



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: November 25, 2020

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

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 3077 and 3085 Oxford Street, 6387,6389 and 6393 Young Street (PIDs 00153411, 00153403, 00153395, 00153387). 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: The subject site is four separate lots developed as single unit dwellings and one two unit dwelling.

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

Proposal:

The proposal before the Committee is for a 6-storey plus penthouse, 61-unit residential building with ground floor commercial and underground parking. The proposed building is a 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 Oxford and Young Street. The development will require 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. One variation to the design requirements has been requested to vary the maximum streetwall height. 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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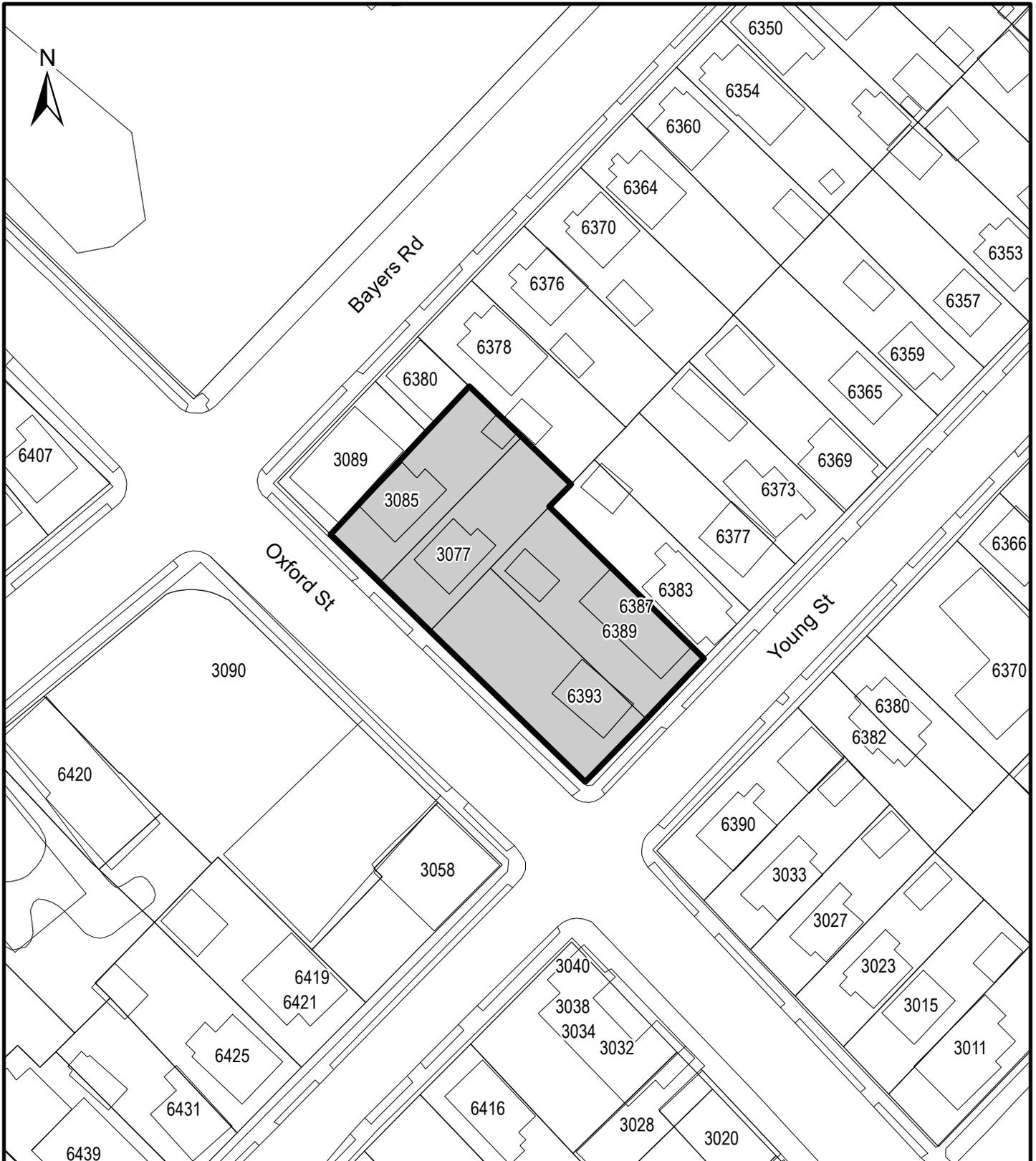
Chapter 2: At-Grade Private Open Space Design Requirements	<ul style="list-style-type: none"> - There are two at-grade private open spaces proposed, an upper courtyard and a patio for the bicycle room. Both contribute to the Regional Centre’s network of open spaces by “abutting an existing mid-block at-grade private open space” [s. 113(c)]. These connections are visible on the landscaping plan on Sheet L101. - Both at-grade private open spaces provide compliant weather protection using existing and proposed trees and a canopy over the entrance.
Chapter 3: Building Design Requirements	<ul style="list-style-type: none"> - All streetwalls are divided into sections between 0.3 metres to 8.0 metres in width 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. - 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.
Chapter 4: Parking, Access, and Utilities Design Requirements	<ul style="list-style-type: none"> - A pedestrian connection follows the side yard from Young Street (a public street) to two at-grade private spaces. - Exterior mechanical features are proposed to be concealed from the streetline.
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	<ul style="list-style-type: none"> - The proposal illuminates all common entrances, walkways and accessible at-grade private open spaces. - The proposal does not sit on a view terminus site.
Chapter 7: Variation Criteria	<ul style="list-style-type: none"> - The Oxford Street Streetline for this proposal has a significant slope. Granting a variance under Section 160 would allow for a gentle stepping down of the streetwall that is more amenable to the human experience of the street. - Only two streetwall measurement portions exceed the maximum streetwall height of 11 metres. The heights of these portions are 11.5 metres and 11.4 metres. Section 160 would increase the maximum allowable height to 11.55 metres, which would bring all streetwall measurement portions into compliance with maximum streetwall heights (Section 93).

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 Landscaping Plan
Attachment D Elevation Drawings
Attachment E Design Rationale



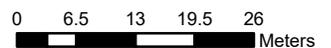
Map 1 - Location

3085, 3077 OXFORD STREET &
6393, 6387, 6389 YOUNG STREET



Subject Property

HALIFAX



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

DRAFT:
-will add texture and material
-will add allowed entourage
-will approximate daylight conditions



3 01 Oxford Street Facade - Daytime

DRAFT:
-will add texture and material
-will add allowed entourage
-will approximate daylight conditions



2 02 Young Street Facade - Daytime

DRAFT:
-will add nighttime illumination
-will add texture and material
-will add allowed entourage



1 03 Oxford Street Facade - Nighttime

DRAFT:
-will add nighttime illumination
-will add texture and material
-will add allowed entourage



4 04 Young Street Facade - Nighttime

FOR SITE PLAN APPROVAL ONLY
NOT FOR CONSTRUCTION

CONTRACTORS MUST:

1. CHECK AND VERIFY THAT ALL DIMENSIONS ARE CORRECT, REPORTING ALL ERRORS AND OMISSIONS IN WRITING TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
2. PRINT THESE DRAWINGS ONLY AT THE CORRECT SCALE
3. READ THE DRAWINGS WITH ALL ASSOCIATED SPECIFICATIONS AND DRAWINGS BY OTHER CONSULTANTS, SUCH AS ELECTRICAL, MECHANICAL, STRUCTURAL.

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1" DRAWINGS ON THIS SHEET ARE CORRECTLY SCALED ONLY WHEN THIS LINE MEASURES 1"

REVISIONS:

NO.	DESCRIPTION	DATE
1	FOR SITE PLAN APPROVAL (PRE APPLICATION)	19 MAY 2020
2	FOR SITE PLAN APPROVAL (PRE APPLICATION)	25 AUGUST 2020

PROJECT NAME:

Tony Gossen Oxford Apartments

SHEET NUMBER:

A901

(sheet 105 of 105)

SHEET NAME:

Streetline Renderings

PROJECT NUMBER:

TG1901

DATE:

25 August 2020

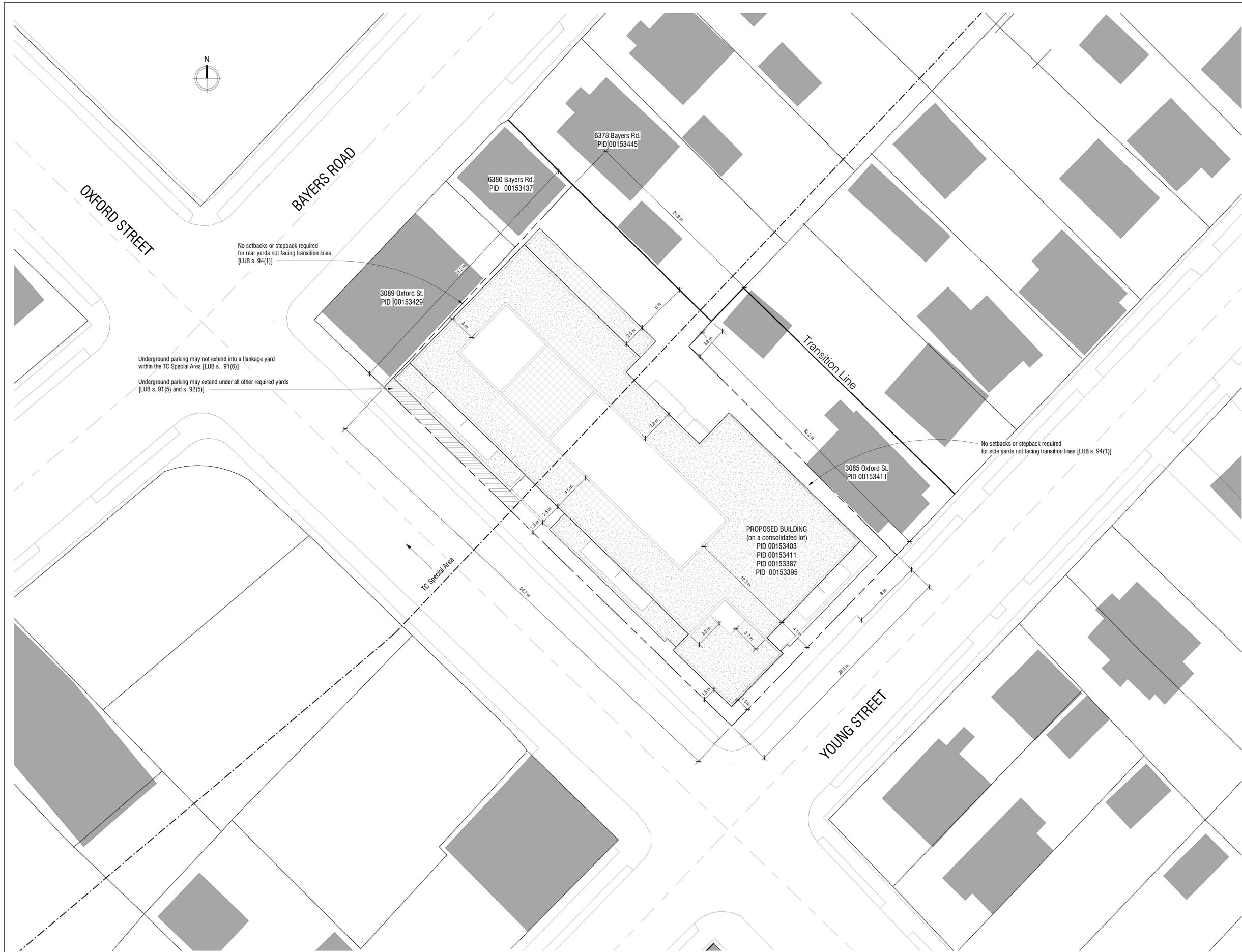
CHECKED BY:

RS

DRAWN BY:

CF

SCALE:



STUDIO WORKS
 INTERNATIONAL INC.
 ARCHITECTURE · PLANNING · INDUSTRIAL DESIGN · PROJECT MANAGEMENT
 Suite 100 6156 Quinpool Road Halifax, Nova Scotia B3L 1A3
 phone: 902 . 429 . 3359
 fax: 902 . 429 . 1672
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 site: www.studio-works.ca

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2	FOR SITE PLAN APPROVAL (PRE APPLICATION)	25 AUGUST 2020

PROJECT NAME:
Tony Gossen Oxford Apartments

SHEET NUMBER:
A101
(sheet 86 of 105)

SHEET NAME:
Site Plan

PROJECT NUMBER: **TG1901** DATE: **25 August 2020**

CHECKED BY: **RS** DRAWN BY: **CF**

SCALE: **1/16" = 1'-0"**

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2	FOR SITE PLAN APPROVAL (PRE APPLICATION)	25 AUGUST 2020

PROJECT NAME:

Tony Gossen Oxford Apartments

SHEET NUMBER:

L101

(sheet 82 of 105)

SHEET NAME:

Landscaping At Grade

PROJECT NUMBER:

TG1901

DATE:

25 August 2020

CHECKED BY:

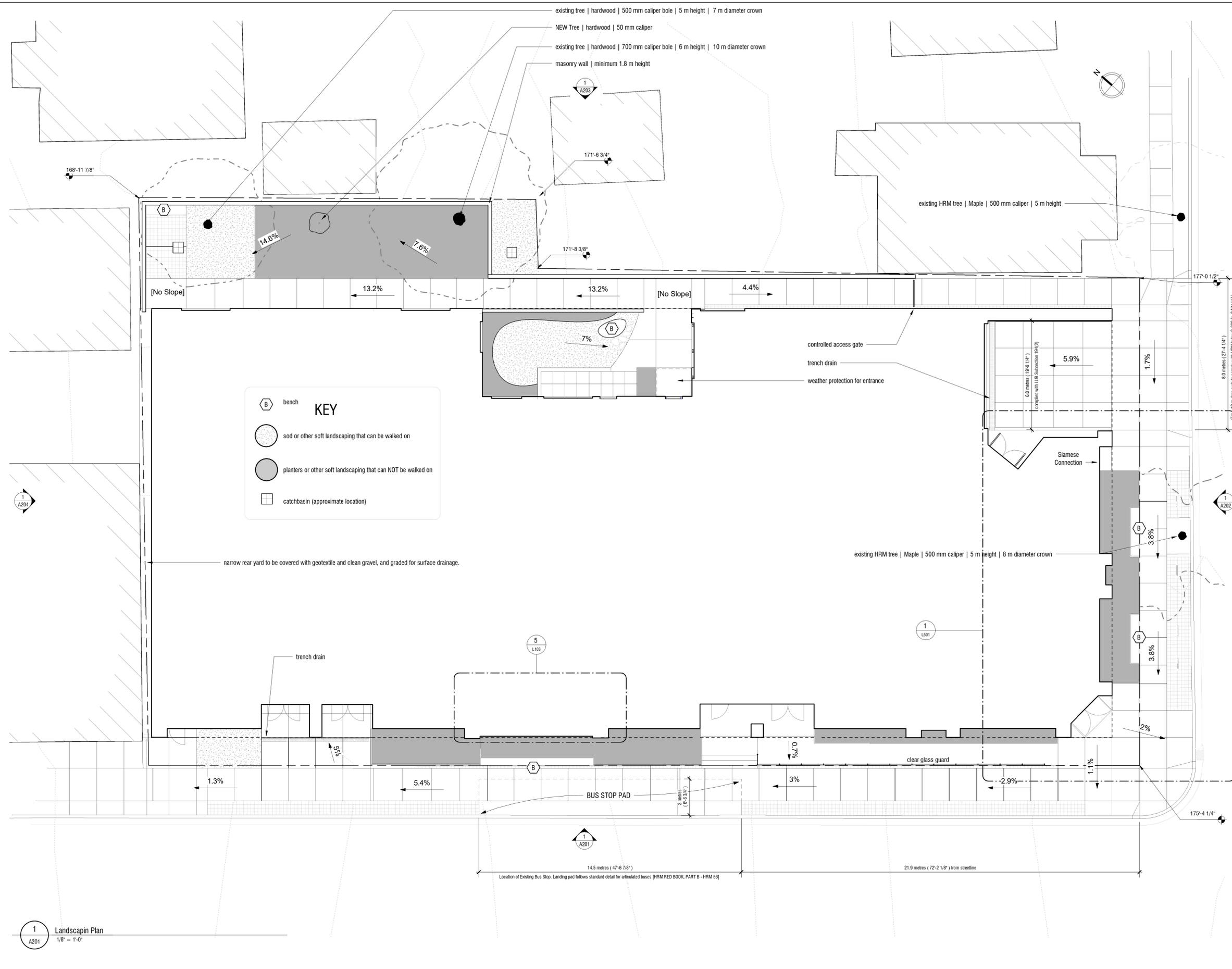
RS

DRAWN BY:

CF

SCALE:

1/8" = 1'-0"



KEY

- bench
- sod or other soft landscaping that can be walked on
- planters or other soft landscaping that can NOT be walked on
- catchbasin (approximate location)

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2	FOR SITE PLAN APPROVAL (PRE APPLICATION)	25 AUGUST 2020

PROJECT NAME:

Tony Gossen Oxford Apartments

SHEET NUMBER:

A201

(sheet 98 of 105)

SHEET NAME:

West Elevation

PROJECT NUMBER:

TG1901

DATE:

25 August 2020

CHECKED BY:

RS

DRAWN BY:

CF

SCALE:

1/8" = 1'-0"



NOTE:
This drawing extends 15m through the neighbouring lot as a requirement of the site plan approval process. [LUB s. 17(9)]
Upon site plan approval, subsequent revisions will centre the elevation on the sheet for greater clarity.

1
A102
02 WEST
1/8" = 1'-0"

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2	FOR SITE PLAN APPROVAL (PRE APPLICATION)	25 AUGUST 2020

PROJECT NAME:

Tony Gossen Oxford Apartments

SHEET NUMBER:

A202

(sheet 99 of 105)

SHEET NAME:

South Elevation

PROJECT NUMBER:

TG1901

DATE:

25 August 2020

CHECKED BY:

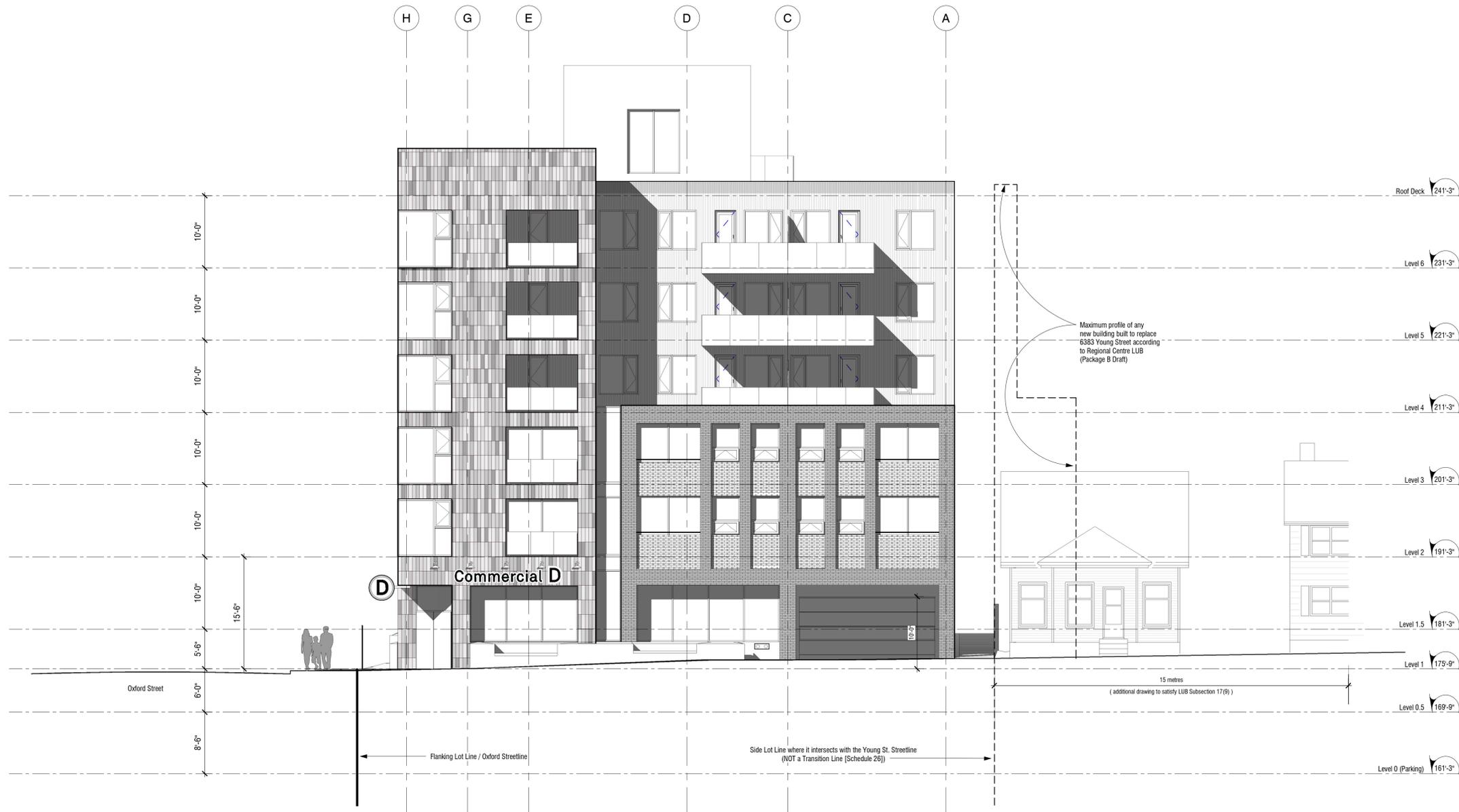
RS

DRAWN BY:

CF

SCALE:

1/8" = 1'-0"



1
A102 01 SOUTH
1/8" = 1'-0"

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2	FOR SITE PLAN APPROVAL (PRE APPLICATION)	25 AUGUST 2020

PROJECT NAME:

Tony Gossen Oxford Apartments

SHEET NUMBER:

A203

(sheet 100 of 105)

SHEET NAME:

East Elevation

PROJECT NUMBER:

TG1901

DATE:

25 August 2020

CHECKED BY:

RS

DRAWN BY:

CF

SCALE:

1/8" = 1'-0"



NOTE:
This drawing extends 15m through the neighbouring lot as a requirement of the site plan approval process. (LUB s. 17(9))
Upon site plan approval, subsequent revisions will centre the elevation on the sheet for greater clarity.

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2	FOR SITE PLAN APPROVAL (PRE APPLICATION)	25 AUGUST 2020

PROJECT NAME:

Tony Gossen Oxford Apartments

SHEET NUMBER:

A204

(sheet 101 of 105)

SHEET NAME:

North Elevation

PROJECT NUMBER:

TG1901

DATE:

25 August 2020

CHECKED BY:

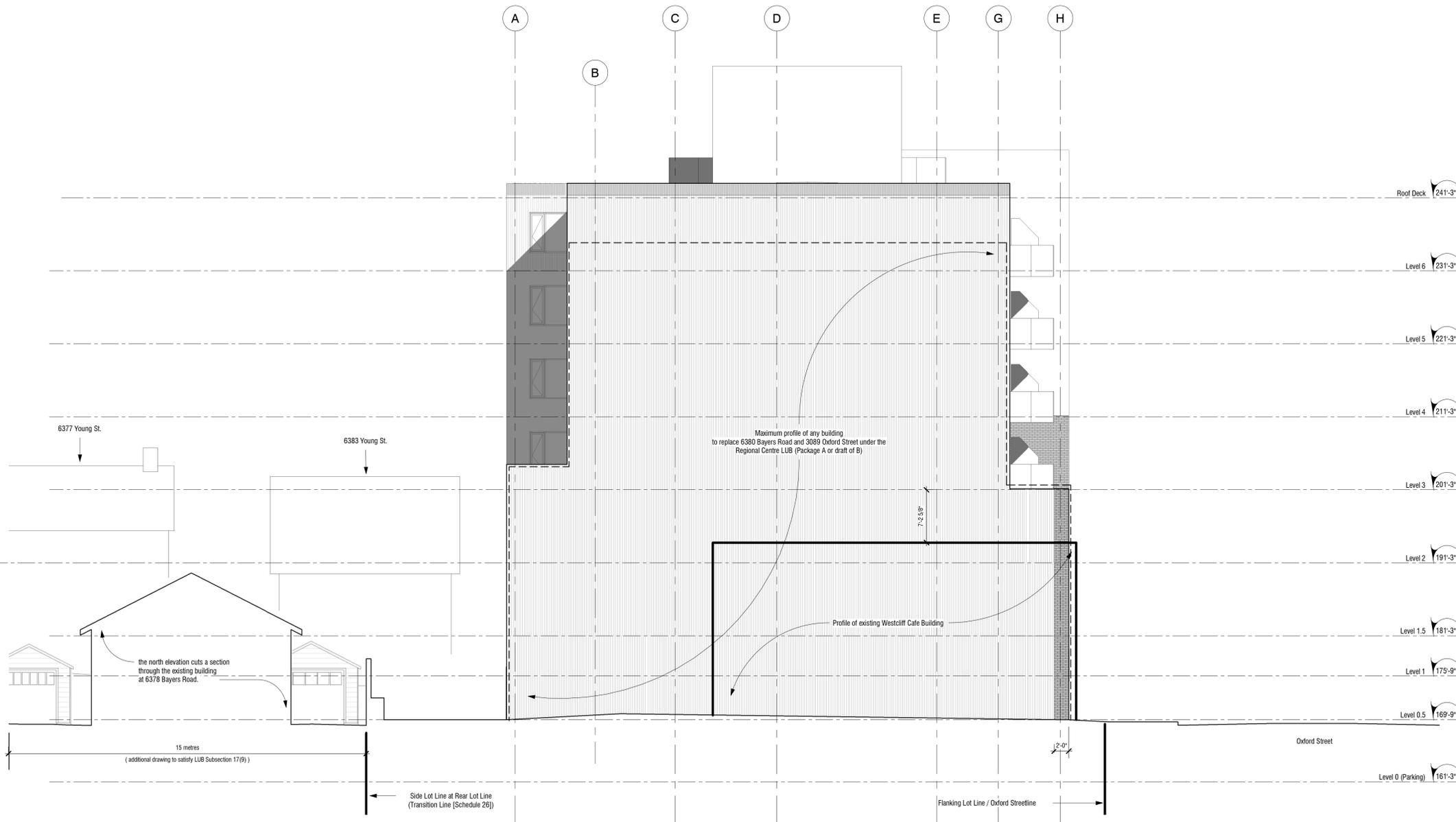
RS

DRAWN BY:

CF

SCALE:

1/8" = 1'-0"



1
A102
03 NORTH
1/8" = 1'-0"

Attachment E: Design Rationale

Section 96	Compliant—	At its largest, the building is 23.4 metres (77'-4 1/4") by 53.0 metres (174'-2 7/8"), falling under the maximum building size of 64 metres by 64 metres. These dimensions are visible on sheet A102.
Section 97	Compliant—	The proposal's streetwalls meet the articulation requirements contained in part VI. Please refer to the rationales for Sections 111 to 165 on sheets G737 to G745

Part V, Chapter 4: Built Form Requirements for Other Zones and Buildings

Sections 98 – 103	Not Applicable—	These sections do not apply to the proposal because it is entirely within zone "COR."
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Part V, Chapter 5: Accessory Structures, Backyard Suite Uses, and Shipping Containers

Sections 104 – 110	Not Applicable—	The proposal includes no accessory buildings or shipping containers.
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Part VI, Chapter 1: General Site Plan Approval Design Requirements

NOTE	—	<p>The text for Part VI, which begins here, satisfies the requirement for a "Design Rationale" as defined in Section 29. The design rationale is a required part of a Level III site plan approval [s. 17(3)].</p> <p>This proposal also includes a completed <i>Part VI Design Criteria Checklist</i> provided by the planning office. This form repeats the same information as here without accompanying diagrams.</p>
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Section 111	Interpretation—	Since this proposal is subject to site plan approval, it must meet the applicable design requirements of Part VI.
Section 112	Interpretation—	The Development Officer shall grant site plan approval when she or he determines the proposal has met the design requirements of Part VI.
Section 113	Compliant—	<p>The proposal includes two at-grade private open spaces, 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” [s. 113(c)].</p> <p>Diagram LUB 113 on sheet G739 shows these connections, which are also visible on the landscaping plan on sheet L101.</p>
Section 114	Not Applicable—	The proposal includes no at grade private open spaces abutting a sidewalk. The walkway to Young Street, visible in diagram LUB 113 on this sheet G739, is too narrow to be considered such a space, following the criteria of section 115.



- 1. established mid-block open space
- 2. Bicycle Room Patio/sunken garden
- 3. Upper Courtyard
- 4. walkway access to street
- 5. proposed building

Section 115	Compliant—	<p>The proposal includes two at-grade private open spaces that are greater than 15 square metres and exceed dimensions of 3.0 x 5.0 meters, the Upper Courtyard and the Bicycle Room Patio. Please refer to the landscape plan on sheet L101 as a companion to the text below.</p> <p>The Upper Courtyard measures 5.54 metres (19'-9 3/4") by 5.29 metres (18'-7 7/8") with an area of 29.3 m². It has barrier free access via a walkway to Young Street and via a building entrance. A permanent bench is situated within the courtyard and the floor of this outdoor room is partly concrete pavers, and partly grass.</p> <p>The Bicycle Room Patio measures 5.54 metres (19'-9 3/4") by 5.29 metres (18'-7 7/8") with an area of 29.3 m². It provides barrier free access through the Bicycle Room, with a sloped walkway that is too steep to be barrier free, but is better than stairs for cyclists to walk their bikes up and down to the Bicycle Room. A permanent bench forms a part of the masonry wall that partitions the property from the backyards of neighbours. The floor of the outdoor room is partly concrete pavers, and partly salt tolerant groundcover. Please refer to the landscape plan on sheet L101.</p>
Section 116	Compliant—	Both at-grade private open spaces provide compliant weather protection. An existing tree, 500 mm caliper and hardwood, shelters the bicycle room patio. A canopy shelters the residential entrance in the upper courtyard. Both features are visible on sheet L101.
Section 117	Not Applicable—	The proposal includes no at grade large-scale private open spaces.
Section 118	Not Applicable—	The proposal does not abut any public open spaces.
Section 119	Not Applicable—	The proposal includes no "grade-related units" as defined in Section 248(92).
Section 120	Compliant—	All walkways on the site plan are hard surfaced, and none are asphalt. Please refer to the landscape plans on L101 and L102.

Part VI, Chapter 3: Building Design Requirements

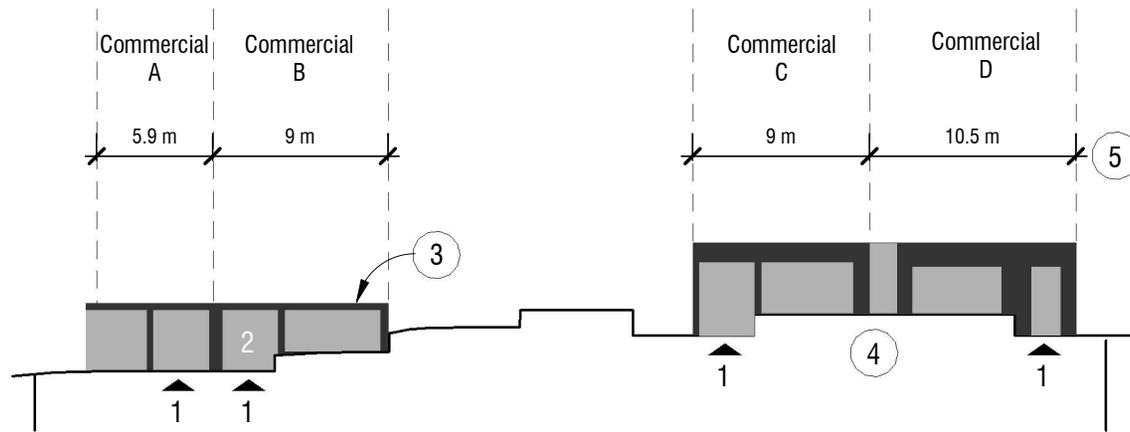
Section 121	Compliant—	All streetwalls are divided into sections between 0.3 metres to 8.0 metres in width that vary in at least two of the listed criteria: colour, material, projection/recession. To confirm compliance, please review the diagrams, tables and schedules on sheet A601.
Section 122	Not Applicable—	Besides its streetwalls, the proposal includes no exterior walls that front at grade private spaces abutting public rights-of-way.
Section 123	Compliant—	<p>The streetwall articulation on Young Street continues into the side yard by 36'-0" (see sheet A203) in excess of the required 5'-9", which is the width of the side yard measured at the street line (see sheet A105).</p> <p>The streetwall articulation on Oxford Street continues into the side yard by 8'-0" (see sheet A204) in excess of 0'-8", which is the width of the side yard measured at the street line (see sheet A103).</p>
Section 124	Compliant—	The pedestrian entrances for the commercial premises differentiate themselves from the surrounding streetwall by all three criteria. For materials, the entrances are glass panel and aluminum extrusions, while the predominant streetwall material is ceramic (brick or ceramic tile). For colours, the entrances are the colour of anodized aluminum and clear glass, while the ceramic materials have a different coloured clay body or glaze covering. The pedestrian entrances are also recessed (see sheets A201 and A202). The residential entrance on Oxford differentiates itself just as the commercial entrances, but with an additional differentiator of clear-stained wood (see sheet A201). The waste room entrance is less conspicuous, differentiating itself by being deeply recessed and metal, in contrast to the dominant brick (see sheet A104).

Section 125	Compliant—	The proposal includes two pedestrian entrances in at-grade private open spaces. The entrance in upper courtyard is sheltered by a metal canopy finished in an epoxy paint of a contrasting colour to the surrounding corrugated metal. The bicycle room door is metal painted in an epoxy paint of a contrasting colour to the surrounding corrugated metal, and includes a security glass lite as a material contrast.
Section 126	Compliant—	Every storefront has one pedestrian entrance and no storefronts exceed 24 metres in width. Please refer to storefront measurements on Diagram LUB 127 on sheet G744.
Section 127	Compliant—	63% of the ground floor façade dedicated to commercial uses consists of clear glass glazing, which falls between 50% and 80% as required by this section. Please refer to diagram LUB 127 on sheet G744.

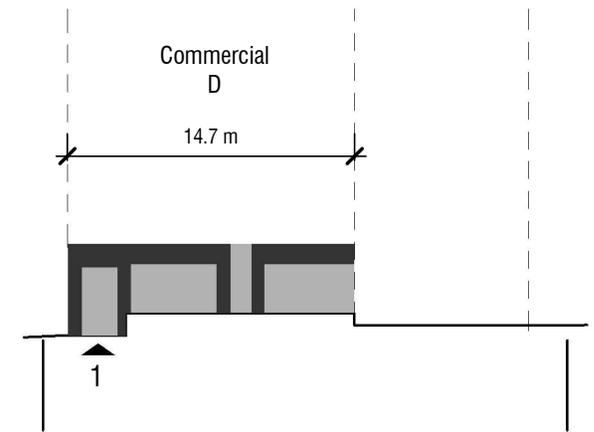
CALCULATION

P = percentage of glazing on ground floor façade for commercial uses
 A_T = total area of ground floor façade for commercial uses
 A_G = total area of glazing for ground floor commercial uses

$$\begin{aligned}
 P &= (A_G / A_T) \times 100\% \\
 &= (1235 \text{ SF} / 1975 \text{ SF}) \times 100\% \\
 &= 0.63 \% \\
 &= 63\%
 \end{aligned}$$



OXFORD STREET FACADE



YOUNG STREET FACADE

- 1. storefront entrance
- 2. glazing
- 3. facade of ground floor commercial
- 4. finished grade at building perimeter
- 5. storefront widths

Section 128	Not Applicable—	The proposal includes no “grade-related units” as defined in Subsection 248(92).
Section 129	Not Applicable—	The proposal includes no “ramps”, as defined in the <i>Nova Scotia Building Code</i> , in the front or flanking yards.
Section 130	Compliant—	The proposal provides weather protection by recessing all pedestrian entrances in the streetwall for commercial and multi-unit residential uses. To confirm, please review floorplans for levels 0.5, 1, and 1.5 as well as the elevation drawings
Section 131	Not Applicable—	No foundation walls or underground parking structures exceed 0.6 metres above grade.
Section 132	Compliant—	Two features differentiate the upper third of the building. A 0.5 metre cap flashing caps the corrugated metal cladding. Its colour is of a similar hue and saturation to the corrugated metal, but with a tone that is perceptibly darker. The landmark tower differentiates its upper third with an extending parapet that emphasizes the distinction of the tower and its colourful cladding material from the more subdued corrugated metal. To confirm compliance, please review the diagrams, tables and schedules on sheet A601.
Section 133	Compliant—	<p>During the daytime, the penthouse visually integrates into the building by being clad in the same corrugated metal that dominates the façade of the building. The colour of the penthouse will be a colour of similar hue and saturation but of a noticeably lighter tone so that the penthouse blends into the sky rather than looming over the street.</p> <p>During the nighttime, the penthouse will catch little stray light from the street and will have receive no external illumination from the proposed lighting scheme. Illumination will be directed at the walkways, specifically. Please refer to sheet A601 for the cladding materials schedule as well as the illumination scheme on sheet A602.</p>

Section 134 Compliant— Rooftop mechanical features will be located within interior of the mechanical penthouse, within the open-roofed enclosure on top of the penthouse or within the extended parapet of the landmark tower. All of these features visually integrate into the overall design of the building in compliance with Section 133. Please refer to diagram LUB 86 on sheet G730.

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

Section 135 Compliant— A pedestrian connection follows the side yard from Young Street (a public street) to two at-grade private spaces. This connection is visible on sheet L101.

Section 136 Not Applicable— The proposal includes no accessory surface parking lots.

Subsection 137(1) Compliant— The motor vehicle access door on Oxford Street will be painted to match “Colour A” which is the dominant storefront colour. Please refer to the schedules, diagrams, and tables on sheet A601.

Subsection 137(2) Compliant— The motor vehicle access on Young Street forms a part of the ground floor and has a height of 10'-0" or 3.05 metres. This height does not exceed the ground floor-to-floor height of 4.7 metres. Please refer to the elevation on sheet A202.

Section 138 Not Applicable— No parking internal to the building is located in the streetwall because all parking is below grade.

Section 139 Compliant— sheet A602 details the concealment of exterior mechanical features from the streetline.

Section 140 Not Applicable— The proposal includes no heat pumps or other HVAC equipment on balconies.

Part VI, Chapter 5: Heritage Conservation Design Requirements

Sections 141-153	Not Applicable—	The proposal includes no registered heritage buildings and it abuts no such buildings. The proposal is not within nor does it abut any heritage conservation districts.
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Part VI, Chapter 6: Other Design Requirements

Section 154	Compliant—	The proposal illuminates all common entrances, walkways and accessible at-grade private open spaces. It includes no parking lots or on street loading spaces. To confirm compliance, please refer to sheet A602 to review the luminaires intended for the applicable areas.
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Sections 155-156	Not Applicable—	The proposal does not sit on a view terminus site.
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Part VI, Chapter 7: Variation Criteria

Sections 157-159	Not Applicable—	The proposal does not include requests for these variances.
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Section 160	Request—	For the sake of convenience, the variance request appears in the rationale for Section 84 on sheet G720, with the other streetwall height calculations.
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Sections 161-164	Not Applicable—	The proposal does not include requests for these variances.
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Section 81	Compliant—	The proposal includes no pedways.
Section 82	Compliant—	The proposal includes no drive-throughs.
Section 83	Not Applicable—	The proposal includes no Self-Storage Facility Uses.
Section 84	Compliant—	The streetwall height calculation is a geometric calculation shown in Diagram LUB 84 on sheet G722. The maximum allowable streetwall height is 11 metres as described in Clause 93(1)(d). Please note that the Oxford Street Façade exceeds the maximum height of 11 metres in two of the measurement portions. These portions will require a variance under Section 160.

Section 160, Full Text:

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.

For the sake of convenience, here is the variance request for Section 160:

The Oxford Street Streetline for this proposal has a significant slope. Granting a variance under Section 160 would allow for a gentle stepping down of the streetwall that is more amenable to the human experience of the street. We respectfully ask that this variance be granted.

Only two streetwall measurement portions exceed the maximum streetwall height of 11 metres. The heights of these portions are 11.5 metres and 11.4 metres. Section 160 would increase the maximum allowable height to 11.55 metres, which would bring all

streetwall measurement portions into compliance with maximum streetwall heights (Section 93).

Please refer to diagram LUB 84 on sheet G722 for these measurements.

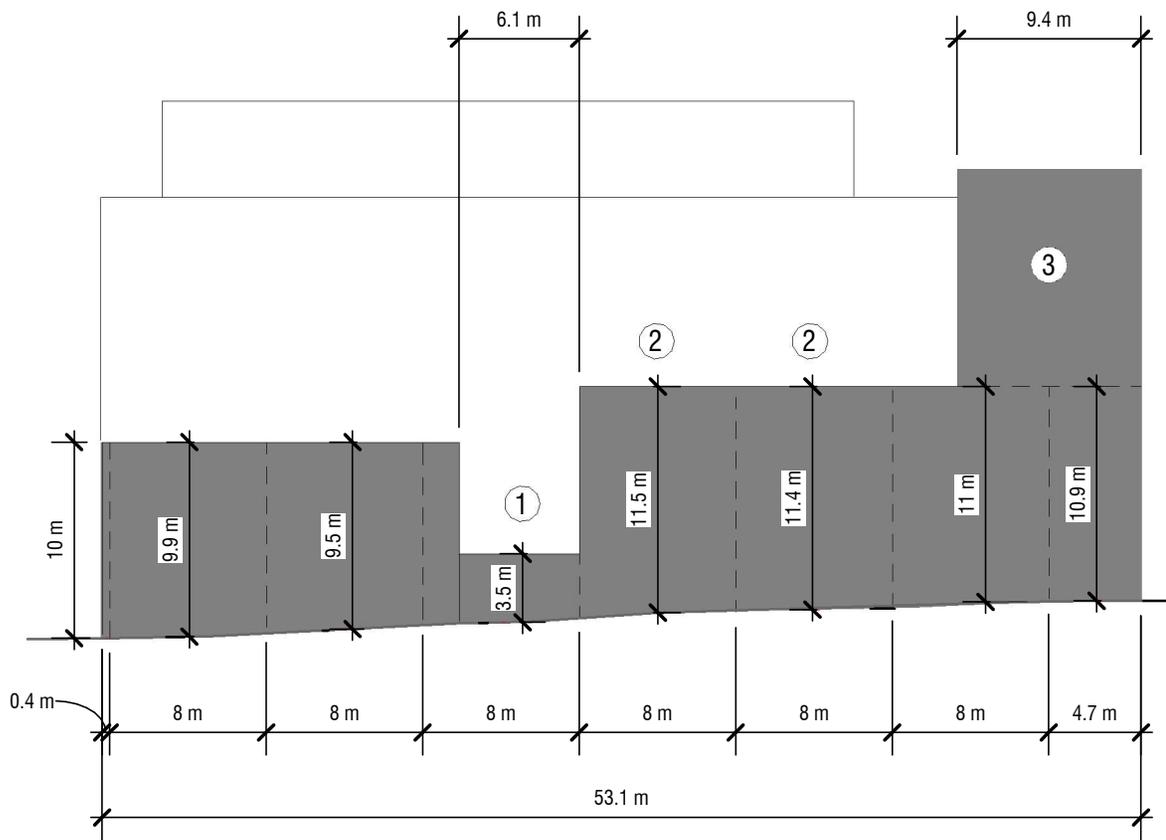
SECTION 160 CALCULATION:

H_M = Maximum streetwall height from Clause 93(1)(d)

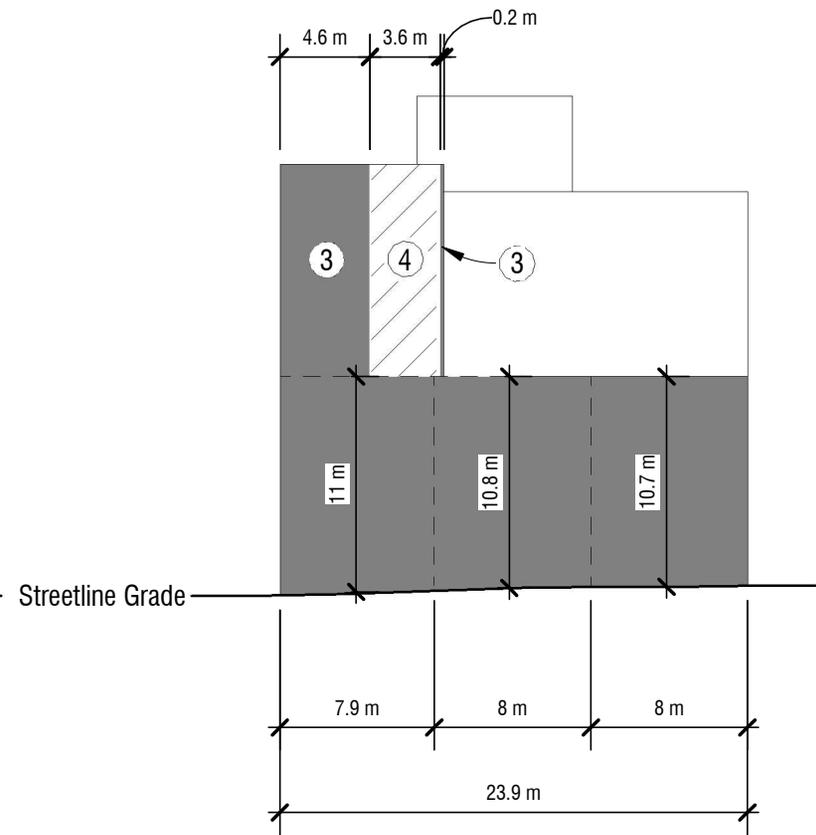
H_V = Maximum streetwall height allowed by a variance for sloping conditions

P_V = Percentage increase in streetwall height allowed for sloping conditions [s. 160]

$$\begin{aligned} H_V &= (H_M) \times (P_V + 100\%) \\ &= (11 \text{ metres}) \times (5\% + 100\%) \\ &= (11 \text{ metres}) \times (105\%) \\ &= 11.55 \text{ metres} \end{aligned}$$



OXFORD STREET FACADE



YOUNG STREET FACADE

1. Streetwall can be 3.5 metres tall for up to 20% of streetwall width [s. 93(3)].
2. These two streetwall segments require a height variance [s. 160].
3. No streetwall setback is required for 20% of streetwall width [s. 93(5)].
4. These unenclosed balconies do not violate streetwall setbacks [s. 76(d)].