

A. DESIGN RATIONALE

The proposed Spring Garden West design has been developed as a true mixed-use project with a focus on providing for a vibrant pedestrian streetscape and new public amenity spaces; the proposal meets current best practices for large scale projects with respect to its massing and urban design principles. It draws heavily on its context within Spring Garden Road Centre and is designed to respond to its immediate site.

The following sub-sections describe these design fundamentals and are followed by a complete review of the applicable Downtown Halifax Planning Documents.

A. Base-Plus-Towers

Meeting best practices for urban and architectural design for large scale projects, the base-plus-towers approach addresses and provides for an enhanced pedestrian experience via a human scale base that supports two slender towers. The base is orthogonally situated and responds directly to the orthogonal city grid. Furthermore, the human scaled base mitigates and references the adjacent Carlton Street heritage buildings along the site's easternmost boundary.

The slender towers that sit atop the base respond directly to the context and focus on enhancing the living experience at the tower corners by preferencing access to views and taking advantage of solar orientation where possible.

B. Base

Ground Level

The 13m masonry clad base provides continuous ground level retail on both its north (Spring Garden Road) and west (Robie Street) elevations. Ground level retail is articulated in a repeating module of recessed and protected shop entries that are flanked at the corners by residential entries to the project. The canopy of the easternmost entry along Spring Garden Road references and scales to the adjacent Carlton Street heritage buildings, and the westernmost glazed “figurehead” gives prominence to the Robie Street residential entry. Underground parking is given access from the east, directly from Carlton Street.

Second and Third Levels

Apartments occupy the second and third levels of the base and support the street level articulation via a modulated pattern of glazed bay windows. Where bay windows are absent, punched windows in the masonry provide the fine-grained backing rhythm at human scale, which is further enhanced by a trained green wall that wraps the base's south, east and west façade balconies. On the south, the trained green wall acts as a filter to the primary vehicular service path. On the east, the trained green wall, in conjunction with a landscape green wall provide a backdrop and buffer for the Carlton Street heritage buildings.

Fourth Level Rooftop

The fourth-floor rooftop level provides amenities and an elevated outdoor loggia for residents. Conceived of as a place to meet and make friends, the residential amenities level will contain an indoor swimming pool, fitness facilities, a common room, community kitchen, dining room, business centre and sheltered terrace furnished for socializing with exterior kitchen and dining space. The continuous perimeter terrace planter further supports the intent of the trained green wall and landscape wall to reference the neighborhood greenery of the adjacent

Halifax Public Gardens and Dalhousie University campus. It is topped with a delicate cornice feature that gives further prominence and importance to the rooftop amenity level.

C. Towers

Situating and Context

With a diagonal desire line relating to views and solar orientation, the design approach employs a strategy of bays and balconies (both screened and unscreened) that wrap the rectilinear tower forms. This naturally provides for more corner conditions and therefore access to light and views. A one-storey “reveal” at the base of both towers “lifts” them off the base proper, further accentuating their slender character and elegance.

Massing

The towers comprise a total of 26 stories, plus penthouse. Following a one-storey “reveal” at the amenities level a series of 3-storey bays and balconies “lifts” wrap and slide around the corners of the towers. The articulation of the “lifts” into 3-storey volumes serves to break down the scale of the towers, while the wrapping and sliding serves to provide dynamism and visual interest to the façade and foster the abovementioned corner living conditions.

Top

Ranging from one to seven storeys, the “tops” of the towers are conceived of as ephemeral in nature. This is achieved by careful attention being paid to the “grain” of the mullion treatment, that becomes skeletal in areas where the terraces are inset or screened, and project the main tower body figure above the roof level of the penthouse to form the “top”. The “top” provides identity from distant views.

B. DEVELOPMENT AGREEMENT PROVISIONS

In accordance to HRM policy the following criteria must be evaluated for conformance to development agreements:

12.3.1 Development Agreement Provisions

The Land Use By-law for Halifax Peninsula shall be amended to identify that mixed-use development may be considered by development agreement for the properties on Spring Garden Road, Robie Street and Carlton Street, that are shown as Site A on Map A of this Section.

Policy	Applicant Response
<i>(a) Permit a mixed-used (residential, commercial and office) building;</i>	The proposed development is a mixed-use residential and commercial building, adhering to the permissible uses listed in the Municipal Planning Strategy.
<i>(b) Require that a proposal is a comprehensive plan for the development of all lands identified as Site A (Case 20218), as shown on Map A, and includes phasing of the development;</i>	The proposal offers a comprehensive plan for all lands identified as Site A, including restoration of registered heritage properties on Carlton Street. Phase 1 includes the restoration of four registered heritage properties, and Phase 2 the mixed-use development forming the basis of this application.
<i>(c) In accordance with the approval of substantial alterations granted by Regional Council on January 29, 2019, the properties identified as 1478 Carlton Street, 1480 Carlton Street, 1484 Carlton Street and 1494 Carlton Street, shall be altered and subdivided, as proposed in the staff report dated November 9, 2018, titled Case H00461: Substantial Alteration to municipally registered heritage properties at 1478, 1480, 1484 and 1494 Carlton Street, Halifax;</i>	The proposal adheres to the agreement listed in H00461, and will complete substantial alterations (restoration and alteration) as per the agreement to the properties 1478 Carlton Street, 1480 Carlton Street, 1484 Carlton Street, and 1494 Carlton Street.
<i>(d) Following subdivision of 1478 Carlton Street, 1480 Carlton Street, 1484 Carlton Street and 1494 Carlton Street, require that resulting parcels (parcels which contain no heritage buildings) be de-registered;</i>	The resulting subdivided lands contain no heritage buildings and is to be de-registered as per agreement.

<i>(e) Restrict development of the subject site (Site A as shown on Map A) to a maximum Floor Area Ratio of 8.0, however any lot area(s) containing registered heritage properties shall not be included as part of the total lot area calculation;</i>	The proposed development floor area ratio (FAR) will not exceed 8.0 (calculated without the registered heritage properties in the total lot area calculation).
<i>(f) Restrict building height to a maximum of 90 metres, excluding rooftop features;</i>	The proposed development height will not exceed 90 m, excluding rooftop features. Refer to elevation diagram drawings included in Appendix B for additional information.
<i>(g) Notwithstanding Policy 12.3.1(1)(f), require that the development conforms with the Citadel Rampart requirements;</i>	As per the study completed by B. Davison Surveying & Engineering Ltd., the development conforms to Citadel Rampart requirements (Refer to Appendix F).
<i>(h) Restrict the height, coverage and setback of building rooftop features;</i>	The building rooftop features are screened behind a raised parapet/curtainwall element. The height and coverage of rooftop features is articulated to conceal mechanical systems, eliminating visual impacts, and creating an expression cohesive with tower massing and form. These features include a habitable portion which are partially recessed from the main tower massing to create habitable roof terraces.
<i>(i) Require that the proposed building podium and streetwall be setback a minimum of:</i> <i>i) 6 metres from any property boundary associated with 1474 Carlton Street;</i> <i>ii) 28 metres from the Carlton Street streetline;</i> <i>iii) 1.5 metres from the Robie Street streetline; and</i> <i>iv) 0.5 metres from the Spring Garden Road streetline.</i>	Refer to Appendix A Setback and Stepback drawing: - Development conforms to 6 m setback from property boundary associated with 1474 Carlton Street. - The proposed development conforms to 28 m setback from the Carlton Street street-line. - The proposed development conforms to 1.5 m setback from the Robie Street street-line. - The proposed development conforms to 0.5 m setback from the Spring Garden Road street-line.
<i>(j) Require that any portion of the mixed-use development, located above the streetwall or building podium, be located west of the Heritage Line, as identified on Map A, and be stepback a minimum of 11.5 metres from the edge of the building podium facing East (Carlton Street);</i>	The proposed development is stepped back 11.5 m from the edge of the building podium facing East (Carlton Street). Refer to Appendix A Setback and Stepback drawing.

<p><i>(k) Require that any portion of the mixed-use development, located above the streetwall or building podium, be setback a minimum of:</i></p> <p><i>i) 11.5 metres from the south property line; and</i></p> <p><i>ii) 4.5 metres from the edge of any streetwall.</i></p>	<p>- The proposed development is setback 11.5 m from the south property line for any portions located above the streetwall or building podium. Refer to Appendix A Setback and Stepback Plan drawing and Appendix B elevation drawings.</p> <p>- The proposed development is setback 4.5 m from the edge of any street-wall for portions located above the street-wall or building podium. Refer to Appendix A site plan drawing and Appendix B elevation drawings.</p>
<p><i>(l) Restrict streetwall height to a maximum of:</i></p> <p><i>i) 16 metres along Robie Street;</i></p> <p><i>ii) 13 metres along Spring Garden Road; and</i></p> <p><i>iii) notwithstanding Policy 12.3.1.(1)(l)(ii), 16 metres along Spring Garden Road, for a total distance of 35 metres travelling northeast from Robie Street, however no portion of the 16 metre streetwall, along Spring Garden Road, shall be located between two towers;</i></p>	<p>Refer to Appendix B elevation drawings;</p> <p>- The proposed development street-wall is restricted to 16 m along Robie Street.</p> <p>- The proposed development street-wall is restricted to 13 m along Spring Garden Road;</p> <p>- The proposed development street-wall is restricted to 16 m height at the noted locations.</p>
<p><i>(m) Restrict building podium heights to a maximum of:</i></p> <p><i>i) 13 metres facing East (Carlton Street); and</i></p> <p><i>ii) 16 metres facing South (College Street);</i></p>	<p>-The proposed development podium heights do not exceed the maximum allowable value of 13 m along Carlton Street. Refer to Appendix B elevation drawings.</p> <p>-The proposed development podium heights do not exceed the maximum allowable value of 16 m along College Street. Refer to Appendix B elevation drawings.</p>
<p><i>(n) Require a minimum separation distance of 23 metres between any towers;</i></p>	<p>The towers are separated by a distance of 23 m as per requirements. Refer to Appendix A Setback and Stepback Plan drawing.</p>
<p><i>(o) Require that any proposed towers, located above the streetwall, not exceed a floor area of 750 square metres per floor;</i></p>	<p>The proposed development towers do not exceed the floor area requirement of 750 square meters.</p> <p>West Tower floor plate = 404m²</p> <p>East Tower floor plate = 750m²</p>
<p><i>(p) Require a mix of residential unit types;</i></p>	<p>The proposed development will include a mix of residential unit types.</p>

<i>(q) Permit a range of ground-floor commercial land uses;</i>	The proposed development will permit a range of ground-floor commercial uses and has flexibility to allow for varying size of commercial/retail entities, by providing an extensively glazed shopfronts with entry ways at regular intervals.
<i>(r) Require a landscaped buffer and fencing along the east lot line or any property boundaries which abut a registered heritage property;</i>	The proposed Phase 2 development will include an ~11m wide side yard facing towards the east lot line (adjacent to Carlton Street) that will include a combination of hard landscaping, softscaped areas, and a 2.4m tall landscape buffer wall along this lot line. The wall will be a trained green-wall to create a vegetative buffer. The heritage building rear yards will also be hard and soft landscaped to provide exterior amenity space for those buildings.
<i>(s) Require indoor and outdoor amenity space for on-site residents;</i>	There will be a multitude of indoor and outdoor amenity spaces for on-site residents, including gym and active living space, community rooms, meeting rooms, an indoor pool, outdoor terraces, outdoor cooking and dining areas etc.
<i>(t) Regulate streetwall massing, external building design, building materials, design of at-grade residential units, front yard landscaping, outdoor storage, signage, and the planting of vegetation so that it complements any abutting registered heritage property in a manner that respects its heritage value;</i>	The proposed street wall massing and building podium abutting the registered Carlton Street heritage properties includes a primary residential entry to the development. The masonry material treatment allows for a calm and regulated facade, complete with a trained green wall, helping to soften the facade, and relate to the historic public gardens and green verges of the Carlton heritage streetscape. The residential entry acts as a scaling device, allowing connection to human scale activity, closer to the massing and scale of the historic properties.
<i>(u) Permit indoor / underground parking.</i>	Parking is provided indoors/underground through the inclusion of a four-level underground parkade with approximately 350 stalls for residential tenant and public use.

12.3.1 (2)

In addition to meeting the requirements of Policy 12.3.1(1) a) to u) inclusive, when considering a development agreement for the property located on Carlton Street, Robie Street and Spring Garden Road, Halifax Council shall consider:

Policy	Applicant Response
<i>(a) The planning principles of transition, pedestrian-oriented, human-scale, building design and context sensitive, as described in Section 2;</i>	<p><u>Transition:</u></p> <p>The proposal recognizes surrounding developments and the need to relate and transition the building form appropriately. While the site is centrally located in an area that accommodates numerous residential, commercial, and institutional towers, it also must also maintain its relationship to the residential neighborhood and associated built form.</p> <p>Key elements are included in the design to help manage this transition, and to soften the building form. The glazed <i>figurehead</i> element forming the street front along Robie Street creates a relationship and frontage to the Balcom Square park. This glazed element will be highly visible and animated, helping to enliven the street edge, and enhance its place making qualities. Refer to Appendix C for a perspective illustration of this element. The setbacks and setbacks along the principal street-fronts of Robie Street and Spring Garden Road transition the heights appropriately to their urban context, allowing relief for the tower massing above. As an integral element of the proposal, the Carlton Street registered heritage properties require careful consideration in creating an appropriate transition. The proposal includes an 11.5m setback, and an 11.5m podium step-back. Further to this, integrated landscaped elements (landscape buffer wall, plantings, and podium greenery) help soften this transition. These strategies allow for an appropriate transition from the historic fabric of Carlton Street, to the 3 storey podium adjacent.</p>

	<p><u>Pedestrian-oriented:</u></p> <p>The proposed development is in a busy pedestrian precinct, the design builds on and enhances this character of a pedestrian friendly and walkable neighborhood. The street-wall is highly permeable, allowing numerous, well-defined entry points for pedestrians. The store fronts along Spring Garden Road create a vibrant commercial street experience, with recessed entries that are protected from the weather, and glazing that will enhance visibility to the interior spaces. The residential canopies and bay windows above help shelter these entry ways and shopfronts. The sidewalks in front of the development have a generous width that will allow for outdoor displays, patios, and a comfortable walking experience. The entry points to the residential towers are located on the corners, encouraging easy access for pedestrians transiting from both Robie Street and Spring Garden Road. The traffic strategy limits the number of vehicles crossing pedestrian routes, limiting the potential for conflict. The one-way driveway offers off-street drop-off points and lay-bys at residential entry points, and an interior loading bay/service vehicle location that is not visible from the street.</p> <p><u>Human Scale:</u></p> <p>The proposed development utilizes design elements across multiple scales, ensuring a positive relation to the visual and physical experience of users and pedestrians. The protected and recessed commercial entry points are at an appropriate scale for users. The landscape walls with greenery, and a canopy/trellis + perimeter planter on the podium help relate the scale to users and soften the building experience. The podium bay window mullion patterns are finite (inspired by Victorian era architecture) and help reduce the scale of these elements. The façade of the residential towers utilizes a scaling device, with a <i>break</i> or <i>reveal</i> included at every three floors intended to give</p>
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	<p>verticality to the proportions and reduce the scale of the building mass.</p> <p><u>Building Design:</u></p> <p>The design of the proposed development fully respects best practice urban design principles and complements the neighborhood. The architectural qualities of the podium and tower have been carefully considered to both create a user experience, and respectful response to the context. The use of traditional masonry materials and extensive glazing elements helps contrast the building elements and create a lighter or <i>ephemeral</i> appearance of the glazed elements. The tower design responds to the cardinal directions, offering protected bays and balconies that are articulated to the sun path and view angles. This creates a contextual response to the tower design, allowing a strategy to respond to both the environment and surrounding urban grid. The articulation of the bay window and balconies help create a slender appearance of the towers, with additional visual interest at the uppermost floors with large protected balconies for gathering. This creates a clearly defined top, which is further articulated with a change in glazing treatment and mullions.</p> <p><u>Context Sensitivity:</u></p> <p>The proposed development responds to each of the three streets on which it has frontage, helping to link the neighborhood blocks. The use of the masonry podium material with trained green-walls offers a response to large scale neighboring developments found on the Dalhousie campus and other structures of civic importance. This relation extends to the historic context of the Public Gardens (two blocks to the east) and the inclusion of the perimeter terrace planter, and extensive green-wall elements. Furthermore, the development is sensitive to its context by providing appropriate scale transitions from the surrounding context. Glazed projecting balconies and store fronts on Spring Garden Road</p>
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	provide a regulated street wall, and a relation to the historic rhythm and fabric of the city.
<i>(b) The provision of appropriate changes in building size and massing, to create appropriate transitions to surrounding built forms;</i>	The proposed development includes an 11.5m setback from the heritage properties located along Carlton street, and an 11.5m podium stepback to provide appropriate changes in building massing as related to surrounding built forms.
<i>(c) That the proposed development is oriented toward Spring Garden Road and Robie Street and that the design complements a commercial streetscape, through the provision of commercial units with large, transparent windows and at-grade entrances opening onto the sidewalk;</i>	The proposed development is oriented towards Spring Garden Road and Robie Street, and compliments the elements of a commercial streetscape. The facade design provides rhythm, protected at-grade entrances to the sidewalk, large transparent store fronts, and integrated signage locations to compliment the commercial streetscape.
<i>(d) That the design of driveways and garage entrances minimizes their impact on pedestrians and on the streetscape, by minimizing their size, by setting garage doors back from the street and by using screening or architectural finishes as appropriate;</i>	The design of the one-way driveway and garage entrances minimizes pedestrian impact and the streetscapes as it is routed along the southern limit of the property at the far ends of the retail frontage (behind the development). This access point allows for service vehicles and moving trucks to be parked at screened locations, and provides access to a hidden loading bay. The parkade entrance from Carlton street is screened with a green wall, and minimizes access points along the building street front wall, creating an entrance point with minimal pedestrian impact.
<i>(e) Environmental factors, including sun/shadow and wind conditions are suitable for the intended use of the site;</i>	Refer to Appendix D for shadow study information. A preliminary wind impact consultation has been completed, and the design of the building has responded to these early considerations. Wind down wash phenomena from the towers is mitigated by the balcony and bay window projections, 4 th floor amenity terrace loggia structure, perimeter planter, and swimming pool space.

<i>(f) The implementation of controls to reduce conflict with any adjacent or nearby land use(s) by reason of traffic generation, access to and egress from the site and parking; and</i>	A detailed traffic impact study has been completed to ensure limited impact by traffic or access requirements (refer to Appendix E).
<i>(g) Policy CH-16 of the Regional Municipal Planning Strategy. which provides guidance for development abutting heritage properties, and all applicable heritage policies as may be amended from time to time:</i>	Please refer to the following detailed rationale and response to CH-16 policy.

C. (CH-16) DEVELOPMENT ABUTTING REGISTERED HERITAGE PROPERTIES

For lands abutting federally, provincially, or municipally registered heritage properties, HRM shall, when reviewing applications for development agreements, rezonings, and amendments pursuant to secondary planning strategies, or when reviewing the provision of utilities for said lands, consider a range of design solutions and architectural expressions that are compatible with the abutting federally, provincially or municipally registered heritage properties by considering the following. The proposed Phase 2 development abuts a registered heritage property and must respond to the policy required in CH-16 (1478 Carlton Street, 1480 Carlton Street, 1484 Carlton Street and 1494 Carlton Street).

The proposed development complies with recommendations from the staff report *Case H00461: Substantial Alteration to municipally registered heritage properties at 1478, 1480, 1484, and 1494 Carlton Street, Halifax (November 9, 2018)*.

Policy	Applicant Response
<i>(a) The careful use of materials, colour, proportion, and the rhythm established by surface and structural elements should reinforce those same aspects of the existing buildings;</i>	<p>To reinforce the visual characteristics of the restored registered heritage buildings, the proposed development incorporates several design measures to ensure the design and character are both respected and emphasized:</p> <ul style="list-style-type: none"> - The proposed Phase 2 development limits the use of similar materials to the historic facades, helping to distinguish heritage elements from modern construction. A masonry type façade will be used on the podium to contrast and compliment the wood siding of the heritage buildings. This helps provide a distinguishable material transition, that will weather and age in a timeless manner alongside the historic buildings. - The rhythm and scale of the podium façade elements relates to the historic fabric of the city, respecting urban development patterns. This will maintain and enhance the fine-grain pattern of the street-wall, and help it to relate to the neighboring Carlton Street heritage properties. - A trained green-wall will be included on the podium façade adjacent to Carlton Street. This will soften the podium massing, and relate to the historic plantings and greenery of Spring Garden Road, providing a contextually sensitive backdrop to the heritage buildings.

	<p>- The proposed development will be setback from the Carlton Street heritage buildings, helping to retain their position of prominence on the street. This is to be further enhanced through the use of a landscape green wall and plantings.</p>
<p><i>(b) Ensuring that new development is visually compatible with yet distinguishable from the abutting registered heritage property. To accomplish this, an appropriate balance must be struck between mere imitation of the abutting building and pointed contrast, thus complementing the abutting registered heritage property in a manner that respects its heritage value;</i></p>	<p>The proposed development compliments but does not imitate the registered heritage properties along Carlton Street. Through the connection of elements such as the trained green-wall, and using classical proportions of windows and openings, and Victorian era inspired fine grained mullion patterns, there are subtle elements of connection, avoiding any form of historic imitation. The masonry façade material is complimentary and is articulated to connect to the scale and heights of the historic buildings. The heritage value of the neighboring registered heritage properties is respected, rather than imitated, ensuring its prominence on the street.</p>
<p><i>(c) Ensuring that new developments respect the building scale, massing, proportions, profile and building character of abutting federally, provincially or municipally registered heritage structures by ensuring that they:</i></p> <p><i>(i) incorporate fine-scaled architectural detailing and human-scaled building elements.</i></p> <p><i>(ii) Reinforce, the structural rhythm (i.e., expression of floor lines, structural bays, etc.) of abutting federally, provincially or municipally registered heritage properties; and</i></p> <p><i>(iii) Any additional building height proposed above the pedestrian realm mitigate its impact upon the pedestrian realm and abutting registered heritage properties by incorporating design solutions, such as stepbacks from the street wall and abutting registered heritage properties, modulation of building massing, and other methods of massing articulation using horizontal or vertical recesses or projections, datum lines, and changes in material, texture or colour to help reduce its apparent scale;</i></p>	<p>- The proposed development utilizes design elements across multiple scales, ensuring a relationship to human-scaled building elements. The protected and recessed commercial entry points, landscape walls with greenery, and a canopy/trellis and perimeter planter on the podium help relate the scale to users. The podium bay window mullion patterns are finite (inspired by Victorian era architecture) and help reduce the scale of these elements.</p> <p>- The ground level retail is articulated in a repeating module of recessed and protected shop entries that are flanked at the corners by residential entries to the project. This structural rhythm is further expressed in the bay window structures above, providing protection for shop entries below. This relation to the grid establishes a rhythm consistent with historic development patterns, and reduces the scale of the commercial storefronts.</p> <p>- The building height projecting above the pedestrian realm utilizes both setbacks and stepbacks as per the requirements in the</p>

	<p>development agreement provisions. A perimeter planter on the fourth-floor amenity level further softens this height transition, providing greenery above the street-wall. The façade of the residential towers utilizes a scaling device, with a break or reveal included at every three floors to give verticality to the proportions and reduce the scale of the building mass. A screen element over select outdoor balconies also helps to articulate the scale of the building, and changes the expression of the vertical massing.</p>
<p><i>(d) The siting of new developments such that their footprints respect the existing development pattern by:</i></p> <p><i>(i) physically orienting new structures to the street in a similar fashion to existing federally, provincially, or municipally registered heritage structure to preserve a consistent street wall; and</i></p> <p><i>(ii) respecting the existing front and side yard setbacks of the street or heritage conservation district including permitting exceptions to the front yard requirements of the applicable land use by-laws where existing front yard requirements would detract from the heritage values of the streetscape.</i></p>	<p>The street-front of the registered heritage properties is oriented towards Carlton Street, and the proposed Phase 2 development is oriented towards Spring Garden Road and Robie Street as per the development agreement provisions. The development footprints respect existing patterns and are appropriate to the block. All residential and commercial front entries have frontage to the municipal sidewalks and face the street.</p> <ul style="list-style-type: none"> - The Spring Garden Road setback is 0.5m, allowing relief for the heritage property 1494 Carlton Street which is built to the property line. This allows for the corner property to retain visual prominence in the streetscape, and provides additional sidewalk width. - The Robie Street setback distance relates to the neighborhood and provides a consistent street-wall placement. - The heritage buildings at 1478, 1480 and 1484 Carlton Street have varied setbacks, averaging approximately 1.5 m from the streetline, and have minimal sideyards. The proposal does not impact the yard pattern along Carlton Street as there will be no portion of the project extending toward the Carlton Street frontage. The existing driveway access to mid-block surface parking between 1484 and 1494 Carlton will continue to be used but will instead lead to fully underground parking. The ramp leading down from Carlton Street is designed to be partially exposed and preserve the stone and brick foundations.

<p><i>(e) Not unreasonably creating shadowing effects on public spaces and heritage resources;</i></p>	<p>The shadow study diagrams (refer to Appendix D) detail the shading effects of the development on the neighboring public spaces and heritage buildings. There are limited impacts from the shading, as the towers are slender, which reduces their shading impact. As well the towers are divided into two separate masses, rather than a single “slab” form, which helps to create a break in the shadow being cast. Balcom Park has early day shadows, but little impact through-out the rest of the day. The heritage buildings along Carlton Street will experience late-day shadows, but the duration of shading would be considered reasonable, and typical of urban developments. The Public Gardens and Victoria Park are sufficiently distant to the east as to not receive shading during the majority of daylight hours. The podium will create a slower moving shadow, however the setbacks limit the impact on neighboring buildings.</p>
<p><i>(f) Complementing historic fabric and open space qualities of the existing streetscape;</i></p>	<p>The proposed development reinforces the streetwall of Spring Garden Road and Robie Street, helping to define the street as a place, giving prominence to them as primary roadways with established character. The quality of the existing streetscape will be complimented through the appropriate use of setbacks and stepbacks, providing strong precedent for development in the area. The historic fabric is complimented through the structural rhythm of the façade, and careful articulation of street-front commercial space.</p>
<p><i>(g) Minimizing the loss of landscaped open space;</i></p>	<p>The proposed development limits the loss of landscaped open space by controlling the development footprint. A gravel parking lot will be developed, however new landscaped private spaces will be created behind the Carlton Street heritage properties. This open space will be reinforced with both soft and hard landscaping, and a landscaped green-wall that will define this edge. The perimeter drive aisle will help maintain a degree of openness surrounding the development and will be softened with landscaping through-out.</p>

<p><i>(h) Ensuring that parking facilities (surface lots, residential garages, stand-alone parking and parking components as part of larger developments) are compatible with abutting federally, provincially or municipally registered heritage structures;</i></p>	<p>The development limits surface parking to pickup/drop-off spaces, and delivery/waiting. There is an enclosed space for loading and delivery trucks, preventing visual impacts from these vehicles and their activities. The underground parking structure allows for limited surface disturbance from vehicles, by keeping the majority of parking contained below grade. The underground parking structure will also provide additional spaces designated for public and retail parking, reducing pressure for street-side spaces, and keeping the streets more pedestrian friendly. Protected interior bike parking will also help foster sustainable transportation modes and active living.</p> <p>The parkade entrance is to be located between the registered historic property 1494 Carlton Street and 1484 Carlton Street. The parkade entrance will consist of a 6.1m wide ramp centred between the existing building foundations. The creation of the parkade entrance will entail the excavation between the two building to expose portions of the adjacent underground ironstone foundations. The exposed foundations will be cleaned and repointed to preserve the structure. Where new retaining walls are required, they will be delineated from the original buildings with a vertical reveal and then faced with iron stone to match the adjacent building. Above grade, the privacy screening running along the back property line would return to the back faces of the two heritage properties to screen the back yards from the parking entrance. Refer to Appendix C perspective drawing #5 for additional information.</p>
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<p><i>(i) Placing utility equipment and devices such as metering equipment, transformer boxes, power lines, and conduit equipment boxes in locations which do not detract from the visual building character or architectural integrity of the heritage resource;</i></p>	<p>The development will strategically locate the transformer pad, and backup generator to be setback from the heritage buildings, located midway along the development site along the rear service yard (~50m from the heritage subdivision property line). The equipment will be screened and integrated with landscape to not detract from the site. The development will also include the under-grounding of power infrastructure to limit any visual disturbance from these utilities, and provide for a more resilient power grid. This includes the power lines to the four registered heritage properties, as the services will be provided from the rear of the new Phase 2 development.</p>
<p><i>(j) Having the proposal meet the heritage considerations of the appropriate Secondary Planning Strategy, as well as any applicable urban design guidelines;</i></p>	<p>The restoration of the four registered heritage properties on Carlton Street is an integral part of the proposed development, and the project was designed bearing in mind both the Conservation Standards as adopted by Council and the '<i>Design in Heritage Contexts</i>' chapter of the Downtown Halifax Design Manual. These represent current best practice standards, and will be met or exceeded.</p>
<p><i>(k) Any applicable matter as set out in Policy G-14 of this Plan;</i></p>	<p>This policy addresses site suitability, potential impacts and preservation of historic properties, area context, servicing and transportation, and overall massing and design. These are standard matters of consideration under any development agreement application, and which are expected to be reflected in new land use policy that will be adopted for the Spring Garden West project. It is important to note that by designating the site as a <i>Centre</i>, the Centre Plan raises no concerns about the principle of a large-scale development on the site.</p>

Please do not hesitate to inquire with any questions or comments. We would be pleased to provide further explanatory material or respond to any inquiries.

Sincerely,

Original Signed

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