

**HALIFAX**

**Case 22254  
Site Plan Approval:  
5640 Sackville Street  
and 1577 South Park  
Street, Halifax  
Design Review Committee**

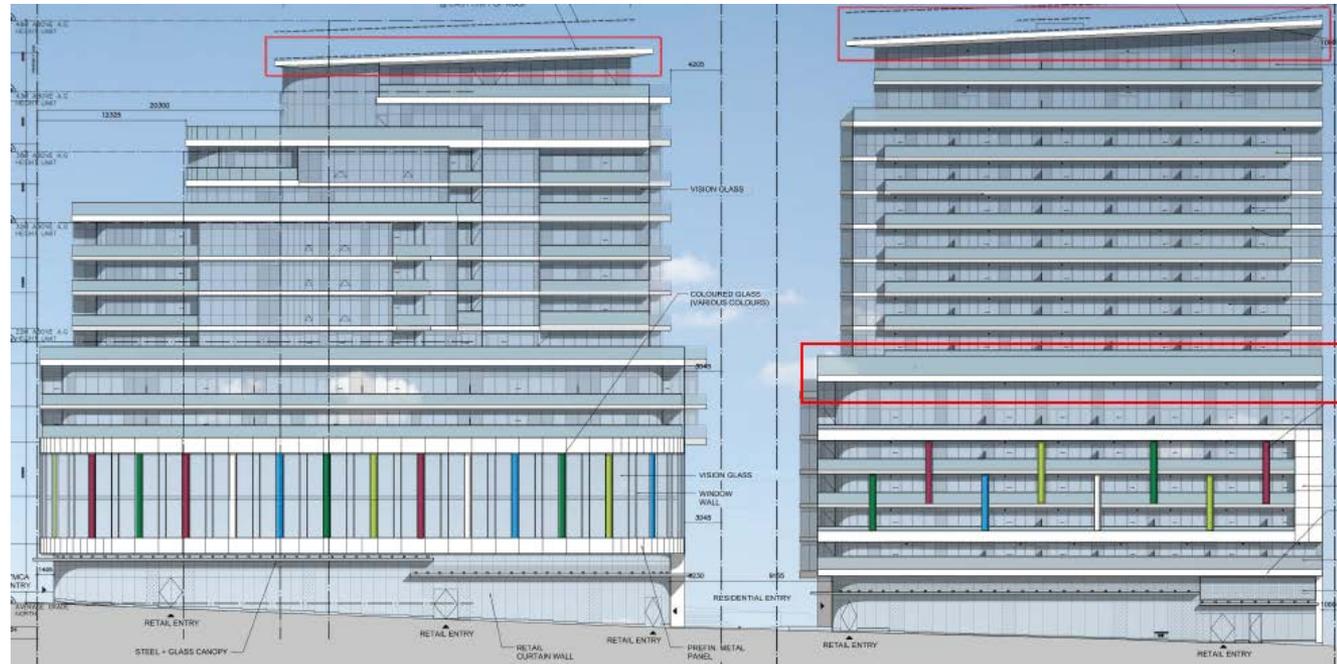
March 25, 2019

# Proposal

Applicant: Southwest Properties Ltd

Location: 5640  
Sackville Street and  
1577 South Park  
Street, Halifax

Proposal: Modify  
existing site plan  
approvals to change  
roof line, windows and  
louvres on the eastern  
elevation, changes to  
the Sackville St  
elevation and addition  
of an architectural  
treatment on the 7<sup>th</sup>  
floor of the Pavilion  
Building



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# Subject Site



# Subject Site



Looking North on South  
Park Street

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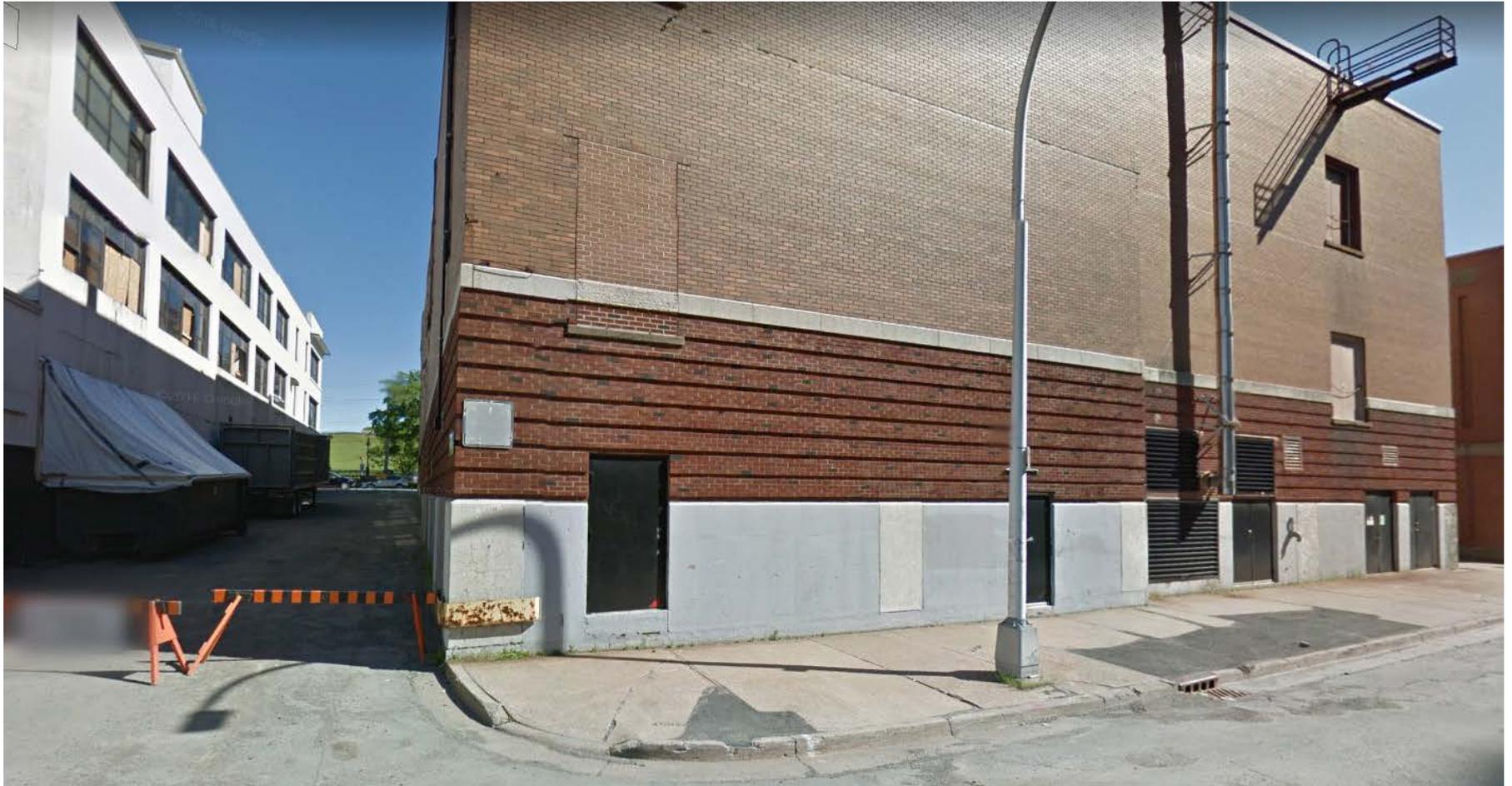
# Subject Site



Corner of Briar Lane and  
Sackville Street

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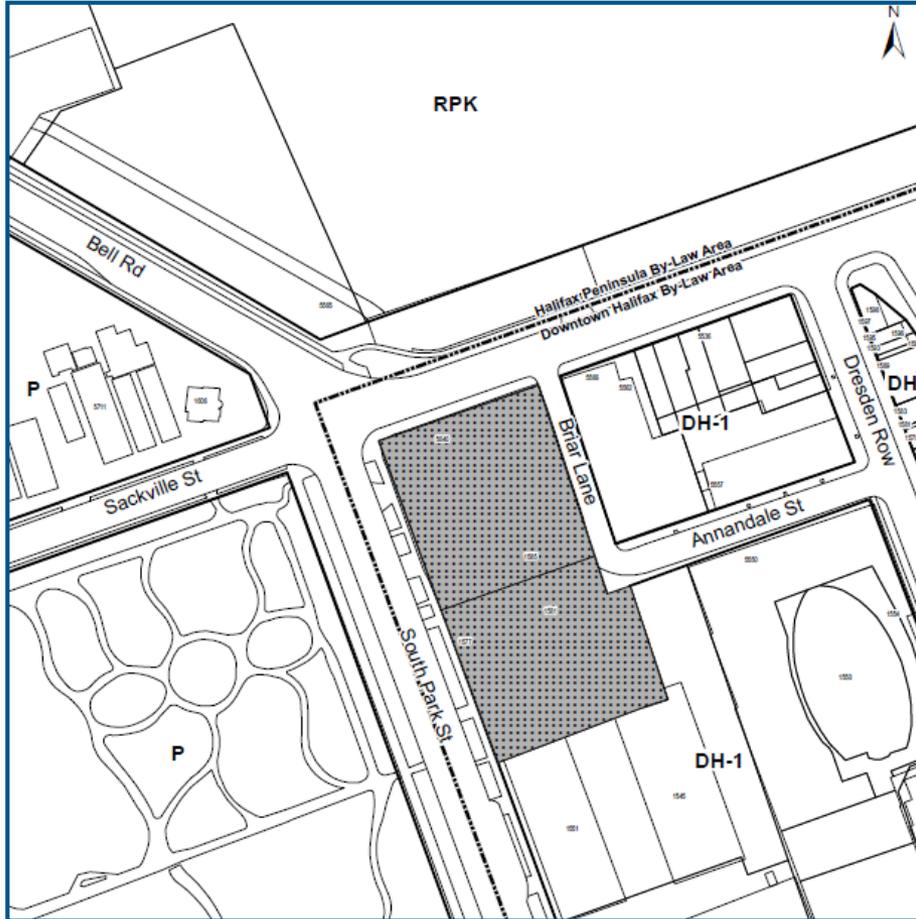
# Subject Site



View north at Annandale and Briar Lane

# Downtown Halifax Land Use By-law

## Zoning Regulations & Process

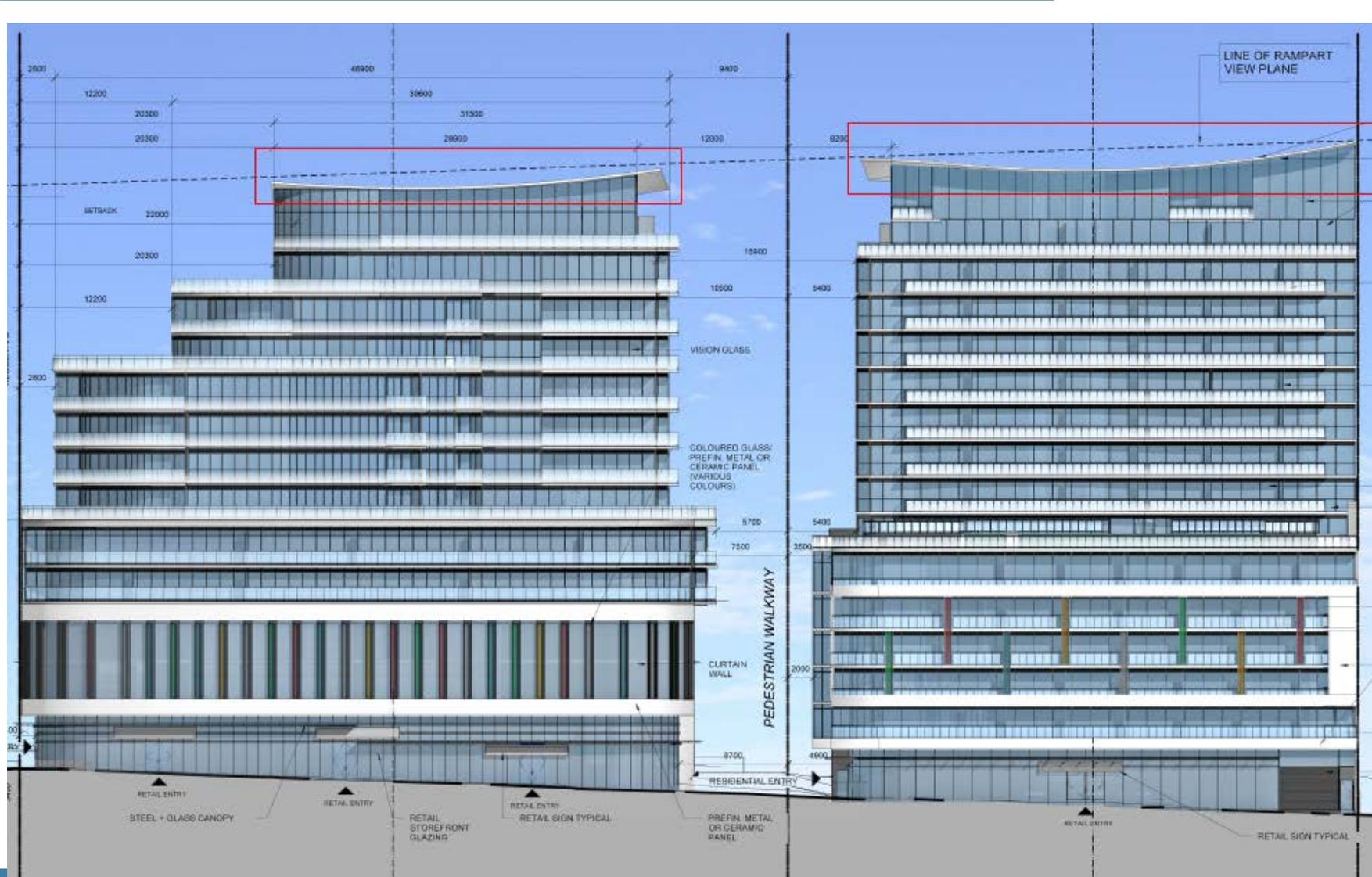


- **Zone:** DH-1
- **Precinct 3** – Spring Garden Road
- **Height:** Ranges from 22- 49 metres (no post bonus)
- **Streetwall Setback:** 0-1.5m along South Park and 0-4m along Sackville St and Briar Lane
- **Streetwall Height:** 17m along South Park Street, 18.5m along Sackville Street and 15.5m along Briar Lane.
- **Prominent Visual Terminus Site**

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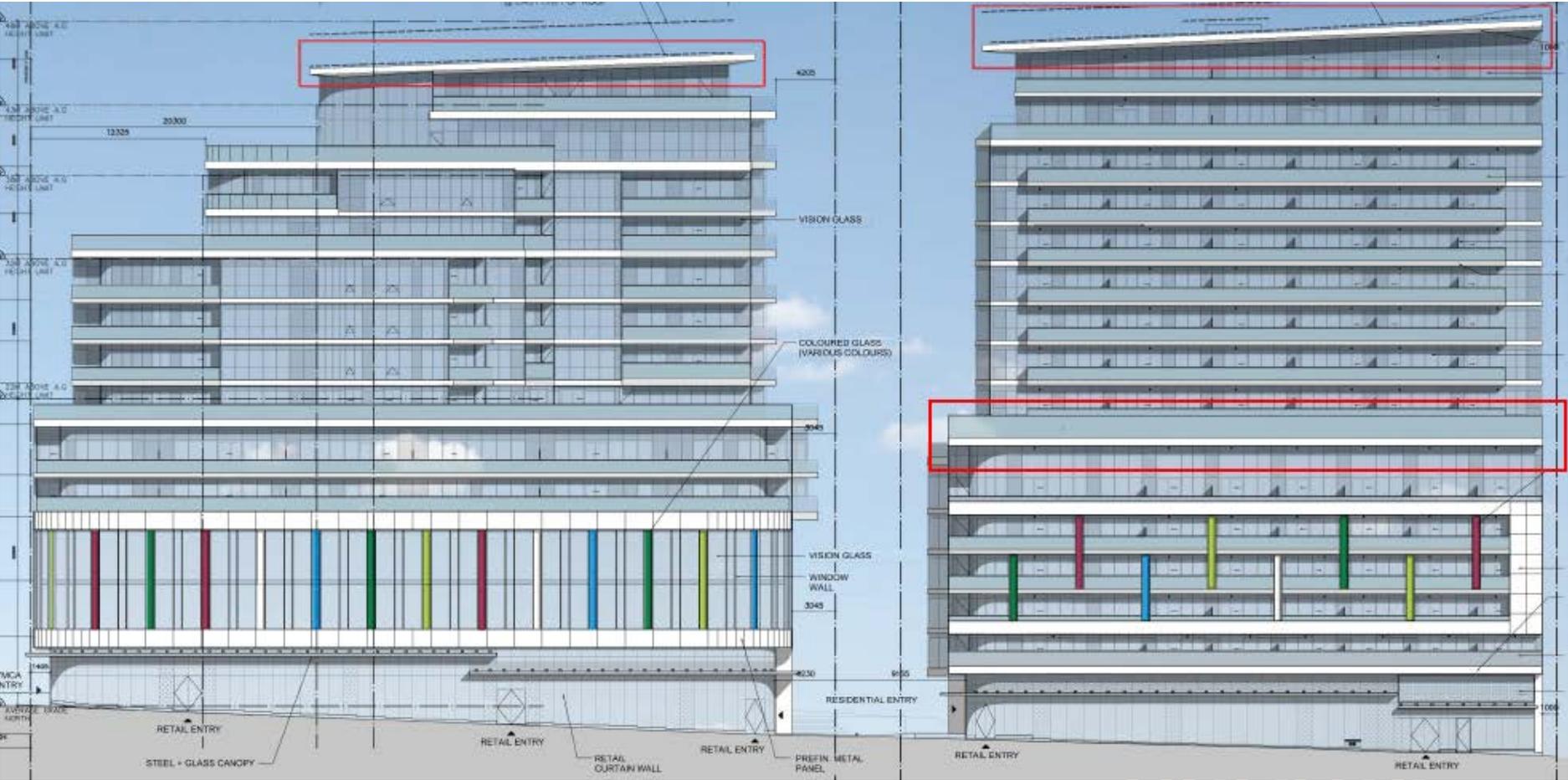
# Proposed Development

West Elevation Original DRC Approvals



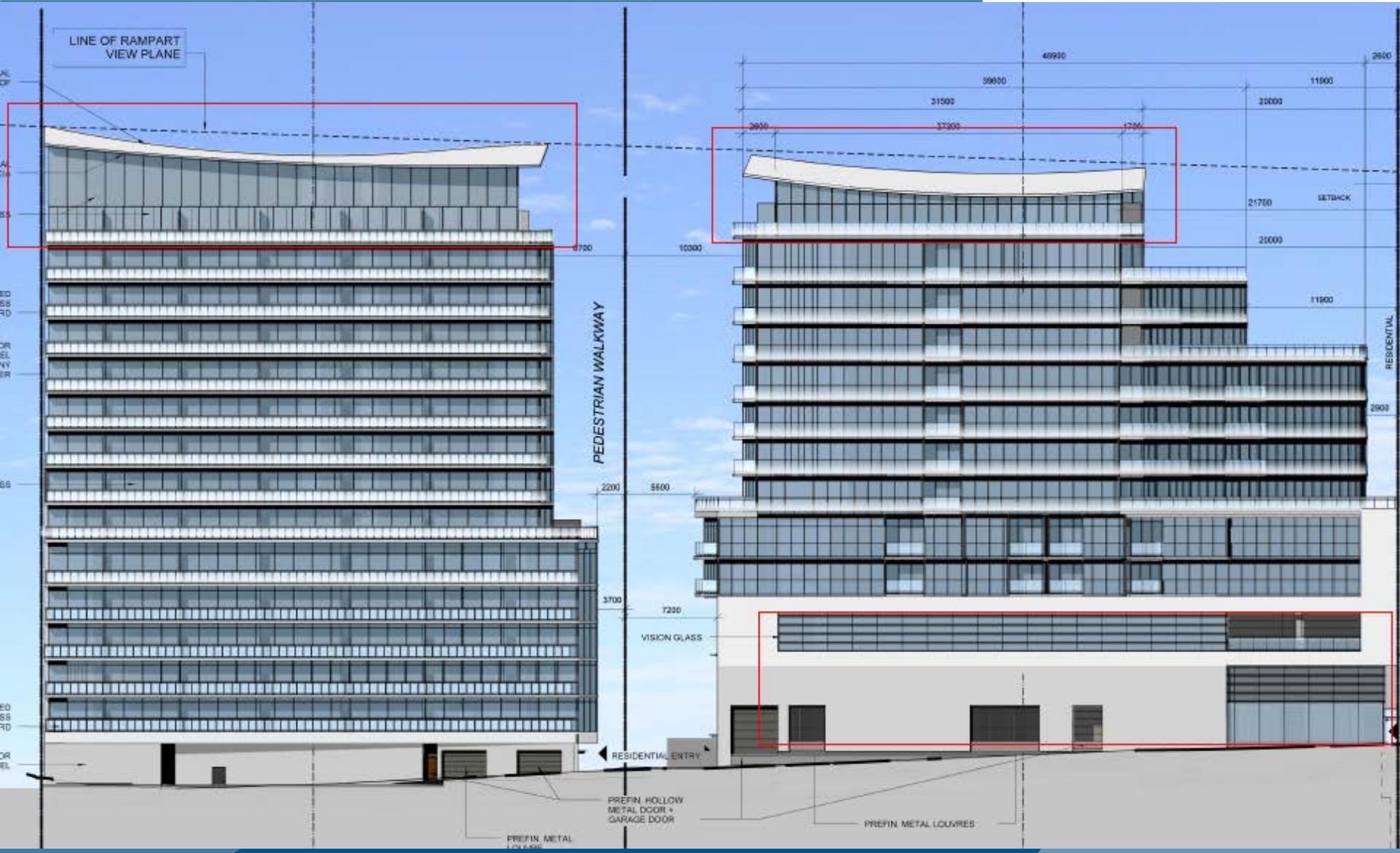
# Proposed Development

## West Elevation Revised Request



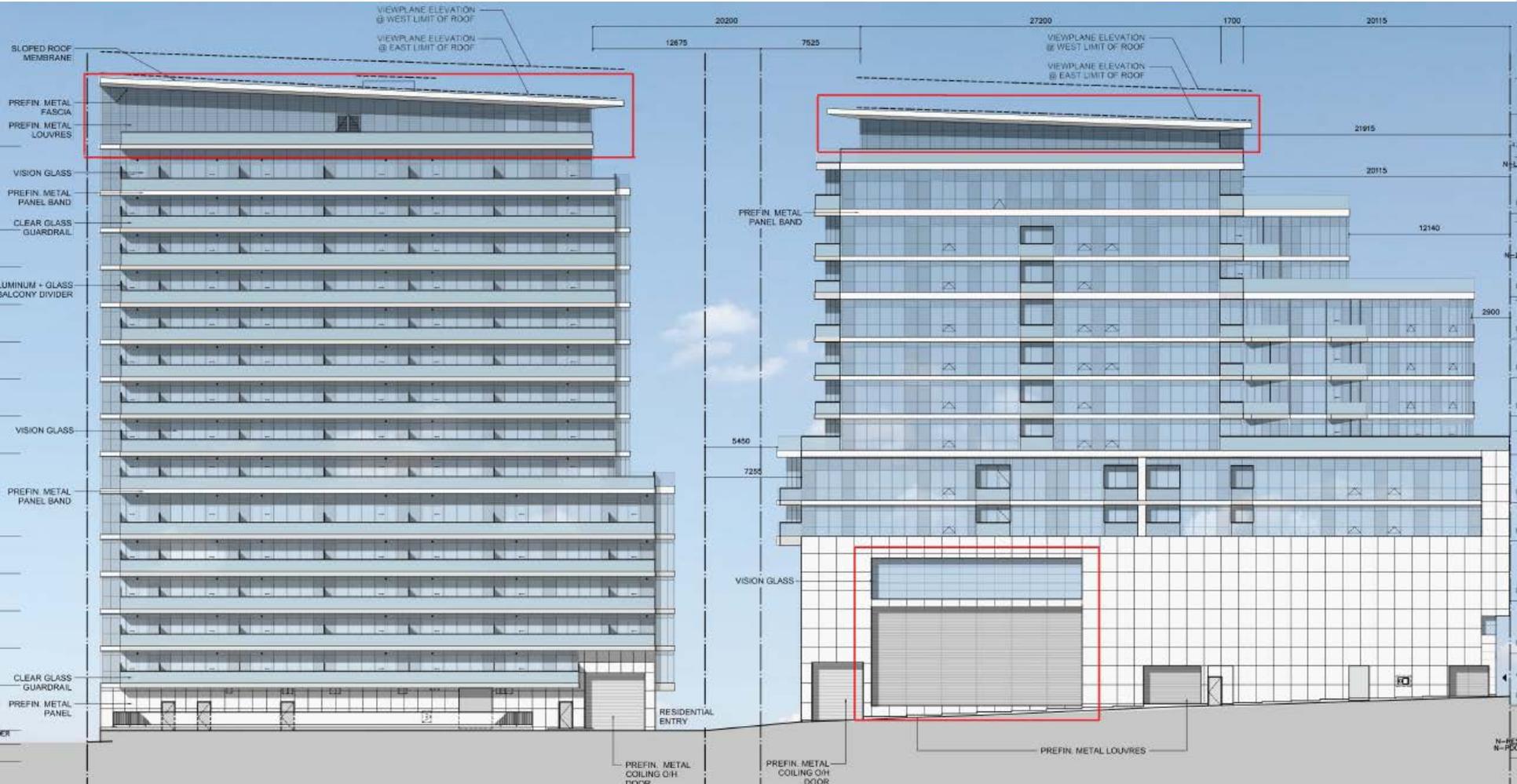
# Proposed Development

East Elevation Original DRC Approvals



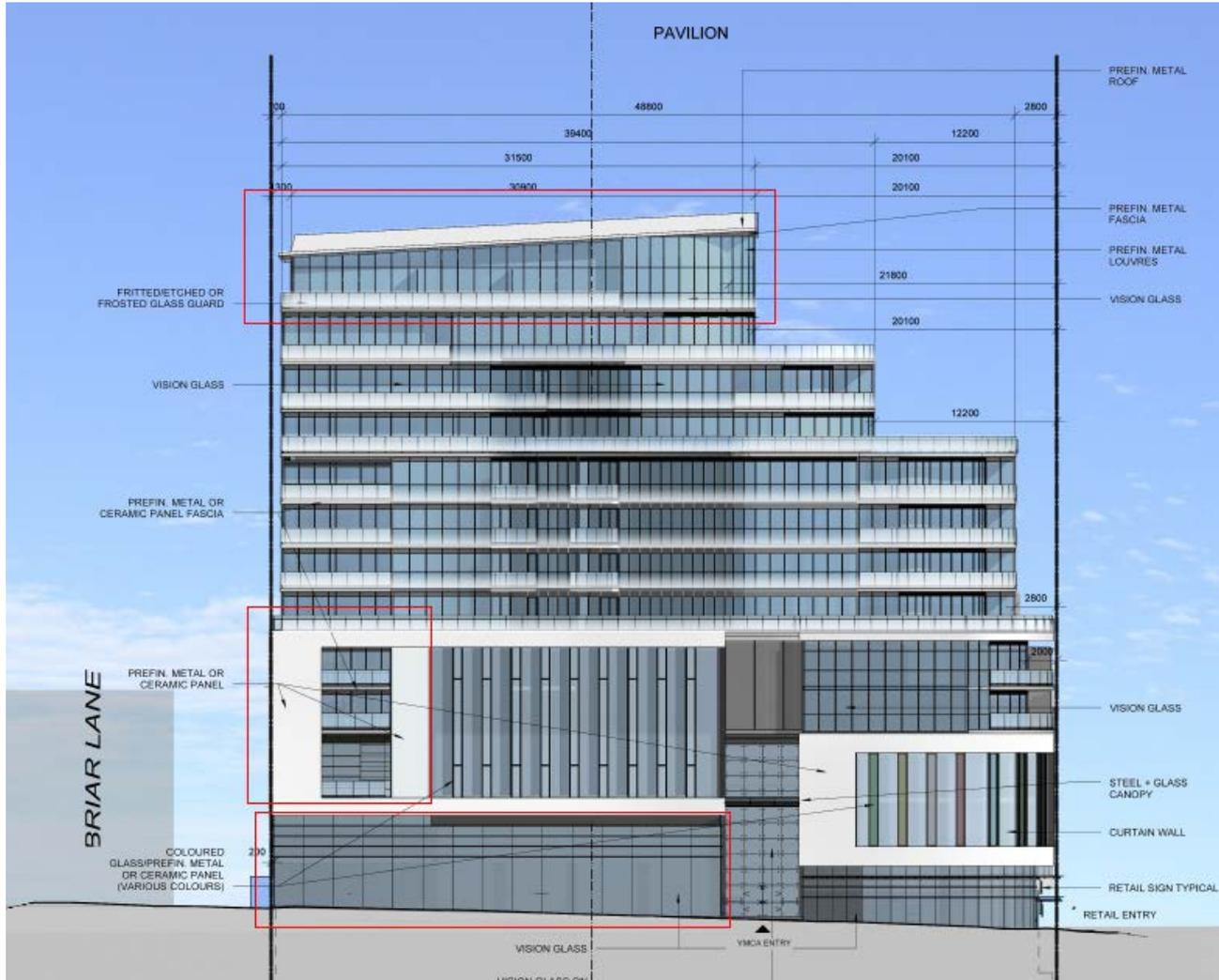
# Proposed Development

## East Elevation Revised Request



# Proposed Development

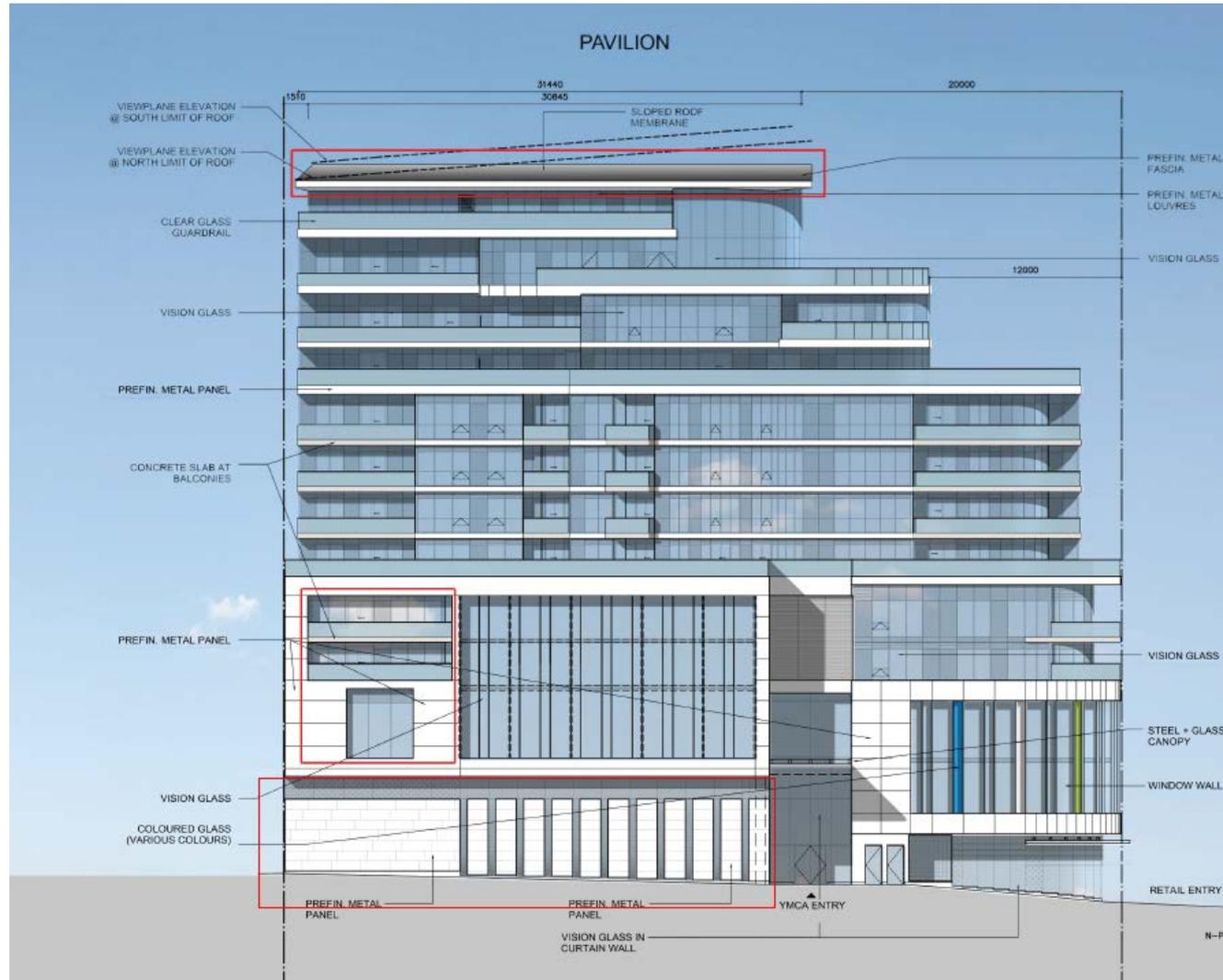
North Elevation Original DRC Approval



- Prominent roof line
- Sackville frontage is 100% glazing

# Proposed Development

## North Elevation Revised Request



- Proposed change reduced to 19% glazing
- Angle of roofline changed
- Terrace changed
- Windows extended and balconies added

# Design Manual

Items for review/discussion

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- Design of the Streetwall
  - 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.
- Other Uses
  - Non-commercial uses at-grade should animate the street with frequent entries and windows.
- Prominent Frontages and View Termini
  - 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.

# Design Manual

Items for review/discussion

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- Building Articulation

- 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.

# Design Manual

Items for review/discussion

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- Parking Services and Utilities
  - 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.

# Wind Study

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The revisions to the building will result in:

- No change in comfort levels for persons sitting, standing, or walking at the sidewalk level.

# Staff Recommendation

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Staff recommend that 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;
2. Accept the findings of the qualitative wind impact assessment, as contained in Attachment B.

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**Thank You**