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Item No. 9.1.1
Design Review Committee
March 25, 2019

TO: Chair and Members of Design Review Committee

SUBMITTED BY: **ORIGINAL SIGNED**

Steven Higgins, Acting Director of Planning and Development

ORIGINAL SIGNED

Jacques Dubé, Chief Administrative Officer

DATE: March 22, 2019

SUBJECT: **Case 22254: Substantive Site Plan Approval - 5640 Sackville Street and
1577 South Park Street, Halifax**

ORIGIN

Application by Southwest Properties Ltd.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality (HRM) 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 request to change the roofline for both buildings, the design at the northeast corner of the Pavilion at the third, fourth and fifth floors, the location of metal louvres on the eastern elevations, and to add an architectural treatment at the roofline of both the Pavilion and the Curve buildings, as shown in Attachment A with the condition that:
 - a. The proposed request to change the appearance of the ground floor of the Sackville Street frontage be amended so as to include additional glazing, preferably transparent but translucent at a minimum, to a minimum of 60% of the ground floor between Briar Lane and the main doorway to comply with the requirements for transparency and animation in the Design Manual; and
2. Accept the findings of the qualitative Wind Impact Assessment, as contained in Attachment D.

BACKGROUND

Southwest Properties Ltd. has applied for substantive site plan approval to enable changes to a building that is under construction at the corner of Sackville and South Park Streets, Halifax (Map 1). To allow the development, the Design Review Committee must consider the application relative to the Design Manual within the Downtown Halifax Land Use By-law (LUB).

This report addresses relevant guidelines of the Design Manual in order to assist the Committee in their decision.

Subject Site	5640 Sackville St and 1577 South Park Street, Halifax
Location	Corner of South Park and Sackville Streets
Zoning (Map 1)	DH-1 (Downtown Halifax) Zone
Lot Size	5,668.1 square metres (61,010.9 square feet)
Current Land Use(s)	Building under construction
Surrounding Land Use(s)	Multi-unit residential, retail, commercial. The Halifax Public Gardens is to the west.

Project Description

The applicant wishes to alter the appearance of the buildings, known as the Pavilion and the Curve, which were approved by Design Review Committee (Case 20275) on January 14, 2016. The buildings are presently under construction and the applicant is requesting to change 5 elements of the previously approved site plan application. The applicant has indicated that these items have not yet been constructed, thereby allowing the design of these elements to change. The amended details of the proposal are as follows (Attachments A, B and E):

- Revised roof lines on both towers to accommodate the ramparts view plane. The original approvals punctured the ramparts view plane, thereby requiring revisions to bring the roof into alignment with the LUB requirements;
- Changes at the third, fourth and fifth floor of the Pavilion building which include replacing a child care centre with studios, increasing the window dimensions and adding balconies at the fourth and fifth levels. Additionally, the terrace area at the third floor has been converted into interior space;
- Changes to size and location of louvres and vision glass in the podium on the eastern elevation;
- Removal of windows and insertion of pre-finished metal panels on the Sackville Street elevation;
- Addition of architectural treatment at the seventh floor.

Information about the design approach to the building changes has been provided by the project's architect can be found in Attachment B.

Approved Proposal

The Pavilion and the Curve buildings were approved at Design Review Committee on January 14, 2016 (Attachment E). The original proposal came to the Committee with a negative staff recommendation based in part on the incompatibility of the building proposal with variance criteria. The proposal was felt to have excessive building volume and was considered to be located too close to the adjacent Paramount property, to an extent that would result in crowding the buildings and compatibility and livability issues.

The buildings are presently under construction, and as such, are deemed to be existing buildings. The Downtown Halifax Land Use By-law allows for the consideration of changes to an existing building, provided that the proposed changes are consistent with the By-law and Design Manual. The items that have been requested to be changed have not yet been completed and may be considered through a substantive site plan approval process.

Regulatory Context - Municipal Planning Documents

With regard to the Downtown Halifax Secondary Municipal Planning Strategy (DHSMPS) and the Downtown Halifax Land Use By-law (LUB), the following are relevant to the proposed development from a regulatory context:

- Zone: DH-1 (Downtown Halifax)
- Precinct: Spring Garden Road, Precinct 3
- Building Height (Pre and Post-Bonus): Maximum building height ranges from 22m to 49m (Appendix C of the LUB). There is no ability to consider post-bonus height.
- Streetwall Setback: 0-1.5m along South Park Street, and between 0-4m along Sackville Street and Briar Lane.
- Streetwall Height: 17m along South Park Street, 18.5m along Sackville Street and 15.5m along Briar Lane.
- Prominent Visual Terminus Site: Located at the intersection of Bell Road, Sackville Street and South Park Street.

DRC should note that the proposal was reviewed and deemed to be in compliance with the above LUB regulations by the Development Officer. In addition to the above regulations, the Design Manual of the Downtown Halifax LUB contains guidance regarding the appropriate appearance and design of buildings (Attachment C).

Site Plan Approval Process

Under the site plan approval process, development proposals within Downtown Halifax Plan area must meet the land use and building envelope requirements of the Land Use By-law (LUB), as well as the requirements of the By-law's Design Manual. The process requires approvals by both the Development Officer and the DRC as follows:

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 contained in the LUB. The Development Officer has reviewed the application and determined it to be in conformance with these requirements.

The applicant does not require any variances to the Downtown Halifax LUB for the revisions to this proposal.

Role of the Design Review Committee

The Design Review Committee, established under the LUB, is the body responsible for making decisions relative to a proposal's compliance with the requirements of the Design Manual.

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

1. Determine if the project is in keeping with the design guidelines contained within the Design Manual (Attachment C); and
2. Determine if the proposal is suitable in terms of the expected wind conditions on pedestrian comfort and safety (Attachment D).

Notice and Appeal

Where a proposal is approved by the Design Review Committee, notice is given to all assessed property owners within the DHSMPS Plan Area boundary plus 30 meters. Any assessed property owner within the area of notice may then appeal the decision of the Design Review Committee to Regional Council. If no appeal is filed, the Development Officer may then issue the Development Permit for the proposal. If an appeal is filed, Regional Council will hold a hearing and make a decision on the application. A decision to uphold an approval will result in the approval of the project while a decision to overturn an approval will result in the refusal of the site plan approval application.

COMMUNITY ENGAGEMENT

The community engagement process has been 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 developer's website, public kiosks at HRM Customer Service Centres, and a Public Open House held on February 25, 2019.

DISCUSSION

Design Manual Guidelines

As noted above, the Design Manual contains a variety of building design conditions that are to be met in the development of new buildings and modifications to existing buildings as follows:

- Section 2.3 of the Design Manual contains design guidelines that are to be considered specifically for properties within Precinct 3.

An evaluation of the general guidelines and the relevant conditions as they relate to the project are found in a table format in Attachment C. The table indicates staff's analysis and advice as to whether the project complies with the guidelines. In addition, it identifies circumstances where there are different possible interpretations of how the project relates to a guideline, where additional explanation is warranted, or where the Design Review Committee will need to give attention in their assessment of conformance to the Design Manual. Staff have undertaken a detailed review of the proposal, and have identified the following items as discussion items that require further consideration by the Design Review Committee as follows:

Design of the Streetwall (3.2.1a, and 3.2.1f)

3.2.1a: Streetwall should contribute to the fine-grained character of the streetscape by articulating the façade in a vertical rhythm.

3.2.1f: Streetwalls should have many windows and doors to provide eyes on the street and a sense of animation and engagement.

- The proposed changes to the Sackville St frontage eliminates the windows that were shown on the original approval, from the corner of Briar Lane to the entrance of the YMCA, and replaces these with metal panels. This creates a blank wall at the North-east corner and greatly reduces the animation of the street. The intent of the design manual is to provide activity and animation at the street and eliminating windows and introducing blank walls on the most prominent frontage within the project does not meet this intent.

Other Uses (3.2.7a)

Non-commercial uses at-grade should animate the street with frequent entries and windows.

- This request proposes to replace the windows with metal panels on the Sackville Street frontage, making it not compliant with this requirement.

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.

- The proposed change at the ground floor of Sackville St will reduce the animation and transparency of the base of the building and creates a negative pedestrian environment, through the creation of a blank wall.
- The requested change at the NE corner, that starts at the third floor, as shown on the North elevation, is consistent with the Design Manual.
- The proposed change to the roofline will continue to define the roof and distinguishes the top from the rest of the building.

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.

- The Sackville St corner is identified as a prominent visual terminus on Map 9, which indicates this is an important site and the design of the streetwall needs to be thoughtfully considered in this area. Eliminating the windows and creating blank walls along Sackville St does not support the intention of this criteria.

Parking Services and Utilities (3.5.1d, 3.5.1f)

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.

3.5.1f: 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.

- The proposal has eliminated windows along Briar Lane and increased the number of vents at the street. The proposal has frontage on three streets, and in the original approvals, arguments were accepted that Briar Lane should be treated as a service lane. This proposal continues to treat Briar Lane as a service lane. The materials are consistent with the materials used on the rest of the buildings.

Overall, the intention of the Design Manual is not being met for the proposed changes at the ground level of the Sackville Street frontage. This area contains the swimming pool for the proposed YMCA building and privacy concerns raised by the architect could be addressed through varying the opacity in window treatments, instead of the introduction of blank walls at the street frontage. Of the two proposals, the original approved building design (Attachment E) creates the best condition along the street level and should be maintained in the proposed revisions. The original approval provides transparency and animation at the street—the intent of this design should be maintained through the provision of glazing at a minimum standard of 60% of the street frontage, measured from Briar Lane to the entry way of the YMCA.

Wind Assessment

A Qualitative Wind Impact Assessment was prepared by the applicant for the project and is included in Attachment D. Its purpose is to determine whether the site and its surroundings will be safe and comfortable for pedestrians once the new building is constructed. The assessment submitted for this proposal compared the changes to the approved concept and anticipates that the development will result in no change in comfort levels for persons sitting, standing, or walking at the sidewalk level. Therefore, no specific design treatments to mitigate wind impacts are necessary.

Conclusion

Staff advise that the proposed development meets the objectives and guidelines of the Design Manual, with the exception of the proposed changes to the ground floor of the Sackville Street frontage. It is, therefore, recommended that the substantive site plan approval application be approved with the condition that the proposed changes at the ground floor of Sackville Street be amended so as to include additional glazing, preferably transparent but translucent at a minimum, to a minimum of 60% of the ground floor between Briar Lane and the main doorway to comply with the requirements for transparency and animation in the Design Manual.

FINANCIAL IMPLICATIONS

There are no financial implications. The HRM costs associated with processing this planning application can be accommodated within the approved 2019-20 operating budget for C310 Urban & Rural Planning Applications.

RISK CONSIDERATION

There are no significant risks associated with the recommendations contained within this report.

ENVIRONMENTAL IMPLICATIONS

No environmental implications are identified.

ALTERNATIVES

1. The Design Review Committee may choose to approve the application. This may necessitate further submissions by the applicant, as well as a supplementary report from staff.
2. 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. An appeal of the Design Review Committee's decision can be made to Regional Council.

ATTACHMENTS

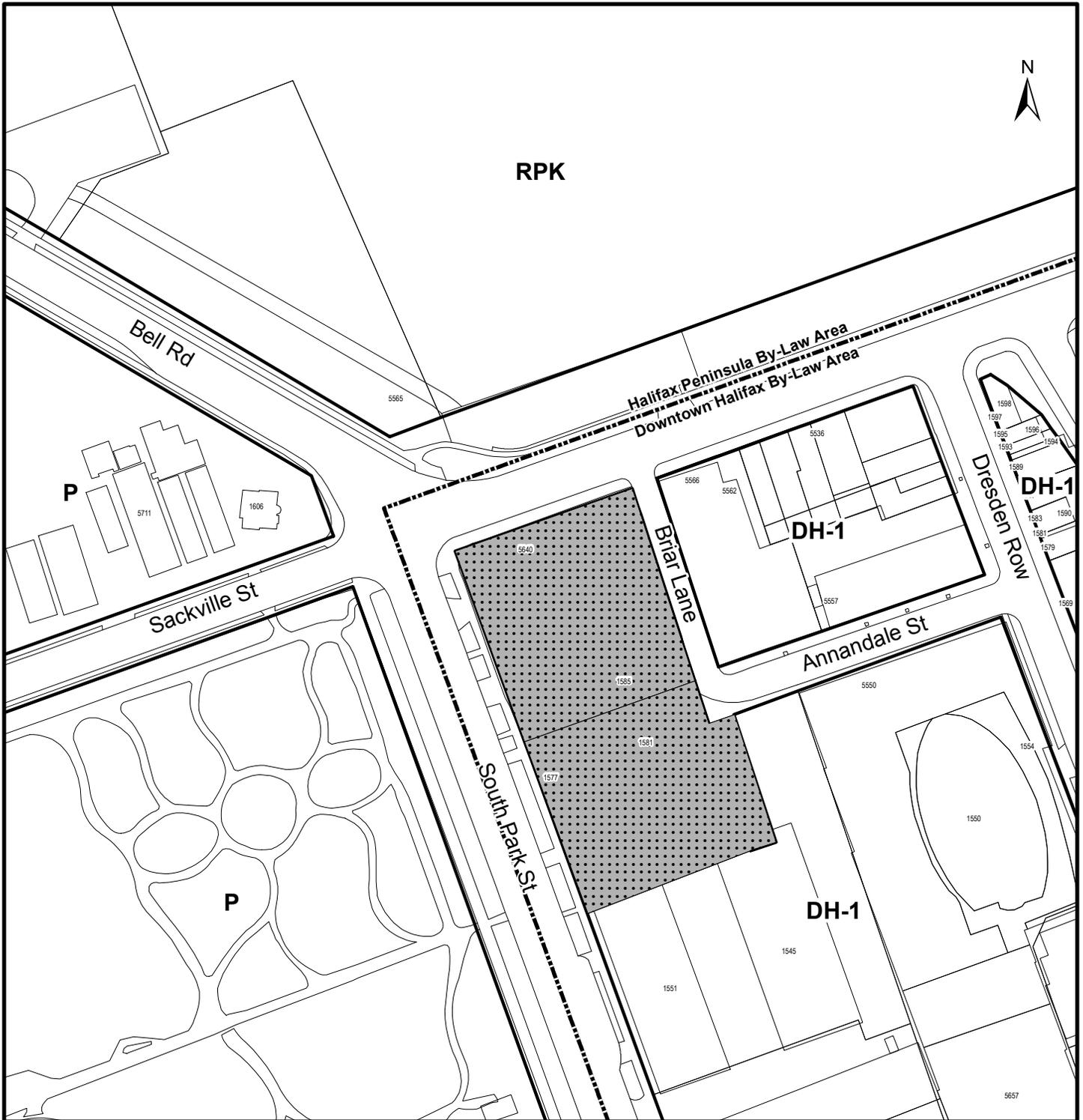
Map 1	Location and Zoning
Attachment A	Site Plan Approval Plans
Attachment B	Design Rationale
Attachment C	Design Manual Checklist
Attachment D	Pedestrian Wind Assessment
Attachment E	Elevations from Original Site Plan Approval

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/index.php> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Jennifer Chapman, Planner III, 902.490.3999

ORIGINAL SIGNED

Report Approved by: _____
Carl Purvis, Urban and Rural Planning Applications Program Manager 902.490.4800



Map 1 - Zoning and Location

5640 Sackville Street and 1577 South Park Street
Halifax

HALIFAX

 Subject Properties

Downtown Halifax Zones

DH-1 Downtown Halifax



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

Downtown Halifax
Land Use By-Law Area

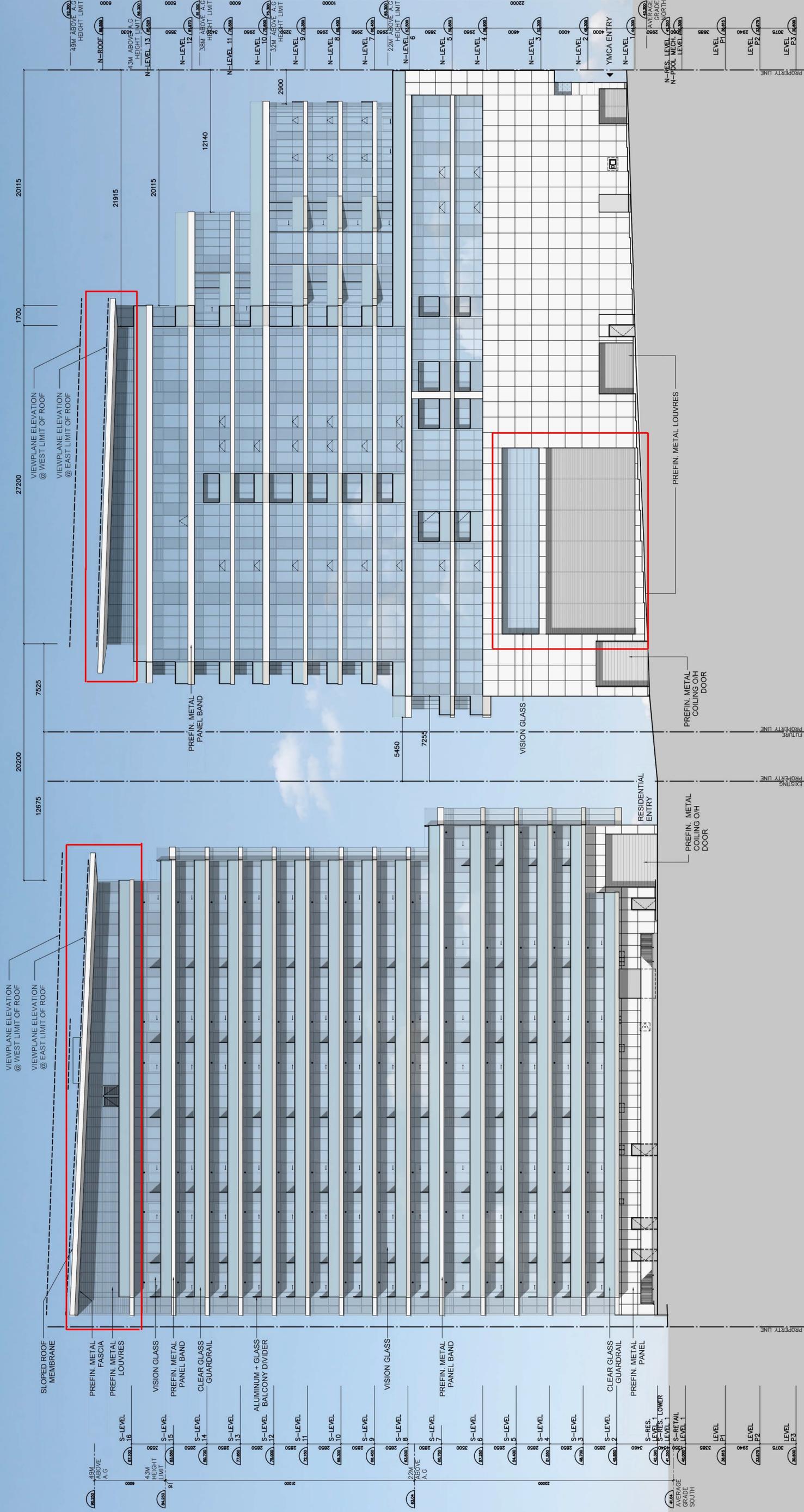
Halifax Peninsula Zones

RPK Regional Park
P Park and Institutional

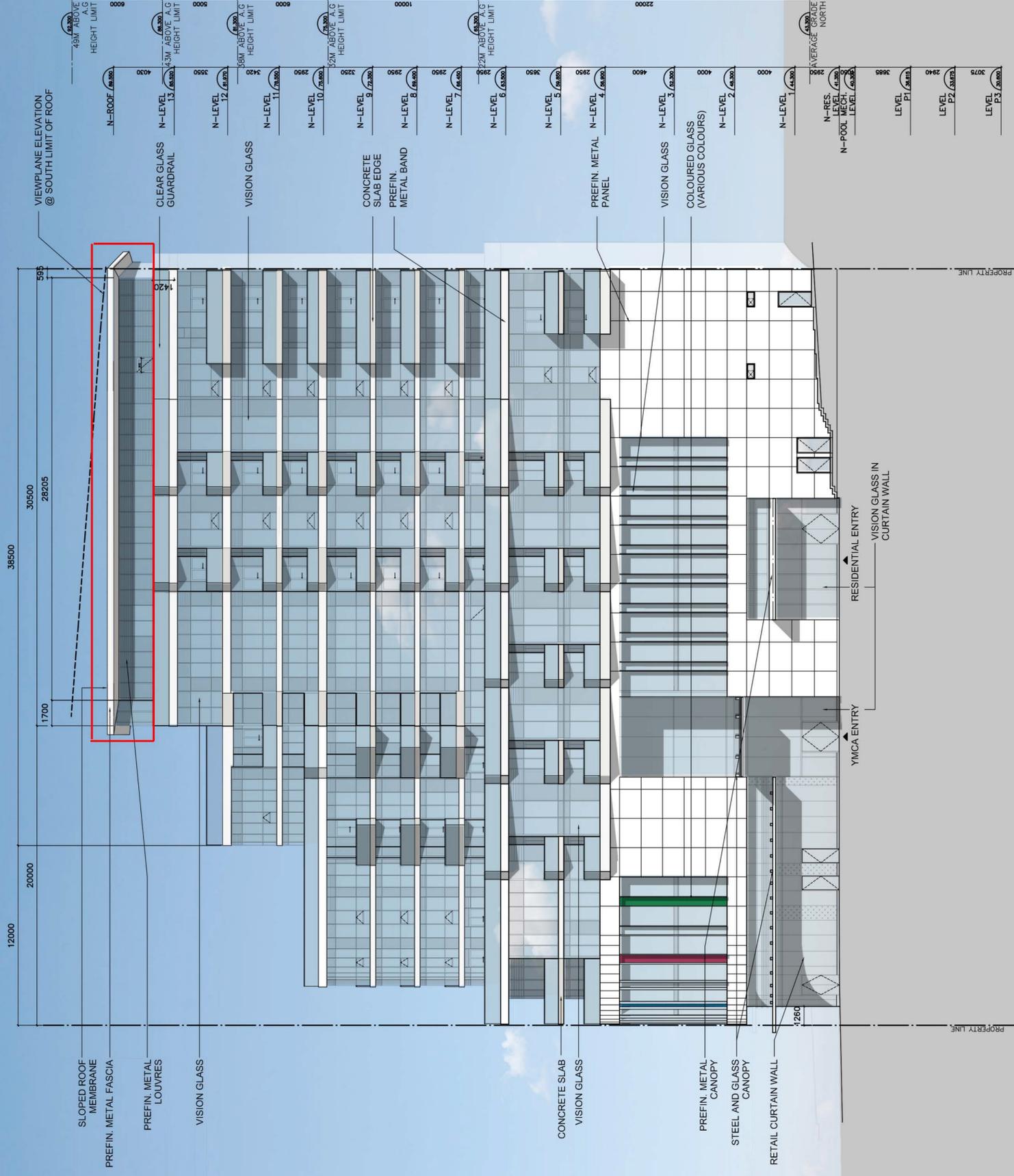
The accuracy of any representation on this plan is not guaranteed.

CURVE

PAVILION

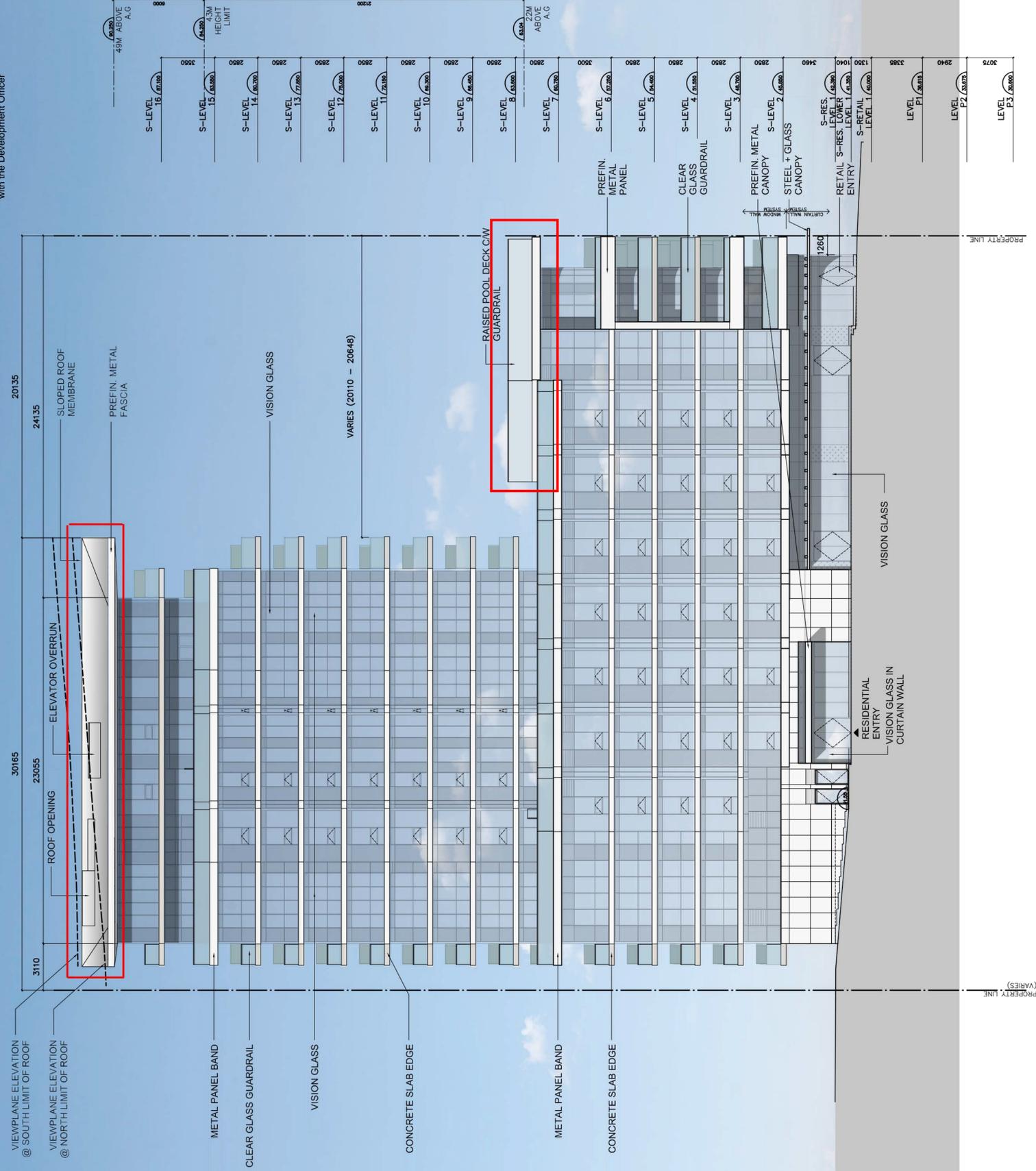


PAVILION

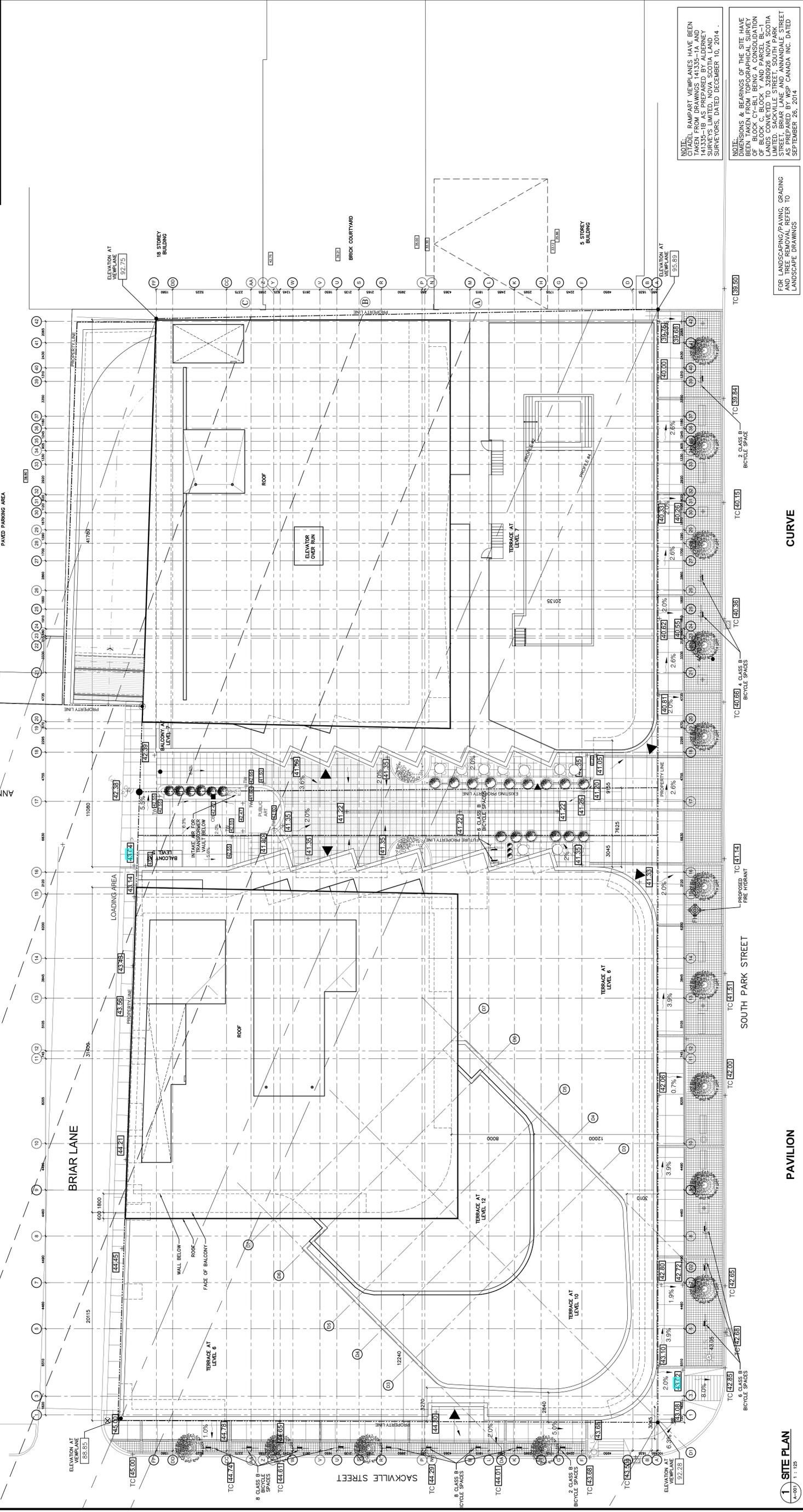
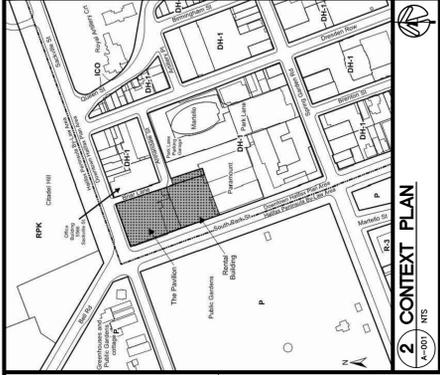


CURVE

Architectural feature at Curve's 7th floor terrace to be developed in consultation with the Development Officer



S-LEVEL 16	49.250	A.G.
S-LEVEL 15	49.250	A.G.
S-LEVEL 14	49.250	A.G.
S-LEVEL 13	49.250	A.G.
S-LEVEL 12	49.250	A.G.
S-LEVEL 11	49.250	A.G.
S-LEVEL 10	49.250	A.G.
S-LEVEL 9	49.250	A.G.
S-LEVEL 8	49.250	A.G.
S-LEVEL 7	49.250	A.G.
S-LEVEL 6	49.250	A.G.
S-LEVEL 5	49.250	A.G.
S-LEVEL 4	49.250	A.G.
S-LEVEL 3	49.250	A.G.
S-LEVEL 2	49.250	A.G.
S-RES LEVEL 1	49.250	A.G.
S-RES LOWER LEVEL	49.250	A.G.
S-RETAIL LEVEL 1	49.250	A.G.
LEVEL P1	48.950	A.G.
LEVEL P2	48.950	A.G.
LEVEL P3	48.950	A.G.



NOTE: CITADEL RAMPART VIEWPLANS HAVE BEEN TAKEN FROM OPENING BL-335 AND HAVEN FROM OPENING BL-336 BY SURVEYS LIMITED, NOVA SCOTIA LAND SURVEYORS, DATED DECEMBER 10, 2014.

NOTE: DIMENSIONS & BEARINGS OF THE SITE HAVE BEEN TAKEN FROM THE SURVEY OF BLOCK C-Y-BL1 BEING A CONSOLIDATION OF BLOCK C, BLOCK Y AND PARCEL BL-1 LANDS CONVEYED TO 3280926 NOVA SCOTIA LAND SURVEYS LIMITED, 1000 ANNANDALE STREET, BRIAR LANE AND ANNANDALE STREET AS PREPARED BY WSP CANADA INC. DATED SEPTEMBER 26, 2014.

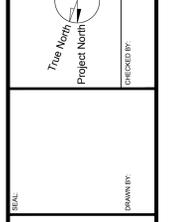
FOR LANDSCAPING/PAVING, GRADING AND TREE REMOVAL REFER TO LANDSCAPE DRAWINGS

FOR LANDSCAPING/PAVING, GRADING AND TREE REMOVAL REFER TO LANDSCAPE DRAWINGS

PROJECT TITLE: South Park Development
1865, 1898 & 1801 South Park St.

DRAWING TITLE: SITE PLAN + CONTEXT PLAN

DATE: FEB. 16, 2016
SCALE: 1:125
JOB NO: 888007
DRAWN BY: [Signature]
CHECKED BY: [Signature]



ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS NOTED OTHERWISE TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
DRAWINGS ARE NOT TO BE SCALED.

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REVISIONS		ISSUES	
No.	DATE	No.	DESCRIPTION
1	NOV. 07/17 A.S.I. #03	1	MAR. 29/16 ISSUED FOR BUILDING PERMIT
2	MAY. 31/16	2	MAY. 31/16 PROPOSED SET 1
3	MAY. 31/16	3	MAY. 31/16 PROPOSED SET 2
4	MAY. 31/16	4	MAY. 31/16 PROPOSED SET 3
5	MAY. 30/17	5	MAY. 30/17 ISSUED FOR BUILDING PERMIT
6	MAY. 29/17	6	MAY. 29/17 ISSUED FOR DUNE IPC
7	MAY. 15/18	7	MAY. 15/18 ISSUED FOR CONSTRUCTION
8	MAY. 15/18	8	MAY. 15/18 ISSUED FOR CONSTRUCTION (A.S.I. #03)
9	MAY. 15/18	9	MAY. 15/18 RE-ISSUED FOR CONSTRUCTION (A.S.I. #03)

PAVILION

1 SITE PLAN
A-001 1:125

Attachment B: Design Rationale



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ibigroup.com

DESIGN RATIONALE CHANGES

Curve and Pavilion - East Building Elevations

1. Original curved roof profile for both buildings were revised to follow line of rampart view plane.
2. Pre-finished metal louvres were designed for the top floors on both buildings due to equipment relocated within the Mechanical Penthouse.
3. YMCA Third Floor space of Pavilion was originally designed as a Child Care Centre and replaced with Studios and designed according to YMCA's operational requirements. Exterior vision panels were reduced and replaced with pre-finished metal panels and pre-finished metal louvres were adjusted accordingly in order to suit mechanical ventilation requirements.

Pavilion and Curve - West Building Elevations

1. Original curved roof profile for both buildings were revised to follow line of rampart view plane.
2. Raised exterior amenity space was shifted westward in order to eliminate the double railing condition and to increase the overall useable amenity space.

Pavilion - North Building Elevations

1. Original curved roof profile for both buildings was revised to follow line of rampart view plane.
2. YMCA Third Floor space at the northeast corner was originally designed as a Child Care Centre and replaced with studios and terrace was converted into interior space.
3. Glazing at natatorium façade has been altered in order to meet YMCA's safety and security operational requirements.

Pavilion - South Building Elevations

1. Original curved roof profile for both buildings was revised to follow line of rampart view plane.

Curve - North Building Elevations

1. Original curved roof profile for both buildings was revised to follow line of rampart view plane.

We note that the changes which made been made to the exterior façade are considered immaterial to the overall design intent and that the variances requested complies with the design objectives of the Design Manual together with the design criteria of the Downtown Halifax Land Use By-Law.

Yours very truly,
IBI GROUP ARCHITECTS

ORIGINAL SIGNED

Omar Da Barp
Director | Senior Practice Lead, Architecture

Attachment C – Design Manual Checklist: Case 22254

Section	Guideline	Complies	Discussion	N/A
2	Downtown Precinct Guidelines (refer to Map 2 for Precinct Boundaries)			
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	Prohibit new surface parking lots of any kind.			✓
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).			✓
2.3f	<p>Development shall be in keeping with The Spring Garden Road/Queen Street Area Joint Public Lands Plan, including:</p> <ul style="list-style-type: none"> • ensure that the Clyde Street parking lots are redeveloped with mid-rise development, underground parking, and massing that transitions to Schmidville; • ensure that the existing parking supply on the two Clyde Street parking lots will be preserved as part of the redevelopment of those lots, and that in addition, the redevelopment provides adequate parking for the new uses being introduced; • reinforce a development pattern of monumental buildings on Spring Garden Road from Queen Street towards Barrington Street; • a new public open space, 2,000 square metres minimum, shall be established at the terminus of Clyde Street, on the east side of Queen Street; • Clyde Street and Brenton Place to become important pedestrian-oriented streets; • allow for a mid-rise development at the corner of Morris and Queen Streets, and; • to allow tall buildings on the western blocks of the precinct. 			✓
3	General Design Guidelines			
3.1	The Streetwall			
3.2	Pedestrian Streetscapes			

Attachment C – Design Manual Checklist: Case 22254

Section	Guideline	Complies	Discussion	N/A
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.	no	The change to the ground level along the Sackville façade provides a section of vertical articulation, but also creates a large blank wall at the corner of Sackville and Briar Lane.	
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 setbacks.			✓
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.	✓	Materials are consistent with the approved materials	
3.2.1f	Streetwalls should have many windows and doors to provide eyes on the street and a sense of animation and engagement.	no	Majority of the windows on Sackville St replaced with metal panels	
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.			✓
3.2.7	Other Uses			
3.2.7a	Non-commercial uses at-grade should animate the street with frequent entries and windows.		Windows have been	

Attachment C – Design Manual Checklist: Case 22254

Section	Guideline	Complies	Discussion	N/A
			replaced with metal panels resulting in a significant reduction in animation	
3.3	Building Design			
3.3.1	Building Articulation			
3.3.1a	<p>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.:</p> <ul style="list-style-type: none"> • 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. 	no	<p>Base, middle and top are all distinguished from each other.</p> <p>The proposed changes to the base on Sackville St are not meeting the requirements for animation, transparency and articulation.</p> <p>The proposed change to the roof meets this condition and continues to contribute to the visual quality of the skyline.</p>	
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	✓		

Attachment C – Design Manual Checklist: Case 22254

Section	Guideline	Complies	Discussion	N/A
	projections, datum lines, and changes in material, texture or colour.			
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			
3.3.3a	Emphasize entrances with such architectural expressions as height, massing, projection, shadow, punctuation, change in roof line, change in materials, etc.			✓

Attachment C – Design Manual Checklist: Case 22254

Section	Guideline	Complies	Discussion	N/A
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 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			
3.4.1	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,		Site is identified on the map as a prominent visual	

Attachment C – Design Manual Checklist: Case 22254

Section	Guideline	Complies	Discussion	N/A
	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.		terminus site. Design of the streetwall is important, and changes are required to respond to this.	
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.			✓
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.	✓	Briar Lane was originally reviewed as a service lane. This proposal continues to treat this as a service lane and the changes are consistent with this proposal. Materials are consistent with the materials used on all sides of the proposal.	
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.			✓

Attachment C – Design Manual Checklist: Case 22254

Section	Guideline	Complies	Discussion	N/A
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.	✓	Vents are located along Briar Lane and Annandale St. The proposal has frontage on three streets, and in the original plans, arguments were accepted that Briar Lane should be treated as a service lane.	

Attachment D: Pedestrian Wind Assessment



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November 13, 2018

Louann Scallion-Morine, PMP
Planning Analyst
Southwest Properties Limited
1475 Lower Water Street, Suite 100
Halifax, Nova Scotia B3J 3Z2
louann.morine@southwest.ca

**Re: Pedestrian Wind Comfort Assessment
South Park Development – Halifax, NS
RWDI Reference # 1502065**

Dear Louann,

As per your request, Rowan Williams Davies & Irwin Inc. (RWDI) has prepared this letter to comment on the potential wind effects that may be caused by recent design revisions to the proposed South Park Development in Halifax, NS. RWDI conducted a wind tunnel test in 2015 for the previous design and our findings on wind conditions were summarized in the following report:

Pedestrian Wind Consultation Wind Tunnel Tests – South Park Development – Halifax, Nova Scotia, RWDI Project # 1502065, June 26, 2015, by Nishat Nourin, Dan Bacon and Hanqing Wu.

Wind Tunnel Results

The 2015 wind tunnel testing was conducted for the existing and proposed configurations to evaluate the impact of the proposed development (Images 1 and 2). It was concluded that “winds at all locations are predicted to pass the wind criterion used to assess pedestrian wind safety”. Appropriate wind comfort conditions are predicted on and around the proposed development for most of the locations at the grade level and were found to be similar to those in the existing configuration. Slightly higher than desired wind activity is predicted at some entrances (in the winter); and appropriate wind conditions are expected at the amenity areas of the North Building and South building terraces. Additional details are described in the 2015 report (Appendix A).



Image 1: Wind tunnel model of the existing site and surroundings in 2015



Image 2: Proposed development and existing surroundings

Comparison of the 2015 and Current Designs

Based on the revised building design drawings received by RWDI on October 25, 2018, the building design used in the 2015 wind tunnel testing and the current design of the South Park Development have the same massing and floor plans. There are some minor changes in the current design that will not create any negative wind impacts, including:

- replacement of glass louvres with metal on top floors for both towers;
- less glass in the band near ground on the east façade of the North Tower;
- removal of the terrace and balcony at the third floor at the northeast corner of the North Tower; and,
- reduced glazing at the north wall of the North Tower.

Changes in building materials will not affect the predicted pedestrian wind conditions. The removal of the terrace and balcony at the third floor at the northeast corner of the North Tower might slightly alter the wind activity around the corner at the street level. The predicted wind conditions at the intersection of Sackville Street and Briar Lane (northeast corner of the North Tower) were comfortable for standing in the summer and for strolling in the winter, while higher wind speeds comfortable for walking are acceptable for sidewalks. Therefore, suitable wind conditions are expected in this area throughout the year, even though there may be a slight change in wind activity caused by the removal of the terrace and balcony.

Overall, our previous wind tunnel testing results for the pedestrian wind conditions are still valid for the current design.



Closing

It is our opinion that the revised design will not significantly alter the wind conditions around the proposed development and our previous wind-tunnel testing results and recommendations remain valid.

We trust this satisfies your current requirements. Should you have any questions or require additional information, please do not hesitate to contact us.

Yours truly,

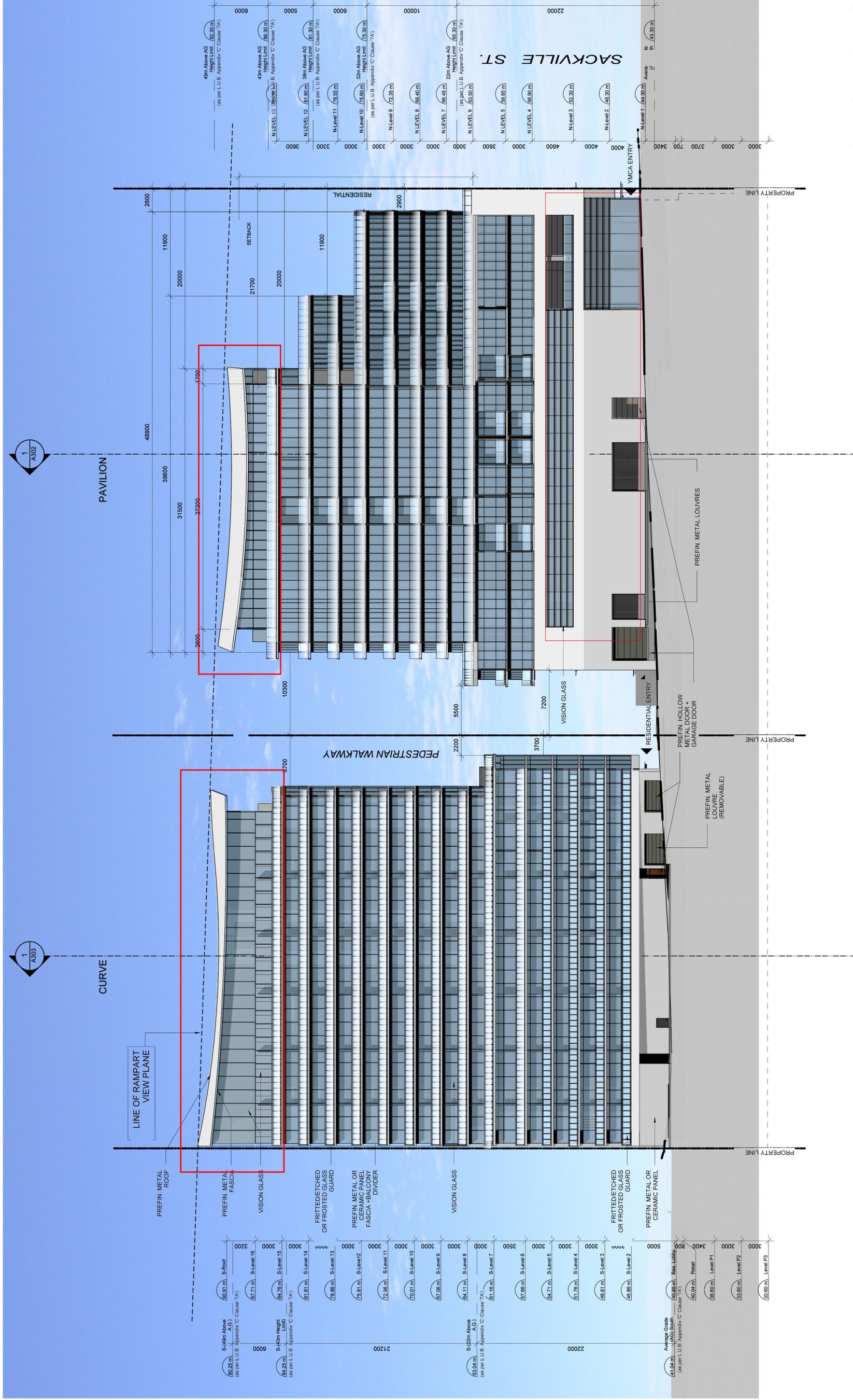
RWDI

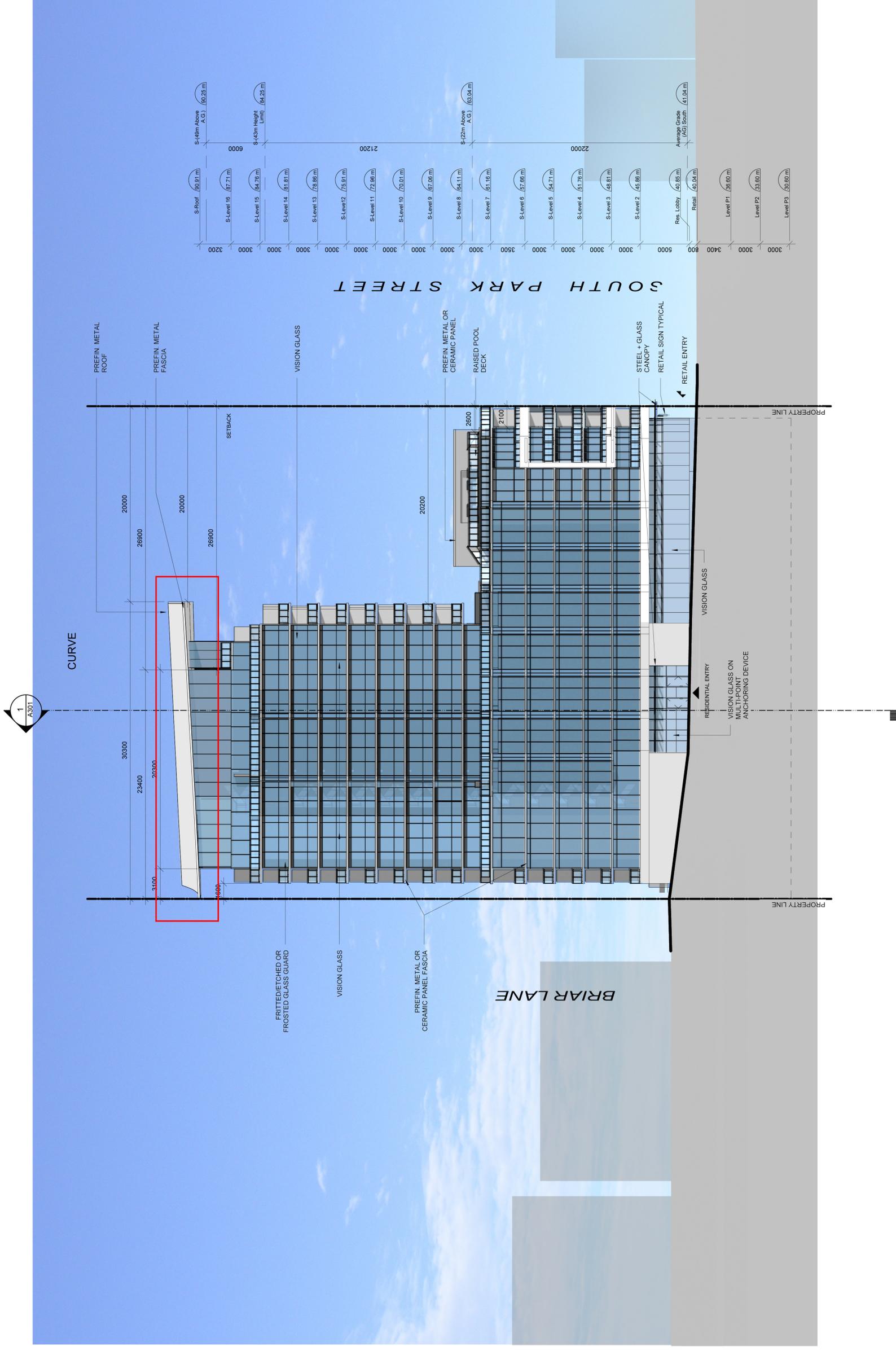
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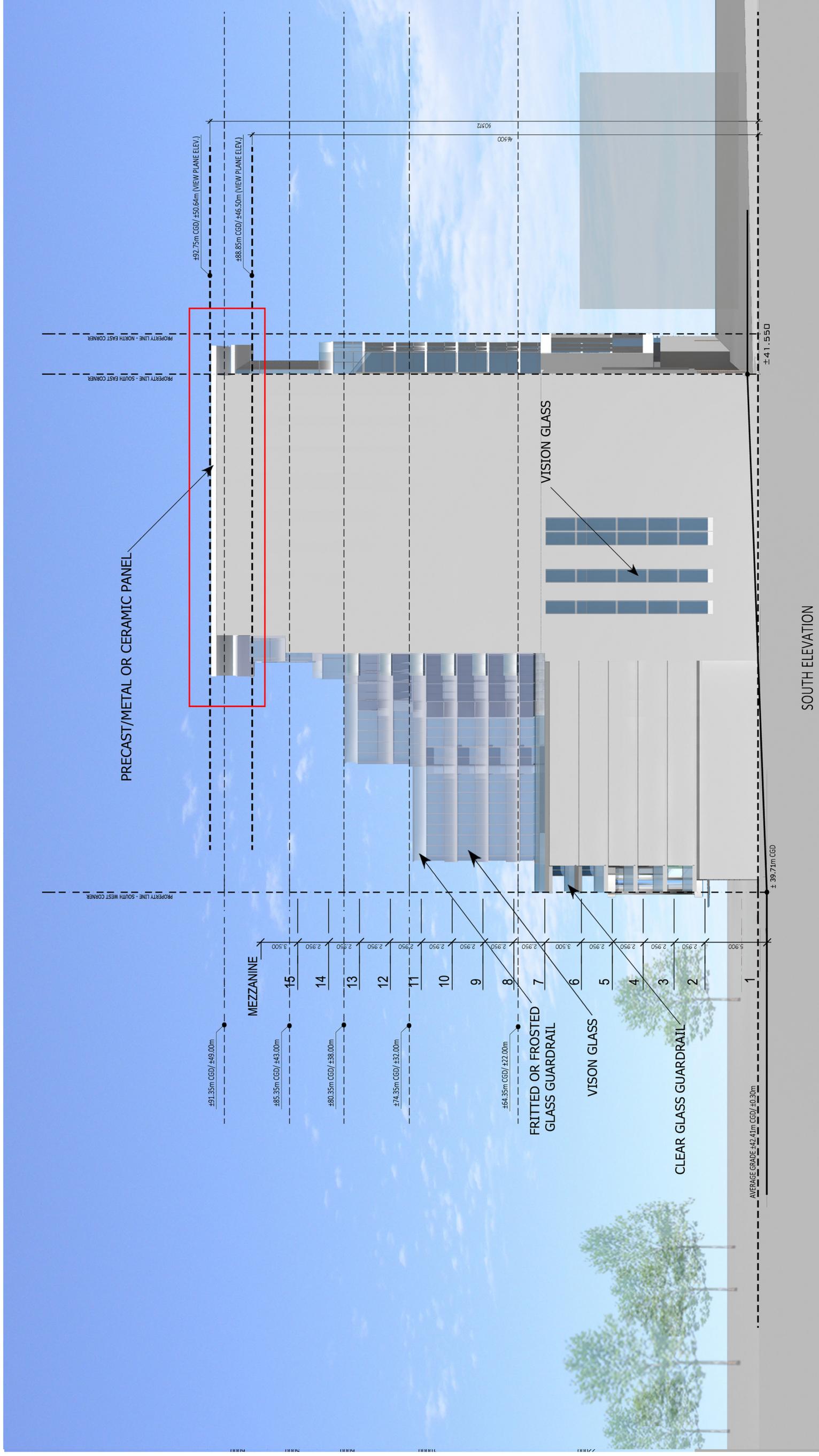
Hanqing Wu, Ph.D., P.Eng.
Senior Technical Director/ Principal

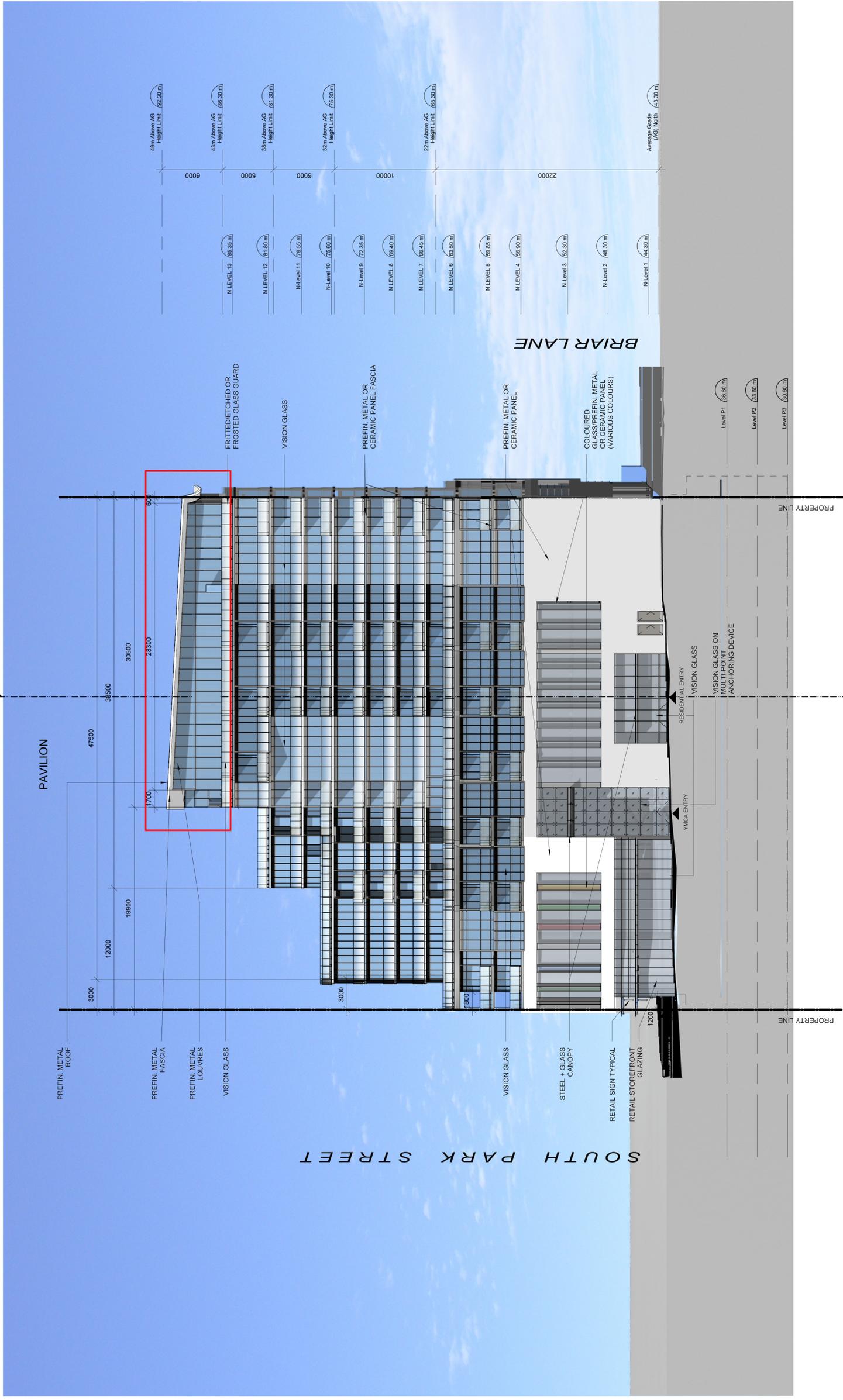
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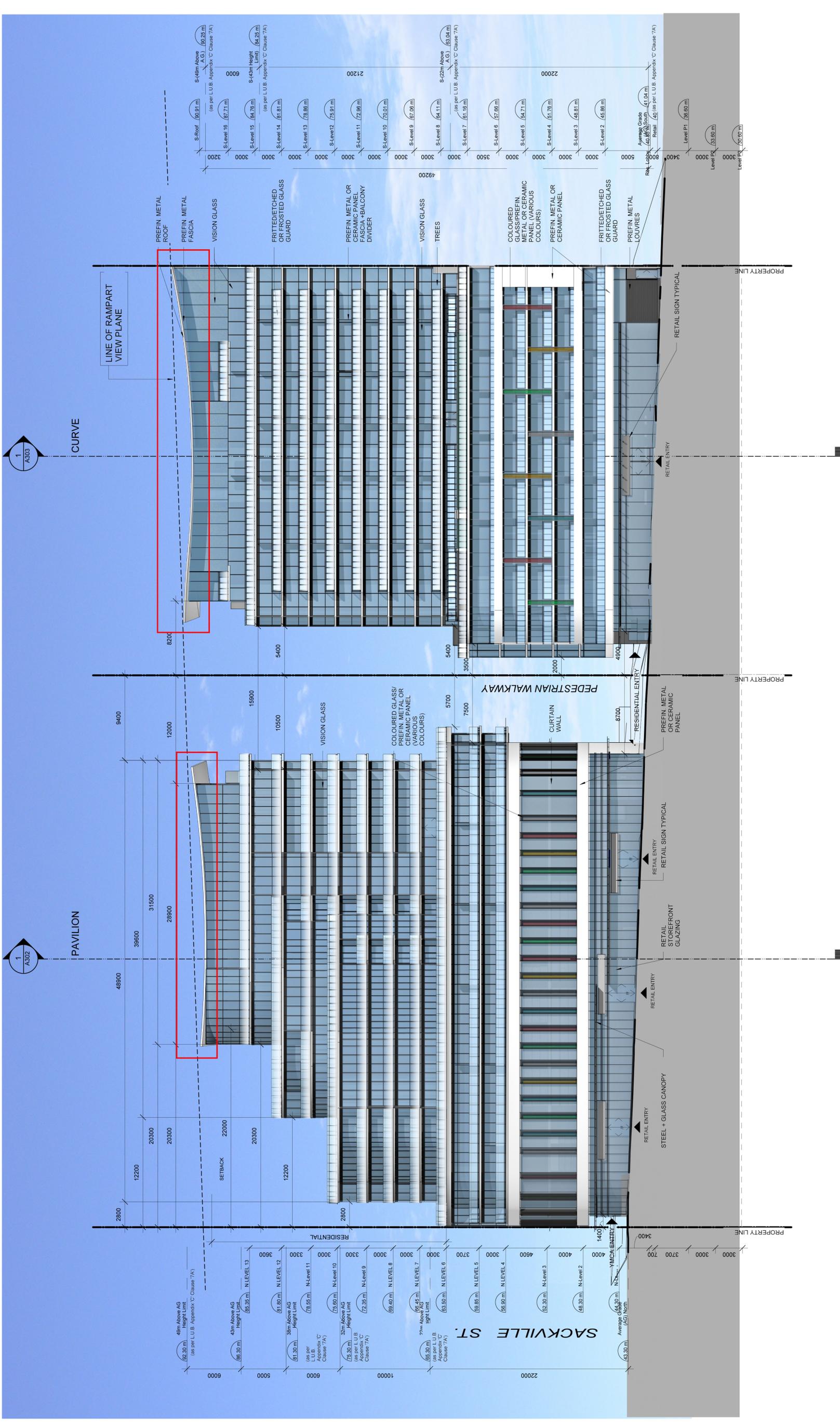
Dan Bacon
Principal / Senior Project Manager









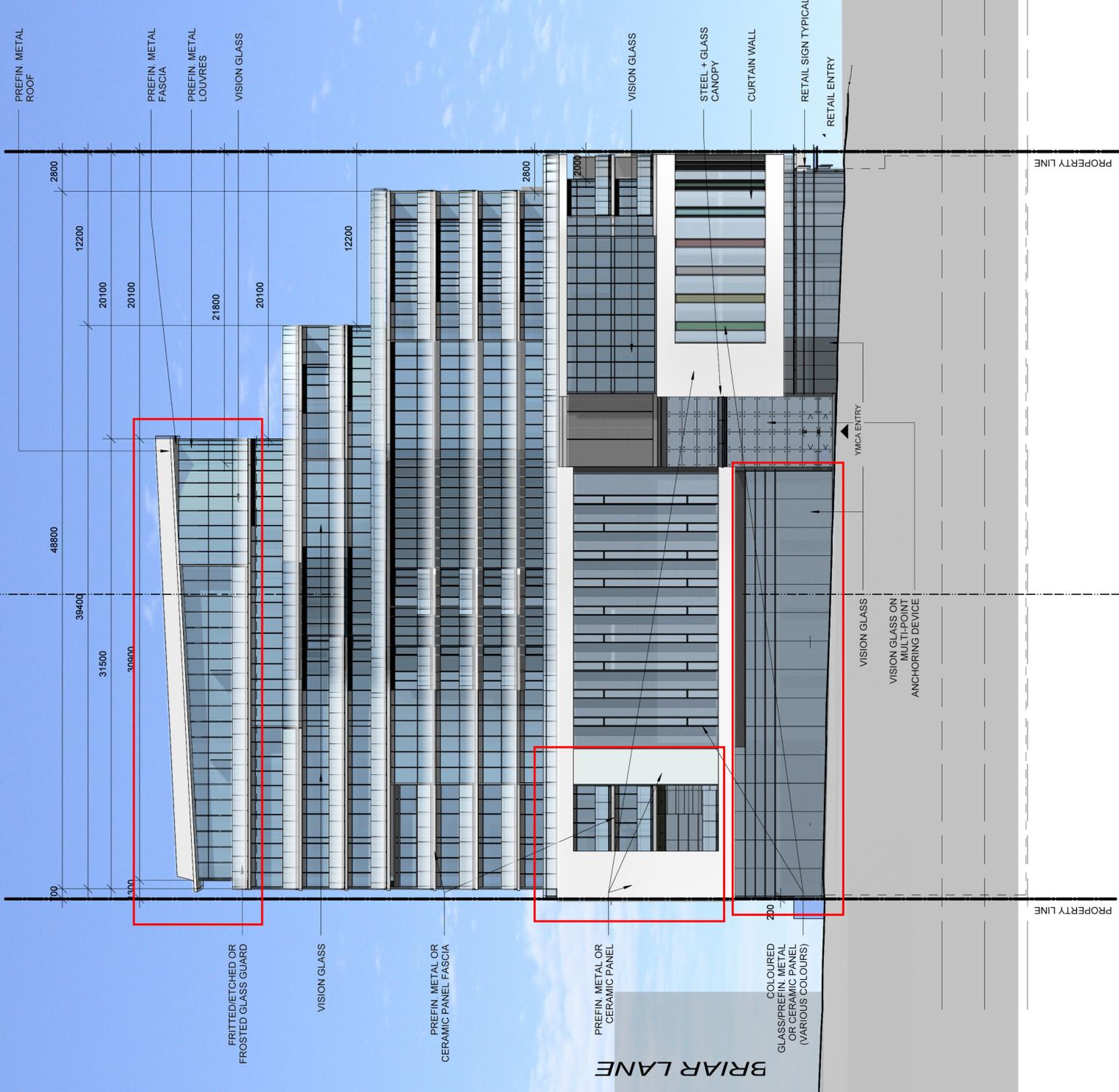


WEST ELEVATION

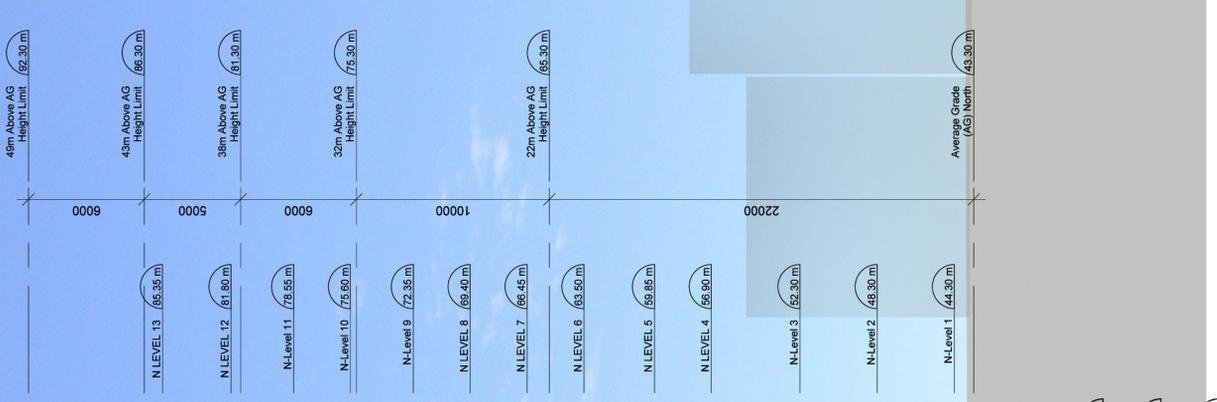
1:200 Printing in 24x36 inches



PAVILION



SOUTH PARK STREET



PROPERTY LINE

PROPERTY LINE

BRIAR LANE