

Spring Garden West  
A design by public engagement



How can we  
live life well?

**PREPARED BY**  
 Dixel Developments  
 1245 Barrington Street  
 Halifax, Nova Scotia B3J 1Y2

**WEB**  
 www.dixel.ca  
 www.livewellonsgw.com

**RELEASE**  
 Prepared for the citizens of Halifax.

This book, attesting to the voluntary public engagement process and the public's invaluable contributes to the design of the SGW development, has been submitted to HRM as a supplement to our planning application addendum: case # 20218 dated 14 October, 2015.

August, 2016 release

# Spring Garden West

## Reinvigorating the district through public engagement

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## Preface

### A letter to Haligonians



MEMBERS OF THE LAWEN FAMILY operated The Little General Shop, Spring Garden Road, from 1972.

“Spring Garden Apartments” in the middle of this Spring Garden Road block was the first property my family purchased in 1996. At the time I had no idea that I would create Dixel, an accomplished design and development team, and be here today, 20 years later, proposing this exciting SPRING GARDEN WEST development. With the acquisition of the last portion of the frontage extending to the corner of Robie Street in the fall of 2015, I felt the weight of the responsibility of redeveloping such a significant part of Halifax.

The corner of Spring Garden and Robie is a site that just happens to be the entrance to Nova Scotia’s urban gem and the “people’s gardens”—the Public Gardens. I knew that we had to reach out and give you, the residents of Halifax, the opportunity to help shape the best possible project for this important Halifax street. The past six months involved 1,000s of hours of commitment, dozens of professionals, hundreds of Haligonians’ attendance, tens of meetings to reinvigorate this very special part of our city. This publication is meant to capture the exciting process of dialogue and its invaluable contribution to the design of Spring Garden West.

“Our goal is to achieve a financially sustainable project which contributes in the very best possible way to the city’s urban environment.”

LOUIE LAWEN ENTREPRENEUR

In January 2016, Dixel embarked on an unprecedented approach to the design of a private development. We engaged the services of professionals from one coast to the other, and developed a process that works with the community, not simply share a design after the fact. We chose to engage you in our design decision process by asking you questions, and listening to your concerns. The result is a design of not just a building, but also a street, a park and public space that is accessible, ties into the historic context, is affordable, sustainable and inclusive. Another result of this experience is a process of public engagement that we sincerely hope will become a model for other private developments and their neighbourhoods as it has become for Dixel.

The important responsibility for creating the very best possible development for this district is still with me and my team, but having your support gives us the energy to complete the challenge of true cooperation. During the last public meeting I learned that the process of listening never ends. We are ready to take on the responsibility and build this project with your continued input.

This document illustrates this collaborative process, and how the design evolved based on a dialogue between the public and design professionals.

Special thanks to Brent Toderian of Toderian UrbanWorks, my Dixel team, Ekistics Planning + Design, as well as the Tim Merry’s team who made this process possible, and above all to you, the people of Halifax, who offered your precious time to share your concerns and dreams that shaped this development.

Sincerely,

Louie G. Lawen, *President and CEO, Dixel*

# 1 Context

"As a developer, I applaud Dixel's team for their dedication to public engagement for the Spring Garden West development. They have made it a priority to engage and understand the values and concerns of the public. Developments contribute to the revitalization and rejuvenation of an area and Dixel has successfully incorporated the public's opinions and perspectives on this project."

**PINO PAGNOTTELLA** LOCAL PROPERTY OWNER

## Planning and engagement A developer's perspective

### ABOUT SPRING GARDEN WEST

Spring Garden West is a mixed-use residential development set to become the driving force for the revitalization of the Spring Garden Road district and an important contribution to the city's urban fabric.

### THE LOCATION

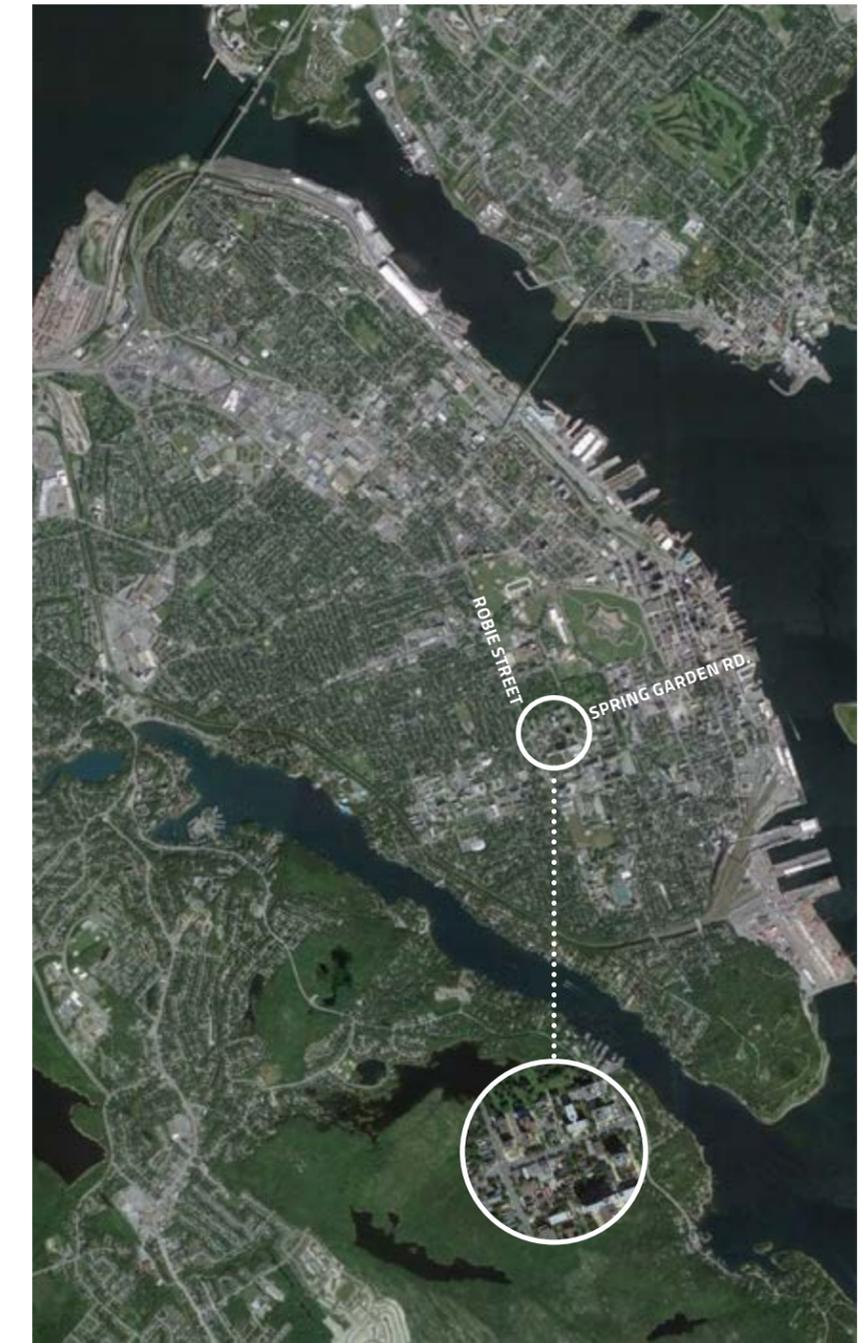
Spring Garden West is located on the south side of the western end of Spring Garden Road in Halifax, near the intersection with Robie Street. The development's unique location at the interface of Dalhousie University, on the edge of major health and research institutions, one block from the Public Gardens, and surrounded by neighbourhoods makes it an anchor for the entire city. Spring Garden West finds itself between tall buildings and short buildings, between new and old. This makes it incredibly important that the development is appropriate for its surroundings and is well integrated into the community.

### THE DEVELOPMENT

Spring Garden West will be home to over 250 residential apartments complete with amenity-level roof terraces and gardens as well as over 60,000 square feet of professional and medical office space over three floors. It will also provide 21,000 square feet of commercial space at street level with 361 public parking spaces sheltered below.

The project will use the best building practices available, including: LEED certified sustainability, and an interactive streetscape designed for pedestrian comfort and livability. The neighbourhood's heritage assets will be restored and preserved.

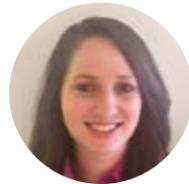
We aspire for Spring Garden West to be the best new addition to the city's urban environment.



**THE UNIQUE LOCATION** of the site at the interface of Dalhousie University, the western gateway to Spring Garden Road, one block from the Public Gardens and on the edge of the medical and research districts, makes this development a major anchor for the entire city and a vehicle to further enliven Spring Garden Road.

## Team

A collaboration: client, consultant, and citizen.



**DEXEL DEVELOPMENTS TEAM** Louie Lawen, President & CEO, Dixel Development; Nick LoPresti, Lead Architect, Dixel Architecture; Nicole Babineau, Marketing & Leasing Specialist.



**TODERIAN URBANWORKS** Brent Toderian, founder, principal.



**EKISTICS PLANNING & DESIGN** Chris Crawford, director of architecture; Rob LeBlanc, president, founder, director of landscape architecture and planning; Julien Boudreau, design; Sandra Cooke, senior landscape architect; Katherine Peck, landscape architect; Derek Hart, civil engineering tech.



**TIM MERRY** Tim Merry, principal; Karen Densmore, project manager; Marguerite Drescher, graphic recorder/facilitator; Meg Craig, brand design.



**CITIZENS OF HALIFAX**

## Historical context

### SITE HISTORY—PEOPLE AND PLACE

Spring Garden West is a new name proposed for a site that is not without its own history, influence and evolution.

### HALIFAX AND THE COMMON

The lands surrounding Spring Garden Road from South Park Street including the site were originally part of the 235 acres of common land granted on July 30, 1763, by King George III "for the use of the inhabitants of the Town of Halifax forever." This grant included all the land bordered by Robie and North/South Park Streets between Cunard and South Street. Predominant uses were as military ground, public grazing and wood, and open public space. In 1818, Spring Garden Road was extended to meet the western boundary of the Common and lots were leased to private citizens for non-building use. Halifax City Council authorized the selling of lots along Spring Garden Road in 1871 to encourage suitable private development without public cost.

### HALIFAX PUBLIC GARDENS

Also part of the originally granted Common, Halifax's Public Gardens is one of the finest surviving examples of Victorian gardens in North America. This 17-acre site enclosed by a wrought-iron fence is one block east of the Spring Garden West site. Officially opened in 1867 and recognized as a National Historic Site of Canada in 1984, the Halifax Public Gardens remains one of Spring Garden Road's most distinguishing features and is a popular destination for locals and visitors alike from mid-June to mid-September.



**HALIFAX COMMON IN 1830** The proposed Spring Garden West, as it relates to the historic Halifax Common. "Plan shewing Fort George on the Citadel Hill", 1830. Source: Library and Archives Canada/Metro areas, Maritime Provinces/e002418444.



**PEOPLE FROM THE PAST** (left to right) Margaret Marshall Saunders, courtesy of the Nova Scotia Archives; Samuel Rosborough Balcom; courtesy of the Nova Scotia Sport Hall of Fame, photo by Sam Short Photography.

#### PROMINENT PEOPLE

Two significant figures inhabited opposite corners of the Spring Garden West development site: Margaret M. Saunders lived at the eastern corner with Carlton Street, while Samuel R. Balcom established his business at the corner with Robie Street. Their story will be told within the project and restored building.

#### CARLTON STREET HERITAGE BUILDINGS

Located between Spring Garden Road and College Street, the Carlton Victorian Streetscape is a municipally registered heritage streetscape consisting of 17 houses built between 1860 and 1906 in a variety of Victorian styles. Architecturally, these homes are valued for their sense of unity in scale, materials, and detail. The buildings incorporate and blend elements of the Greek revival, modified gothic, and second empire styles, a combination known as late-Victorian eclectic style. Wood frame constructions range between two and three storeys, with varieties in the pitch and type of roof lines, placement of doorways, and window styles. Homes also offer an array of dormers, windows, bays, decoration, porches, and verandas. Each house commands its own attention and complements its adjoining, adjacent, and opposite structures.

Spring Garden West includes three buildings that are part of this streetscape, along the west side of Carlton Street (civic addresses 1494, 1484/1480, 1478). Of the three, the corner building at 1494 Carlton has been subject to the most changes including the downsizing of windows, loss of trims and roof edge cornices, and major additions (c. 1990). The original form has been modified to that seen today with two additions: a second floor extension on what was the south facing terrace, and a single storey addition to the west abutting 5950 Spring Garden Road.



**HISTORIC SPRING GARDEN WEST** 1498 Carlton Street, 1953. Courtesy of the Nova Scotia Archives.

## Policy

As we plan for Spring Garden West, the city is working on a comprehensive plan for the entire Regional Centre—peninsular Halifax and Dartmouth within the Circumferential Highway. Though the Centre Plan may not be ready for some time, we aim for this development to fit with the intention of the Centre Plan.

#### PLANNING

The area is likely to be designated as one of the “primary growth areas” in the upcoming Centre Plan with recommendations for tall and moderate-height buildings. The current zoning in this area would not permit this type of comprehensive development and we are requesting a site-specific development agreement and plan amendment in order to make Spring Garden West possible.

The Centre Plan will likely build on the design principles already guiding new developments in Halifax’s downtown precinct, known as HRM by Design. Our design will respect those guidelines, arrived at after extensive public consultation back in 2007, even though they do not yet apply in the Spring Garden Road area.

We have incorporated some HRM by Design guidelines in this project: high-quality, designed street-wall massing, appropriate tower stepbacks, activated streetscapes with no blank walls, high quality design and materials, allowance for sidewalk sun and wind and an appropriately scaled building which fits the neighbourhood. We believe the location and form of the development is appropriate for the context of the area and will help to reinforce a walkable, densified, transit oriented community that will benefit residents, students as well as commercial and institutional organizations nearby.

We have reached out to the city staff to share our public informed design process.



**CENTRE PLAN** Spring Garden West is one of many proposed growth areas in the Centre Plan.

# Site analysis

“High density mixed-use developments don't belong absolutely anywhere in a city—the right conditions must be in place.”

BRENT TODERIAN PLANNER

## EVALUATION

Brent Toderian developed a checklist to evaluate whether a site is appropriate for high-density mixed-use; Spring Garden West received high points for such a development.

- ✓ Walkable to the central business district (12min walk).
- ✓ Walkable to places of concentrated employment and/or people: hospitals, universities, offices, etc.
- ✓ Access to amenities, parks and recreational spaces.
- ✓ Located on multiple public transit routes, and well connected to destinations
- ✓ Surrounding neighbourhood has existing high-rise buildings and / or buildings of varying scale
- ✓ Opportunities for energy sharing / sustainable energy

## SITE ANALYSIS

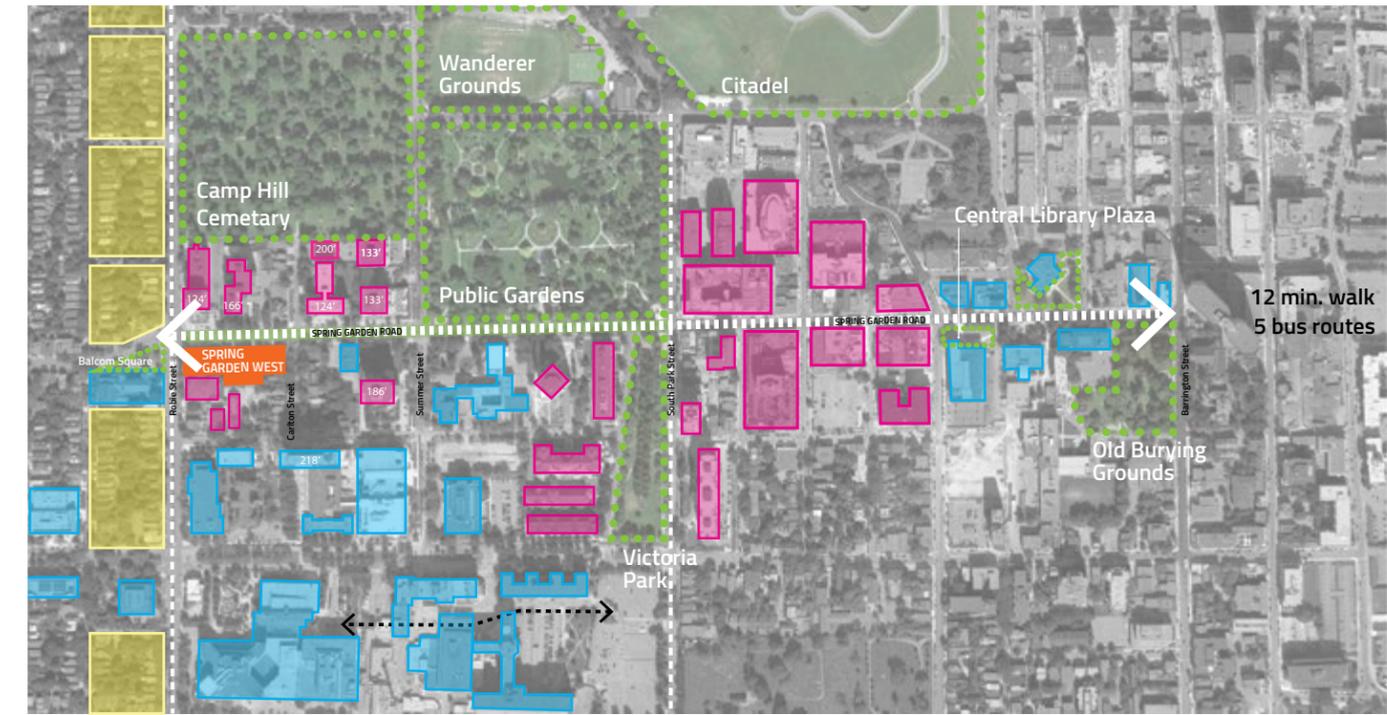
Prior to any public engagement or design, it was important for all team members to fully know the site, its potential, and areas for improvement. Presented on the following pages are highlights of the work.

- in progress Availability of municipal service infrastructure capacity
- requires HRM approval Strategic parking combined with support for multi-modal choices
- ✓ Opportunity to improve vitality and street level activity
- ✓ Opportunities for fine grained street retail (new or improvement of existing)
- ✓ Site area large enough to accommodate a well designed development.
- ✓ Site is clear of any established view plane restrictions

- Spring Garden West
- high density residential
- low density residential
- institutional
- downtown core
- viewplane
- public green spaces

### PIVOTAL LOCATION

Spring Garden West is in the middle of everything: Halifax's institutional district with two hospitals, and two universities next door. It's also within a kilometre of Halifax's downtown, next to the Public Garden and the unique Victorian Streetscape of Carlton Street.



### PRIMARY GROWTH AREA

The Centre Plan will likely mark this area to receive some of the density required for the city over the next 15 years. Other large residential buildings already exist on adjacent blocks.



**LACK OF STREETWALL AND INTERACTION**

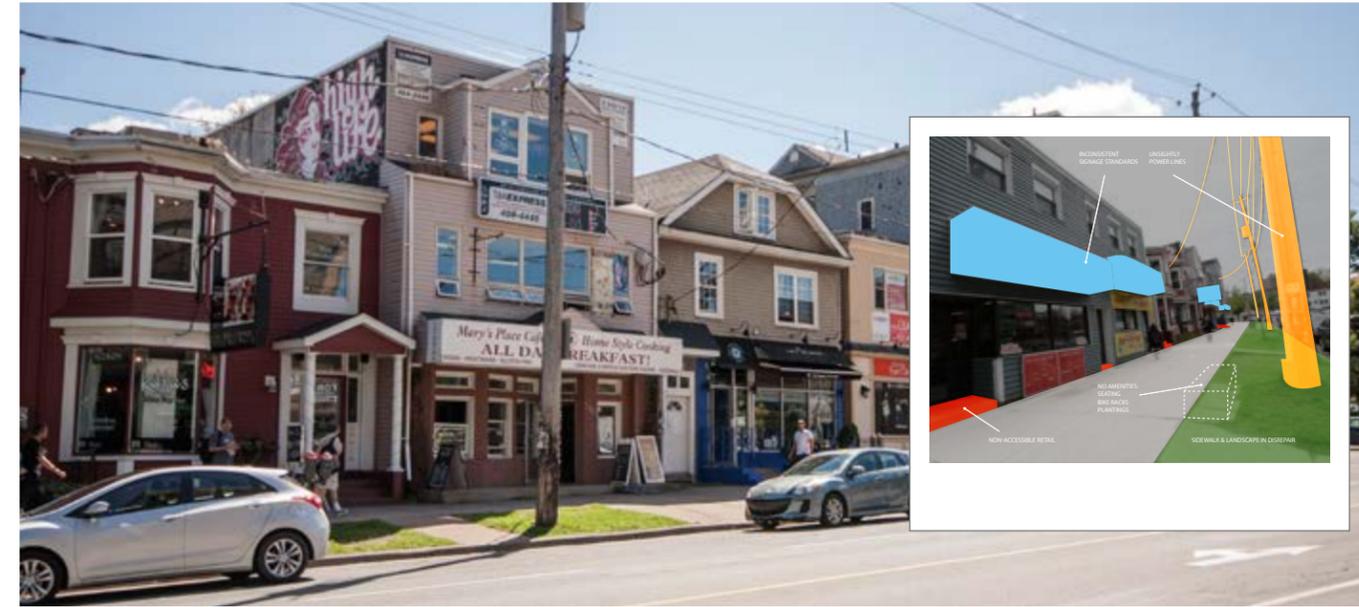
The existing large buildings are set way back from the sidewalk. Gated private spaces along the street currently provide very little interaction and amenity for pedestrians. We have an opportunity to improve the experience.



**SPRING GARDEN WEST** View to the west on Spring Garden Road from Summer Street.

**LACK OF URBAN DESIGN**

The existing buildings provide a nice enclosure to the street. While the buildings have a human-scale massing, the street lacks some important contemporary needs, including accessibility and streetside amenities like benches and bike racks. Unsightly power lines, cracked sidewalks requiring replacement and the landscaping could be far more inviting.



**EXISTING STREETScape** View Along Spring Garden Road.

## 2 Engagement

"I was very impressed by Dixel's consultative process, the firm was transparent about its SGW development proposal and listened to the citizens. I made three suggested improvements and they were all reflected in the final design. I think they have established a new best practice on community engagement in the HRM development industry, hopefully others will follow."

GERRY POST DOWNTOWN RESIDENT

### Involving the public How to gather public input

We take your thoughts and concerns to heart: from the beginning, we made sure to balance market requirements with public realm improvements that you asked for. From in-person meetings to on-line forums, we gathered, compiled, reviewed, and responded to your feedback.

#### TRANSPARENCY

The success of an engagement is dependent on the sincerity and transparency of the decision makers. As a private, for-profit development, some aspects of this design weren't up for discussion, and the team was open from the beginning about what was on the table and what wasn't. This information was shared publicly on-line, and at every public session to avoid confusion and conflict.

#### STAKEHOLDER AND PUBLIC ENGAGEMENT

Tools used to gather input during the stakeholder and public engagement sessions included themed workshops, 'dotmocracy', live graphic recording, post-it notes, a survey website and social media campaign. We will detail these tools on the pages that follow.



**PUBLIC ENGAGEMENT SESSIONS** Each session included a presentation and a workshop.



(left) Present the topic of the workshop. (right) Round table discussion aimed at provoking comment.



Presentations from the developer, subject matter experts, and the design team.



(left) Open format workshop discussions. (right) 'Neighbourly' conversation. (below) Design presentations.



## WORKSHOPS

People separated into casual, open-format workshop tables where they could discuss and influence various themes as defined by the team. Some of the themes included the Spring Garden Road streetscape, building massing, the influence of the building on the district (and vice versa), Balcom Square, and the public atrium.

The three PE sessions had overarching questions which guided the discussion:

### PUBLIC ENGAGEMENT SESSION ONE (PE 1)

How can this development rejuvenate Spring Garden West?

### PUBLIC ENGAGEMENT SESSION TWO (PE 2)

What public spaces do you want to see on Spring Garden West?

### PUBLIC ENGAGEMENT SESSION THREE (PE 3)

You told us. We listened! What's your final advice?

## FUELING CONVERSATION, COLLECTING IDEAS

### LIVE GRAPHIC RECORDING

Tim Merry's team illustrated many ideas from the discussions graphically, live, on large sheets of paper, while people spoke or discussed. The illustrations help to animate the discussions in both senses of the word: to visually bring structure to the discussion, and to encourage frankness and add positivity to the proceedings.



**CAPTURING THE MOMENT** (above) We captured the experience—the atmosphere, presentations, and voices of the attendees. (right) Illustrations posing questions, and the use of post-it notes allowed us to capture additional information.

### POST-IT NOTES

During and after the workshops, people were invited to freely add their comments to the graphic illustrations or maps using post-it notes, allowing them to add to the discussion, and emphasize or highlight a point.



**DOTMOCRACY**

To elicit public input, a series of images were collected and grouped into four themes: historical context, Balcom Square, streetscape, and public atrium.

Participants were given a fixed number of sticky dots and asked to put them next to individual images to express their preference or agreement. People could express the relative importance of a topic by putting one dot, several, or using all their dots on one topic. At the end of the exercise, we counted dots on each topic to see what people cared about most.

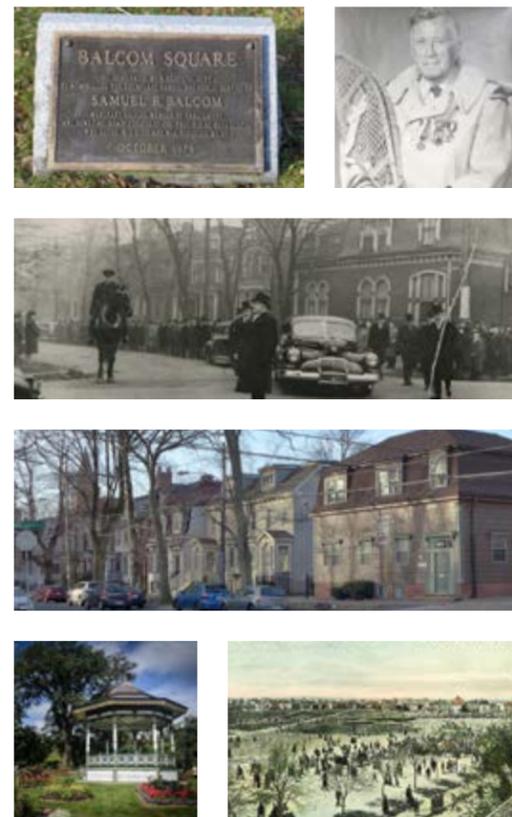
Dotmocracy was a major tool used to gauge participants' interests during the second and third stakeholder meetings through to public engagement session one.



**DOTMOCRACY BOARDS** PLANifax Executive Director, Uytae Lee explains the process in an on-line video (above). This format was used at three sessions, each represented by a different coloured dot: ● ● ●

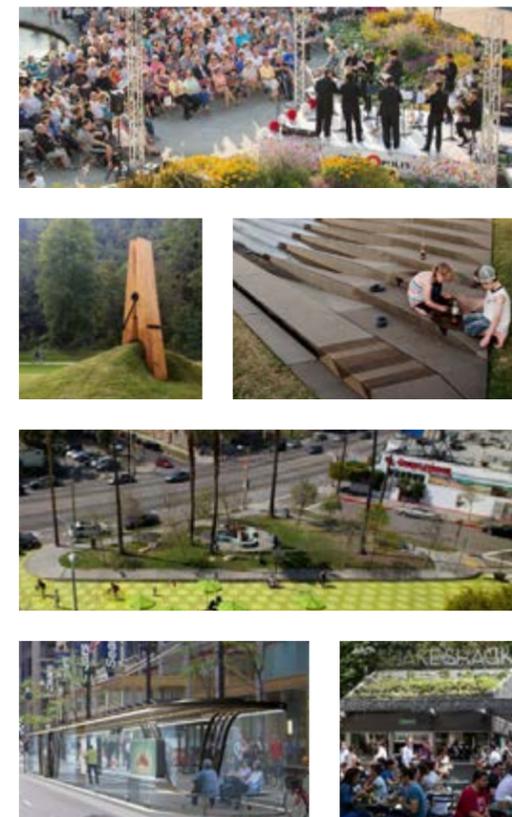
**HISTORICAL CONTEXT**

Spring Garden West sits in the original Common. Over decades the Common has witnessed many developments. We wanted to know how heritage could influence the design, by drawing inspiration from the Carlton heritage streetscape; Samuel R. Balcom memorial, The Common and the Public Gardens.



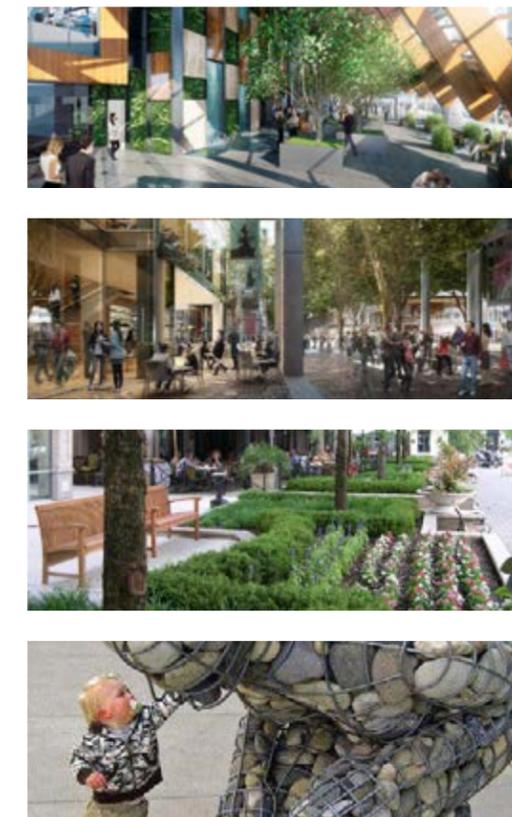
**BALCOM SQUARE**

The green space on Spring Garden Road starts with Balcom Square. Could this be more than just a pedestrian refuge? Suggestions included: speakers corner, a water feature, custom bus shelter, street art, pop-up market, a pedestrianized or shared street, and food kiosks.



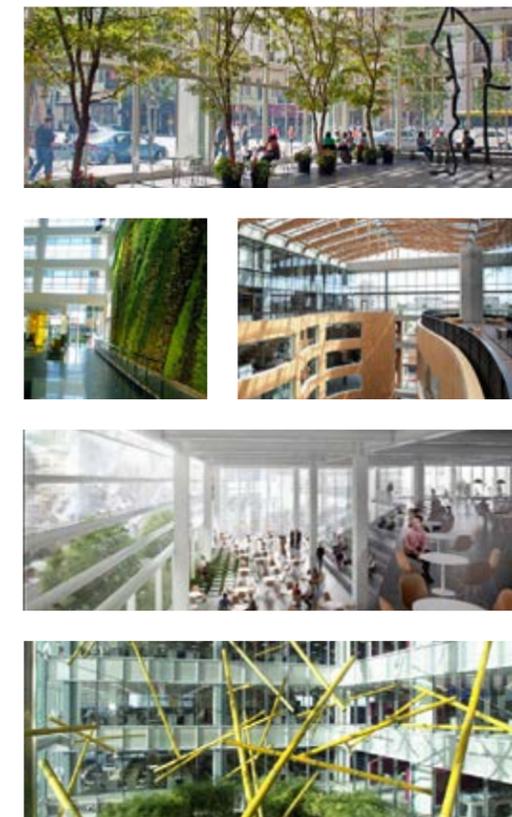
**STREETSCAPE**

The streetscape is perhaps the only interface between the development and the public that most people will experience. We asked the public to comment on: canopied or sheltered spaces, porticos, trees, planters, seating and public street art.



**PUBLIC ATRIUM**

If Balcom Square is a three season green space, how could we address winter? Ideas explored included: a multi-use space with outward views to the streetscape; green walls; use of natural materials; and the inclusion of public art.

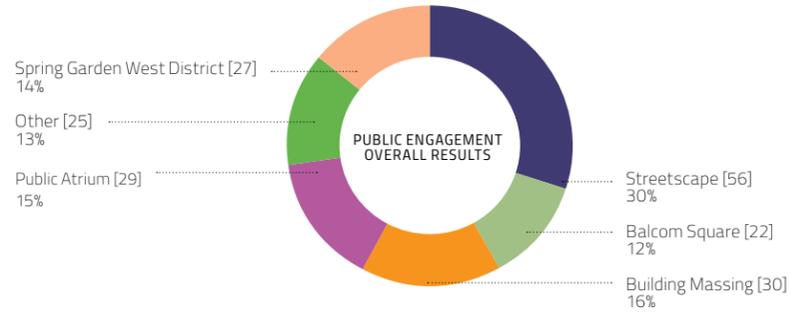


### ADDRESSING ALL OF PUBLIC INPUT

Not only did we listen to the public, but we captured and actively addressed each and every comment.

After each session, we organized comments according to major theme and responded to each. In most cases, we were pleased to provide a positive response, but where we could not, we explained why.

All 165 separate inputs from the public and our responses were posted on the website after each public engagement and are all provided in the appendix. Many comments were addressed through the public informed design process and presented in the final engagement on the 31st of May. The comments that influenced the design are illustrated in Appendix B (highlighted in green). The remaining comments will provide valuable input for the design development of the project as well as negotiations for public realm improvements with HRM. These comments will influence a wide variety of areas ranging from detailed layouts to property management.



**PUBLIC FEEDBACK** Overall public input distribution by major themes.

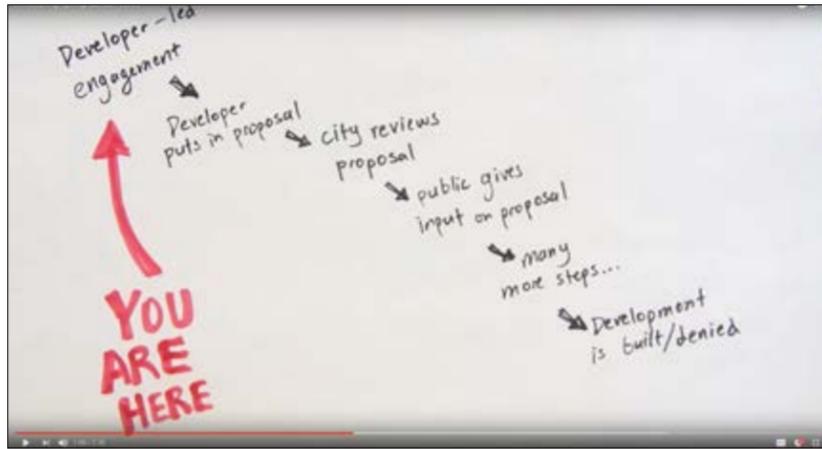
COMMENT / QUERY	SOURCE	DESIGN GOAL /SOLUTION
Honestly in presenting the architecture	PE1	Lastest tech. BIM software virtual 3D modelling, 3D survey including scan of heritage bldgs
Enliven rather than rejuvenate	PE1	will substitute word for "Rejuvenate"
Revitalize instead of rejuvenate	PE1	will substitute word for "Rejuvenate"
More "bay" in windows Victorian	PE 2	We will articulate the retail to give a finer scale more similar to the existing streetscapes without attempting to copy specific details.
Public Space that integrates the community (Even in winter- "Get people out")- Entertainment (Poetry, music, comedy, open mic)	PE 2	The public atrium will be design to be a year-round community space for cultural events. Subject to HRM approval, Balcom Square enhancements can make it a useable community space (markets, events etc...)
There is a body of water (lake) under this area. There may be issues with digging and flooding. It could be a safety issue.	PE 2	Geotechnical investigates via bores holes will be done prior to the design of the structure and will take into consideration the presence of water/water table.
Columns: Round vs. Square	PE 2	Round columns will be used where most appropriate. The shape of columns will be further studied with the detailed design.
Since I couldn't attend to the sessions, I would like to write some of my opinions here. So far everything you proposed looks really great and gives the street much needed renovation. Density and height looks great. My biggest concern is the Coburg Apartment building. You are about to demolish a building pretty much last of its kind in this city. Its shape and size should make it very easy to integrate with any shape and size of development. If you truly care about this city's character and heritage, you would take action before it is too late.	email 2016-05-26	Unfortunately, we are unable to maintain the Coburg Apartments for reasons of functionality and financial viability. We do recognize the buildings' current role in creating an exclamative termination to the building fabric to which it pertains. This aspect, along with the historic photos showing it once had a roof top terrace overlooking Balcom Square, have inspired us to propose a public atrium in its location that will create a significant face to the development and offer a public multi-use meeting space with views over this strategic intersection of the city. Our intent with this atrium, as it is with the entire project, is to give to the city's built fabric significantly more than what it is replacing.
Will the building have garbage chutes?	PE 2	No, we will have well light, ventilated sanitizable refuse room with differentiated bins.
Parking will eventually go down. What do you plan to do with the space?	PE 2	Should less parking not be require in the future, the first level underground could be used linked to the treet level and used for certain types of retail/commercial space. Lower levels could possibly be used for commercial storage space.
Take accessibility into consideration around the neighborhood	PE 2	The entire development will be accessible for all and extra considerations will be for universal design of the professional health care offices. Traffic studies will consider any possible impact due to vehicular access.
We could be a LEED Platinum City!	PE 2	Great objective!
Apts:2-3 BDR. 2BTH. Deck. 1300-1500sqft	PE 2	There will be a mix of unit sizes up to 3 Bedrooms
Not for Students? Seniors with money?	PE 2	Rental will be market rates. We will coordinate with 3rd parties for social housing / NGO office space and meet with government authorities to define and integrate affordable housing. There will be a wide range of unit sizes available.
This will be inherited by young people where are they?	PE 2	Located in the midst of the DAL community, retail amenities & public atrium will serve the students; Play areas (PE1 request for family accessibility) will be designed into the residential and public atrium amenities.
Does the green roof collect water?	PE 2	It does because the soil traps water which the plants use. Any excess water is drained & stored for irrigation when it is drier and/or used to flush toilets as per LEED guidelines.

**PUBLIC FEEDBACK** Throughout the design process, we collected every comment made by the public and by stakeholders. We responded to each comment, and if something couldn't be accommodated, we included a reason why. Above is an excerpt from the table of comments; the full table appears in Appendix C. Notes which are highlighted in green informed the design we presented in public engagement 3.

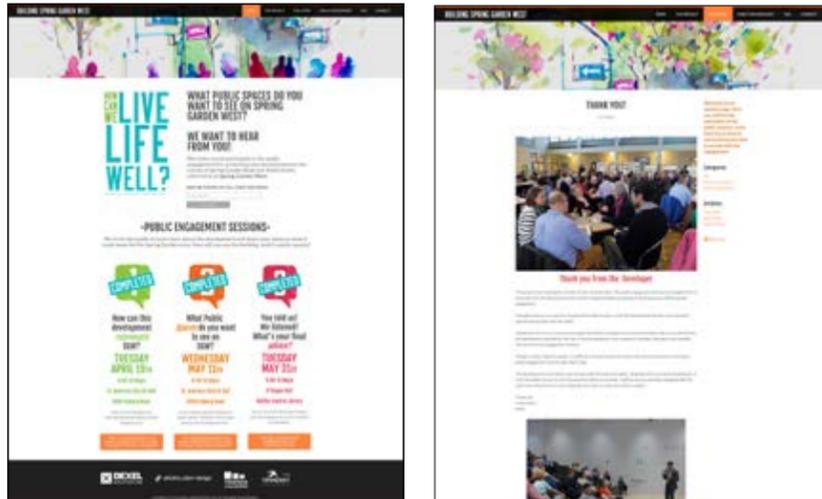
### ON-LINE ENGAGEMENT

In addition to the face-to-face sessions, we gathered further feedback through several on-line platforms:

- Spring Garden West website** With 3,352 unique visitors and 9,756 page views, the development's public engagement website ([www.livewellongsw.com](http://www.livewellongsw.com)) acted as the primary hub of information on the development design and the engagement process. This site communicated information about the development, promoted the in-person sessions, and provoked further public debate and conversation. The website went live prior to the first public engagement, and will remain so through the life of the project.
- Social media** Local planning-oriented videographers PLANifax created three videos on the development and public engagement process. Shared on Facebook, YouTube, Twitter and LinkedIn, these videos were well seen and shared (viewed by 8,728 people on Facebook alone). The videos were released to promote the public's participation at the engagements and briefly summarize the preceding encounters
- Email** An email list grew over the course of the campaign. Over 250 subscribers were following the engagement by the end of the campaign in June. Subscribers were invited to our up-coming encounters and updated about postings on the website.



**ON-LINE** Uytae Lee of PLANifax developed 4-8 minute episodes distributed via social media channels to promote participation to each public engagement and provide an overview of the preceding session.



**ON-LINE** The project team launched the 'Building Spring Garden West' site to act as a hub information archiving the engagement results, notifying up-coming events and providing an email contact portal for comments.

## Public-informed design

### The phases

Developments in our city should reflect the aspirations of the communities that use them. Developer-led public engagement is a way to ensure that designs take into account not just market forces, but the needs and desires of people who will interact with the buildings and spaces on a daily basis.

For this project, we undertook an engagement process unlike any other—one that has since been lauded at consultation sessions for other developments in the city. This chapter briefly outlines the process of designing in public—with design concepts heavily informed by public discussion and feedback.

Over the course of two months (April through May, 2016), we held six meetings (three with stakeholders and three with the public), as well as individual meetings with neighbours and opponents to the proposed development. Feedback and discussion led to further refinement, with a final concept presented at a public session on May 31, being the subject of our submission to HRM for approval in August.



**DEVELOPER-LED PUBLIC ENGAGEMENT** The design was informed by public discussion and feedback.

# Developer-led public engagement process

**October 2015**  
 ● October 14: Dixel submits a DA application for 2/3 of the SWG properties

**November 2015**

**January 2016**

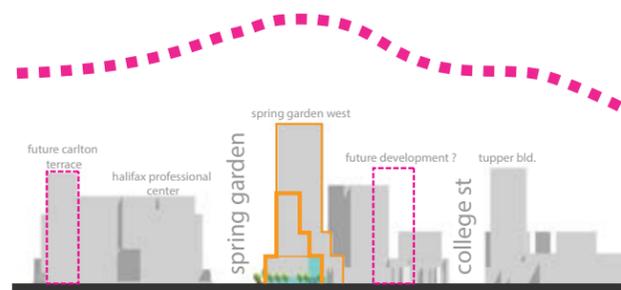
**February 2016**

**March 2016**

**April 2016**  
 ● April 6-7: Three stakeholder events

## BUILD THE TEAM AND PUBLIC ENGAGEMENT PROCESS

## PREPARE FOR AND CONDUCT STAKEHOLDER ENGAGEMENT SESSIONS



Dixel reassess financial sustainability with acquisition of the remaining properties westward to the corner with Robie St.



Tim Merry plans public engagement sessions:

- designs the SGW website
- develops the "live life well" brand
- designs the public engagement process
- develops a communications plan
- organizes venues and logistics



The SGW team discusses objectives and program, and develops a design brief based on requirements.



Ekistics develops feasible building volume scenarios.



Discussions begin with Brent Toderian regarding urban planning for the site.



Tim Merry designs and plans a series of public engagement sessions.



The SGW team gathers image suggestions.



Tim Merry launches the SGW website.



Ekistics conducts a site analysis and prepares for stakeholder engagement presentations.



Dixel invites stakeholders to engagement sessions.



Brent Toderian develops a set of checklists: one for high-density mixed-use sites, one for vibrant streetscapes.

**May 2016**  
 ● April 18: 'Density Done Well' lecture by Brent Toderian  
 ● April 19: PE Session One  
 ● May 11: PE Session Two  
 ● May 31: PE Session Three

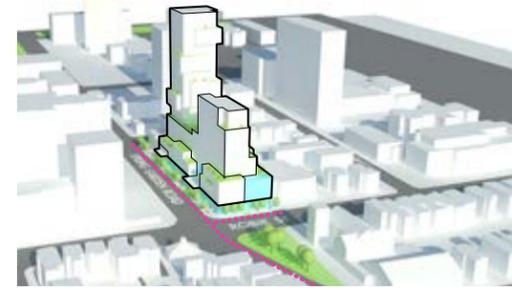
**June/July 2016**

**August 2016**  
 ● August 29: DA Addendum Submitted

## PREPARE FOR PUBLIC ENGAGEMENT WORKSHOPS

## ITERATIVE PROCESS OF GATHERING INPUT TO INFORM DESIGN

## PREPARE DOCUMENTS FOR HRM APPROVAL



The SGW team reviews input from stakeholder engagement work sessions and prepares for the public engagement sessions.



Based on feedback, Ekistics develops initial massing and explores design concepts in preparation for the first public engagement session.



Tim Merry launches communications campaign for the public engagement sessions.



At each session, the team shares its progress with the public: they present findings from previous sessions/workshops, and present refined concepts.



Tim Merry facilitates the sessions, collects the public's comments, and live compiles the findings by theme. Input from this session is shared with team members for discussion.



Dixel and Ekistics ensure that each comment from the public is given a response.



Tim Merry posts summaries of comments and replies and shares the architectural presentation online.



After each engagement, Ekistics reviews the results, and the design is adjusted to reflect feedback.

## How public input shaped the design

This collaboration between developer, facilitators, architects, stakeholders and citizens resulted in a better design concept than any developer team could produce alone.

### DESIGN

The following pages illustrate how the design was influenced by the public input throughout the engagement process.



**PUBLIC ENGAGEMENT SESSIONS** The first 2 PE sessions included a workshop following the presentation.

### RELATING TO THE CITY

#### SOME OF WHAT WE HEARD:

*"Maintain the fabric of the streetscape"*

*"Quality design (durable, interactive, attractive, etc.)"*

*"Attractive welcoming gateway/ entranceway to SGR/downtown core."*

*"Push back streetscape line inside property line boundary."*

#### HOW WE RESPONDED

How can we connect this private development to our city both culturally and physically? Answer: by referencing what came before.

One on hand, the form of the ravelin (the foot print of the Halifax Citadel) references historic Halifax; on the other hand, it help form that basis for the design, and informs all future decisions.

The rhythm of ravelin creates spaces that both reveal and protect. Used in public spaces, the shapes create engaging views, and gathering space. Used in the towers, the ravelin creates opportunities for views and sun exposure.



**A CULTURAL REFERENCE** The Halifax Citadel plays a dominant role in the landscape: more than a century ago and remains so to this day. (above) A 'star fort' or bastion fortification is a style developed for its sight lines and defense capabilities. As a design form (below), the notion of revealing and protecting, and allowance for better sight lines is well suited to a development of this scale, and is in keeping with many of our urban design best practices.



## HERITAGE RESTORATION

### SOME WHAT WE HEARD

*"How will the historic (Carlton), and modern interact?"*

*"What will happen to the other side of Carlton?"*

*"What is the plan for the heritage properties?"*

*"Maintain the fabric of the streetscape."*

*"More "Bay" in windows—Victorian."*

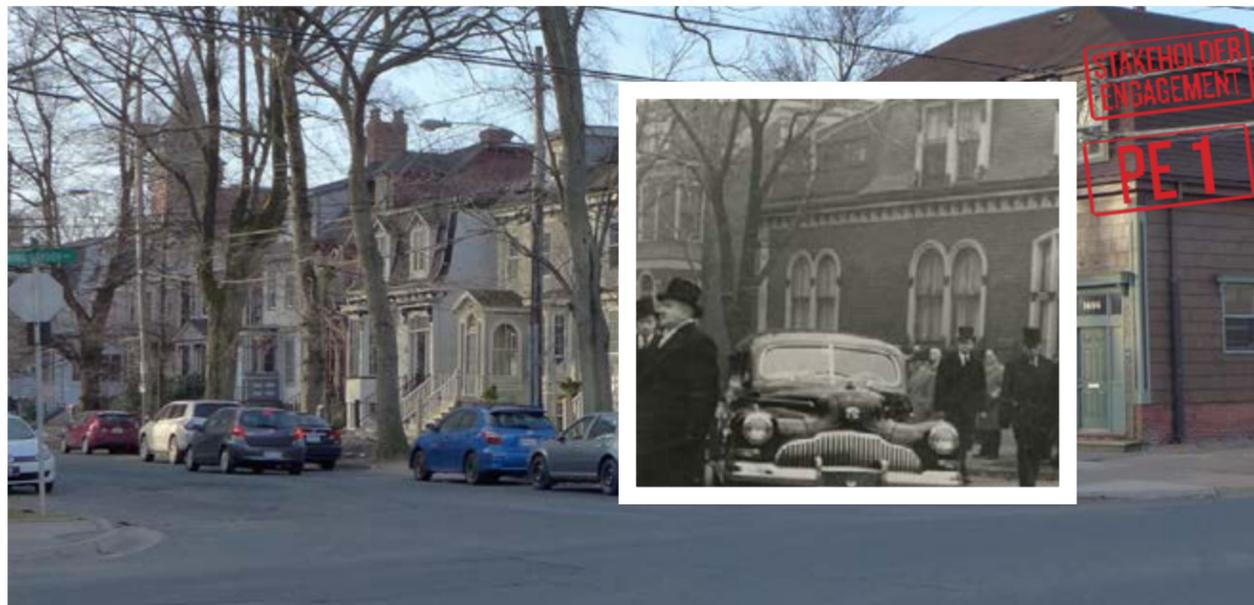
### HOW WE RESPONDED

We connect this private development to our city, both culturally and physically by enhancing the strengths of what already exists.

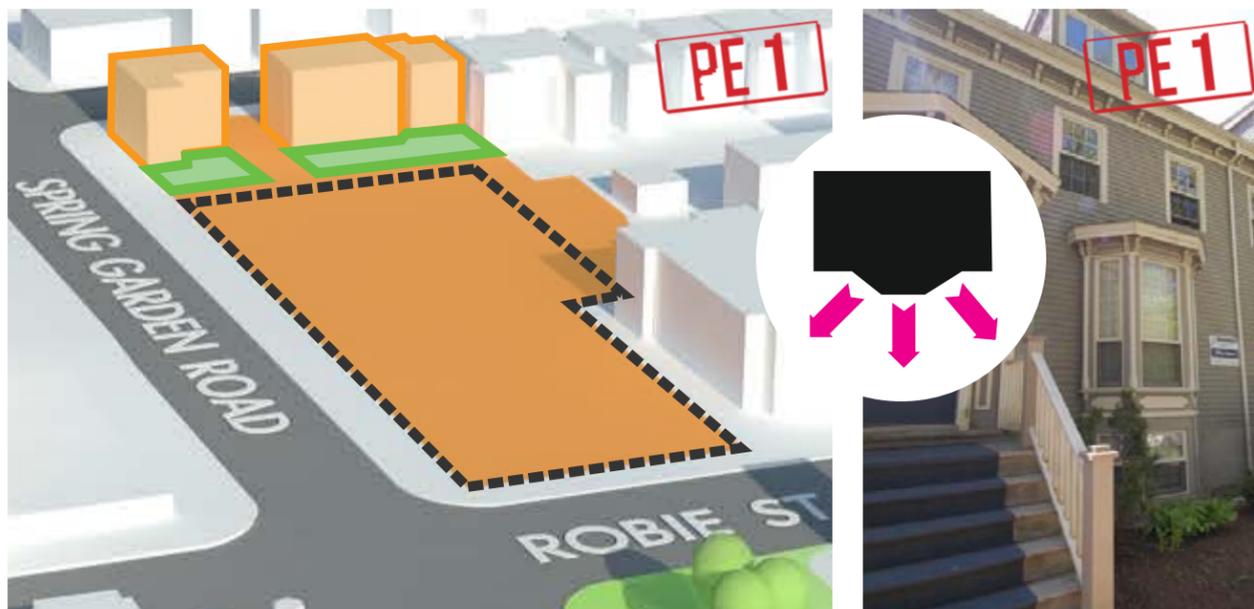
Set the new building back from the existing heritage. Create new landscaped rear yards for heritage buildings and restore them to their former condition and design.

The protruding form of the bay window—found along Carlton Street—connects to the street and creates an articulated massing. The form along the street—bays—relates to the human scale and provides an engaging and comfortable streetscape experience.

These bay form windows allow for views east and west creating a greater connection to the public gardens.



**HISTORIC SPRING GARDEN** Homes along Carlton offer an array of dormers, windows, bays, decoration, porches, and verandas. However, over the years they have lost some, or much, of their original grandeur under earlier building permits (above and below). The Spring Garden West development includes three buildings that are part of heritage streetscape (civic addresses 1494, 1484/1480, and 1478 Carlton Street). This proposal would see restored heritage buildings. The bay form window (below) and articulated street will be evident in the design of the Spring Garden West streetscape.



## A VERTICAL GARDEN

### SOME OF WHAT WE HEARD

*"How is the atrium welcoming?"*

*"Benefits of the atrium to the public?"*

*"Streetscape and atrium look great— think about the maintenance of the plants."*

*"The atrium is great for the public if it is not just going to the offices."*

*"Take the atrium from Spring Garden to Robie."*

*"Year-round access to public realm with a view."*

*"More of a destination."*

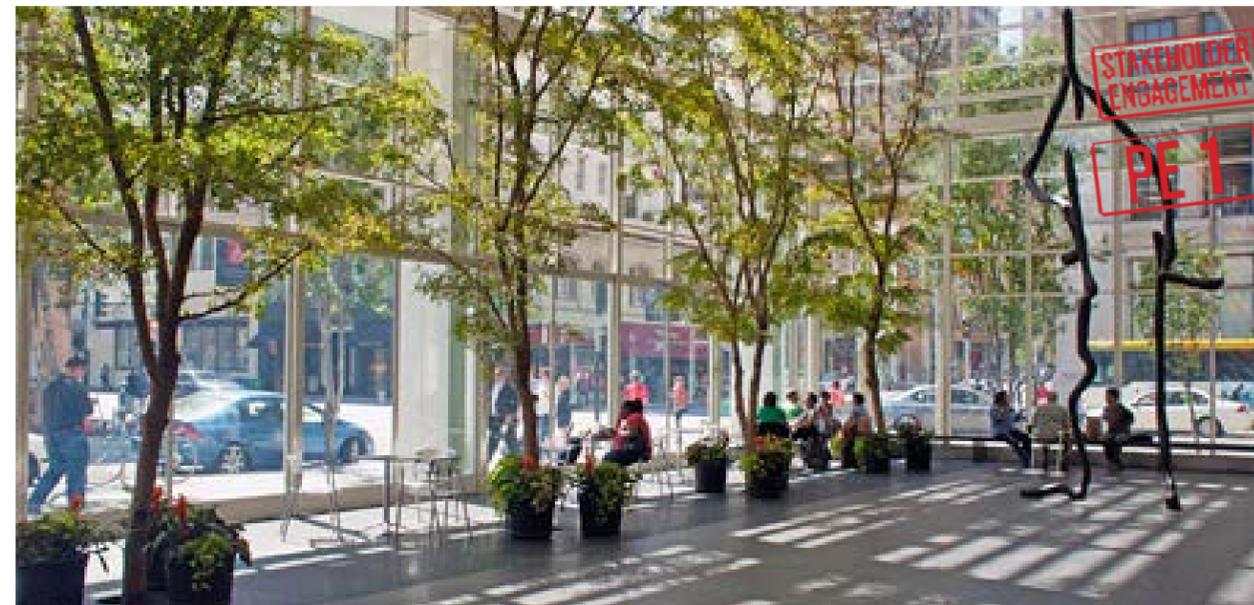
*"What is the use of the space? What is happening on floors 2–4?"*

*"Public Space that integrates the community (even in Winter)."*

### HOW WE RESPONDED

The team was interested in the connection of the street and building to the parks along Spring Garden Road. By including a multi-storey green atrium, we create a space that speaks to the history and culture of the district.

The benefits to the public is that it will be a free space to meet at all seasons, many functions have been suggested, including discussions which will be pursued with Symphony Nova Scotia.



**A PUBLIC SPACE** The most popular image in our sessions was the atrium with plantings (above). The developer turned, what started out as, a common space for the retail area (stakeholder sessions) into a sizable portion of real estate to create a vertical public garden, starting with PE 1 and PE 2 (below.) Although the design was refined, the intent remained the same: a year-round public space.



**EXTEND THE GARDENS**

**SOME OF WHAT WE HEARD**

*“Create an urban village ambiance—  
Spring Garden Village”*

*“Engaging green space”*

*“Gardens and flowers and grass in front—  
not building the buildings right on the  
sidewalk”*

*“Green spaces with trees—not only terrace  
green space”*

*“Attention to the beauty of Spring Garden  
Road.”*

*“How is it going to be better for people  
walking by?”*

**HOW WE RESPONDED**

Spring Garden West is bracketed by Balcom Square to the West, and there is an opportunity here to continue the greening of the streetscape towards the grand Public Gardens to the east.

The sidewalk should be a linear park and not just utilitarian slabs of concrete. The idea of a linear park was to create a physical connection along the Spring Garden Road streetscape to the public gardens. This portion of Spring Garden Road is wide enough to accommodate the plantings and would provide a unique green streetscape experience for the city.



**STREETSCAPE** The streetscape is perhaps the only interface between the development and the public that most everyone will experience. We asked the public to comment on: canopied or sheltered spaces; porticos; trees, planters, seating and public street art (above). As the project progressed, we responded to public feedback, and integrated our work into the streetscape, although in the realm of HRM (below).



**FORM**

**WHAT WE HEARD**

*“Is this taking too much density?”*

*“What is the discussion of the towers?”*

*“Emphasize that density is the solution to  
traffic and affordability issues”*

*“More shape in massing”*

*“Too hard to get in and out of tower buildings”*

*“Height/massing a solution not just a  
problem.”*

*“The towers are too much like slabs. They  
need to be slim!”*

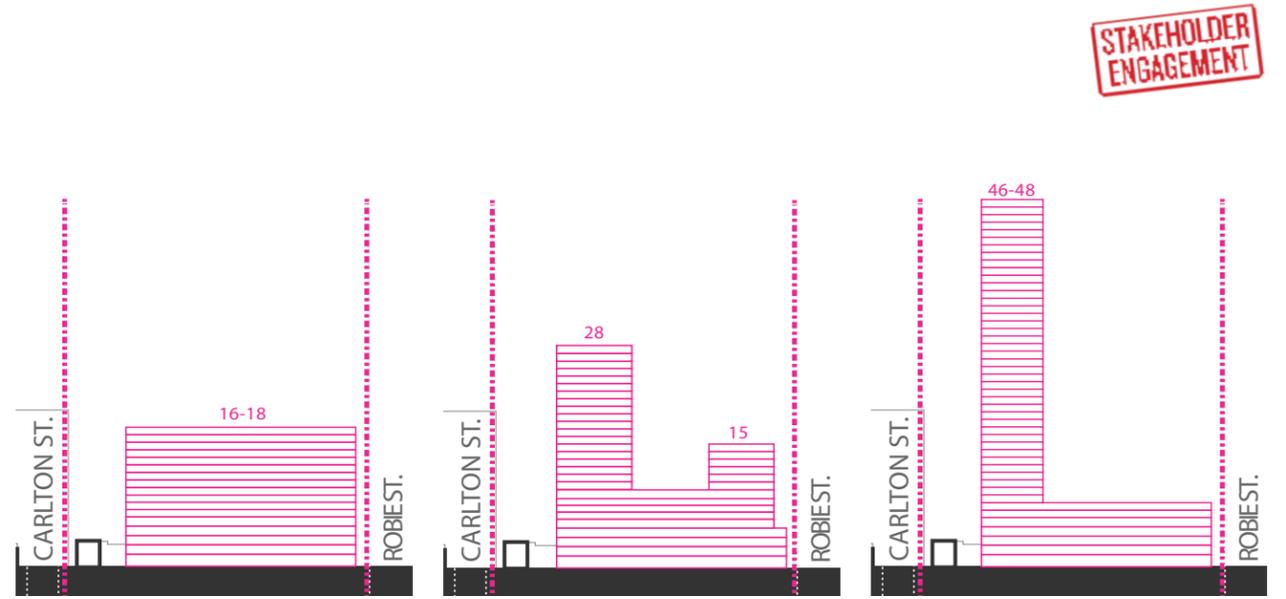
*“Let people know it’s not a carte blanche for  
all but why height is important for  
this site.”*

*“I like the podium idea but would like to fit it”*

**HOW WE RESPONDED**

The building form evolved throughout the design process. Starting with basic forms to elicit feedback. The podium and tower forms were refined throughout the public engagement process.

The overall massing of the highrise portion of the building reduces in scale at the corner. The void space between the towers allows sunlight to penetrate to Spring Garden Road.



**SPLIT TOWERS** We explored multiple possibilities to both achieve the developers feasibility objectives and meet our criteria for developing a successful building: each had tradeoffs. The public rally gravitated towards the split massing (top middle) compared to the slab style building (top left) and the solo point tower (top right).



### SCALE AND HEIGHT

#### WHAT WE HEARD

*"Is this taking too much density?"*

*"Concerns around building heights, people don't necessarily care/understand developers need for height/density"*

*"Emphasize that density is the solution to traffic and affordability issues"*

*"Height/massing a solution not just a problem"*

*"Height? Jarring?"*

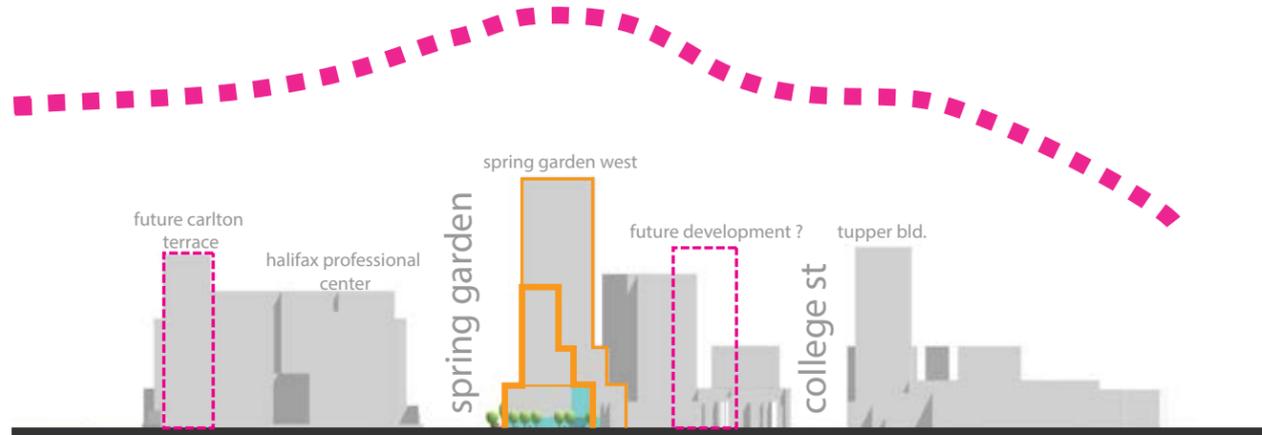
*"28 story bldg? Why?"*

#### HOW WE RESPONDED

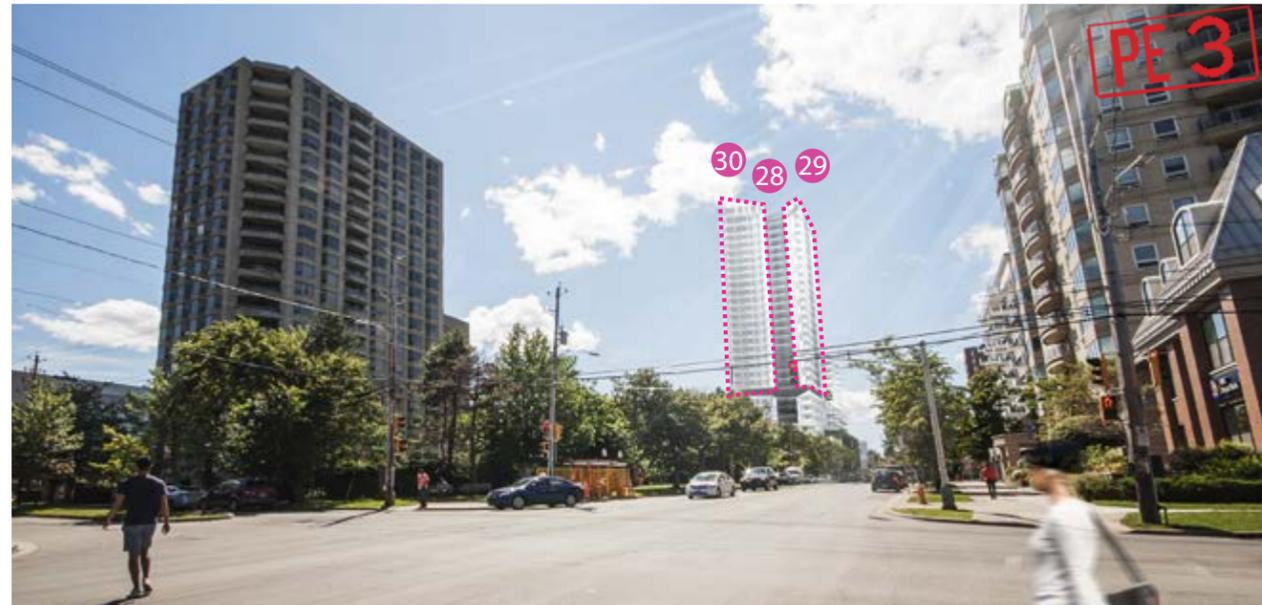
The final building presents a tower massing that makes best use of height and is set-back to allow the sun to penetrate to Spring Garden Road.

We have divided the building into three different heights to continue to divide the massing. This also reduces the visual height when viewed from buildings across the street.

STAKEHOLDER ENGAGEMENT



**HEIGHT IN THE AREA** Though the block is considered low-rise currently, 3 blocks of substantial height —up to 21 storeys—surround the site, and future developments are proposed nearby—18 storey (above). We believe the location and form of the development is appropriate for the context of the area. (below).



### STEP BACK

#### WHAT WE HEARD

*"Height/massing a solution not just a problem"*

*"Podium to terrace back."*

*"Push back streetscape line inside property line boundary."*

*"Wrong podium for the area."*

#### HOW WE RESPONDED

The initial concept stepped-back after 5-stories, but public opinion drove the step back lower, after 4 stories.

After PE 2 comments we reduced the width of the tower from the current downtown zoning bylaw of 124' down to 108'.

By introducing the ravelin form to the mid rise portion the streetwall setback increases even further in the wedge forms. These angled recessed elements provide an interesting articulated facade, and allow views up and down Spring Garden Road.



**STEP BACK** The initial concept presented in PE 2 stepped-back after 5-stories (above), but public opinion drove the step back lower, after 4 stories. (below)



### TOWER MASSING

#### WHAT WE HEARD

*"The podium (base) is too much of a podium. Breakdown the mass of terrace units and relate to the streetscape."*

#### HOW WE RESPONDED

By decreasing the width of the tower along Spring Garden Road the perceived massing is reduced. Some of this volume is recaptured by adding a penthouse level at the back of the site. This creates a 30th story that is concealed from view from the street-scape below. This mixed height also further reinforces the separated massing and helps in the building articulation.



### AFFECTS OF WIND AND SHADE

#### WHAT WE HEARD

*"Concern about winter sun/frozen street—building massing to allow more sun on opposite street—terrace podium back"*

*"We need sun!"*

*"Will we model the shadows?"*

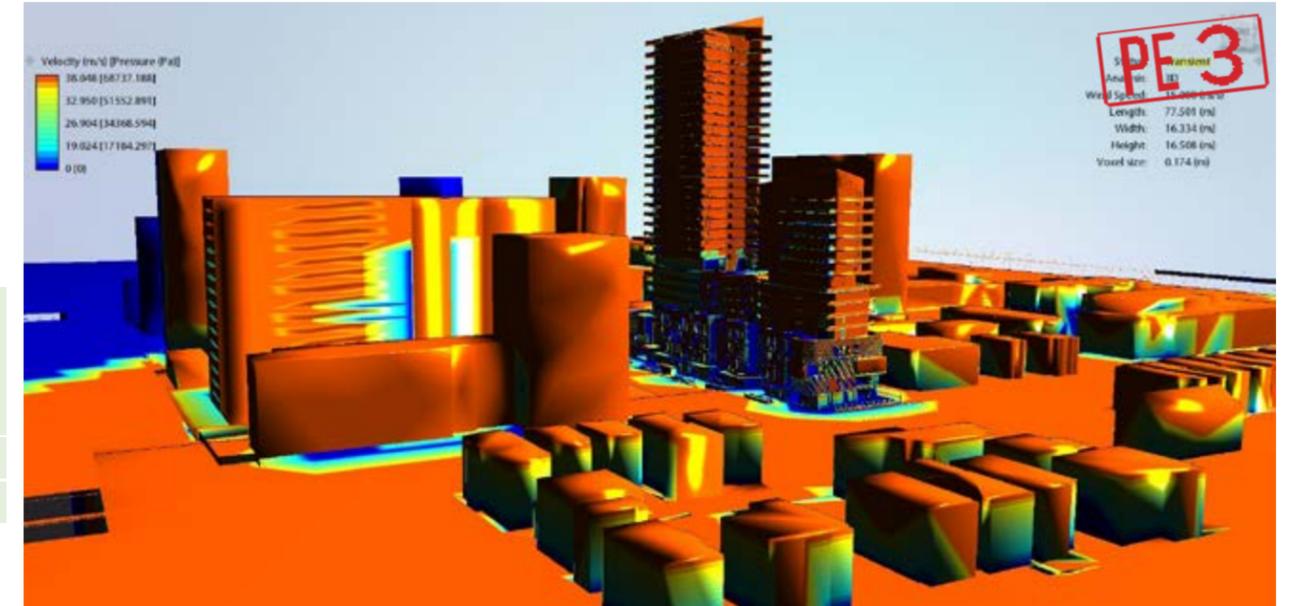
#### HOW WE RESPONDED

Public streets are friendly when they are accessible to pedestrians. Excessive wind, and lack of sunlight contribute to poor streetscapes.

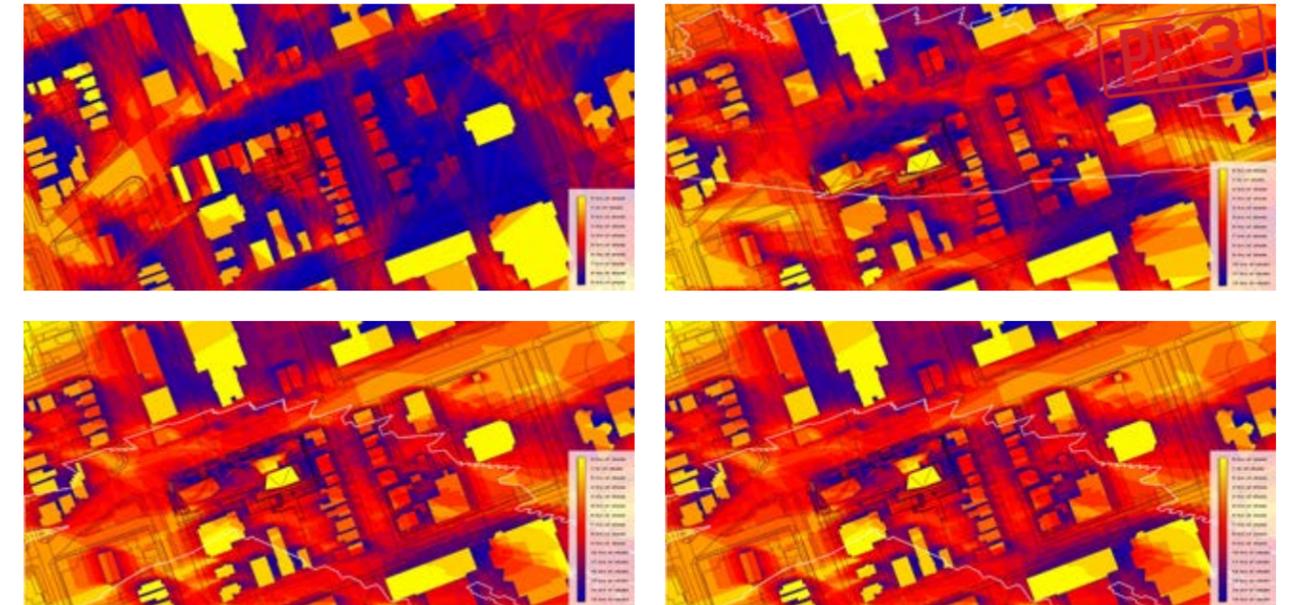
Increases in tower articulation and a reduction in tower footprint reduce projected wind conditions. The increased setbacks and large entry canopies also prevent down-washing that would make the wind conditions at the street level uncomfortable.

Additional shading during winter solstice is primarily isolated to the street and front yard of Spring Garden Terrace. During the spring and summer solstice, shading is only substantially changed on the vehicular portion of Spring Garden Road.

The two narrow towers increase the ability for sun penetration and lessen wind-tunnel affects.



**WIND AND SOLAR SHADING** Wind and solar studies allow us to test our designs.



## HUMAN SCALE STREETScape

### WHAT WE HEARD

*“Less corporate look—introduce more colour funkiness to streetscape. Not one building—rather individual articulations”*

*“The front seems corporate—little distraction”*

*“Push back streetscape line inside property line boundary”*

### HOW WE RESPONDED

In its simplest definition, creating a human scale environment means making an environment that is friendly to pedestrians—walkers, cyclists, and those with mobility issues.

Emerging from human scale design thinking are places with different things to do, local stores, public spaces, and walkable streets.

Articulated massing along the street relates to the human scale and provides an engaging and comfortable streetscape experience.

The site’s boundary includes the only street facing retail. This activates the street and provides a human scale massing along the streetscape.

We reduced the height of the street wall, introduced warmer materials (brick), and added varying fenestration and bay window projections.



**A HUMAN SCALE STREETScape** Streets are perhaps the most important public space a community has. Spring Garden West is no exception. Our community-based participation process gave the public an opportunity to discuss SWG assets, how they may be improved, what was missing, and of potential. While early renditions of the w were informed by the process (above), they were commented on as too corporate and lacking setback. Human scale not only means residential scale massing, details and materials, but also smaller scale retail spaces, clear entrance demarcation, and outdoor amenities like benches (below).



## HUMAN SCALE STREETScape

### WHAT WE HEARD

*“Outdoor space, café, gathering place”*

*“Orientation & shelter along street edge”*

*“Inviting streetscape, place to wander, business to explore, quiet shady places to rest”*

*“Commercial and restaurants including sidewalks and summer seating”*

*“Generous sidewalk and green spaces along street”*

*“Create an urban village ambiance—Spring Garden Village”*

*“Gardens and flowers and grass in front - not building the buildings right on the sidewalk”*

*“Continuous awning- glass canopy to allow light and provide shelter along street”*

### HOW WE RESPONDED

We added shopfront canopies to protect from inclement weather and gave greater definition and significance to primary entrances. Even little things like making the columns at grade round instead of square were influenced by the public. The site’s boundary includes the only street facing retail. This activates the street and provides a human scale massing.



**A HUMAN SCALE STREETScape** During the first two engagement sessions we learned that the public wanted active human-scaled streetscapes, and well-defined massing above. Connecting a green active streetscape as a linear park down Spring Garden Road was paramount (above and below). Planting areas on the streetscape are connected to the Halifax Public Gardens through signage and plant selection. Unlike traditional “signage on a stick,” these bars also function as arm rests for benches and provide a skateboard deterrent; they feel planned and intentional. Planters that double as seating create enclosure and comfort while allowing for clear sight lines and a park-like feel.



# 3 Design

"I thought it was very good to see the developer reach out to the community by conducting meetings outside the regular proposal meetings. The collection of material and making changes based on feedback is a positive way to conduct business. The presentations helped understand what could be accomplished if everyone works together. It was good to see that some part of the historic landscape is being kept as many others are simply totally eliminating the past. I hope other developers follow Dixel's standards and make the future a community effort to create."

**WILLIAM BRECKENRIDGE** DOWNTOWN RESIDENT

## Building

Designing a building for the city and its people requires that one look beyond aesthetics, and preconceived notions. Assuring the design is rooted in our history and culture and supports a better social condition for our city is paramount. Making sure that the design team remained flexible to act as a conduit for change between the public and the developer has allowed us to deliver a more successful project. This public engagement was a critical component and generated a lot of change to the project over the course of stakeholder and public engagement.

### GUIDING PRINCIPLES

The Urban design principles became a critical grading point for the projects design. Human scale street presence and an active engaging streetscape were the driving guidelines for the architectural and landscape design of the project. The massing and articulation of the streetscape was divided into individual storefronts to further capture this human scale presence.

- |   |   |
|---|---|
| ✓ Help make walking, biking, and transit delightful                                     | ✓ Design for accessibility and visually impaired                                    |
| ✓ No blank walls or dead spaces at ground level   | ✓ Create a sense of proportion and enclosure of the street for the first 4–8 floors |
| ✓ Support uses that can spill out and animate the sidewalk (cafes)                      | ✓ Create "Sticky Street conditions" where people want to linger and spend time      |
| ✓ Design retail with a height, width, and depth for walkability                         | ✓ Encourage and assist the use of public transit and urban biking                   |
| ✓ Ensure building edges are designed as and remain transparent                          | ✓ Opportunity to improve vitality and street level activity                         |
| ✓ Street surface is properly scaled for the amount of traffic at slower speeds          | ✓ Opportunities for fine grained street retail (new or improvement of existing)     |
| ✓ Ensure sidewalks are properly scaled for the amount of pedestrian traffic planned for | ✓ Site area large enough to accommodate a well designed development                 |
| ✓ Well lit for liveliness, safety, and activity in the evening                          | ✓ Site is clear of any established view plane restrictions                          |
| ✓ Create a beautiful green canopy of trees  |   |

**WHAT MAKES A SUCCESSFUL BUILDING?** Guided by Brent Toderian, this checklist was developed when asked: what elements are required to make all of spring garden west into a desirable new district and a great street to live on?



**SETBACK (SPRING GARDEN WEST LOOKING SOUTH)** To ensure human scale design, the towers step back from the facade of the building after four stories.



**ROOF TERRACES (SPRING GARDEN WEST LOOKING NORTH)** Throughout our process, we addressed ways to include more green space not just at the street level, but for residents alike. Building massing terraces to create south facing landscaped balconies and roof areas for private and communal areas. South facing terraces receive sun throughout most of the day.



**GATEWAY TO SPRING GARDEN WEST (ROBIE STREET LOOKING SOUTH)** A vertical public gardens becomes the gateway to a new district and also speaks to the sites history as public commons



**A VERTICAL GARDEN (ROBIE LOOKING NORTH)** The public atrium facing Balcom Park, the intersection becomes the beginning of a series of gardens leading up the formal Public Gardens one block east.



**VIEW FROM PUBLIC ROOF TERRACE** By cantilevering over the street below, views towards the Public Gardens and downtown are achieved from the balcony spaces.



**FOUR-SEASON SPACE** We introduced plantings throughout multiple levels based on the comment for a 4 season public gardens within the atrium



**FOUR SEASONS PUBLIC ATRIUM** The new Central Library showed Halifax what a great "third-space" can do: as soon as it opened, it became the living room of the city. SGW also strives to include great atrium which will become the public living room at Robie and Spring Garden. The public asked that it be a lush, indoor green space, providing an inspiring refuge from the long winter.



**SMALL-SCALE RETAIL** To retain the feel of the best blocks of Spring Garden Road, the retail spaces in Spring Garden West are street-facing and are small in size. People wanted to ensure that the retail would remain affordable, to give the best opportunities to a variety of small, local retailers. Planters at street-side and along shop display windows extend the garden concept along the street.



PE 3

**HUMAN SCALE** Human Scale articulation and individual storefronts. Residential scale street level buildings, and human scale details, like brick, window frames, balconies and prominent entries —these are the many requests we heard and responded to. Our goal is to make the street level feel like a series of individual shop fronts as it is now.

## Influencing the Spring Garden Road district

The success of the project is hinged on the success of the community. The following images illustrate ideas strongly encouraged and supported by the public. These public concerns reinforce the significance of the development.



**LINEAR PARK** With the idea of a linear park, introduce planting names along the street similar to the way the plants are named in the Public Gardens.



**SOUTH ENTRANCE** Consistent signage, retail spill out space, and bench design that encourages social interaction with facing benches.



**GREEN STREETScape** Spring Garden Road has been the retail heart of Halifax for a long time, despite being a wide, car-centric roadway. The public wanted Spring Garden West to anchor an active transportation greenway which gives priority to people on foot and on bicycle, and which relates better to the Public Gardens next door with canopy trees and plantings. Seating, windbreaks and other amenities make the sidewalk a more comfortable place to walk and be. The sidewalk should be a linear park and not just utilitarian slabs of concrete.

EXISTING AND PROPOSED STREETScape

WHAT WE HEARD

- "Isolated bike lanes?"
- "Bus lane instead of bike lane"
- "Vibrant streets again"
- "Extend the greenery"
- "Smaller streets as dedicated bike lanes"
- "Tall trees? It's too windy. Medium height"

The current streetscape is car-centric and not pedestrian friendly. Current tree planting designs do not provide a healthy growing environment; trees end up stunted and small, and often do not survive more than a few years.

The addition of soil cells under the pavement gives trees the soil volume they need to grow to maturity. Soil cells also provide opportunities to bury utilities.

A double row of trees increases the city canopy—something HRM has been working to do. It provides shade to the sidewalk and creates a more comfortable pedestrian atmosphere by offering separation from the road.

Two lanes of cars instead of four, are proposed and parking is reduced to one side of the street only. The addition of dedicated bike lanes on each side of the road increases active transportation.



BALCOM SQUARE

WHAT WE HEARD

- "Identify better crossing for people"
- "Attractive welcoming gateway/entranceway to SGR / downtown core"
- "Safe drop off"
- "More of a destination"
- "Accessibility"
- "Is it big enough to be a park?"
- "Have we asked the city about traffic requirements?"
- "Can we show the history of the park?"
- "Understanding what Balcom Square is for users & community uses?"

HOW WE RESPONDED

The peculiar (triangular, not square) little parklet at Robie and Spring Garden is little more than a bus stop and a bit of sod. Could it be more? We consider integrating it into this project as a place to bring a pop-up market, a place for street art, a pedestrian square. Transforming a long unsafe pedestrian crossing into a corner to gravitate to will be our goal. Ideally Balcom Square and the public atrium would work together—one the indoor version of the other.



**BALCOM SQUARE** From public art to a more inviting green space, Balcom Square plays an important role in providing public green space. Furthermore, the City is set to work with WALK 'n Roll HALIFAX to determine what can be done regarding pedestrian safety at the crossing.

OF NOTE

City councillor Wayne Mason, and WALK 'n Roll HALIFAX were aroused by our public engagement suggestions for Balcom Square. On councillor's Mason's request, WALK 'n Roll HALIFAX prepared a two-phase request for a participatory budget. This proposal first addresses the safety issues at the pedestrian crossing from Edward Street corner leading to the bus stop on

the square. Secondly, it addresses the possible closure of the slip lane of Coburg Street to Robie Street to enhance the park with a public plaza and provide a layby for accessing St. Andrew's Church and the daycare.

# Qualification of public amenities

## A great opportunity to reinvigorate Spring Garden West

The significant public amenities incorporated into this development proposal were derived from public input gathered during the voluntary public engagement process as described in chapters 1–3. The value of these public amenities are summarized in the following table (1).

The report estimates approximately \$2.8 M value for the bonus density requested in this proposal which is far inferior to the estimated approximate value of \$5.8 M for the amenities the developer wishes to provide.

As mandated by the public engagement, it is clear that development proposal offers both HRM and the citizens a very advantageous opportunity to reinvigorate the Spring Garden West district. In recognition of this site's significance to the city's urban fabric and the commitment made to the public established through extensive dialogue, the developer wishes to state that these public amenities are an intrinsic part of the proposal.



**PUBLIC AMENITIES** The public benefit for the atrium and the streetscape improvements with underground utilities alone are valued at over \$2.1M.

### SUMMARY OF PUBLIC AMENITIES

item no./ description	quantity/ units	rate	total cost	public amenity component	amenity value
1. Affordable Housing	16 units	\$ 96,842	\$ 1,549,474	100%	\$ 1,549,474
2. Affordable Office Space	348 SM	\$ 51,078	\$ 375,000	100%	\$ 375,000
3. Public Atrium & Living Room	409 SM	\$ 5,379	\$ 2,200,000	50%	\$ 1,100,000
4. Free Indoor Public Bike Parking	37 SM	\$ 2,703	\$ 100,000	100%	\$ 100,000
5. Public Park Improvements	1,171 SM	\$ 538	\$ 630,250	100%	\$ 630,250
6. Streetscape Improvements	1,307 SM	\$ 603	\$ 787,808	100%	\$ 787,808
7. Creation of Public Parking	11,148 SM	\$ 54	\$ 600,000	50%	\$ 300,000
8. Heritage Façade Restoration	1,045 SM	\$ 1,130	\$ 1,181,250	50%	\$ 590,625
9. Contribution to Underground Power	214 Lin M	\$ 4,673	\$ 1,000,000	33%	\$ 333,000
<b>Total contributions</b>					<b>\$ 5,766,157</b>

**FOR MORE INFORMATION** See appendix D report "Qualification of Public Amenities", an economic assessment of public benefits under a density bonus scenario by Cantwell & Company Consulting Ltd. August 2016.

# 4 Conclusion

"I'm pleased to hear that economic viability is being discussed openly as a requirement....And one of the things that goes along with that is the significant commitment here to public space—and I hope they become part of the development."

STAN FAGE SOUTH-END HALIFAX RESIDENT

## A better design

The invaluable benefits of a design process guided by public engagement

### WE ARE NOW BETTER EQUIPPED

The public engagement process has brought forth so many ideas for this development that we cannot imagine building something of this importance without public engagement. Throughout the process we have forged partnerships to help us with this development, but the most important partnership has been with the public. People from all over our community brought their ideas and experiences forward, and shared them with us to make this the best development possible for the site. Images presented at the final public engagement session for the Spring Garden West development reflect a design that integrates public input and shows overwhelming support among participants for the direction of the design of the building, the public atrium, and the surrounding streetscape.

### PUBLIC DIALOGUE=PROJECT BENEFITS

Following are the wide range of benefits to the Spring Garden West design:

#### ANSWERING THE NEEDS OF THE COMMUNITY

- Pedestrian safety issues at Balcom Square
- Safe secure bicycle parking
- Cultural node support (performance space)
- Public parking
- Missing services and retail
- Example comment quotes to back-up
- Year-round destination
- Enhance the relationship to the Public Gardens and Halifax's historic heritage

### CYNICISM TO TRUST

Initial typical public/designer mutual cynicism transformed as a result of transparency and openness. Mutual respect, appreciation and TRUST became the norm, as attested by numerous residents, like Stan Fage, Gerry Post, and William Breckenridge.

### THINKING OUTSIDE THE BOX

There are many aspects of our proposal that go beyond the limits of our site for the benefit of the neighbourhood.

- Public atrium—living room for the district
- Balcom Square enhancements
- Custom bus shelters
- Possible enhanced sidewalk widths
- Theme to connect to Spring Garden Road and the Public Gardens
- Under-grounding utilities to help beautify the streetscape

### GIVING VOICE TO SPECIAL NEEDS

Design for all only improves our public spaces. Not only do we wish to create spaces for those with special needs, but in doing so we believe these spaces will be enhanced for all residents and community members.

- Assist visually impaired navigate through the building's public areas with technologies like IBecan or BlindSquare
- Assist hearing impaired in critical public areas of the building with hearing loop technology
- Family and children (daycare facility, play area inside and on terrace.)
- Persons requiring assistance to be socially integrated
- Provide high quality affordable housing in central neighbourhood for those on limited incomes



**PARTNERSHIPS** Partnerships were formed thanks to the public's comments.

#### PARTNERSHIPS

As designers, we not only plan and construct spaces, but also build relationships. Partnerships, are the core placemaking and community building. Throughout the process we forged partnerships to help us with this development. The following partners will help us turn a space into place:

- Universal design consultant Anne Sinclair
- Symphony Nova Scotia (non-profit office space and use of atrium performance space)
- Laing House (social housing)
- CMHC & Housing Nova Scotia (affordable housing)
- Hal Forbes (heritage restoration consultant and artisan)
- The most important partnership is the public

#### CONFIDENCE TO BE DETERMINED TO FORGE AHEAD

The trust established with the public will empower us to hold fast to realizing the dreams and ambitions of the proposal. Change is always hard and it is difficult to know how to best move forward, but we now know that public engagement is the right step to take and the development is stronger for it. Although this is a private development, it is for the public's future and for the people of Halifax. We are now better equipped with the right tools and partners to make this project a reality.

#### PAVING THE ROAD FOR HRM APPROVAL

Of course the public's input will again be requested through public hearings whether this proposal is approved through a Development Agreement process or is integrated into the Centre Plan's new Secondary Municipal Planning Strategy. In either scenario, having a publicly informed design for the Spring Garden West development will facilitate HRM's understanding of the citizen's and neighbourhood's concerns regarding such an important part of their city.

#### THE KEYS TO A SUCCESSFUL DEVELOPMENT

All these results are the ingredients to a strong and vibrant community.

Thank you

"Earlier, we said 'We chose to engage you in our design decision process by asking you questions, and listening to your concerns.' Little did we know that this process would have such a profound affect on the entire team and myself. This is truly an eye opening experience, and for Dixel, an experience that will influence us to our core. While we intend to integrate the process of public engagement into our own business model, we also hope that our lessons learned may be shared and used for other private developments and their neighbourhoods. We believe public engagement is fundamental before design start-up, and we also encourage our colleagues at HRM staff to participate in this process."

**LOUIE LAWEN**

DEXEL

# Appendix A

## Invited Stakeholders

### STAKEHOLDER MEETING 1

APRIL 7, 2016

#### AUTHORITIES

HRM Planning.....	Richard Harvey Jacob Ritchie
HRM Parks & Recreation.....	Peter Bigelow Ray Walsh
HRM Transit.....	Glen Bannon
HRM Traffic.....	Taso Koutroulakis
HRM Engineering.....	Hugh Morrison
HRM Public Art.....	Elizabeth Taylor
HRM Planning.....	Hanita Koblents
HRM Planning Heritage.....	Seamus McGeal
Nova Scotia Power.....	Fady Tawil

### STAKEHOLDER MEETING 2

APRIL 7, 2016

#### NEIGHBOURS

Killam Properties.....	James Bugden
Westwood.....	Michael Haddad
St. Andrews Church.....	Russell Daye
Sacred Heart.....	Anne Wachter
CITIGROUP Properties.....	Michael Bird
RBC.....	Trish Vardy
RBC.....	Rick Wilson
Scotiabank.....	Beth Vallis
Northwest Healthcare Properties.....	Glenna Birt
Neighbours Carlton.....	Babs & Van Pennick
Embassy Towers.....	Condo Board

### STAKEHOLDER MEETING 2

APRIL 8, 2016

#### LOCAL ASSOCIATIONS

Dalhousie University.....	Nathan Rogers
Dalhousie Student Union.....	Sarah Trower
Capital Health/IWK.....	Nick Cox
Dalhousie University	
Dalhousie Medical.....	Greg McNutt
College of Pharmacy.....	Wanda Dundas
Faculty of Health Professions.....	Beth Weir
Heritage Trust.....	Michelle Raymond Joe Ballard
Friends of Public Gardens.....	Judith Cabrita
PLANifax.....	Uytae Lee
Laing House.....	Crystal Martin Andrea Eisses
SG Business Assoc.....	Juanita Spencer
SG Business Assoc.....	Rachel Brown
Saint Mary's University.....	Dr. Tony Charles
SMU / Smithville.....	Dr. Larry Haiven
Fusion HFX.....	Alyson Murray Jared Dalziel David Quilichini
Planning Design Centre.....	Eliza Jackson Frank Palermo
Heart & Stroke Foundation.....	Kristen Honshorst
Andy Fillmore's Constituency Coordinator	Joanne McRae
Ecology Action Centre.....	Tristan Cleveland
Walk-n-Roll.....	Bill Campbell Ella Dodson

# Appendix B

## Project Team



Louie G. Lawen created Dixel Developments in 1999 as the development, design and construction arm of the Lawen Group of Companies. Louie is also one of the co-founders of Paramount Management; the property management arm of the family business that owns and manages 1,000 residential units and 200,000 sq ft of commercial property primarily in Halifax, Nova Scotia. With 25 years focusing on urban multi-unit mixed use projects, Louie has had the opportunity to develop, design, construct and manage some of Halifax's premier signature buildings. One of his most recent projects, Avonhurst Gardens, won the Investment Property Owners Association of NS (IPOANS) Multi-unit Development of the Year (2015). Dixel's VIC Suites won Lieutenant Governor's Design Awards in Architecture Citation (2011) as well as the IPOANS Multiunit Development of the Year (2012). The Lofts at Greenvale won the Heritage Trust of NS Commercial Award (2010) and the IPOANS Multi-unit Development of the Year (2011). In 2010, Dixel was awarded the Business of the Year Award by the Canadian Lebanese Chamber of Commerce. Furthermore, Louie won the 2012 Ernst & Young Entrepreneur of The Year (Real Estate). As a partner with his brothers John and Peter Lawen, Louie was awarded the Pillar of the Community 2013 Award by IPOANS.

As a former graduate of the Dalhousie University Engineering program, Louie gained his professional status in 2000. With the philosophy that good planning and design are pillars of a healthy society, Louie founded the George Lawen / Dixel Scholarship which is awarded to 2nd year Dalhousie Masters Planning Students actively involved with the local community.

### THE TEAM

Developers, architects, landscape architects, urban planners, and change leaders worked together to gather input that can be used to inform the development.

#### DEXEL DEVELOPMENTS LTD. & DEXEL ARCHITECTURE LTD.

Dixel is a mixed-use residential developer and design team with a hands-on approach to construction that has been re-shaping the downtown skyline for the last 15 years. Grounded in strong community values, we bring integrity, creativity and vision to our neighbourhoods and believe that good planning and design are the pillars of a healthy and vibrant society. We are highly acclaimed by HRM residents for exceptional urban development, and strive to be an integral part of the community in which we work, live and play.

We operate with the vision that properties built today will be enjoyed by this generation but belong to the city's future. Our mission is to be an urban regenerator, bringing vibrancy and sustainability to HRM by attracting people to live in the urban core. It is with this intention that we set out to learn how the public will use and interact with the Spring Garden West development before plans are finalized.

Dixel managed the project and the process, collaborating on design decisions and ensuring the public engagement process informed the outcomes.



**EKISTICS PLANNING & DESIGN**

From urban to rural environments and interior to natural settings, Ekistics Planning & Design reimagines and reinvents spaces. They work with institutions, corporations, and municipalities to plan, design and brand spaces that become places—places that are expressions of their inhabitants, not their creators. Some call this a branded environment, others civic planning; Ekistics calls it placemaking.

Ekistics quantifies design solutions through three lenses—ecological, cultural/social, and economic—and believes that quality environments contribute to health, happiness and well-being. They strive to push environmental sustainability as an essential part of every design discussion, creating built work with the lightest ecological footprint. Ekistics begins with the site and a deep understanding of the contextual and cultural sensitivity of the building.

Their interdisciplinary approach brings together landscape architects, planners, environmental designers, engineers and interior designers with architects early in the project to ensure the development is feasible, responds to local and regional issues, and addresses the widest range of input from the outset.

For this project, Ekistics Planning & Design led the design process, contributing architecture, landscape architecture, and civil and traffic engineering.

**TODERIAN URBANWORKS**

TODERIAN UrbanWORKS (TUW) is an award-winning Vancouver-based consultancy providing services in advanced urbanism, city planning, municipal innovation, and urban design. TUW's founder and principal Brent Toderian, MCIP, calls upon his experience as a leading international voice in city-building and urbanism to advise and collaborate with cities, agencies and best-practice developers across Canada and around the world.

TUW's work doesn't sit on a shelf collecting dust. Their work—their collaborations—are city-changing. It combines creativity and innovation with the kind of pragmatic results that actually changes cities for the better. Their work isn't about business-as-usual—it's about making cities and communities more successful, resilient, sustainable, and vibrant. TUW has a unique ability to understand and work with the needs and aspirations of cities: to "read the moment" a city finds itself in and advise on how to make the most of that moment through fresh thinking, creativity, and a drive for real results. This attention to the will and skill required for creative city-making not only supports planning and design, but also supports culture change and capacity-building where it's needed most.

Brent Toderian and team advised on urban design best practices.

**TIM MERRY**

Tim Merry of Mahone Bay, Nova Scotia is a change leader who works locally and internationally to support change in communities, organizations and society. He has been supporting diverse stakeholders to come together to launch, sustain and grow innovative initiatives for over 16 years.

Tim and his team have developed skills, models and a strong network of experts that get to action quickly. Participatory engagement, strategic clarity and collaborative action are the core of his practice; they work in direct response to the reality of the world we live in. All of his work is rooted in the belief that if we create the right conditions people will organize together and solve their own problems. Tim designs and delivers tailor-made processes where stakeholder voice is key to creating the systems, structures and services that meet the needs of all involved.

Tim Merry and his team designed and ran the public engagement process.



# Appendix C

## Addressing all of the Public Input queries/comments/suggestions

Attached is the table of all the queries/comments/suggestions and our replies collected during the public engagement process. Highlighted in green are the public inputs that informed the design process and integrated into the design approach leading up to and including public engagement session 3. The results are illustrated in both Chapter 2—Public Engagement and Chapter 3—Design.

This data consisting of queries, comments and suggestions were collected on sticky notes at discussion groups during the engagements and were then tabulated by the Dixel design team according to the major themes that emerged.

Compiled after each engagement included input sent by email or via the Spring Garden West web site, these tables were used to assure that all public input was listed and received a response alongside. In most cases a positive response was found for the suggests made, but if the design could not accommodate the suggestion a reason was provided. The tables were posted under the name of “Design Matrix” under “The Latest” heading of the Spring Garden West web site shortly after each engagement. All 165 separate inputs from the public and the design team’s response are provided below.

### AFFORDABILITY AND ACCESSIBILITY

COMMENT / QUERY	SOURCE	DESIGN GOAL / SOLUTION
More people in the neighbourhood to support locally owned restaurants and shops	PE1	approx. 300 residential units & 100,000 sq ft of medical office staff & visiting clients
Affordable for families to live and business to stay local	PE1	3 bedroom units types, family amenities, market lease rates, improved energy efficiencies/reduced costs
Families	PE1	3 bedroom units types, family tenant & public amenities
Food locations and groceries	PE1	Grocery chain & Shopper’s Drugmart or similar will be sought as portion of retail tenants
Affordable rents for business & restaurants	PE1	6–8 1000 sq ft shopmarket rates, LEED Gold improved energy efficiencies/reduced costs
Continue to be accessible / affordable for all economic levels / people who currently access the area	PE1	6 - 8 1000 sq ft shopmarket rates, LEED Gold improved energy efficiencies/reduced costs
Accessible to all ages	PE1	Play areas for both public and tenant areas
Affordability	PE1	Partner with 3rd party organizations for social and affordable housing and NGO office space
Safety: 7 X 24 well lit	PE1	Bldg. management provides dusk to dawn exterior, surveillance cameras in all public interior and exterior spaces, live-in bldg. managers, emergency phones in parking levels
Parking , provide enough for the public not just residents or customers of the stores in the building	PE1	Public parking will be provided
Bike friendly with secure parking for bikes	PE1	Free in doors bike racks
Building accessibility for the visually impaired	web email	Consider integration of building navigation beacons for the visually impaired for the commercial areas. Eg. ibeacon or BlindSquare.

## SPRING GARDEN WEST DISTRICT

COMMENT / QUERY	SOURCE	DESIGN GOAL / SOLUTION
Contest- East What is happening in the block beyond Carlton	PE1	3D model to show potential future of SGR
Attractive welcoming gateway/ entranceway to SGR / downtown core	PE1	3D model to show potential future of SGR. Discussions w/ HRM 1994 Hfx Common Plan
Killam Development. Don't approve in isolation	PE1	3D model to show potential future of SGR. Discussions with HRM to inform Centre Plan
Becomes a catalyst for the corridor	PE1	Discussions w/ HRM 1994 Hfx Common & Centre Plans
Having a uniform connection from Spring Garden to Carlton	PE1	Discussions w/ HRM 1994 Hfx Common & Centre Plans
To connect SGR with subject neighbourhood SGW	PE1	Discussions w/ HRM 1994 Hfx Common & Centre Plans
Becomes a catalyst for the corridor	PE1	Discussions w/ HRM 1994 Hfx Common & Centre Plans
Having a uniform connection from Spring Garden to Carlton	PE1	Discussions w/ HRM 1994 Hfx Common & Centre Plans
To connect SGR with subject neighbourhood SGW	PE1	Discussions w/ HRM 1994 Hfx Common & Centre Plans
Do not lose parking spaces!	PE 2	Will will be providing about 350 underground parking spaces - much more the 98 existing will be lost in the dirt parking areas behind the existing buildings.
Show existing property/ bldg. on plans for reference	PE 2	Please see existing aerial view with site outline on the "Project" page of the web site
Traffic ! Where's it going?	PE 2	We will have a detailed traffic study presented to HRM.
Update the area, newer buildings	PE 2	That is our goal.
Energy Efficient area	PE 2	We will aim for LEED Gold or even Platium certification
Parking can we afford to lose it?	PE 2	Will will be providing about 350 underground parking spaces - much more the 98 existing will be lost in the dirt parking areas behind the existing buildings.
Isolated bikes lanes?	PE 2	We will discuss this with HRM
Bus lane instead of bike lane	PE 2	We will discuss this with HRM
Vibrant streets again	PE 2	It is our goal to significantly improve what's there now.
Extend the greenery	PE 2	We will discuss street planting with HRM with the aim of creating a theme for Spring Garden Rd.
Tall trees? It's too windy. Medium height	PE 2	Our landscape experts will coordinate with HRM urban forestry department
Spring Garden too busy/ too major for bike lanes	PE 2	This will discussed with HRM
Wider sidewalk	PE 2	That is our goal.
Smaller streets as dedicated bike lanes	PE 2	This will discussed with HRM
Traffic control/ traffic calming	PE 2	This will discussed with HRM
Spring Garden Theme! Lots of flowers	PE 2	We will discuss street planting with HRM with the aim of creating a theme for Spring Garden Rd.
Bury Power & Utilities ? Possible?	PE 2	This is our goal but must be discussed with HRM & utilities and cost shared.
Traffic & more trees. How will it work?	PE 2	There is sufficient space to accommodated both. This will discussed with HRM
Materials keeping with neighbourhood. Keep charm	PE 2	We will discuss streetscaping with HRM with the aim of creating a theme for Spring Garden Rd.
Make sure this is integrated with the larger SGR plan	PE 3	We will suggest this to HRM as we discuss our proposal for approval.

## STREETSCAPE ENGAGEMENT

COMMENT / QUERY	SOURCE	DESIGN GOAL / SOLUTION
luxurious width of sidewalk to work with to create a great pedestrian room in front of Spring Garden West and to tie in Balcom Park. Killam can continue this along SG Rd. to make a verdant promenade leading to the gem of the Public Gardens	Stakeholder meeting	Public art, benches street trees & raised planters. Discussions w/ HRM 1994 Hfx Common Plan
Attractive welcoming gateway/ entranceway to SGR / downtown core	PE1	3D model to show potential future of SGR. Discussions w/ HRM 1994 Hfx Common Plan
Becomes a catalyst for the corridor	PE1	Discussions w/ HRM 1994 Hfx Common & Centre Plans, mixed used development
Having a uniform connection from Spring Garden to Carlton	PE1	Discussions w/ HRM 1994 Hfx Common & Centre Plans
To connect SGR with subject neighbourhood SGW	PE1	Discussions w/ HRM 1994 Hfx Common & Centre Plans
Impact on livability & liveliness of the neighbourhood	PE1	Mixed use, improved streetscape & Balcom Square
Encourage small local business	PE1	Designed to accommodate 6 - 8 1000 sq ft shops
Small and multiple food options	PE1	Designed to accommodate 6 - 8 1000 sq ft shops and larger supermarket
Foster / retain / Encourage more community ( how building interacts with street and neighborhood)	PE1	Discussions w/ HRM 1994 Hfx Common & Centre Plans
Great street experience	PE1	Great architectural design and materials
More of a destination	PE1	Mixed use, improved streetscape & Balcom Square, public atrium, retail anchors, great retail shops
Outdoor space, café, gathering place	PE1	Public atrium, Balcom Square & streetscape enhancements to create gathering spaces
Orientation & shelter along street edge	PE1	Streetscape design: canopied main entries and over public sidewalks (TBD with HRM)
Maintain fabric of streetscape	PE1	Articulate and human scaled streetscape with multiple individual storefronts
Inviting streetscape, place to wander, business to explore, quiet shady places to rest	PE1	Public art, benches street trees & raised planters. Discussions w/ HRM 1994 Hfx Common Plan
Commercial and restaurants including sidewalks and summer seating	PE1	Create streetscape spaces for café tables
Generous sidewalk and green spaces along street	PE1	Min. 8' wide walking widths - discuss possible widening of sidewalk with HRM 1994 Hfx Common Plan
Create an urban village ambiance- Spring Garden Village	PE1	Public art, benches street trees & raised planters. Discussions w/ HRM 1994 Hfx Common Plan
Engaging green space	PE1	Public art, benches street trees & raised planters. Discussions w/ HRM 1994 Hfx Common Plan
Gardens and flowers and grass in front - not building the buildings right on the sidewalk	PE1	Street trees, raised planters along curb and in front of shop windows - all planting on public walkway areas will be maintained by bldg owner
Green spaces with trees - not only terrace green space	PE1	"
Does not constrict SGR cars traffic	PE1	Ekistic's traffic report (new report to be completed)
Quality design (durable, interactive, attractive, etc)	PE1	
Renderings - this is Halifax! No leaves for 7 months so what about a winterscape - heat lamp?	PE1	See LEED use of grey water, solar panels etc. to heat sidewalks
Parking - coordinated with all of SGR, affordable, accessible, coordinated signage for parking enough/ more	PE1	Smart parking network TBD with HRM, market rates, designed for public use, barrier free & well lit 24 hr access
Making wider - better pedestrian and cyclist streets	PE1	TBD - discussions w/ HRM 1994 Hfx Common
Extend LEED GOLD into pubic domain - use warmth of grey water to defrost sidewalk.	PE1	Investigating LEED design guidelines
We wondered if the architectural team has considered adaptive re-use of the Coburg Apartments building, and perhaps the townhouses at 5960 Spring Garden?	web email	We are not intending to re-use or maintain The Coburg Apartments or the 5960 Spring Garden rd buildings, but we are seriously considering the comments regarding creating a shopfront and streetscape the captures the variety, interest and human scale elements that make the existing streetscape so likeable.
Continuous awning- glass canopy to allow light and provide shelter along street	PE 2	We are looking to integrate canopies/ shelter as much as possible pending HRM approval as they project over the public sidewalk.
Less corporate look- introduce more colour funkiness to streetscape. Not one building- rather individual articulations	PE 2	We are fine-tuning and create more articulation of the overall form and streetscape for the final public engagement.

Glass facades to open up during nice weather	PE 2	This will be considered for the cafés, atrium and amenity terraces
Modular green wall stepping down to a larger sidewalk	PE 2	We are considering planters along the edges of terraces and balconies and have recessed the building at points extend sidewalks and seating areas.
Podium to terrace back	PE 2	It terraces back at 4th and 8th floors and is further articulated in between.
Create connection between atrium and proposed retail	PE 2	Yes this will be the case for retail units adjacent to the atrium.
Push back streetscape line inside property line boundary	PE 2	Yes, this will be the case for a retail unit and at the base of the atrium to create outdoor seating space . It is not ideal for shopfront to be pushed too far from the sidewalk but some recess will be used for articulation.
Concern about winter sun/ frozen street- building massing to allow more sun on opposite street-terrace podium back	PE 2	It terraces back at 4th and 8th floors and volume is broken into 2 towers to allow more sun through. Snow and ice guards will be used where necessary.
Building entrance with public visibility how does entrance related to street? Visible street address	PE 2	We will take care to make all major entires architecturally interesting with canopies and graphically designed identification.
Delivery service for new retail is serviced?	PE 2	Larger shops will be serviced by a loading dock behind the building accessed from a driveway on Spring Garden rd. Smaller shops facing Spring Garden may use the street for deliveries within given defined delivery times.
Parking entrance of street?	PE 2	Parking access is planned form Carlton street between the first 2 buildings from the corner which is currently a driveway with parking.

## BALCOM SQUARE

COMMENT / QUERY	SOURCE	DESIGN GOAL /SOLUTION
Attractive welcoming gateway/ entranceway to SGR / downtown core	PE1	3D model to show potential future of SGR. Discussions w/ HRM 1994 Hfx Common Plan
Impact on livability & liveliness of the neighbourhood	PE1	Mixed use, improved streetscape & Balcom Square
More of a destination	PE1	Mixed use, improved streetscape & Balcom Square, public atrium, retail anchors, great retail shops
Outdoor space, café, gathering place	PE1	Public atrium, Balcom Square & streetscape enhancements
Do not close the street by the church	PE1	TDB discussions with HRM, traffic study and shared streetscape with priority to church and hall access
Special event safety	PE 2	Limiting of the traffic flow with creation of pedestrian dominant shared street with priority for St. Andrew's Church and hall functions will make events possible and safer.
Understanding of traffic car/ person	PE 2	Our consultant can do a survey of the pedestrian/ vehicular traffic.
Safe drop off	PE 2	This will be easier to assure if the Coburg branch is enhanced to express the pedestrian dominance.
Consult church	PE 2	Yes, we certainly will discuss our suggestions with Russell Daye of St. Andrew's. It's presumed the church will be most influential in any decisions.
What are the soils like? "Lake bed"	PE 2	Any landscape work will be designed to include proper soil preparation for planting.
Preforming arts district for province	PE 2	Great idea! We will talk to Symphony Nova Scotia and others if HRM agrees to the enhancements.
Accessibility	PE 2	Any enhancements will improve accessibility and safety with special attention to paving details.
Noise/ air from traffic	PE 2	Improved planting can help mitigate noise and air quality as well as reducing/limiting the traffic along the Coburg branch along the church.
Emergency services	PE 2	These will be allowed to access in a shared street approach which is paved for both pedestrian and vehicle use.
Identify better crossing for people	PE 2	This would be a priority among the enhancements.
How do pick up & drop offs work? (church/ daycare)	PE 2	Shared street approach allows for both accesses but is detailed to give pedestrian priority for safety (e.g. change of paving type and ramping up to the area to slow down traffic will be a design consideration).
How do we slow traffic down in lane?	PE 2	See above reply.
Can you actually build a nice park	PE 2	It would certainly be possible but any possible improvement would require HRM approval even if financed by the SGW developer.
Is it big enough to be a park	PE 2	Yes, this would be a small park/plaza, not suitable for sports, but could provide much more amenity with improvements. LA's Sunset Triangle Plaza: <a href="http://inhabitat.com/sunset-triangle-plaza-las-first-pedestrian-plaza-conversion-is-now-open/">http://inhabitat.com/sunset-triangle-plaza-las-first-pedestrian-plaza-conversion-is-now-open/</a>
Have we asked the city about traffic requirements	PE 2	If HRM is interested in the enhancements, we will provide them a traffic/pedestrian survey.
Can we show the history of the park	PE 2	Yes that could be done. Also we could commemorate its name sake, Samuel Balcom, with something more than the existing plaque.
Understanding what Balcom Square is for users & community uses?	PE 2	If HRM agrees for the enhancements, we will enter into a dialogue with current and possible future users.

## BUILDING MASSING

COMMENT / QUERY	SOURCE	DESIGN GOAL / SOLUTION
Attractive welcoming gateway/ entranceway to SGR / downtown core	PE1	3D model to show potential future of SGR. Discussions w/ HRM 1994 Hfx Common Plan
Foster / retain / Encourage more community ( how building interacts with street and neighborhood)	PE1	Discussions w/ HRM 1994 Hfx Common & Centre Plans
Year - Round access to public realm with a view	PE1	Viewing space in public atrium &/or tower pending design
Concerned about following through with wind, traffic and light studies	PE1	Ekistics preliminary wind & shadow study - why form reduces shade duration
Mixed use density	PE1	Planning consultant and discussions HRM and application of NS policy for density intensification on the peninsula
Incorporate swimming pools/ steam rooms/ gyms and even outdoor walking tracks and BBQ/ social areas into the complex as done in many residential/commercial developments	web email	Incorporate walking track into the landscaped terrace for social areas and BBQ which will surround the amenity level at the base of the residential portion
Respect the character of the neighbourhood- 28 storeys is out of character	PE 2	A high rise is in character with the neighbourhood as between Summer and Robie St. and Camp Hill Cemetery and College St. there are several long existing highrises (5 multi-residential, 1 professional office & 1 medical - Tupper building).
Take the other buildings into account. Too many tall buildings together	PE 2	Please see the above reply.
Follow the centre plan visit	PE 2	We are keeping HRM informed about this voluntary PE process and are following their current Centre Plan public engagement. We started studying the site in 2012.
The Tupper building on College St. creates a wind tunnel	PE 2	The Tupper building is an non articulated form straight down to the sidewalk level. We are proposing an articulated form which steps out as it approaches street level to deflect "wind washing" effect away from pedestrians. A detailed wind study will also allow us to "fine tune" the building shape and its features to mitigate wind issues.
We need sun!	PE 2	The height is tied to the economic sustainability of the development, optimization of the form is broken into 2 towers to allow for more sun penetration and less hours of shadow than a single broader tower even if it is lower. See the sun study which will be further detail before submitting to HRM for approval. Relative the downtown land use by-laws, the proposed main tower is 26% narrower and 45% smaller in footprint, while the podium is 10% lower than the allowed.
The towers are too much like slabs. They need to be slim!	PE 2	Please see the above reply.
Wrong podium for the area	PE 2	Please see the above reply.
The podium (base) is to much of a podium. Breakdown the mass of the terraces units and relate to the streetscape	PE 2	We are fine-tuning the overall form for the final public engagement.
The front seems corporate- little distraction	PE 2	We are fine-tuning the overall form and streetscapes for the final public engagement.
I like the podium idea but would like to fit in	PE 2	We are fine-tuning the overall form and streetscapes for the final public engagement.
We want to know more about the wind & solar studies?	PE 2	The wind and solar studies will be further detailed for the PE3 presentation and even more so prior to submittal for HRM approval.
Will we model the shadows?	PE 2	Yes, a software shadow study will show the extent and hours of shadow created by the proposed building at all critical seasons.
Where are the loading docks? How will people access them?	PE 2	The loading docks are fully enclosed by garage door behind the building on the south side and accessed by a driveway off Spring Garden road.
How many levels of parking?	PE 2	Possibly up to 4. Approximately 350 parking spaces.
Could we reduce atrium size & add residential unit	PE 2	Possibly, but given the atrium is intended as a public amenity and a multi-use space for all-year round use, it can't be too small.
#high or wide?	PE 2	The lower the building the wider it will be and vice versa. Currently we are considering a 30 and a 16 storey tower.

## PUBLIC ATRIUM

COMMENT / QUERY	SOURCE	DESIGN GOAL / SOLUTION
Attractive welcoming gateway/ entranceway to SGR / downtown core	PE1	3D model to show potential future of SGR. Discussions w/ HRM 1994 Hfx Common Plan
Impact on livability & liveliness of the neighbourhood	PE1	Mixed use, improved streetscape & Balcom Square
Foster / retain / Encourage more community ( how building interacts with street and neighborhood)	PE1	Discussions w/ HRM 1994 Hfx Common & Centre Plans
More of a destination	PE1	Mixed use, improved streetscape & Balcom Square, public atrium, retail anchors, great retail shops
Outdoor space, café, gathering place	PE1	Public atrium, Balcom Square & streetscape enhancements
Year - Round access to public realm with a view	PE1	Viewing space in public atrium &/or tower pending design
Good food! Healthy / local market style	PE 2	Great idea! We will look to accommodate it.
Public performances	PE 2	Great idea! We will talk to Symphony Nova Scotia and others.
Using the space for art and culture (multi- storey)	PE 2	Great idea! We will look to accommodate it.
Music you can hear on the street	PE 2	Great idea! We will look to accommodate it.
Shading conifers native species	PE 2	We will suggest to the Landscape designers.
Opening to the street in summer/ flow/ plants/ greenhouse/ rotating changing art	PE 2	Great idea! We will look to accommodate it.
Designated public meeting areas for community groups	PE 2	Great idea!
Walking groups kick off	PE 2	Great idea and good location for the Public Gardens/DAL..!
Needs management	PE 2	Yes it will! We will discuss with the property managers on how best to organize the use of the atrium.
Library is a good engagement with example: neighborhood room	PE 2	Great idea! Perhaps regarding health and well-being. We will look to accommodate a meeting room that looks into the atrium & outwards.
Mitigate noise	PE 2	We will have to carefully consider acoustics in the detailed design phase.
Medical / Health presentation	PE 2	Great idea! We will look to accommodate it.
Town Square	PE 2	Great idea! From the onset we thought of a speaker's corner...
Creating a sense of community identify for people in the building as well the community at large	PE 2	That is our goal. We will also have to find a good name for the space...
What amenities will attract me?	PE 2	See the suggestions others have made and suggest your own... On the retail side we are looking to have a supermarket and a pharmacy as well as café and food services.
How will the space be managed for flow booking & safety? Transit relationship?	PE 2	The property managers will have to organize and manage the public use of the atrium.
Will there be space for community groups to meet? How do you manage noise?	PE 2	The Atrium can accommodate some meetings. There is a possibility to use residential amenity common room for private meetings. Events will be scheduled to not overlap so as not to create noise conflicts.
How is the atrium welcoming to the public? Benefits of atrium to the public?	PE 2	The atrium will be welcoming by being an attractive and intriguing architectural feature (eg. the overhanging "5th floor "living room" of the new central library). Being transparent, people will be able to see what is happening inside. The benefits to the public is that it will be a free space to meet at all seasons, many functions have been suggested (see atrium comments) including discussions which will be pursued with the Symphony of Nova Scotia.
Drop off space for cars /people	PE 2	It's located on Spring Garden Road away from the corner with Robie St.
Why isn't the entry on the corner? Will it be open 24/7? What hours?	PE 2	The entry is not at the corner because people will want to be dropped-off and the stopped vehicles would create a traffic problem. It will be open every day but it will have opening and closing hours.
What is the use of the space? What is happening on floors 2-4	PE 2	The space will be multi-function (see the suggestions made) but will likely have a café' in/annexed to it. Floors 2 to 4 will be offices for health care professionals which will be connected to this atrium.
Will it be open concept and attractive? What about parking? 5 levels?	PE 2	Yes, the atrium will be open to its full height and will be interesting as viewing areas/ meeting rooms/ seating/ cafeteria spaces will project into it. Underground parking could be 4 or 5 levels - to be determined.
A living room for community that is attractive has good food, health theme, public art, greenery, meeting spaces and is a destination	PE 2	Yes that's a great idea to created another living room at the end of Spring Garden Rd at the gateway to the downtown (the new central library has another one at the other end of Spring Garden).

## Other

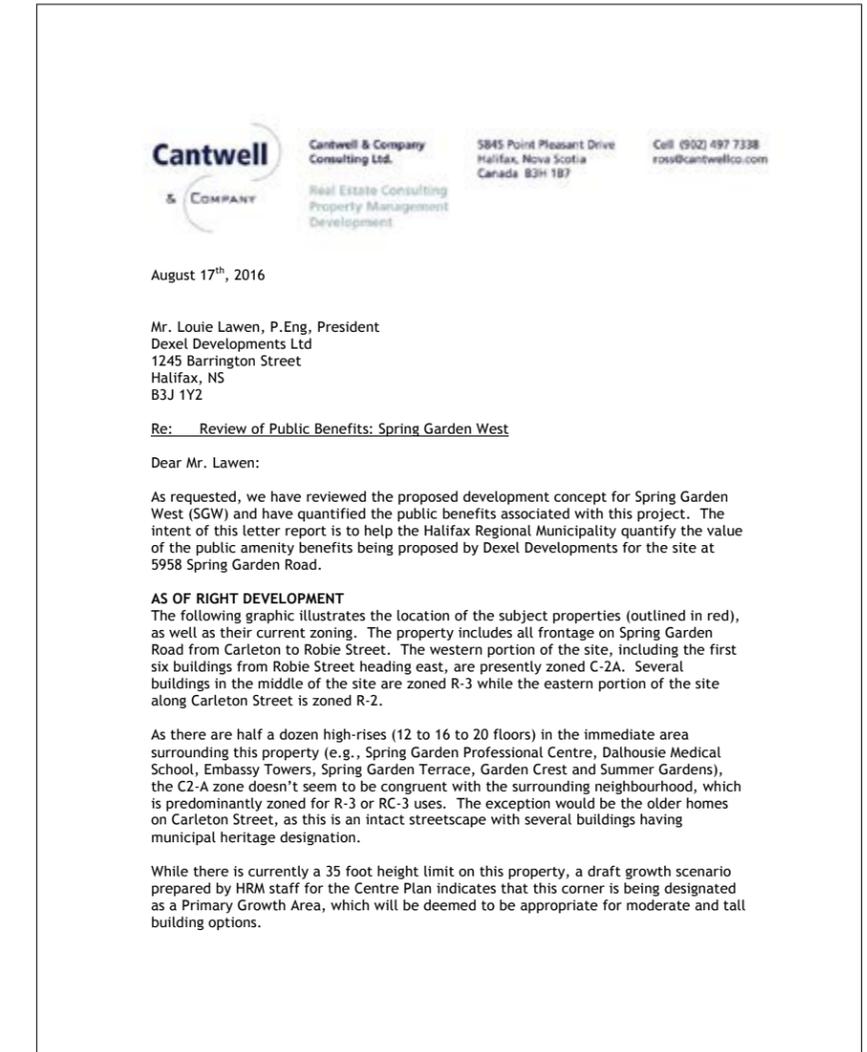
COMMENT / QUERY	SOURCE	DESIGN GOAL / SOLUTION
Honestly in presenting the architecture	PE1	Latest tech. BIM software virtual 3D modeling, 3D survey including scan of heritage bldgs
Enliven rather than rejuvenate	PE1	will substitute word for "Rejuvenate"
Revitalize instead of rejuvenate	PE1	will substitute word for "Rejuvenate"
More "bay" in windows Victorian	PE 2	We will articulate the retail to give a finer scale more similar to the existing streetscapes without attempting to copy specific details.
Public Space that integrates the community (Even in winter- "Get people out")- Entertainment (Poetry, music, comedy, open mic)	PE 2	The public atrium will be design to be a year-round community space for cultural events. Subject to HRM approval, Balcom Square enhancements can make it a usable community space (markets, events etc..)
There is a body of water (lake) under this area. There may be issues with digging and flooding. It could be a safety issue.	PE 2	Geotechnical investigates via bores holes will be done prior to the design of the structure and will take into consideration the presence of water/water table.
Columns: Round vs. Square	PE 2	Round columns will be used where most appropriate. The shape of columns will be further studied with the detailed design.
Since I couldn't attend to the sessions, I would like to write some of my opinions here. So far everything you proposed looks really great and gives the street much needed renovation. Density and height looks great. My biggest concern is the Coburg Apartment building. You are about to demolish a building pretty much last of its kind in this city. Its shape and size should make it very easy to integrate with any shape and size of development. If you truly care about this city's character and heritage, you would take action before it is too late.	email 2016-05-26	Unfortunately, we are unable to maintain the Coburg Apartments for reasons of functionality and financial viability. We do recognize the buildings' current role in creating an exclamative termination to the building fabric to which it pertains. This aspect, along with the historic photos showing it once had a roof top terrace overlooking Balcom Square, have inspired us to propose a public atrium in its location that will create a significant face to the development and offer a public multi-use meeting space with views over this strategic intersection of the city. Our intent with this atrium, as it is with the entire project, is to give to the city's built fabric significantly more than what it is replacing.
Will the building have garbage chutes?	PE 2	No, we will have well light, ventilated sanitizable refuse room with differentiated bins.
Parking will eventually go down. What do you plan to do with the space?	PE 2	Should less parking not be require in the future, the first level underground could be used linked to the treet level and used for certain types of retail/commercial space. Lower levels could possibly be used for commercial storage space.
Take accessibility into consideration around the neighborhood	PE 2	The entire development will be accessible for all and extra considerations will be for universal design of the professional health care offices. Traffic studies will consider any possible impact due to vehicular access.
We could be a LEED Platinum City!	PE 2	Great objective!
Apts:2-3 BDR. 2BTH. Deck. 1300-1500sqft	PE 2	There will be a mix of unit sizes up to 3 Bedrooms
Not for Students? Seniors with money?	PE 2	Rental will be market rates. We will coordinate with 3rd parties for social housing / NGO office space and meet with government authorities to define and integrate affordable housing. There will be a wide range of unit sizes available.
This will be inherited by young people where are they?	PE 2	Located in the midst of the DAL community, retail amenities & public atrium will serve the students; Play areas (PE1 request for family accessibility) will be designed into the residential and public atrium amenities.
Does the green roof collect water?	PE 2	It does because the soil traps water which the plants use. Any excess water is drained & stored for irrigation when it is drier and/or used to flush toilets as per LEED guidelines.
What happens when they start putting up the other buildings? How will it affect the rest of the block?	PE 2	There is a single property owner along College St. and the remainder of Robie St. We do not know what that property owner intends and to our knowledge to date no development request has been submitted.
Any of tax payers money going for project?	PE 2	No, this is a private development without any public funding. Actually, the developer is asking for the public's suggestions because it wants to put money into public aspects like streetscape and Balcom Square improvements, removal of power poles and undergrounding utilities. What actual will happen depends on HRM approval of the project and these specific suggestions for improvement in the public domain. If approved, a project of this scale can contribute approximately \$3M in public improvements including permit fees.
	PE 3	We cannot regulate pets from public sidewalks where civic laws apply. Paramount Management will however clean and maintain the streetscape around he property. Pets will be allowed in the public atrium under standard leash regulation.
What is the plan for the heritage properties?	PE 3	Heritage properties will be maintained, and it is our intention to restored them. Please see our FAQ page in the SGW website.
My restaurant is all I have... It would affect me greatly to have this site developed/ Give me enough time to find a new location/ Employees losing jobs, business owners lose business and over 1/2 million dollars. No one is talking about it.	PE 3	All existing tenants will have 1st opportunity to lease in the new building. Some commercial leases have provisions for a minimum of 1 year's notice and 6 month's free base rent to help compensate for the expense of relocating.
Balconies? Barbecues? How will that affect others	PE 3	Paramount Management property managers will regulate appropriate uses of the balconies to assure harmony between neighbours and the community at large.

# Appendix D

## Qualification of Public Amenities Spring Garden West Development

### REVIEW OF PUBLIC BENEFITS

Cantwell & Company Consulting Ltd. was contracted to review the proposed development to quantify the public amenities associated with the project.





Although the final Centre Plan is not yet available to help us fully assess an “as of right development option”, the area has been identified as a Primary Growth Area that would allow tall buildings, therefore we have made the assumption that a floor area ratio (FAR) of about 5.0 would be used as a baseline, or “pre-bonus height”.

ESTIMATE OF PRE-BONUS DENSITY	Sq. Ft.	Sq. M.
Spring Garden West - Gross Site Area	53,110	4,934
Times Floor Area Ratio (FAR)	5.0	5.0
Equals Allowable Pre-Bonus Density	265,550	24,670

Applying an FAR of 5.0 to the site of the assembled property (53,110 SF or 4,934 Sq. Meters) indicates that approximately 265,550 SF of building (24,670 SM) would be allowed “as of right”. This is the baseline that any future public amenities should be measured against.

**PROJECT DESCRIPTION.**

The following plans illustrate the proposed project as described to Cantwell & Company for the preparation of this letter report. The plans include two towers (16 and 29.5 floors) over a common podium with a four story street wall along Spring Garden Road. The existing older buildings on Carleton Street are retained and restored. The park on the western side of Robie Street is upgraded as a public amenity for the neighbourhood.



Site Plan for Spring Garden West



Corner of Spring Garden Road and Robie Street - Facing South



In total, the plan includes 372,118 SF of total space (34,572 SM), including 21,200 SF of retail (1,970 SM), 61,500 SF of office space (5,714 SM), 251,230 SF of residential space (23,340 SM), 10,730 SF of residential amenity space (997 MS), and 17,587 SF of circulation space (1,634 SM). The three older buildings on Carleton Street are renovated, which provide another 9,871 SF of mixed use space (917 SM).

**CALCULATION OF POST BONUS DENSITY AMENITY VALUE.**

The theory of bonus density incentives is that the developer shares the incremental value created with the community by provide public amenities such as parks, affordable housing, etc. In calculating the post bonus density for this site we are not using the current zoning as HRM is in the process of amending and consolidating all the secondary plans on the Halifax Peninsula and Downtown Dartmouth (i.e., the Centre Plan) and therefore some increase in density will be provided regardless of how this site is developed. As mentioned previously, while we do not know the final FAR that the Municipality will assign to this property, based on our review of adjacent properties as well as preliminary feedback from HRM (i.e., this area was designated as a Primary Growth Area), it would appear that a value of 5.0 is reasonable.

The following table calculates the value of the post bonus density for this site assuming that the pre-bonus density is an FAR of 5.0.

CALCULATION OF POST BONUS DENSITY - SPRING GARDEN WEST Cantwell & Company Consulting			
Space Description	Proposed	As of Right	Difference
Retail Space	1,970		
Office Space	5,714		
Residential Space	23,340		
Amenity Space for Residential	997		
Circulation Space	1,634		
Total New Floor Area	33,655		
Heritage Buildings - Carleton Street	917		
Total Gross Floor Area in Sq. M.	34,572	24,670	9,902
Gross Site Area	4,934	4,934	
Floor Area Ratio	7.0	5.0	
<b>VALUE OF INCREMENTAL SPACE</b>			
Incremental Sq. M of Buildable Space		Sq. M	9,902
Value per Sq. M		Sq. M	\$430.49
Times Land Value Coefficient			67%
Value for Bonus Density Agreement			\$2,841,828

The development has a proposed 34,572 square meters, which is 9,902 square meters more than an as of right scenario (24,670 SM). Applying a market value of \$40 per buildable square foot (\$430 per SM) and then applying a 67% value coefficient, produces a value of \$2,841,828 for the buildable space that is in excess of the as of right scenario.

This is the cumulative amount of public amenity benefits that the developer should provide to the community in order for the trade off to be considered a fair bargain. The following report sections calculate the value of specific features that the developer is proposing in order to meet their obligations under the bonus density program. These public amenities have been identified based on the community consultation program that was implemented for Spring Garden West

#### 1. AFFORDABLE HOUSING.

Housing affordability is a growing problem in most major cities, and Halifax is no exception. Although the Province of Nova Scotia (through Housing Nova Scotia) is responsible for the creation of affordable housing, the problem is so complex that it has had a limited impact in Halifax over the past several decades. To date, most of the affordable housing that is being created by Housing Nova Scotia is contract based, typically for a set period of time. This might include Rental Supplements (issued by Housing Nova Scotia) that help write down the cost of rental housing, or through a capital contribution that creates 15 years of housing affordability. While both programs can help create affordable housing, they don't provide a long-term solution. In addition, the most acute need for affordable housing tends to be in urban locations on the Halifax Peninsula, yet very few of the contracts entered into by Housing Nova Scotia are for areas such as the Spring Garden Road corridor.

As part of its amenity contribution to the Spring Garden neighbourhood, Dixel Developments has proposed the creation of 16 units of affordable housing, which would be made available to households earning 80% or less of the median income for the area. These units would be affordable in perpetuity (i.e., for the life of the project, not just for a 15 year timeframe) and as such, would create high quality affordable units in a high demand location. The rent of \$1,275 per month would be affordable (30% of income) to a family making \$51,000 per year; this is 60% of median income for Halifax in 2014<sup>1</sup>. The following table calculates the value of these affordable units to the community, by discounting the net rental differential (market rental rate minus the affordable rental rate) over the life of the project.

<sup>1</sup> . <http://www.statcan.gc.ca/tables-tableaux/sum-som/l01/cst01/famil107a-eng.htm>

#### CALCULATION OF VALUE - AFFORDABLE HOUSING

Description	Market	Affordable	Difference
Monthly Rental Rate	\$ 1,700	\$ 1,275	\$ 425
Times 12	12	12	12
Annual Rental Rate	\$ 20,400	\$ 15,300	\$ 5,100
Times Number of Units			16
Equals Annual Lost Revenue			\$ 81,600
Less Reduced Property Taxes	16	\$ 500	(\$8,000)
Net Annual Cashflow Reduction			\$ 73,600
Divided by Valuation Cap Rate			4.75%
Equals Reduction in Project Value	16	\$ 96,842	\$ 1,549,474

Assumptions: All units are 850 SF Two Bedrooms

Market Rent is \$2 per SF per Month, Affordable Housing is \$1.50 per SF per month

#### 2. AFFORDABLE OFFICE SPACE.

While the concept of affordable housing is fairly well known, there has been a limited amount of discussion about the need for affordable office space in gentrifying neighbourhoods. This is starting to change as development pressure on the Halifax Peninsula is causing large increases in commercial property tax assessments, which force landlords to further increase their rental rates in order to recover the additional property taxes. The growing shortage of affordable commercial space negatively impacts small local businesses and nonprofit organizations, and reinforces a trend towards national caliber tenants who can pay the increased rental rates.

As part of its amenity contribution to the Spring Garden neighbourhood, Dixel Developments has proposed allocating 3,750 SF (348 SM) of the 61,500 SF (5,714 SM) of commercial space (6% of the total) as affordable office space for local businesses and nonprofit organizations. This space would remain affordable in perpetuity and would allow interesting local businesses to occupy what would otherwise be corporate offices.

The following table calculates the value of this affordable office space to the community, by discounting the net rental differential (market rental rate minus the affordable rental rate) over the life of the project.

#### CALCULATION OF VALUE - AFFORDABLE OFFICE SPACE

Description	Market	Affordable	Difference
Net Rental Rate per SM	\$ 258.33	\$ 172.22	\$ 86.11
Times SM of Affordable Office Space			348.39
Equals Annual Lost Revenue			\$ 30,000
Less Reduced Property Taxes per SM	348	\$ 21.53	(\$7,500)
Net Annual Cashflow Reduction			\$ 22,500
Divided by Valuation Cap Rate			6.00%
Equals Reduction in Project Value			\$ 375,000

Assumptions: Rent does not include operating costs

The calculation assumes that the net rent is reduced by 33% from \$258 per SM to \$172 per SM. This reduces the gross revenue from this space by \$30,000 per year, although this would be offset by a reduction in operating expenses (i.e., property taxes) of \$7,500. Once capitalized at 6%, the net present value of this benefit is \$375,000 over the life of the project.

#### 3. PUBLIC ATRIUM AND LIVING ROOM

Dixel Developments envisions providing a four (4) storey atrium entrance to the professional offices with views to the surrounding streetscape. As part of the public consultation for this project, the public requested that the development be a year-round destination, and that the atrium provide public space to host public performances and cultural events, health related presentations, a healthy food market, a speaker's corner and community group gatherings. This space will be available to the public 365 days a year.

The atrium is roughly 4,400 SF (409 SM) and will cost \$500 per SF (\$5,379 per SM) to construct, or \$2,200,000 in total. As roughly half of this space is required as part of the development, the developer will only claim half of the cost (\$1,100,000) as a public benefit.

#### 4. INDOOR PUBLIC BIKE PARKING.

The development plan includes a 400 SF (37 SM) indoor bike storage facility with shower for use by the general public. This is in addition to the bike facilities that will be provided the building's tenants. The intent of including this bike storage facility is to provide additional bike infrastructure that can be used by the surrounding neighbourhood, thus helping to promote alternative forms of active transit. The estimated cost of this improvement is \$100,000.

#### 5. PARK (SW CORNER OF ROBIE AND COBURG)

Public greenspace can be a highly used and valued amenity to the local community. While the municipality recognizes the benefits of new parks and open space in suburban areas (e.g., most subdivision bylaws require a greenspace contribution), there is typically not such a requirement for urban developments. For this project, Dixel Developments would like to change this by funding the creation of a park at the corner of Robie and Coburg Streets.

There is currently a small (6,706 SF, 623 SM) orphaned triangle of land/grass at the western corner of Coburg and Robie Streets, which receives very little - if any - public use. One of the reasons this space isn't used is that its cut off from the sidewalk by a small section of Coburg Road that allows cars heading east on Coburg to turn south on Robie without waiting for traffic lights. Research on this area indicates an elevated level of pedestrian incidents in this small section of street, and ideally this section would be closed to increase the size and functionality of the park. By including the street right of way (5,899 SF / 548 SM) with the existing green space, the combined area is 12,605 SF or 1,171 SM.

The plan calls for the closure of this short section of street, and the creation of a new park, which is linked directly to the regional sidewalk system. Based on estimates prepare by the developer, the value of this project is estimated to be \$630,250 (12,605 SF of space at \$50 per SF).

#### 6. STREETSCAPE IMPROVEMENTS.

New development in an urban environmental typically requires removing the sidewalk during construction and re-instating the same sidewalk once construction is complete. The municipality has no specific streetscape requirements other than reinstating a brushed concrete sidewalk.

For this project, Dixel Developments is proposing to add a number of streetscape improvements along both Spring Garden Road and Robie Street, including: planter boxes for trees; street furniture (e.g., benches) and high quality light standards. Dixel would also add inground heating under the new sidewalk to keep this free of snow and ice all winter (including the on-going cost of maintaining that system), as well as sidewalk lighting. The value of these amenities has been estimated to be worth \$787,808 (12,840 square feet of sidewalk at \$56 per SF OR 1,307 SM at \$603 per SM).

#### 7. PUBLIC PARKING.

In an urban environment, as vacant or under utilized properties are redeveloped, the demand for public parking can increase. On the eastern end of Spring Garden Road (i.e., near Queen Street), parking is at a premium, and demand will continue to increase as additional vacant lots are redeveloped. Although the western end of Spring Garden Road (e.g., at Robie Street) is a minor retail destination at the present time, this will increase in response to new development like the proposed building.

Dixel Developments has anticipated the future need for public parking in the immediate area and has proposed approximate 300 parking stalls for the commercial space and general public. Assuming a ratio of 2 spaces per 1,000 SF of office and retail space, about half of these spaces are needed by the developer, while the remainder (approximately 150 spaces) would be available as public parking.

As the proposed parking will generate operating revenue, most of the cost will be self-sufficient. The major cost to the developer in providing this additional space is the need to adjust the structural column grid from a cost effective 20 by 20, to a more functional (for public parking) 30 by 30 foot grid. This will also necessitate increasing the concrete floor form 8" to 10" in order to transfer the additional loads. The cost of

these upgrades has been estimated at \$5 per SF for 120,000 SF (\$54 per SM for 11,148 SM) or \$600,000. The developer is looking for a credit of 50% of this amount, as half of the space will be used by commercial tenants (at least during days times), or \$300,000.

**8. HERITAGE RESTORATION.**

The site includes four old buildings on Carleton Street that are part of a significant heritage streetscape. The development plan does not propose removing these buildings, but rather fully restoring them to their original condition. To achieve this goal, Dixel Developments is working with noted heritage expert and developer Hal Forbes (Forbes Restoration). The plan is to strip the exterior of these buildings down to their original clapboards, and to then rebuild/restore the windows, doors, shingles, frieze boards, corbels, etc. to their original condition. Dixel Developments estimates that the four structures have 11,250 SF of exterior façade (1,045 Sq. Meters) and that the cost of restoration is \$105 per SF (\$1,130 per Sq. M) for a total cost of \$1,181,250. As approximately 50% of this work would have been done as regular renovation regardless of the density of the proposed development, the developer is only claiming 50% of the value of this work (\$590,625) as a public benefit.

**9. CONTRIBUTION TO UNDERGROUND WIRING.**

After Hurricane Juan, there was a large amount of damage to the power lines throughout the city. This damage included the cost to replace power poles and power lines, as well as the productivity losses associated with going without power for 2 to 3 days. As a result of Hurricane Juan, the Municipality has indicated that it is interested in seeing more power lines buried beneath the street. For a well-known retail street such as Spring Garden Road, the undergrounding of power lines has an additional benefit as it improves the aesthetics of the street, which benefits both residents and visitors to the area.

The cost of undergrounding the power infrastructure around the property has been estimated to be worth approximately \$1,425 per foot (\$4,673 per linear meter) or \$1,000,000. Although Dixel Developments is not looking to pay for the full cost of this amenity, they would commit to funding one third (1/3) of this cost (\$333,000) with Nova Scotia Power paying for the wiring and HRM picking up the rest of the cost.

**SUMMARY OF DEVELOPER CONTRIBUTIONS.**

The following table provides a summary of the proposed contributions by the developer, which total \$5.766 million.

Item	Description	Quantity	Units	Rate	Total Cost	Public Amenity Component	Amenity Value
1	Affordable Housing	16	units	\$96,842	\$ 1,549,474	100%	\$ 1,549,474
2	Affordable Office Space	348	SM	\$1,078	\$ 375,000	100%	\$ 375,000
3	Public Atrium & Living Room	409	SM	\$ 5,379	\$ 2,200,000	50%	\$ 1,100,000
4	Free Indoor Public Bike Parking	37	SM	\$ 2,703	\$ 100,000	100%	\$ 100,000
5	Public Park Improvements	1,171	SM	\$ 538	\$ 630,250	100%	\$ 630,250
6	Streetscape Improvements	1,307	SM	\$ 603	\$ 787,808	100%	\$ 787,808
7	Creation of Public Parking	11,148	SM	\$ 54	\$ 600,000	50%	\$ 300,000
8	Heritage Façade Restoration	1,045	SM	\$ 1,130	\$ 1,181,250	50%	\$ 590,625
9	Contribution to Underground Power	214	Lin M	\$ 4,673	\$ 1,000,000	33%	\$ 333,000
<b>TOTAL CONTRIBUTIONS</b>							<b>\$5,766,157</b>

As the proposed public benefits exceed the value of the incremental land value provided to the developer, this should be considered a good deal for the municipality and the general public.

If you have any further questions, please do not hesitate to contact me at 902-497-7338,

Sincerely,  
Cantwell & Company



Ross A. Cantwell, M.Sc., President



Dexel Developments  
1245 Barrington Street, Halifax,  
Nova Scotia B3J 1Y2

