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

Item No. 9.1.1
Design Review Committee
April 11, 2019

TO: Chair and Members of Design Review Committee

SUBMITTED BY: **ORIGINAL SIGNED**

Kelly Denty, Director, Planning and Development

DATE: April 3, 2019

SUBJECT: **Case 22222: Substantive Site Plan Approval – 1800 Argyle Street, Halifax**

ORIGIN

Application by Armco Capital Inc.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter (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 application for an addition and façade modifications to the first three storeys of the existing commercial building at 1800 Argyle Street, Halifax as shown in Attachment A with the following conditions:

    a) The existing sunken floor condition near the corner of Argyle and Duke Streets is not further extended northward and that the existing floor elevation near the corner, which matches the abutting sidewalk elevation, be retained; and
    b) At least two sets of double-door entry systems are provided at the Argyle / Duke Street corner, one of which being located between gridlines 2 and 3 on the eastern façade on drawing A-100 - Attachment C.

2. Approve the requested variances to the Land Use By-law requirements regarding minimum ground floor height and minimum streetwall height, as contained in Attachment B, with the conditions indicated in 1. a) and b) above.

BACKGROUND

An application has been received from Armco Capital Inc. for substantive site plan approval to enable an addition and façade modifications to the first three storeys of the existing commercial building at 1800 Argyle Street, the former World Trade and Convention Centre (Map 1). The property is in the Downtown Halifax plan area and is zoned DH-1. Additionally, the property is within Precinct 6 – Upper Central Downtown.

To allow for the proposal, the Design Review Committee (DRC) 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 to assist the Committee in their decision.

Subject Site	1800 Argyle Street, Halifax (former WTCC building)
Location	Duke, Argyle and Carmichael Streets, and attached to, but separate from, the Scotiabank Centre along the rear property line to the west
Zoning (Map 1)	DH-1 (Downtown Halifax) Zone
Lot Size	4,733 square metres (50,950 sq. feet)
Site Conditions	Significant grade changes surrounding site, from a high point at the Carmichael/ Grafton intersection to a low point at the Argyle/ Duke corner
Current Land Use(s)	Offices, NS Sport Hall of Fame, former convention centre vacant space
Surrounding Land Use(s)	Surrounded by a mix of uses including: • Halifax City Hall and Grand Parade to the east; • Scotia Square complex to the north; • Scotiabank Centre to the west; • A mix of commercial buildings and uses on Argyle and Grafton streets to the south.

Project Description

The proposed addition and façade modifications are summarized as follows (Attachments A and B):

- Modifications to portions of the building façade on the first three levels along Duke and Argyle streets and an extension of the second-level floor plate to the property line/ sidewalk, resulting in approximately 2,700 square feet of additional floor space and a substantial increase in the amount of façade glazing. No changes to the Carmichael Street façade are proposed at this time;
- One main entryway into a lobby space along the ground-floor, at the Argyle/ Duke Street corner, to access the lower level commercial space. One tenant is currently anticipated to occupy the ground-floor space for the medium term, which is proposed to be accessed internally. However, the curtain wall will be designed to allow for three additional entrances along Argyle Street, which will allow for the possibility of dividing the space for multiple commercial tenants at some point in the future. Canopies will be included over the main entry and above the locations of possible future entries;
- Landscaped rooftop terrace space located above the second level;
- Exterior building materials to match or complement existing materials, including brick, granite, pre-finished metal, clear, tinted and spandrel glass, and aluminum curtain wall; and
- Internal floor plan changes to allow for “The Link” performing arts and culture hub, and a relocation of the public pedestrian connection through the building which connects to the public pedestrian tunnels under Duke and Carmichael streets (referred to as the “Downtown Link”). These internal changes are not subject to approval by the Committee and are mentioned for information purposes only.

Information about the approach to the design of the building has been provided by the project’s architect and can be found in Attachment B. The proposed floor plans can be found in Attachment C.

Regulatory Context

With regard to the Downtown Halifax Secondary Municipal Planning Strategy (DHSMPS) and the Downtown Halifax Land Use Bylaw (LUB), the following are relevant to note from a regulatory context:

- Zone: DH-1 (Downtown Halifax)
- Precinct: Precinct 6 – Upper Central Downtown
- Central Blocks: The site is located within the Central Blocks
- Building Height: The maximum permitted Pre-Bonus building height is 22 metres and the maximum Post-Bonus building height is 28 metres.
- Streetwall Setback: Setbacks vary (0 – 1.5 metres)
- Streetwall Height: Minimum streetwall height is 11 metres, and maximum streetwall height is 15.5 metres on Argyle Street and 18.5 metres along Duke Street.
- Prominent Visual Terminus: Located opposite the intersection of Grafton and Carmichael Streets.
- Civic Character: The site is identified as a Prominent Civic / Cultural Frontage along both Argyle and Duke Streets on Map 1 of the Design Manual. The Design Manual states that the design of these buildings should provide distinctive massing articulation and architectural features to reinforce their visual prominence.

Site Plan Approval Process
Under the site plan approval process, development proposals within the 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 of the Downtown Halifax LUB. The Development Officer has reviewed this application and determined that the following elements do not conform to the Downtown Halifax LUB:

- Minimum ground floor height; and
- Minimum streetwall height.

The applicant has requested variances to these elements, and additional information on these requests can be found in Attachment B.

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 DRC in this case is to:

1. Determine if the project is in keeping with the guidelines contained within the Design Manual (Attachment D); and
2. Consider and determine if the variance requests that have been made are in keeping with the variance criteria in the Design Manual (Attachment D).

Notice and Appeal
Where a proposal is approved by the Design Review Committee, notice of the decision 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 appeal the decision of the DRC to Regional Council. If an appeal is filed, Regional Council will hold a hearing and make 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 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 developer's website, public kiosks at HRM Customer Service Centres, and a Public Open House held on January 24, 2019.

DISCUSSION

Design Manual Guidelines

As noted above, the Design Manual contains a variety of building design conditions that must be met for the development of buildings. Items of specific consideration to this proposal are as follows:

- Section 2.6 of the Design Manual contains design guidelines that are to be considered specifically for properties within Precinct 6; and
- Section 3.6 of the Design Manual specifies conditions in which variances to certain Land Use By-law requirements may be considered.

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

Streetwall Design and Active Uses at Grade (Sections 2.6b, h & k, 3.1.1d, 3.2.1f & g, 3.2.2a, 3.2.3b, c & f, 3.2.5a & c)

To enhance the public realm and create pedestrian-oriented streetwall conditions, the Design Manual encourages active uses along street frontages and a high degree of building articulation. In this case, the design results in improvements to the building façade along Duke and Argyle streets, increasing its orientation to the street edge with direct access to the sidewalk. The facade design results in the elimination of blank walls along Duke and Argyle streets by providing more glazing wherever possible to provide visual interest, light penetration, more animation and eyes on the street. Exterior building lighting will include up- and down-lighting of vertical building elements. There are no changes to the Carmichael Street façade, at this time, that would impact the visual terminus at the end of Grafton Street.

Since the initial submission, the applicant has revised the proposal to accommodate a single tenant on the ground floor frontage on Argyle Street as opposed to the original plan for a multi-tenant facility. The primary alteration associated with this change of tenancy is a reduction in the number of proposed entryways on Argyle Street from multiple locations to a single set of double-doors. This also differs from the existing design which incudes multiple entries clustered at the northern end of the building. The applicant has indicated that three additional locations along Argyle Street are being examined to provide additional entrances to accommodate multiple tenants in the future. Canopies will be provided for weather protection above the main entryway and above the locations of possible future entryways.

The building presents an existing sunken ground floor condition that does not easily accommodate individual entrances along the Argyle Street façade. The applicant proposes to extend this sunken condition northward by approximately 30 feet (between gridlines 2 and 3 on drawing A-100 - Attachment C) to allow space for the planned tenant. Staff do not support this extension of the sunken floor condition and the reduction in the number of entryways to one double-door, as these aspects of the proposal are not in keeping with the Design Manual. Conditions of approval have been recommended within this report which staff advise would bring the development into conformance with the Design Manual through limiting the extent of sunken floor conditions and by increasing the number of proposed doorways.

Corner Sites and Sloping Conditions (Sections 3.2.5a, c & g, 3.3.3a & b, 3.4.2a)
The Design Manual calls for careful design treatment and considerations at building corners and along sloping streets. In this case, the Duke/Argyle building corner and entrances are accentuated with a taller building mass and larger canopy. The proposed façade provides a consistent design theme and rhythm along Duke and Argyle streets which transitions well around the corner. As indicated above, the proposal meets the guidelines by eliminating existing blank walls and providing more glazing, resulting in an improved façade design.

Variance Requests
Two variances are being sought to the quantitative requirements of the Downtown Halifax LUB: streetwall height on Argyle Street and ground floor-to-floor heights for land uses along Argyle Street. The applicant has detailed each of the variance requests on plans and provided a rationale for each variance pursuant to the Design Manual criteria (Attachment B). The staff review of each variance request is provided in this section as outlined below.

Variance 1: Streetwall Height
Section 9(3) of the LUB requires a minimum streetwall height of 11 meters. The applicant has requested the minimum streetwall height be reduced to 8 metres along Argyle Street. Section 9 (8) of the LUB provides the ability to vary streetwall heights where the relaxation is consistent with the criteria of the Design Manual.

Section 3.6.3 of the Design Manual allows for a variance to the streetwall height requirements subject to meeting certain conditions as outlined in Attachment D. Of the potential conditions for a variance, this application is being considered under the following provisions:

a. the streetwall height is consistent with the objectives and guidelines of the Design Manual; and
b. the modification is for a corner element that is used to join streetwalls of differing heights;

The existing building streetwall does not meet the 11 metre minimum requirement of the Design Manual. Additionally, the abutting Scotiabank Centre does not have a consistent streetwall. In this case, the streetwall will be increased in height to 8 metres along Argyle Street and to 11 metres around the corner, at the Duke Street intersection. Despite the proposal not meeting the minimum 11 metre streetwall, except along the portion of Duke Street, there will be an improvement resulting from the proposed streetwall height and the proposal is consistent with the intent of the Design Manual. Staff recommend approval of the requested variance.

Variance 2: Land Uses at Grade (Ground Floor Height)
Section 8(13) of the LUB requires a minimum ground floor height of 4.5 metres (14.75 feet). The applicant has requested a variance to this requirement to permit a ground floor height of 3.2 metres. Section 8(13B) of the LUB provides the ability to vary ground floor heights were the relaxation is consistent with the criteria of the Design Manual.

Section 3.6.15 of the Design Manual allows for a variance to the Land Uses at Grade requirements subject to meeting certain conditions outlined in Attachment D. Of the potential conditions for a variance, this application is being considered under the following provisions:

3.6.15 a. the proposed floor-to-floor height of the ground floor is consistent with the objectives and guidelines of the design manual; and
b. 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:

c. in the case of a 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

e. in the case 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;

A sunken ground floor condition currently exists along Argyle Street, which slightly increases (worsens) as one moves southward towards Carmichael Street, due to the increasing sidewalk grade. The existing floor-to-floor heights are 4 metres (13 feet) along Argyle Street and, at its most severe point, 2.13 metres (7 feet) at the corner of Argyle and Duke streets where the floor elevation steps up to meet the sidewalk grade and the presence of mechanical space above results in an unusually low floor-to-floor height.

The proposed addition involves the second-floor plate being extended approximately 12 feet outwards to the Argyle street line and around the corner at Duke Street, resulting in an extension of the non-conforming floor-to-floor heights. Additional alterations will increase the existing floor-to-floor height from 2.13 metres (7 feet) to 2.44 metres (8 feet), improving the current situation at the corner. Given the façade and streetscape improvements that are to be achieved over the existing condition, the extension of the second floor plate is reasonable. Staff recommends approval of the requested variance, with the condition that the existing sunken floor condition near the corner of Argyle and Duke Streets is not further extended or expanded. This would also allow for additional entryways to the building to be added to more reflect the amount of access to the building currently enjoyed. This additional requirement for added entryways is as required by Section 3.2.1 of the Design Manual.

Conclusion
Staff advise that the proposed development and the requested variances are generally consistent with the objectives and guidelines of the Design Manual. Therefore, it is recommended that the substantive site plan approval application be approved, with the conditions noted above.

FINANCIAL IMPLICATIONS

The HRM cost associated with processing this planning application can be accommodated with the approved 2019-2020 operating budget for C310 Urban and Rural Planning Applications.

RISK CONSIDERATION

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

ENVIRONMENTAL IMPLICATIONS

No implications have been identified.

ALTERNATIVES

1. The Design Review Committee may choose to approve the application as proposed without conditions.

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

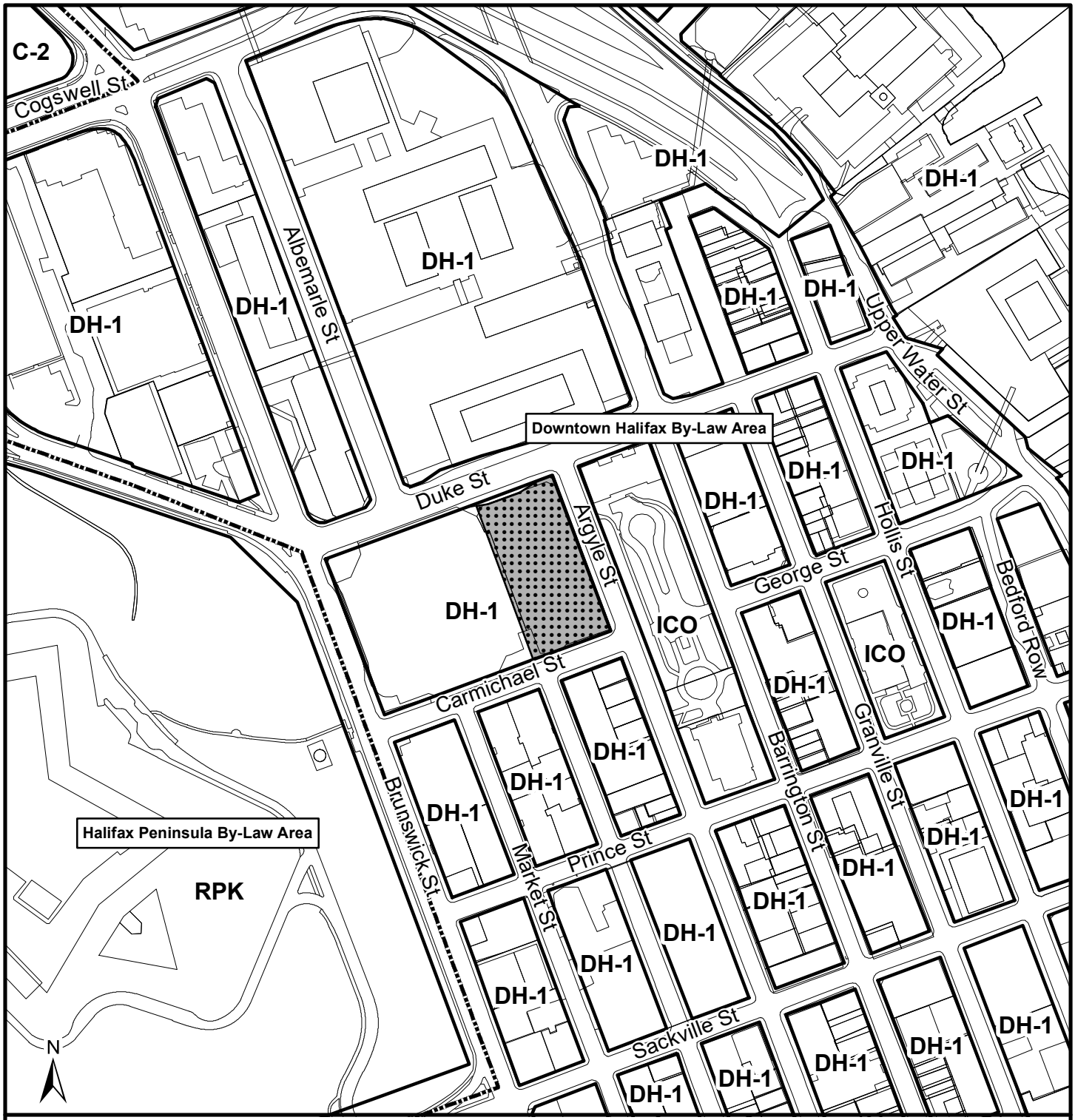
Attachment A Site Plan Approval Plans
Attachment B Design Rationale and Variance Request
Attachment C Proposed Floor Plans
Attachment D Design Manual Checklist

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Paul Sampson, Planner II, Current Planning, 902.490.6259

Report Approved by: **ORIGINAL SIGNED**

Steve Higgins, Manager of Current Planning, 902.490.4382



Map 1- Location and Zoning

1800 Argyle Street,
Halifax

HALIFAX

Subject Property

Halifax Peninsula
Land Use By-Law Area &
Downtown Halifax

	Zone	
Downtown Halifax	DH-1	Downtown Halifax
	ICO	Institutional, Cultural and Open Space
Halifax Pen.	RPK	Regional Park

0 40 80 120 m

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

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

5 March 2019 Case 22222 T:\work\planning\SER_Group\SER_CasesVariances\22222\Maps_Plans\ (HK)

ATTACHMENT A - SITE PLAN APPROVAL PLANS

LOT M-1

LANDS OF
HALIFAX REGIONAL MUNICIPALITY
PID: 00002915

SCOTIABANK CENTRE CIVIC 5284
(DUKE STREET)

LOT M-2

LANDS OF
ARMCO CAPITAL INC.
PID: 00002808

WORLD TRADE AND CONVENTION CENTRE
CIVIC 1800 (ARGYLE STREET)

U/G TUNNEL TO PRINCE GEORGE HOTEL
(SEE HCLRO DOC. NO. 108821118)

U/G TUNNEL TO SCOTIA SQUARE
(SEE BOOK 6505 PAGE 952)

CARMICHAEL STREET
(66' WIDE)

DUKE STREET
(WIDTH VARIES)

ARGYLE STREET
(WIDTH VARIES)

PROPOSED 6" Ø FIRE
PROTECTION SERVICE

PROPOSED 4" Ø DOMESTIC
WATER SERVICE

PROPOSED BIKE RACK (2 SPACES)
LOCATION TO BE CONFIRMED
DURING DETAILED DESIGN

WALL TO BE RELOCATED
TO STRAIGHTEN RAMP.

PROPOSED FACE OF
NEW WALL

PROPOSED ADDITION
PROPOSED DOOR

NEW OH DOOR IN
EXISTING LOCATION

NOTE:
EX. STORM AND SANITARY
LATERALS TO REMAIN

NOTES:

1. ALL WORKS TO BE IN ACCORDANCE WITH HALIFAX WATER DESIGN AND CONSTRUCTION SPECIFICATIONS AND HALIFAX REGIONAL MUNICIPALITY MUNICIPAL DESIGN GUIDELINES (CURRENT EDITIONS).
2. ALL WORKS TO BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATION FOR MUNICIPAL SERVICES" PREPARED JOINTLY BY THE NOVA SCOTIA ROADBUILDERS ASSOCIATION AND THE CONSULTING ENGINEERS OF NOVA SCOTIA (CURRENT EDITION).
3. ALL WORKS TO BE IN ACCORDANCE WITH REQUIREMENTS OF ALL PERMITS AND REGULATIONS AS ISSUED BY THE NOVA SCOTIA DEPARTMENT OF ENVIRONMENT.
4. LOCATIONS OF EXISTING INFRASTRUCTURE IS BASED ON BEST AVAILABLE INFORMATION, INCLUDING RECORD INFORMATION.
5. DRAWINGS ARE PRELIMINARY ONLY AND ARE SUBJECT TO DETAILED DESIGN.
6. DRAWINGS SUBJECT TO APPROVAL BY THE APPLICABLE APPROVAL AGENCIES (i.e. HALIFAX WATER, NOVA SCOTIA DEPARTMENT OF ENVIRONMENT, HALIFAX REGIONAL MUNICIPALITY) PRIOR TO CONSTRUCTION.
7. TOPOGRAPHIC SURVEY BY OTHERS.

PRELIMINARY

0 7.5 15 30 Feet
1" : 15'

CLIENT

Armco CAPITAL

CONSULTANT

DESIGN POINT ENGINEERING & SURVEYING

PROJECT DESCRIPTION

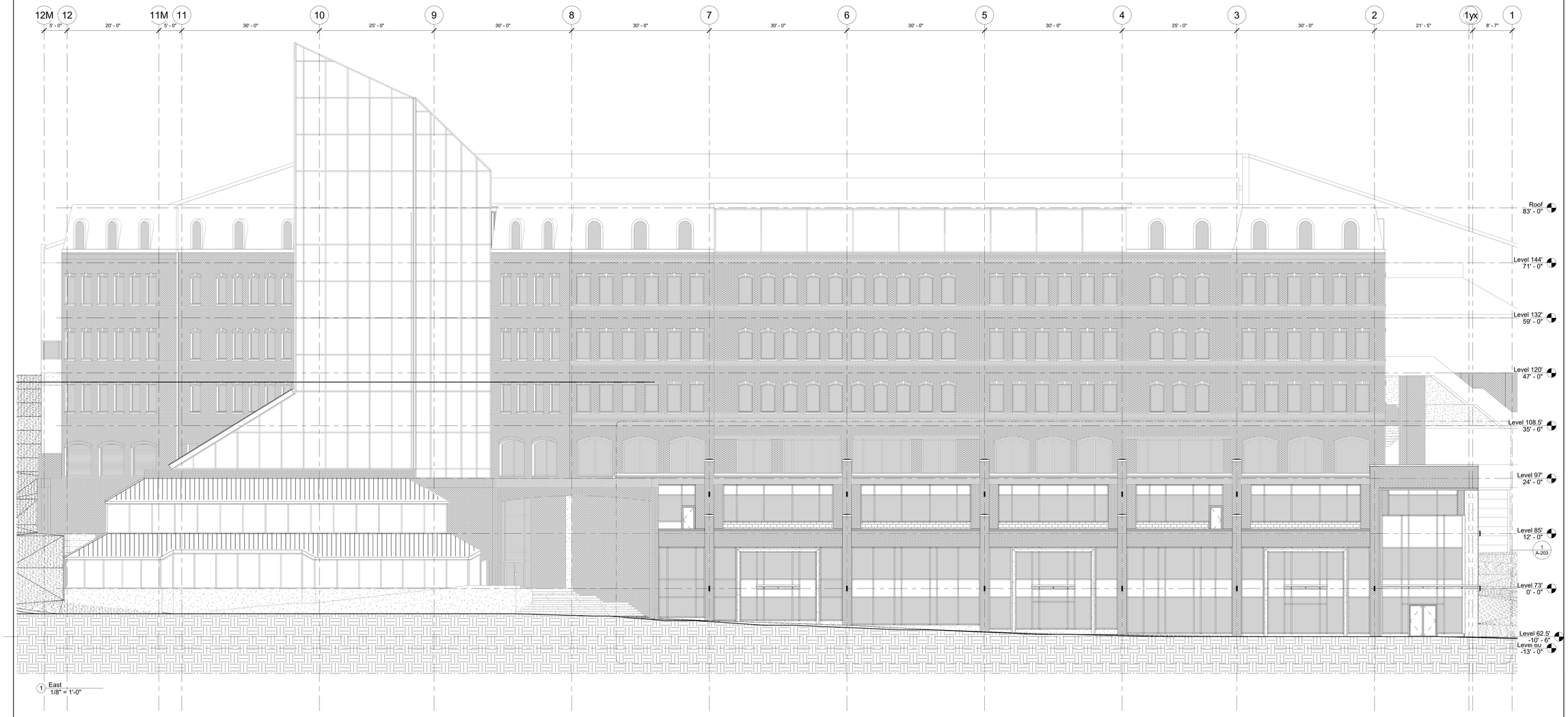
SITE PLAN & SERVICING SCHEMATIC SHOWING PROPOSED RENOVATIONS OF THE WORLD TRADE AND CONVENTION CENTRE

HALIFAX, NOVA SCOTIA

PROJECT NO.	DATE	DRAWING SCALE
18-154	11-MAR-2019	1" : 15'

P:\2018\18-154 WTCC Argyle Street - Site Plan\01 - Drawings\Engineering Design\18-154Base.dwg, 2019-03-10 8:11:57 AM, AutoCAD PDF (General Documentation).pc3

ATTACHMENT A - SITE PLAN APPROVAL PLANS - A201



1 East
1/8" = 1'-0"

General Notes:
All levels and dimensions are to be checked on site by the contractor prior to fabrication, and any discrepancies to be reported immediately to the Architect.
Dimensions are not to be read off this drawing and NOT scaled.
All work to be executed in strict accordance with the by-laws and regulations of the local authorities and in accordance with Building Construction Standards.
All work to conform to applicable standards as referenced within the master specifications or as indicated in the drawings.
Where provided / required, all drawings are to be read in conjunction with all other documents issued.
This drawing is only to be used for obtaining Local Authority Consents and should not be used for any other purpose unless otherwise stated on drawing.

CAMPBELL COMEAU ENGINEERING LIMITED
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2719 GLADSTONE STREET
SUITE 101 HALIFAX, N.S. B3K 4W6
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www.mreng.ca

No.	Description	Date
2	Revised	2019.03.27
1	DA Planning Application Revised	2019.03.13

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harveyARCHITECTURE

ARMCO
1800 Argyle St.

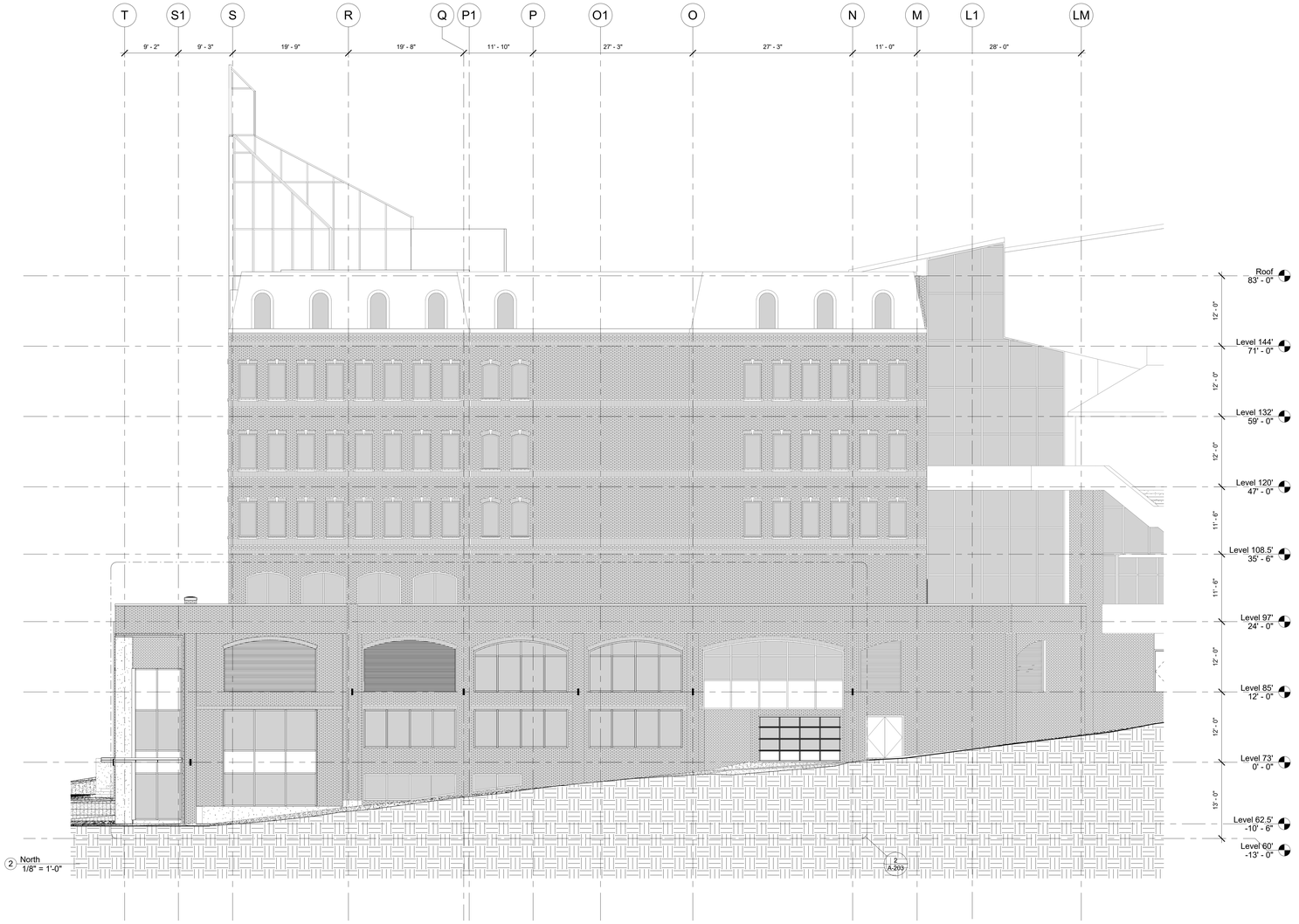
1800 Argyle St., Hallifax, NS.
ELEVATIONS

Project Number	18047
Date	2018.06.01
Drawn By	SMA
Checked By	MAH

A-201

Scale 1/8" = 1'-0"

ATTACHMENT A - SITE PLAN APPROVAL PLANS - A202



2 North
1/8" = 1'-0"

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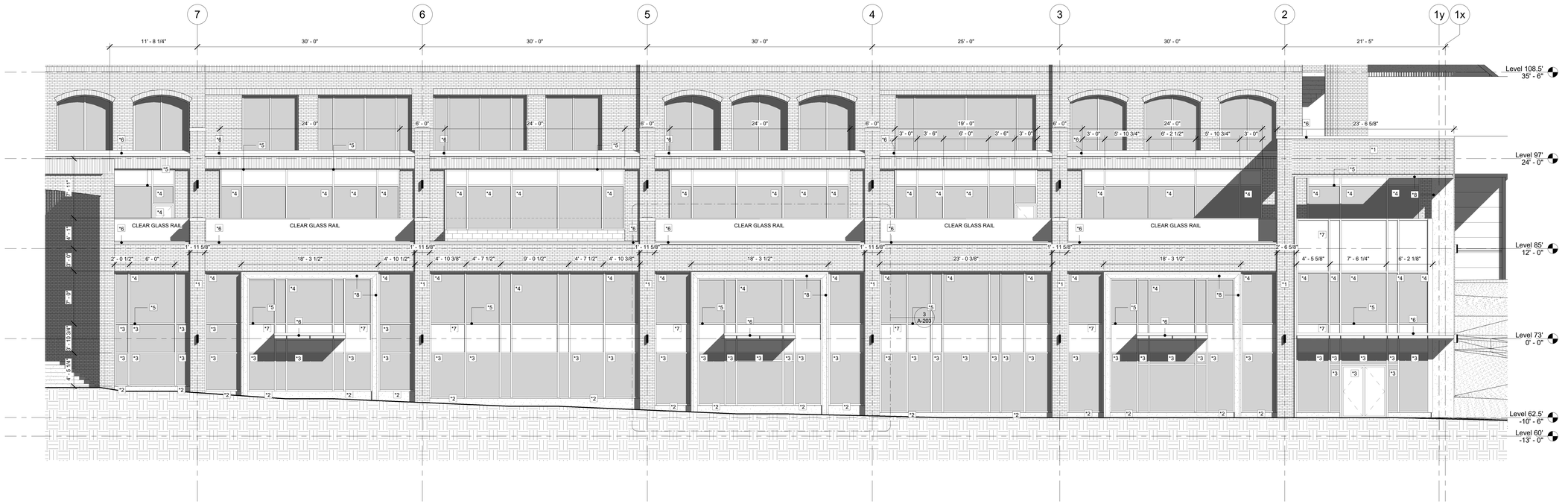
1800 Argyle St., Hallifax, NS.
ELEVATIONS

Project Number	18047
Date	2018.06.01
Drawn By	SMA
Checked By	MAH

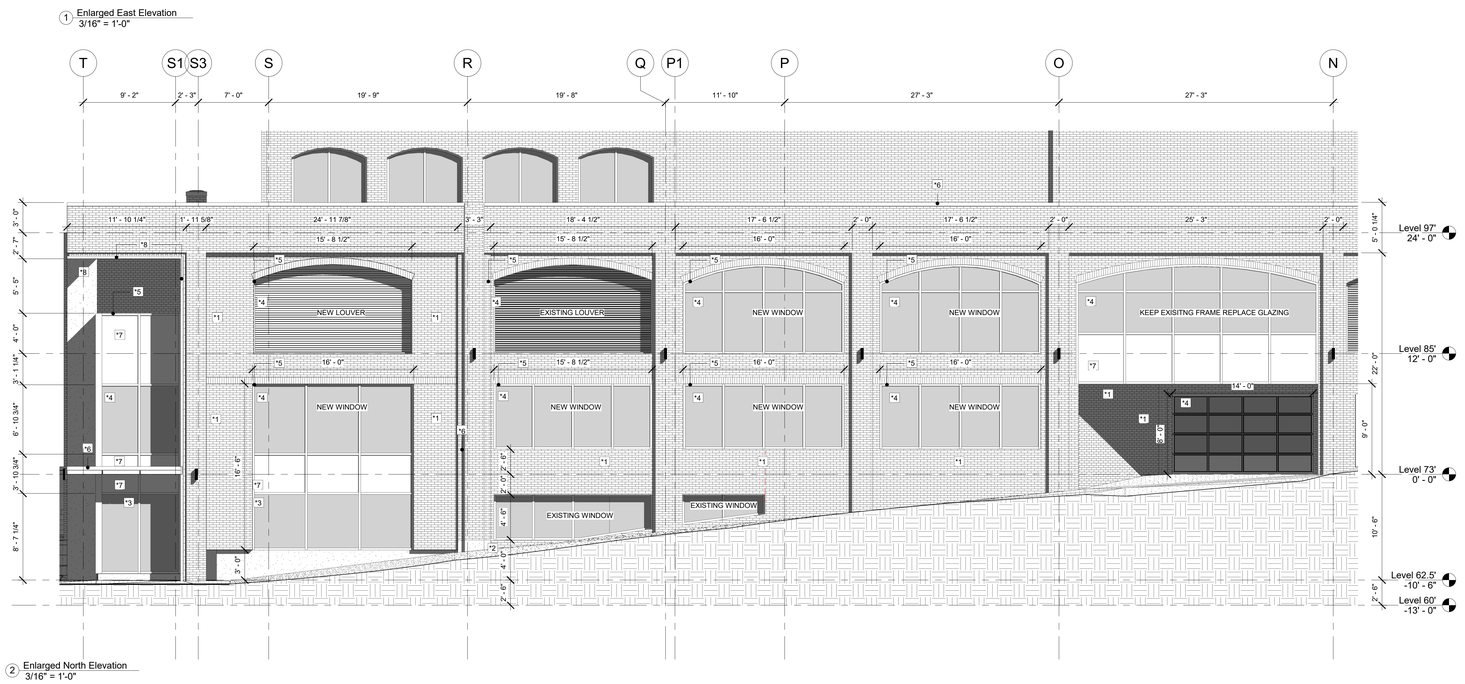
A-202

Scale 1/8" = 1'-0"

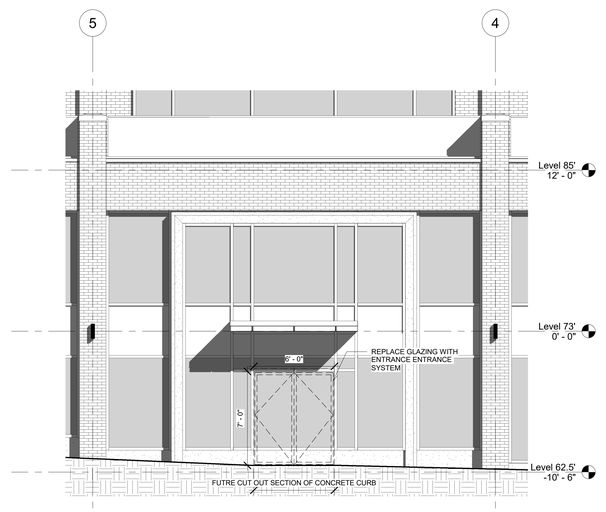
ATTACHMENT A - SITE PLAN APPROVAL PLANS - A203



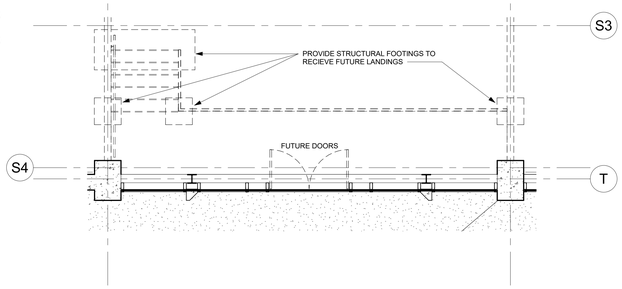
1 Enlarged East Elevation
3/16" = 1'-0"



2 Enlarged North Elevation
3/16" = 1'-0"



3 Enlarged East Elevation - Future Retial Entrance
1/4" = 1'-0"



4 Level 60' - Future Stair & Landing
1/4" = 1'-0"

*1	BRICK (MATCH EXISTING BRICK BLEND)
*2	GRANITE (TO MATCH EXISTING)
*3	CLEAR LOW REFLECTION VISION GLASS
*4	TINTED GLASS
*5	ALUMINUM CURTAIN WALL (CHAMPAIN COLOR)
*6	PRE-FINISHED METAL
*7	SPANDREL GLASS
*8	PRECAST CONCRETE

Exterior Material Legend
1/4" = 1'-0"

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ARMCO
1800 Argyle St.

1800 Argyle St., Halifax, NS.
ENLARGED ELEVATIONS

Project Number	18047
Date	2018.06.01
Drawn By	SMA
Checked By	MAH

A-203

Scale: As indicated

1800 ARGYLE ST. REDEVELOPMENT

ATTACHMENT B - DESIGN RATIONALE AND VARIANCE REQUEST

Submitted by Harvey Architecture
On behalf of ARMCO Capital

harveyARCHITECTURE

TABLE OF CONTENTS

PROJECT BRIEF

Precinct 6:	Upper Central Downtown
PID:	00002808
Existing Building:	World Trade and Convention Centre, Civic #1800
Owner:	ARMCO Capital
Zoning:	Downtown Halifax Zone (DH-1)
Total Area Foot Print Existing Building:	3,913 m² /42,120 f² (Main Floor)
Total Addition to Existing Building:	260 m² /2,800 f²
Maximum Streetwall Height:	15.5 m
Actual Height:	8 m / 11.4 m
Minimum Setback:	0 - 1.5m
Actual Setback:	0 m

PROPOSAL

Harvey Architecture, on behalf of ARMCO Capital, is submitting a Site-Plan Approval Application for an addition to the existing building located at 1800 Argyle St., previously the Halifax World Trade and Convention Centre. The building is situated on a flank lot that encompasses the entire block between Carmichael St. and Duke St., facing Argyle St., adjacent to Parade Square. The existing building occupies the entire lot backing on to the Scotiabank Centre, with an internal shared property line. The lot does not abut registered heritage properties and is not located in a heritage district. The existing building contains a public easement in the form of a pedestrian link that currently runs along the Argyle St. façade. Separate to this proposal, the developer is undertaking the necessary applications and processes for the demolition and relocation of this portion of the public corridor to be reinstated in a more interior location of the existing building.

The proposed development is to reconfigure the Argyle St. façade, by extending the second level floor plate to meet the property line at the existing grade level façade. The addition to the second level encompasses 2700 sf. of commercial space without increasing the at grade footprint of the existing building. The roof of this addition will create a new terrace accessed from the third level. New punched openings in the existing brick facade will allow access to the terrace and provide light to the newly created commercial space on that level. The redevelopment will provide a total of 13,952 sf. of commercial space. Armco has secured an important commercial tenant that will lease the entire available square footage on the ground floor level. Multiple exterior entrances along Argyle St. do not meet this tenant's requirements for the space. Design of the Argyle façade will allow for future conversion to small scale retail usage and associated shopfront entrances. A new public entrance will be incorporated on Argyle St., adjacent to Duke St., as part of the above mentioned public corridor relocation.

SITE CONSIDERATION

The site overlooks Parade Square on the Argyle St. side, setting up a unique streetscape. The redevelopment of the façade along Argyle St. will play a civic role in framing the extents of Parade Square, while affording the occupants of the building a feeling of open space and prospect looking out over the square. In order to balance the responsibilities of appropriately defining Parade Square, while offering the users of the space maximum engagement with the public open area, careful consideration has been taken in how the building massing and articulation will respond to and enhance the above mentioned spatial relationships.

Although the site does not directly abut any heritage properties, it is directly adjacent to Halifax City Hall. Given the proximity to such an important site, this proposed redevelopment along Argyle St. will be sympathetic in its treatment of the streetwall character in both its material quality and articulation, in order not to overwhelm or undermine the presence of such a prominent civic landmark.

The current streetwall along Argyle St. offers no engagement with pedestrians, other than to shuttle them from one point to another, via the internal public corridor. The existing façade does not offer an appropriate streetwall height and lacks any building articulation, ultimately amounting to a blank wall. This redevelopment seeks to reinstate the fine grained detail of the streetscape, articulated by narrow shop-fronts and human scaled spaces. The Argyle St. façade is delineated well with vertical brick elements. Permeability to the street is encouraged by transparent glazing taking the place of the current heavily-tinted curtain wall. The addition of canopies along the Argyle St. ground-floor façade will define potential future access to either multiple commercial tenants or one or more larger tenants.

LAND-USE REQUIREMENTS

Permitted Land Uses:
7 (1) Commercial Uses

BUILT FORM REQUIREMENTS

8(3-5) Heritage:
Compliant;
No registered heritage properties, not abutting registered heritage properties, not within a heritage district

8(6) Building Height:
Compliant;
No change proposed to overall height of existing building.

8(12) Landscaping for Flat Rooftops:
Compliant;
Landscaping design is proposed for roof terrace at level 3.

8(13) Land Uses at Grade:
Floor to floor heights are less than 4.5 meters at grade along Argyle St.
Existing building floor to floor height is 3.2 meters.

8(18) Wind Impact:
Compliant;
None of the alterations to the existing building will affect the wind patterns of the surrounding area.

8(19) Accessory Buildings:
Compliant;
No accessory buildings are planned.

8(20) Prohibited External Cladding Materials:
Compliant;
No prohibited cladding material is being proposed.

STREETWALLS

9(1) Streetline Setbacks:
Compliant;
Streetwall built at property line, no setback.

9(2) Maximum Streetwall Height:
Compliant:
15.5m (LUB Map 7) streetwall does not exceed 15.5m

9(3) Minimum Streetwall Height:
Refer to Variance Request

9(5) Width:
Compliant;
Streetwall extends the full width of lot abutting the streetline.

9(7) Streetwall Stepbacks:
Compliant;
Streetwall does not exceed maximum streetwall height outlined on (LUB Map 7).

BUILDING SETBACKS & STEPBACKS

10(2) Low Rise Buildings:
Compliant;
No portion of the proposed addition will exceed the maximum streetwall height of 15.5m outlined on (LUB Map 7). The low rise portion will cover 100% of the lot upon which it is situated.

PARKING

14(1) Compliant;
No surface parking proposed.

- No current parking on site
-proposed development adds 1 parking space accessed from Duke St.

Bicycle Parking:
15 Compliant;
2 class B spaces will be provided.

S-1 DESIGN MANUAL CONSIDERATIONS

Downtown Precinct Guidelines

(2.6) Precinct 6: Upper Central Downtown

a. Encourage low to mid-rise mixed use development while respecting the historic block pattern.

We are proposing a low-rise addition that will cover 100% of the Argyle St. façade, north of the existing main building entrance. The proposed façade will respect the historic block pattern, reinstating the prevailing character of narrow storefronts, contributing to the 'fine grained' character of the streetscape.

b. Improve the appearance and street-level functionality of larger buildings such as the Metro Centre with street-oriented infill and landscaped roofs.

The proposed redevelopment of the existing building will vastly improve what is now a façade with no street-level functionality and a uniform blank wall, to that of a vibrant pedestrian scaled streetscape.

l. The Argyle Street and Blower Street area shall be reinforced as a vibrant area of low to mid-rise buildings, small-scale retail uses, restaurants, bars, potential for permanent sidewalk cafes, hotels, cultural uses and residential uses.

The proposed redevelopment of the Argyle St. façade will accommodate a single tenant at the ground floor space. However these renovations can allow small scale retail or commercial opportunities in the future that will promote a vibrant animation along the block from Carmichael to Duke St. This proposed redevelopment will promote the expansion of an already popular planning strategy that has re-shaped the streetscape along Argyle St. from Blower St. to Prince St.

Figure 1. Existing streetwall conditions along Argyle St.

Figure 2. Proposed streetwall conditions, reinstating the historic block pattern along Argyle St.

GENERAL DESIGN GUIDELINES

3.1 THE STREETWALL

3.1.1 Pedestrian-Oriented Commercial

The proposed addition is located on Argyle St., which is not identified as a pedestrian-oriented commercial street according to Map 3 of the LUB. It is the intent of this re-development to improve the street level conditions along Argyle St., in keeping with the design objectives outlined in this section of the design manual.

a. The articulation of narrow shop fronts, characterized by close placement to the sidewalk.

The proposed addition meets the property line with no setback from the sidewalk. The façade has been articulated in a way that sets up a narrow rhythm of shopfronts. This articulation of narrow shop fronts is further emphasized by the stone portals occurring at every second bay, providing a second layer of vertical division along the elevation.

b. High levels of transparency (non-reflective and non-tinted glazing on a minimum of 75% of the first floor elevation).

All glazing used at the first floor elevation is highly transparent, allowing for maximum permeability to the sidewalk. 70% of the Argyle St. elevation will be comprised of non-reflective and non-tinted glazing

e. Patios and other spill-out activity is permitted and encouraged where adequate width for pedestrian passages is maintained.

The width of the sidewalk along Argyle St. could allow for spill-out activity for future uses. If the paving and curb treatments, which have reshaped the blocks between Blowers and Prince St. were continued along Argyle St., this could make such opportunities more viable.

f. 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 initial design envisioned multiple new entries along Argyle St. Securing one individual tenant, for the Argyle Street level, necessitated a change in the number of entries. The curtain wall system will be designed in a way that the mullion spacing will allow for a glazed panel to be easily replaced with an entrance system in the future. Canopies will be constructed at the exterior, defining future shopfront entryways and giving the appearance of fine grained shopfronts in the midterm (see detail 3 on sheet A-203 Attachment A).

3.1.2 Streetwall Setback

a. 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 streetwall placement for the re-development along Argyle St. abuts the property line with 0m setback. This will allow for grade-level pedestrian-oriented retail uses along nearly the entire block between Carmichael and Duke St. in the future if desired. The streetwall placement at the sidewalk is in keeping with the traditional retail streets of the downtown and remedies the existing building condition along Argyle St. that consists of alcoves set back from the sidewalk line. (See Figure 1.)

3.1.3 Streetwall Height

To ensure a comfortable human-scaled street enclosure, streetwall height should generally be no less than 11 meters and generally no greater than a height proportional (1:1) to the width of the street as measure from building face to building face...

The proposed streetwall height is 8m, above which is a stepback of 3.7m that forms a terrace at the existing building third level elevation. The wall continues from this level to meet the minimum 11m streetwall height at the existing building fourth level elevation, where it steps back again 2.4m to form another terrace. The existing high-rise portion of the building continues from this stepback to the roof level. (See Variance Request #1).

Figure 3. Elevation elements along Argyle St.

3.2 PEDESTRIAN STREETSCAPES

3.2.1 Design of the Streetwall

a. The streetwall should contribute to the 'fine grained' character of the streetscape by articulating the facade in a vertical rhythm that is consistent with the prevailing character of narrow buildings and storefronts.

The design of the streetwall makes use of a grid of brick vertical elements that express the structural bays of the existing building. At every second bay, a stone portal element sets up a secondary vertical rhythm to the façade that further helps contribute to the 'fine grained' character of the streetscape. Horizontal elements include a strip of spandrel glass that divides the first level from the second level and a brick band that runs along the cornice line of the existing third level of the building. These horizontal elements are broken by the vertical ones in order to express the prevailing character of narrow buildings and storefronts, typical of the downtown blocks.

b. The streetwall should generally be built to occupy 100% of a property's frontage along streets.

The proposed streetwall occupies 100% of the property's frontage along Argyle St.

e. Streetwalls should be designed to have the highest possible material quality and detail.

The materials selected for the proposed addition will match the existing buildings' high quality. These include brick, granite, pre-finished metal, aluminum curtain wall and glass. Clear glazing will be used at street level in place of the existing heavy-tinted glass.

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

All grade level glazing on the streetwall, along Argyle St., is clear vision glass allowing for visual connection between interior spaces and the street. See also notes 3.1.1 (*b)* the visual permeability of the Duke St. elevation has been greatly improved by the introduction of new glazing.

g. 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.

The existing blank wall conditions along the Argyle and Duke St. façades have been eliminated with the interventions of the proposed redevelopment. (See Figures 4 & 5). Mechanical and utility functions will be avoided on the façade on Argyle St. and limited on Carmichael and Duke St. Services will be internalized as much as possible, and existing louvers will be utilized where it is appropriate.

Figure 4. Existing Duke St. blank wall conditions

Figure 5. Proposed Duke St. façade, offering more permeability to the street.

3.2.2 Building Orientation and Placement

a. All buildings should orient to, and be placed at, the street edge with clearly defined primary entry points that directly access the sidewalk.

The step up in streetwall height at the corner of Duke and Argyle St. clearly defines the relocated entrance to the public corridor. This added vertical element helps to define the building on the site. The addition and added streetwall height along Argyle St. orients the building to the street edge. Building articulation along the Argyle St. façade sets up clearly delineated store fronts that direct sidewalk traffic to entry points.

3.2.3 Retail Uses

c. Where retail uses are not currently viable, the grade level condition should be designed to easily accommodate conversion to retail at a later date.

Appropriate footings will be built to receive future interior landings and steps to accommodate future at-grade entrances from the sidewalk, when needed. (See detail 4 on sheet A-203, Attachment A).

d. minimize the transition zone between retail and the public realm. Locate retail immediately adjacent to, and accessible form the sidewalk.

The possible future retail frontage along Argyle St. is placed at the sidewalk edge with no setback.

e. Avoid deep columns or large building projections that hide retail display and signage from view.

Although the façade is designed to be broken by vertical elements to create an appropriate rhythm on the street, these elements are not excessively deep to the point that they will obscure retail display or block signage from view.

f. 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.

The sloping condition on Argyle St. sets up a difficult condition to satisfy the above guideline. Whereas this is a proposed addition to an existing building, it will not be possible to step the elevation of existing floor plates. (See Variance Request #2).

g. Commercial Signage should be well designed and of high material quality to add diversity and interest to retail streets, while not being overwhelming.

A horizontal band of spandrel glass will dictate placement of any needed commercial signage and keep it within the framework of the architecture.

3.2.5 Sloping Conditions

Many streets in the downtown are steeply sloped, and pose challenges to creating pedestrian-oriented streetwall conditions. Internal floors are by necessity flat, making it difficult to match the external facade for building entrances, and sometimes even to provide windows...

c. Provide windows, doors and other design articulation along facades; blank walls are not permitted.

New glazing has been added to the Duke St. façade. See notes 3.2.1 (Refer to Figure 5.)

d. Articulate the facade to express internal floor or ceiling lines; blank walls are not permitted.

e. Wrap retail display windows a minimum of 4.5 meters around the corner along sloping streets where retail is present on the sloping street.

f. Wherever possible, provide pedestrian entrances on sloping streets...

g. Flexibility in streetwall heights is required in order to transition from facades at lower elevations to facades at higher elevations on their intersecting streets....

Refer to Figure 6 to see how the above guidelines have been implemented on the sloping conditions along the Duke St. facade as it transitions to Argyle St.

Figure 6. Sloping conditions along Duke St.

3.3 BUILDING DESIGN

3.3.1 Building Articulation

Refer to previous notes regarding building articulation. In addition to what has already been discussed, the proposed re-development meets the design objectives of this section by;

The architectural hierarchy of base, middle and top has been well established with the design of the new streetwall along Argyle St. The design of the shopfronts has established a strong base element that emphasizes the existing high-rise portion. (Refer to notes 3.2.1 (a) and Figure 3.)

Reinstating the vertical rhythm of narrow buildings and shopfronts along Argyle St. respects the traditional downtown patterns, while providing new architectural variety and quality.

While Argyle St. is the predominant façade this proposal addresses, careful consideration and articulation has been exercised to create a consistent design intent along Duke St.

3.3.2 Materials

Refer to previous notes regarding streetwall building materials.

Building materials have been chosen to match the high quality materials on the existing building. Heavily tinted glazing will be replaced with clear units at the street level. All façades will have consistent quality of materials. The new entry canopy over the public corridor entrance will be made of copper to match the existing roofing materials that will remain on the Carmichael St. building corner.

3.3.3 Entrances

The entrance to the public corridor on Argyle St. is emphasized with a taller building mass on the corner of Duke and Argyle St. and some variation in building material treatment. The new entrance is punctuated by a copper canopy that also provides protection from the elements. (See Figure 5.)

3.4 CIVIC CHARACTER

3.4.2 Corner Sites

Refer to previous notes and (see Figure 6.)

3.5 PARKING, SERVICES AND UTILITIES

3.5.1 Vehicular Access, Circulation, Loading and Utilities

One parking space will be located in the building with vehicular access on Duke St. The garage door will be setback from the sidewalk, ensuring proper safety mechanisms are in place to protect pedestrians. (See figure 7).

Figure 7. Duke St. Parking Entrance

3.5.4 Lighting

Exterior building lighting along Argyle St. will emphasize the vertical elements of the shopfronts as well as the architectural hierarchy, i.e., base, middle and top. (See figure 8.) Lighting will be provided as necessary at all building entrances and parking entrances.

3.5.5 Signs

Exterior signage will be of high quality and made of durable materials that fit in with the material palette of the building. Retail signs will be controlled in a way that complements the architecture (see note 3.2.3 g.)

Figure 8. Exterior building lighting along Argyle and Duke façades

VARIANCE REQUEST #1 - STREETWALL HEIGHT VARIANCE

3.6.3 Streetwall Height Variance

Streetwall heights may be varied by Site Plan Approval where:

a. The streetwall height is consistent with the objectives and guidelines of the Design Manual; and
b. The modification is for a corner element that is used to join streetwalls of differing heights; or
c. The streetwall height of abutting buildings is such that the streetwall height could be inconsistent with the character of the street or
d. where a landmark building element is called for pursuant to the Design Manual.

A variance in streetwall height from the minimum 11 meters to 8 meters is being requested for the proposed streetwall along Argyle St. We believe the variance is in accordance with the following clause of section 3.6.3.

b. The modification is for a corner element that is used to join streetwalls of differing heights.

The proposed corner element at Duke and Argyle St. emphasizes the corner site with a vertical element that breaks the lower volume of shopfronts along Argyle St. and wraps around to meet the cornice line of the streetwall along Duke St. The existing cornice line of the Duke St. streetwall matches the datum of the cornice line of the roof of Halifax City Hall along Duke St. (See Figure 9.).

In order to maintain this datum and still create a vertical element emphasizing the corner condition, we propose dropping the height of streetwall along Argyle St. to 8 meters. (See Figure 6.)

Figure 9. Datum line of Halifax City Hall cornice.

VARIANCE REQUEST #2 - MINIMUM FLOOR TO FLOOR HEIGHT

3.6.15 Land Uses at Grade Variance

The minimum floor-to-floor height for the ground floor of a building having access at the streetline or Transportation Reserve may be varied by Site Plan Approval where:

a. The proposed floor-to-floor height of the ground floor is consistent with the objectives and guidelines of the Design Manual; and,
b. 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:

e. In the case of a new building or an addition to an existing building being proposed along a sloping street, the site for 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-to- floor height at its highest point that would be impractical.

We believe that the sloping conditions along Argyle St. as well as the floor plates of the existing building, to which we are proposing to add, meet the variance outlined in part 3.6.15 (e).

The change in sidewalk elevation from the corner of Duke St. to the corner of Carmichael St. consists of a 9’ - 0” gain moving from Duke St. towards Carmichael St. The floor elevation steps up 2’ - 6” from the main floor elevation at the Duke St. corner to meet the sidewalk grade. (See drawing A-100 and survey plan for clarification). At the Argyle and Duke St. corner, the existing finished ceiling is 7 feet (2.1m). We will improve the ceiling height to 8 feet with exception of some service bulkheads. The proposed extension of the second floor (Level 73’ above) will use steel framing and not require the depth of the existing level 73’ concrete slab. This will allow for greater ceiling heights under the proposed extension and thus improve the floor-to-floor condition.

The proposed design intends to extend the level 60’ floor elevation between gridlines 3 and 2 (see drawing A-100 Attachment C). This can be considered extending the existing sunken ground floor condition in relation to the sidewalk grade, or improving the floor-to-floor height at level 60’. This allows for a level grade with no interior floor transition for a single large commercial tenant and also allows for appropriate finish ceiling heights, should a small scale retail tenant move into the space in the future.

CONCLUSION

This design rationale expresses the architects and developers' intent to improve the existing building at 1800 Argyle St. It is our opinion that the development proposal will vastly improve the streetscapes of Argyle and Duke St., while taking careful consideration of the intent outlined in both the Land Use Bylaw and Design Manual. The variance requests are a result of careful consideration of the guidelines as interpreted by the structural and siting constraints of the existing building. These requests represent a sincere effort to respect the fabric and character of the urban core and thus garner Design Manual support.

Harvey Architecture on behalf of ARMCO Capital thanks you for your consideration.

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Image A. Duke & Argyle St. Corner

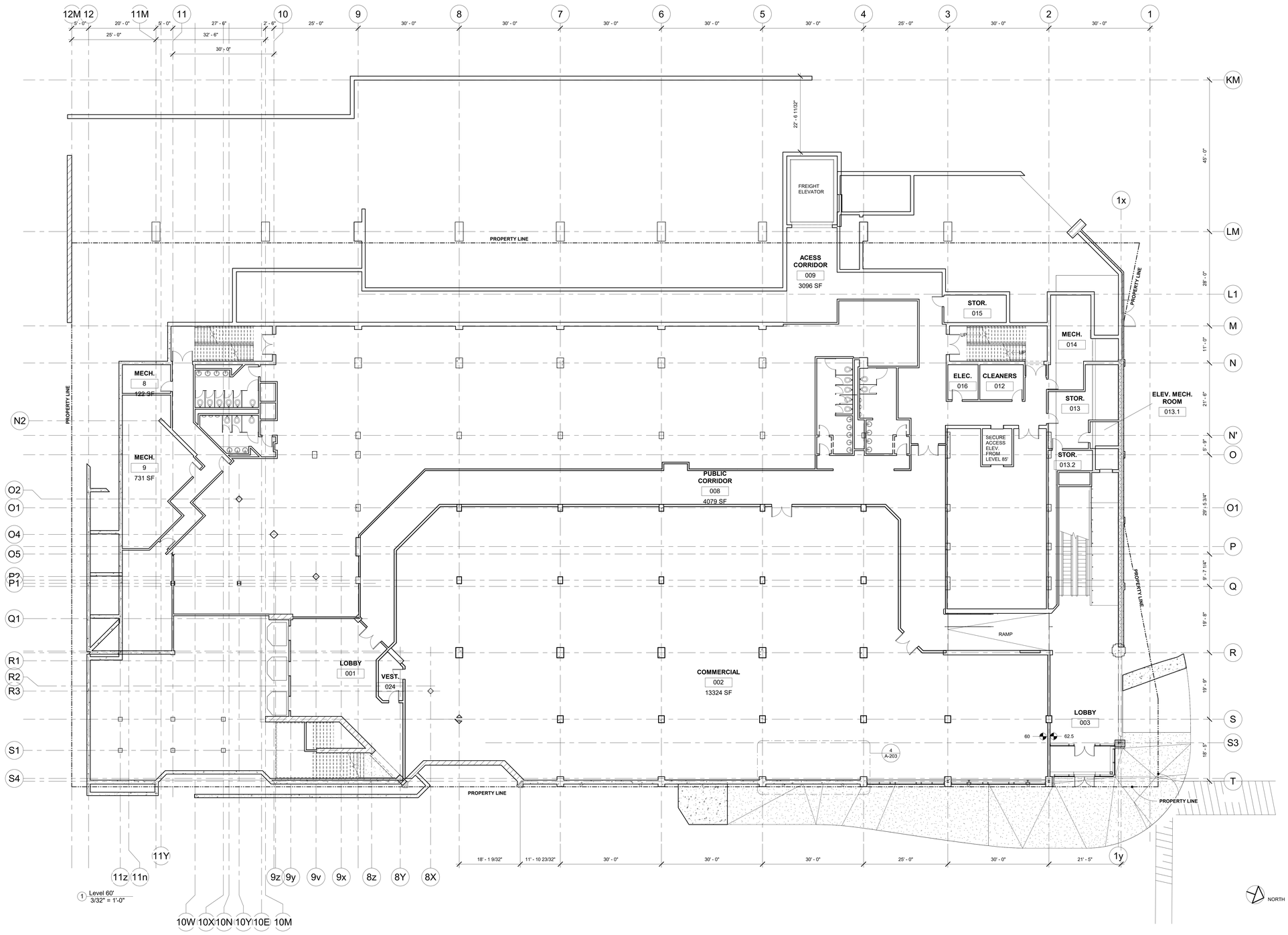
Image B. Duke St. Façade & Public Corridor Entrance

Image C. Argyle St. façade, Pedestrian Perspective

Image D. Duke St. Parking Entrance

Image E. Duke and Argyle St. Night Rendering

ATTACHMENT C - PROPOSED FLOOR PLANS - A100



Armco CAPITAL

General Notes:
All levels and dimensions are to be checked on site by the contractor prior to fabrication, and any discrepancies to be reported immediately to the Architect.
Dimensions are not to be read off this drawing and NOT scaled.
All work to be executed in strict accordance with the by laws and regulations of the local authorities and in accordance with Building Construction Standards.
All work to conform to applicable standards as referenced within the master specifications or as indicated in the drawings.
Where provided / required, all drawings are to be read in conjunction with all other documents issued.
This drawing is only to be used for obtaining Local Authority Consents and should not be used for any other purpose unless otherwise stated on drawing.

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No.	Description	Date
2	Revised	2019.03.27
1	DA Planning Application Revised	2019.03.13

LICENSED ARCHITECT — PROVINCE OF NOVA SCOTIA — ASSOCIATION OF ARCHITECTS — MICHAEL A. HARVEY

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ARMCO
1800 Argyle St.

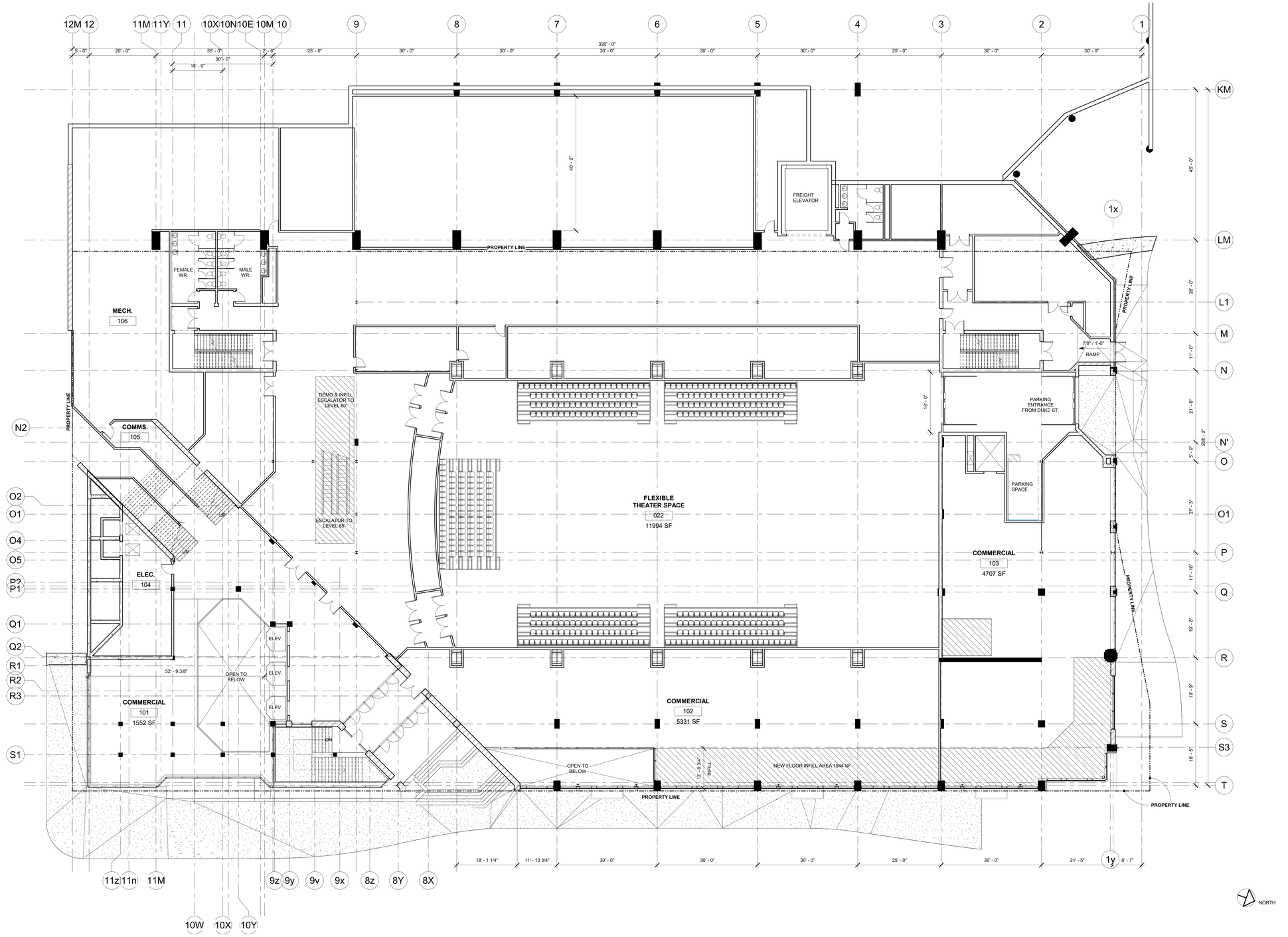
1800 Argyle St., Hallifax, NS.
LEVEL 60 FLOOR PLAN

Project Number	18047
Date	2018.06.01
Drawn By	SMA
Checked By	MAH

A-100

Scale 3/32" = 1'-0"

ATTACHMENT C - PROPOSED FLOOR PLANS - A101



2 A-202

1 Level 73'
3/32" = 1'-0"

General Notes:
All levels and dimensions are to be checked on site by the contractor prior to fabrication, and any discrepancies be reported immediately to the Architect.
Dimensions are to be read off this drawing and NOT scaled.
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No.	Description	Date
2	Revised	2019.03.27
1	DA Planning Application Revised	2019.03.13

LICENSED ARCHITECT
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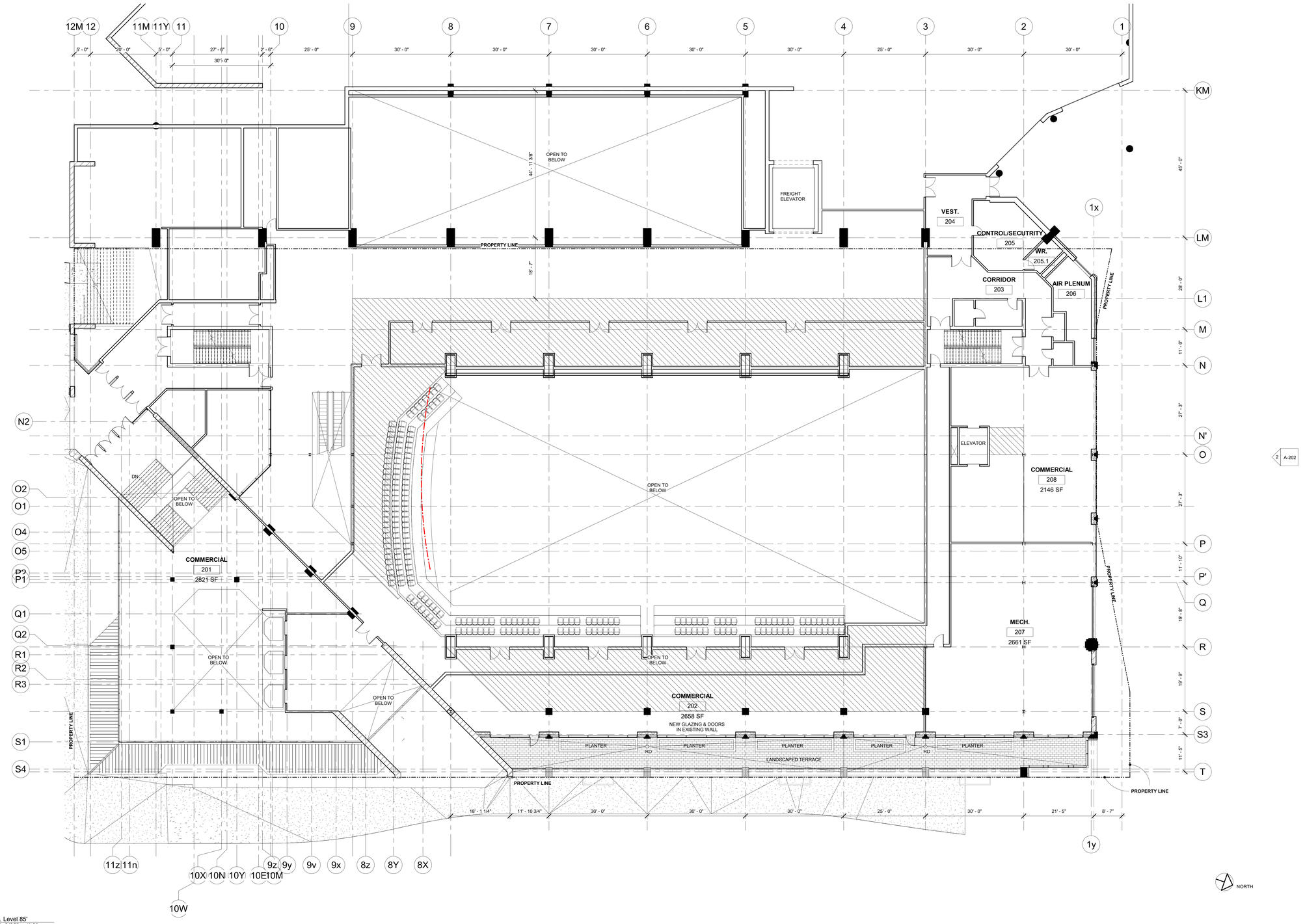
ARMCO	
1800 Argyle St.	
1800 Argyle St., Hallifax, NS.	
LEVEL 73 FLOOR PLAN	
Project Number	18047
Date	2018.06.01
Drawn By	SMA
Checked By	MAH
A-101	
Scale	3/32" = 1'-0"

ATTACHMENT C - PROPOSED FLOOR PLANS - A102



1 Level 85'
3/32" = 1'-0"

General Notes:
All levels and dimensions are to be checked on site by the contractor prior to fabrication, and any discrepancies to be reported immediately to the Architect.
Dimensions are to be used off this drawing and NOT scaled.
All work to be executed in strict accordance with the by-laws and regulations of the local authorities and in accordance with Building Construction Standards.
All work to conform to applicable standards as referenced within the master specifications or as indicated in the drawings.
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No.	Description	Date
2	Revised	2019.03.27
1	DA Planning Application Revised	2019.03.13

NOT FOR CONSTRUCTION

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ARMCO	
1800 Argyle St.	
1800 Argyle St., Hallifax, NS.	
LEVEL 85 FLOOR PLAN	
Project Number	18047
Date	2018.06.01
Drawn By	SMA
Checked By	MAH
A-102	
Scale	3/32" = 1'-0"

Attachment D – Design Manual Checklist

Design Manual Checklist – Case 22222			
Section	**Guideline**	**Complies**	**Discussion**
2	**Downtown Precinct Guidelines** *(refer to Map 2 of the LUB for Precinct Boundaries)*		
2.6	**Precinct 6 – Upper Central Downtown**		
2.6a	Encourage low to mid-rise mixed use development while respecting the historic block pattern.	Yes	
2.6b	Improve the appearance and street-level functionality of larger buildings such as the Metro Centre with street-oriented infill and landscaped roofs.	Yes	The streetwall appearance will be improved and commercial space will be introduced along the ground floor. However, the number of existing entryways is proposed to be reduced.
2.6c	Encourage the historic downtown grid to be reinstated over the Metro Centre as redevelopment occurs.	N/A	
2.6d	Development must appropriately frame Citadel Hill through the provision of consistent, animated streetwalls of superior quality and design.	Yes	
2.6e	Improve public amenity along Brunswick Street and provide small areas of formal open space on the Citadel side of Brunswick Street as opportunities for views to the Harbour along east-west streets.	N/A	
2.6f	Require that vacant sites be developed in a way that provides a continuous streetwall and uninterrupted pedestrian experience.	N/A	
2.6g	Prohibit new surface parking lots of any kind.	Yes	
2.6h	Pedestrian activity and retail commerce shall be encouraged by the protection of sidewalks from weather through the use of canopies and awnings.	Yes	Commercial space and canopies will be introduced along the ground floor.
2.6i	East-west streets shall provide views between the Citadel and the Harbour.	Yes	
2.6j	George Street shall be established as an important east-west street, a grand promenade, given the linkage between the Town Clock, the Grand Parade, and the Harbour.	Yes	
2.6k	Focus pedestrian activities at sidewalk level through the provision of weather protected sidewalks using well-designed canopies and awnings.	Yes	See above. Refer to staff report.
2.6l	The Argyle Street and Blower Street area shall be reinforced as a vibrant area of low to mid-rise buildings, small-scale retail uses, restaurants, bars, potential for permanent sidewalk cafes, hotels, cultural uses, and residential uses.	Yes	

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Section	**Guideline**	**Complies**	**Discussion**
2.6m	As roofscapes are highly visible from the Citadel in this precinct, they shall be well-designed, carrying the architectural language of the building onto the roof. Flat roofs are required to be landscaped, with living "green roofs" given strong preference.	N/A	
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. Pedestrian-oriented commercial uses are encouraged but not required on all remaining street frontages. 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.	Yes	
3.1.1b	High levels of transparency (non-reflective and non-tinted glazing on a minimum of 75% of the first floor elevation).	Yes	
3.1.1c	Frequent entries.	No	The number of proposed entries along the Argyle Street façade is proposed to be reduced. A condition to this approval is recommended to add additional entryways at the northeast corner of the building.
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.	Yes	See above. Refer to staff report.
3.1.1e	Patios and other spill-out activity is permitted and encouraged where adequate width for pedestrian passage is maintained.	Yes	
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.	Yes	
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.	Yes	

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Section	**Guideline**	**Complies**	**Discussion**
	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.	N/A	
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.	N/A	
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.		
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.	Yes	
3.2.1b	The streetwall should generally be built to occupy 100% of a property's frontage along streets. [note: the DHLUM permits a reduction of 80% on non-central blocks]	Yes	
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.	Yes	Refer to staff report.
3.2.1d	In areas of contiguous heritage resources, streetwall height should be consistent with heritage buildings.	Yes	
3.2.1e	Streetwalls should be designed to have the highest possible material quality and detail.	Yes	

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Section	**Guideline**	**Complies**	**Discussion**
3.2.1f	Streetwalls should have many windows and doors to provide eyes on the street and a sense of animation and engagement.	Partial	There will be improvement over the existing situation by providing more glazing and a reduction in blank walls. However, the number of existing entryways is proposed to be reduced.
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.	Yes	See above. Refer to staff report.
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.	Yes	
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.	N/A	
3.2.2c	Side yard setbacks are not permitted in the Central Blocks defined on Map 8 of the Land Use Bylaw, except where required for through-block pedestrian connections or vehicular access.	N/A	
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.	N/A	
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.	Yes	See above. Refer to staff report.
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.	Yes	See above. Refer to staff report.
3.2.3d	Minimize the transition zone between retail and the public realm. Locate retail immediately adjacent to, and accessible from, the sidewalk.	Yes	
3.2.3e	Avoid deep columns or large building projections that hide retail display and signage from view.	N/A	

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Section	**Guideline**	**Complies**	**Discussion**
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.	No	A sunken floor condition exists and entrances are being introduced for possible future use. Staff do NOT support the extension of the sunken floor condition and the reduction in entryways. Refer to staff report.
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.	N/A	
3.2.4	**Residential Uses** *(criteria not included – no residential uses are proposed)*		
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.	No	See above. Refer to staff report.
3.2.5b	Provide a high quality architectural expression along facades. Consider additional detailing, ornamentation or public art to enhance the experience.	Yes	
3.2.5c	Provide windows, doors and other design articulation along facades; blank walls are not permitted.	Yes	See above. Refer to staff report.
3.2.5d	Articulate the façade to express internal floor or ceiling lines; blank walls are not permitted.	Yes	
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.	Yes	
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.	Yes	
3.2.5g	Flexibility in streetwall heights is required in order to transition from facades at 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.	Yes	Streetwall height variance is requested. Refer to staff report.
3.2.6	**Elevated Pedestrian Walkways** *(criteria not included – no elevated walkways are proposed)*		
3.2.7	**Other Uses**		
3.2.7a	Non-commercial uses at-grade should animate the street with frequent entries and windows.	Yes	

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Section	**Guideline**	**Complies**	**Discussion**
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.	Yes	
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.	Yes	
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.	Yes	
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.	Yes	
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.	Yes	
3.3.2b	Too varied a range of building materials is discouraged in favour of achieving a unified building image.	Yes	
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.	Yes	
3.3.2d	Changes in material should generally not occur at building corners.	Yes	
3.3.2e	Building materials recommended for new construction include brick, stone, wood, glass, in-situ concrete and pre-cast concrete.	Yes	
3.3.2f	In general, the appearance of building materials should be true to their nature and should not mimic other materials.	Yes	

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Section	**Guideline**	**Complies**	**Discussion**
3.3.2g	Stucco and stucco-like finishes shall not be used as a principle exterior wall material.	Yes	
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.	Yes	
3.3.2i	Darkly tinted or mirrored glass is prohibited. Clear glass is preferable to light tints. Glare reduction coatings are preferred.	Yes	
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.	Yes	
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.	Yes	The main entrance at the corner is emphasized with the change in massing and the larger canopy. Other entries are emphasized by stone portals and canopies every second bay.
3.3.3b	Ensure main building entrances are covered with a canopy, awning, recess or similar device to provide pedestrian weather protection.	Yes	See above. Refer to staff report.
3.3.3c	Modest exceptions to setback and stepback requirements are possible to achieve these goals.	Yes	
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.	Yes	
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.	Yes	
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.	Yes	

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Section	**Guideline**	**Complies**	**Discussion**
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.	Yes	
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.	N/A	
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.	Yes	
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, 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.	N/A	
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 east-west streets that connect the downtown to the waterfront. Prominent Civic Frontages are shown on Map 1 in Appendix A of the Design Manual.	Yes	
3.4.2	**Corner Sites**		
3.4.2a	Provision of a change in the building massing at the corner, in relation to the streetwall.	Yes	See above. Refer to staff report.
3.4.2b	Provision of distinctive architectural treatments such as spires, turrets, belvederes, porticos, arcades, or archways.	Yes	
3.4.2c	Developments on all corner sites must provide a frontal design to both street frontages.	Yes	

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3.4.2d	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.	N/A	
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.	Yes	
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.	Yes	
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.	Yes	
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.	Yes	
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.	Yes	
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.	Yes	
3.5.2	**Parking Structures** *(criteria not included - refers to stand-alone parking structures)*		
3.5.3	**Surface Parking** *(criteria not included – no surface parking is proposed)*		
3.5.4	**Lighting**		
3.5.4a	Attractive landscape and architectural features can be highlighted with spot-lighting or general lighting placement.	Yes	
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.	Yes	
3.5.4c	Illuminate landmark buildings and elements, such as towers or distinctive roof profiles.	Yes	

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Section	**Guideline**	**Complies**	**Discussion**
3.5.4d	Encourage subtle night-lighting of retail display windows.	Yes	
3.5.4e	Ensure there is no light trespass onto adjacent residential areas by the use of shielded “full cut-off” fixtures.	N/A	
3.5.4f	Lighting shall not create glare for pedestrians or motorists by presenting unshielded lighting elements in view.	Yes	
3.5.5	**Signs** *(criteria not included – to be reviewed by Development Officer at time of permit application)*		
3.6	**Site Plan Variances**		
3.6.3	**Streetwall Height Variance**		
3.6.3a	The streetwall height is consistent with the objectives and guidelines of the Design Manual; and	Yes	Refer to staff report.
3.6.3b	The modification is for a corner element that is used to join streetwalls of differing heights; or	Yes	Refer to staff report.
3.6.3c	The streetwall height of abutting buildings is such that the streetwall height would be inconsistent with the character of the street; or	N/A	
3.6.3d	Where a landmark building element is called for pursuant to the Design Manual	N/A	
3.6.15	**Land Uses at Grade Variance**		
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,	Yes	Refer to staff report.
3.6.15b	The proposed floor-to-floor height of the ground floor does not result in a sunken ground floor condition;	Yes	Refer to staff report.
	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,	Yes	Refer to staff report.
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,	N/A	
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	Yes	Refer to staff report.

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	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.	N/A	