

HALIFAX

**Level III Site Plan
Approval
6399 North Street,
Halifax**

Design Advisory Committee

Background

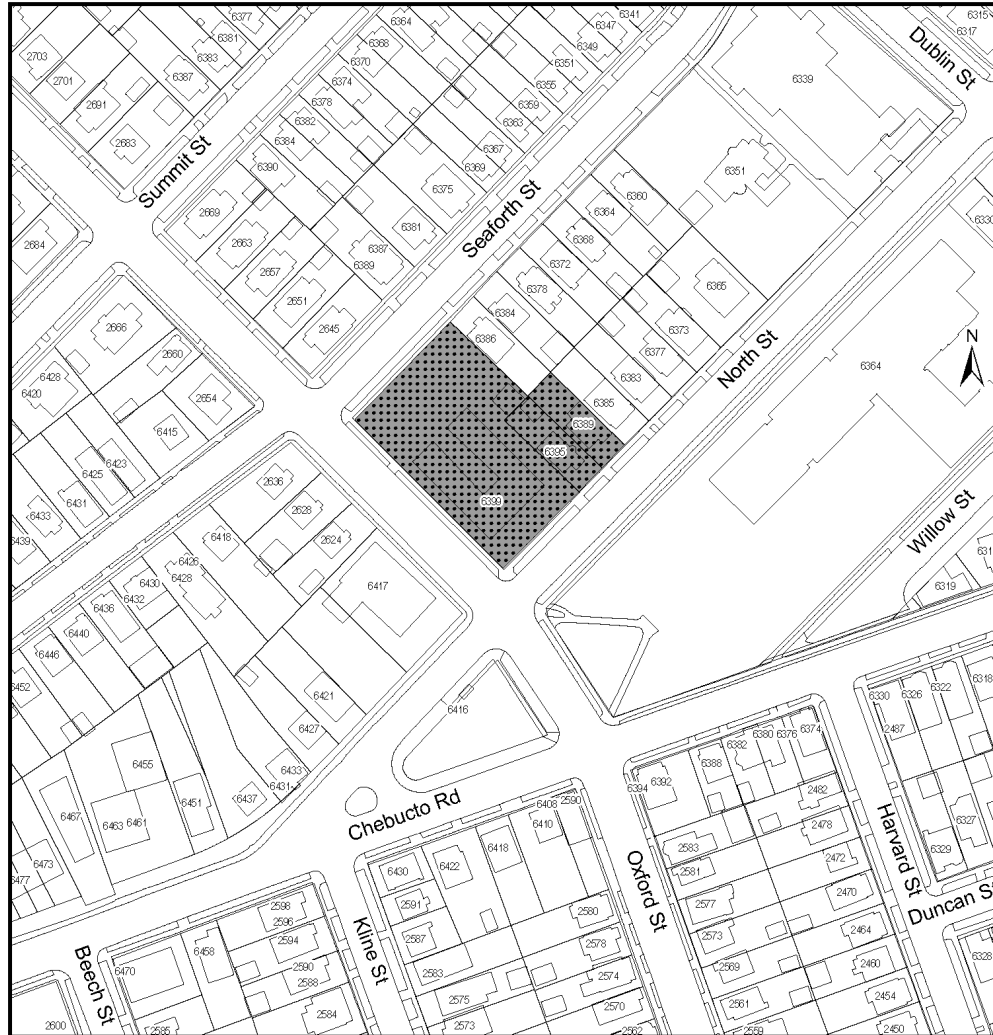
Zoning:

- Property is zoned COR (Corridor) under the Regional Centre Land Use Bylaw.

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.

Development Site



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September 16, 2020

Proposed Building



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September 16, 2020

Approval Process

- Floor area of proposed building exceeds 5000 square metres, which requires a Level III Site Plan Approval.
- Applicant has completed a pre-application to ensure all Land Use Bylaw requirements are met and that the Site Plan Approval criteria of Part VI have been addressed.

Site Plan Approval Process

- ✓ 1. Pre-Application for Site Plan Approval
- ✓ 2. Public Information/Consultation
- ➔ 3. Design Advisory Committee
- 4. Full Site Plan Approval Application
- 5. Appeal Period
- 6. Permit Issuance or refusal (depending on outcome of Site Plan Approval)

Site Plan Approval Criteria

At-Grade Private Open Space Design Requirements (Chapter 2):

- Site proposes medium-scale at-grade private open space.
- Abuts an existing public sidewalk, and will provide barrier-free access and permanent seating
- Grade-related residential units do not require specific landscaping

Site Plan Approval Criteria

Building Design Requirements (Chapter 3):

- 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.

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Site Plan Approval Criteria

Parking, Access, and Utilities Design Requirements (Chapter 4):

- Proposed pedestrian connection from the public sidewalk to the at-grade private open space.
- Parking is located internal to the building and the entrance is integrated into the design of the building.

Heritage Conservation Design Requirements (Chapter 5):

- The subject properties are not designated as heritage properties, and are not located within a heritage conservation district.

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Site Plan Approval Criteria

Other Design Requirements (Chapter 6):

- Building lighting has been provided to illuminate the required areas
- The subject site is not a View Terminus Site.

Variation Criteria (Chapter 7):

- The developer has not requested any variations to the land use bylaw requirements.

Recommendation sought from DAC

The Design Advisory Committee is being asked to make a recommendation on this proposal to the Development Officer (DO). The Committee can recommend that the DO:

- Approves the application
- Approves the application with conditions
- Refuses the application

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Questions?