HALIFAX
REGIONAL MUNICIPALITY

P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Design Review Committee
September 12, 2013

TO: Chair and Members of Design Review Committee

original signed

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

DATE: August 30, 2013

SUBJECT: **Case 18707: Substantive Site Plan Approval – Mixed-Use Development, 1581 Dresden Row, Halifax**

ORIGIN

Application by Geoff Keddy Architect and Associates

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, Part VIII, Planning & Development

RECOMMENDATION

It is recommended that the Design Review Committee:

1. Approve the qualitative elements of the substantive site plan approval application for a 5-storey mixed-use development at 1581 Dresden Row, Halifax, as shown in Attachment A; and

2. Approve the requested variance to the ground floor-to-floor height of 3.5 metres (11.48 feet), as shown on Attachment A.

BACKGROUND

This application for substantive site plan approval by Geoff Keddy Architect and Associates, on behalf of the property owner, is for a 5-storey mixed use building at 1581 Dresden Row, Halifax, which spans the block between Dresden Row and Queen Street (Map1). The applicant wishes to demolish the existing building and construct a new building. To enable the proposal to proceed to the permit and construction phases, the Design Review Committee (DRC) must consider the proposal relative to the Design Manual within the Downtown Halifax Land Use By-law (LUB).

Existing Context

The subject site is 145.0 square metres (1,560 square feet) in area and is located at mid-block between Dresden Row and Queen Street, with 7.3 metres (24 feet) of frontage on Dresden Row and 7.5 metres (24.7 feet) on Queen Street (Map 1).

Currently, the property is occupied by a 2-storey commercial office building that is leased to an insurance company. The main entrance to the existing building is on Dresden Row while the side fronting on Queen Street is used as surface parking for the commercial office. The property is surrounded by commercial uses that include restaurants, bakeries, shopping centres and offices. The property is located on streets that are connected to Spring Garden road and Sackville Street, which that functions as a major commercial and transit corridor within Downtown Halifax.

Project Description

The proposal is to construct a new 5-storey mixed-use commercial and residential building. The following highlights the major elements of the proposal (refer to Attachments A & B):

- The building is proposed to be approximately 15 metres (50 feet) in height and will contain a total of 8 residential loft style units atop approximately 126.3 square metres (1,360 square feet) of ground floor commercial area.
- The ground level is proposed to be used for mechanical and storage purposes.
- The building has been designed to permit future conversions of units on the main level from residential to commercial and vice versa by incorporating large floor-to-ceiling windows to provide high level of transparency.
- Direct access to the commercial spaces and residential units is proposed to be from Dresden Row and Queen Street.
- The building has a 5-storey streetwall along both the Dresden Row and Queen Street facades.
- The building includes a landscaped communal roof terrace.
- Weather protection at sidewalk is provided by the upper level via cantilevered building elements and canopies.
- Exterior cladding materials include clear and spandrel glass and high quality Cambrit panels, and metal panels.
- Bicycle parking facilities are provided as per requirements of the Downtown Halifax Land Use By-law (LUB).

Information about the approach to the design of the building has been provided by the project's architect (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 site is within the DH-1 Zone, the Spring Garden Road (#3) Precinct and View Plane 9.
- The maximum pre-bonus height is 16 metres (52.5 feet) measured from the commencement of the top storey of the building and the mean grade of the finished ground adjoining the building between the building and the fronting street.
- The required streetwall setback on Dresden Row and Queen Street is between 0 to 4 metres (0 to 13.12 feet).
- The maximum streetwall height is 15.5 metres (50.8 feet).
- The ground floor of the building is required to have a floor-to-floor height of no less than 4.5 metres (14.76 feet).

The proposed building has a lower average ground floor-to-floor height (3.5 metres (11.48 feet)) than the minimum required of 4.5 metres (14.76 feet), by approximately 1.0 metre (3.3 feet). As such, a variance of the minimum ground floor height is being requested.

Role of the Development Officer
In accordance with the Substantive Site Plan Approval process, as set out in the Downtown Halifax LUB, the Development Officer is responsible for determining if a proposal meets the land use and built form requirements of the LUB. The Development Officer has reviewed the application and determined it to be in conformance with these requirements, with the exception of the minimum ground floor-to-floor height. The applicant has requested a variance to this element.

Role of the Design Review Committee
The role of the Design Review Committee in this case is to:

1. Determine if the proposal is in keeping with the design guidelines in the Design Manual; and
2. Determine if the proposal should be approved with respect to the criteria in the Design Manual for the issuance of a variance to the built form requirements.

DISCUSSION

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

Pedestrian-oriented Commercial Uses [3.1.1(d)(f), 3.2.1 (f), 3.2.3 (c)&(f)]
The property is located on supporting side streets that are connected to Spring Garden road and Sackville Street, which function as major commercial and transit corridors within Downtown Halifax. While the subject portions of Dresden Row and Queen Street are not designated

'Pedestrian-oriented Commercial Streets', the Design Manual calls for the encouragement of pedestrian-oriented uses elsewhere. It should be noted that the existing use on the subject property and adjacent sites includes various types of commercial uses such as restaurants, offices, retail shops and bakeries. The introduction of a commercial use in the Dresden Row area provides a consistent response to the existing land use arrangement. Further, commercial uses on the Queen Street side of the subject property will replace the parking space of the subject property and will improve upon the existing streetwall by providing "eyes on the street".

Canopies and Awnings [3.2.3 (b) and 3.3.3 (b)]
The Design Manual encourages canopies and awnings over the sidewalks abutting the project, as a mechanism of providing weather protection for pedestrians. Both sides of the second level of the proposed building are designed to include cantilevered upper levels to act as a large canopy and provide weather protection, encouraging pedestrian activity at grade. As canopies and awnings are encouraged but not mandatory, except on pedestrian-oriented streets, the presence of these elements meets the intent of the Design Manual.

Variance
One variance is sought to the quantitative elements of the LUB for this development as follows:

Land Uses At-Grade Variance (Floor-to-Floor Height) [3.6.15(d), (e) and (f)]
The applicant has requested one variance to the quantitative elements of the LUB for this development, relative to the minimum ground floor-to-floor height. Pursuant to the LUB, the required ground floor-to-floor height is a minimum of 4.5 metres (14.76 feet); however, due to existing sloping conditions, the applicant has proposed an average ground floor-to-floor height of 3.5 metres (11.48 feet) (see Attachment B). The applicant contends that the variance is necessary to achieve an economically viable project with five floors. In staff's opinion, the proposed variance request complies with section 3.6.15 (d), (e) and (f) of the Design Manual.

Wind Assessment
The LUB requires a qualitative wind assessment for developments less than 20 metres in height. The project's architect has provided, for the Committee's information, an opinion or qualitative assessment of expected wind conditions (refer to Attachment D). The assessment anticipates that the relatively low height of the building will have a negligible effect on existing wind conditions at street levels. The assessment also anticipates that filling the vacant parking space on Queen Street will provide an improvement to the existing wind conditions and level of comfort for pedestrians.

Conclusion
Upon review of the proposal against the criteria of the Design Manual, staff recommends that the Design Review Committee:

i) approve the qualitative elements of the substantive site plan approval application for the 5-storey mixed use building at 1581 Dresden Row, Halifax; and
ii) approve the requested variance to the ground floor-to-floor height of 3.5 metres (11.48 feet).

FINANCIAL IMPLICATIONS

The HRM costs associated with processing this planning application can be accommodated within the approved 2013/14 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 qualitative elements of the substantive site plan approval application for the 5-storey mixed use building at 1581 Dresden Row, Halifax, and one variance request to the ground floor-to-floor height of 3.5 metres (11.48 feet), as shown in Attachments A and B. 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.

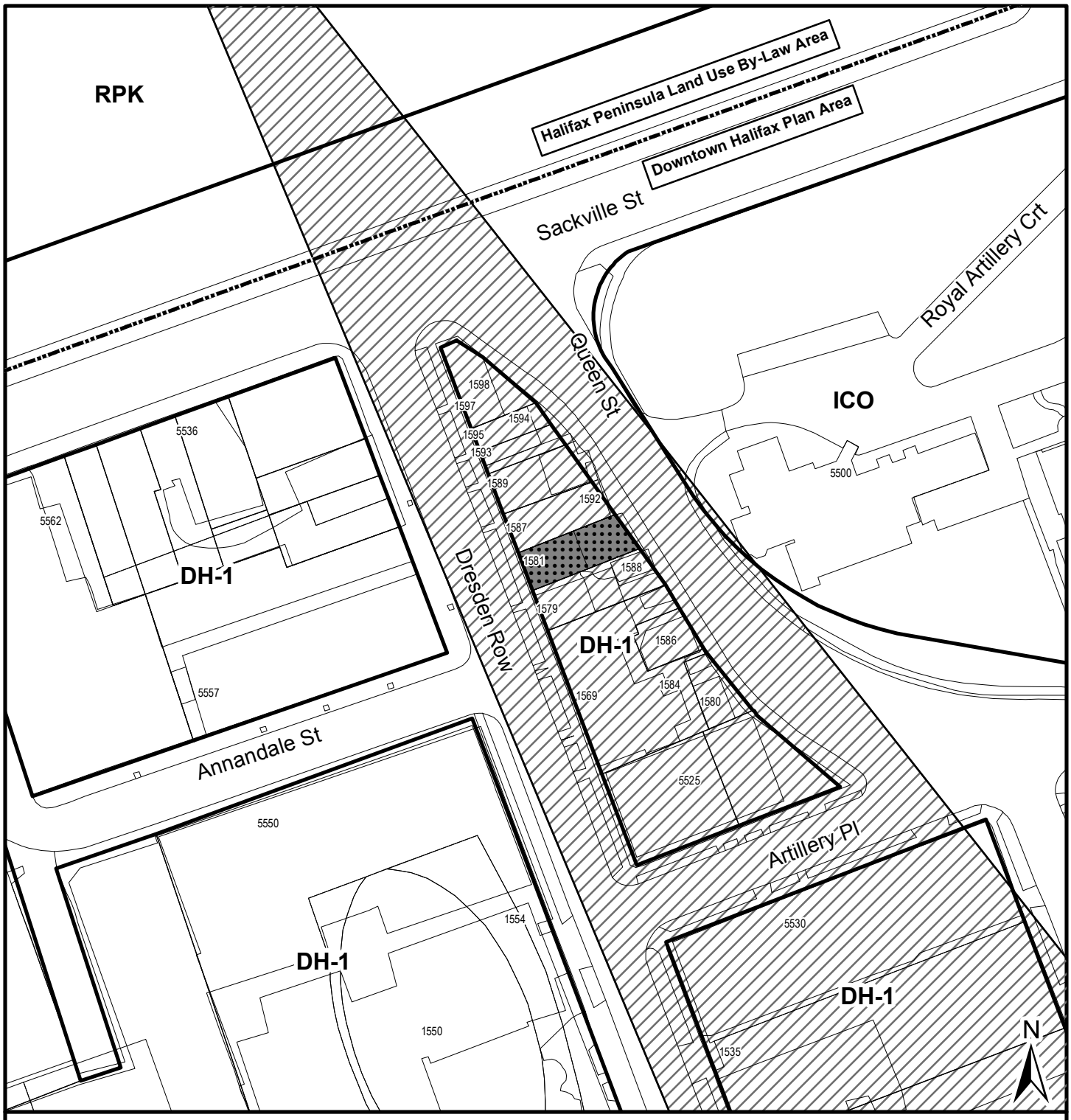
ATTACHMENTS

Map 1	Zoning
Attachment A	Site Plan Approval Plans and Renderings
Attachment B	Design Rationale and Variance Request
Attachment C	Design Manual Checklist – Case 18707
Attachment D	Qualitative Wind Impact Assessment

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: Dali H. Salih, Planner, Development Approvals, 490-1948
original signed

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



Map 1 - Zoning

1581 Dresden Row
Halifax

Subject property

Plan area boundary

View Plane 9

Downtown Halifax Plan Area

Zone - Halifax Peninsula

RPK Regional Park

Zone - Downtown Halifax

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

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DEVELOPMENT APPROVALS

0 20 40 m

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

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

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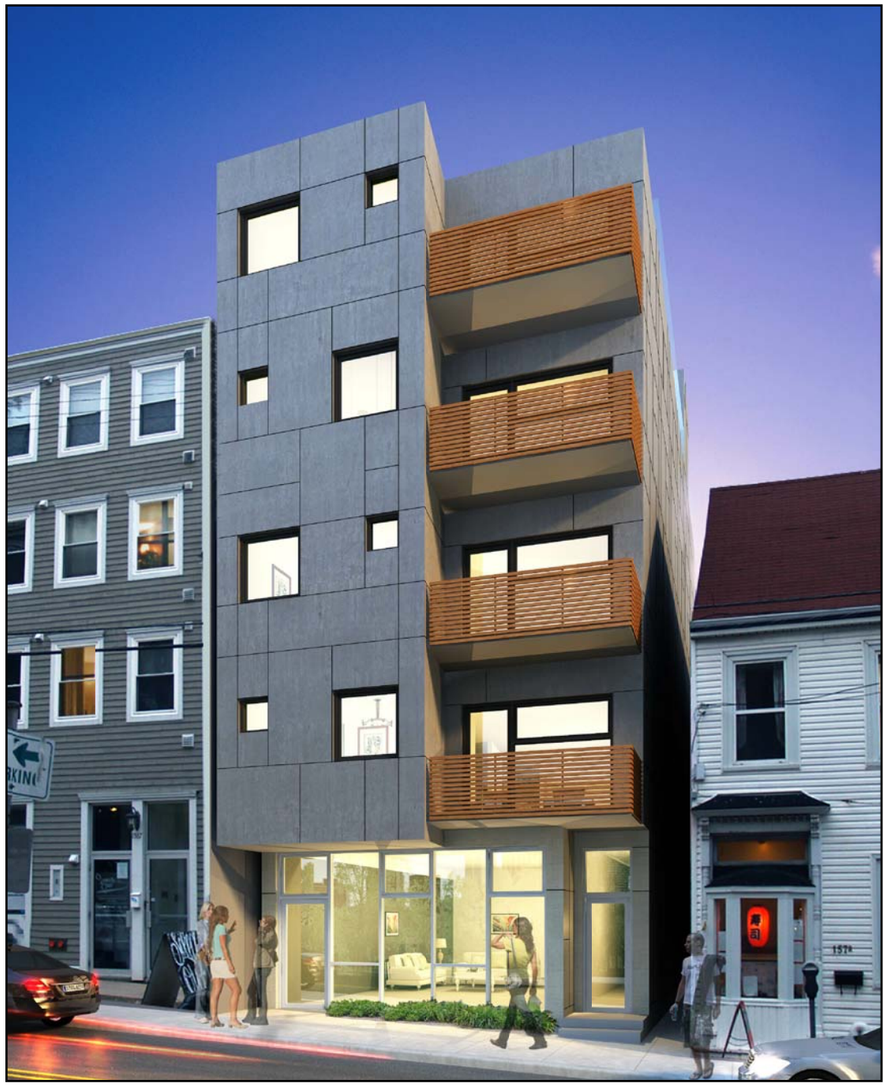


D R E S D E N R O W L O F T S

1581 DRESDEN ROW, HALIFAX , NOVA SCOTIA

ISSUED FOR PRE-APPLICATION - APRIL 26 2013

A100 - site plan
A200 - basement level plan
A201 - main level plan
A202 - upper level plan (typ.)
A203 - third level plan
A300 - dresden row elevation
A301 - queen street elevation
A302 - south elevation

NOT FOR CONSTRUCTION

DH1 ZONE

PID 00125989
total lot area : 2,407 sq.ft.
building footprint : 2,095 sq.ft.
lot coverage : 100 %.

number of levels : 5
Number of 2 Bedroom Units : 6
Number of 1 Bedroom Units : 2
Number of Commercial Units : 2

required landscaped open space : 50 square meters or 538 sq.ft.
actual landscape open space on roof : 1,250 sq.ft.

required parking spaces : 0
actual number of parking spaces : 0

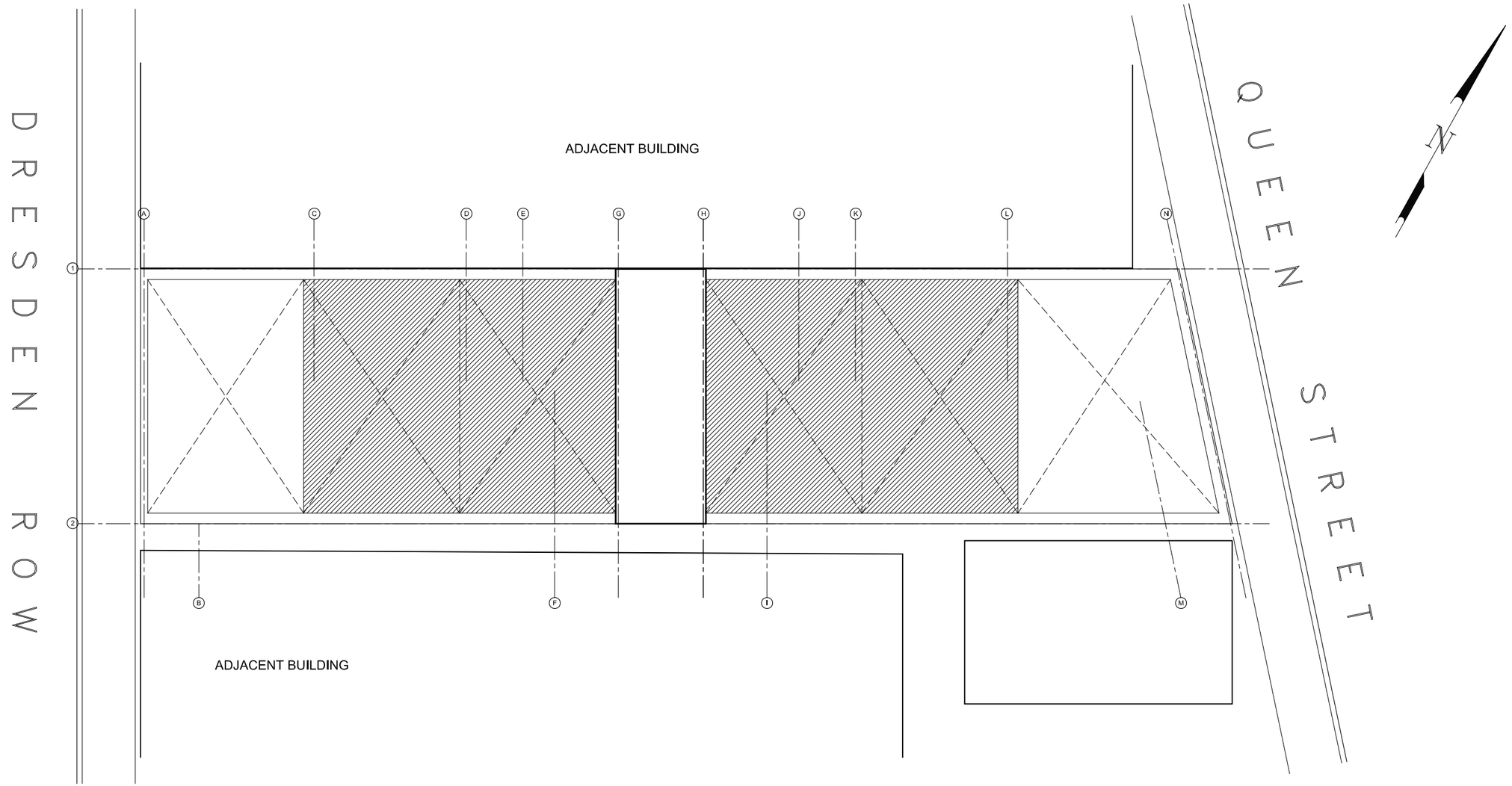
class A bike parking : 4
class B bike parking : 1

G K A

Geoff Keddy Architect
and Associates ltd.

5357 Inglis Street
Halifax, Nova Scotia
B3H 1J4

902 420 9400
902 406 6056



GKA

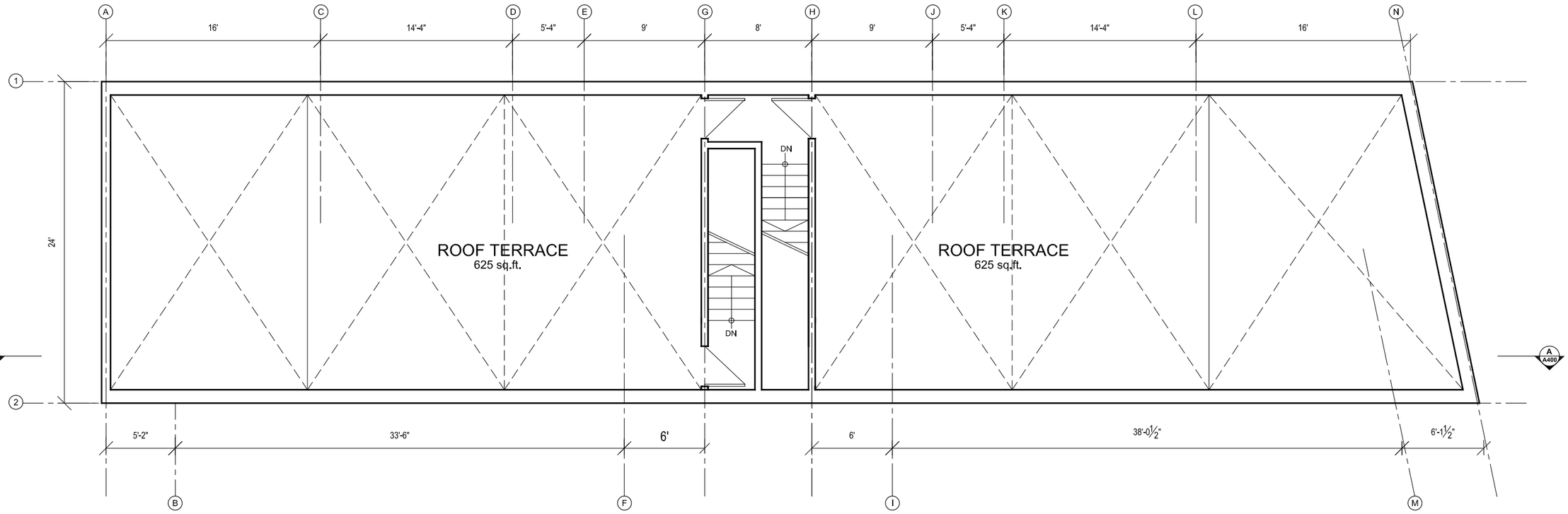
A100 SITE PLAN

5357 Inglis Street
Halifax, Nova Scotia
B3H 1J4

902 420 9400
902 406 6056

scale: 1'-0" = 3/32"
date: 15/04/13
drawn by: nf

DRESDEN ROW LOFTS
halifax, ns



GKA

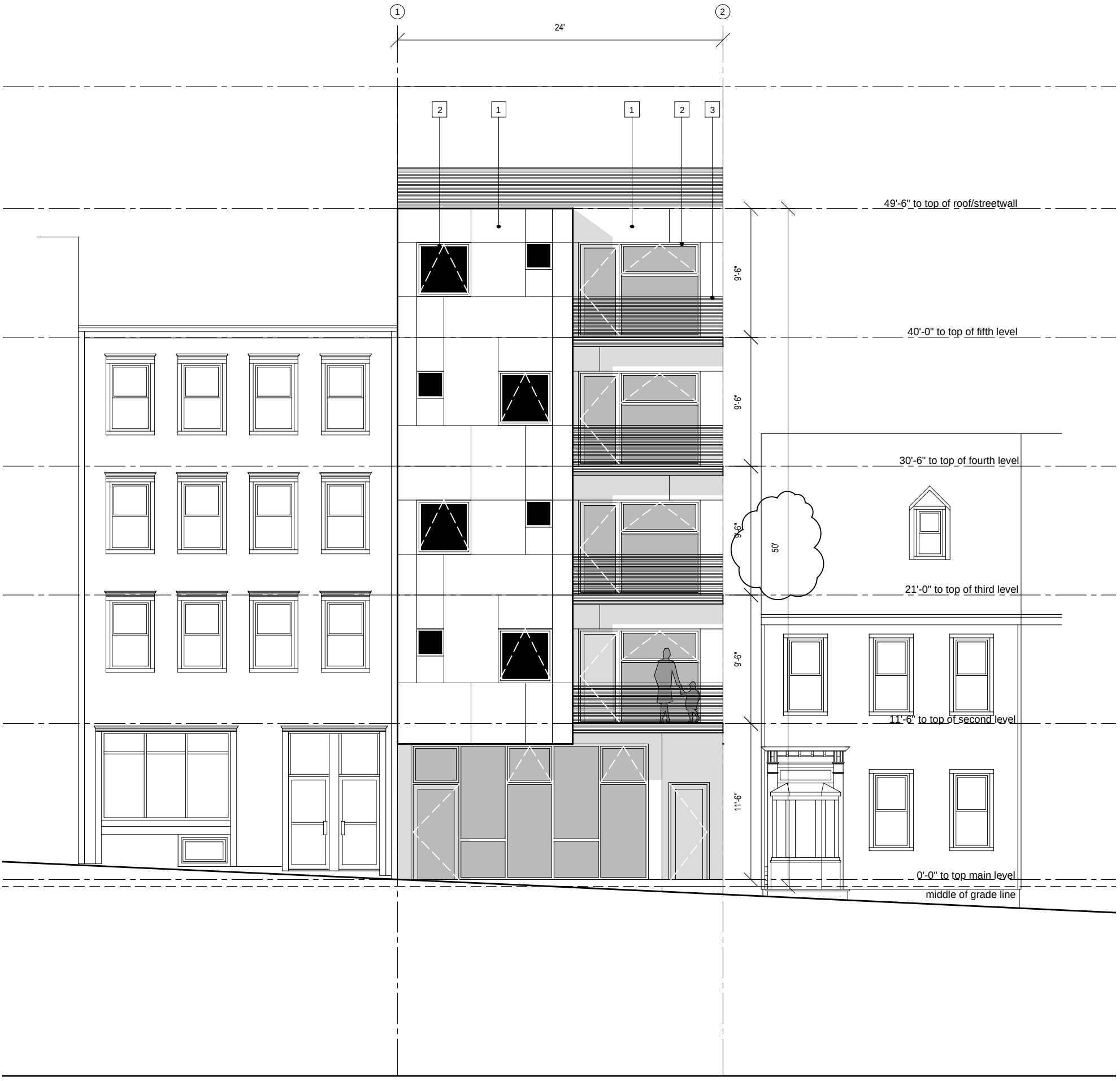
A203 ROOF LEVEL PLAN

5357 Inglis Street
Halifax, Nova Scotia
B3H 1J4

902 420 9400
902 406 6056

scale: 1'-0" = 1/8"
date: 27/03/13
drawn by: nf

DRESDEN ROW LOFTS
halifax, ns



MATERIAL LEGEND (EXTERIOR)

1 CEMBRIT HIGH DENSITY FIBRE CEMENT PANELS (GREY)
2 BLACK WINDOWS FRAMES (KHOLER)
3 HANDRAIL (HORIZONTAL RED CEDAR SLATS BACKED W GLASS)

GKA

5357 Inglis Street
Halifax, Nova Scotia
B3H 1J4

902 420 9400

A300 DRESDEN ROW ELEVATION

scale: 1'-0" = 1/8"
date: july 12, 2013
drawn by: nf

DRESDEN ROW LOFTS
halifax, ns

MATERIAL LEGEND (EXTERIOR)

1 CEMBRIT HIGH DENSITY FIBRE CEMENT PANELS (GREY)
2 BLACK WINDOWS FRAMES (KHOLER)
3 HANDRAIL (HORIZONTAL RED CEDAR SLATS BACKED W GLASS)

GKA

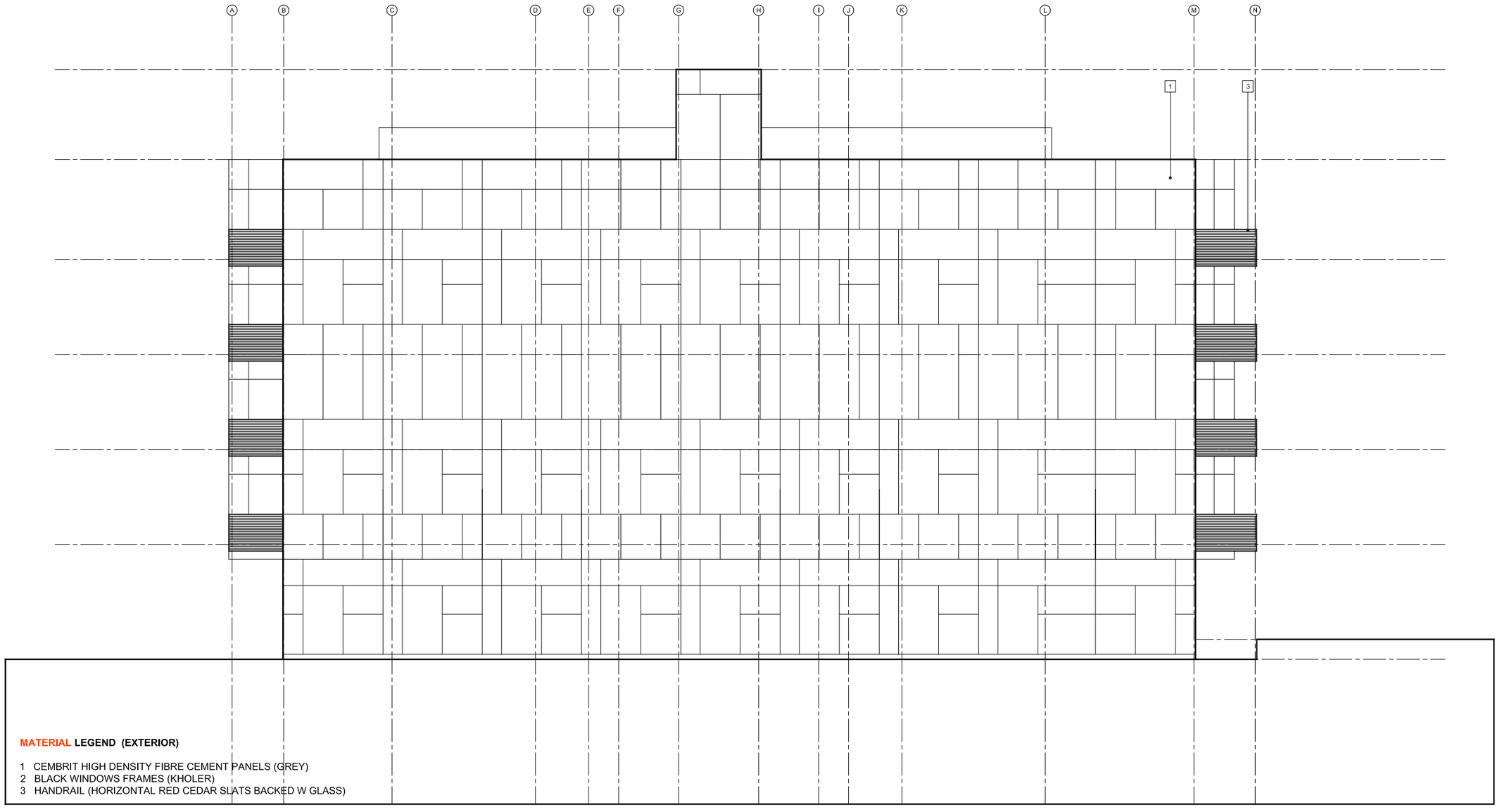
5357 Inglis Street
Halifax, Nova Scotia
B3H 1J4

902 420 9400

A301 QUEEN STREET ELEVATION

scale: 1'-0" = 1/8"
date: july 12, 2013
drawn by: nf

DRESDEN ROW LOFTS
halifax, ns



MATERIAL LEGEND (EXTERIOR)

1 CEMBRIT HIGH DENSITY FIBRE CEMENT PANELS (GREY)
2 BLACK WINDOWS FRAMES (KHOLER)
3 HANDRAIL (HORIZONTAL RED CEDAR SLATS BACKED W GLASS)

GKA

5357 Inglis Street
Halifax, Nova Scotia
B3H 1J4

902 420 9400
902 406 6056

scale: 1'-0" = 1/8"
date: 26/04/13
drawn by: nf

A302 SOUTH ELEVATION

DRESDEN ROW LOFTS
halifax, ns


SOLED OUT SI
P
157a
OPEN


Japanese
Restaurant
SUZUKI
ANNIE'S PLACE
CAFÉ
CAFE

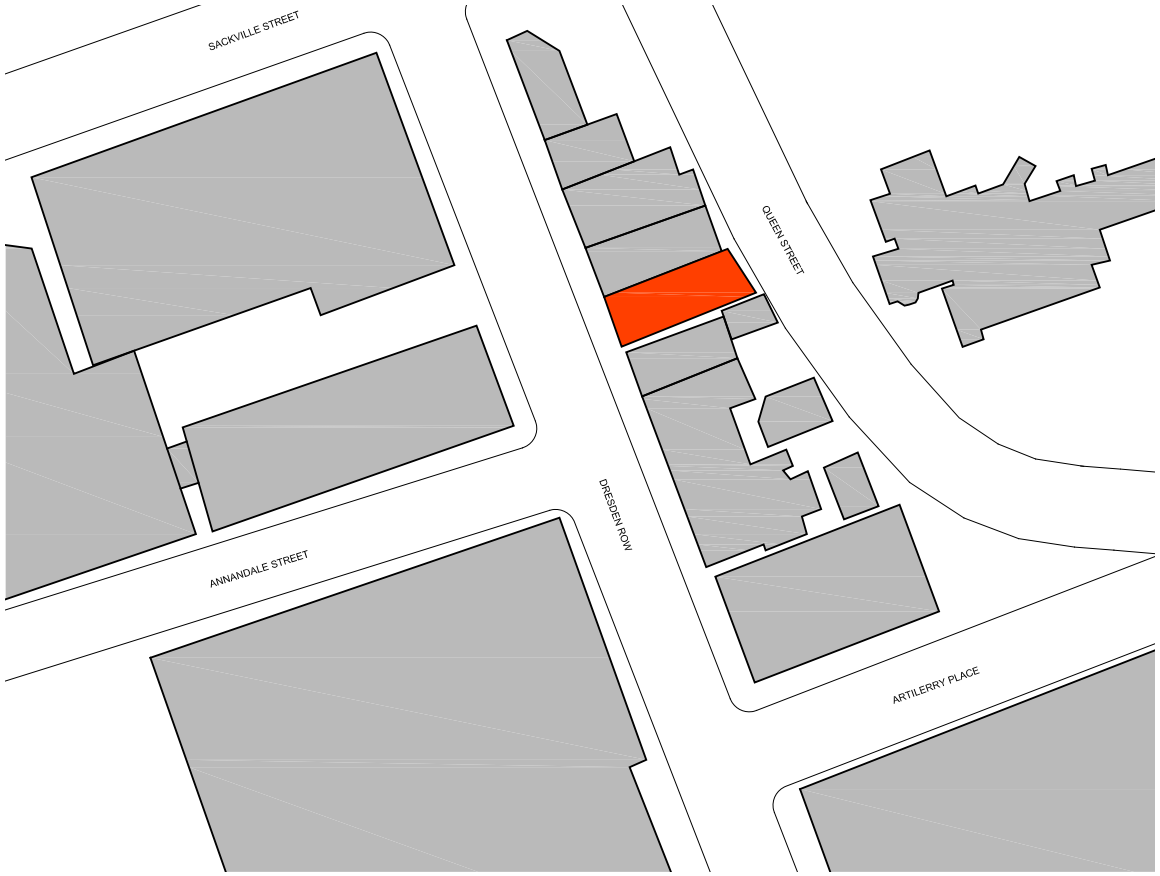
Attachment B - Design Rationale and Variance Request

DRESDEN ROW LOFTS **DESIGN RATIONALE**

GEOFF KEDDY **ARCHITECT** & ASSOCIATES LTD.

1.0 SITE

The following proposal consists of a low-rise 5 story residential infill building spanning the block between Dresden Row and Queen Street. The building will contain a total of 10 residential loft style units with a large landscaped communal roof terrace. The building has been designed in a way to allow for future conversion of the main level units from residential to commercial with relative ease.



SITE PLAN

DRESDEN ROW CONTEXT

1.1 EXISTING CONDITIONS

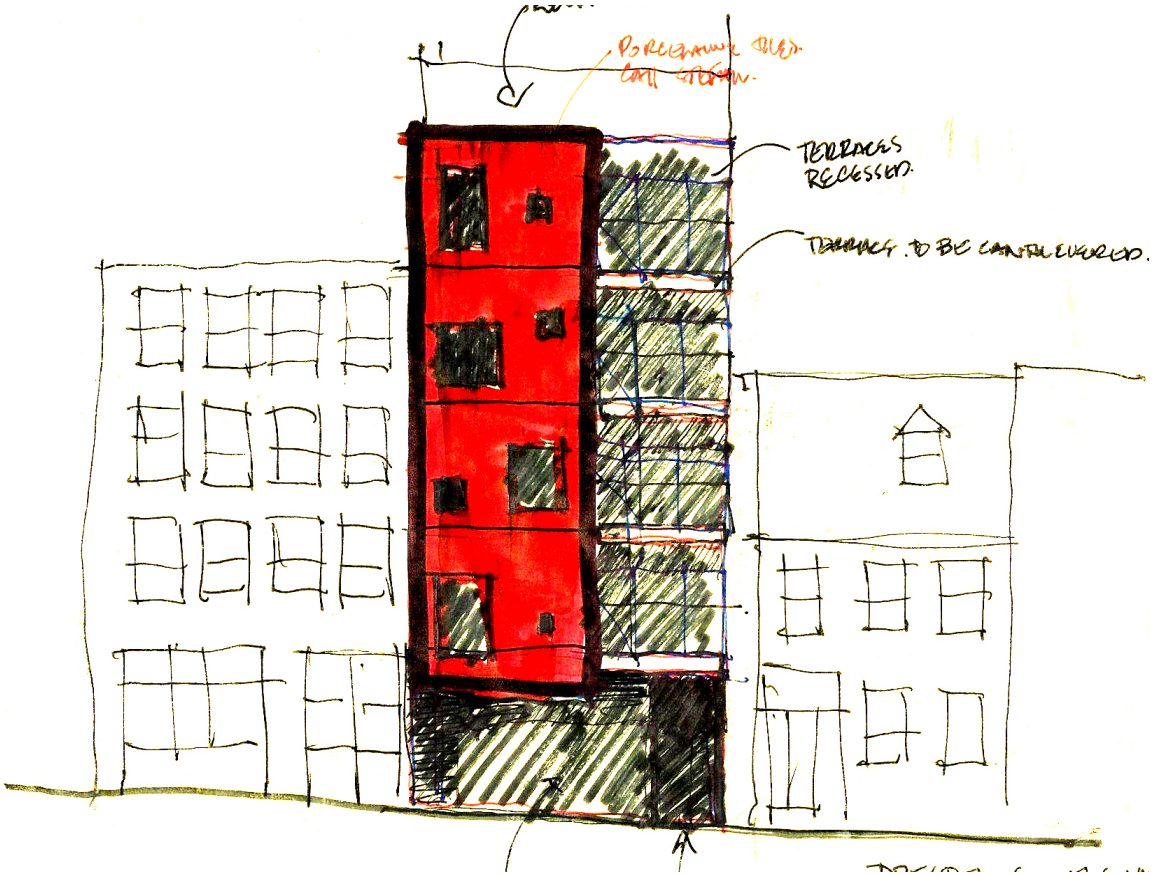
The site is currently inhabited on the Dresden Row side by what was a duplex that is currently leased as commercial office space for an insurance company. The building is in very poor condition and remains underutilized. The portion of the site abutting Queen Street is used as surface parking for the adjacent properties. The existing conditions do not correspond to the HRM design guidelines.

The adjacent buildings south of the proposal are owned by the same developer as this project. The developer plans to develop each of these properties individually over time in the same fashion as the current proposal, creating a series of individual narrow buildings that reinforce the character of the district.

QUEEN STREET CONTEXT

2.0 DESIGN RATIONALE

The following proposal located in precinct 3 or the Spring Garden Road Area is consistent with the HRM design manual guidelines providing an animated streetwall of superior quality and design. Large floor to ceiling windows at ground level provide a high level of transparency which will allow these units to be converted to commercial or retail with relative ease in the future. The upper level, which cantilevers above the first floor provides a large canopy and weather protection, encouraging pedestrian activity at grade. The upper levels are clad in a high quality Cembrit panel (high density concrete panel), creating a unique pattern that corresponds to the interior floor plates, windows, and terraces. The generous terraces are recessed into the facade, breaking up the elevation and providing a vertical rhythm that is consistent with the prevailing character of narrow buildings and storefronts. The terraces above the street level and large windows provide opportunities for eyes on the street and a sense of animation and engagement. The proposal reinforces the HRM By Design plan by replacing the existing conditions such as surface parking with high quality residential dwellings, which contributes to increasing density in the downtown core.



2.1 **DESIGN MANUAL** - RELEVANT CRITERIA

2.3a "Development shall appropriately frame Citadel Hill, the Public Gardens, and Victoria Park through the provision of consistent, animated streetwalls of superior quality and design." See section 2.0 on how this relates to design manual.

2.3c "Focus pedestrian activities at sidewalk level through the provision of weather protected sidewalks using well-designed canopies and awnings. Upper levels cantilever 5' over the ground level creating weather protection.

2.3d "Prohibit new surface parking lots of any kind." The proposed building replaces what is currently surface parking and replaces it with high quality living spaces.

2.3e "Improve the pedestrian environment in the public realm through a program of streetscape improvements as previously endorsed by Council (Capital District Streetscape Guidelines)." The proposal does provide the opportunity for landscaping at grade.

3.1.1a "The articulation of narrow shop fronts, characterized by close placement to the sidewalk." The current design provides floor to ceiling windows at grade allowing for flexibility and future conversion to commercial and retail.

3.1.1b "High levels of transparency (non-reflective and non-tinted glazing on a minimum of 75% of the first floor elevation.)" The current design provides floor to ceiling windows at grade allowing for flexibility and future conversion to commercial and retail.

3.1.1c Frequent entries. The proposed design has four different entrances.

3.1.1d "Protection of pedestrians from the elements with awnings and canopies is required along the pedestrian-oriented commercial frontages shown on Map 3, and is encouraged elsewhere throughout the downtown." The proposed design satisfies this requirement despite the fact that it is not located in the pedestrian-oriented commercial area shown on Map 3.

3.1.1e "Patios and other spill-out activity is permitted and encouraged where adequate width for pedestrian passage is maintained." The proposed design provides the opportunity for spill-out activity since the first floor is set back off the street creating the cantilever and natural canopy above.

3.1.1f "Where non-commercial uses are proposed at grade in those areas where permitted, they should be designed such that future conversion to retail or commercial uses is possible." The proposed design provides floor to ceiling glass at grade which satisfies this section of the design manual.

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. The proposed design is consistent with the setbacks of the buildings located on Dresden Row. Queen Street does not run perpendicular to the proposed building lots which creates a series of inconsistent setbacks.

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 existent buildings.” The proposed building setbacks corresponds to the setbacks of the adjacent buildings.

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.” See section 2.0 on how this relates to this particular section of the design manual.

3.2.1e “Streetwalls should be designed to have the highest possible material quality and detail.” See section 2.0 on how this relates to this particular section of the design manual.

3.2.1f “Streetwalls should have many windows and doors to provide > eyes on the street = and a sense of animation and engagement.” See section 2.0 on how this relates to this particular section of the design manual.

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.).” See section 2.0 on how this relates to this particular section of the design manual.

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.” The proposed building provides private terraces for each unit above grade. It also provides a large communal landscaped roof terrace.

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.” The outside wall be constructed out of insulated concrete forms which will mitigate unwanted sound transmission.

3.2.5a “Maintain active uses at-grade, related to the sidewalk, stepping with the slope. Avoid levels that are distant from grade.” The proposed design allows for direct barrier-free access at grade.

3.2.5c “Provide windows, doors and other design articulation along facades; blank walls are not permitted.” See section 2.0 on how this relates to this particular section of the design manual.

3.2.5d “Articulate the façade to express internal floor or ceiling lines; blank walls are not permitted. See section 2.0 on how this relates to this particular section of the design manual.

3.2.7a “Non-commercial uses at-grade should animate the street with frequent entries and windows.” See section 2.0 on how this relates to this particular section of the design manual.

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." See section 2.0 on how this relates to this particular section of the design manual.

3.3.1c "To provide architectural variety and visual interest, other opportunities to articulate the massing should be encouraged, including vertical and horizontal recesses or projections, datum lines, and changes in material, texture or colour. "See section 2.0 on how this relates to this particular section of the design manual.

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. The proposed building material on the sides and rear are consistent with the street facing 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." Cembrit panels are made of the best quality high density fibre cement slates.
3.3.2b "Too varied a range of building materials is discouraged in favour of achieving a unified building image." The proposed building facade consists of Cembrit panels, windows, and wood slats.

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." The proposed building material on the sides and rear are consistent with the street facing materials.

3.3.2d "Changes in material should generally not occur at building corners." The proposed building material on the sides and rear are consistent with the street facing materials.

3.3.2e "Building materials recommended for new construction include brick, stone, wood, glass, in-situ concrete and pre-cast concrete." Cembrit panels are made of the best quality high density fibre cement slates.

3.3.3a "Emphasize entrances with such architectural expressions as height, massing, projection, shadow, punctuation, change in roof line, change in materials, etc." The entrances to the upper level units are punched-in, clearly separating themselves from the entrances at grade.

3.3.3b "Ensure main building entrances are covered with a canopy, awning, recess or similar device to provide pedestrian weather protection." All entrances are covered by the building overhang/cantilever above, providing pedestrian weather protection.

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 preeminently visible. The incorporation of living green roofs is strongly encouraged." The rooftop terrace will provide landscaped open space to the users.

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's 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." The stair core is made of the same materials as the rest of the building. It will be set back and not visible from street level.

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 existent buildings.” The proposed building setbacks corresponds to the setbacks of the adjacent buildings.

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.” See section 2.0 on how this relates to this particular section of the design manual.

3.2.1e “Streetwalls should be designed to have the highest possible material quality and detail.” See section 2.0 on how this relates to this particular section of the design manual.

3.2.1f “Streetwalls should have many windows and doors to provide > eyes on the street = and a sense of animation and engagement.” See section 2.0 on how this relates to this particular section of the design manual.

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.).” See section 2.0 on how this relates to this particular section of the design manual.

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.” The proposed building provides private terraces for each unit above grade. It also provides a large communal landscaped roof terrace.

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.” The outside wall be constructed out of insulated concrete forms which will mitigate unwanted sound transmission.

3.2.5a “Maintain active uses at-grade, related to the sidewalk, stepping with the slope. Avoid levels that are distant from grade.” The proposed design allows for direct barrier-free access at grade.

3.2.5c “Provide windows, doors and other design articulation along facades; blank walls are not permitted.” See section 2.0 on how this relates to this particular section of the design manual.

3.2.5d “Articulate the façade to express internal floor or ceiling lines; blank walls are not permitted. See section 2.0 on how this relates to this particular section of the design manual.

3.2.7a “Non-commercial uses at-grade should animate the street with frequent entries and windows.” See section 2.0 on how this relates to this particular section of the design manual.

Attachment C – Design Manual Checklist – Case 18707				
Section	**Guideline**	**Complies**	**Discussion**	**N/A**
2	**Downtown Precinct Guide lines**			
2.3	**Precinct 3 - Spring Garden Road Area**			
2.3a	Development shall appropriately frame Citadel Hill, the Public Gardens, and Victoria Park through the provision of consistent, animated streetwalls of superior quality and design.			•
2.3b	Ensure that there continues to be adequate sunlight penetration on Spring Garden Road.			•
2.3c	Focus pedestrian activities at sidewalk level through the provision of weather protected sidewalks using well-designed canopies and awnings.	•		
2.3d - f	All sections 2.3 (d) – (f)			•
3	**General Design Guidelines**			
3.1	**The Streetwall**			
3.1.1	**Pedestrian-Oriented Commercial** On certain downtown streets pedestrian-oriented commercial uses are required to ensure a critical mass of activities that engage and animate the sidewalk These streets will be defined by streetwalls with continuous retail uses and are shown on Map 3 of the Land Use By-law. All retail frontages should be encouraged to reinforce the 'main street' qualities associated with the historic downtown, including:			
3.1.1a	The articulation of narrow shop fronts, characterized by close placement to the sidewalk.	•		
3.1.1b	High levels of transparency (non-reflective and non-tinted glazing on a minimum of 75% of the first floor elevation).	•		
3.1.1c	Frequent entries.	•		
3.1.1d	Protection of pedestrians from the elements with awnings and canopies is required along the pedestrian-oriented commercial frontages shown on Map 3, and is encouraged elsewhere throughout the downtown.		•	
3.1.1e	Patios and other spill-out activity is permitted and encouraged where adequate width for pedestrian passage is maintained.			•

Attachment C – Design Manual Checklist – Case 18707				
Section	**Guideline**	**Complies**	**Discussion**	**N/A**
3.1.1f	Where non-commercial uses are proposed at grade in those areas where permitted, they should be designed such that future conversion to retail or commercial uses is possible.		•	
3.1.2	**Streetwall Setback** *(refer to Map 6 of the LUB)*			
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 of the LUB)* 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.		•	

Attachment C – Design Manual Checklist – Case 18707				
Section	**Guideline**	**Complies**	**Discussion**	**N/A**
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.	•		
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	Sideyard setbacks are not permitted in the Central Blocks			•

Attachment C – Design Manual Checklist – Case 18707				
Section	**Guideline**	**Complies**	**Discussion**	**N/A**
	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. 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.			•

Attachment C – Design Manual Checklist – Case 18707				
Section	**Guideline**	**Complies**	**Discussion**	**N/A**
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.	•		
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.			•

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Section	**Guideline**	**Complies**	**Discussion**	**N/A**
3.2.5f	Wherever possible, provide pedestrian entrances on sloping streets. If buildings are fully accessible at other entrances, consider small flights of steps or ramps up or down internally to facilitate entrances on the slope.	•		
3.2.5g	Flexibility in streetwall heights is required in order to transition from facades at a lower 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 opportunities to articulate the massing should be encouraged, including vertical and horizontal recesses or projections, datum lines, and changes in material, texture or colour.	•		

Attachment C – Design Manual Checklist – Case 18707				
Section	**Guideline**	**Complies**	**Discussion**	**N/A**
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**			

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Section	**Guideline**	**Complies**	**Discussion**	**N/A**
3.3.3a	Emphasize entrances with such architectural expressions as height, massing, projection, shadow, punctuation, change in roof line, change in materials, etc.	•		
3.3.3b	Ensure main building entrances are covered with a canopy, awning, recess or similar device to provide pedestrian weather protection.		•	
3.3.3c	Modest exceptions to setback and stepback requirements are possible to achieve these goals.			•
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	•		

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Section	**Guideline**	**Complies**	**Discussion**	**N/A**
	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** *(not applicable)*			
3.5	**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 axis. Prominent Visual Terminus Sites are shown on Map 9 in the Land Use By-law.			•
3.4.1b	Prominent Civic Frontage: These frontages identify highly visible building sites that front onto important public open spaces such as the Citadel and Cornwallis Park, as well as important symbolic or ceremonial visual and physical connections such as the waterfront boardwalks, the proposed Grand Promenade linking the waterfront to the Town Clock, and other eastwest streets that connect the downtown to the waterfront. Prominent Civic Frontages are shown on Map 1 in Appendix A of the Design Manual.			•
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.			•

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Section	**Guideline**	**Complies**	**Discussion**	**N/A**
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** *(not applicable)*			
3.5.3	**Surface Parking** *(not applicable)*			
3.5.4	**Lighting**			
3.5.4a	Attractive landscape and architectural features can be highlighted with spot-lighting or general lighting placement.	•		
3.5.4b	Consider a variety of lighting opportunities inclusive of street lighting, pedestrian lighting, building up- or down-lighting, internal building lighting, internal and external signage illumination (including street addressing), and decorative or display lighting.	•		
3.5.4c	Illuminate landmark buildings and elements, such as towers or distinctive roof profiles.	•		
3.5.4d	Encourage subtle night-lighting of retail display windows.	•		
3.5.4e	Ensure there is no light trespass onto adjacent residential areas by the use of shielded “full cutoff fixtures.	•		
3.5.4f	Lighting shall not create glare for pedestrians or motorists by presenting unshielded lighting elements in view.	•		
3.5.5	**Signs** *(not applicable - Subject to Non-Substantive Site Plan Approval by the Development Officer)*			

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Section	**Guideline**	**Complies**	**Discussion**	**N/A**
3.6	**Site Plan Variance**			
3.6.15	**Land Uses at Grade Variance:**			
3.6.15	The minimum floor-to-floor height for the ground floor of a building having access at the street line or Transportation Reserve may be varied by Site Plan Approval where:			
3.6.15a	the proposed floor-to-floor height of the ground floor is 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. (RC-Mar 26/13;E-Apr 13/13)		•	

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." See section 2.0 on how this relates to this particular section of the design manual.

3.3.1c "To provide architectural variety and visual interest, other opportunities to articulate the massing should be encouraged, including vertical and horizontal recesses or projections, datum lines, and changes in material, texture or colour. "See section 2.0 on how this relates to this particular section of the design manual.

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. The proposed building material on the sides and rear are consistent with the street facing 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." Cembrit panels are made of the best quality high density fibre cement slates.
3.3.2b "Too varied a range of building materials is discouraged in favour of achieving a unified building image." The proposed building facade consists of Cembrit panels, windows, and wood slats.

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." The proposed building material on the sides and rear are consistent with the street facing materials.

3.3.2d "Changes in material should generally not occur at building corners." The proposed building material on the sides and rear are consistent with the street facing materials.

3.3.2e "Building materials recommended for new construction include brick, stone, wood, glass, in-situ concrete and pre-cast concrete." Cembrit panels are made of the best quality high density fibre cement slates.

3.3.3a "Emphasize entrances with such architectural expressions as height, massing, projection, shadow, punctuation, change in roof line, change in materials, etc." The entrances to the upper level units are punched-in, clearly separating themselves from the entrances at grade.

3.3.3b "Ensure main building entrances are covered with a canopy, awning, recess or similar device to provide pedestrian weather protection." All entrances are covered by the building overhang/cantilever above, providing pedestrian weather protection.

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 preeminently visible. The incorporation of living green roofs is strongly encouraged." The rooftop terrace will provide landscaped open space to the users.

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's 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." The stair core is made of the same materials as the rest of the building. It will be set back and not visible from street level.

3.3.4e “Low-rise flat roofed buildings should provide screened mechanical equipment. Screening materials should be consistent with main building design. Sculptural and architectural elements are encourage for visual interest as the roofs of such structures have very high visibility.” All mechanical equipment will be located in the basement.

3.5.4a “Attractive landscape and architectural features can be highlighted with spot-lighting or general lighting placement.” Exterior lighting will be recessed in the building cantilever. Exterior lighting will be located on each balcony as well.

3.5.4d “Encourage subtle night-lighting of retail display windows.” Pot lights in the building cantilever will illuminate storefront windows at grade.

A variance will be required for the floor to floor heights on the main level. Amendments have been recently made to the design manual allowing developments to apply for this type of variance for the following three reasons: Residential use at grade, development is located on a hill or slope, and or, project is an infill. All three conditions apply to this particular application not to mention it is more appropriate with regards to the existing context and improves the overall proportions of the building massing.

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August 8, 2013

Dali H. Salih B.Sc., BCD
Planner
Development Approvals- Western Region

Reference: Case 18707- 1581 Dresden Row
- Wind Assessment

We offer our qualitative wind impact assessment for the above mentioned project.

The design fits within the setback height requirements as per Downtown Halifax Land Use By-Law.
The proposed new building runs between Dresden Row and Queen Street. The facade meets the sidewalk with a streetwall facade rising to approximately 50 feet (or 15 meters). The height of the proposed building rises above that of the existing adjoining buildings by 9 feet or 2.7 meters on the North side and 17 feet or 5 meters on the South side.

The building is situated across from the 19 story Martello building. In our opinion, the relatively low height of the proposed building will have a negligible effect on existing wind conditions at street level. We believe that by filling in the empty lot on Queen Street there will be an improvement to pedestrian comfort.

Hence the proposed building will potentially improve conditions for pedestrians.

Regards,

original signed

Geoff Keddy Architects & Associates LTD