

**Design Review Committee
August 9, 2012**

TO: Chair and Members of Design Review Committee



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

DATE: July 24, 2012

SUBJECT: **Case 17793: Substantive Site Plan Approval – Revised Citadel Hotel
Redevelopment, 1960 Brunswick Street, Halifax**

ORIGIN

- Application by SilverBirch No 15 Holdings Ltd.
- January 19, 2012 Approval of the Design Review Committee

RECOMMENDATION

It is recommended that the Design Review Committee approve the qualitative elements of the substantive site plan approval application for the mixed-use redevelopment of the former Citadel Hotel site at 1960 Brunswick Street, Halifax, as shown on the building elevations contained in Attachment A.

BACKGROUND

On January 19, 2012, the Design Review Committee approved plans for the redevelopment of the former Citadel Hotel site at 1960 Brunswick Street. In addition to a residential building, the project includes a hotel, comprised of two, 13 storey, towers above a two storey base (podium), for a total of 15 storeys.

The demolition of the former Citadel Hotel building is now complete and site excavation is underway. As construction plans have progressed, the developer, SilverBirch No. 15 Limited, has identified a demand for additional hotel rooms. Consequently, it has submitted an application to add two floors to the middle portion of both hotel towers. The two additional floors will blend with the appearance of the brick and glass on these sections of the towers.

In support of the application, new building elevations, renderings, and addendums to the original design rationale and wind study have been submitted (see Attachments A-D).

The changes to the two hotel towers require the project to go back through the substantive site plan approval process. The Development Officer has considered the new plans and found that the proposal complies with the built-form and land use requirements of the Downtown Halifax Land Use By-law. Specifically, the revised proposal has no impact on the viewplane or Citadel ramparts provisions and falls below the 49m pre-bonus height limit. The role of the Design Review Committee is to decide if the proposal should be approved pursuant to the guidelines contained in the Design Manual.

DISCUSSION

The two additional storeys are a relatively minor change as outlined in the design rationale addendum (Attachment B) and as shown through a comparison of the revised and former renderings (Attachment C). The additional height does not materially change the design of the building and further reinforces the distinction between the middle and top of the building by extending the middle portions of both buildings. All other aspects of the project, as originally approved, including the site plan, the approved streetwall height variance, and the Design Review Committee's conditions of approval remain unchanged.

The wind study addendum (Attachment D) finds that there will be, "negligible effect on the pedestrian wind conditions at street level, from what was originally assessed." Therefore, no changes to the building design will be required for wind mitigation purposes.

The staff report for the original project contains detailed analysis of the building design against the Design Manual.¹ It concluded that the project should be approved. Staff's review of the additional two storeys is that the detailed analysis and findings in that report are unaffected by this minor change in the design. It is therefore recommended that the Design Review Committee approve this revised proposal.

¹ The staff report for the original site plan approval may be found at www.halifax.ca/boardscom/drc/documents/120119drc71.pdf

BUDGET IMPLICATIONS

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

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

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 held on May 29, 2012.

ENVIRONMENTAL IMPLICATIONS

None identified.

ALTERNATIVES

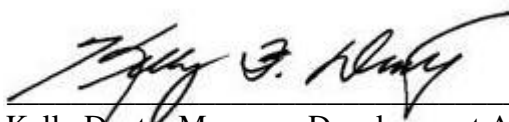
1. The Design Review Committee may choose to approve the application for substantive Site Plan Approval, as submitted. This is the recommended course of action.
2. The Design Review Committee may choose to approve the application with conditions. This may necessitate further submissions by the applicant, 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

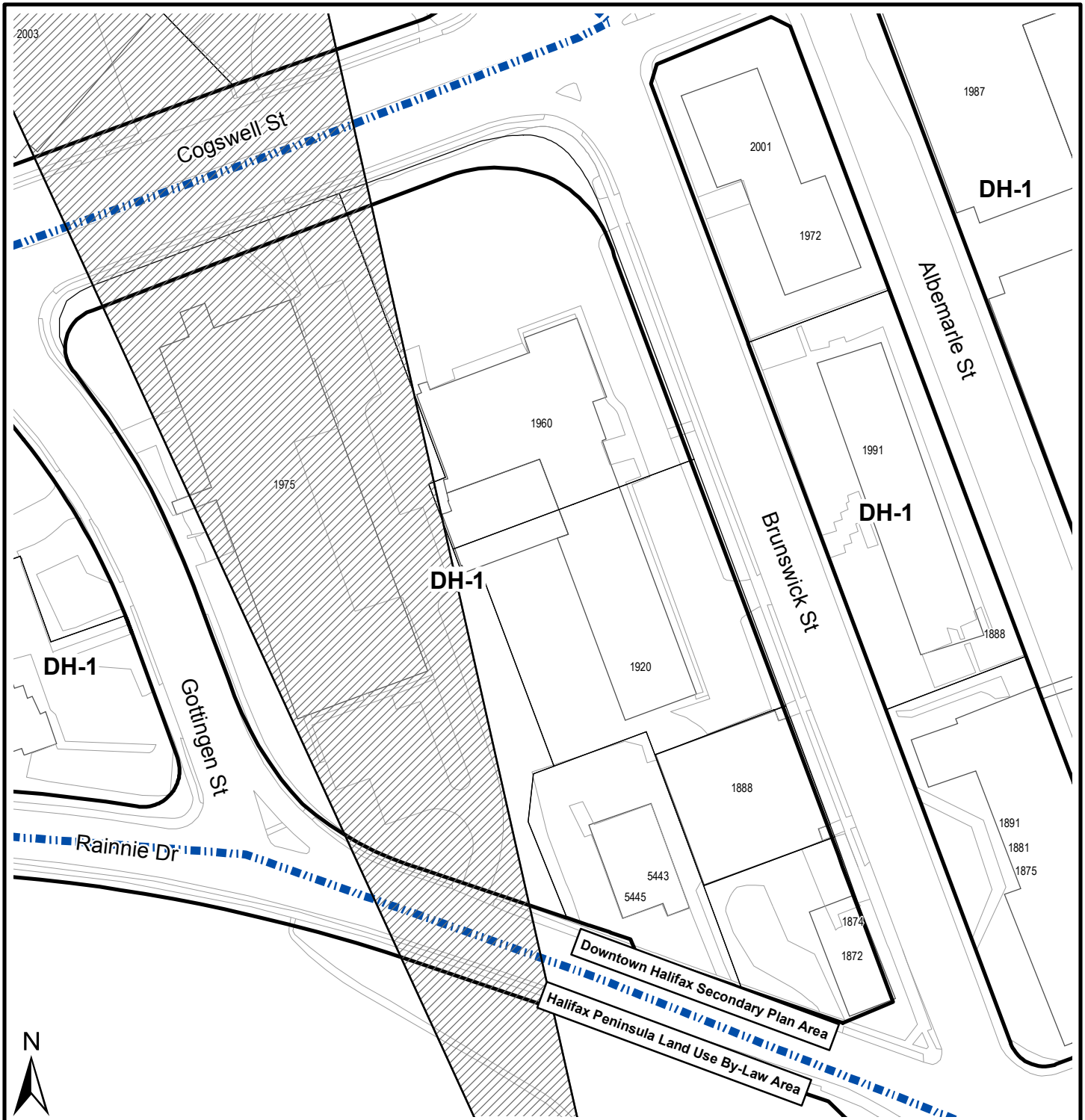
Map 1	Location and Zoning
Attachment A	Site Plan Approval Plans (Elevations)
Attachment B	Design Rationale Addendum
Attachment C	Comparison of Revised and Original Renderings
Attachment D	Wind Study Addendum

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: Paul Sampson, Planner, 490-6259





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



Map 1 - Location and Zoning

1960 Brunswick Street
Halifax

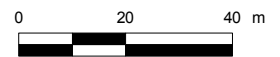
 Subject property

 View Plane 1

Downtown Halifax Secondary Plan Area
Halifax Peninsula Land Use By-Law Area

Zone - Downtown Halifax

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.

NO.	REVISION	DATE
1	FOR SITE PLAN APPROVAL	NOV. 1, 2011
2	REVISIONS FOR SITE PLAN	DEC. 15, 2011
3	REVISIONS FOR SITE PLAN	MAY 08, 2012

Revision Number	Revision Description	Revision Date



CLIENT

**Citadel Hotel
Redevelopment**

1960 Brunswick Street
Halifax, Nova Scotia B3J 2G7
Canada

SHEET NAME
EAST ELEVATION

START DATE: **Sept., 2011**

DRAWN BY: **Author**

CHECKED BY: **Checker**

SCALE: **As indicated**

PROJECT NO.: **110038**

DRAWING: **D-11**



ELEVATION KEY NOTES

MARK	MATERIAL
H101	FACE BRICK - LIGHT COLOUR
H102	FACE BRICK - DARK COLOUR
H103	GLASS
H104	SPANDREL GLASS
H105	CONCRETE
H106	CANVAS CANOPY
H107	METAL LOUVER
H108	POCKETED BRICK - 3/8"
H109	ALUMINUM FLASHING
H110	HOTEL SIGNAGE
H111	ALUMINUM WINDOW FRAME
H112	EXTERIOR LIGHTING FIXTURE
H113	PAINTED STEEL GALVANIZED GUARD
H114	FRESH AIR INLET ACOUSTIC LOUVER
H115	ROOF SCUPPER
H116	METAL BEAM
H117	PAINTED STEEL GALVANIZED LADDER

09/05/2017 9:28:26 AM
 09/05/2017 9:28:26 AM
 09/05/2017 9:28:26 AM

NO.	ISSUED	DATE
1	FOR SITE PLAN APPROVAL	NOV. 1, 2011
2	REVISIONS FOR SITE PLAN	DEC. 15, 2011
3	REVISIONS FOR SITE PLAN	MAY 08, 2012

Revision Number	Revision Description	Revision Date
1	ISSUED FOR CONSTRUCTION	NOV. 1, 2011



CLIENT

**Citadel Hotel
Redevelopment**

1900 Brunswick Street
Halifax, Nova Scotia B3J 2G7
Canada

NORTH ELEVATIONS

START DATE: Sept., 2011

DRAWN BY: Author

CHECKED BY: Checker

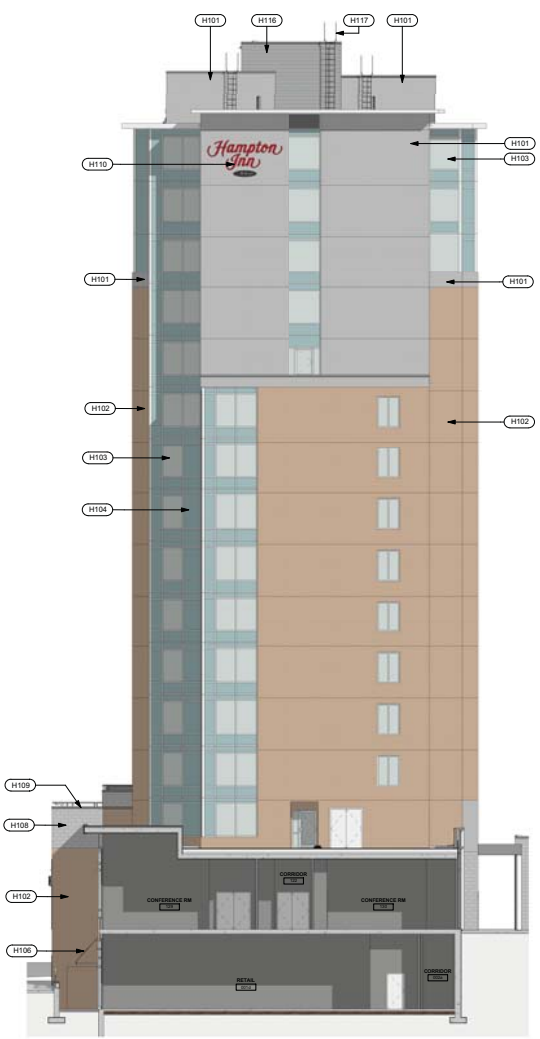
SCALE: 3/32" = 1'-0"

PROJECT NO.: 110038

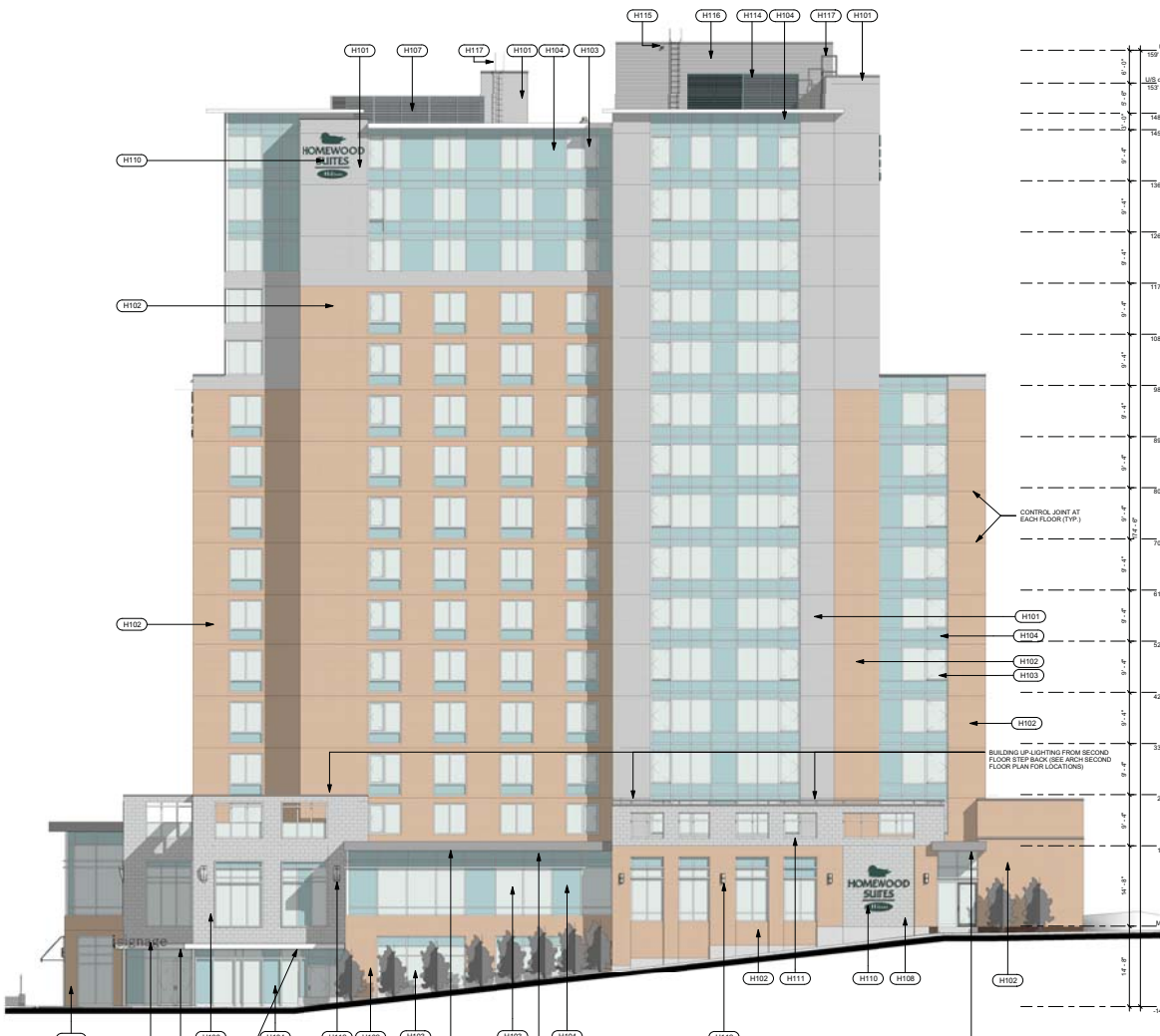
DRAWING

D-12

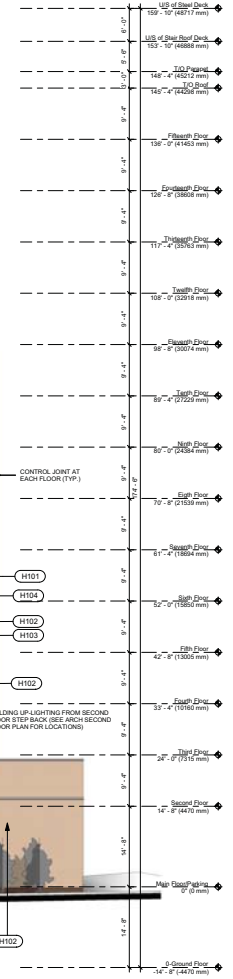
09/05/2012 9:28:45 AM



2 NORTH ELEVATION - HAMPTON
D-12 3/32" = 1'-0"



1 NORTH ELEVATION - HOMEWOOD
D-12 3/32" = 1'-0"



MARK	ELEVATION KEY NOTES	MATERIAL
H101		FACE BRICK - LIGHT COLOUR
H102		FACE BRICK - DARK COLOUR
H103		GLASS
H104		SPANDREL GLASS
H105		CONCRETE
H106		CANVAS CANOPY
H107		METAL LOUVER
H108		ARCHITECTURAL STONE
H109		ALUMINUM FLASHING
H110		HOTELS SIGNAGE
H111		ALUMINUM WINDOW FRAME
H112		EXTERIOR LIGHTING FIXTURE
H113		PAINTED STEEL GALVANIZED GUARD
H114		PAINTED METAL PANELS TO COLOUR
H115		ROOF SCUPPER
H116		METAL SIGNING
H117		PAINTED STEEL GALVANIZED LADDER

NO.	ISSUED	DATE
1	FOR SITE PLAN APPROVAL	NOV. 1, 2011
2	REVISIONS FOR SITE PLAN	DEC. 15, 2011
3	REVISIONS FOR SITE PLAN	MAY 08, 2012

Revision Number	Revision Description	Revision Date



CLIENT

**Citadel Hotel
Redevelopment**

1960 Brunswick Street
Halifax, Nova Scotia B3J 2G7
Canada

SHEET NAME
SOUTH ELEVATION

START DATE
Sept., 2011

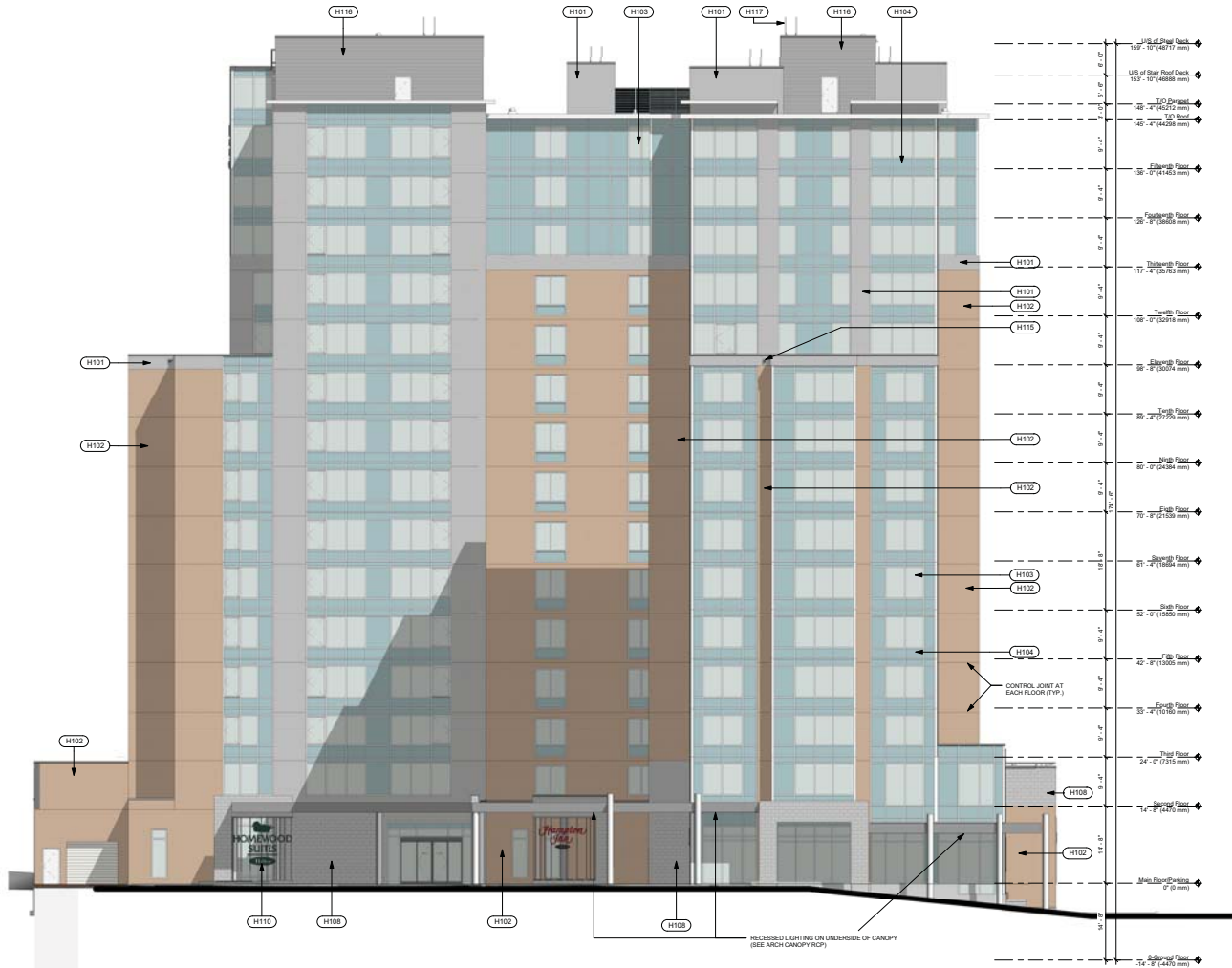
DRAWN BY
Author

CHECKED BY
Checker

SCALE
3/32" = 1'-0"

PROJECT NO.
110038

DRAWING
D-13



ELEVATION KEY NOTES

MARK	MATERIAL
H101	FACE BRICK - LIGHT COLOUR
H102	FACE BRICK - DARK COLOUR
H103	GLASS
H104	SPANDREL GLASS
H105	CONCRETE
H106	CANAL CANOPY
H107	METAL COVER
H108	ARCHITECTURAL STONE
H109	ALUMINUM FINISHING
H110	HOTEL SIGNAGE
H111	COLUMBIAN WOODS FRAME
H112	EXTERIOR LIGHTING FIXTURE
H113	PAINTED STEEL GALVANIZED GUARD
H114	FRESH AIR INLET PROTECTIVE COVER
H115	ROOF EQUIPER
H116	METAL SIGN
H117	PAINTED STEEL GALVANIZED LADDER

NO.	REVISION	DATE
1	FOR SITE PLAN APPROVAL	NOV. 11, 2011
2	REVISIONS FOR SITE PLAN	DEC. 15, 2011
3	REVISIONS FOR SITE PLAN	MAY 08, 2012

Revision Number	Revision Description	Revision Date
-----------------	----------------------	---------------

DATE AND TIME DRAWING WAS ONLY PREPARED OR REVISED. ANY CHANGES TO THE DRAWING MUST BE MADE BY THE ORIGINAL DESIGNER. ANY CHANGES MADE BY OTHER PERSONS WITHOUT THE WRITTEN PERMISSION OF CHAMBERLAIN ARCHITECT SERVICES LIMITED AND CHAMBERLAIN CONSTRUCTION SERVICES LIMITED WILL BE MADE AT OWNERS RISK.



CLIENT

**Citadel Hotel
Redevelopment**

1900 Brunswick Street
Halifax, Nova Scotia B3J 2G7
Canada

SHEET NAME
WEST ELEVATION

START DATE: Sept., 2011

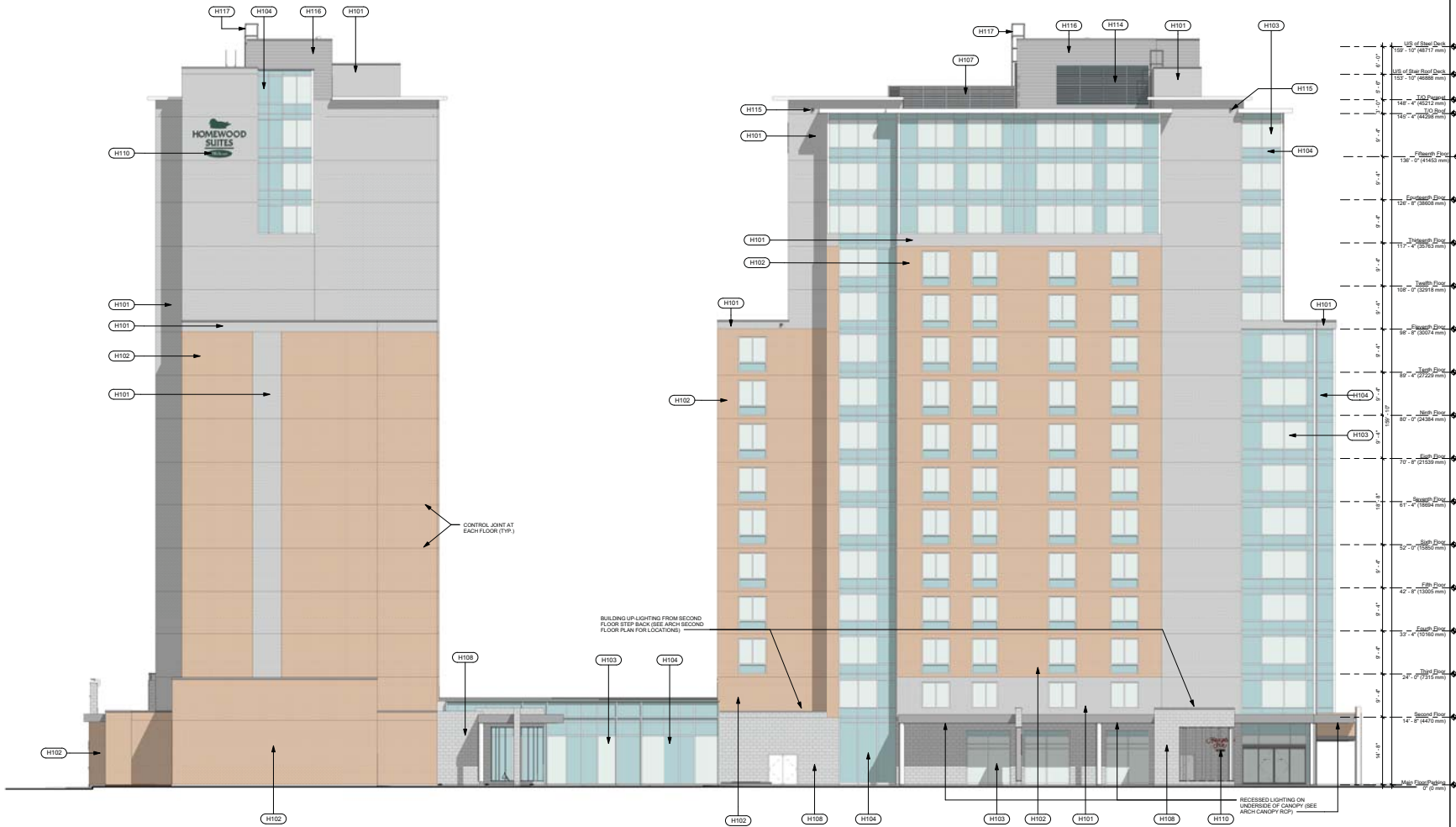
DRAWN BY: Author

CHECKED BY: Checker

SCALE: 3/32" = 1'-0"

PROJECT NO.: 110038

DRAWING: **D-14**



ELEVATION KEY NOTES	
MARK	MATERIAL
H101	FACE BRICK - LIGHT COLOUR
H102	FACE BRICK - DARK COLOUR
H103	GLASS
H104	PANORAMIC GLASS
H105	CONCRETE
H106	CANOPY CANOPY
H107	METAL LOUVER
H108	ARCHITECTURAL STONE
H109	ALUMINUM FLASHING
H110	METAL SIGNAGE
H111	ALUMINUM WINDOW FRAME
H112	EXTERIOR LIGHTING FIXTURE
H113	PAINTED STEEL GALVANIZED GUARD
H114	PAINTED STEEL ALUMINUM COVER
H115	ROOF SCUPPER
H116	METAL SIGN
H117	PAINTED STEEL GALVANIZED LADDER

Attachment B: Design Rationale Addendum (Case #17793)

Proposed Changes

The 2-Storey addition provides the two hotel towers and podium with a better defined Base, Middle and Top. The buildings floor plate has been duplicated at the 11th floor adding two additional floors bringing the final floor count to 15 storeys. The masonry on both towers has been brought up two floors higher to better accentuate the middle portion of the design. The buildings interior courtyard and street facades remain unchanged and functions at both these levels remain the same. Both the Client and Architect feel that this is an improvement to an already strong design proposal.

49m Height Confirmation

This description is also to confirm that the proposed 2-storey addition is below the 49m maximum. The average mean on both Cogswell (92.05') and Brunswick (89.1') combined is 90.6' (2900mm below our Main Floor). The T/O Roof dimensions on the attached elevations are 44,298mm. With the addition of the 2900mm for the mean grade the total height comes to 47,198mm. Our hotel roof tops are comprised of 26% (Hampton) 24% (Homewood) coverage of Penthouse, Elevator overruns and stairs which is less than the 30% maximum allowable coverage noted in HRM Downtown Land-use By-law. Which concludes that our roof top items follow the allowable protrusions, therefore satisfying the 49m height regulation.



Additional floors requested



Chamberlain Architect Services Limited
 5096 South Service Road
 Suite 103
 Burlington, Ontario L7L 5H4
 CANADA
 Tel: 905.631.7777
 Fax: 905.631.7717
 www.chamberlainipd.com

NO.	ISSUED	DATE
1	FOR SITE PLAN APPROVAL	NOV. 1, 2011
2	REVISIONS FOR SITE PLAN	DEC. 15, 2011
3	REVISIONS FOR SITE PLAN	MAY 08, 2012

Revision Number	Revision Description	Revision Date



CLIENT

Citadel Hotel Redevelopment

1900 Brunswick Street
 Halifax, Nova Scotia B3J 2G7
 Canada

SHEET NAME
CORNER VIEW

START DATE	Sept., 2011
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
PROJECT NO.	110038
DRAWING	

D-8

ALL RIGHTS RESERVED. NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM CHAMBERLAIN ARCHITECTS.

09/09/2012 9:28:41 AM



Additional floors
requested



Chamberlain Architect
Services Limited
5096 South Service Road
Suite 103
Burlington, Ontario L7L 5H4
CANADA
Tel: 905.631.7777
Fax: 905.631.7717
www.chamberlainipd.com

NO.	ISSUE	DATE
1	FOR SITE PLAN APPROVAL	NOV. 1, 2011
2	REVISIONS FOR SITE PLAN	DEC. 15, 2011
3	REVISIONS FOR SITE PLAN	MAY 08, 2012

Revision Number	Revision Description	Revision Date

CHAMBERLAIN ARCHITECT SERVICES LIMITED AND CHAMBERLAIN CONSTRUCTION SERVICES LIMITED HAVE MADE AN AGREEMENT



CLIENT

**Citadel Hotel
Redevelopment**

1960 Brunswick Street
Halifax, Nova Scotia B3J 2G7
Canada

SHEET NAME
COURTYARD VIEW

START DATE: **Sept., 2011**

DRAWN BY: **Author**

CHECKED BY: **Checker**

PROJECT NO: **110038**

DRAWING: **D-10**

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM CHAMBERLAIN ARCHITECTS.

09/09/2013 9:58:42 AM



Chamberlain Architects
 Services Limited
 5076 South Service Road
 Suite 103
 Burlington, Ontario L7R 5H4
 CANADA
 Tel: 905.631.7777
 Fax: 905.631.7717
 www.chamberlainPO.com

NO.	REVISION	DATE
1	FOR 2011 PLAN APPROVAL	NOV 11 2011
2	REVISIONS FOR SITE PLAN	DEC 16 2011

Revision Number	Revision Description	Revision Date



Citadel Hotel Redevelopment
 1960 Brunswick Street
 Halifax, Nova Scotia B3J 2G7
 Canada
CORNER VIEW

START DATE	Sept., 2011
DRAWN BY	JM
CHECKED BY	Checker
SCALE	
PROJECT NO.	110038

D-8



Chamberlain Architect
Services Limited
3096 South Service Road
Suite 103
Burlington, Ontario L7L 5H4
CANADA
Tel: 905.631.7777
Fax: 905.631.7717
www.chamberlainipd.com

NO.	ISSUED	DATE
1	FOR SITE PLAN APPROVAL	NOV. 1, 2011
2	REVISIONS FOR SITE PLAN	DEC. 15, 2011

Revision Number	Revision Description	Revision Date
1	AS PER THE ORIGINAL DRAWINGS, THE ONLY CHANGES TO BE MADE TO THE ORIGINAL DRAWINGS FOR CONSTRUCTION OF THE BUILDING ARE TO CORRECT THE CONSTRUCTION OF THE SITE BOUNDARY, INCLUDING WORK, NOT BY ARCHITECT, MANAGED BY THE CLIENT, INCLUDING THE CONSTRUCTION OF THE BUILDING.	



CLIENT

**Citadel Hotel
Redevelopment**

1900 Brunswick Street
Halifax, Nova Scotia B3J 2G7
Canada

SHEET NAME
COURTYARD VIEW

START DATE	Sept., 2011
DRAWN BY	JM
CHECKED BY	Checker
SCALE	
PROJECT NO.	110038
DRAWING	

D-10

01/11/2011 5:46:27 PM

© Chamberlain Architect Services Limited 2011



Tel: 519.823.1311
Fax: 519.823.1316

Rowan Williams Davies & Irwin Inc.
650 Woodlawn Road West
Guelph, Ontario, Canada
N1K 1B8

Case 17793
Attachment D

June 1, 2012

Ian Smith
SilverBirch Hotels and Resorts LP
The Burrard Building
1030 West Georgia Street
Suite 1600
Vancouver, BC V6E 2Y3

Email: mismith@bellaliant.net

Re: Citadel Hotel Redevelopment
RWDI Reference No. 1102163

Dear Ian,

We understand that a design change is currently being considered for the Citadel Hotel Redevelopment in Halifax, which involves a two-storey addition to each of the two proposed hotel towers. RWDI conducted a Pedestrian Wind Study for this project in 2011 (RWDI Reference #1102163, Pedestrian Wind Study report, dated October 28, 2011). Based on drawings received by RWDI on June 1, 2012 and dated May 25, 2012, these two-storey additions in height will have negligible effect on the pedestrian wind conditions at street level, from what was originally assessed.

If you have any further questions or concerns, please do not hesitate to contact us.

Yours very truly,

ROWAN WILLIAMS DAVIES & IRWIN Inc.

Tahrana Lovlin, P.Eng.
Sr. Project Engineer

Edyta Chruscinski, P.Eng., PMP, LEAP AP
Project Manager

This document is intended for the sole use of the party to whom it is addressed and may contain information that is privileged and/or confidential. If you have received this in error, please notify us immediately.

® RWDI name and logo are registered trademarks in Canada and the United States of America