

Level III Site Plan Approval: 3077 and 3085 Oxford Street, 6387, 6389 and 6393 Young Street, Halifax

Design Advisory Committee

Background

Zoning:

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

Existing Use:

- The subject site is four separate lots developed as single unit dwellings and one two unit dwelling.

Development Site



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Proposed Building

Oxford Street Facade



Young Street Facade



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Approval Process

- The floor area of the proposed building exceeds 5000 square metres, which requires a Level III Site Plan Approval.
- The 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):

- There are two at-grade private open spaces proposed, an upper courtyard and a patio for the bicycle room.
- Both contribute to the Regional Centre's network of open spaces by "abutting an existing mid-block at-grade private open space.
- Both at-grade private open spaces provide compliant weather protection using existing and proposed trees and a canopy over the entrance.

Site Plan Approval Criteria

Building Design Requirements (Chapter 3):

- All streetwalls are divided into sections that vary in at least two of the listed criteria: colour, material, projection/recession.
- Articulation has been continued into the side yards façade as required.
- Pedestrian entrances are distinguished using changes in colour and materials, and projections and recesses.

Site Plan Approval Criteria

Building Design Requirements (Chapter 3):

- The ground floor contains residential units and commercial space fronting on Oxford and Young Street.
- Weather protection is accomplished using recessed entrances.
- Building top distinction is accomplished using change in colour and material.
- 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):

- A pedestrian connection follows the side yard from Young Street to the two at-grade private open spaces.
- Exterior mechanical features are proposed to be concealed from the streetline.
- Parking is located internal to the building and the entrance is integrated into the design of the building.

Site Plan Approval Criteria

Heritage Conservation Design Requirements (Chapter 5):

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

Other Design Requirements (Chapter 6):

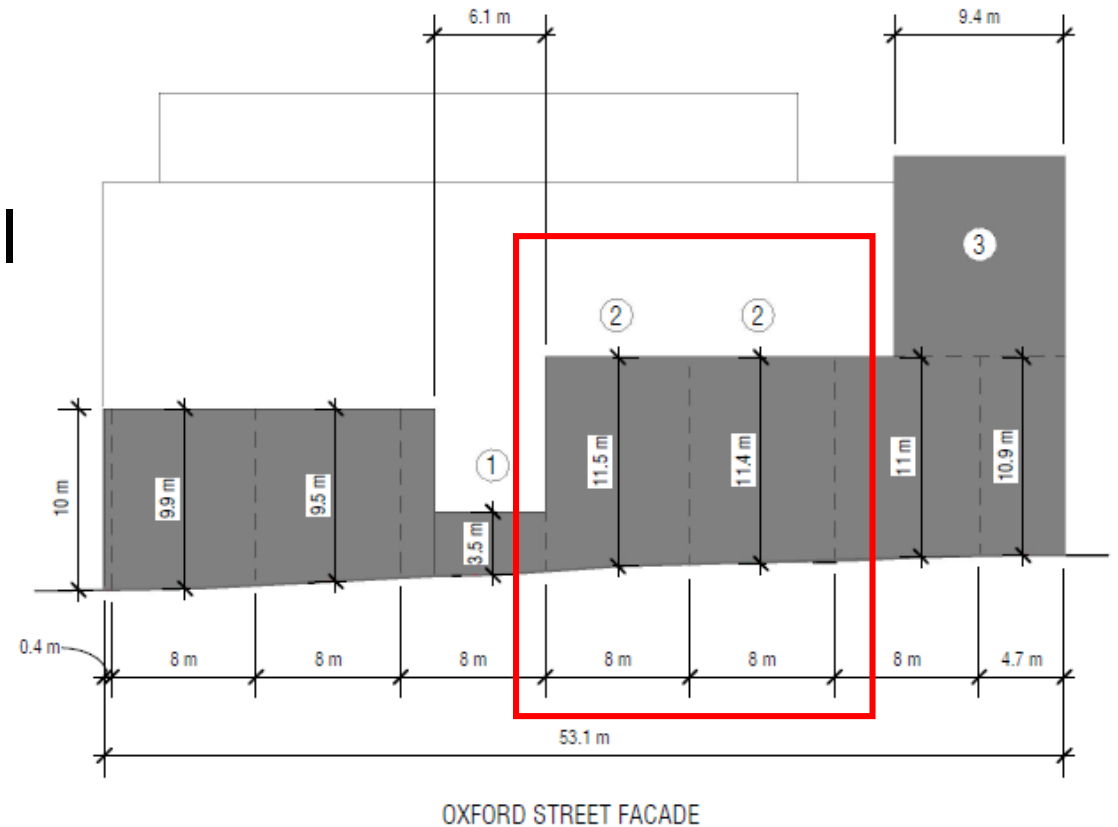
- The proposal illuminates all common entrances, walkways and accessible at-grade private open spaces.
- The proposal does not sit on a view terminus site.

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Site Plan Approval Criteria

Variation Criteria (Chapter 7):

- On Oxford Street two streetwall portions exceed the maximum streetwall height of 11 metres.
- Proposed Variation request is to increase the maximum streetwall height for these two portions from 11m to 11.5 metres and 11.4 metres.



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?