



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

MEMORANDUM

TO: Chair and Members of the Design Advisory Committee

FROM: Sean Audas, Principal Planner & Development Officer, Current Planning

DATE: September 2, 2020

SUBJECT: Level III Site Plan Approval Application for 6399, 6395 & 6389 North St., Halifax

Background:

The applicant has indicated that they will be making a Level III Site Plan Approval under the [Regional Centre Land Use Bylaw](#) (LUB) for properties located at 6399, 6395, and 6389 North St. (PIDs 00079350, 00079202 and 00079210). The applicant has successfully completed a pre-application, and the proposal has been deemed compliant with the requirements of the LUB. The applicant is now in the process of completing public consultation and is seeking a recommendation from the Design Advisory Committee on the design requirements and any request for variations from the design requirements, as required by the LUB, prior to making their application for Site Plan Approval.

Existing Use: 6399 North St. is currently used as a 45-unit residential building. 6395 and 6389 North Street contain a single unit dwelling and a two-unit dwelling, respectively.

Zoning: COR (Corridor) under the Regional Centre Land Use Bylaw.

Proposal:

The proposal before the Committee is for a 7-storey, 128-unit residential building with two levels of underground parking. The proposed building is a tall, mid-rise building under the LUB. The development will include the demolition of the existing buildings, and the consolidation of the existing lots. The proposed building will have streetwalls on North, Oxford, and Seaforth Streets. The development will require grade-related residential units, a landscaped buffer along the adjacent low-density residential properties, and landscaping on the entirety of the lot.

Input Requested from Design Advisory Committee:

In accordance with the requirements of the LUB and the Terms of Reference for the Design Advisory Committee, the Committee is being asked to provide a recommendation to the Development Officer regarding the design requirements of Part VI. No variations to the design requirements have been requested. The following chapters of Part VI are relevant to this proposal:

Chapter 1: General Site Plan Approval Design Requirements	Chapter 1 sets out the requirement for site plan approval. There are no criteria to be satisfied.
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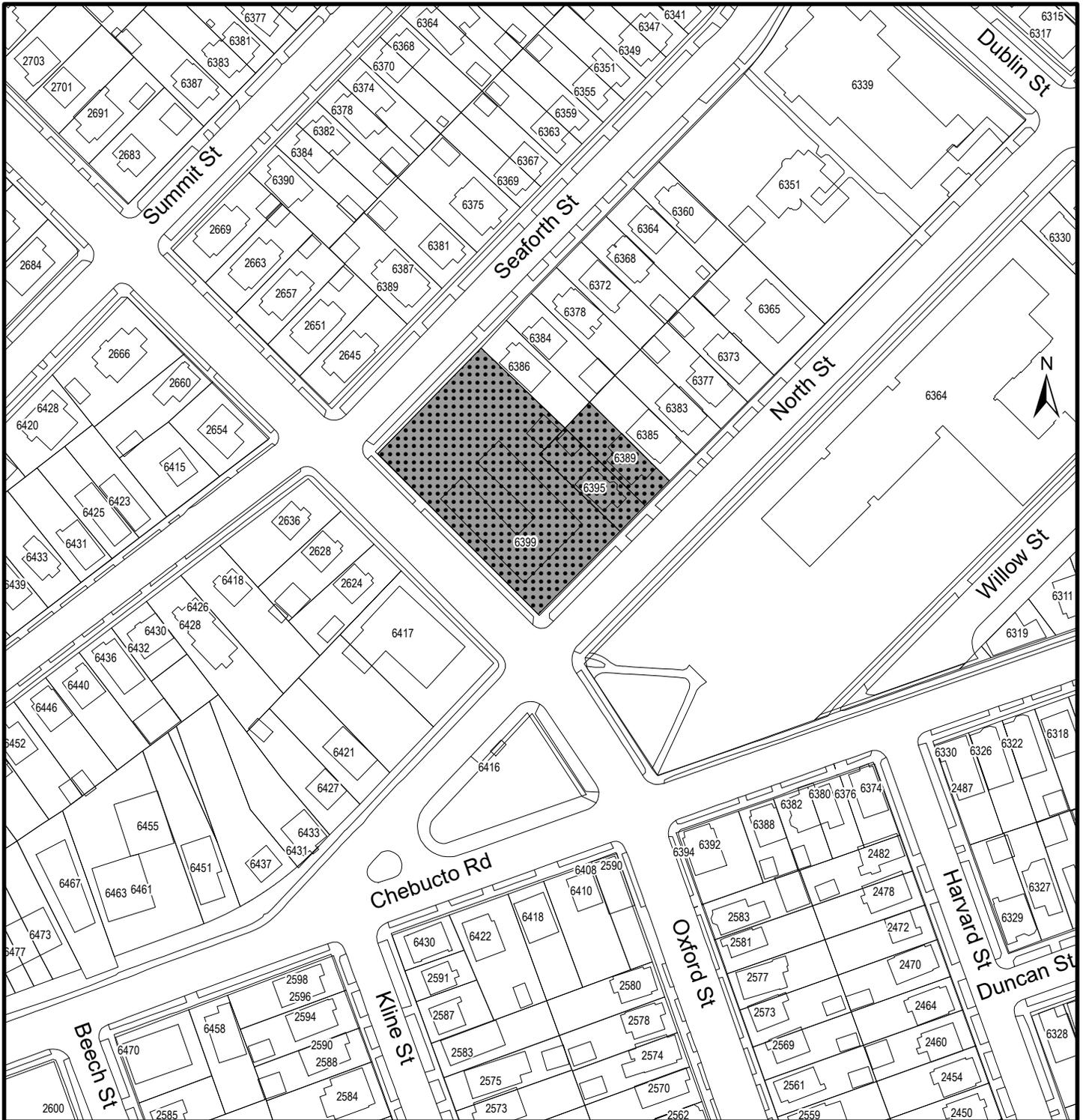
Chapter 2: At-Grade Private Open Space Design Requirements	The Landscaping Plan demonstrates that the site will contain medium scale at-grade private open spaces, which will abut an existing public sidewalk, and provide barrier-free access and permanent seating. The at-grade private open space for the grade-related units is less than 2.5 metres, therefore does not require privacy features.
Chapter 3: Building Design Requirements	The Elevation Drawings and Building Renderings illustrate the design requirements of this Chapter. <ul style="list-style-type: none"> - Streetwall articulation has been provided using change in colours, projections, and recesses. This treatment is also applied to the building wall facing the at-grade open space and is carried around the sides of the building. - Pedestrian entrances are distinguished using changes in colour and materials, and projections and recesses. - The ground floor contains grade-related residential units, and no commercial space. - Weather protection is accomplished using a canopy/recess. - Building top distinction is accomplished with a horizontal band which projects and is of a different colour. - The rooftop penthouse is visually integrated into the design of the building using the same building materials as other portions of the building.
Chapter 4: Parking, Access, and Utilities Design Requirements	As shown on the Site Plan and Landscaping Plan, there is a proposed pedestrian connection from the public sidewalk to the at-grade private open space. As shown on the building renderings and elevation drawings, parking is located internal to the building and the entrance is integrated into the design of the building.
Chapter 5: Heritage Conservation Design Requirements	Not applicable – the subject property is not a heritage property and is not within a heritage conservation district.
Chapter 6: Other Design Requirements	As shown on the renderings and elevation drawings, building lighting has been provided. The subject site is not a View Terminus Site.
Chapter 7: Variation Criteria	Not applicable – no variations requested.

Any recommendations made by the Committee will be considered by the Development Officer prior to approval or refusal of the Site Plan Approval application. Any changes to the building informed by the recommendation of the Committee must meet the requirements of the Land Use Bylaw.

Attachments:

Map 1 Context Map

- Attachment A Regional Centre Land Use Bylaw Part VI (Site Plan Approval Design Requirements and Variation Criteria)
- Attachment B Building Renderings
- Attachment C Site Plan
- Attachment D Landscaping Plan
- Attachment E Elevation Drawings



Map 1 - Location

6399, 6395 & 6389 North St.,
Halifax

HALIFAX

 Subject Properties



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

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

Halifax Peninsula & Regional Centre
Package A By-Law Area

**PART VI:
SITE PLAN APPROVAL DESIGN
REQUIREMENTS AND
VARIATION CRITERIA**

Part VI, Chapter 1: General Site Plan Approval Design Requirements

Development Subject to Design Requirements

- 111 Any development subject to site plan approval shall meet all applicable design requirements contained within this Part.

Granting of Site Plan Approval by Development Officer

- 112 The Development Officer shall grant site plan approval where all applicable design requirements set out within this Part are met.

Part VI, Chapter 2: At-Grade Private Open Space Design Requirements

Design Requirement: Contribution to Open Space Network

- 113 Where one or more at-grade private open space(s) are proposed, at least one shall contribute to the Regional Centre's network of open spaces by (Diagram 6):
- (a) abutting an existing public open space that is not a public sidewalk;
 - (b) abutting an existing public sidewalk;
 - (c) abutting an existing mid-block at-grade private open space; or
 - (d) establishing a new mid-block at-grade private open space.

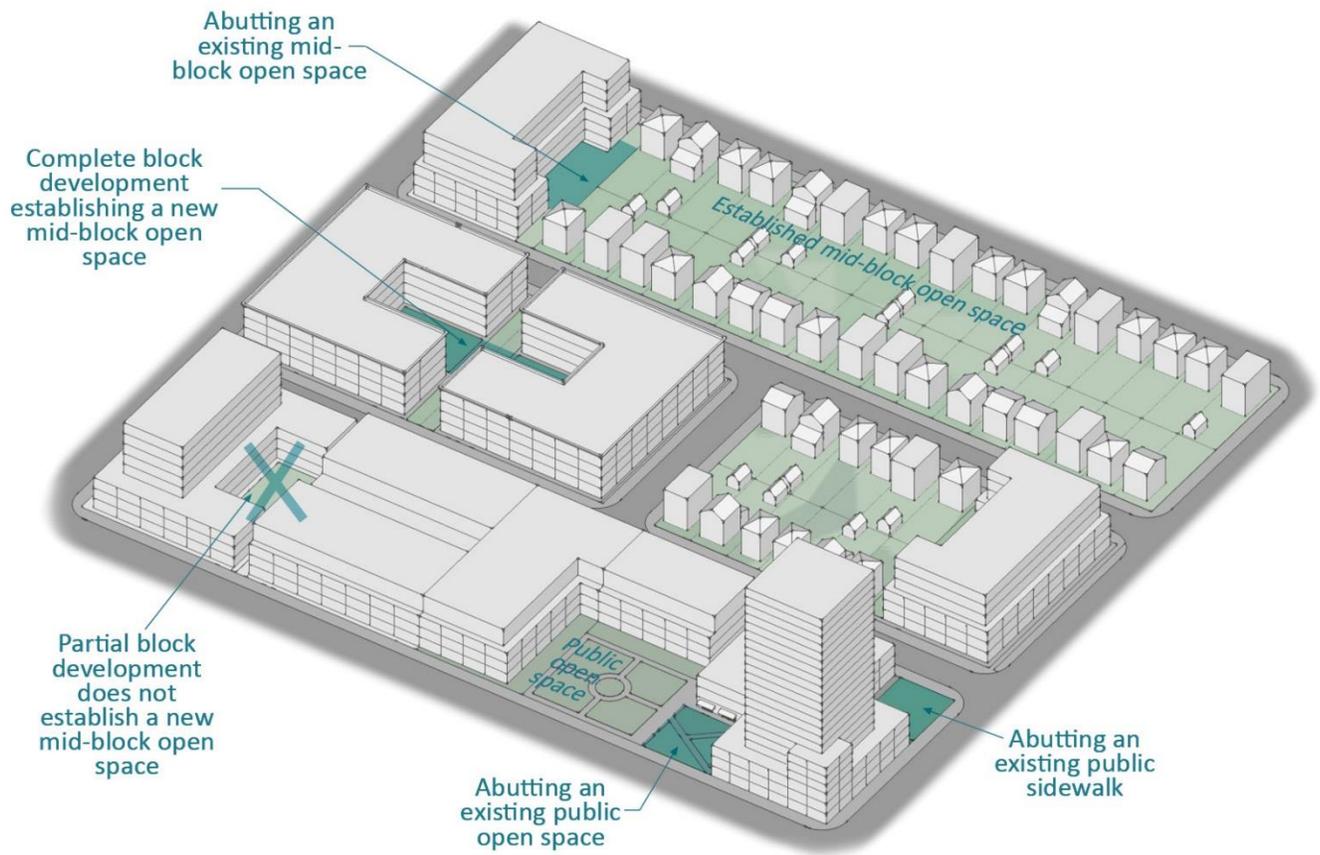


Diagram 6: Contribution to open space network, as per Section 113

Design Requirement: At-Grade Private Open Spaces Abutting a Public Sidewalk

114 At-grade private open spaces that abut public sidewalks shall provide pedestrian access by having at least one contiguous connection of not less than 2.0 metres wide, from the at-grade private open space to the public sidewalk.

Design Requirement: At-Grade Private Open Spaces – Medium Scale

115 At-grade private open spaces with a contiguous area of 15 square metres or greater, and dimensions of not less than 3.0 metres by 5.0 metres shall:

- (a) provide
 - (i) barrier-free access, and
 - (ii) permanent seating; and
- (b) provide one or more of the following materials for groundcover
 - (i) vegetation,
 - (ii) brick pavers, stone pavers, or concrete pavers, or
 - (iii) wood, excluding composites.

Design Requirement: Weather Protection for At-Grade Private Open Spaces – Medium Scale

116 At-grade private open spaces with a contiguous area of 15 square metres or greater, and dimensions of not less than 3.0 metres by 5.0 metres shall offer weather protection to its users through at least one of the following (Diagram 7):

- (a) a new deciduous tree that is not a shrub or the retention of an existing tree that is not a shrub with a minimum base caliper of 100 millimetres;
- (b) canopies or awnings on abutting façades;
- (c) recessed entrances of abutting façades;
- (d) cantilever(s) of a building on the same lot; or
- (e) structures such as gazebos, pergolas, or covered site furnishings.

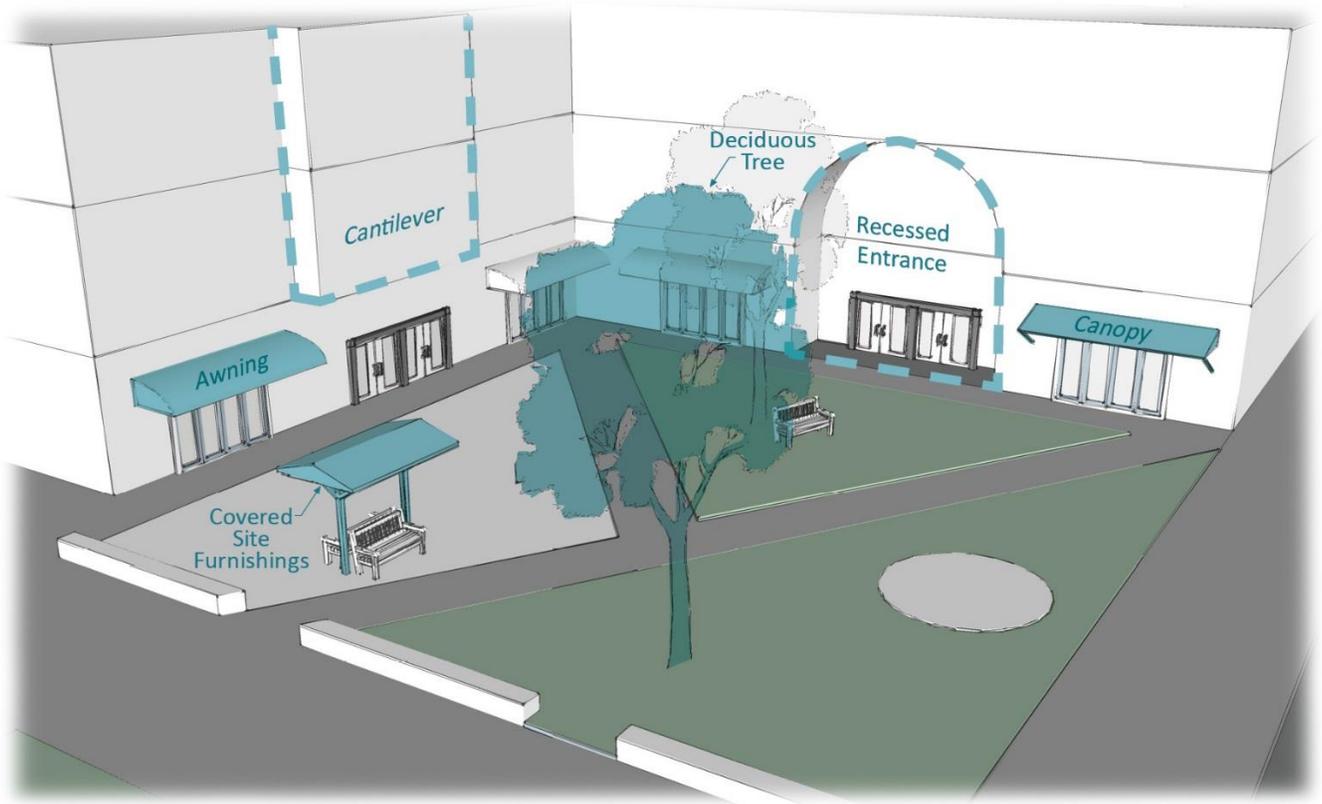


Diagram 7: Weather protection for private open spaces, as per Section 116

Design Requirement: At-Grade Private Open Spaces – Large Scale

117 In addition to meeting the requirements of Sections 115 and 116, at-grade private open spaces with a contiguous area exceeding 400 square metres and with an average depth exceeding 2.5 metres, shall provide at least three of the following:

- (a) an additional deciduous tree that is not a shrub or the retention of an existing tree that is not a shrub with a minimum base caliper of 100 millimetres;
- (b) a permanent table and chair(s);
- (c) a public art piece, a cultural artifact, or a commemorative monument;
- (d) a structure such as a gazebo or pergola; or
- (e) a planter or planting bed.

Design Requirement: Existing Access to Public Open Spaces

118 At-grade private open spaces shall maintain existing accesses to abutting public open spaces.

Design Requirement: Privacy for Grade-Related Units

119 At-grade private open spaces which are 2.5 metres deep or greater, as measured perpendicularly from the streetline, and which are located between the streetline and a grade-related unit, shall provide privacy for the residential units by using a minimum of one of the following elements per grade-related unit (Diagram 8):

- (a) a deciduous tree that is not a shrub with a minimum base caliper of 50 millimetres;
- (b) a minimum of two shrubs, each no less than 1.0 metre in height;
- (c) planters ranging in height from 0.25 to 1.0 metres; or
- (d) masonry walls ranging in height from 0.25 to 1.0 metres.



Diagram 8: Methods for privacy for grade-related units, as per Section 119

Design Requirement: Walkways to be Hard-Surfaced

120 Walkways within at-grade private open spaces shall be hard-surfaced, excluding asphalt.

Part VI, Chapter 3: Building Design Requirements

Design Requirement: Streetwall Articulation

121 Streetwalls shall be divided into distinct sections no less than 0.3 metres in width and not exceeding 8 metres in width, from the ground floor to the top of the streetwall, with each section differentiated by using at least two of the following (Diagram 9):

- (a) colour(s);
- (b) material(s); or
- (c) projections and recesses not less than 0.15 metres in depth.

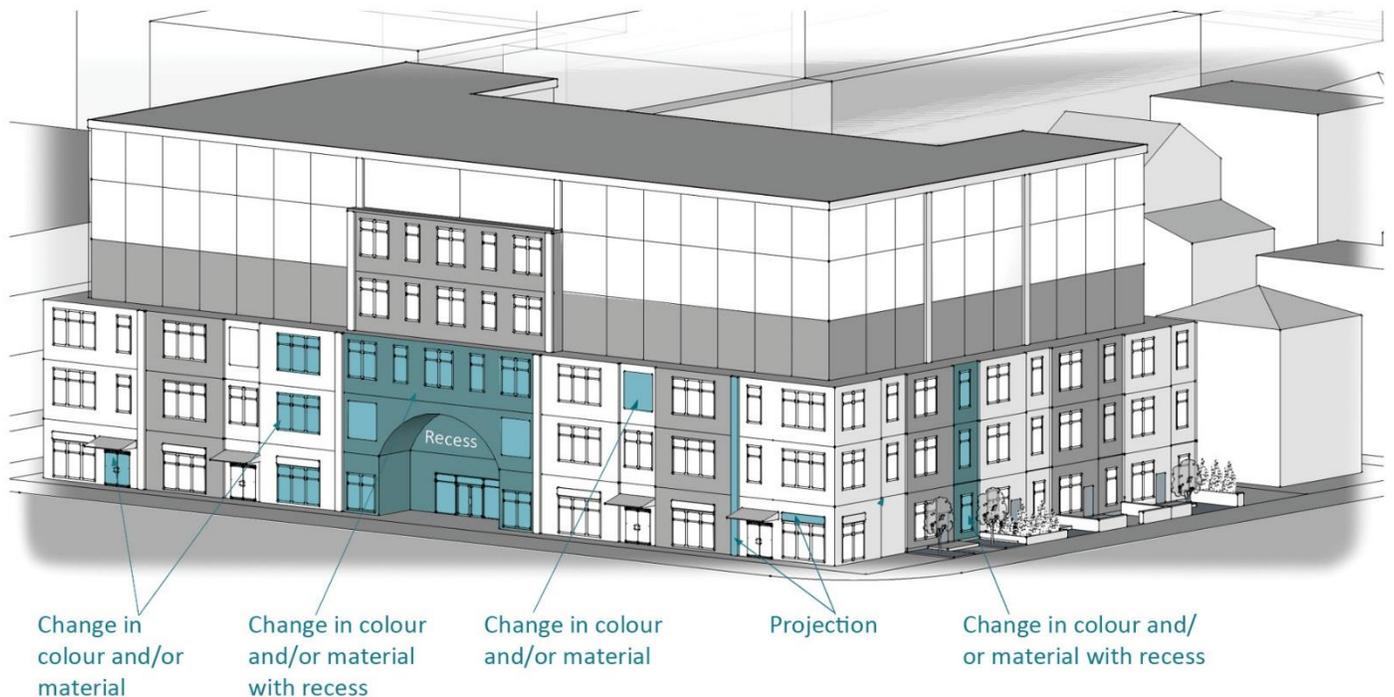


Diagram 9: Methods for streetwall articulation, as per Section 121

Design Requirement: Articulation of Non-Streetwalls Fronting an At-Grade Private Open Space

122 Any exterior wall within the podium that is not a streetwall, and fronts an at-grade private open space abutting a public right-of-way, shall meet the requirements of Section 121 as if it was a streetwall.

Design Requirement: Side Façade Articulation

123 Where a side yard is proposed or required, the side yard façade shall continue the streetwall articulation for a depth greater than or equal to the width of the side yard, as measured at the streetline, using the same options chosen to achieve the design requirement in Section 121 (Diagram 10).

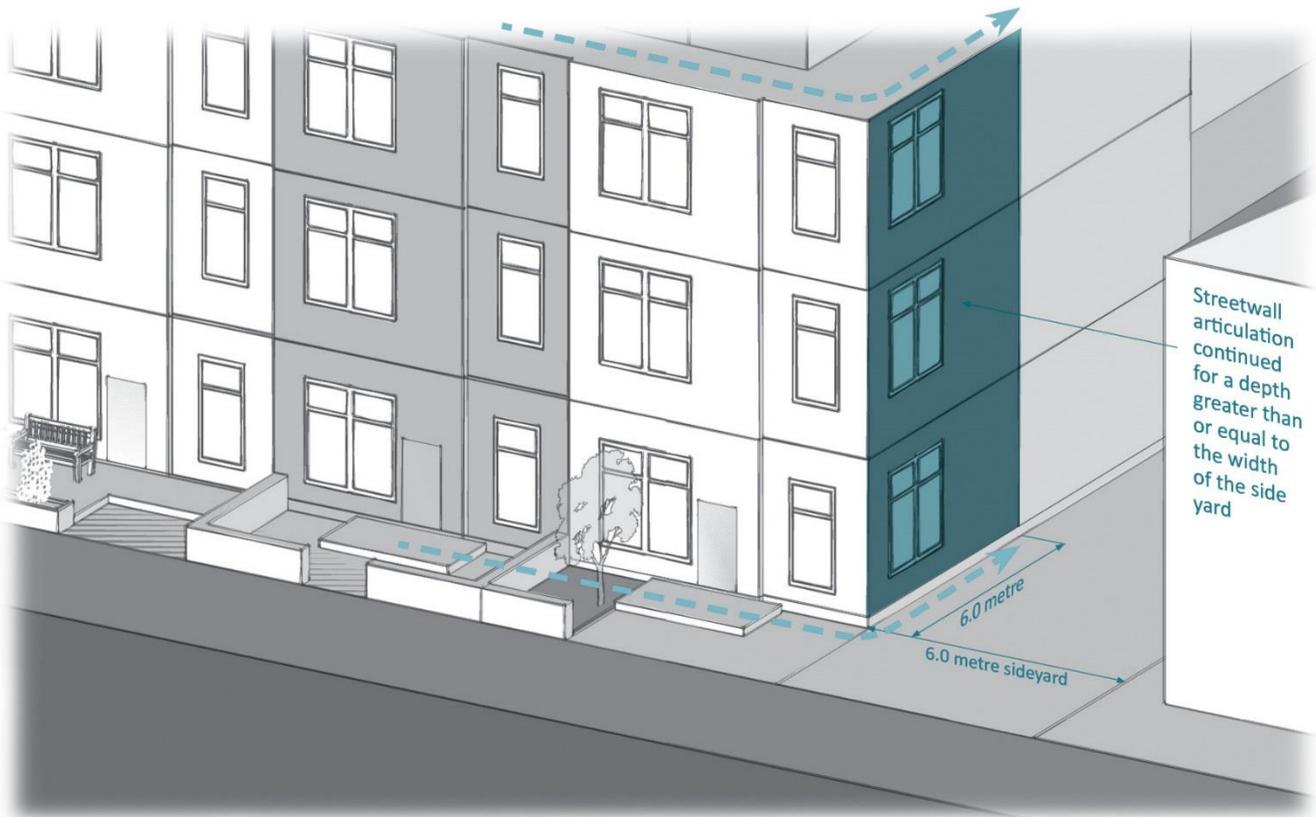


Diagram 10: Methods for side yard façade articulation, as per Section 123

Design Requirement: Pedestrian Entrances Along Streetwalls

- 124 (1) Subject to Subsection 124(2), pedestrian entrances in the streetwall shall be distinguished from the remainder of the streetwall by using at least two of the following:
- (a) changes in colour;
 - (b) changes in materials; or
 - (c) projections and recesses not less than 0.15 metres in depth.

- (2) Canopies or awnings shall not be used to meet the requirements of Subsection 124(1).

Design Requirement: Pedestrian Entrances Along Non-Streetwalls Fronting an At-Grade Private Open Space

- 125 Any exterior wall within the podium that is not a streetwall, and fronts an at-grade private open space, shall meet the requirements of Section 124 as if it was a streetwall.

Design Requirement: Number of Pedestrian Entrances Along Streetwalls

- 126 Streetwalls shall provide:
- (a) a minimum of one pedestrian entrance per storefront; or
 - (b) a minimum of 2 pedestrian entrances where the storefront is greater than 24 metres wide.

Design Requirement: Ground Floor Transparency – Commercial Uses

- 127 For at-grade commercial uses in the streetwall, between 50% and 80% of the building's ground floor façade dedicated to commercial uses shall consist of clear glass glazing.

Design Requirement: Ground Floor Transparency – Grade-Related Unit Uses

- 128 For grade-related unit uses in the streetwall, between 25% and 80% of the building's ground floor façade dedicated to grade-related unit uses shall consist of clear glass glazing.

Design Requirement: Access Ramps Along Streetwalls

- 129 Where a ramp for barrier-free access is provided between a streetwall and a sidewalk, no portion of the access ramp shall exceed a width of 2.0 metres and depth of 2.0 metres.

Design Requirement: Weather Protection

- 130 (1) Subject to Subsection 130(2), where entrances for commercial uses or multi-unit dwelling uses are proposed in the streetwall, weather protection for pedestrians shall be provided above the entrances and shall consist of at least one of the following (Diagram 11):

- (a) canopies;
- (b) awnings;
- (c) recessed entrances; or
- (d) cantilevers.

(2) Subsection 131(1) shall not apply to the entrances of grade-related units.

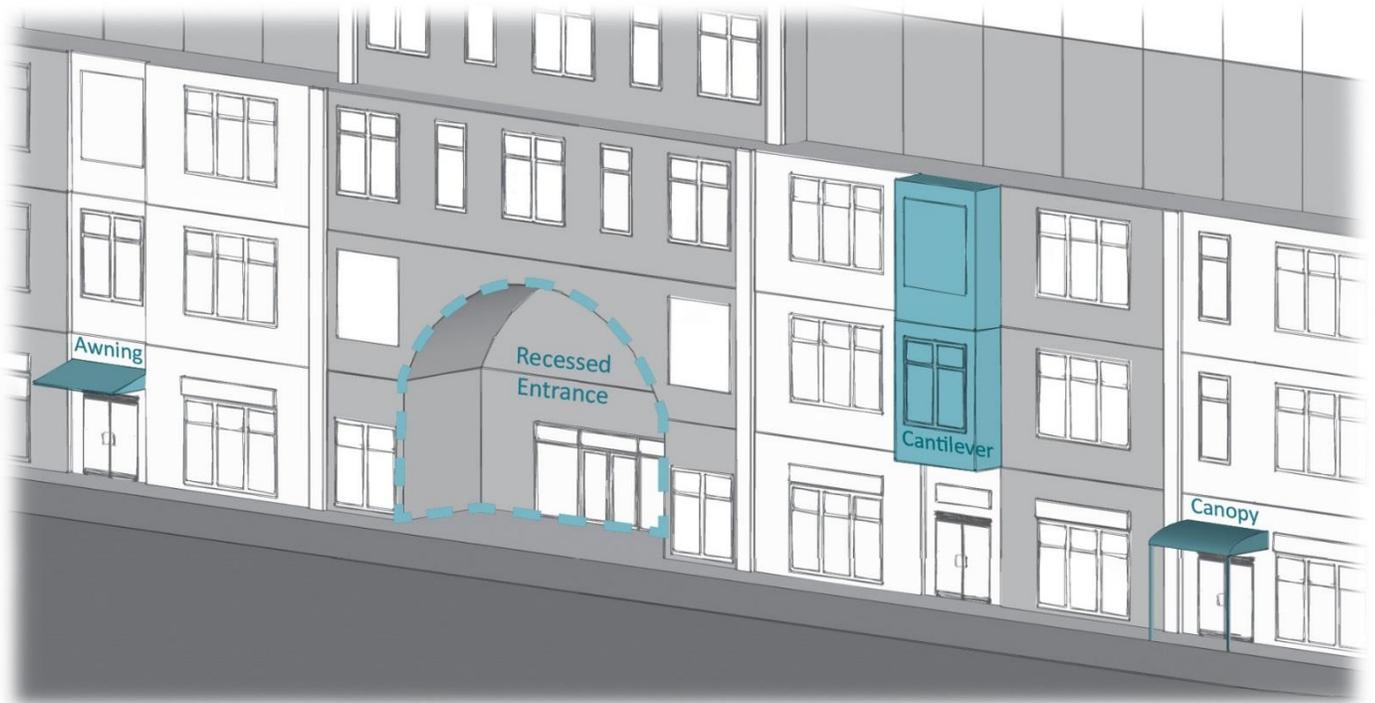


Diagram 11: Methods of weather protection, as per Section 130

Design Requirement: Exposed Foundations and Underground Parking Structures

131 Exterior foundation walls and underground parking structures the height of which exceeds 0.6 metres above grade shall be clad in a material consistent with the overall design of the same exterior façade.

Design Requirement: Building Top Distinction

132 (1) Subject to Subsection 132(2), a portion of the top third of a building shall be

differentiated from lower portions of the same building, by using two or more of the following (Diagram 12):

- (a) colour(s);
- (b) material(s); and
- (c) projections and recesses not less than 0.15 metres in depth.

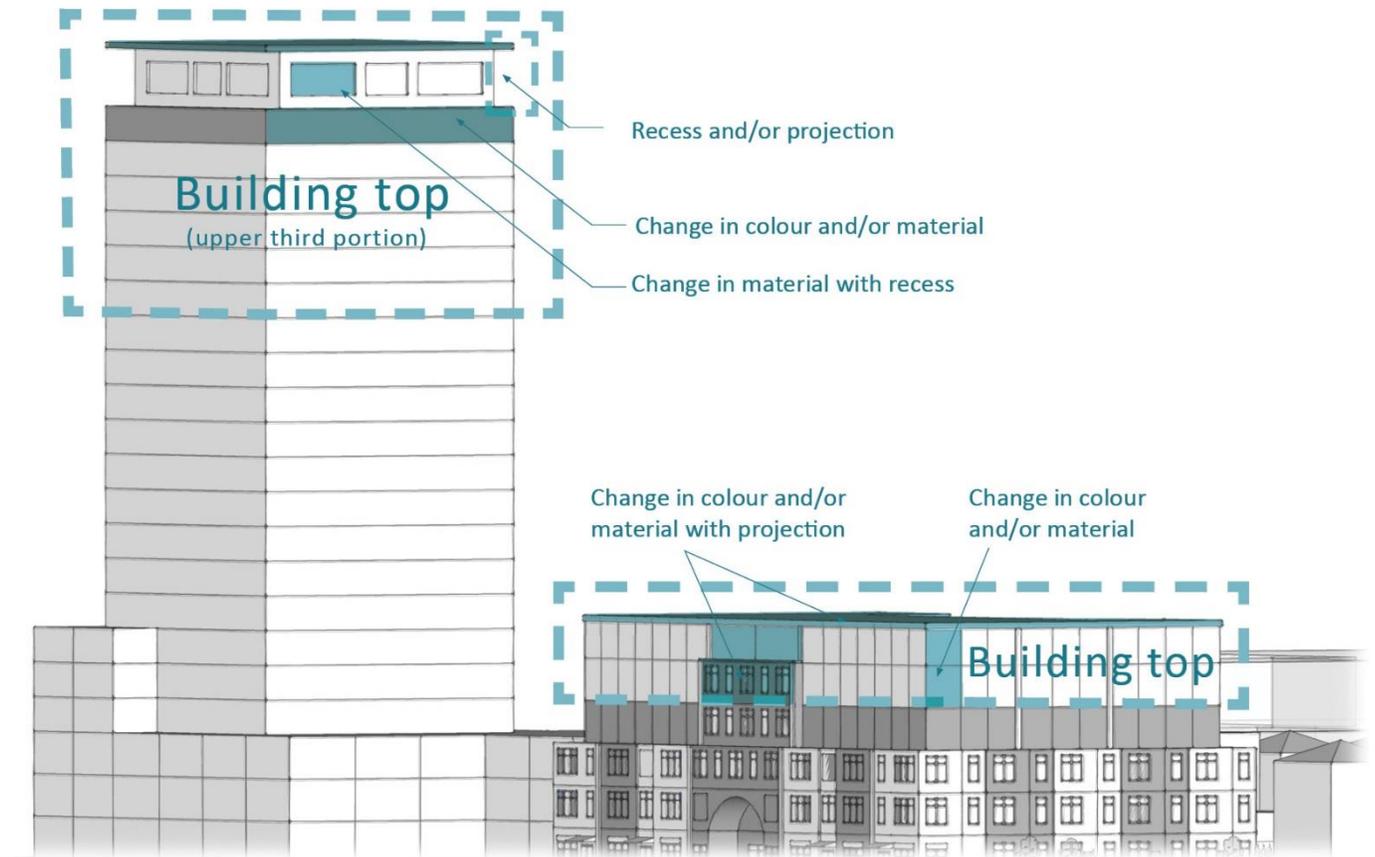


Diagram 12: Building top distinction, as per Section 132

- (2) The minimum height of the differentiated portion shall be no less than:
 - (a) 0.5 metres in height for a low-rise building or mid-rise building;
 - (b) 1.0 metres in height for a tall mid-rise building; and
 - (c) 3.0 metres in height for a high-rise building.

Design Requirement: Penthouses

133 Penthouses shall be visually integrated into the overall design of the building.

Design Requirement: Rooftop Mechanical Features

- 134 Rooftop mechanical features shall be visually integrated into the design of the building and concealed from the public view at the streetline.

Part VI, Chapter 4: Parking, Access, and Utilities Design Requirements

Design Requirement: Pedestrian Connections

135 Where pedestrian connections are proposed on the site, at least one shall connect (Diagram 13):

- (a) one public street to another public street;
- (b) one public street to a public open space;
- (c) one sidewalk to another sidewalk; or
- (d) one public street or a sidewalk to an at-grade private open space that is located on the site.

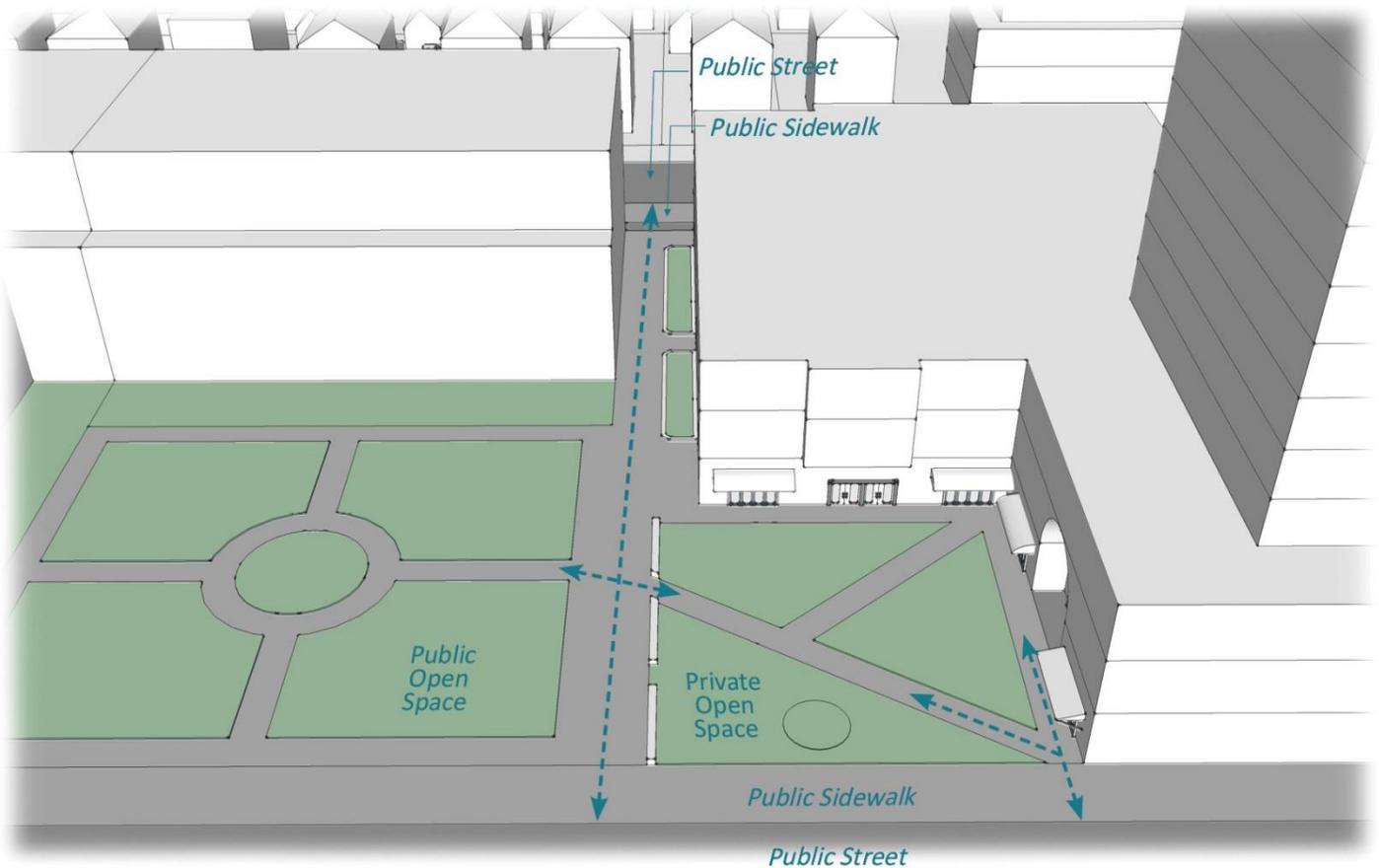


Diagram 13: Appropriate pedestrian connections, as per Section 135

Design Requirement: Pedestrian Connections Through Accessory Surface Parking Lots

- 136 (1) Pedestrian connections within accessory surface parking lots shall be no less than 2.0 metres wide.
- (2) Pedestrian connections within accessory surface parking lots shall be delineated by raised walkways, no less than 0.15 metres high, and consisting of:
- (a) poured concrete;
 - (b) brick pavers;
 - (c) stone pavers; or
 - (d) concrete pavers.
- (3) Where a pedestrian connection crosses a driving aisle, the surface of the aisle shall be raised to meet the elevation of the abutting pedestrian connection and delineated with a change of colour or material from the driving aisle.
- (4) A pedestrian connection shall provide a direct route between parking areas, building entrances, and the nearest sidewalk.

Design Requirement: Motor Vehicle and Service Accesses

- 137 (1) Motor vehicle and service accesses in the streetwall shall be minimized by using the same colours or materials chosen for the streetwall.
- (2) All motor vehicle and service accesses shall:
- (a) not exceed the height of the ground floor or 4.5 metres, whichever is less; and
 - (b) be completely enclosed with a door(s).

Design Requirement: Parking Internal to a Building or Within a Parking Structure

- 138 Where parking internal to a building is located within the streetwall, it shall be screened from public view from any public right-of-way or park.

Design Requirement: Visual Impact Mitigation for Utility and Mechanical Features

- 139 The visual impact of utility features and mechanical features, including vents and meters, shall be minimized by concealing them from public view at the streetline by:

- (a) using opaque screening; or
- (b) enclosing them within a projection or recess in the building.

Design Requirement: Heat Pumps and Other Heating and Ventilation Equipment for Individual Units

140 Heat pumps and other heating and ventilation equipment for individual units are permitted on balconies, unenclosed porches, and verandas if they are concealed from public view at the streetline by:

- (a) using opaque screening; or
- (b) enclosing them within a projection or recess in the building.

Part VI, Chapter 5: Heritage Conservation Design Requirements

Design Requirement: Conservation of Character-Defining Elements

- 141 Character-defining elements of registered heritage buildings shall be conserved and remain unobstructed.

Design Requirement: New Windows and Doors

- 142 New window and door openings on registered heritage buildings shall match established patterns (materials, design, detail, and dimensions).

Design Requirement: Preservation of Architectural Elements

- 143 Architectural elements on registered heritage buildings shall be preserved, such as pilasters, columns, cornices, bays, and parapets.

Design Requirement: Use of Archival Evidence

- 144 Archival evidence shall be used to support the rehabilitation and restoration of character-defining elements on registered heritage buildings, or on registered heritage properties.

Design Requirement: Historic Building Façades

- 145 Historic building façades on registered heritage buildings shall be retained and rehabilitated, or restored using traditional materials.

Design Requirement: Materials

- 146 Brick or masonry façades shall be maintained and restored on registered heritage buildings. The painting of brick or masonry façades is prohibited.

Design Requirement: Maintenance of Same or Similar Cornice Line Height for New Developments in a Heritage Context

- 147 The podiums or streetwalls of new developments in a heritage context shall maintain the same or similar cornice line height established by abutting registered heritage

buildings, except where the maximum streetwall height permitted under the Land Use By-law is lower than the cornice of the registered heritage buildings.

Design Requirement: Streetwall Stepback for Taller Portions of New Developments in a Heritage Context

148 Subject to Subsection 93(4), any portions of new developments in a heritage context that are taller than the cornice line of an existing abutting registered heritage building shall be stepped back from the streetwall (Diagram 14).

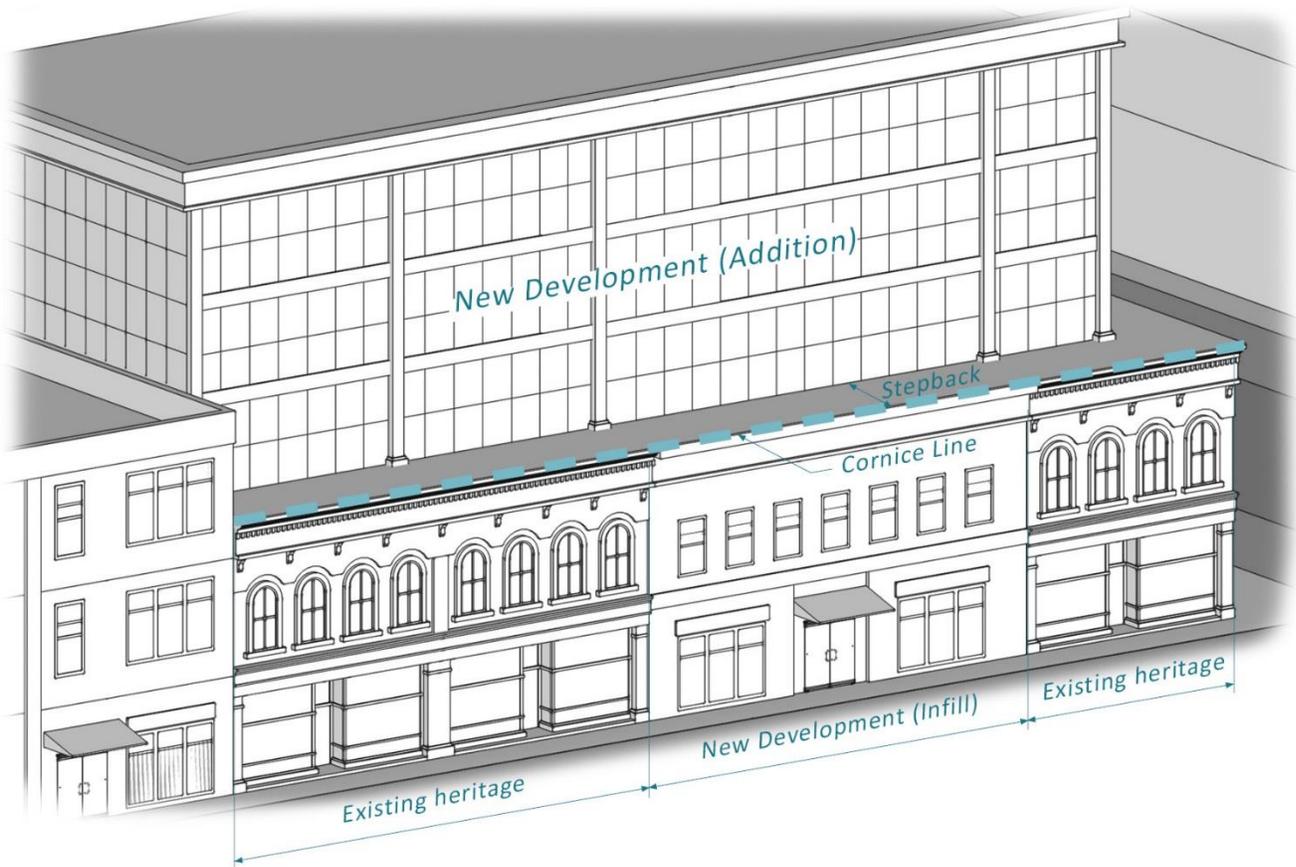


Diagram 14: Streetwall stepback for taller portions of new developments in a heritage context, as per Section 148

Design Requirement: Side Wall Stepback for Taller Portions of New Detached Buildings in a Heritage Context

149 Where a detached building constitutes a new development in a heritage context and where it abuts the same streetline as the registered heritage building, any portions of the new development that are taller than the cornice line of the registered heritage

building shall be stepped back 3 metres on the side that abuts the heritage building (Diagram 15).



Diagram 15: Side wall stepback for taller portions of new detached buildings in a heritage context, as per Section 149

Design Requirement: Architectural Elements of Existing Heritage Buildings to be Used as a Reference in the Design of New Development in a Heritage Context

150 Architectural elements of existing abutting registered heritage buildings shall be used as a reference in the design of new development in a heritage context, by:

- (a) Incorporating articulation established by vertical and horizontal architectural elements of the registered heritage buildings (i.e. columns, pilasters, cornice, architectural frieze, datum lines, etc.);
- (b) Incorporating proportions and vertical spacing of the registered heritage buildings' windows; and

- (c) Where new development in a heritage context is located at the ground level, maintaining the proportions and transparency of the registered heritage buildings' storefront and façade elements.

Design Requirement: Awnings and Canopies

- 151 (1) If proposed on a registered heritage building, awnings and canopies shall be:
- (a) Designed to fit within the dominant horizontal structural elements of the lower façade and not obscure significant architectural features;
 - (b) Located between vertical columns or pilasters to accentuate and not to obscure these elements;
 - (c) Designed to complement the fenestration pattern of the registered heritage building; and
 - (d) Constructed using heavy canvas fabric or similar material in either a solid colour or striped. The use of retractable awnings is encouraged. Vinyl and high gloss fabrics and internally-illuminated awnings shall be prohibited.
- (2) Metal or glass awnings or canopies may be permitted on a registered heritage building, if designed to complement historic architectural elements.

Design Requirement: Lighting Hardware

- 152 Lighting hardware shall be located so that it does not disfigure or conceal any significant architectural feature of the registered heritage building. Where it is not possible to hide lighting hardware, it shall be compatible with the building's architecture and materials.

Design Requirement: Directing Lighting to Accentuate or Emphasize Architectural Features or Signage

- 153 Lighting shall be directed to accentuate or emphasize the architectural features of registered heritage buildings or their signage.

Part VI, Chapter 6: Other Design Requirements

Design Requirement: General Lighting

- 154 The following features shall be illuminated:
- (a) common building entrances;
 - (b) walkways;
 - (c) accessible at-grade private open space;
 - (d) parking lots; and
 - (e) off-street loading spaces.

Design Requirement: Emphasis of View Terminus Sites

- 155 View terminus sites, as shown on Schedule 5, shall be emphasized perpendicular to and visible from a view line, by at least one of the following approaches:
- (a) subject to Subsection 93(5), extending the height of a portion of the streetwall (Diagram 16);
 - (b) locating a clock tower, bell tower, rooftop cupola, spire, steeple, or minaret on the top of the building (Diagram 16);
 - (c) providing an at-grade private open space (Diagram 17); or
 - (d) locating a public art installation, a landmark element, or a cultural artifact on a portion of the streetwall, or in an at-grade private open space (Diagram 17).

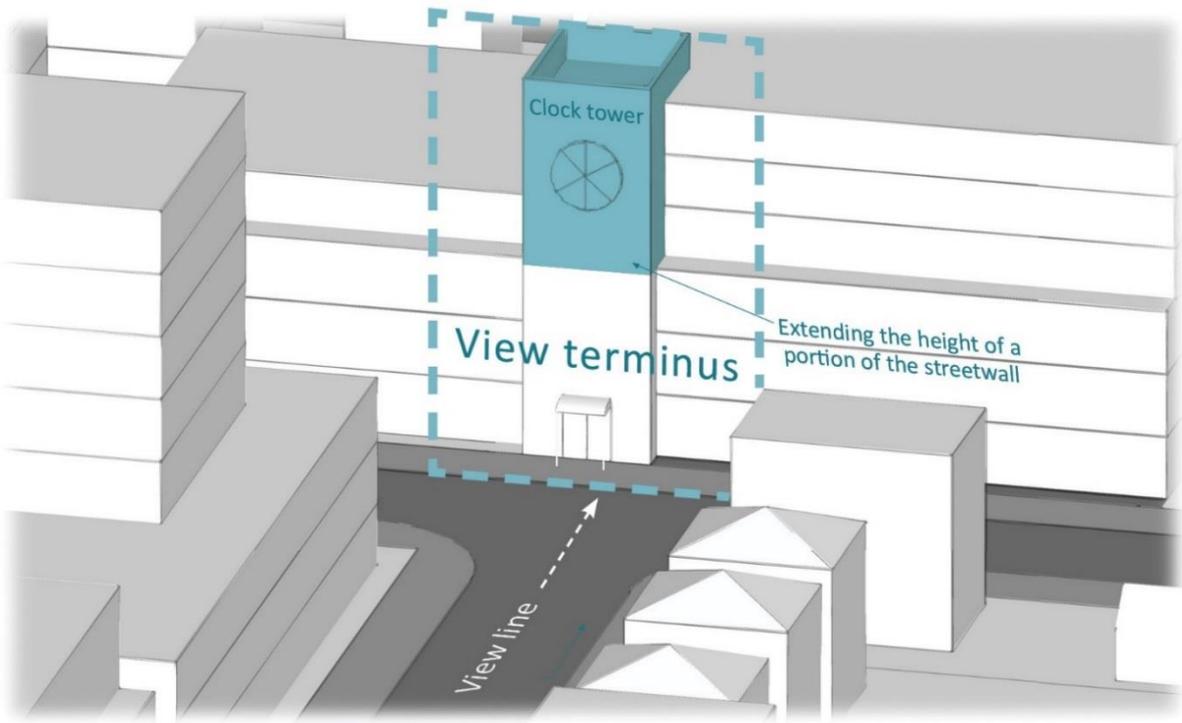


Diagram 16: Methods for view terminus site articulation, as per Clauses 155 (a) and (b)

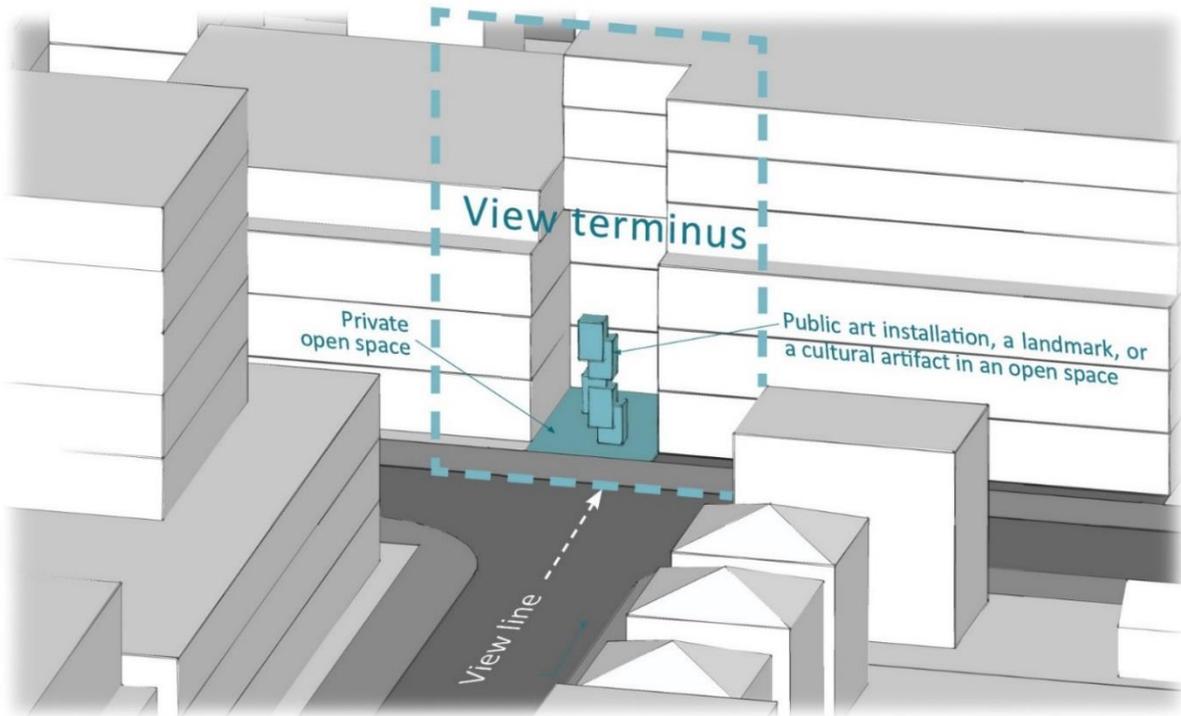


Diagram 17: Methods for view terminus site articulation, as per Clauses 155 (c) and (d)

Design Requirement: Parking Areas, Accessory Surface Parking Lots, Off-Street Loading Spaces, and Site Utilities on View Terminus Sites

156 Parking areas, accessory surface parking lots, off-street loading spaces, or site utilities shall not be visible within a view terminus as shown on Schedule 5.

Part VI, Chapter 7: Variation Criteria

Variation: Roof Edge Setbacks of Height-Exempted Rooftop Features

- 157 For height-exempted rooftop features, the minimum setback from the outermost edge of the roof may be varied by site plan approval where:
- (a) the variation is to an interior lot line only; and
 - (b) the rooftop feature is designed or buffered in such a way to minimize its potential visual impact.

Variation: Location of a Structure on a Lot Respecting Maximum Front and Flanking Yards

- 158 The maximum front and flanking yard may be varied by site plan approval where:
- (a) the variation results in an open space associated with a public building; or
 - (b) the location of a registered utility easement on the lot prohibits meeting the yard requirement(s).

Variation: Minimum Streetwall Height

- 159 The minimum streetwall height may be varied by site plan approval to a minimum of 3.5 metres for one streetline where the variation is required on an excessive slope.

Variation: Maximum Streetwall Height on Sloping Conditions

- 160 Where a variation to a maximum streetwall height is required to address sloping conditions, the maximum streetwall height may be increased by a maximum of 5% through site plan approval.

Variation: Side and Rear Setbacks for Portions of a High-Rise Building Above the Streetwall

- 161 Side and rear setback requirements for a high-rise building above the streetwall may be varied by site plan approval where view plane restrictions would not permit the abutting property to have a high-rise form.

Variation: Side and Rear Setbacks for Portions of a Tall Mid-Rise Building Above the Streetwall

- 162 Side and rear setback requirements for a tall mid-rise building above the streetwall may be varied by site plan approval where:
- (a) a proposal covers multiple parcels of land and will be developed under a single site plan approval and development permit, and the applicant can demonstrate that the building could be achieved without the need for a variation if the parcels were consolidated; and
 - (b) the building depth and building width above the streetwall shall not exceed 52 metres.

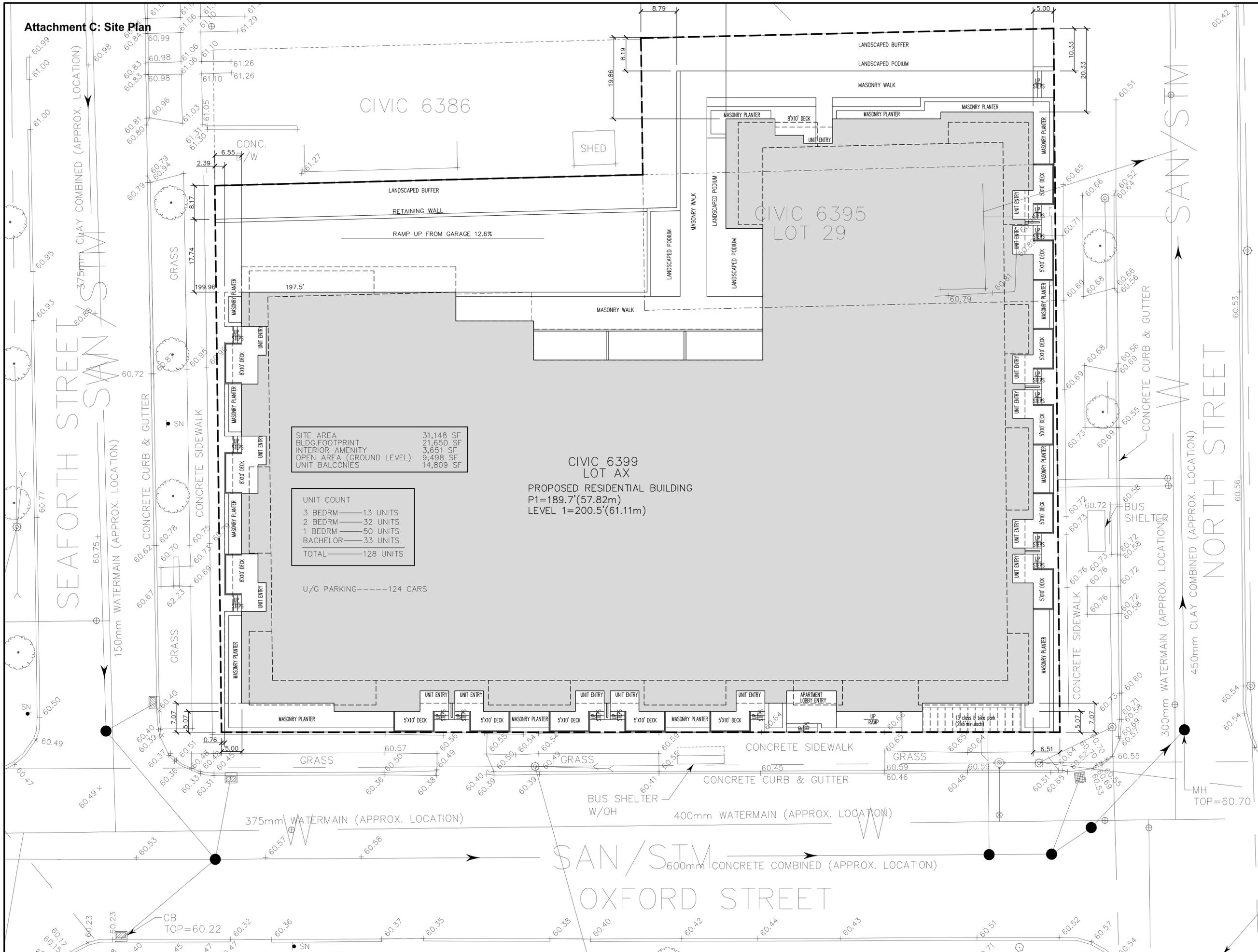
Variation: Maximum Width of a Building Below the Height of the Streetwall

- 163 The maximum width of a building below the height of the streetwall may be varied by site plan approval to a maximum of 88 metres along one streetline to allow for two towers on the same podium where:
- (a) all setbacks, separation distances, and stepbacks are met;
 - (b) above the streetwall, no tower dimension exceeds a width of 21.5 metres along the streetline where the variation is applied; and
 - (c) an at-grade private open space measuring a minimum of 8.0 metres by 16.0 metres shall be provided abutting the public right-of-way along which the dimension is being varied.

Variation: Side Yard Setback for Pedestrian Access

- 164 The maximum side yard may be varied by site plan approval for the purpose of creating a single access driveway and a grade-separated walkway connecting a public sidewalk to accessory surface parking at the rear of the building, or to uses only accessed from the rear of the building. The grade-separated walkway shall be no less than 1.5 metres wide.

Attachment C: Site Plan



SITE AREA	31,148 SF
BLDG. FOOTPRINT	21,650 SF
INTERIOR AMENITY	3,651 SF
OPEN AREA (GROUND LEVEL)	9,498 SF
UNIT BALCONIES	14,809 SF

UNIT COUNT	
3 BEDRM	13 UNITS
2 BEDRM	32 UNITS
1 BEDRM	50 UNITS
BACHELOR	33 UNITS
TOTAL	128 UNITS

CIVIC 6399
LOT AX
PROPOSED RESIDENTIAL BUILDING
P1=189.7'(57.82m)
LEVEL 1=200.5'(61.11m)

U/G PARKING-----124 CARS

- NOTES:
- 1) THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON SITE & REPORTING ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.
 - 2) DO NOT SCALE FROM DRAWINGS, USE FIGURED DIMENSIONS.
 - 3) DRAWING REPRESENTATIONS MAYBE IN VARIANCE W/ DETAILED SPECS. & SCHEDULES, IN WHICH CASE SPECS. & SCHEDULES OVERRIDE THE DRAWINGS.
 - 4) CHANGES FROM THESE PLANS & SPECS. MUST BE AGED TO IN WRITING, & APPROVED BY THE ARCHITECT & OWNER, BEFORE PROCEEDING.
 - 5) ONLY THOSE DRAWINGS MARKED APPROVED FOR CONSTRUCTION, SIGNED & DATED BY THE ARCHITECT ARE TO BE USED FOR CONSTRUCTION.
 - 6) THESE DRAWINGS ARE TO BE READ IN CONJUNCTION W/ THE SPECS.

Paul Skerry Associates Ltd.
ARCHITECTS
5514 LIVINGSTONE PLACE
HALIFAX, N.S. B3K 2B9
PHONE: 902-455-4361
FAX: 902-455-7778
EMAIL: pskerry@ns.sympatico.ca



No.	DESCRIPTION	Date
1	comments as per HRM	May11/20

REVISIONS

PROJECT
PROPOSED APARTMENTS
OXFORD & NORTH
HALIFAX, N.S.
for
GEORGE GIANNOULIS

TITLE: SITE PLAN	
drawn by: STAFF	checked: PS
date: FEB.5/20	approved: PS
scale: 1"=10'	dwg #: A1
project #: 3093	

LANDSCAPE SPECIFICATIONS

Attachment D: Landscaping Plan

1. QUALIFICATION OF BIDDERS
 1. THE CONTRACTOR SHALL BE A MEMBER IN GOOD STANDING OF A MEMBER ORGANIZATION OF THE CANADIAN NURSERY TRADES ASSOCIATION.
 2. THE CONTRACTOR'S SITE SUPERVISOR SHALL BE A CERTIFIED LANDSCAPE TECHNICIAN.
2. GENERAL
 1. SITE LAYOUT HAS BEEN TAKEN FROM SITE PLAN PREPARED BY PAUL SKERRY ASSOCIATES LTD. - MAY 2020.
 2. THIS PLAN IS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND CIVIL DRAWINGS. REFER TO CIVIL DRAWINGS FOR ALL PAVEMENTS, GRADING AND LAYOUT INFORMATION, LIMITS OF DISTURBANCE AND ACCURATE PROPERTY BOUNDARY DEFINITIONS.
 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO READ ALL DRAWINGS, SPECIFICATIONS AND NOTES RELATED TO THIS PROJECT AND CONFIRM ALL TERMS AND CONDITIONS RELATED TO THIS CONTRACT AND TO QUESTION ANY UNCERTAINTIES PRIOR TO SUBMISSION OF QUOTATION.
 4. THE CONTRACTOR SHALL VISIT THE SITE TO CONFIRM CONDITIONS. THE CONTRACTOR SHALL CONTACT THE CONSULTANT WITH QUESTIONS CONCERNING ANY UNCERTAINTY IN THE TERMS OF THE CONTRACT PRIOR TO SUBMISSION OF QUOTATION.
 5. ALL LOCATIONS ARE APPROXIMATE. ACTUAL LOCATIONS SHALL BE STAKED ON SITE BY CONTRACTOR AND APPROVED BY OWNER PRIOR TO COMMENCEMENT OF LANDSCAPING.
 6. ALL WORK TO BE CONDUCTED IN STRICT ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS AND BYLAWS.
 7. THE CONTRACTOR SHALL NOT DISTURB EXISTING STRUCTURES, PLANT MATERIAL, LAWNS AND PAVEMENT. THE CONTRACTOR SHALL REINSTATE ANY DISTURBANCE TO THE APPROVAL OF THE OWNER AT OWN COST.
 8. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. DO NOT DISTURB UNDERGROUND UTILITIES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO UNDERGROUND UTILITIES AT OWN COST.
 9. THE CONTRACTOR SHALL EMPLOY ANY MEASURES NECESSARY TO PREVENT SOIL FROM ENTERING THE STORM DRAINAGE SYSTEM. SCHEDULE WORK TO AVOID EXPOSURE OF SOIL TO RAINFALL.
 10. ALL WORK SHALL BE GUARANTEED AND MAINTAINED FOR A PERIOD OF ONE YEAR FOLLOWING COMPLETION OF PROJECT AND ACCEPTANCE BY OWNER.

3. SOILS FOR LANDSCAPING
 1. TOPSOIL SHALL BE FRIABLE SANDY LOAM WITH A SUITABLE CONTENT OF MINERAL PARTICULATE, MICRO ORGANISMS, ORGANIC MATTER AND SOIL NUTRIENTS (NITROGEN, PHOSPHORUS, POTASSIUM), FREE OF DEBRIS AND STONES OVER 25mm IN DIAMETER. SAND CONTENT SHALL BE 40-70%, ORGANIC CONTENT SHALL BE 20%. THE CLAY CONTENT SHALL BE 20% MAX. A SAMPLE OF THE TOPSOIL SHALL BE SUBMITTED TO THE PROVINCIAL DEPARTMENT OF AGRICULTURE FOR ANALYSIS. THE CONTRACTOR SHALL SUPPLEMENT THE TOPSOIL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOIL ANALYSIS. THE CONTRACTOR SHALL SUBMIT A COPY OF THE SOILS ANALYSIS REPORT TO THE OWNER AND PROVIDE A SAMPLE OF THE TOPSOIL FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.
 2. PLANTING SOIL TO BE A MIXTURE OF 60% TOPSOIL AND 40% ORGANIC MATTER (COMPOST OR WELL AGED MANURE, FREE OF WEED SEED) OR APPROVED EQUAL.
 3. WHERE / IF REQUIRED IN AREAS OF ROCK SUBGRADE, LANDSCAPE CONTRACTOR TO SUPPLY AND PLACE GEOTEXTILE (TERRAFIX 270R OR EQUAL) AND 150 MM MINIMUM THICKNESS CLAY BINDING LAYER TO PREVENT PASSAGE OF TOPSOIL INTO ROCK SUBGRADE. LANDSCAPE CONTRACTOR SHALL CONFIRM REQUIREMENT FOR CLAY LAYER PRIOR TO SUBMISSION OF COST QUOTATION.

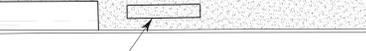
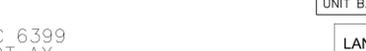
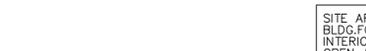
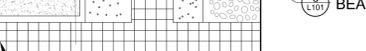
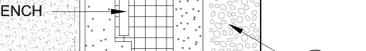
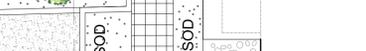
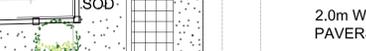
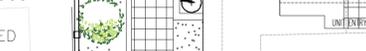
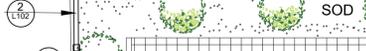
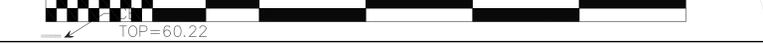
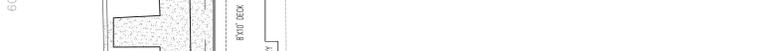
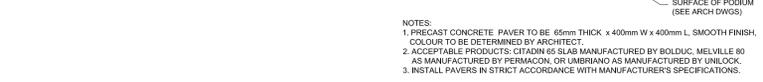
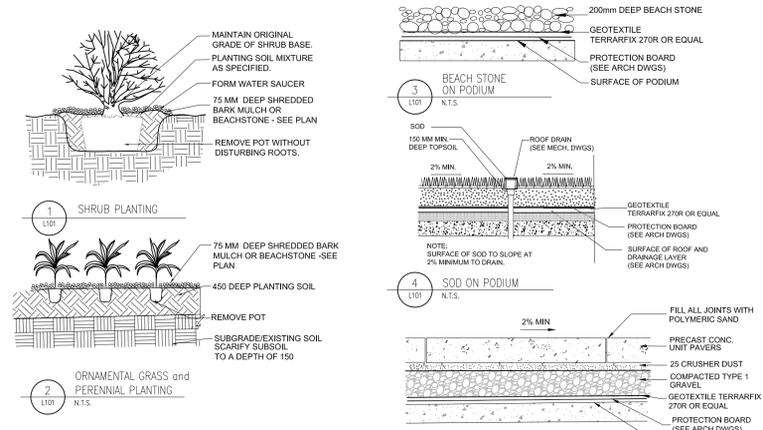
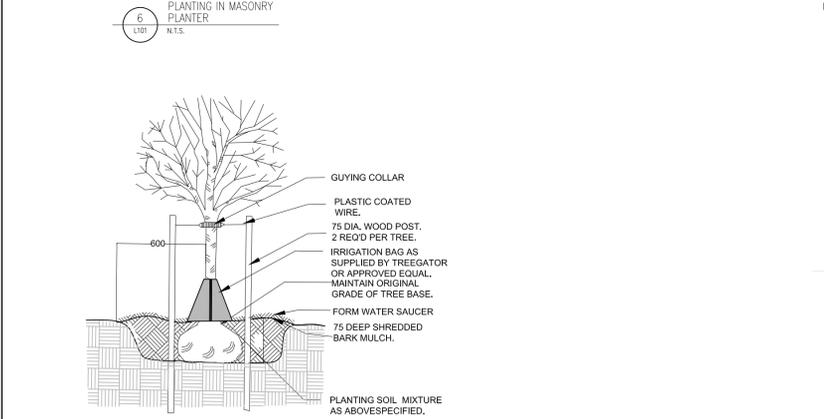
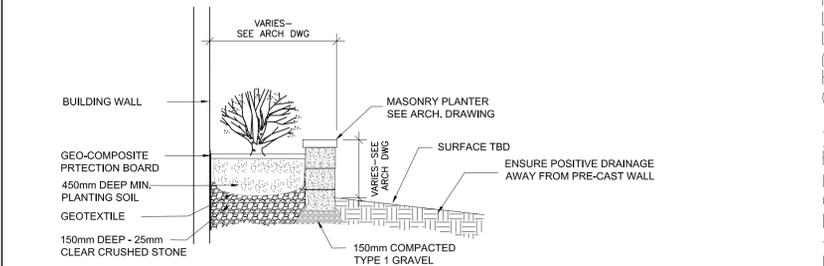
4. PLANTING
 1. ALL PLANTING SHALL CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION METRIC GUIDE SPECIFICATIONS AND STANDARDS FOR NURSERY STOCK, LATEST EDITION. ALL PLANT MATERIAL SHALL BE TOP QUALITY AND APPROVED BY THE OWNER PRIOR TO PLANTING. POOR QUALITY PLANT MATERIAL WILL BE REJECTED. UNDERSIZED PLANT MATERIAL OR SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS APPROVED BY THE OWNER.
 2. ENSURE ALL PLANTS ARE DELIVERED TO THE SITE IN GOOD CONDITION. DELIVER PLANTS TO THE SITE ON THE DAY THEY ARE TO BE PLANTED. DO NOT STORE PLANTS ON SITE.
 3. ALL PLANTS SHALL BE PLANTED AS SHOWN ON PLANTING DETAILS.
 4. WATER PLANTS IMMEDIATELY AFTER PLANTING AND WATER THOROUGHLY ONCE EVERY THREE DAYS FOR A PERIOD OF ONE MONTH AFTER PLANTING. CONTINUE TO WATER ONCE A WEEK FOR 3 MONTHS TO MAINTAIN OPTIMAL GROWING CONDITIONS DURING THE MAINTENANCE PERIOD.

5. SODDING
 1. AREAS TO BE SODDED ARE INDICATED IN THE PLAN.
 2. ALL SODDED AREAS SHALL SLOPE TO DRAIN AT A MINIMUM OF 2% SLOPE AND A MAXIMUM OF 1V/3H RISE/RUN UNLESS NOTED OTHERWISE.
 3. ENSURE THAT THE SUBGRADE UNDER THE AREAS TO BE SODDED HAS BEEN GRADED AND COMPACTED AND ACCEPTED BY THE CONSULTANT PRIOR TO COMMENCEMENT OF WORK.
 4. ALL AREAS TO BE SODDED SHALL BE COVERED WITH 6" (AFTER COMPACTION) OF APPROVED AND AMENDED TOPSOIL.
 5. SPREAD TOPSOIL AND GRADE TO SMOOTH EVEN SLOPES. ELIMINATE LOW SPOTS AND ENSURE THAT ALL SURFACES DRAIN POSITIVELY.
 6. ROLL TO COMPACT TOPSOIL.
 7. SOD SHALL CONFORM TO THE CANADIAN NURSERY SOD GROWERS SPECIFICATION AND CONSIST OF A MIXTURE OF KENTUCKY BLUEGRASS AND CREEPING FESCUE. ADVISE CONSULTANT OF SOURCE FOR SOD.
 8. LAY SOD IN NEAT EVEN ROWS. BUTT SECTIONS NEATLY TO AVOID OVERLAPS AND GAPS.
 9. ROLL SOD LIGHTLY TO PROVIDE GOOD CONTACT BETWEEN SOD AND SOIL.
 10. WATER IMMEDIATELY AFTER LAYING AND WHENEVER NECESSARY TO MAINTAIN OPTIMUM GROWING CONDITIONS UNTIL SOD IS ACCEPTED BY CONSULTANT.
 11. SOD SHALL BE ACCEPTED BY CONSULTANT AFTER IT HAS ESTABLISHED GOOD ROOT SYSTEM AND AFTER IT HAS BEEN CUT TWICE, PROVIDED THAT IT IS FREE OF WEEDS AND THERE ARE NO VISIBLE PATCHES OF SOIL.
 12. SODDED AREAS SHALL BE MAINTAINED FOR A PERIOD OF ONE YEAR FOLLOWING DATE OF ACCEPTANCE, TO INCLUDE:
 1. WATER WHENEVER NECESSARY
 2. MAINTAIN OPTIMUM SOIL MOISTURE CONDITIONS TO A DEPTH OF 3"
 3. CUT GRASS TO A HEIGHT OF 50 WHEN IT REACHES A HEIGHT OF 4". REMOVE ALL GRASS CLIPPINGS WHICH WILL INHIBIT GROWTH.
 4. MAINTAIN LAWN AREAS WEED FREE.
 5. IN SEPT. APPLY 1-4-4 RATIO FERTILIZER. IN MAY APPLY 3-0-0 FERTILIZER. APPLY FERTILIZER AT RATES RECOMMENDED BY MANUFACTURER.
 6. REPLACE ANY DEAD OR POOR QUALITY SOD TO APPROVAL OF OWNER.

6. BEACHSTONE
 1. SHALL BE ROUND, 50-100mm DIA. NATURAL SMOOTH STONE WASHED FREE OF SOIL AND OTHER CONTAMINANTS. COLOUR GRAY. PLACE SURFACE STONES TO CREATE SMOOTH EVEN FINISH. ETHICALLY SOURCED BEACH STONE OR RIVER STONE WHICH MEETS THE SPECIFICATIONS IN DETAIL #6 IS ACCEPTABLE. COLOUR TO BE APPROVED BY OWNER.

7. MULCH
 1. PLANTING AREAS WITHIN PARKING LOT (ISLANDS) TO USE BEACH STONE. ALL OTHER PLANTING AREAS TO BE COVERED WITH 75MM OF BARK MULCH.
 2. BARK MULCH TO BE SHREDDED BARK AT LEAST TWO YEARS OLD AND FROM THE BARK OF SOFTWOOD TREES.
8. BIKE RACK
 1. BIKE RACK TO BE URBAN STAPLE, AS MANUFACTURED BY URBAN RACKS, WITH FOOT PLATES FOR SURFACE MOUNTING, FINISH GALVANIZED, OR APPROVED EQUAL.
 2. ANCHOR TO CONCRETE PAVEMENT WITH GALV. CONCRETE ANCHORS, AS SPECIFIED BY MANUFACTURER.
9. BENCH
 1. BENCH TO BE MODEL MLB870, BACKED METAL BENCH, AS MANUFACTURED BY MAGLIN, WITH FOOT PLATES FOR SURFACE MOUNTING, OR APPROVED EQUAL.
 2. ANCHOR TO CONCRETE PAVEMENT WITH CONCRETE ANCHORS, AS SPECIFIED BY MANUFACTURER.
10. CLEAN UP
 1. THE CONTRACTOR SHALL CONDUCT A THOROUGH CLEAN UP FOLLOWING THE COMPLETION OF THE WORK.
 2. REMOVE ALL LITTER AND UNUSED MATERIALS FROM THE SITE.
 3. ALL PAVED SURFACES USED TO ACCESS THE WORK SHALL BE CLEANED TO THE APPROVAL OF THE OWNER.

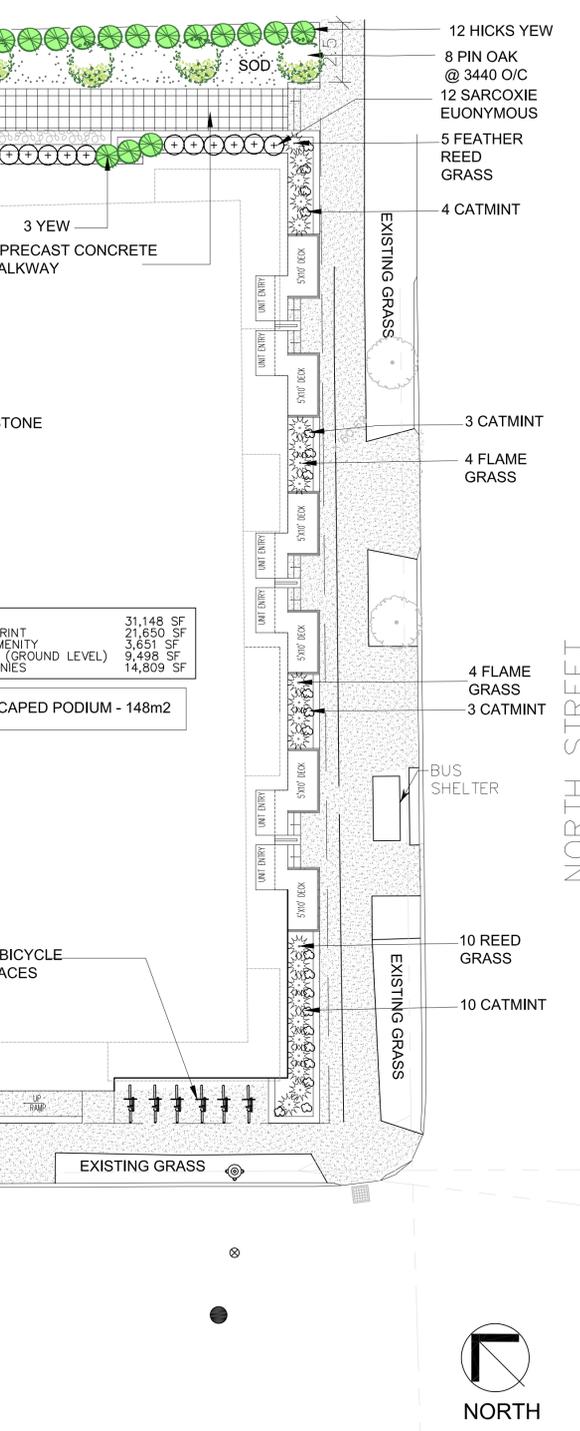
- NOTES:
1. MASONRY PLANTER WALL TO BE DETERMINED BY ARCHITECT.
 2. ALL EXPOSED BLOCK EDGES TO HAVE FINISHED SURFACE.
 3. WALL TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 4. GEOCOMPOSITE TO BE MIRADRAIN 6000XL AS MANUFACTURED BY CARLISLE.
 5. GEOTEXTILE TO BE TERRAFIX 270R.



QTY.	COMMON NAME	BOTANICAL NAME	SIZE/ CONDITION
17	BOXWOOD VELVET	BUXUS GREEN VELVET	50cm - POTTED
27	SARCOXIE EUONYMUS	EUONYMUS FORTUNEI 'SARCOXIE'	50cm - POTTED
28	HICKS YEW	TAXUS MEDIA HICKSII	60cm - POTTED
10	COMPACT PJM RHODODENDRON	RHODODENDRON PJM 'COMPACT'	60cm - POTTED
8	PIN OAK	QUERCUS PALUSTRIS	50cm - POTTED
8	PYRAMIDAL BEECH	FAGUS SYLVATICA FASTIGIATA	50cm - POTTED
15	FEATHER REED GRASS	CALAMAGROSTIS x ACUTIFOLIA 'KARL FOERSTER'	3 GAL. POT
8	FLAME GRASS	MISCANTHUS SINENSIS PURPURENCENS	3 GAL. POT
47	CATMINT WALKERS LOW	NEPETA x FAASSENII 'WALKERS LOW'	3 GAL. POT

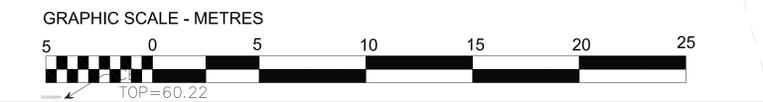


- NOTES:
1. PRECAST CONCRETE PAVES TO BE 65mm THICK, x 400mm W x 400mm L, SMOOTH FINISH. COLOUR TO BE DETERMINED BY ARCHITECT.
 2. ACCEPTABLE PRODUCTS: CITADIN 60 SLAB MANUFACTURED BY BOLDUC, MELVILLE 60 45 MANUFACTURED BY PERMACON, OR UNIBRAND AS MANUFACTURED BY UNIBLOCK.
 3. INSTALL PAVERS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



SITE AREA	31,148 SF
BLDG. FOOTPRINT	21,650 SF
INTERIOR AMENITY	3,651 SF
OPEN AREA (GROUND LEVEL)	9,449 SF
UNIT BALCONIES	14,809 SF

LANDSCAPED PODIUM - 148m²



- NOTES:
- 1) THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON SITE & REPORTING ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.
 - 2) DO NOT SCALE FROM DRAWINGS, USE FIGURED DIMENSIONS.
 - 3) DRAWING REPRESENTATIONS MAYBE IN VARIANCE W/ DETAILED SPECS. & SCHEDULES, IN WHICH CASE SPECS. & SCHEDULES OVERRIDE THE DRAWINGS.
 - 4) CHANGES FROM THESE PLANS & SPECS. MUST BE AGED TO IN WRITING, & APPROVED BY THE ARCHITECT & OWNER, BEFORE PROCEEDING.
 - 5) ONLY THOSE DRAWINGS MARKED APPROVED FOR CONSTRUCTION, SIGNED & DATED BY THE ARCHITECT ARE TO BE USED FOR CONSTRUCTION.
 - 6) THESE DRAWINGS ARE TO BE READ IN CONJUNCTION W/ THE SPECS.

Paul Skerry Associates Ltd.
ARCHITECTS
 4514 LIVINGSTONE PLACE
 HALIFAX, N.S. B3K 2B9
 PHONE: 902-455-4361
 FAX: 902-455-7778
 EMAIL: pskerry@ns.sympatico.ca

Gordon Ratcliffe
LANDSCAPE ARCHITECTS
 2055 ROUTE 329, RR #1
 HUBBARD, NOVA SCOTIA
 CANADA, B0J 1T0
 TEL: (902) 478-3683
 FAX: (902) 857-1108
 ghr@gordonratcliffe.ca

Original Signed
 GORDON RATCLIFFE

NO.	REVISIONS	DATE
2	REVISED	20/06/23
1	ISSUED FOR PERMIT	20/05/15

PROJECT
 PROPOSED APARTMENTS
 OXFORD & NORTH
 HALIFAX, N.S.
 for
 GEORGE GIANNOULIS

TITLE:
**LANDSCAPE PLAN
 AND DETAILS**

drawn by: MDP checked: GR
 date: FEB.19, 2020 approved: ---
 scale: AS NOTED dwg #: ---
 project #: --- **L101**



Attachment E: Elevation Drawings

pskerry@pskerry.ca

PAUL SKERRY ASSOCIATES
 5514 Livingstone Place
 Halifax, Nova Scotia B3K 2B9
 ph: 902-455-4361
 fax: 902-455-7778
 email: drawing@pskerry.ca

- LEGEND:
- A - MASONRY BRICK - COLOUR 1
 - A2 - MASONRY BRICK - COLOUR 2
 - B - METAL SIDING 1 - Bronze
 - C - PRECAST CONCRETE FEATURES
 - D - PREFINISHED 42" ALUMINUM RAILING
 - E - PRECAST CONCRETE LIGHT
 - F - METAL SIDING 2
 - G - 42" ALUMINUM W/TEMPERED GLASS RAILING
 - H - VINYL WINDOWS - Black
 - J - PRECAST CONCRETE DARK
 - K - PRECAST CONCRETE BAND LIGHT

NOTES:

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No.	Description	Date
01	revised floor levels	05/01/20
02	revised materials	05/12/20
03	revised as per HRM comments	06/18/20
04	revised as per HRM comments	07/16/20
05	added second masonry colour	07/29/20



1 South-Oxford St.
 1/8" = 1'-0"

Proposed Residential
 Lot AX
 Oxford & North
 Halifax, N.S.
 for:
 Mosaik Properties
South Elevation

Scale 1/8" = 1'-0"
 Date July 22, 2016
 Drawn by GJ
 Checked by PS

A4.0

Project number 2931

NOTES:

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04	revised as per HRM comments	07/16/20
05	added second masonry colour	07/29/20

Proposed Residential
 Lot AX
 Oxford & North
 Halifax, N.S.
 for:
 Mosaik Properties

West Elevation

Scale	1/8" = 1'-0"
Date	July 22, 2016
Drawn by	GJ
Checked by	PS

A4.2

Project number	2931
----------------	------

LEGEND:

- A - MASONRY BRICK - COLOUR 1
- A2 - MASONRY BRICK - COLOUR 2
- B - METAL SIDING 1 - Bronze
- C - PRECAST CONCRETE FEATURES
- D - PREFINISHED 42" ALUMINUM RAILING
- E - PRECAST CONCRETE LIGHT
- F - METAL SIDING 2
- G - 42" ALUMINUM W/TEMPERED GLASS RAILING
- H - VINYL WINDOWS - Black
- I - VINYL WINDOWS - Black
- J - PRECAST CONCRETE DARK
- K - PRECAST CONCRETE BAND LIGHT



① West-Seaforth St.
 1/8" = 1'-0"

pskerry@pskerry.ca

PAUL SKERRY ASSOCIATES
 5514 Livingstone Place
 Halifax, Nova Scotia B3K 2B9
 ph: 902-455-4361
 fax: 902-455-7778
 email: drawing@pskerry.ca

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Proposed Residential
 Lot AX
 Oxford & North
 Halifax, N.S.
 for:
 Mosaik Properties
North Elevation

Scale 1/8" = 1'-0"
 Date July 22, 2016
 Drawn by GJ
 Checked by PS

A4.3

Project number 2931

LEGEND:

- A - MASONRY BRICK - COLOUR 1
- A2 - MASONRY BRICK - COLOUR 2
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- C - PRECAST CONCRETE FEATURES
- D - PREFINISHED 42" ALUMINUM RAILING
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- J - PRECAST CONCRETE DARK
- K - PRECAST CONCRETE BAND LIGHT



North
 1/8" = 1'-0"

PART VI DESIGN CRITERIA CHECKLIST

An application for Level II and Level III site plan approval, or an application for Level I site plan approval that includes a registered heritage property or a building located in a heritage conservation district, shall include a design rationale that identifies how each specific design requirement contained in Part VI is:

- (a) either applicable or not applicable in the specific context of the application; and
- (b) if applicable, the manner in which it has been addressed by the design.

Please complete this checklist to satisfy this application requirement.

This checklist is intended to be used as a guide to Part VI of the Regional Centre Land Use Bylaw. Additional requirements and definitions can be found within the full document. The Regional Centre Land Use Bylaw can be found here:

<https://www.halifax.ca/about-halifax/regional-community-planning/community-plan-areas/regional-centre-plan-area>

*Please note that all diagrams referenced in this form can be found in Part VI of the Regional Centre Land Use Bylaw		
Part VI, Chapter 2: At-Grade Private Open Space Design Requirements		
Design Requirement: Contribution to Open Space Network		
<p>Section 113 Where one or more at-grade private open space(s) are proposed, at least one shall contribute to the Regional Centre’s network of open spaces by: (a) abutting an existing public open space that is not a public sidewalk; (b) abutting an existing public sidewalk; (c) abutting an existing mid-block at-grade private open space; or (d) establishing a new mid-block at-grade private open space.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>
Design Requirement: At-Grade Private Open Spaces Abutting a Public Sidewalk		
<p>Section 114 At-grade private open spaces that abut public sidewalks shall provide pedestrian access by having at least one contiguous connection of not less than 2.0 metres wide, from the at-grade private open space to the public sidewalk.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>

Design Requirement: At-Grade Private Open Spaces – Medium Scale		
<p>Section 115 At-grade private open spaces with a contiguous area of 15 square metres or greater, and dimensions of not less than 3.0 metres by 5.0 metres shall: (a) provide (i) barrier-free access, and (ii) permanent seating; and (b) provide one or more of the following materials for groundcover (i) vegetation, (ii) brick pavers, stone pavers, or concrete pavers, or (iii) wood, excluding composites.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>
Design Requirement: Weather Protection for At-Grade Private Open Spaces – Medium Scale		
<p>Section 116 At-grade private open spaces with a contiguous area of 15 square metres or greater, and dimensions of not less than 3.0 metres by 5.0 metres shall offer weather protection to its users through at least one of the following (Diagram 7): (a) a new deciduous tree that is not a shrub or the retention of an existing tree that is not a shrub with a minimum base caliper of 100 millimetres; (b) canopies or awnings on abutting façades; (c) recessed entrances of abutting façades; (d) cantilever(s) of a building on the same lot; or (e) structures such as gazebos, pergolas, or covered site furnishings</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>

Design Requirement: At-Grade Private Open Spaces – Large Scale		
<p>Section 117 In addition to meeting the requirements of Sections 115 and 116, at-grade private open spaces with a contiguous area exceeding 400 square metres and with an average depth exceeding 2.5 metres, shall provide at least three of the following: (a) an additional deciduous tree that is not a shrub or the retention of an existing tree that is not a shrub with a minimum base caliper of 100 millimetres; (b) a permanent table and chair(s); (c) a public art piece, a cultural artifact, or a commemorative monument; (d) a structure such as a gazebo or pergola; or (e) a planter or planting bed.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>
Design Requirement: Existing Access to Public Open Spaces		
<p>Section 118 At-grade private open spaces shall maintain existing accesses to abutting public open spaces.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>

Design Requirement: Privacy for Grade-Related Units		
<p>Section 119 At-grade private open spaces which are 2.5 metres deep or greater, as measured perpendicularly from the streetline, and which are located between the streetline and a grade-related unit, shall provide privacy for the residential units by using a minimum of one of the following elements per grade-related unit (Diagram 8): (a) a deciduous tree that is not a shrub with a minimum base caliper of 50 millimetres; (b) a minimum of two shrubs, each no less than 1.0 metre in height; (c) planters ranging in height from 0.25 to 1.0 metres; or (d) masonry walls ranging in height from 0.25 to 1.0 metres.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>
Design Requirement: Walkways to be Hard-Surfaced		
<p>Section 120 Walkways within at-grade private open spaces shall be hard-surfaced, excluding asphalt</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>

Part VI, Chapter 3: Building Design Requirements		
Design Requirement: Streetwall Articulation		
<p>Section 121 Streetwalls shall be divided into distinct sections no less than 0.3 metres in width and not exceeding 8 metres in width, from the ground floor to the top of the streetwall, with each section differentiated by using at least two of the following (Diagram 9): (a) colour(s); (b) material(s); or (c) projections and recesses not less than 0.15 metres in depth.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	Rationale:
Design Requirement: Articulation of Non-Streetwalls Fronting an At-Grade Private Open Space		
<p>Section 122 Any exterior wall within the podium that is not a streetwall, and fronts an at-grade private open space abutting a public right-of-way, shall meet the requirements of Section 121 as if it was a streetwall.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	Rationale:
Design Requirement: Side Façade Articulation		
<p>Section 123 Where a side yard is proposed or required, the side yard façade shall continue the streetwall articulation for a depth greater than or equal to the width of the side yard, as measured at the streetline, using the same options chosen to achieve the design requirement in Section 121 (Diagram 10).</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	Rationale:

Design Requirement: Pedestrian Entrances Along Streetwalls		
<p>Section 124 (1) Subject to Subsection 124(2), pedestrian entrances in the streetwall shall be distinguished from the remainder of the streetwall by using at least two of the following: (a) changes in colour; (b) changes in materials; or (c) projections and recesses not less than 0.15 metres in depth</p> <p>(2) Canopies or awnings shall not be used to meet the requirements of Subsection 124(1).</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale: Attached.</p>
Design Requirement: Pedestrian Entrances Along Non-Streetwalls Fronting an At-Grade Private Open Space		
<p>Section 125 Any exterior wall within the podium that is not a streetwall, and fronts an at-grade private open space, shall meet the requirements of Section 124 as if it was a streetwall.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>
Design Requirement: Number of Pedestrian Entrances Along Streetwalls		
<p>Section 126 Streetwalls shall provide: (a) a minimum of one pedestrian entrance per storefront; or (b) a minimum of 2 pedestrian entrances where the storefront is greater than 24 metres wide</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>

Design Requirement: Ground Floor Transparency – Commercial Uses		
<p>Section 127 For at-grade commercial uses in the streetwall, between 50% and 80% of the building’s ground floor façade dedicated to commercial uses shall consist of clear glass glazing.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>
Design Requirement: Ground Floor Transparency – Grade-Related Unit Uses		
<p>Section 128 For grade-related unit uses in the streetwall, between 25% and 80% of the building’s ground floor façade dedicated to grade-related unit uses shall consist of clear glass glazing.</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale: Attached.</p>
Design Requirement: Access Ramps Along Streetwalls		
<p>Section 129 Where a ramp for barrier-free access is provided between a streetwall and a sidewalk, no portion of the access ramp shall exceed a width of 2.0 metres and depth of 2.0 metres.</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale: Attached.</p>

Design Requirement: Weather Protection		
<p>Section 130 (1) Subject to Subsection 130(2), where entrances for commercial uses or multi-unit dwelling uses are proposed in the streetwall, weather protection for pedestrians shall be provided above the entrances and shall consist of at least one of the following (Diagram 11): (a) canopies; (b) awnings; (c) recessed entrances; or (d) cantilevers.</p> <p>(2) Subsection 131(1) shall not apply to the entrances of grade-related units</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale: Attached.</p>
Design Requirement: Exposed Foundations and Underground Parking Structures		
<p>Section 131 Exterior foundation walls and underground parking structures the height of which exceeds 0.6 metres above grade shall be clad in a material consistent with the overall design of the same exterior façade.</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale: Attached.</p>
Design Requirement: Building Top Distinction		
<p>Section 132 (1) Subject to Subsection 132(2), a portion of the top third of a building shall be differentiated from lower portions of the same building, by using two or more of the following (Diagram 12): (a) colour(s); (b) material(s); and (c) projections and recesses not less than 0.15 metres in depth.</p> <p>(2) The minimum height of the differentiated portion shall be no less than: (a) 0.5 metres in height for a low-rise building or mid-rise building; (b) 1.0 metres in height for a tall mid-rise building; and (c) 3.0 metres in height for a high-rise building.</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale: Attached.</p>

Design Requirement: Penthouses		
<p>Section 133 Penthouses shall be visually integrated into the overall design of the building</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale: Attached.</p>
Design Requirement: Rooftop Mechanical Features		
<p>Section 134 Rooftop mechanical features shall be visually integrated into the design of the building and concealed from the public view at the streetline.</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale: Attached.</p>
Part VI, Chapter 4: Parking, Access, and Utilities Design Requirements		
Design Requirement: Pedestrian Connections		
<p>Section 135 Where pedestrian connections are proposed on the site, at least one shall connect (Diagram 13): (a) one public street to another public street; (b) one public street to a public open space; (c) one sidewalk to another sidewalk; or (d) one public street or a sidewalk to an at-grade private open space that is located on the site.</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale: a. one public street to another public street. Attached.</p>

Design Requirement: Pedestrian Connections Through Accessory Surface Parking Lots		
<p>Section 136 (1) Pedestrian connections within accessory surface parking lots shall be no less than 2.0 metres wide.</p> <p>(2) Pedestrian connections within accessory surface parking lots shall be delineated by raised walkways, no less than 0.15 metres high, and consisting of: (a) poured concrete; (b) brick pavers; (c) stone pavers; or (d) concrete pavers.</p> <p>(3) Where a pedestrian connection crosses a driving aisle, the surface of the aisle shall be raised to meet the elevation of the abutting pedestrian connection and delineated with a change of colour or material from the driving aisle.</p> <p>(4) A pedestrian connection shall provide a direct route between parking areas, building entrances, and the nearest sidewalk.</p>	<input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable	<p>Rationale: 4. a pedestrian connection shall provide a direct route between parking areas, building entrances, & the nearest sidewalk. Attached.</p>
Design Requirement: Motor Vehicle and Service Accesses		
<p>Section 137 (1) Motor vehicle and service accesses in the streetwall shall be minimized by using the same colours or materials chosen for the streetwall.</p> <p>(2) All motor vehicle and service accesses shall: (a) not exceed the height of the ground floor or 4.5 metres, whichever is less; and (b) be completely enclosed with a door(s)</p>	<input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable	<p>Rationale: Attached.</p>
Design Requirement: Parking Internal to a Building or Within a Parking Structure		
<p>Section 138 Where parking internal to a building is located within the streetwall, it shall be screened from public view from any public right-of-way or park.</p>	<input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable	<p>Rationale:</p>

Design Requirement: Visual Impact Mitigation for Utility and Mechanical Features		
<p>Section 139 The visual impact of utility features and mechanical features, including vents and meters, shall be minimized by concealing them from public view at the streetline by: (a) using opaque screening; or (b) enclosing them within a projection or recess in the building.</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale: b. enclosing them within a projection or recess in the building. Attached.</p>
Design Requirement: Heat Pumps and Other Heating and Ventilation Equipment for Individual Units		
<p>Section 140 Heat pumps and other heating and ventilation equipment for individual units are permitted on balconies, unenclosed porches, and verandas if they are concealed from public view at the streetline by: (a) using opaque screening; or (b) enclosing them within a projection or recess in the building.</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale: b. enclosing them within a projection or recess in the building. Attached.</p>
Part VI, Chapter 5: Heritage Conservation Design Requirements		
Design Requirement: Conservation of Character-Defining Elements		
<p>Section 141 Character-defining elements of registered heritage buildings shall be conserved and remain unobstructed.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>

Design Requirement: New Windows and Doors		
<p>Section 142 New window and door openings on registered heritage buildings shall match established patterns (materials, design, detail, and dimensions).</p>	<p> <input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable </p>	<p>Rationale:</p>
Design Requirement: Preservation of Architectural Elements		
<p>Section 143 Architectural elements on registered heritage buildings shall be preserved, such as pilasters, columns, cornices, bays, and parapets.</p>	<p> <input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable </p>	<p>Rationale:</p>

Design Requirement: Use of Archival Evidence		
<p>Section 144 Archival evidence shall be used to support the rehabilitation and restoration of character-defining elements on registered heritage buildings, or on registered heritage properties.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>
Design Requirement: Historic Building Façades		
<p>Section 145 Historic building façades on registered heritage buildings shall be retained and rehabilitated, or restored using traditional materials.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>
Design Requirement: Materials		
<p>Section 146 Brick or masonry façades shall be maintained and restored on registered heritage buildings. The painting of brick or masonry façades is prohibited.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>

Design Requirement: Maintenance of Same or Similar Cornice Line Height for New Developments in a Heritage Context

<p>Section 147 The podiums or streetwalls of new developments in a heritage context shall maintain the same or similar cornice line height established by abutting registered heritage buildings, except where the maximum streetwall height permitted under the Land Use By-law is lower than the cornice of the registered heritage buildings.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>
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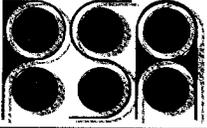
Design Requirement: Streetwall Stepback for Taller Portions of New Developments in a Heritage Context

<p>Section 148 Subject to Subsection 93(4), any portions of new developments in a heritage context that are taller than the cornice line of an existing abutting registered heritage building shall be stepped back from the streetwall (Diagram 14).</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>
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Design Requirement: Side Wall Stepback for Taller Portions of New Detached Buildings in a Heritage Context		
<p>Section 149 Where a detached building constitutes a new development in a heritage context and where it abuts the same streetline as the registered heritage building, any portions of the new development that are taller than the cornice line of the registered heritage building shall be stepped back 3 metres on the side that abuts the heritage building (Diagram 15).</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>
Design Requirement: Architectural Elements of Existing Heritage Buildings to be Used as a Reference in the Design of New Development in a Heritage Context		
<p>Section 150 Architectural elements of existing abutting registered heritage buildings shall be used as a reference in the design of new development in a heritage context, by: (a) Incorporating articulation established by vertical and horizontal architectural elements of the registered heritage buildings (i.e. columns, pilasters, cornice, architectural frieze, datum lines, etc.); (b) Incorporating proportions and vertical spacing of the registered heritage buildings' windows; and (c) Where new development in a heritage context is located at the ground level, maintaining the proportions and transparency of the registered heritage buildings' storefront and façade elements</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>
Design Requirement: Awnings and Canopies		
<p>Section 151 (1) If proposed on a registered heritage building, awnings and canopies shall be: (a) Designed to fit within the dominant horizontal structural elements of the lower façade and not obscure significant architectural features; (b) Located between vertical columns or pilasters to accentuate and not to obscure these elements; (c) Designed to complement the fenestration pattern of the registered heritage building; and (d) Constructed using heavy canvas fabric or similar material in either a solid colour or striped. The use of retractable awnings is encouraged. Vinyl and high gloss fabrics and</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>

<p>internally-illuminated awnings shall be prohibited.</p> <p>(2) Metal or glass awnings or canopies may be permitted on a registered heritage building, if designed to complement historic architectural elements.</p>		
<p>Design Requirement: Lighting Hardware</p>		
<p>Section 152 Lighting hardware shall be located so that it does not disfigure or conceal any significant architectural feature of the registered heritage building. Where it is not possible to hide lighting hardware, it shall be compatible with the building's architecture and materials.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>
<p>Design Requirement: Directing Lighting to Accentuate or Emphasize Architectural Features or Signage</p>		
<p>Section 153 Lighting shall be directed to accentuate or emphasize the architectural features of registered heritage buildings or their signage.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>
<p>Part VI, Chapter 6: Other Design Requirements</p>		
<p>Design Requirement: General Lighting</p>		
<p>Section 154 The following features shall be illuminated: (a) common building entrances; (b) walkways; (c) accessible at-grade private open space; (d) parking lots; and (e) off-street loading spaces.</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale: Attached.</p>

Design Requirement: Emphasis of View Terminus Sites		
<p>Section 155 View terminus sites, as shown on Schedule 5, shall be emphasized perpendicular to and visible from a view line, by at least one of the following approaches: (a) subject to Subsection 93(5), extending the height of a portion of the streetwall (Diagram 16); (b) locating a clock tower, bell tower, rooftop cupola, spire, steeple, or minaret on the top of the building (Diagram 16); (c) providing an at-grade private open space (Diagram 17); or (d) locating a public art installation, a landmark element, or a cultural artifact on a portion of the streetwall, or in an at-grade private open space (Diagram 17).</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>
Design Requirement: Parking Areas, Accessory Surface Parking Lots, Off-Street Loading Spaces, and Site Utilities on View Terminus Sites		
<p>Section 156 Parking areas, accessory surface parking lots, off-street loading spaces, or site utilities shall not be visible within a view terminus as shown on Schedule 5.</p>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p>



March 4, 2020

RE: Center Plan Redevelopment Application

6399 North Street and 6395 North Street.

Dear Sir:

A site Plan approval application is being made to allow for a multiple residential unit development. The following information including the attached documentation in support of our request to redevelop the property to the HRM approved Center Plan for the construction of a multiple unit residential building of 131 units and some amenity space in addition to an underground parking garage containing service spaces and 130 vehicle parking spots.

Subject Site:

- The site is comprised of an existing lot Civic 2931 Oxford Street containing a multi-unit residential building and Civic 6395 North Street containing a duplex residential building.
- These sites considered together have frontage on North Street, Oxford Street, and Seaforth Street. The site is on the intersection of Oxford Street and North Street (North East Corner) and extends to Seaforth Street on the sites Northern Boundary.
- The site consists of Civic 6399 North Street @ 24,478 sq.ft. and Civic 6395 North Street @ 3,113 sq.ft. with a combined total site area of 27,590 sq.ft. (0.63 acres).
- This area is designated Corridor in the Center Plan.
- The site is surrounded by a mixture of land uses: Oxford Street School across North Street to the South, a church across Oxford Street to the West, open space across North Street to the South West, and residential uses North and East of the site along Oxford Street and Seaforth Street. Additionally there is a large Catholic Church located close and to the East of the Site along North Street. Both North and Oxford Streets contain commercial uses within sight of this site.
- Building heights in the immediate area vary from 2/3 storey residential, and other larger structures in the 40 to 60 foot height range. Adjacent building heights determined from a site survey by SDMM Surveyors.

Design Rationale:

Significant changes in land use have taken place in the vicinity of the site since the original development. Civic# 6399 site has always had a multiple unit residential use. The first historic use was as a residence for the Catholic Nuns, and then in the 1980's the site was adapted to a rooming house use (by development agreement).

The existing building is not conducive to upgrading, as the plans are based a narrow cross section wing design with a centre corridor and small flanking rooms on each side. The existing multi-unit building has only stair access to the upper floors, and the construction is obsolete with regard energy efficiency and layout. The existing parking is at grade level and is a poor use of a valuable site.

As the city continues to grow and peninsular residential communities continue to mature, there is a growing demand for modern up to date apartment accommodation. This type of development will appeal to people living in the area, where they have spent most of their lives, who want to continue living in the area but move to a different more efficient type of residence. This project will also bring new residents into the neighbourhood to revitalize the area.

Proposed Multi Unit Residential Use with and Underground Parking Garage.

The proposal is to replace the existing rooming house structure and the adjacent R-2 building with a 7 storey residential apartment building of 131 Units, and with an underground parking garage to accommodate 130 automobiles and some service facilities. Under the center plan the building is planned as a 6 storey building with the seventh level constructed as a bonus level using the center plan formula. The building is proposed to contain Two Bedroom Apartments and One Bedroom Apartments (with an additional 3000 sq.ft. of amenity space on the ground floor).

The architectural massing of the building is designed to set back from the street line generally to suit the center plan and for the first 3, setting back the upper floors to suit the requirements of the center plan.

The building is proposed to be finished with masonry for the first 3 three floors to bring the traditional neighbourhood existing materials to the streetscape, to mimic the existing building and a familiar the street appearance. The upper floors are proposed to be set back further and have a different exterior finish to diminish the architectural mass and scale of the remainder of the structure. These features are illustrated in the attached drawings.

It is the intent to develop the roof of the parking garage as a finished landscape deck instead of the existing surface parking. A landscape plan is included with this application

Other significant features of this proposed site development are:

- The site fronts on 2 major streets (North and Oxford) in the Halifax Peninsular area within walking distance of the CBD.
- The site happens to be directly on an intersection with a high number of bus routes (1 Spring Garden, 2 Wedgewood, 4 Rosedale, 14 Leiblin Park, 52 Crosstown are all right outside the door). University routes 17 Saint Mary's and 18 Universities are 2 blocks away. Also the Quinpool business district is within walking distance of this site.
- The site falls within a fully serviced area, is close to several schools, recreational facilities, amenity spaces, shopping areas, and parks.

- More people living in this area will result in the need for fewer cars on the peninsula. Why waste this valuable location when more people could enjoy the benefits of not having to commute? Why not offer more people the chance to make a home there? The opportunity is here now to prevent suburban sprawl by creating more density in this central area. The main idea of the proposal is to provide new apartment units in an environmentally responsive building form, replacing a obsolete existing and inefficient modified structure.
- Not everyone can afford to live in the large, inefficient older homes on the peninsula. Renting a high quality apartment is a more comfortable and affordable option for many people who would like to live centrally. Adding different types or residences, at varying price ranges will also help to diversify the neighbourhood. For the elderly who want to stay in their neighbourhood, apartments offer an alternative if their old home becomes a challenge to maintain.
- The project will bring more residents within walking distance of existing retail businesses and urban amenities, transportation, and existing residential communities.

Regards

Original Signed

Paul F. Skerry
Architect, NSAA

