



PO Box 1749
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MEMORANDUM

TO: Chair and Members of the Design Advisory Committee

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

DATE: November 25, 2020

SUBJECT: Level III Site Plan Approval Application for 5665 Roberts St., Halifax

Background:

The applicant has submitted a Level III Site Plan Approval under the [Regional Centre Land Use Bylaw](#) (LUB) for property located at 5665 Roberts St., Halifax, N.S. (PID # 00170050). A pre-application has been completed and the proposal has been deemed compliant with the requirements of the LUB.

The applicant has completed the consultation process 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.

Existing Use: 5665 Roberts St. is currently a vacant lot. The site has undergone excavation prep work to prepare the area for development once all permits are applied for and issued.

Zoning: HR-1 (High Order Residential - 1) under the Regional Centre Land Use Bylaw.

Proposal:

The proposal before the Committee is for a 7-storey, 74-unit residential building with two levels of underground parking. The proposed building classified as a tall, mid-rise building under the LUB. The lot for this proposed development is currently vacant, with exaction work to prepare the site already completed. The proposed building will have a streetwall on Roberts Street and Maynard Street. The development will require grade-related residential units 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:

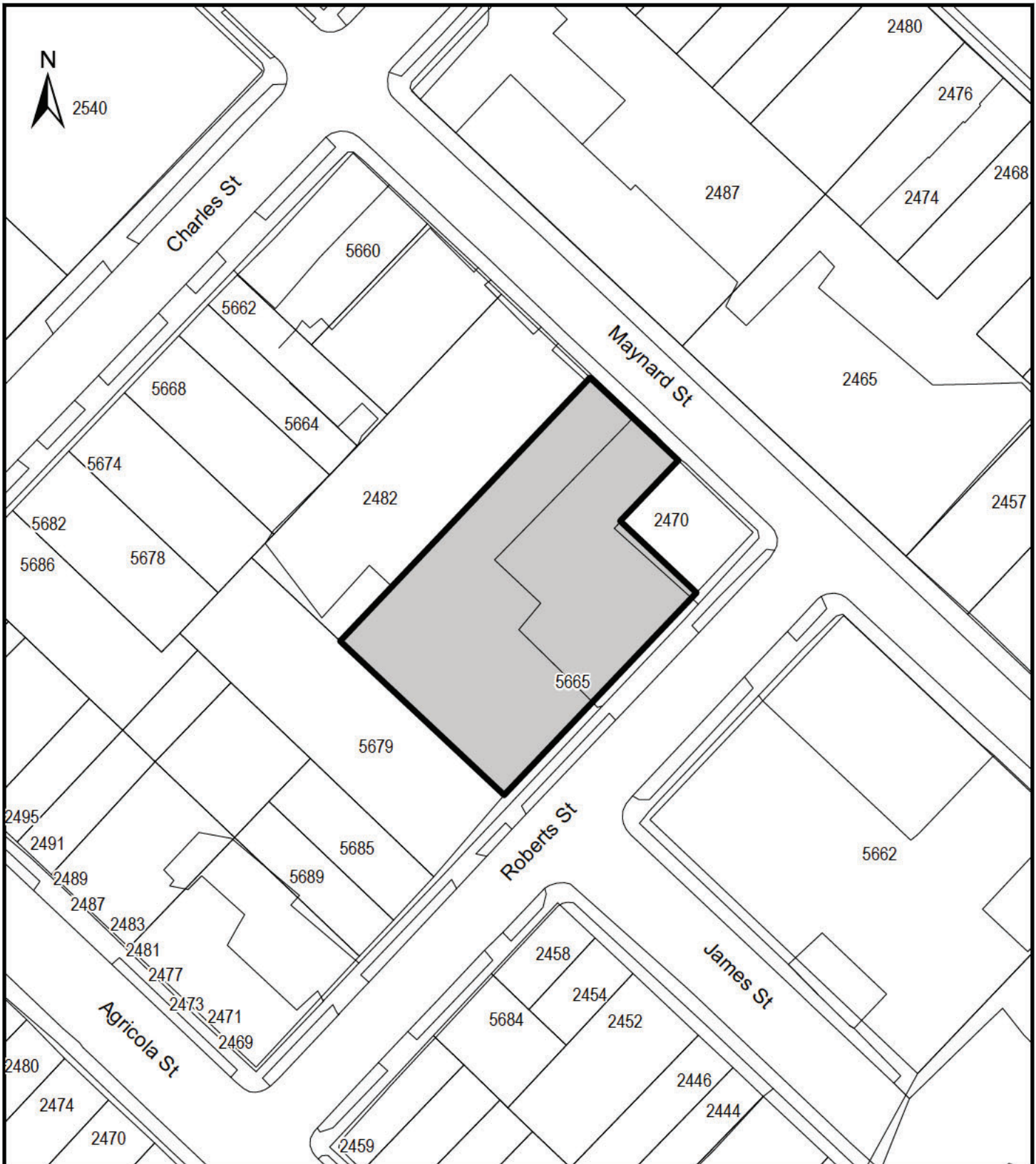
Chapter 1: General Site Plan Approval Design Requirements	Chapter 1 sets out the requirement for site plan approval. There are no criteria to be satisfied.
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Chapter 2: At-Grade Private Open Space Design Requirements	The Floor Plans for the Ground Floor demonstrate that the site will contain at-grade private open spaces, which will abut an existing public sidewalk. The required 2-metre-wide connection for pedestrian access has been provided along the abutting sidewalk. The at-grade private open space for the grade-related units is less than 2.5 metres in depth, 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 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 not required - Building top distinction is accomplished with a change in colours and materials from the bottom 2/3 of the building. - The rooftop penthouse is visually integrated into the design of the building using the same building materials as other portions of the building (steel corrugated profile).
Chapter 4: Parking, Access, and Utilities Design Requirements	<ul style="list-style-type: none"> - No pedestrian connections are proposed for this building. - The motor vehicle access in the streetwall is integrated into the building design by using the same materials and setting the garage door back, as required in a different section of the LUB. This setback of the entry door helps to maintain a screening of the entrance from the public right-of-way, for internal parking within 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 Building Renderings
- Attachment B Site Plan
- Attachment C Ground Floor – Floor Plans
- Attachment D Landscaping Plan
- Attachment E Elevation Drawings
- Attachment F Design Checklist/ Rationale

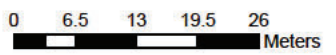


Map 1 - Location Map

5665 Roberts St., Halifax



 Subject Property





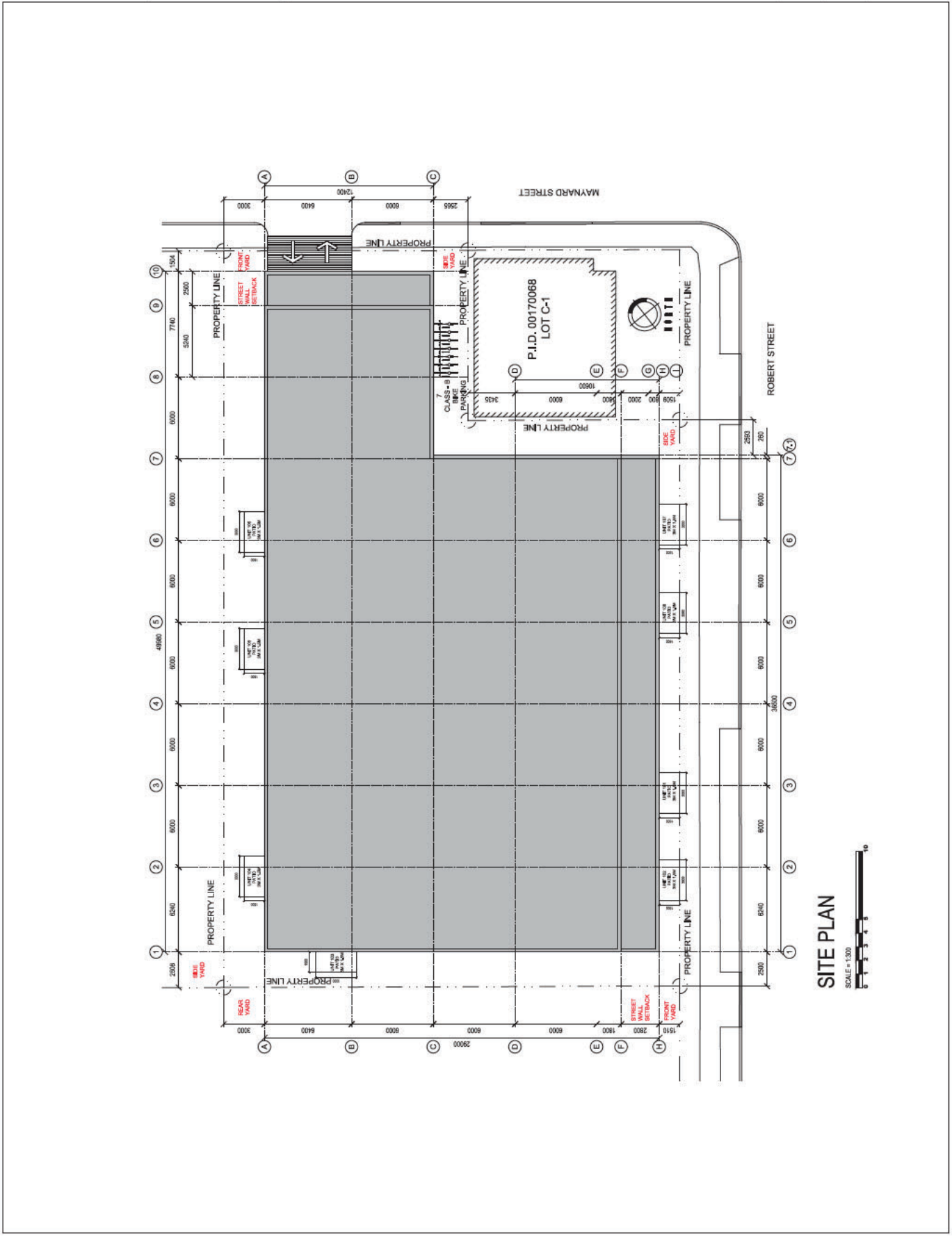
The accuracy of any representation on this plan is not guaranteed.

Attachment A: Building Renderings



Attachment B: Site Plan

MR APARTMENTS 5665 ROBERTS STREET HALIFAX, NS	 nuvo Architecture & Interiors Inc. OFFICE LOCATION 5330 STREET (ANTHONY) (ALBERT STREET EXTENSION) 902 432 8199 MAILING ADDRESS 4930 CHESTNUT STREET HALIFAX, NS B1L 1G7		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 15%;">H</td><td style="width: 55%;">REVISED DRAWING</td><td style="width: 30%;">OCT 25, 2020</td></tr> <tr><td>G</td><td>REVISED DRAWING</td><td>OCT 05, 2020</td></tr> <tr><td>F</td><td>BUILDING PERMIT</td><td>AUG 05, 2020</td></tr> <tr><td>E</td><td>PRE MEETING</td><td>JULY 08, 2020</td></tr> <tr><td>D</td><td>PRE APPLICATION</td><td>MAY 19, 2020</td></tr> <tr><td>C</td><td>PRE APPLICATION SET</td><td>MAR 05, 2020</td></tr> </table>	H	REVISED DRAWING	OCT 25, 2020	G	REVISED DRAWING	OCT 05, 2020	F	BUILDING PERMIT	AUG 05, 2020	E	PRE MEETING	JULY 08, 2020	D	PRE APPLICATION	MAY 19, 2020	C	PRE APPLICATION SET	MAR 05, 2020	<p>NOTES:</p> <p>1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.</p> <p>2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p>
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MAYNARD HOLDINGS	BUILDING PERMIT
SITE PLAN	A100

Attachment E: Elevation Plans

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C	PRE APPLICATION	MAR 25, 2020
B	MCI APPLICATION SET	MAR 05, 2020
A	REVISED / ISSUED	

NOTES:
1. SEE THE A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

HAYWARD HOLDINGS
BUILDING PERMIT
ELEVATION
A300



- 1 VERTICAL 7/8" CORRUGATED STEEL - WHITE
- 2 VERTICAL 7/8" CORRUGATED STEEL - BLUE
- 3 VERTICAL 7/8" CORRUGATED STEEL - GREEN
- 4 FIBER CEMENT BOARD - WHITE
- 5 COMPOSITE PANEL BOARD - BLUE
- 6 COMPOSITE PANEL - GREEN
- 7 STONE VENEER
- 8 STONE - 35-1/2" X 3-1/2" X 3-1/2"
- 9 1070 MM HT GLASS RAILING
- 10 COMPOSITE PANEL - WHITE MARBLE
(COLUMNS AND RAILING PANELS ONLY)

SOUTH ELEVATION
SCALE = 1:250

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NOTES:

1. SEE ALL NOTES ON ALL DRAWINGS.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE (NBC) AND ALL APPLICABLE REGULATIONS.

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFASC) AND ALL APPLICABLE REGULATIONS.

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE REGULATIONS.

5. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL MECHANICAL CODE (NMC) AND ALL APPLICABLE REGULATIONS.

6. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL PLUMBING AND HEATING CODE (NPHC) AND ALL APPLICABLE REGULATIONS.

7. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL SANITARY AND VENTILATION CODE (NSVC) AND ALL APPLICABLE REGULATIONS.

8. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL SAFETY CODE (NSC) AND ALL APPLICABLE REGULATIONS.

9. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) AND ALL APPLICABLE REGULATIONS.

10. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ACCESSIBILITY CODE (NAC) AND ALL APPLICABLE REGULATIONS.

HAYWARD HOLDINGS
BUILDING PERMIT
ELEVATION
A301



- 1 VERTICAL 7/8" CORRUGATED STEEL - WHITE
- 2 VERTICAL 7/8" CORRUGATED STEEL - BLUE
- 3 VERTICAL 7/8" CORRUGATED STEEL - GREEN
- 4 FIBER CEMENT BOARD - WHITE
- 5 COMPOSITE PANEL BOARD - BLUE
- 6 COMPOSITE PANEL - GREEN
- 7 STONE VENEER
- 8 STONE - 35-1/2" X 3-1/2" X 3-1/2"
- 9 1070 MM H/T GLASS RAILING
- 10 COMPOSITE PANEL - WHITE MARBLE (COLUMNS AND RAILING PANELS ONLY)

NORTH ELEVATION

SCALE = 1:250

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A	Revisions / Issues	

NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (NBC) AND THE REGULATIONS THEREUNDER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TESTING AND INSPECTIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABOR.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS AND EGRESS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SIGNAGE AND MARKING.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND DOCUMENTATION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY AS-BUILT DRAWINGS.

MAYNARD HOLDINGS

BUILDING PERMIT

ELEVATION
A303



- 1 VERTICAL 7/8" CORRUGATED STEEL - WHITE
- 2 VERTICAL 7/8" CORRUGATED STEEL - BLUE
- 3 VERTICAL 7/8" CORRUGATED STEEL - GREEN
- 4 FIBER CEMENT BOARD - WHITE
- 5 COMPOSITE PANEL BOARD - BLUE
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- 9 1070 MM H/T GLASS RAILING
- 10 COMPOSITE PANEL - WHITE MARBLE (COLUMNS AND RAILING PANELS ONLY)

EAST ELEVATION



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 checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale:</p> <p style="text-align: center;">ABBUTTING AN EXISTING PUBLIC SIDEWALK</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 checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale:</p> <p style="text-align: center;">AT GRADE PRIVATE OPEN SPACE PROVIDED ABBUTTING SIDEWALK. EACH PRIVATE PEDESTRIAN ACCESS CONNECTION IS MIN. 2 METERS WIDE.</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>	<input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable	<p>Rationale:</p> <p>ROBERTS ST ENTRANCES: PROVIDED PLANTERS 600 MM H 2 OR MORE SHRUBS PER ENTRANCE</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>	<input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable	<p>Rationale:</p> <p>PROVIDED CONCRETE PAVERS @ ALL ROBERTS ST PRIVATE ENTRANCES</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>	<input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable	<p>Rationale:</p> <p>PROVIDED MASONRY IN DISTINCT SECTIONS BETWEEN .3M AND 8M PROVIDED CORRUGATED METAL SIDING IN DISTINCT SECTIONS BETWEEN .3M AND 8M PROVIDED RECESSES BETWEEN .3M AND 8M</p>
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>	<input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable	<p>Rationale:</p>
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>	<input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable	<p>Rationale:</p> <p>MASONRY CONTINUED ALONG ALL FULL LENGTH OF SIDEYARDS</p>

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:</p> <p>PEDESTRIAN ENTRANCES DIFFER FROM STREETWALL USING MATERIALS THAT DIFFER FROM STREETWALL: COLOR CHANGE, MATERIAL CHANGE RECESSES.</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 checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale:</p> <p>PROVIDED CANOPIES, MASONRY IN DISTINCT SECTIONS BETWEEN .3M AND 8M, CORRUGATED METAL SIDING IN DISTINCT SECTIONS BETWEEN .3M AND 8M, RECESSES BETWEEN .3M AND 8M</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> <p>NO STOREFRONTS PROVIDED.</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 type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</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 type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</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:</p> <p>PROVIDED RECESSED ENTYRANCES</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 type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</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:</p> <p>TOP 1/3RD OF THE BUILDING IS A DIFFERENT a) MATERIAL b) COLOR FROM BOTTOM 2/3'S TOP 1/3RD IS CORRUGATED METAL, BOTTOM 2/3RD'S IS COMPOSITE PANELS AND MASONRY (ALL DIFFERENT COLOR)</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: PENTHOUSE IS VISUALLY INTEGRATED BY USING THE SAME STEEL CORRUGATED PROFILE AS THE MAIN BUILDING</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: ANY MECHANICAL PENTHOUSE WILL BE CONCEALED IF APPLICABLE</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 PUBLIC WALKWAY IS PROVIDED TO CONNECT MAYNARD ST TO ROBERTS ST</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>	<p><input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</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>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale:</p> <p>A COMPLETELY CLOSED GARAGE DOOR LESS THAN 4.5 M HIGH IS PROVIDED IN STREETWALL FOR MOTOR VEHICLES. THE STREETWALL IS MASONRY WITH COLOR/MATERIAL CHANGES BETWEEN .3M AND 8M</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>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>	<p>Rationale:</p> <p>THE INTERNAL PARKING AREA IS NOT VISIBLE TO THE PUBLIC. IT IS SCREENED WITH A CUSTOM GARAGE DOOR.</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:</p> <p>UTILITY AND MECHANICAL FEATURES WILL HAVE EITHER OPAQUE SCREENING OR ENCLOSED WITH A PROJECTION OR RECESS IN THE FACADE OF THE BUILDING.</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:</p> <p>ANY HEAT PUMPS USED ON BALCONIES WILL BE SCREENED WITH METAL OR COMPOSITE PANELS.</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 align="center">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:</p> <p align="center">ALL COMMON BUILDING ENTRANCES, WALKWAYS WILL BE ILLUMINATED</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>	<input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable	<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>	<input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable	<p>Rationale:</p>