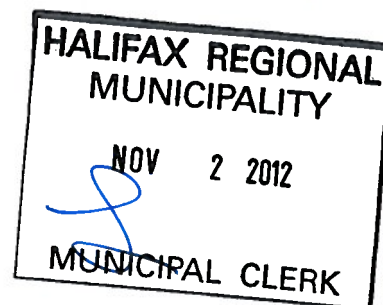




Southwest™
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November 1, 2012

Mr. Terry Smith-Lamothe
Chair- Design Review Committee
Halifax Regional Municipality
P.O. Box 1749
Halifax, NS
B3J 3A5



Dear Mr. Smith-Lamothe:

Re: 1835 Hollis Street Project - Design Review Committee Briefing

Thank you in advance for the opportunity to present the materials we have developed for the 1835 Hollis Street Project to the Committee. We want to present our work to date to ensure that Committee members have an opportunity to familiarize themselves with the project and provide feedback to assist with our preparation of our Site Plan Application.

We have been working with our design team to prepare a development scheme for the site that we feel achieves, and in some capacities exceeds, the objectives of the MPS and LUB, and we wanted to brief the Committee prior to submitting an application to obtain feedback that can be incorporated into our final development plan.

Our development scheme for the site creates animated streetscapes, onsite public space and thru-block pedestrian spaces and connections, as well as valuable retail/commercial and residential density in the heart of downtown Halifax. When completed, it would be the largest residential project in the urban core, as well as the largest LEED Gold certified residential project in Atlantic Canada.

We have been working with HRM staff as we developed our plans for the site and would like to thank them for their assistance.

Attached to this package you will find the following materials:

- Images depicting the MPS prescribed built form and proposed concept in perspective, plan and elevation;
- Proposed concept streetscape;
- Proposed open space plan;
- Architectural drawings for the proposed concept;
- Shadow Impact Assessment; and
- View and vista Assessment – Citadel

We will present additional project materials during the Design Review Committee meeting scheduled on Thursday, November 8th.

Project Information:

The 1835 Hollis Street Site is a ¼-acre site located in the heart of the downtown core (Precinct 4- DHSMPS). The Bank of Canada building is currently located on the site, with the remainder of land used for grade level parking. It is a prime location in the urban core with great potential as a vibrant mixed-use site.

Our concept for the site includes the following elements:

- 21-storey mixed-use development
- 292,000 sf (gross)
- 14,000 sf of retail/commercial space at grade on Hollis and Sackville Streets
- 247 residential units
- 131 below-grade structured parking spaces
- Public open space onsite, including mid-block pedestrian connections

Review of the Built Form Capacity of the Site

We began our review by undertaking an extensive analysis to understand the built form that would result from following the guidelines for setback and step-backs as outlined in the MPS and LUB. Following these guidelines, the floor plates achieved resulted in very deep, dark spaces due to the depth of the plate (36 m on the lower four floors and 29m on floors 5-10), which would not be conducive to residential unit design.

Optimum depth for residential buildings is between 21 and 23m maximum, beyond which units tend to get deep with dark living spaces that are devoid of access to natural light. HRM guidelines call for further setbacks above this height, with the resultant floor plate from levels 11-20 being limited to 38m (max length of building) and 20.5m in the east west direction.

Our design response was to understand the density permitted based on HRM's prescribed built form and sculpt the form in a manner that would be more suitable for the proposed residential units in the building. While the proposed design contemplates a different built form than that prescribed by HRM and would require a variance (Section 3.4.4 of the DHSMPS) for maximum building width above 33.5 meters, it does so within the parameters of height and density contemplated in the HRM form. In fact, our proposed concept includes 10% less gross area than is permitted under the prescribed built form code, a reduced building footprint yielding valuable onsite public spaces to the south and east that facilitates thru-block pedestrian connections and is ultimately a much more pleasing architectural form.

Architectural Brief

The project is located at the prominent intersection of Hollis and Sackville Streets (1583 Hollis) in downtown Halifax.

A three-storey podium responds to the scale of the podium building immediately to the south and to HRM's guidelines for an urban street-wall with human proportions. The building is set back from the south property line to create a mid-block, east-west connection allowing a direct link from Hollis Street to Lower Water Street. This link is animated by a restaurant located at the south face of the development with seating that will spill out on to the patio, creating a vibrant urban space.

The residential lobby is located immediately north of the restaurant and is accessed from Hollis Street under a glass canopy and the overhang of the second and third floor space. Over 9,000 sf of retail space has been allocated at the prominent corner of Hollis and Sackville Streets, facilitating maximum visibility for potential retail users on both frontages. With a floor-to-floor height of 16 ft, a clear ceiling height of 13 to 14 ft is achievable in this space. Access to parking and loading are located at the northeast corner of the site, which takes advantage of the steep drop in grade across the site. This drop also exposes part of the P1 level to Sackville Street and facilitates the provision of an additional 5000 sf of space at this lower level for retail or commercial purposes.

The Hollis and Sackville frontages are articulated by deep loggia spaces that create outdoor rooms, adding to the street animation.

The next 17 floors of the project are set back from the podium to create a tower form and contain residential apartments. The lowest of these floors contains amenity space and is slightly recessed from the rest of the tower, allowing the tower to "float" above the podium. Residents have access to a wrap-around terrace that affords views of the waterfront and a dedicated outdoor space for their use and enjoyment. Amenities include a pool, fitness facility, boardroom and additional meeting space. Three levels of below-grade parking will accommodate 131 cars.

The tower form is a simple but bold composition of a rectilinear geometry punctuated by a curved vertical north face separated from the rectilinear "box" by a reveal. The curved face is a sleek glass facade with blade-like accents at each floor and crowned by a dramatic overhanging canopy element. The curved face has deliberately been designed without any projecting balconies in deference to the predominantly commercial buildings to the north, while the east, west and south faces take advantage of spectacular views with generous projecting balconies associated with every apartment. The balconies are faced with fitted glass patterned to fade from opaque at the slab to transparent at the rail level, providing transparency and translucency in the same plane and affording a veil-like quality to these principal facades. The building cladding systems are a combination of glass and metal window wall and hybrid wall systems with stone accents at the base.

Shadow Assessment

Acknowledging that the prime objective of the MPS form-based code is to ensure a high quality pedestrian realm, we undertook a shadow impact analysis of our preferred development scheme and the prescribed form. This preliminary analysis indicates that there are no incremental impacts on shadows on adjacent streets and only minimal incremental impacts at the farthest reaches of the buildings shadows.

Citadel Hill Views and Vista Assessment

While the site is not impacted by a view planes from the Citadel, we elected to undertake an analysis of view and vista impacts of the prescribed built form and our proposed alternative. You will note from the materials that the addition of volume on the upper stories of our structure has no impact on views of the harbour from the Citadel, and in fact is not even visible when the built form of the previously approved Tex Park site project is overlaid on the skyline.

Public Benefits

The key additional benefits of our proposed development option include:

- Reduced building footprint to the South, which yields valuable animated commercial patio space to the;
- Reduced building footprint to the East, which provides public open space plaza to as an extension of Bedford Row
- Public thru-block connections from the north, east and west connecting Hollis, Sackville and Lower Water Streets;
- More desirable architectural form;
- Animated streetscapes and pedestrian weather protection

Variance Requests

As noted above, our proposed concept would require a variance to *DHSMPS-Section 3.4.4-Exceptions to Building Heights & Massing*, which states-

“Where all other conditions are met, and subject to certain design conditions, variations to building heights may be considered in exceptional situations to allow for improved building design. It is the intention of these exceptions to avoid rigid interpretations of policy that would compromise quality of building design.”

We believe that the MPS envisioned providing just such flexibility as is indicated in Policy 19:

“HRM may permit variances of building envelopes in accordance with the variance criteria in the Design Manual part of the Land Use By-law to enable improved building design.”

The mechanism for such a variance is identified in Section 3.6.7 of the *Design Manual*:

The maximum tower dimension may be varied by Site Plan Approval where:

- a) The maximum tower width is consistent with the objectives and guidelines of the design manual; and*
- b) The modifications result in a clear public benefit such as the remediation of an existing blank building wall; or..... (?)*

We believe that the public benefits outlined above and our concepts are clearly the type of design outcomes that the MPS designed to foster. Furthermore, we feel a variance request of this nature, which is clearly the result of an attempt to achieve a greater design outcome rather than an increase in development density, is exactly the type of positive flexibility that is resident within the MPS and LUB documents.

We trust that the Committee will find these materials of assistance in review prior to our presentation on November 8th. Should you require any further information in the interim, please do not hesitate to contact us at (902) 423-4154 or eric.burchill@southwest.ca

Yours truly,

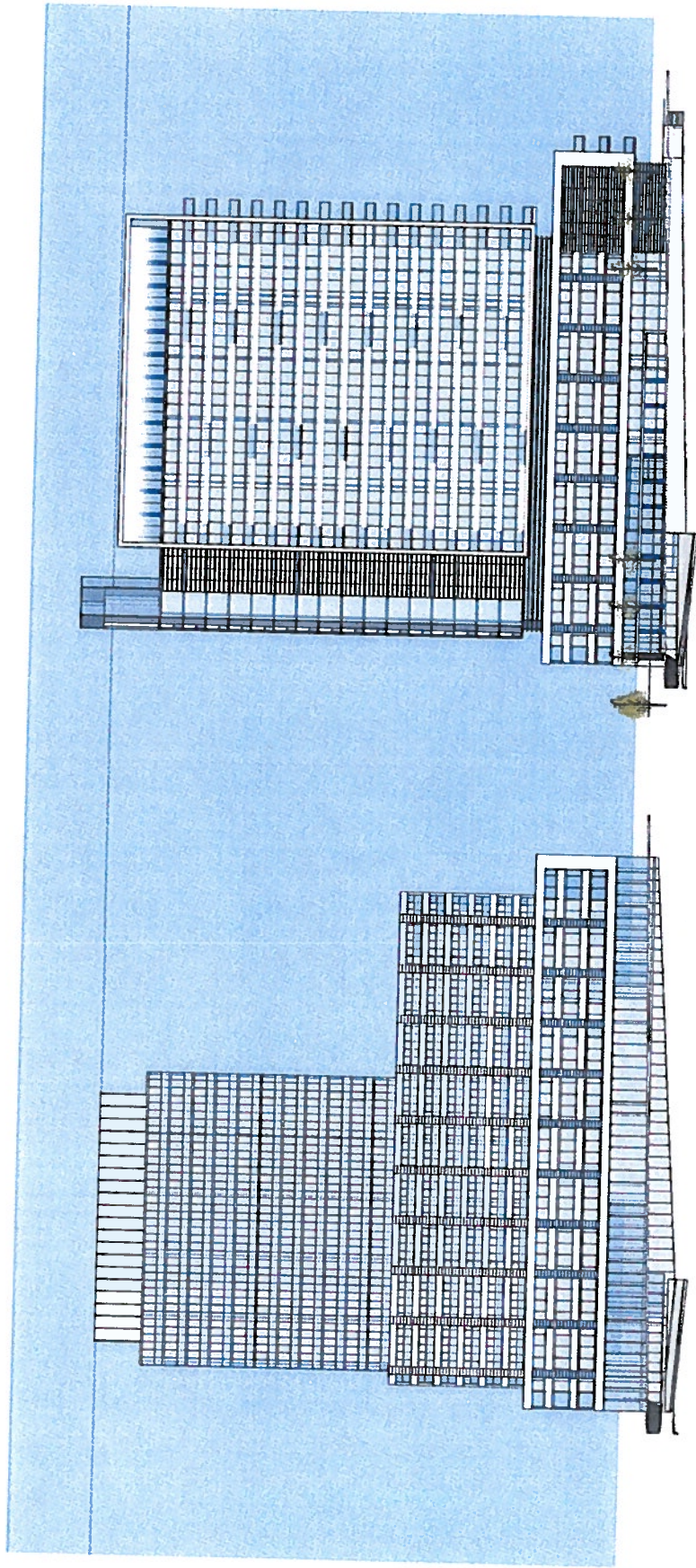


Eric Burchill
VP of Planning and Development
Southwest Properties

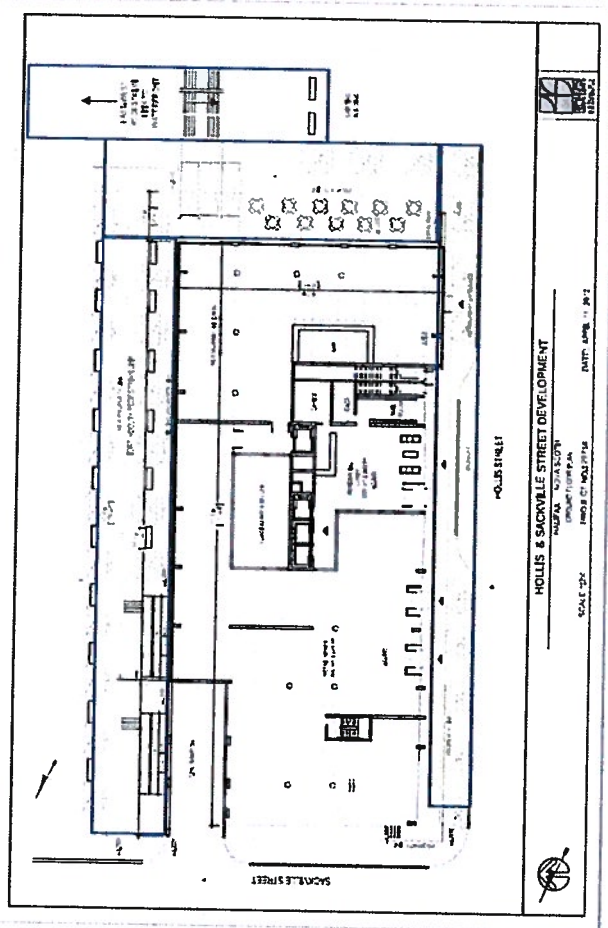
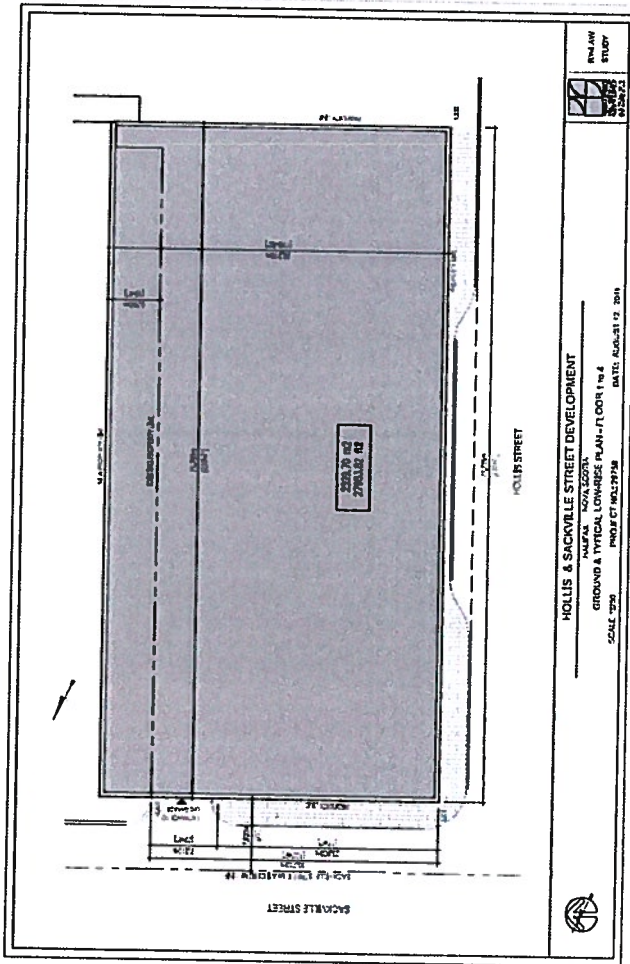
Built Form Model Vs. Proposed- Perspective



Prescribed Built Form Vs. Proposed- Elevation

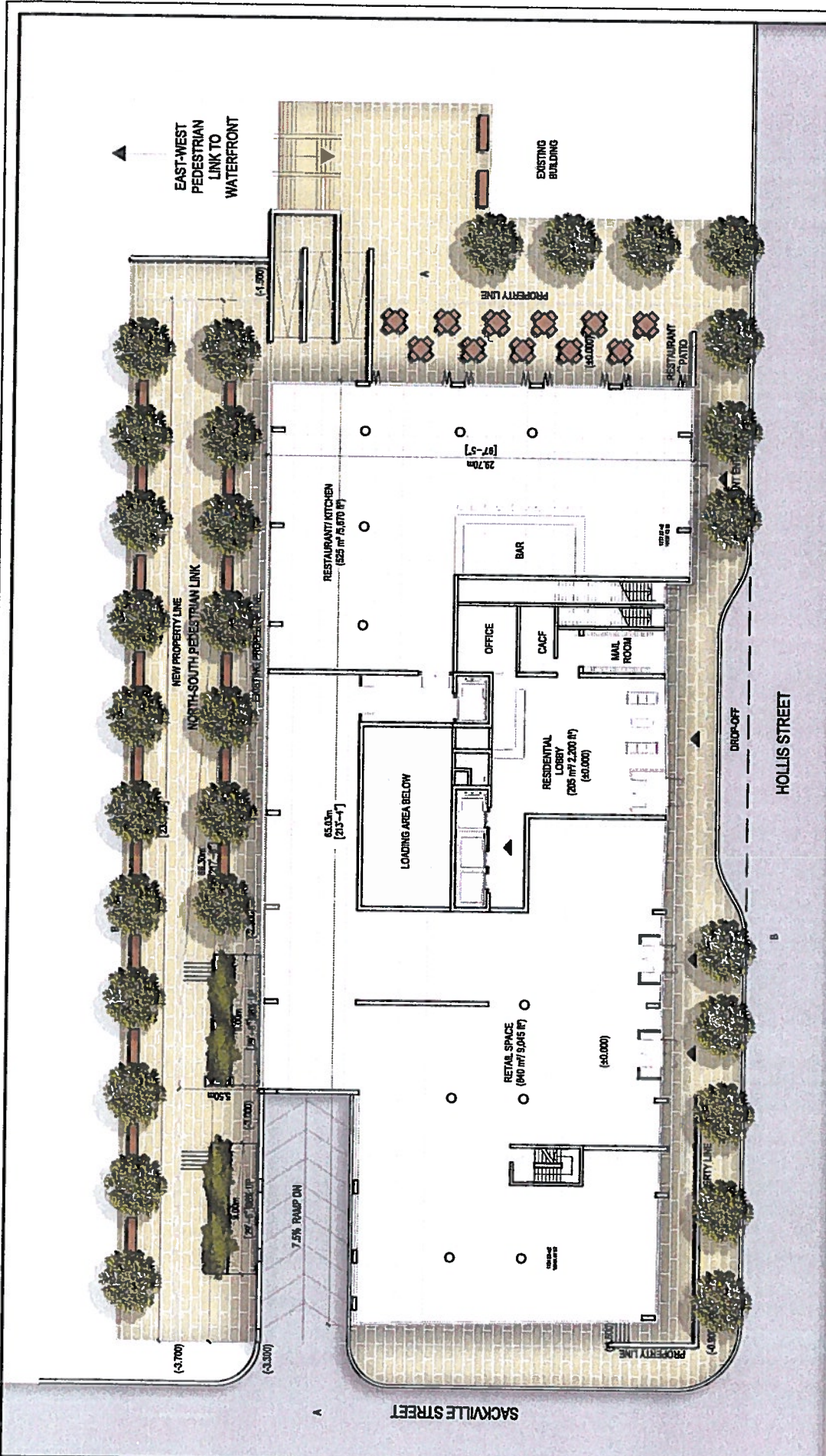


As of Right Footprint Vs. Proposed Concept



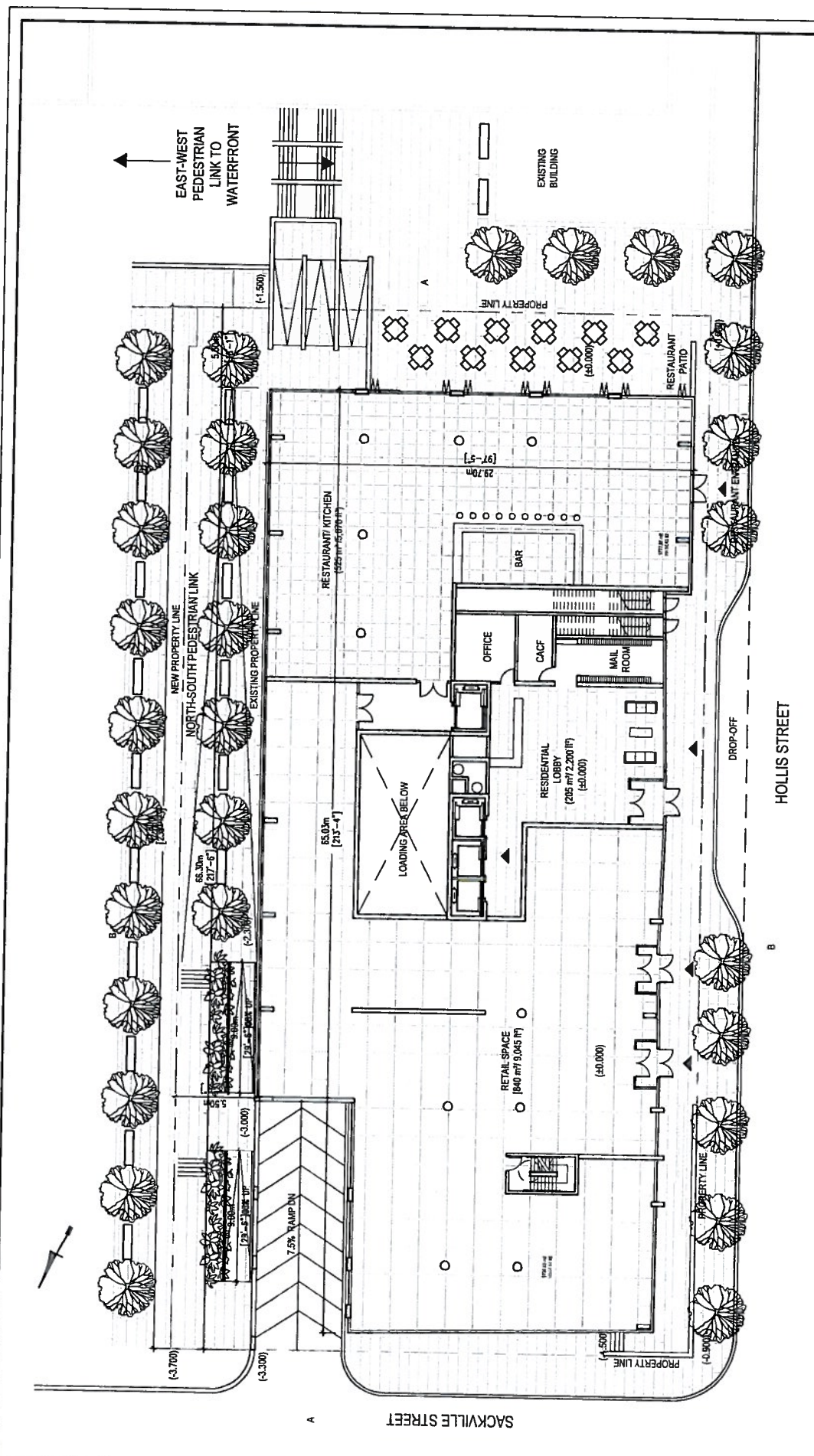
Hollis/Sackville Streetscapes





HOLLIS & SACKVILLE STREET DEVELOPMENT
 HALIFAX NOVA SCOTIA





HOLLIS & SACKVILLE STREET DEVELOPMENT

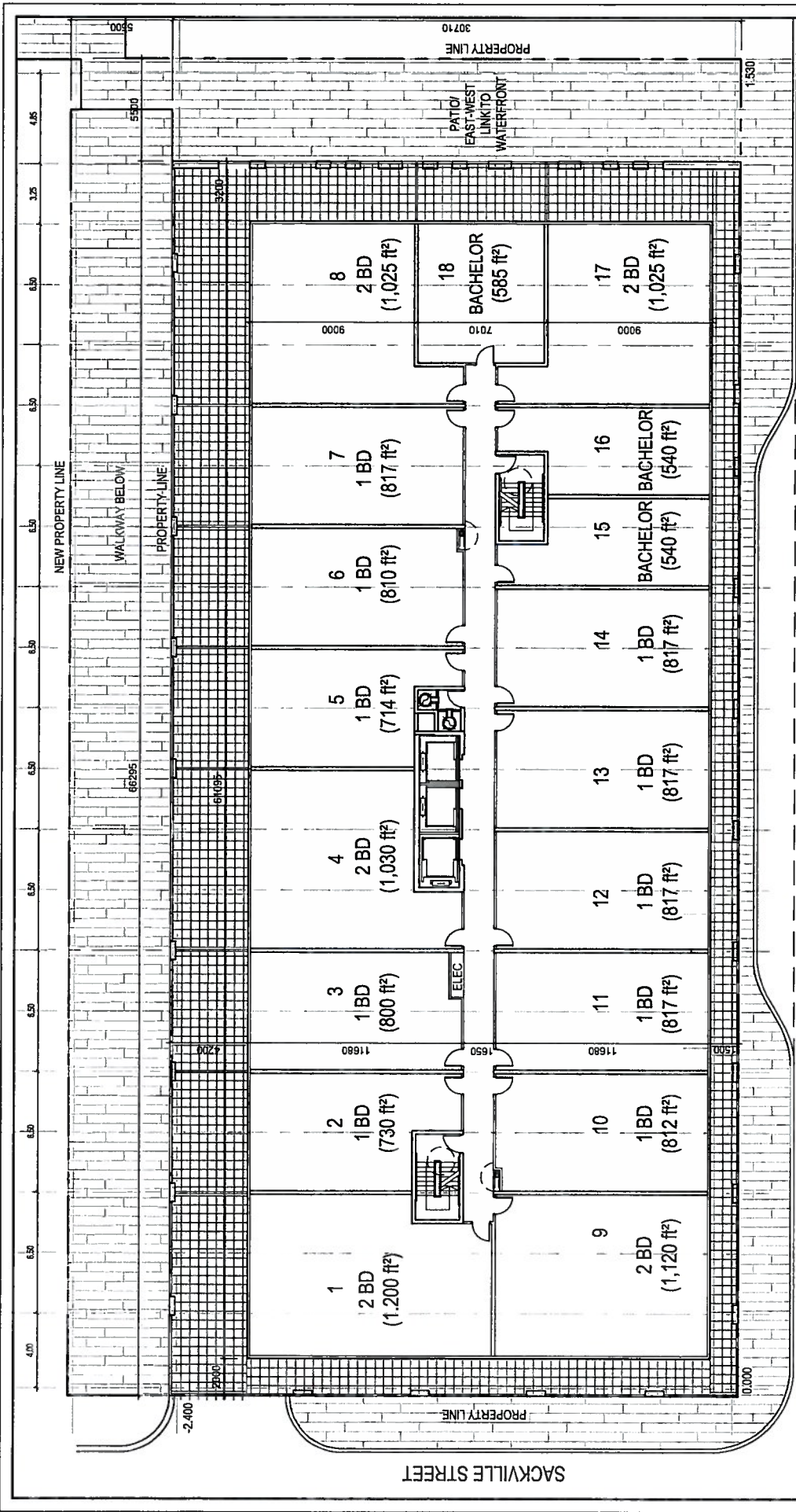
HALIFAX NOVA SCOTIA
GROUND FLOOR PLAN

SCALE 1:250

PROJECT NO.: 28758

DATE: APRIL 11, 2012





HOLLIS STREET

HOLLIS & SACKVILLE STREET DEVELOPMENT

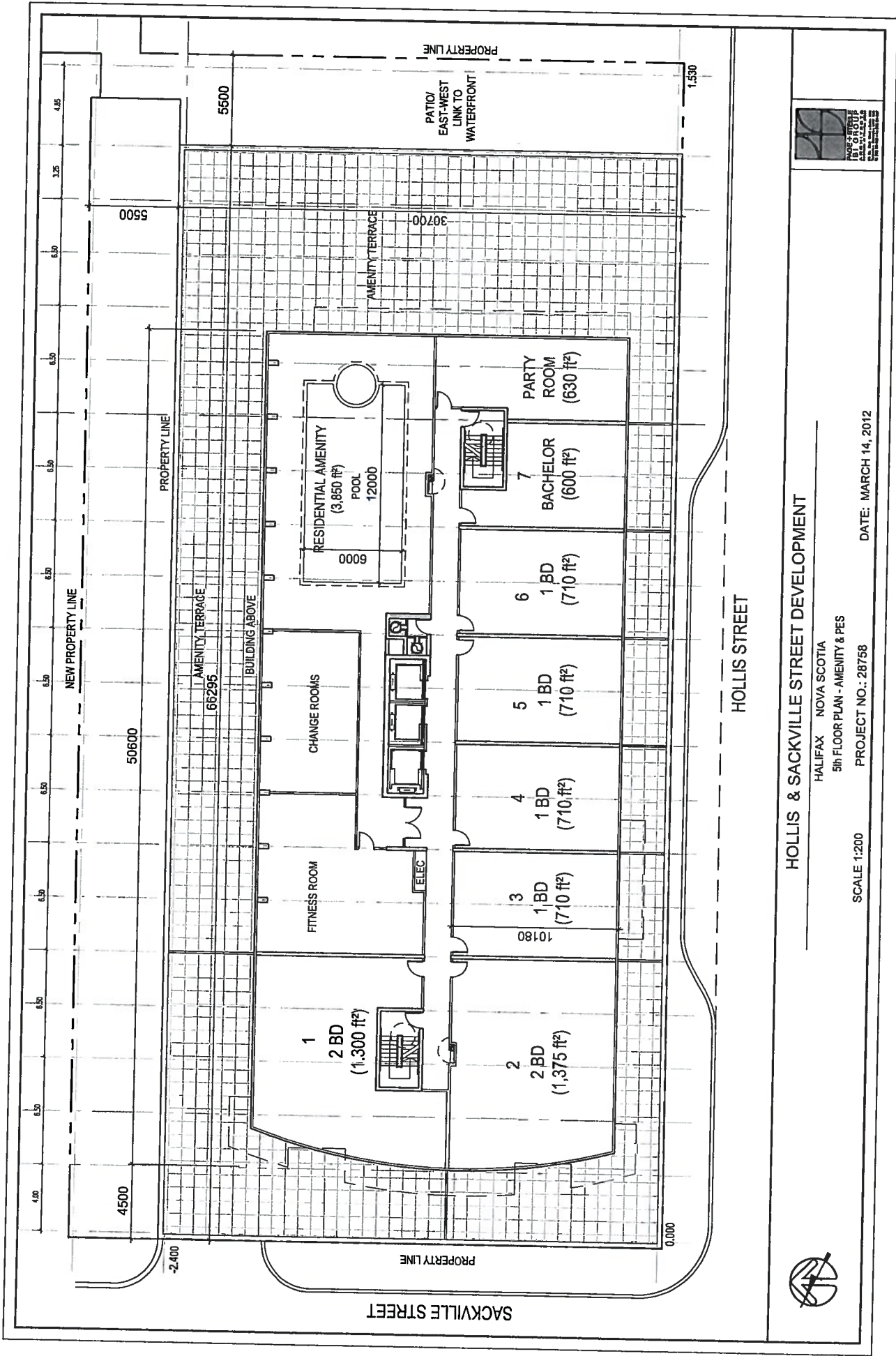
HALIFAX NOVA SCOTIA
 TYPICAL PODIUM FLOOR (FLOORS 2-4)

SCALE 1:200

PROJECT NO.: 28758

DATE: MARCH 14, 2012





HOLLIS & SACKVILLE STREET DEVELOPMENT

HALIFAX NOVA SCOTIA

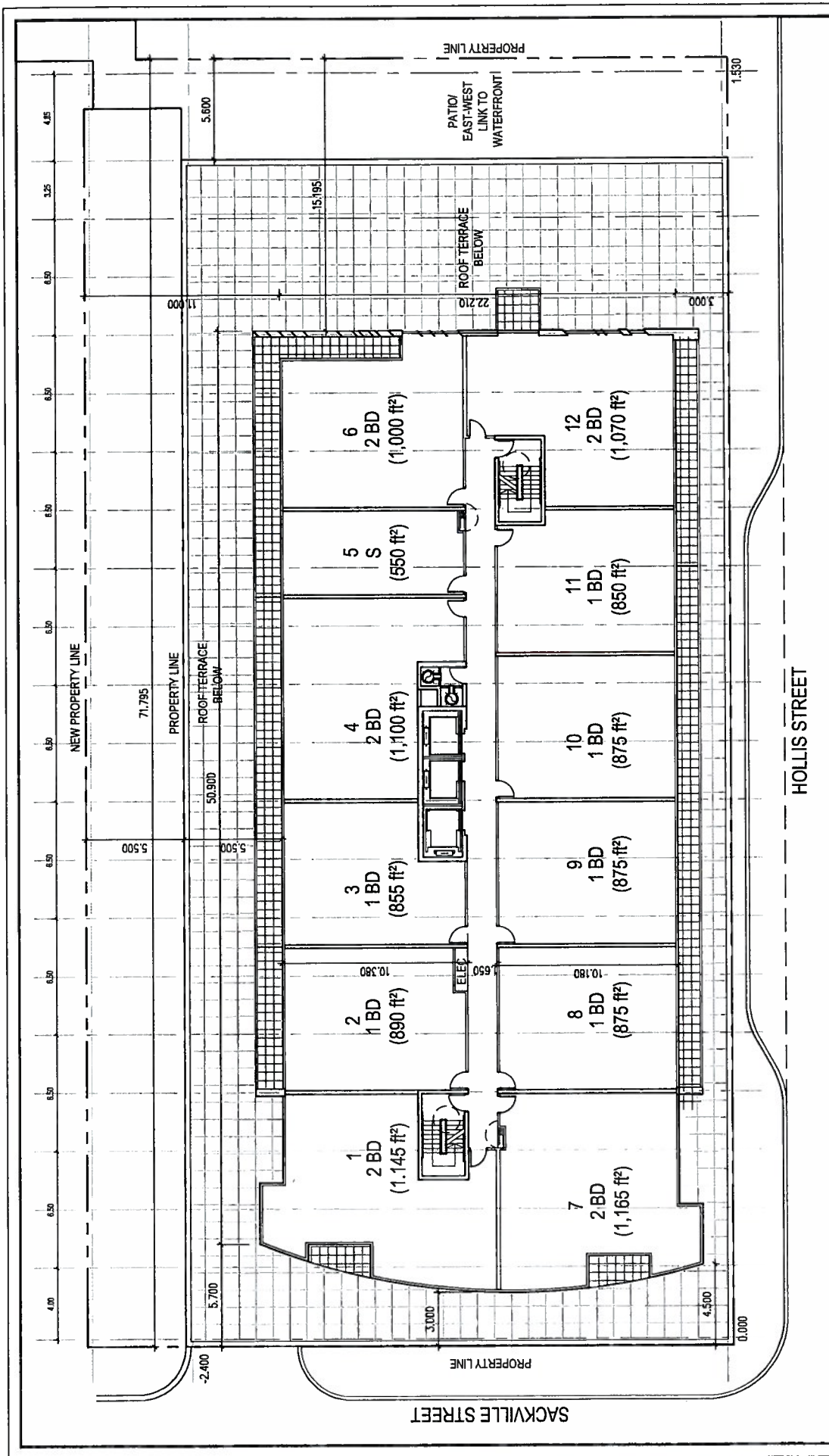
5th FLOOR PLAN - AMENITY & PES

SCALE 1:200

PROJECT NO.: 28758

DATE: MARCH 14, 2012





HOLLIS & SACKVILLE STREET DEVELOPMENT

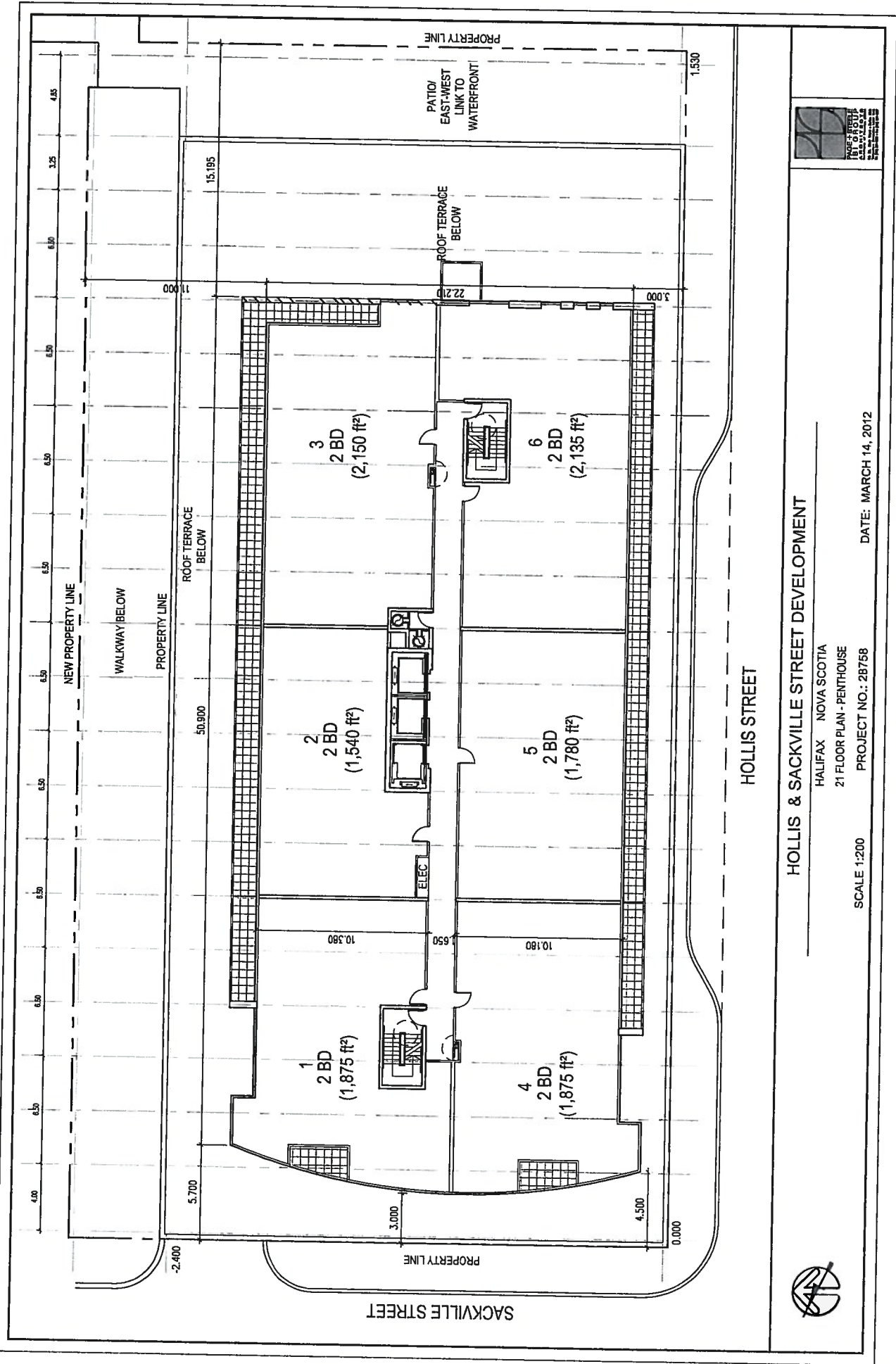
HALIFAX NOVA SCOTIA
TYPICAL FLOOR PLAN (FLOORS 6-20)

DATE: MARCH 14, 2012

SCALE 1:200

PROJECT NO.: 28758





HOLLIS & SACKVILLE STREET DEVELOPMENT

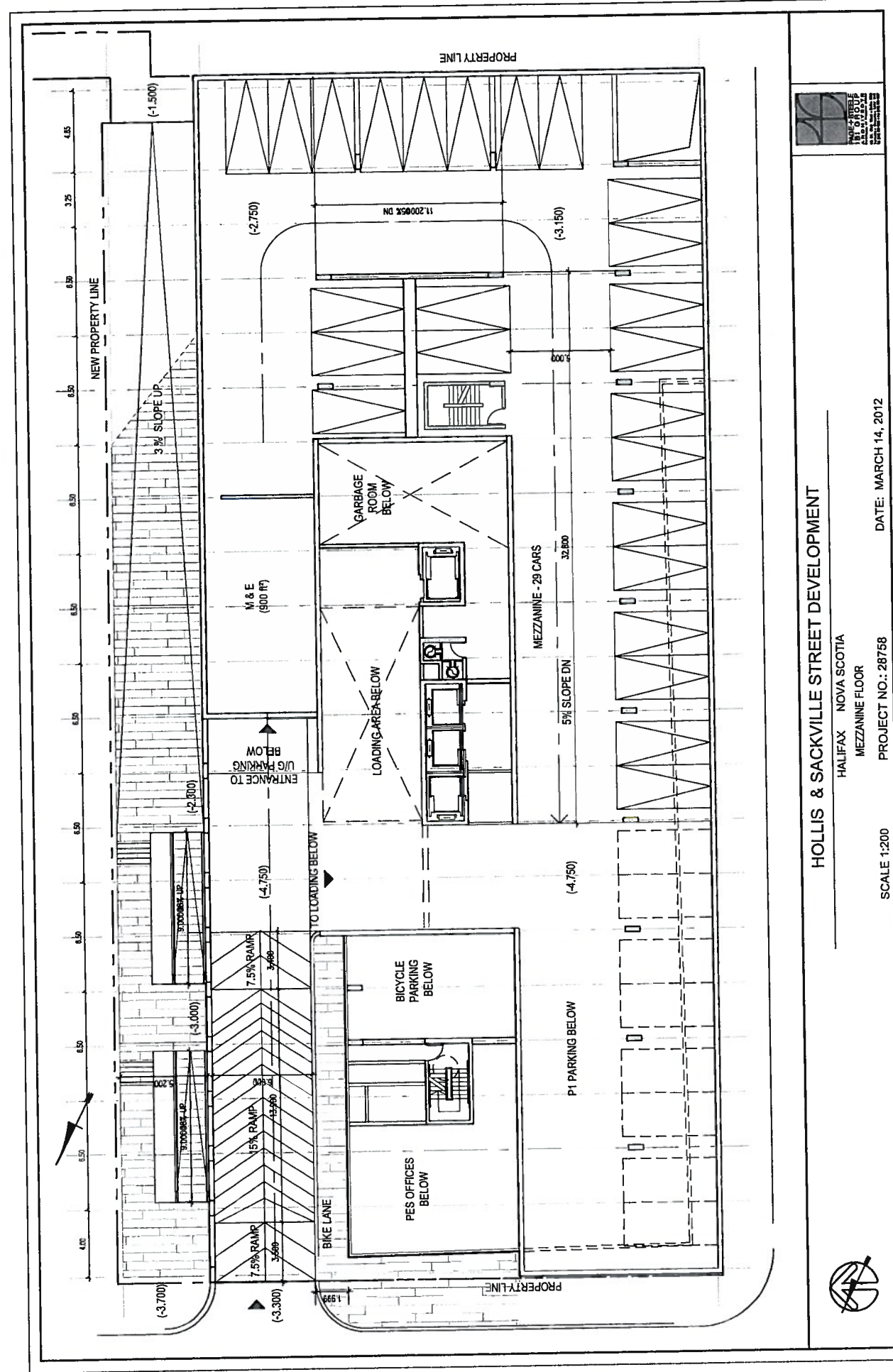
HALIFAX NOVA SCOTIA
21 FLOOR PLAN - PENTHOUSE

SCALE 1:200

PROJECT NO.: 28758

DATE: MARCH 14, 2012





HOLLIS & SACKVILLE STREET DEVELOPMENT

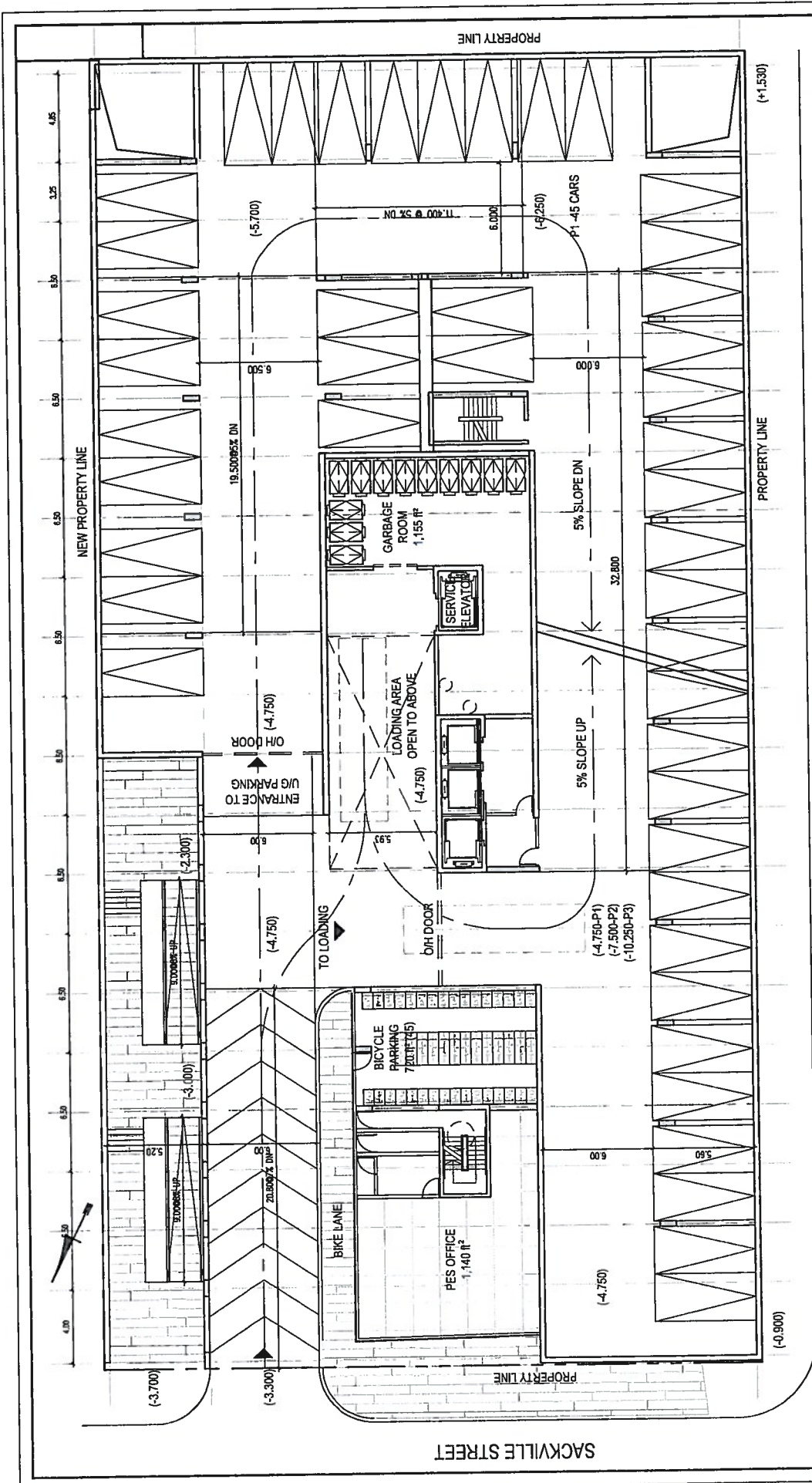
HALIFAX NOVA SCOTIA
MEZZANINE FLOOR

DATE: MARCH 14, 2012

PROJECT NO.: 28758

SCALE 1:200





HOLLIS STREET

HOLLIS & SACKVILLE STREET DEVELOPMENT

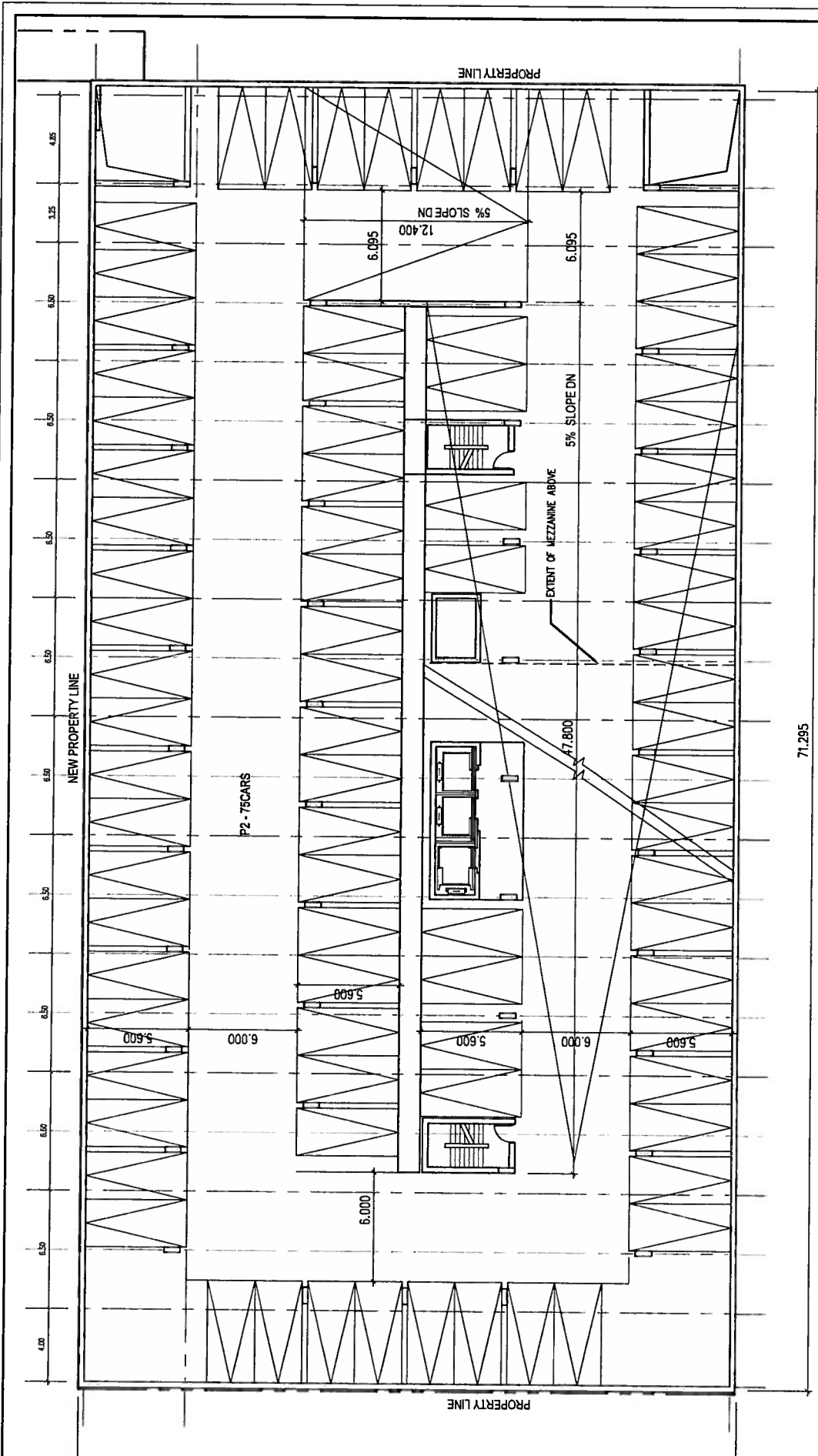
HALIFAX NOVA SCOTIA
UNDERGROUND PARKING P1

DATE: MARCH 14, 2012

PROJECT NO.: 28758

SCALE 1:200





HOLLIS & SACKVILLE STREET DEVELOPMENT

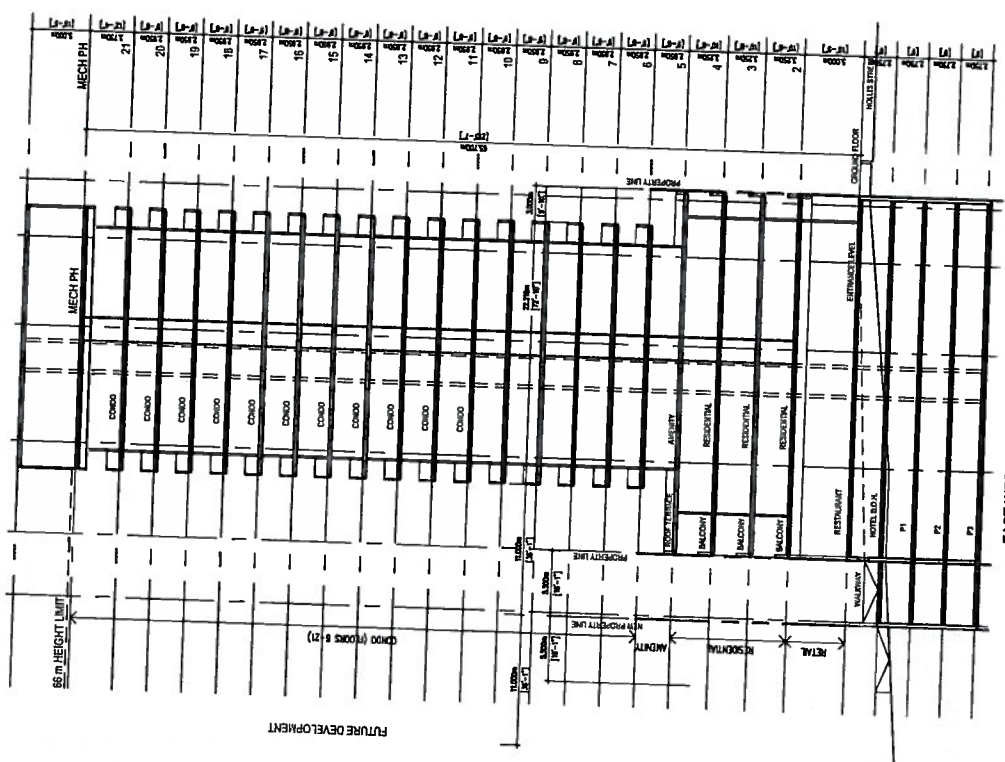
HALIFAX NOVA SCOTIA
UNDERGROUND PARKING P2

DATE: MARCH 14, 2012

PROJECT NO.: 28758

SCALE 1:200





EAST-WEST SECTION LOOKING SOUTH

HOLLIS & SACKVILLE STREET DEVELOPMENT

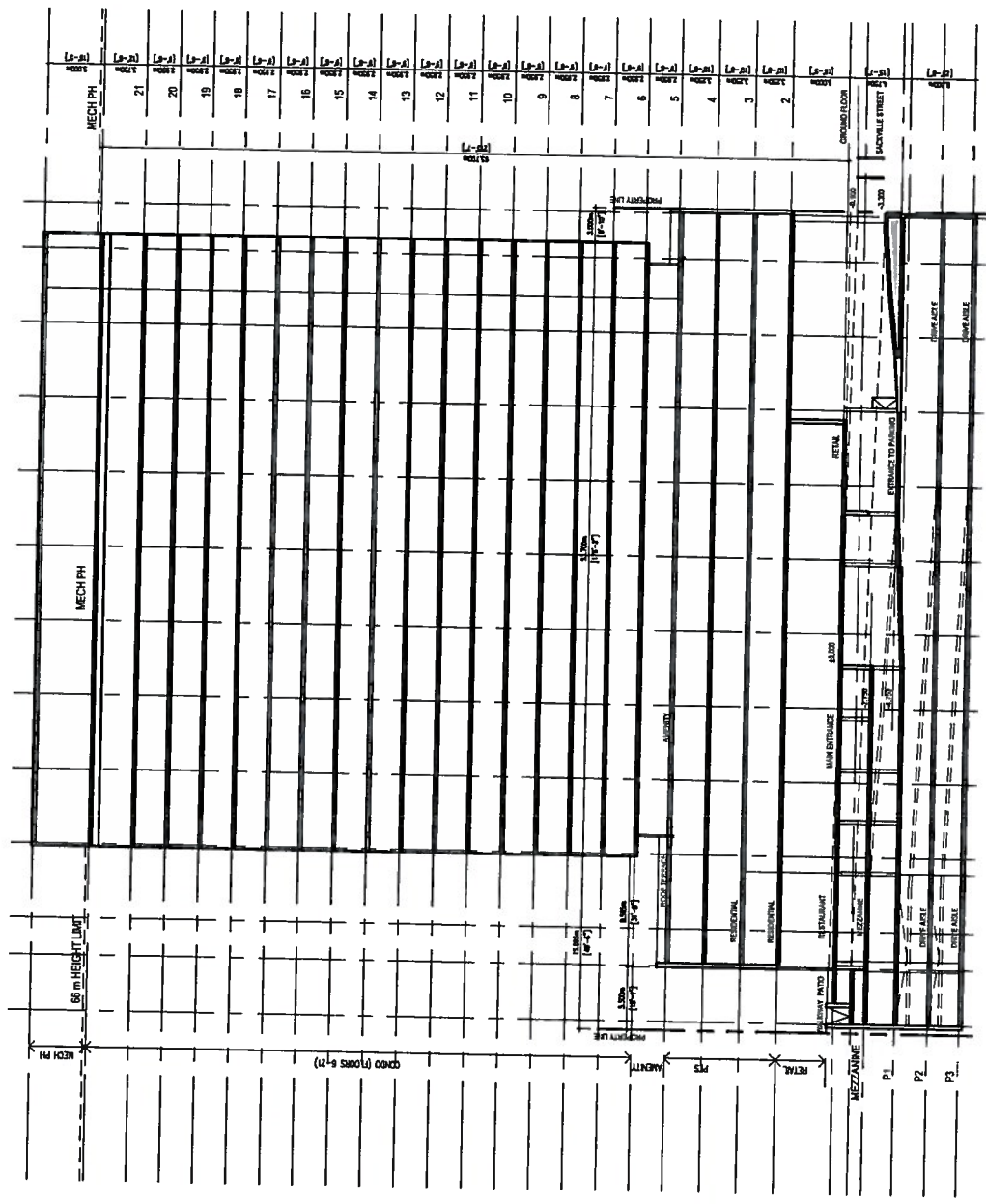
HALIFAX NOVA SCOTIA
BUILDING SECTION

SCALE 1:200

PROJECT NO.: 28758

DATE: MARCH 14, 2012





HOLLIS & SACKVILLE STREET DEVELOPMENT

HALIFAX NOVA SCOTIA
NORTH-SOUTH BUILDING SECTION

DATE: MARCH 14, 2012

PROJECT NO.: 28758

SCALE 1:200



HOLLIS SACKVILLE STREET
DEVELOPMENT
PRELIMINARY BUILDING STATS

19/03/2012

ABOVE GRADE

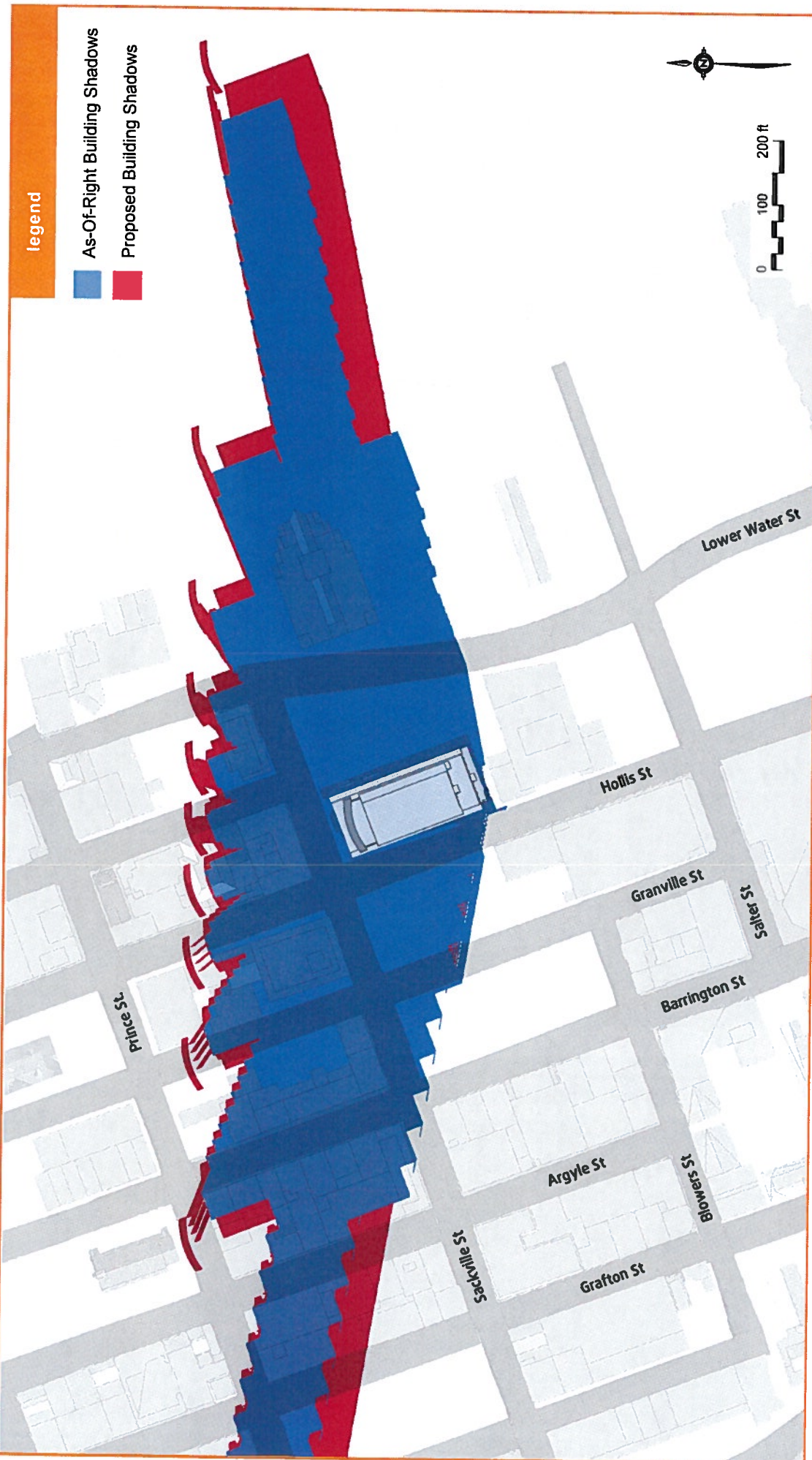
LEVEL	RETAIL		RESTAURANT		AMENITY		PES		CONDO		TOTAL GFA		NSA		UNITS
	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	
1	869	9,359	543	5,840					237	2,553	1,649	17,752	1,412	15,199	
2					1,528	16,447							1,400	15,069	18
3					1,528	16,447							1,400	15,069	18
4					1,528	16,447							1,400	15,069	18
5					417	4,489	417	4,489			1,111	11,964	569	6,125	7
6									1,168	12,571			1,051	11,309	12
7									1,168	12,571			1,051	11,309	12
8									1,168	12,571			1,051	11,309	12
9									1,168	12,571			1,051	11,309	12
10									1,168	12,571			1,051	11,309	12
11									1,168	12,571			1,051	11,309	12
12									1,168	12,571			1,051	11,309	12
13									1,168	12,571			1,051	11,309	12
14									1,168	12,571			1,051	11,309	12
15									1,168	12,571			1,051	11,309	12
16									1,168	12,571			1,051	11,309	12
17									1,168	12,571			1,051	11,309	12
18									1,168	12,571			1,051	11,309	12
19									1,168	12,571			1,051	11,309	12
20									1,168	12,571			1,051	11,309	12
21									1,021	10,990			1,051	11,309	6
TOTAL	869	9,359	543	5,840	417	4,489	56,817	202,106	18,776	25,884	278,610	22,991	247,475	247	

SITE AREA	m ²	acres
	2,600	0.642
PROJECT DENSITY		
9.96		

	Option A		Option B		CARS REQUIRED
	m ²	acres	m ²	acres	
UNDERGROUND PARKING					
MEZZANINE					
P1	29		29		
P2	42		45		
P3	75		83		
TOTAL	221		240		247

Legend

- As-Of-Right Building Shadows
- Proposed Building Shadows



Southwest Properties Bank of Canada Building

Comparative Analysis

September 2012

SHADOW STUDY



EKISTICS PLANNING & DESIGN



Existing View



View with approved developments and Bank of Canada Building per HRM by Design



View with approved developments and Bank of Canada Building as proposed by Southwest Properties



View with approved developments and Bank of Canada Building as proposed by Southwest Properties