

PROPOSED HOTEL BRUNSWICK STREET, HALIFAX

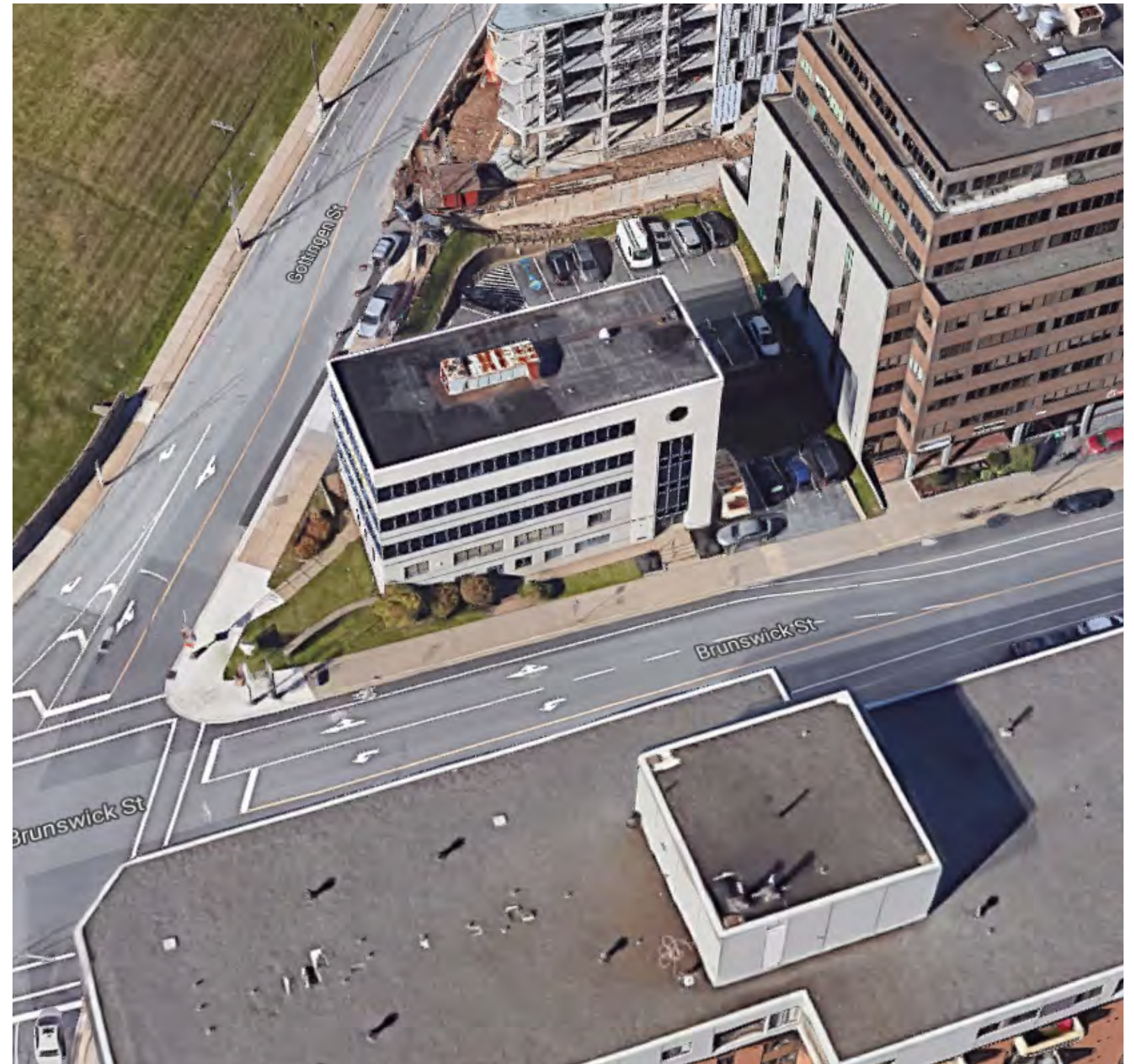
PRESENTATION TO DESIGN REVIEW COMMITTEE
SUBMITTED BY: FOUGERE MENCHENTON ARCHITECTURE INC.
13 SEPTEMBER 2018

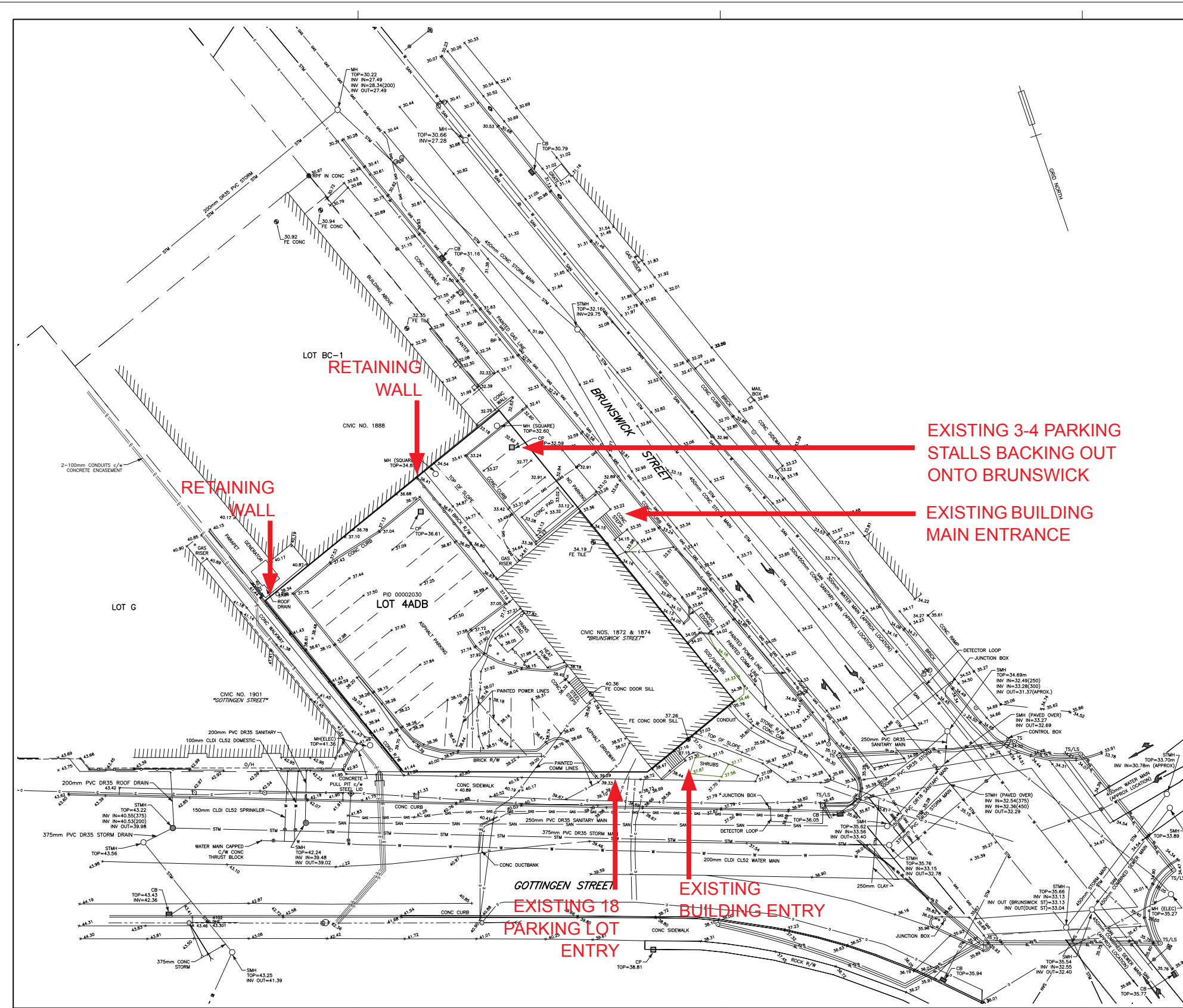


1872-1874 BRUNSWICK ST.

EXISTING CONDITION

- Located in Precinct 8 - Cogswell District
- 50+ year old building
- Largely empty, used traditionally as office space.
- Prominent corner, but site is under utilized.





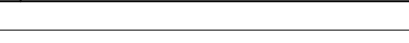
LEGEND	
PERIMETER OF LANDS SURVEYED	
SPOT ELEVATION	
MH	MANHOLE
CB	CATCHBASIN
CVIN	CULVERT INVERT
FE	FLOOR ELEVATION
U-P	UTILITY POLE & ANCHOR
LP	LIGHT POLE
LS	LIGHT STANDARD
FH	FIRE HYDRANT
WV	WATER VALVE
B	BOLLARD
SP	SIGN POST
HCLRO	HALFAX COUNTY LAND REGISTRATION OFFICE
PID	PARCEL IDENTIFICATION NUMBER
CONC	CONCRETE
O/H	OVERHANG
BP	BIKE POST
TS/LS	TRAFFIC SIGNAL/LIGHT STANDARD
MFR	METAL FENCE / RAILING
WF	WOOD FENCE
OW	OVERHEAD WIRES
TS	TOP OF SLOPE
TS	TOE OF SLOPE
CL	CENTRELINE OF DITCH/STREAM
SM	SANITARY SEWER
STM	STORM SEWER
SMW	COMBINED SEWER
W	WATERLINE
G	GAS LINE
U	UNDERGROUND CONDUIT
SL	STREET LIGHT CONDUIT
FA	FIRE ALARM CONDUIT
TL	TRAFFIC LIGHT CONDUIT
H	HARDWOOD TREE
S	SOFTWOOD TREE

NOTES

- ELEVATIONS ARE BASED ON CANADIAN GEODETIC VERTICAL DATUM 1928 AND REFER TO NOVA SCOTIA COORDINATE MONUMENT NO. 4833; ELEVATION = 15.069 METRES.
- FIELD SURVEYS WERE CARRIED OUT DURING THE PERIOD AUGUST 14, 2018 TO AUGUST 16, 2018.
- LOT 4ADB RELATES TO PLAN OF SURVEY OF LOT 4ADB CERTIFIED BY ALLEN J. OWEN, NSLS DATED JUNE 11, 2018.
- CAUTION: DIGITAL DATA BASED ON THIS SURVEY MUST BE USED IN CONJUNCTION WITH THIS PLAN. USERS ARE ADVISED TO CONFIRM THE ACCURACY OF DIGITAL INFORMATION NOT EXPRESSLY INDICATED HEREON.
- CAUTION: SERVICE INFORMATION SHOWN HEREON WAS COMPILED FROM FIELD SURVEY AND DATA OBTAINED FROM VARIOUS UTILITY OPERATORS. THE EXACT LOCATION OF UNDERGROUND SERVICES IS NOT CONFIRMED. CONTACT SHOULD BE MADE WITH ALL UTILITY OPERATORS RELATING TO THE CONFIRMATION OF THE SERVICES SHOWN HEREON AND FOR OTHER SERVICES WHICH MAY EXIST BEFORE CONSTRUCTION COMMENCES.

LOT 4ADB
1872 & 1874 BRUNSWICK STREET
HALIFAX, HALIFAX COUNTY, NOVA SCOTIA

EXISTING CONDITIONS		
Date	August 24, 2018	Drawn
Scale	1:200	Checked By
Reference		Reviewed By
Surveyed	SDMM	Sheet
		1 OF 1
Project No.	FILE No. 1-1-243 (33644)	Plan No.
		16-1783-0
		Drawing Name



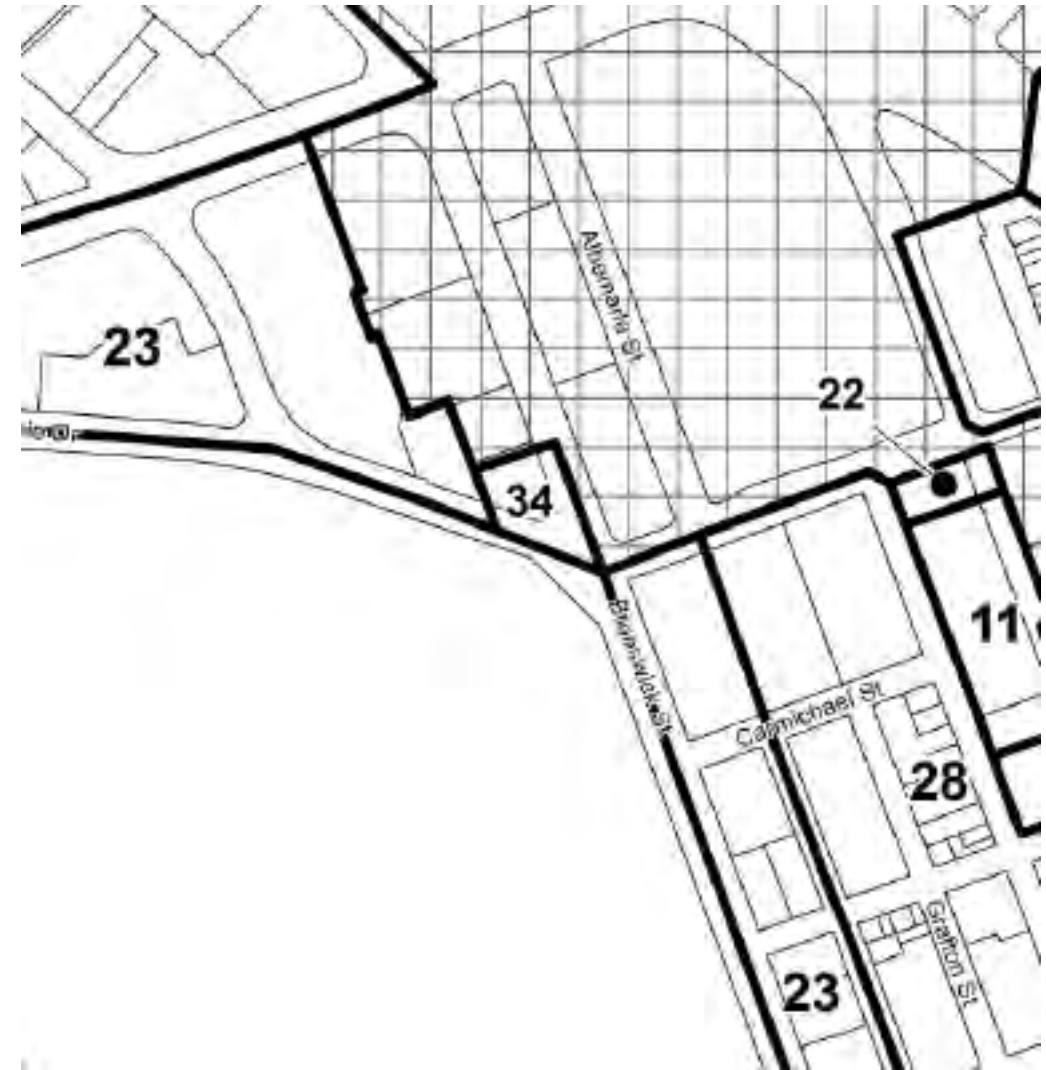
EXISTING SITE

PROPOSAL

- Demolish existing building.
- Build new 12 storey hotel.
- 171 rooms
- Reception/main lobby and bar on the first floor, all accessible at grade off of Brunswick Street
- Restaurant on the second floor, accessible at grade off of Gottingen Street.
- Meeting/lounge space and banquet /food & beverage facilities available on the 2nd, 6th and the 12th floors.

BUILDING HEIGHT

- Site has a post-bonus height maximum of 34 meters.
- Mid-rise height maximum is 33.5 meters.
- Our proposed height to the top of parapet is 33.5 meters, measured from the average grade as defined by the Downtown Halifax Land Use By-Law. Average grade for this site is 37.72 meters.
- Penthouse suite exceeds this height as permitted, but occupies less than 30% of roof area.



Definitions from DT HFX Land Use By-Law

- *Average grade* means the average finished elevation around the perimeter of the building (RC-Dec 13/11;E-Mar 3/12).
- *Building height* means the vertical distance between the average grade and a horizontal plane extended across the top of the building, except as otherwise specified on Map 4, Maximum Pre-Bonus Heights and Map 5, Maximum Post-Bonus Heights.
- *Mid-rise Building* means a building or that portion of a building that is no less than 18.5 metres in height and no more than 33.5 metres in height.

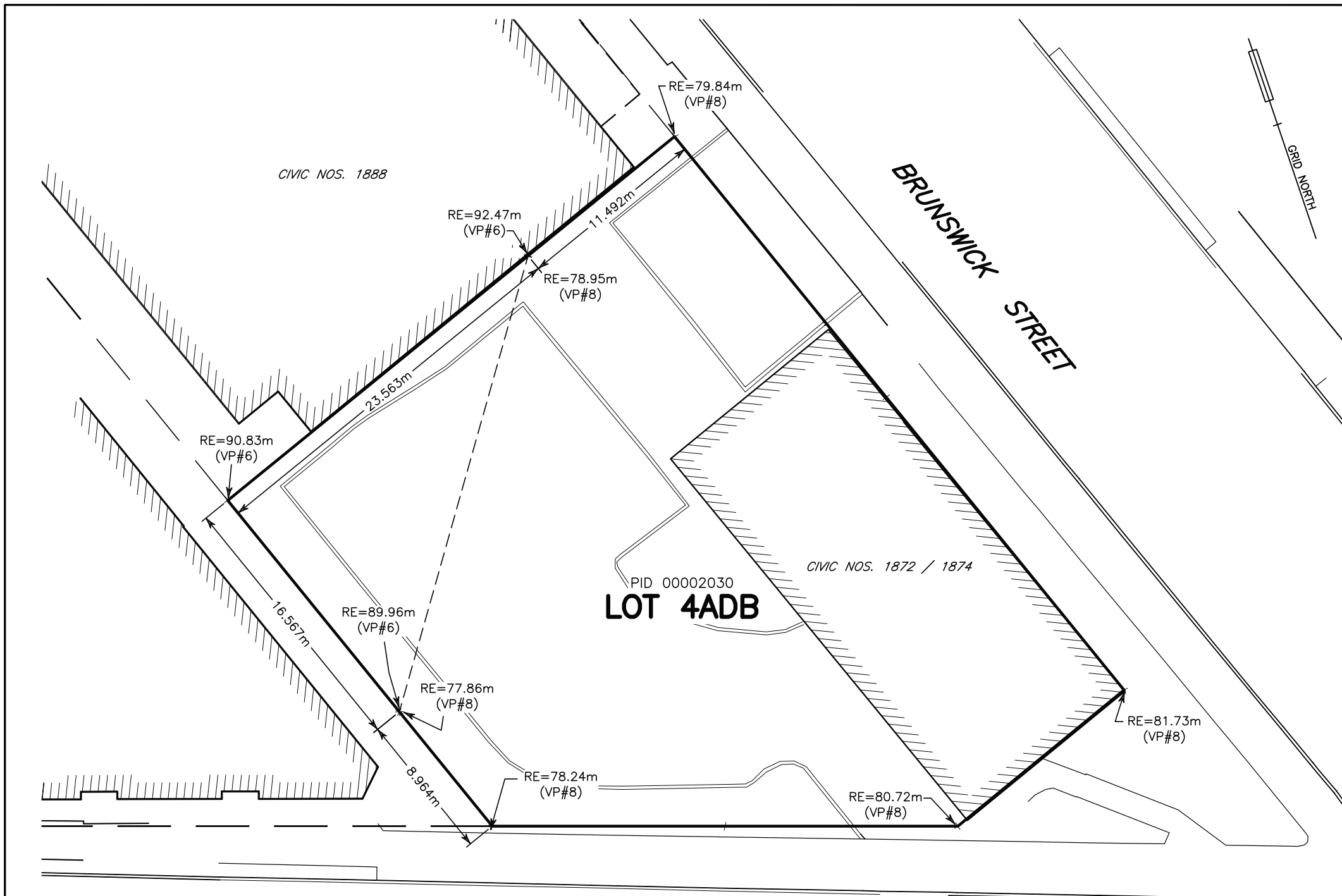
STREETWALL

- Streetwall height is 18.5 meters as permitted.
- There are no setbacks on the streetwall.
- Setbacks on the mid-rise portion of the building are 3 meters on Gottingen and Brunswick and 3.5 meters on the inner lot lines.



From DT HFX Land Use By-Law

- *Above a height of 18.5 metres, or the height of the streetwall, the mid-rise portion of a building shall be setback from interior lot lines no less than 10% of the lot width or 5.5 metres, whichever is less. Where a lot has more than one streetline, the greater lot width shall apply.*

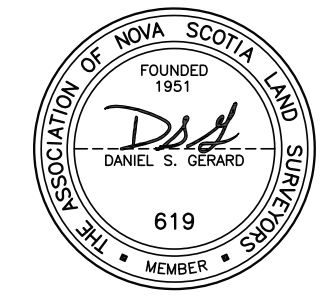


LEGEND

RE	RAMPART ELEVATION RESTRICTION
VP	CITADEL VIEWING POSITION
PID	PARCEL IDENTIFICATION NUMBER

NOTES:

- ELEVATIONS ARE BASED ON CANADIAN GEODETIC VERTICAL DATUM 1928 (MEAN SEA LEVEL) AND REPRESENT MAXIMUM ELEVATION TO WHICH A STRUCTURE MAY BE ERECTED WITHOUT PROTRUDING THROUGH A VIEW PLANE OR IMPEDING A VIEWING POSITION FROM CITADEL HILL RAMPARTS IN ACCORDANCE WITH SECTION 8(14) TO 8(17) INCLUSIVE OF DOWNTOWN HALIFAX LAND-USE BY-LAW.



PLAN SHOWING
RAMPART ELEVATION ANALYSIS
LOT 4ADB
 GOTTINGEN STREET AND BRUNSWICK STREET
 HALIFAX, HALIFAX COUNTY, NOVA SCOTIA

SDMM
Servant, Dunbrack, McKenzie & MacDonald Ltd.
 NOVA SCOTIA LAND SURVEYORS & CONSULTING ENGINEERS
 36 OLAND CRESCENT BAYERS LAKE BUSINESS PARK HALIFAX, NS B3S 1C6
 PHONE: (902)455-1537
 FAX: (902)455-8479
 WEB: www.sdmm.ca

AUGUST 28, 2018
 SCALE 1 : 250 (METRIC)
 FILE NO. 1-1-243 (33644)
 PLAN NO. 7-2450-0

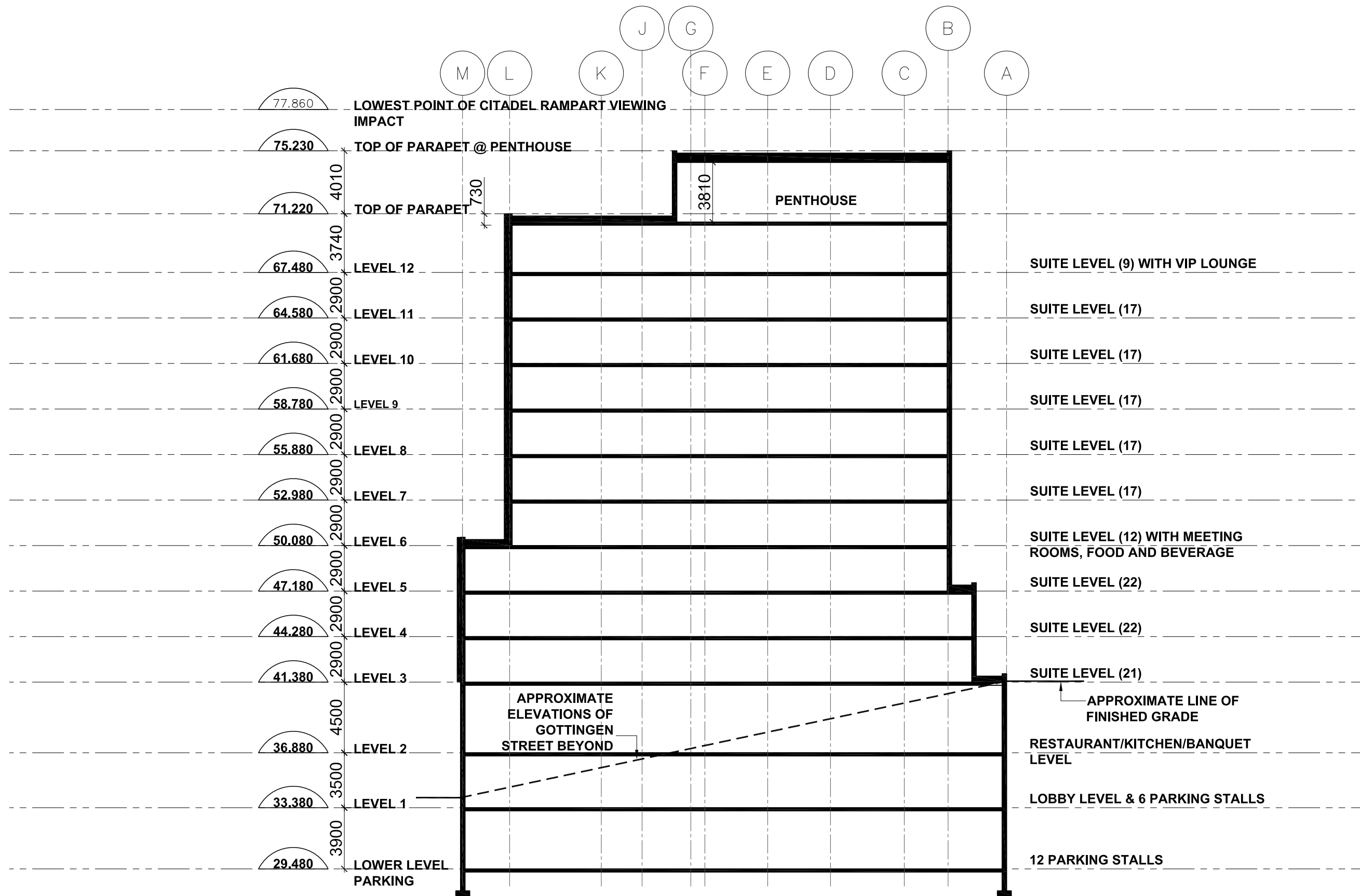
The highest point of our building (the penthouse roof) is at elevation 75.23 meters, which is 2.63 meters below the lowest rampart elevation restriction. this restriction under view plane #8 is in the western corner of the lot and sits at 77.86 meters.

WIND STUDY

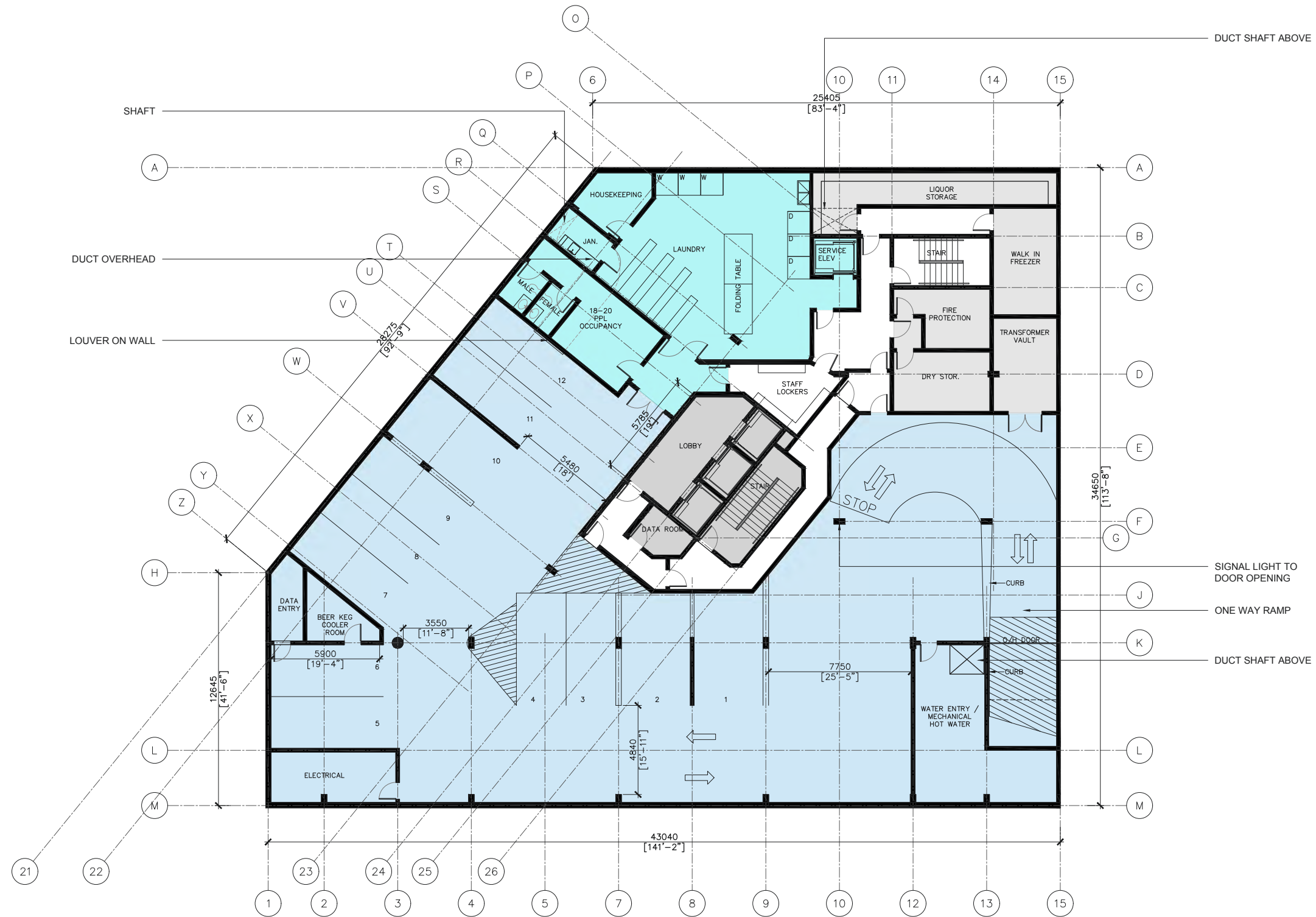
- Wind study completed by RWDI confirms that proposed development will not have a negative impact on surrounding pedestrian areas.

“The proposed development has a number of positive design features, such as the building setback on the podium, entrance location, and a vestibule at the main entrance. As a result of these positive design features, in addition to the wind protection offered by the tall surrounding buildings and the Citadel, appropriate wind conditions are expected at the sidewalks, main entrance, and plaza throughout the year. “

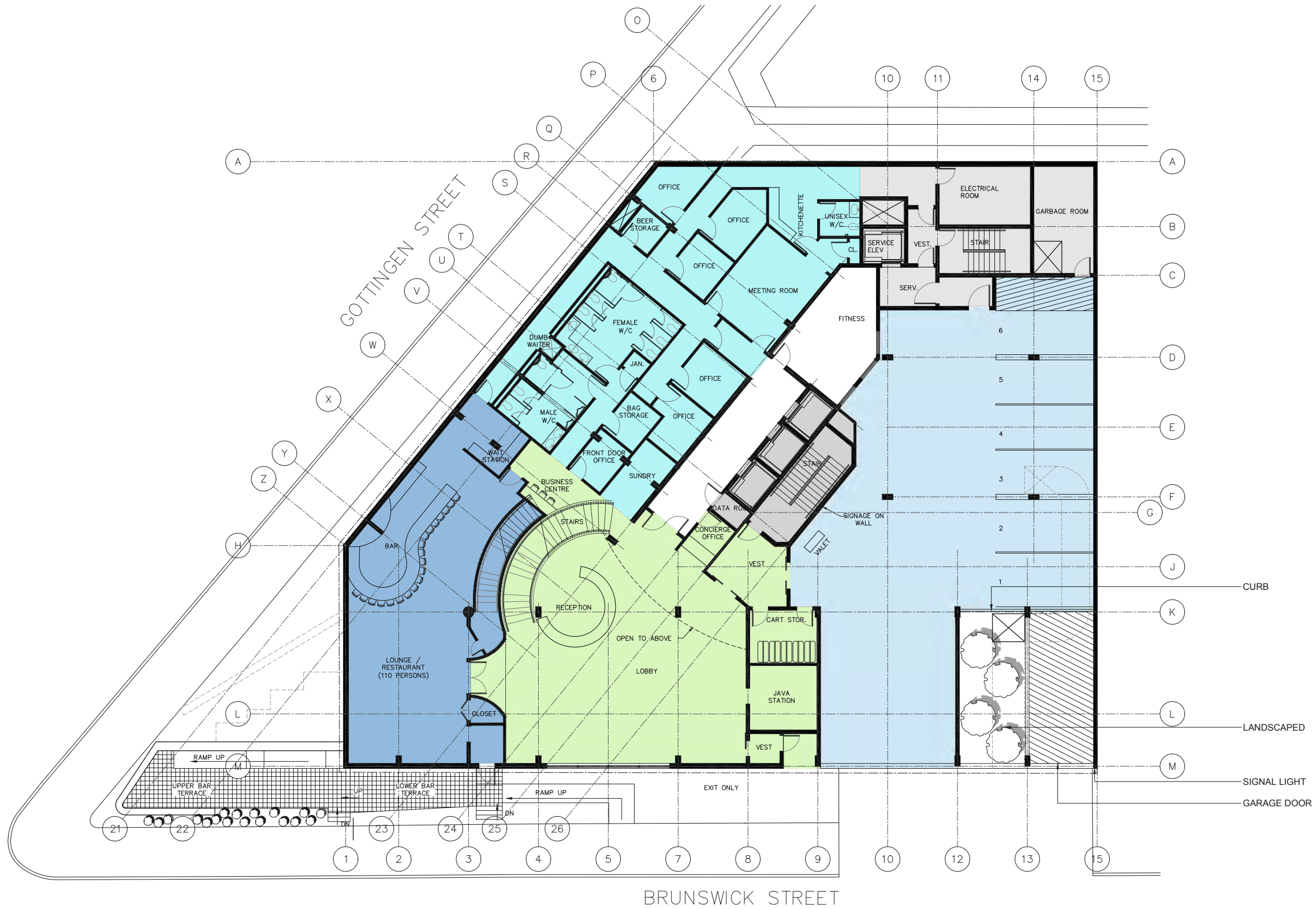
- Summary from RWDI’s Wind Study



SECTION



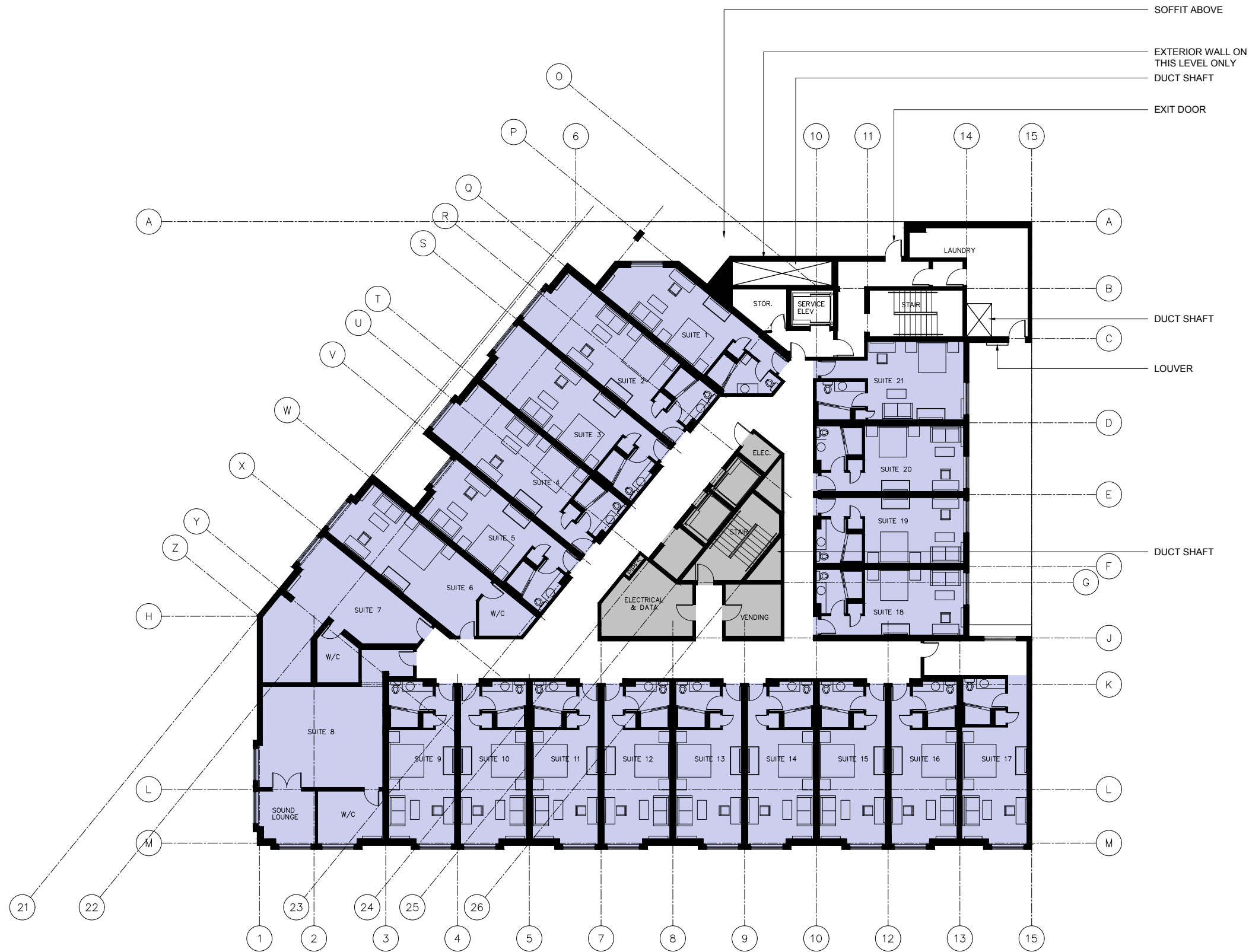
PLAN LEVEL P1



LEVEL ONE



LEVEL TWO



LEVEL THREE



LEVEL FOUR & FIVE



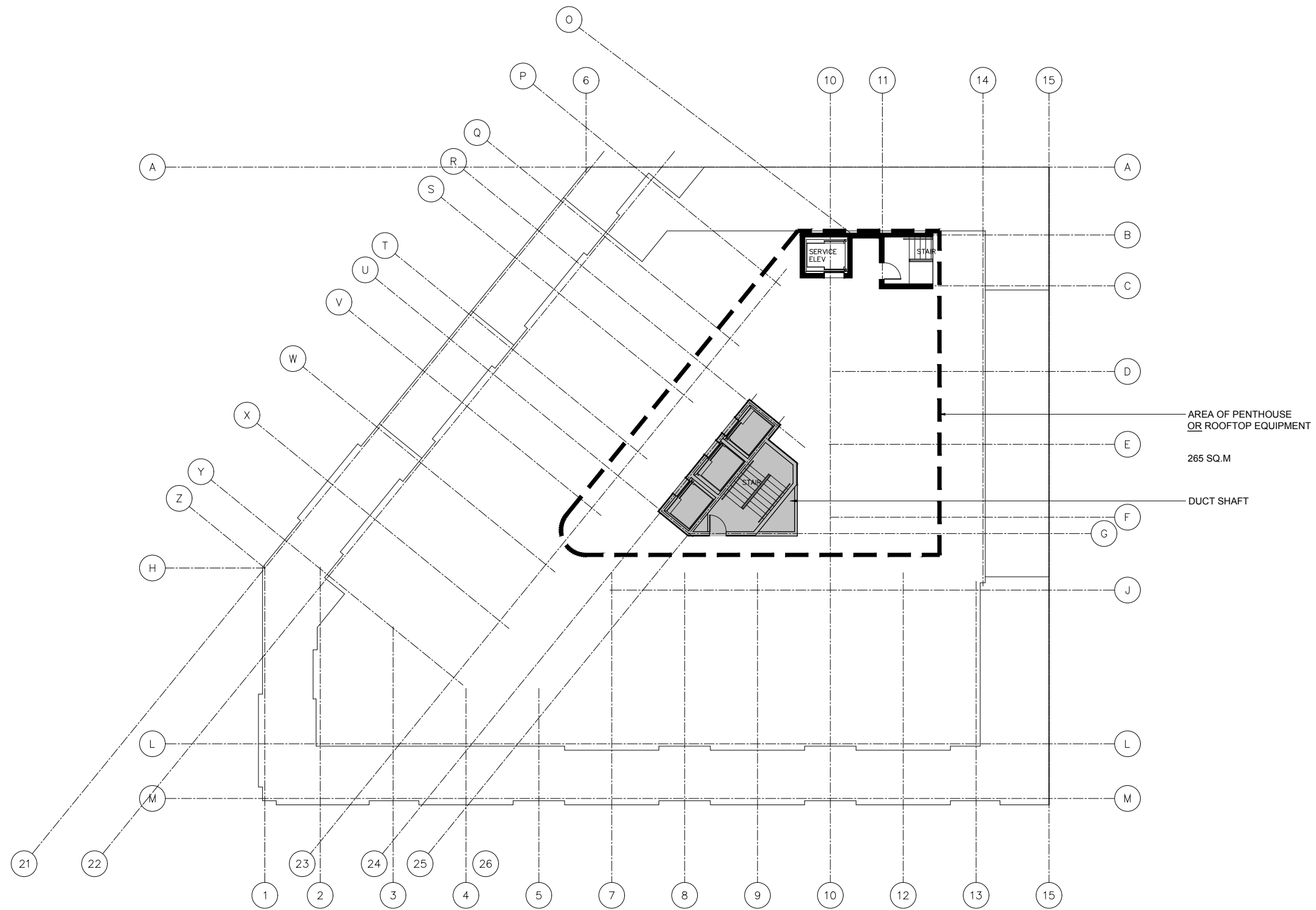
LEVEL SIX



LEVEL SEVEN - ELEVEN



LEVEL TWELVE



PENTHOUSE LEVEL

GOTTINGEN FACADE



BRUNSWICK FACADE

