**Complies**	**Discussion**	**N/A**
	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,		●	

Attachment D – Design Manual Checklist – Case 20146				
Section	**Guideline**	**Complies**	**Discussion**	**N/A**
	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**			
3.4.1	**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	•		

Attachment D – Design Manual Checklist – Case 20146				
Section	**Guideline**	**Complies**	**Discussion**	**N/A**
	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 east-west streets that connect the downtown to the waterfront. Prominent Civic Frontages are shown on Map 1 in Appendix A of the Design Manual.	●		
3.4.2	**Corner Sites** *(not applicable)*			
3.4.3	**Civic Buildings** *(not applicable)*			
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**			●
3.5.3	**Surface Parking**			●
3.5.4	**Lighting**			
3.5.4a	Attractive landscape and architectural features can be	●		

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Section	**Guideline**	**Complies**	**Discussion**	**N/A**
	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** *(to be reviewed by Development Officer pursuant to LUB section 5(11)e)*			
3.6	**Site Plan Variances**			
3.6.1	**Streetwall Setback Variance**			
3.6.1a	the streetwall setback is consistent with the objectives and guidelines of the Design Manual;		●	
3.6.1b	on an existing building, where an addition is to be constructed, the existing structural elements of the building or other similar features are prohibitive in achieving the streetwall setback requirement; or			●
3.6.1c	the streetwall setback of abutting buildings is such that the streetwall setback would be inconsistent with the character of the street.		●	
3.6.3	**Streetwall Height Variance**			
3.6.3a	the streetwall height is consistent with the objectives and guidelines of the Design Manual; and		●	
3.6.3b	the modification is for a corner element that is used to join streetwalls of differing heights; or			●
3.6.3c	the streetwall height of abutting buildings is such that the streetwall height would be inconsistent with the character of the street; or		●	
3.6.3d	where a landmark building element is called for pursuant to the Design Manual			●
3.6.15	**Land Uses at Grade Variance**			
3.6.15a	the proposed floor-to-floor height of the ground floor is		●	

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Section	**Guideline**	**Complies**	**Discussion**	**N/A**
	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;		•	
	And at least one of the following:			
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.			•
4	**Heritage Design Guidelines**			
4.1	**New Development in Heritage Context**			
4.1.1	**Replicas and Reconstructed Buildings**			
	The replication of a historic building should proceed in a similar manner to the restoration of an existing but altered or deteriorated structure. Design of the building should be based on documentary evidence including photographs, maps, surveys and historic design and construction drawings. The interior space and basic structure of a replica building is not required to, but may, also use historic materials or details as long as the exterior presentation replicates the original structure.			•
4.1.2	**New Buildings in Heritage Contexts**			
	Entirely new buildings may be proposed where no previous buildings existed, where original buildings are missing, or where severely deteriorated or non-historic buildings are removed. The	•		

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Section	**Guideline**	**Complies**	**Discussion**	**N/A**
	intention in designing such new buildings should not be to create a false or ersatz historic building, instead the objective must be to create a sensitive well designed new structure Aof its time that fits and is compatible with the character of the district or its immediate context. The design of new buildings should carefully consider requirements elsewhere in these guidelines for density, scale, height, setbacks, stepbacks, coverage, landscaped open space, view corridors, and shadowing. Design considerations include: contemporary design, material palette, proportions of parts, solidity vs. transparency and detailing.			
4.1.3	**Contemporary Design**			
	New work in heritage contexts should not be aggressively idiosyncratic but rather it should be neighbourly and respectful of its heritage context, while at the same time representing current design philosophy. Quoting the past can be appropriate; however, it should avoid blurring the line between real historic buildings, bridges and other structures. Contemporary as a design statement does not simply mean current. Current designs with borrowed detailing inappropriately, inconsistently, or incorrectly used, such as pseudo-Victorian detailing, should be avoided.	●		
4.1.4	**Material Palette**			
	As there is a very broad range of materials in today's design palette, materials proposed for new buildings in a heritage context should include those historically in use. The use and placement of these materials in a contemporary composition and their incorporation with other modern materials is critical to the success of the fi t of the proposed building in its context. The proportional use of materials, drawing lines out of the surrounding context, careful consideration of colour and texture all add to success of a composition.	●		
4.1.5	**Proportion of Parts**			
	Architectural composition has always had at its root the study of proportion. In the design of new buildings in a heritage context, work should take into account the proportions of buildings in the immediate context and consider a design solution with proportional relationships that make a good fit. An example of this might be windows. Nineteenth century buildings tended to use a vertical proportion system in the design and layout of windows including both overall windows singly or in built up groups and the layout of individual panes.	●		
4.1.6	**Solidity versus Transparency**			
	Similar to proportion, it is a characteristic of historic buildings of the 19th century to have more solid walls with punched window openings. This relationship of solid to void makes these	●		

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Section	**Guideline**	**Complies**	**Discussion**	**N/A**
	buildings less transparent. It was a characteristic that was based upon technology, societal standards for privacy, and architectural tradition. In contrast buildings of many 20th century styles use large areas of glass and transparency as part of the design philosophy. The relationship of solidity to transparency is a characteristic of new buildings that should be carefully considered. It is an element of fit. The level of transparency in the new work should be set at a level that provides a good fi t on street frontages with existing buildings that define the character of the street in a positive way.			
4.1.7	**Detailing**			
	For new buildings, detailing should refer to the heritage attributes of the immediate context. Detailing can be more contemporary yet with a deference to scale, repetition, lines and levels, beam and column, solid and transparent that relates to the immediate context. In past styles, structure was often unseen, hidden behind a veneer of other surfaces, and detailing was largely provided by the use of coloured, shaped, patterned or carved masonry or added traditional ornament, moldings, finials, cresting and so on. In contemporary buildings every element of a building can potentially add to the artistic composition of architectural, structural, mechanical and even electrical systems.	•		
4.4	**Guidelines for Integrated Developments and Additions**			
4.4.1	**Building Setback**			
4.4.1a	New buildings proposed to abut heritage buildings on the same site (integrated development) should generally transition to heritage buildings by introducing a building setback from the building line. This setback can be accomplished in several alternate ways, including: • new construction is entirely setback from the heritage building, resulting in a free-standing heritage structure . This is suitable where multiple façades have heritage value (see diagram for *Option 1* at left). • new construction is setback from the street frontage of the heritage building, but only to a depth required to give the heritage structure visual prominence (see diagram for *Option 2* at left). • new construction is setback along its entire façade from the street line established by the heritage structure (see diagram for *Option 3* at left).		•	
4.4.1b	Consideration should only be given to the construction of new buildings abutting, or as an addition to, a heritage resource, when the parts of the heritage building that will be enclosed or		•	

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Section	**Guideline**	**Complies**	**Discussion**	**N/A**
	hidden from view by the new construction do not contain significant heritage attributes.			
4.4.2	**Cornice Line & Upper Level Stepbacks**			
4.4.2a	Maintain the same or similar cornice height for the podium building (building base) to create a consistent streetwall height, reinforcing the 'frame' for public streets and spaces.			●
4.4.2b	Stepback building elements that are taller than the podium or streetwall height. Stepbacks should generally be a minimum of 3 metres for flat-roofed streetwall buildings and increase significantly (up to 10 metres) for landmark buildings, and buildings with unique architectural features such as peaked roofs or towers.			●
4.4.2c	Greater flexibility in the contemporary interpretation of historic materials and design elements is permitted.	●		
4.4.3	**Facade Articulation and Materials**			
4.4.3a	*Similarity*: Maintain the same architectural order and rhythm of both horizontal and vertical divisions in the facade.			●
4.4.3b	Provide similar materials to existing heritage buildings.			●
4.4.3c	Typical materials are masonry, usually brick or stone, in small modular units (bricks, cut stones).			●
4.4.3d	Where materials differ, for example concrete, provide fine scale articulation of the surface through score lines or modular units.			●
4.4.3e	Provide similar colour palettes, typically neutrals and earth tones.			●
4.4.3f	*Contrast*: Consider existing architectural order and rhythm of both horizontal and vertical divisions in the façade in the articulation of the new building.		●	
4.4.3g	Provide contrasting materials and surface treatments that complement the heritage building. Use of glass can be effective both for its transparency and reflectivity.	●		
4.4.3h	Ensure materials and detailing are of the highest quality. In a downtown-wide context, use of contrast should result in the most exemplary buildings in the downtown.		●	