

NOVA CENTRE

PROPOSED AMENDMENTS TO SUBSTANTIVE SITE PLAN APPROVAL

APRIL, 2016



ARGYLE DEVELOPMENTS inc.
NOEL FOWLER ARCHITECT
IBI ARCHITECTS ATLANTIC

PROPOSED AMENDMENTS TO THE SUBSTANTIVE SITE PLAN APPROVAL

Nova Centre is currently under construction in accordance with the requirements set out in the existing Site Plan Approval and Building Permit. For reasons outlined below, a number of modifications to the approved design have become necessary. These need to be considered and approved by HRM's Development Officer and the Design Review Committee.

The proposed modifications to the Site Plan Approval are as follows:

1. Addition of brick surrounds at the north and west elevations of the hotel tower. The intention here is twofold. To distinguish the hotel tower from the office towers and to recall the heritage of Halifax through the use of `punched` windows and masonry.
2. The corner detail at the southwest and northeast corners of the hotel tower has been modified. Achieves a better integration of the tower's square and curved geometry.
3. The arrangement of glazing and spandrel panels at the hotel elevations has been modified.
4. Addition of two overhead doors at Market Street. This modification is in response to a security concern. The addition of these doors provides both the hotel and the convention centre the ability to operate their shipping and receiving functions independently.
5. Change in overhead door material. The overhead doors were intended to be provided with translucent panels. Due to the large size of the doors, translucent panels were not available. Additionally, the convention centre did not support the use of translucent panels for security reasons.
6. Modifications to canopies on Market Street elevations. The Market Street canopies were modified in response to modifications made to the overhead doors.
7. Delete decorative `punched` windows from north and west elevations. This modification was made at the request of the hotel operator who intends to use the north elevation area for signage. The west elevation was modified for consistency.
8. Increase height of mechanical equipment and louvers at the south end of Market Street. This modification responds to a change in the convention centre program which increased the anticipated air handling demand. Satisfying this demand required an increase in the size of air handling equipment.
9. Addition of louver at corner of Sackville and Market. Louver is required to service increase in the size of air handling equipment.
10. Atrium entry on Grafton Plaza has been enlarged to accommodate a revised vestibule.
11. Building directory with granite plinth has been added to Grafton Plaza.
12. The soffit on Grafton Plaza has been modified to accommodate recessed lighting.
13. The curtain wall at Grafton Plaza, north elevation, has been modified.
14. Curtain wall at the north and west elevations of the hotel podium has been modified to accommodate additional louvers. This modification responds to a change in the convention centre program which increased the anticipated air handling demand.



PROPOSED CHANGES
View from Prince St. & Market St.



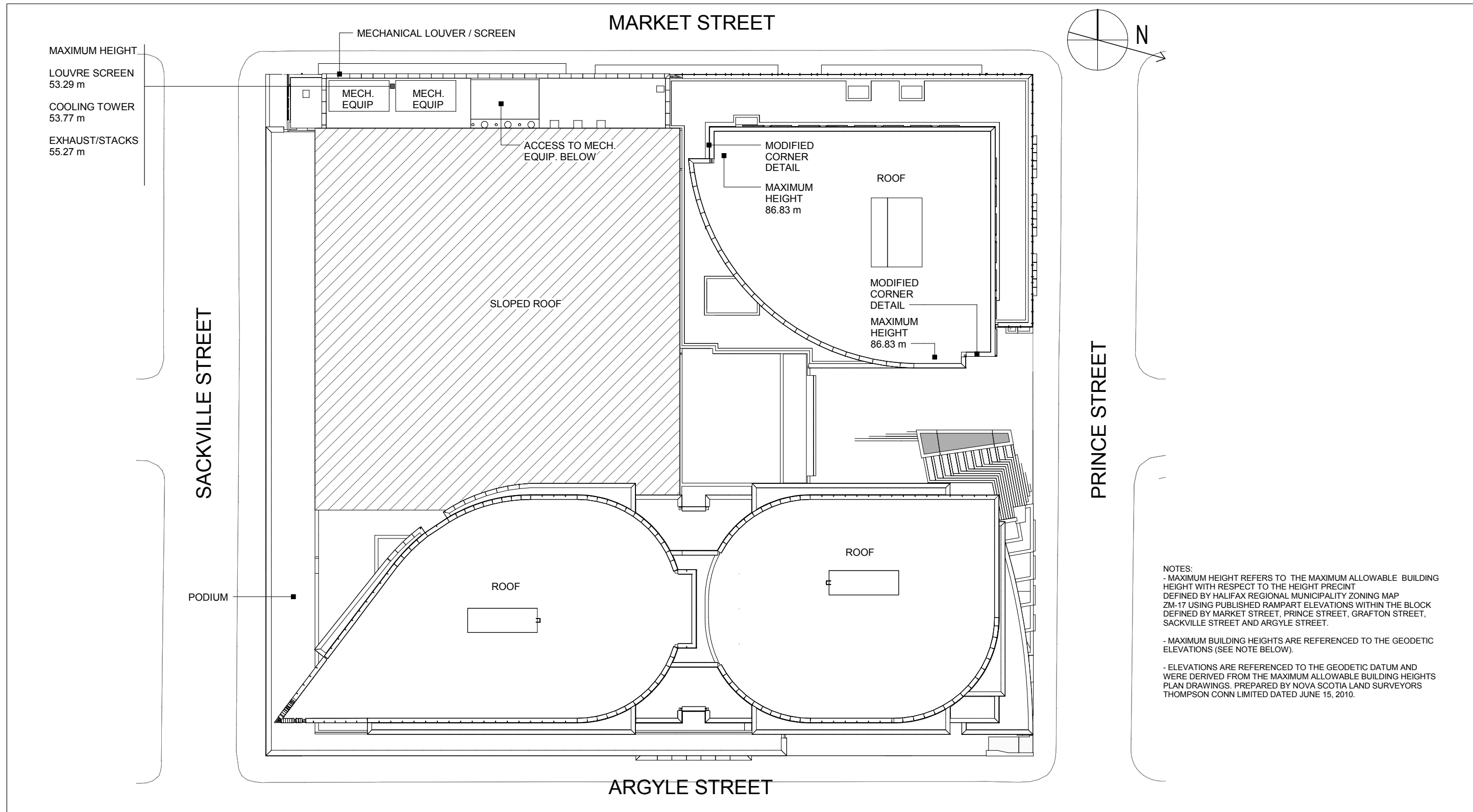
APPROVED DESIGN



PROPOSED CHANGES
View from Sackville St. & Market St.



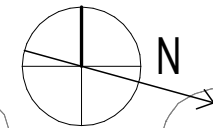
APPROVED DESIGN



MAXIMUM HEIGHT
 LOUVRE SCREEN
 53.29 m
 COOLING TOWER
 53.77 m
 EXHAUST/STACKS
 55.27 m

SACKVILLE STREET

MARKET STREET



PRINCE STREET

ARGYLE STREET

NOTES:
 - MAXIMUM HEIGHT REFERS TO THE MAXIMUM ALLOWABLE BUILDING HEIGHT WITH RESPECT TO THE HEIGHT PRECINT DEFINED BY HALIFAX REGIONAL MUNICIPALITY ZONING MAP ZM-17 USING PUBLISHED RAMPART ELEVATIONS WITHIN THE BLOCK DEFINED BY MARKET STREET, PRINCE STREET, GRAFTON STREET, SACKVILLE STREET AND ARGYLE STREET.
 - MAXIMUM BUILDING HEIGHTS ARE REFERENCED TO THE GEODETIC ELEVATIONS (SEE NOTE BELOW).
 - ELEVATIONS ARE REFERENCED TO THE GEODETIC DATUM AND WERE DERIVED FROM THE MAXIMUM ALLOWABLE BUILDING HEIGHTS PLAN DRAWINGS. PREPARED BY NOVA SCOTIA LAND SURVEYORS THOMPSON CONN LIMITED DATED JUNE 15, 2010.

Nova Centre
 Schematic Design Submission
 Halifax, Nova Scotia

March 28, 2016

ROOF PLAN

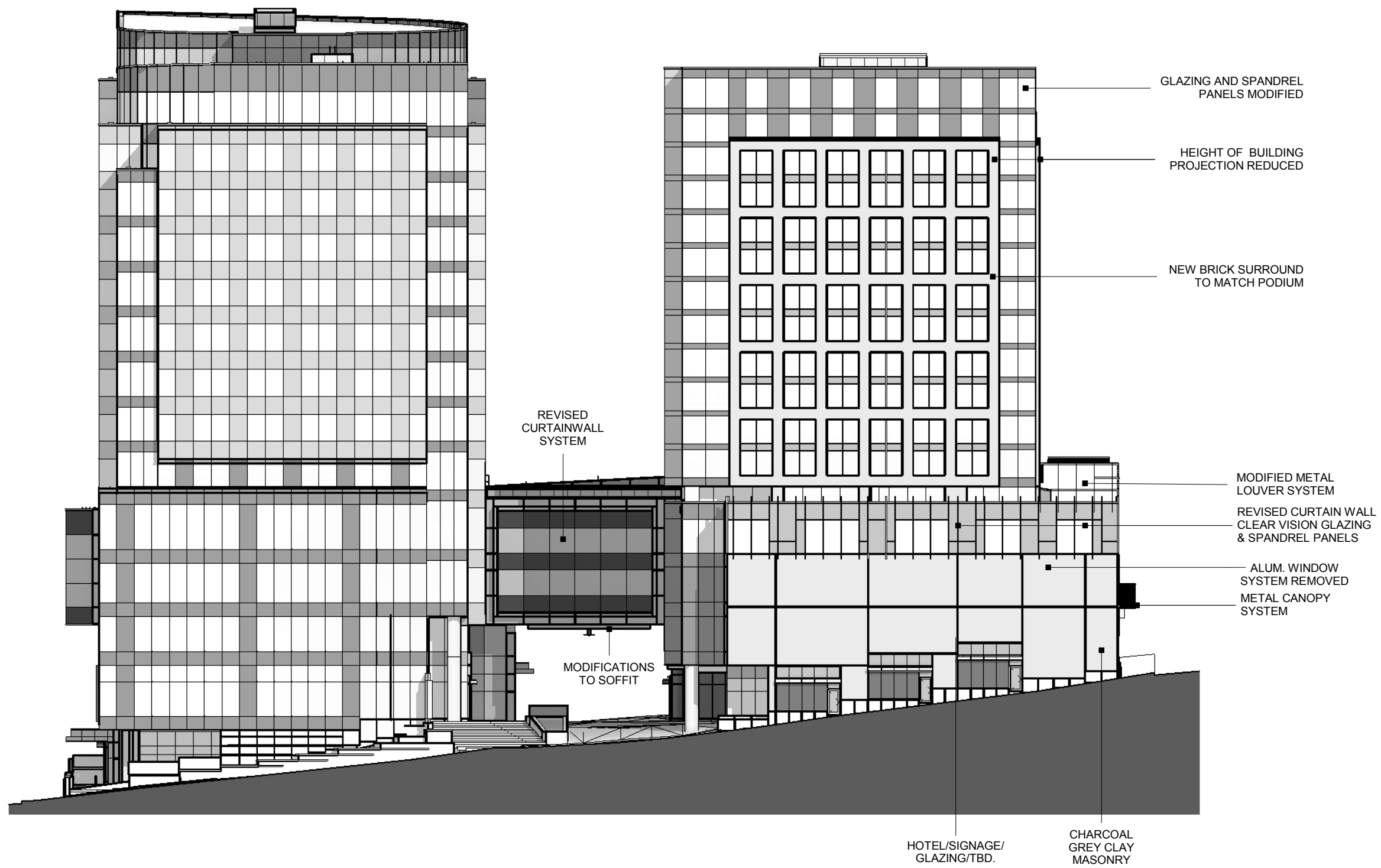
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NORTH ELEVATION

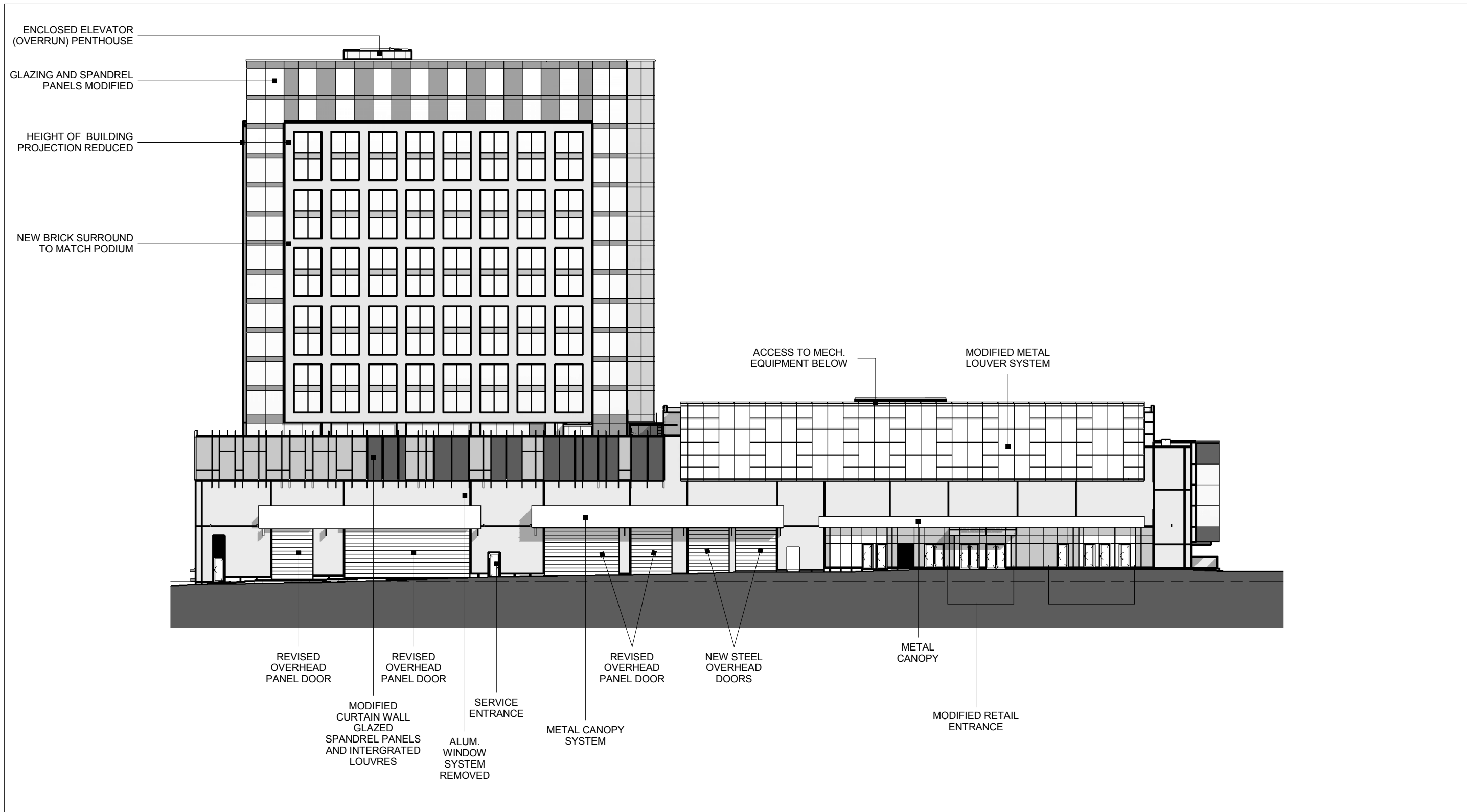
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West Elevation

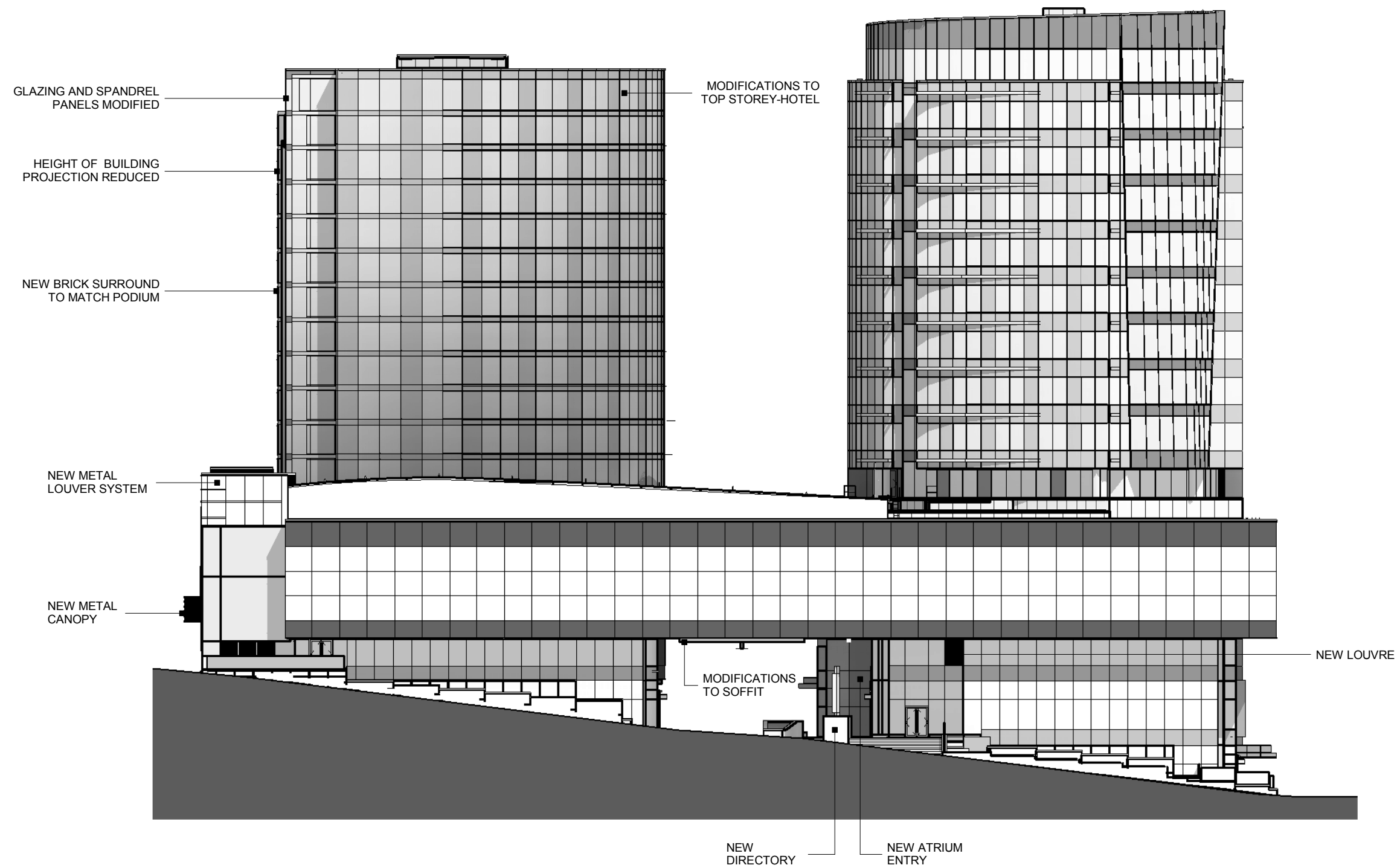
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SOUTH ELEVATION

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