PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

M E M O R A N D U M

TO: Chair and Members of the Design Advisory Committee

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

DATE: January 5, 2021

SUBJECT: Case # 22883: Level III Site Plan Approval Application for 2562 Maynard Street, Halifax, N.S.

Background:
The applicant has submitted a Level III Site Plan Approval under the Regional Centre Land Use Bylaw (LUB) for property located at 2562 Maynard St., Halifax, N.S. (PID # 00169524). 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: 2562 Maynard Street is currently a through lot (frontage on both Agricola Street and Maynard Street) with three commercial businesses within one multi unit building. The three businesses are a bicycle shop, a baby/ children's retail shop, and an NSLC store. All three properties have a civic address and gain access from Agricola Street. The lot has a large portion on the back of the lot which is vacant, fronting on Maynard Street. This vacant area is the site of the proposed project. The applicant for this project has indicated their intent to subdivide the lot, creating a new, individual lot to build this building on. The subdivision process has not yet occurred and is separate from this Site Plan Approval application.

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

Proposal:
The proposal before the Committee is for a 7-storey, 84-unit residential building with one level of underground parking. The proposed building is classified as a mid-rise building under the LUB (11-20 metres in height). The portion of the lot for this proposed development is currently vacant and was being used as a parking lot for the three commercial units within one building on the Agricola Street side of the lot. Through the subdivision process, the applicant intends to divide the existing lot into two lots, leaving the Agricola Street properties on their own lot, while forming a new vacant lot to construct this proposed building. The development will require grade-related residential units and landscaping on the entirety of the lot. A Transition Line has been established on the right-hand side of the building (right side yard lot line). This Transition line requires a minimum 6 metre setback as well as a stepback of the building wall.

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:

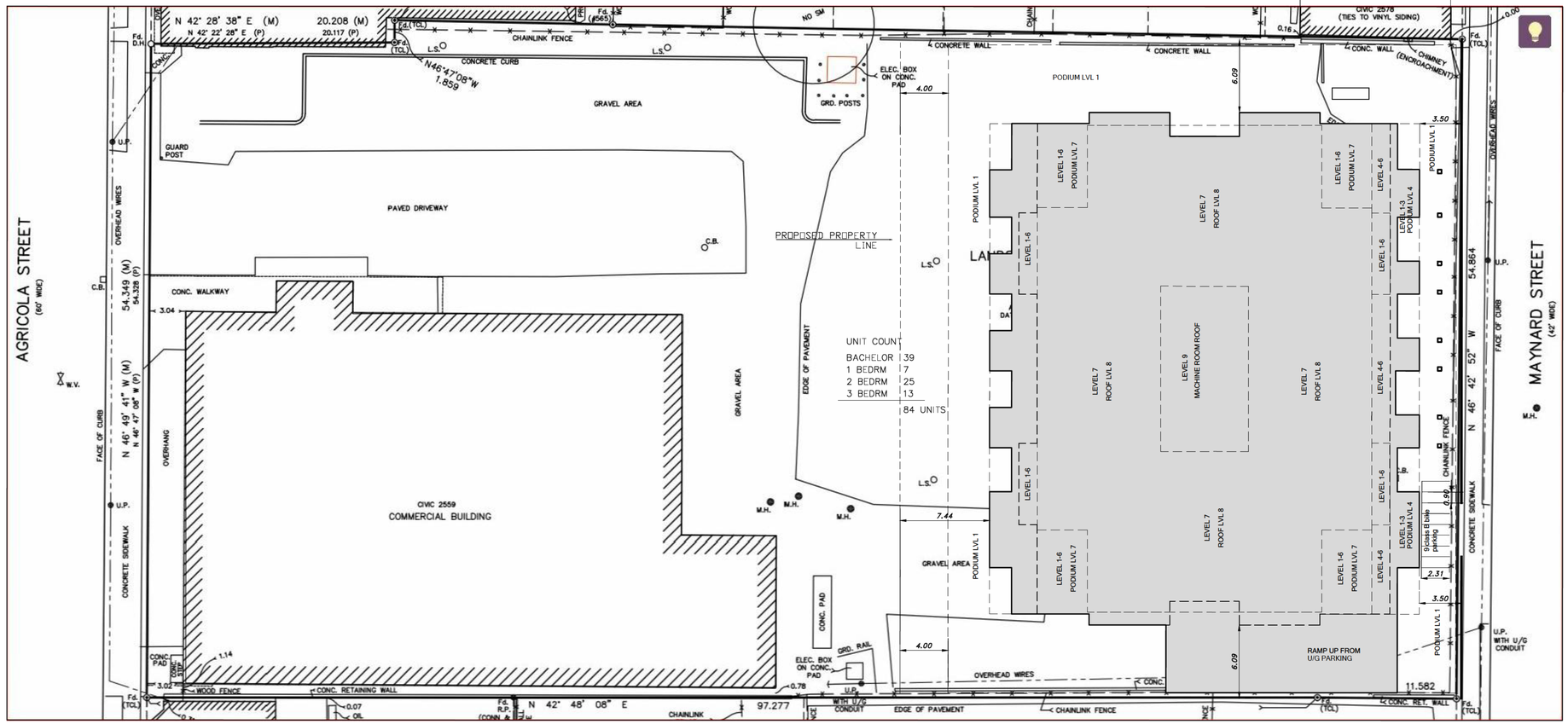
Chapter 1: General Site Plan Approval Design Requirements	Chapter 1 sets out the requirement for site plan approval. There are no criteria to be satisfied.
Chapter 2: At-Grade Private Open Space Design Requirements	- The site will contain at-grade private open spaces at the front of the building, along Maynard Street. These private spaces 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 have incorporated planters ranging from 0.25-1m in height for privacy, as well as awnings/ canopies for weather protection. - Barrier-free access to the private spaces has been proposed along the front of the building, incorporating concrete pavers with permanent seating to be included in the private open space. A revision to the landscape plan has been requested to include the permanent seating.
Chapter 3: Building Design Requirements	The Elevation Drawings and Building Renderings illustrate the design requirements of this Chapter. - Streetwall articulation has been provided using change in colours, projections, and recesses. This treatment is not required to be extended to 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. The ground floor grade-related units have provided clear glass glazing along the street wall between the required 25-80%. - Weather protection has been provided for the public entrance through a recess of the entrance, along with a canopy. - Building top distinction is accomplished with a change in materials and recesses from the bottom 2/3 of the building. - There is no rooftop penthouse component proposed for this building. - The rooftop mechanical features have been designed to visually integrate into the overall design of the building and is set back to the middle of the roof to conceal its appearance from the streetline.

Chapter 4: Parking, Access, and Utilities Design Requirements	- 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 as the rest of the building and is restricted to the first floor of the building. The vehicle entrance has been set back from the property line, as required in a different section of the LUB by a minimum of 4.5m. 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. - All mechanical and utility features proposed for the building have been proposed within required recesses of the building. Any heating and ventilation systems for individual units will be contained within the projecting and recessed balconies.
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	- All exterior lighting requirements have been confirmed to meet section 154 of the Land Use Bylaw by the electrical engineering consultant working on this project. All lighting requirements will be required to be shown on the final plans for the construction permit application. - The subject site is not a View Terminus Site.
Chapter 7: Variation Criteria	Not applicable – no variations requested.

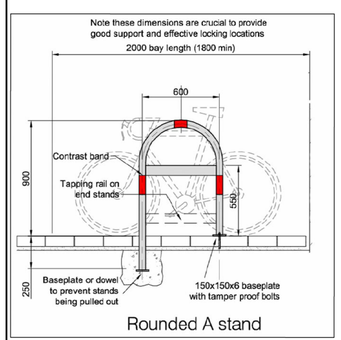
Any recommendations made by the Committee will be considered by the Development Officer prior to approval or refusal of the Site Plan Approval application. Any changes to the building informed by the recommendation of the Committee must meet the requirements of the Land Use Bylaw.

Attachments:

Please refer to digital building plans package for all renderings, floor plans, landscaping, and design rationale.



SEE LANDSCAPE PLAN FOR ALL SURFACE & PLANTING MATERIALS.



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.
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Paul Skerry Associates Ltd.
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FAX: 902-455-7778
EMAIL: pskerry@ns.sympatico.ca

REGISTERED MEMBER [redacted] PAUL F. SKERRY N.S. ASSOCIATION OF ARCHITECTS

No.	DESCRIPTION	Date

REVISIONS

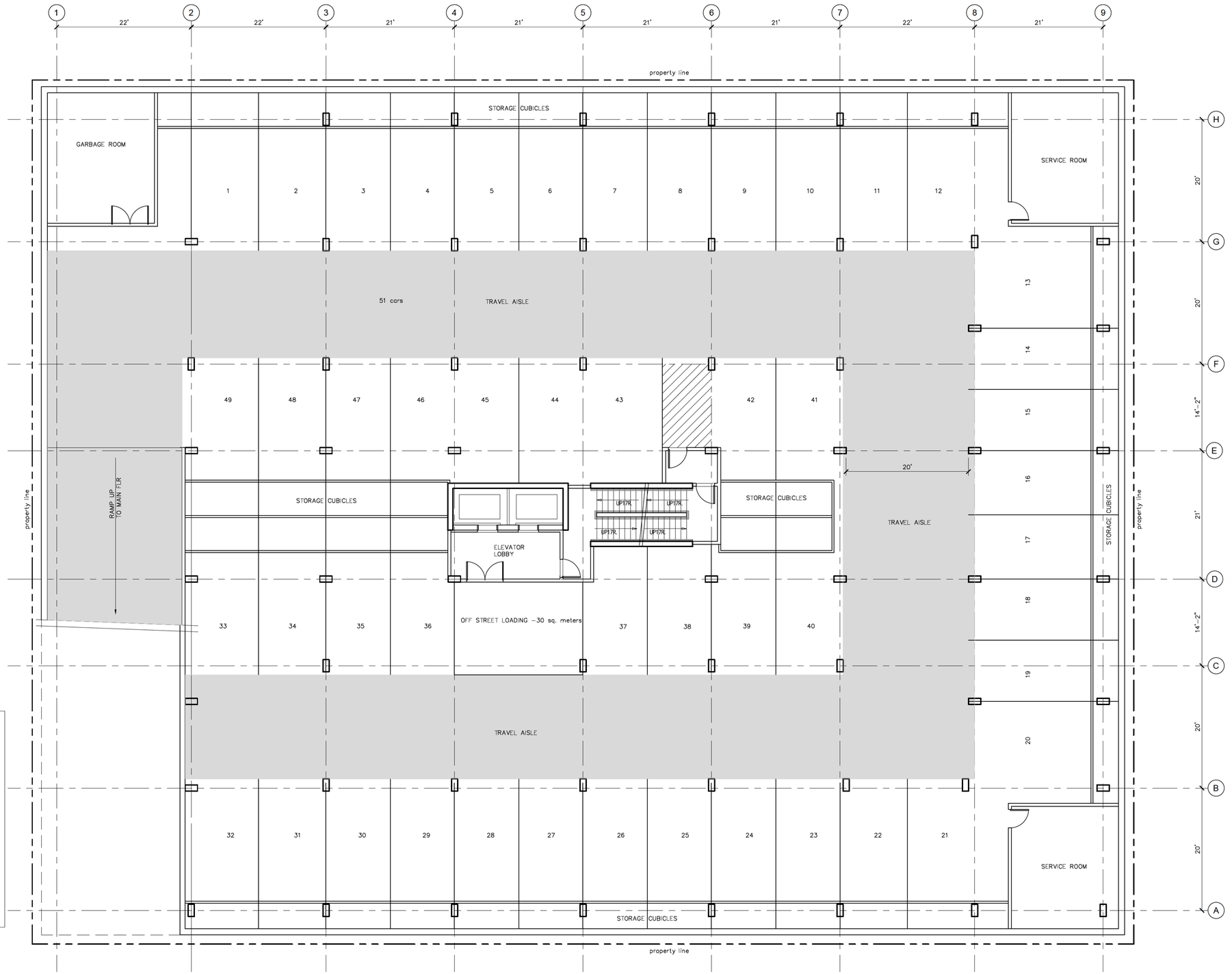
PROJECT

PROPOSED PROJECT
LOT X
AGRICOLA & MAYNARD
HALIFAX, NS.

TITLE:

SITE PLAN

drawn by: STAFF	checked: PS
date: OCT 7/2020	approved: PS
scale: 1:200	dwg #: A1.0
project #: 3086	



NOTE:

-STRUCTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL DRAWINGS. (REPORT ANY DISCREPANCIES IMMEDIATELY)

-SEE MECHANICAL & ELECTRICAL DRAWINGS FOR LOCATION & SIZE OF ALL HOLES IN FOUNDATION WALLS & STRUCTURAL SLABS. (SOME HOLES ARE INDICATED ON ARCHITECTURAL FOR FINAL LOCATIONS SEE MECH./ELECT. DWGS.)

-ALL PARKING LINES/#'S/NO PARKING LINES TO BE PAINTED ON SLAB (YELLOW)

-ALL PARKING (HANDICAP) LINES/#'S/DESIGNATION TO BE PAINTED ON SLAB (BLUE)

-PROVIDE STEEL GUARDS FOR ALL EXPOSED PLUMBING RISERS IN PARKING GARAGE.

-CHECK ELEVATOR SHAFT DIMENSIONS AGAINST APPROVED SHOP DWGS.

-STORAGE CUBICLES ARE TO BE USED FOR CLASS 'A' BICYCLE PARKING

U/G PARKING
24,544 SF

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ASSOCIATION OF ARCHITECTS

No.	DESCRIPTION	Date

REVISIONS

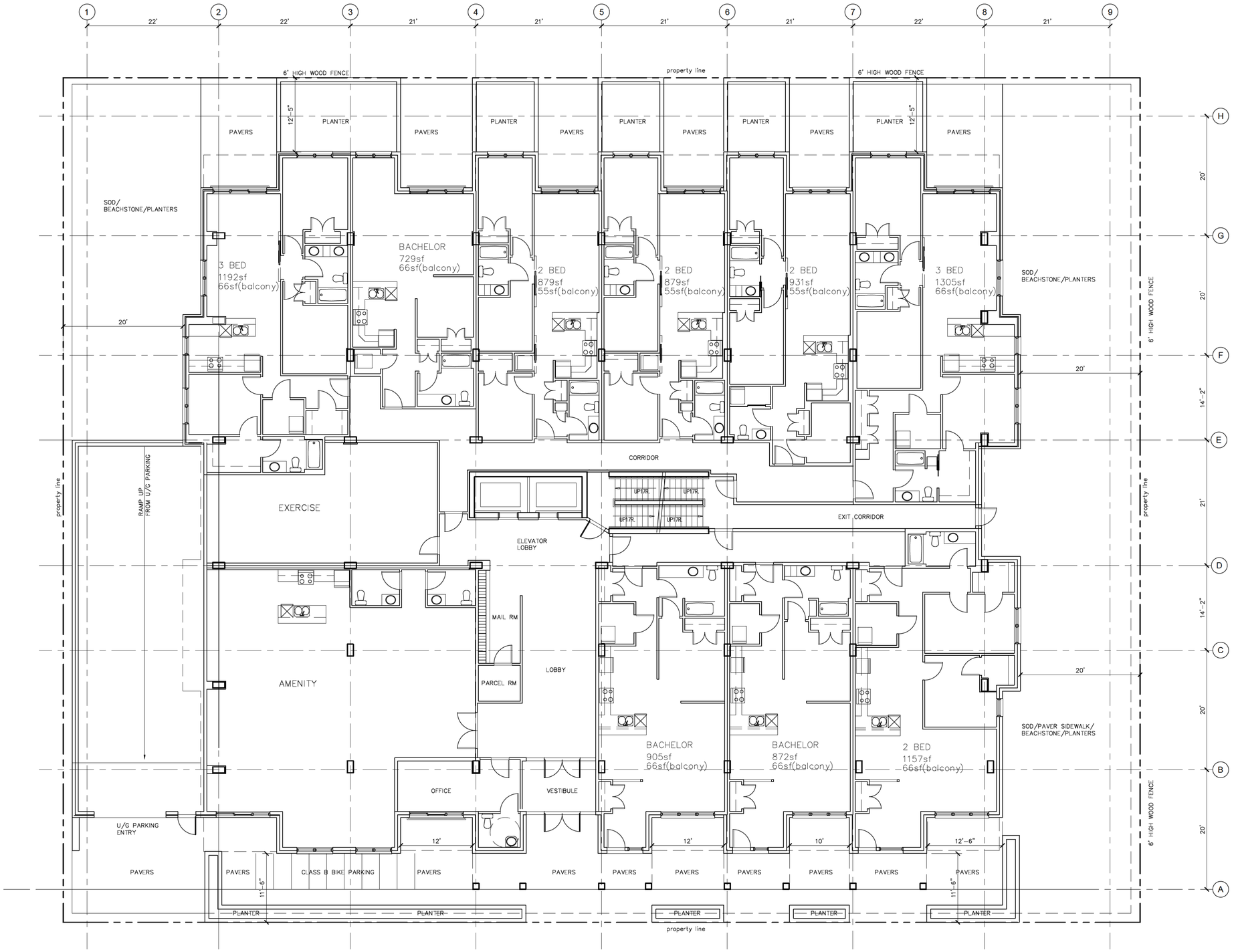
PROJECT

PROPOSED PROJECT
LOT X
AGRICOLA & MAYNARD
HALIFAX, NS.

TITLE:

U/G PARKING

drawn by: STAFF	checked: PS
date: SEPT 11/20	approved: PS
scale: 1/8"=1'-0"	dwg #: A2.0
project #: 3086	



1ST FLOOR/
9 UNITS PER FLOOR
15009 SF (RESIDENTIAL)

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No.	DESCRIPTION	Date

REVISIONS

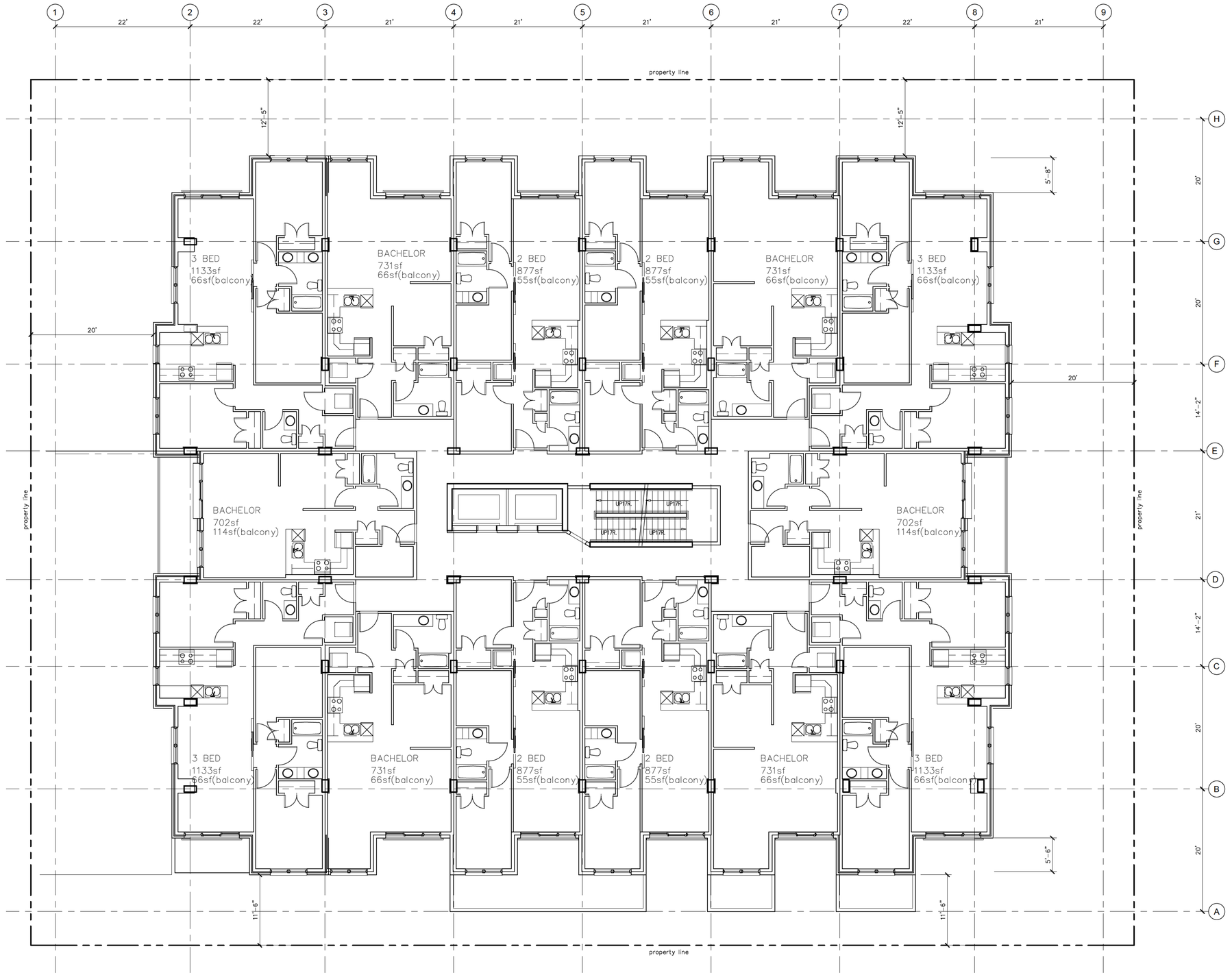
PROJECT

PROPOSED PROJECT
LOT X
AGRICOLA & MAYNARD
HALIFAX, NS.

TITLE:

MAIN LEVEL

drawn by: STAFF	checked: PS
date: OCT. 8/2020	approved: PS
scale: 1/8"=1'-0"	dwg #: A3.0
project #: 3086	



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B
1
2
3

No.	DESCRIPTION	Date

REVISIONS

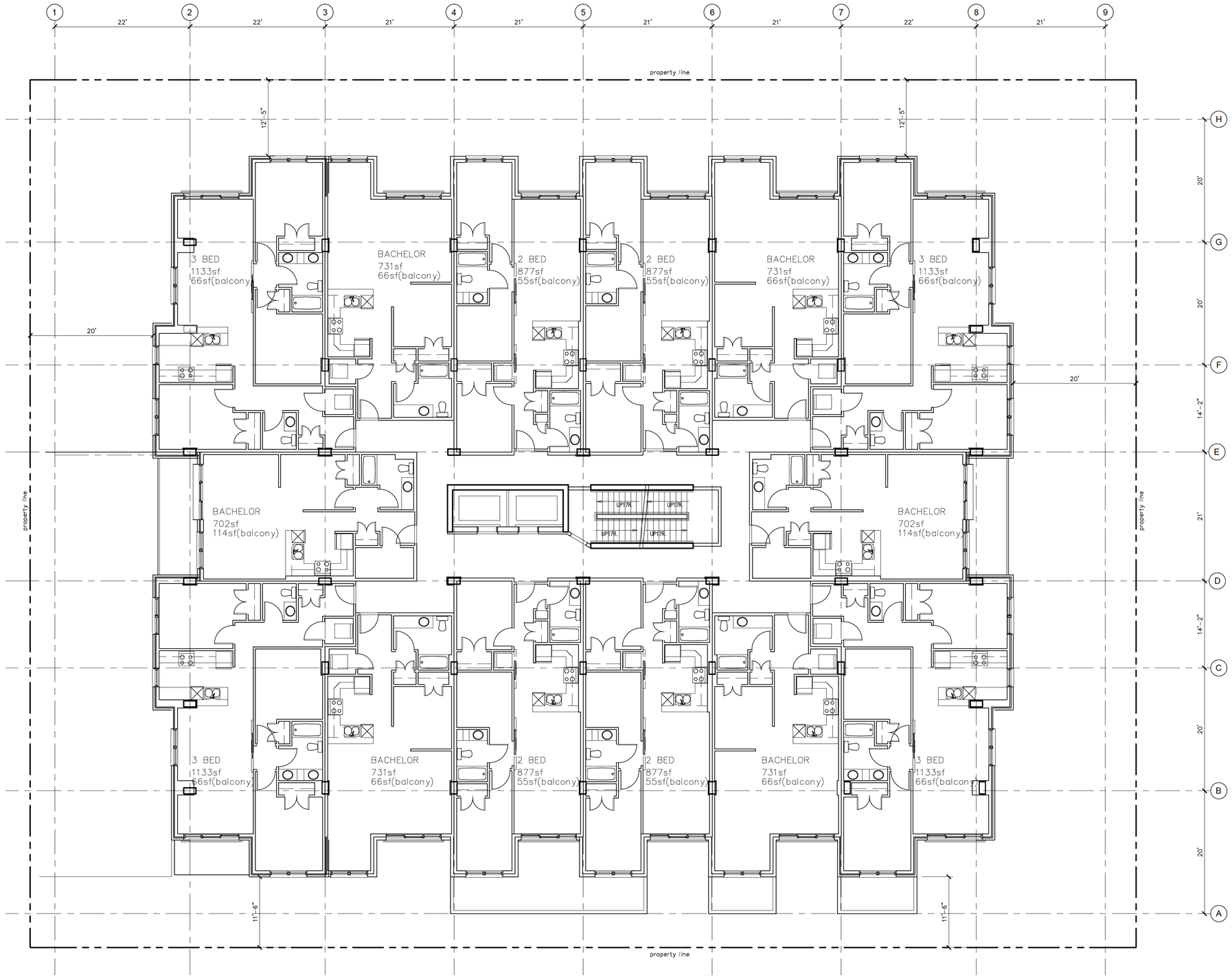
PROJECT

PROPOSED PROJECT
LOT X
AGRICOLA & MAYNARD
HALIFAX, NS.

TITLE:

2ND LEVEL

drawn by: STAFF	checked: PS
date: SEPT 11/20	approved: PS
scale: 1/8"=1'-0"	dwg #: A3.1
project #: 3086	



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No.	DESCRIPTION	Date

REVISIONS

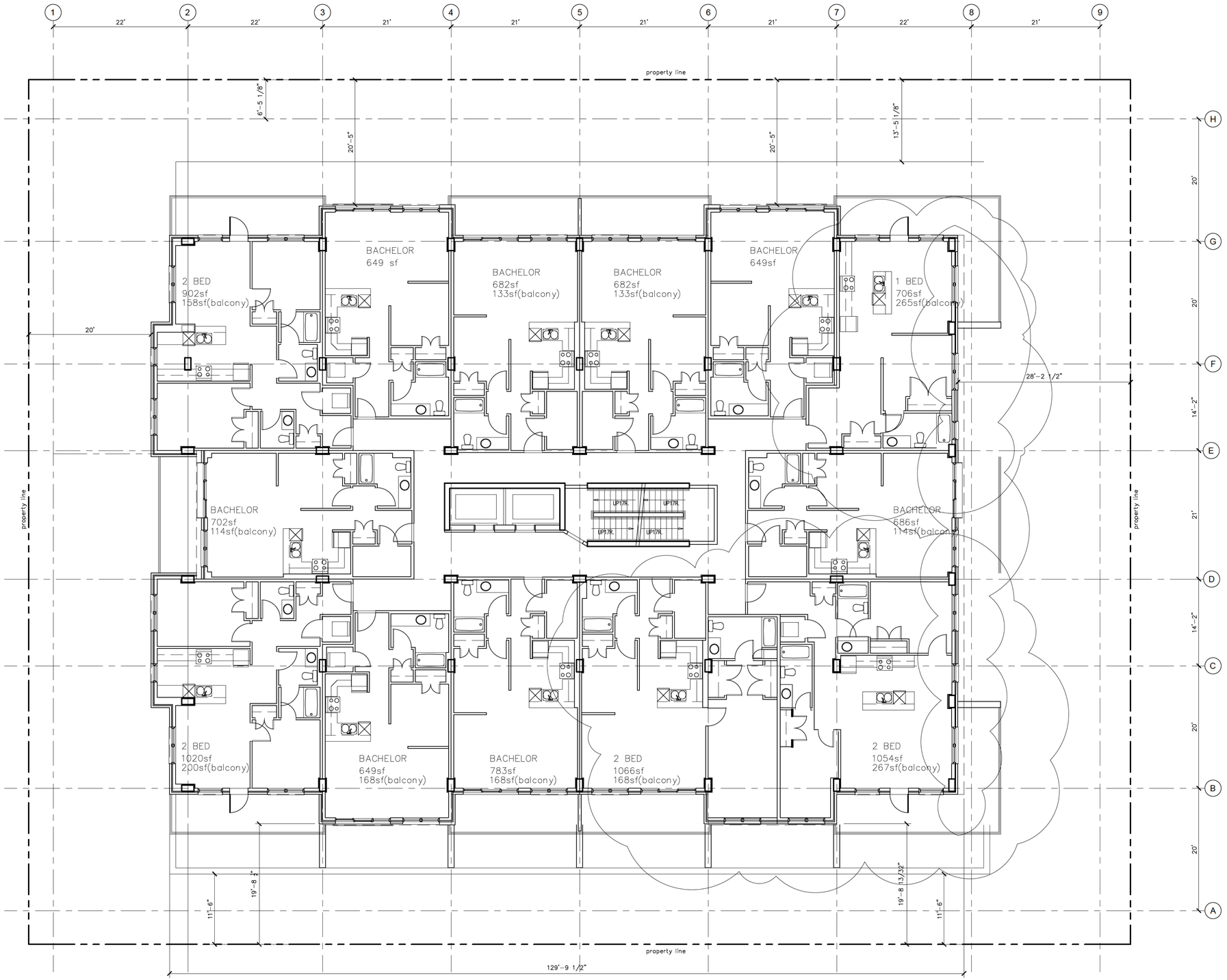
PROJECT

PROPOSED PROJECT
LOT X
AGRICOLA & MAYNARD
HALIFAX, NS.

TITLE:

3RD LEVEL

drawn by: STAFF	checked: PS
date: SEPT 11/20	approved: PS
scale: 1/8"=1'-0"	dwg #: A3.2
project #: 3086	



4TH FLOOR
13,227 SF
13 UNITS PER FLOOR

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REGISTERED MEMBER
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ASSOCIATION OF ARCHITECTS

No.	DESCRIPTION	Date
01	Recessed outside wall	9/8/20
02	Revised Unit Plans	9/9/20
03	increased balcony size on revised units	9/11/2

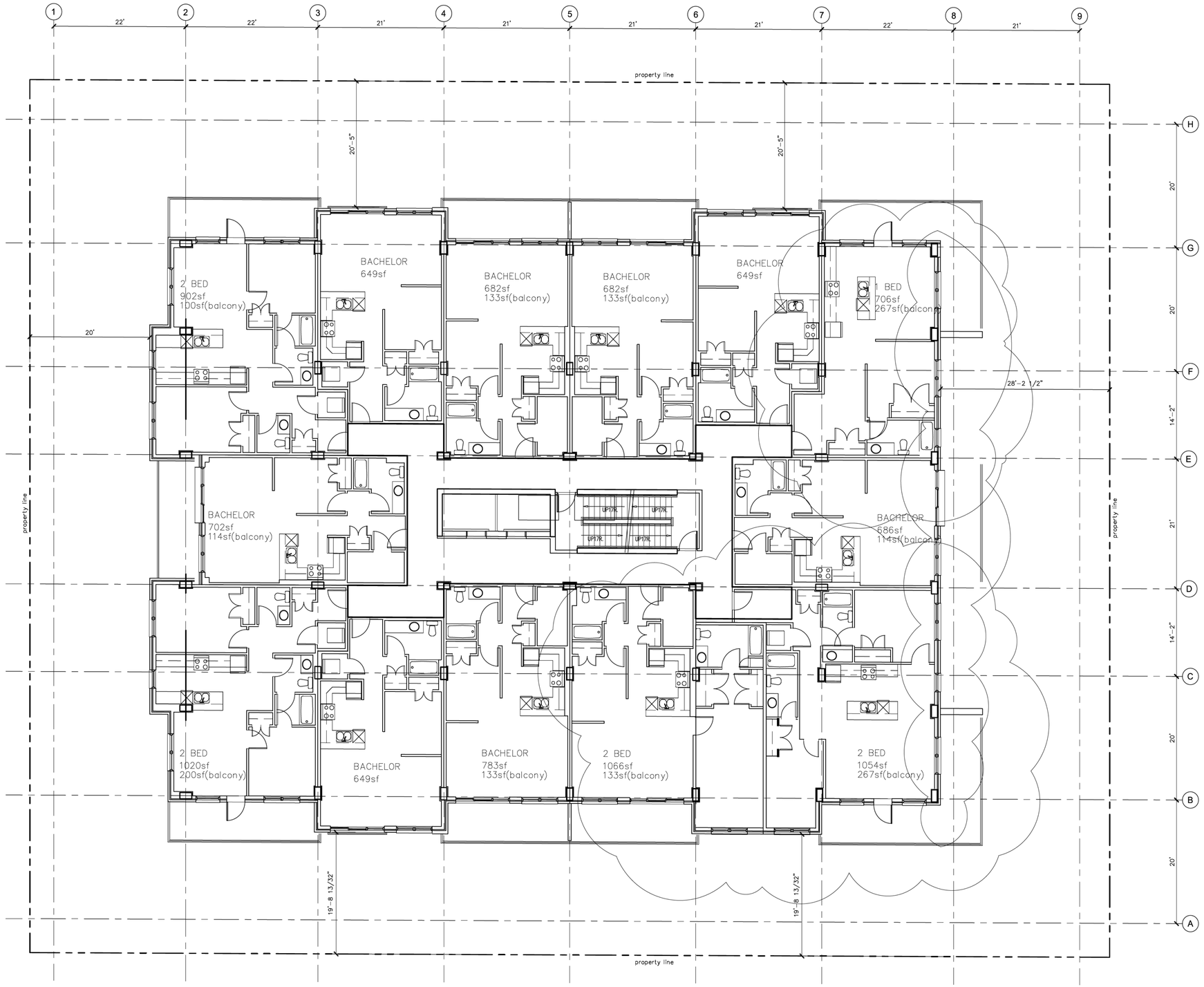
REVISIONS

PROJECT
PROPOSED PROJECT
LOT X
AGRICOLA & MAYNARD
HALIFAX, NS.

TITLE:
4TH LEVEL

drawn by: STAFF	checked: PS
date: OCT. 8/20	approved: PS
scale: 1/8"=1'-0"	dwg #: A3.3
project #: 3086	

E
1
2



5TH–6TH FLOORS
12,780 SF (38,340SF TOTAL)
13 UNITS PER FLOOR

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REGISTERED MEMBER
[redacted]
PAUL F. SKERRY
N.S. ASSOCIATION OF ARCHITECTS

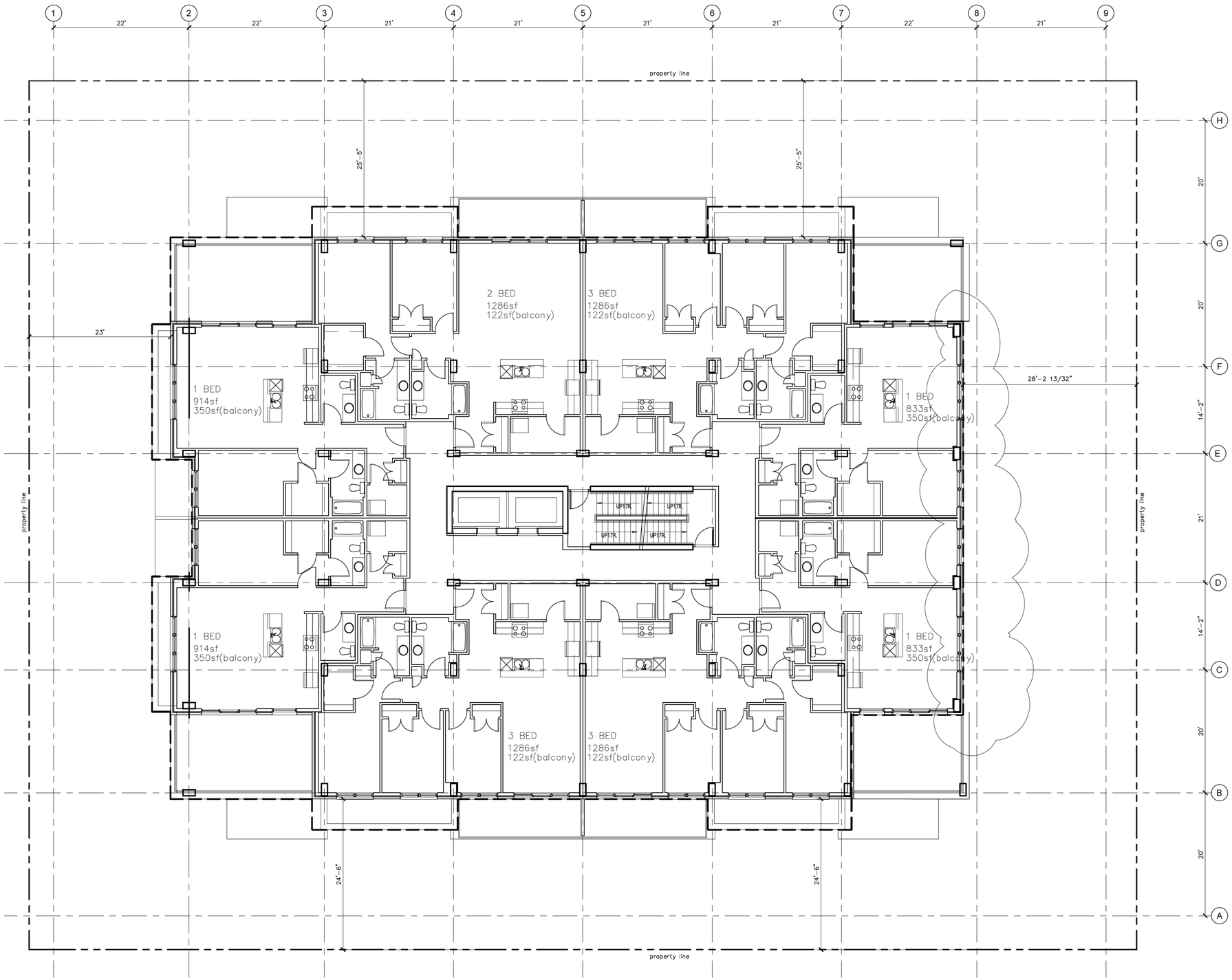
No.	DESCRIPTION	Date
01	Recessed outside wall	9/8/20
02	Revised Unit Plans	9/9/20
03	Increased balcony size on revised units	9/11/20

REVISIONS

PROJECT
PROPOSED PROJECT
LOT X
AGRICOLA & MAYNARD
HALIFAX, NS.

TITLE:
5TH–6TH LEVEL

drawn by: STAFF	checked: PS
date: OCT. 8/20	approved: PS
scale: 1/8"=1'-0"	dwg #: A3.4
project #: 3086	



PENTHOUSE FLOOR
10,882 SF
8 UNITS PER FLOOR

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REGISTERED MEMBER
[redacted]
PAUL F. SKERRY
ASSOCIATION OF ARCHITECTS

No.	DESCRIPTION	Date
01	Recessed outside wall	9/8/20

REVISIONS

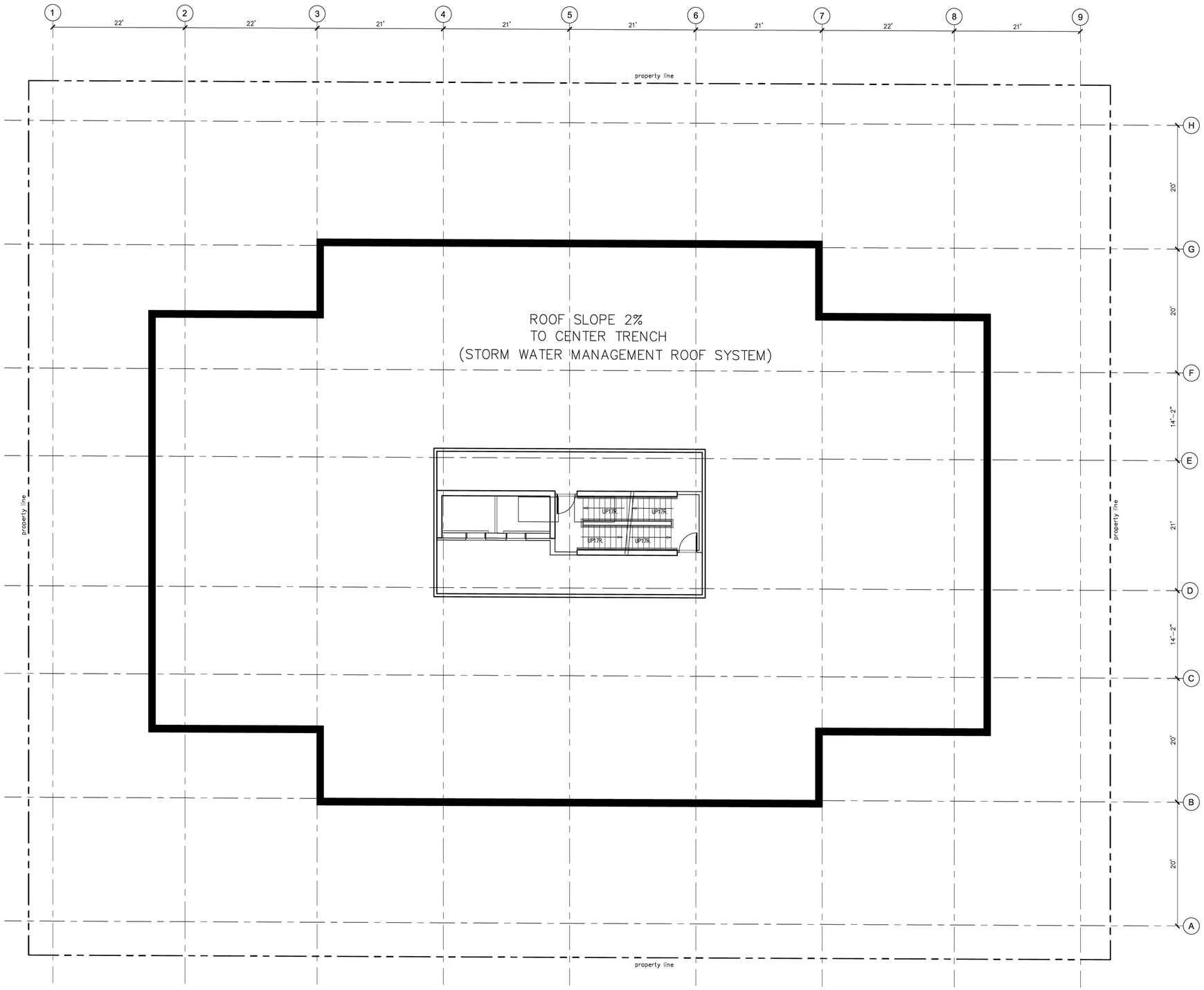
PROJECT

PROPOSED PROJECT
LOT X
AGRICOLA & MAYNARD
HALIFAX, NS.

TITLE:

PENTHOUSE LEVEL

drawn by: STAFF	checked: PS
date: OCT. 8/20	approved: PS
scale: 1/8"=1'-0"	dwg #: A3.5
project #: 3086	



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REGISTERED MEMBER [redacted] PAUL F. SKERRY N.S. ASSOCIATION OF ARCHITECTS

No.	DESCRIPTION	Date

REVISIONS

PROJECT

PROPOSED PROJECT
LOT X
AGRICOLA & MAYNARD
HALIFAX, NS.

TITLE:

ROOF PLAN

drawn by: STAFF	checked: PS
date: JUNE 9/20	approved: PS
scale: 1/8"=1'-0"	dwg #: A3.6
project #: 3086	

1 Front
3/32" = 1'-0"

2 End ()
3/32" = 1'-0"

MATERIAL LIST

A - MASONRY
A2 - MASONRY TYPE 2
B - NON-COMBUSTABLE SIDING
B2 - NON-COMBUSTABLE SIDING TYPE 2
B3 - NON-COMBUSTIBLE SIDING TYPE 3
C - PREFINISHED METAL SIDING
D - VINYL WINDOWS
E - ALUMIUM W/ TEMPERED GLASS RAILING SYSTEM

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ph: 902-455-4361

email: drawing@pskerry.ca

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REGISTERED MEMBER
PAUL F. SKERRY
NOVA SCOTIA ASSOCIATION OF ARCHITECTS
Original Signed

No.	Description	Date
1	Reduced building height	9/9/2020
2	Added material annotation	10/29/2020

PROPOSED PROJECT
LOT X
AGRICOLA & MAYNARD
HALIFAX, NS.

Elevation

Scale	3/32" = 1'-0"
Date	October 29/2020
Drawn by	DR
Checked by	PS

A4.0

Project number 3086

2020-10-29 11:49:27 AM

1 Rear
3/32" = 1'-0"

2 End
3/32" = 1'-0"

MATERIAL LIST

A - MASONRY
A2 - MASONRY TYPE 2
B - NON-COMBUSTABLE SIDING
B2 - NON-COMBUSTIBLE SIDING TYPE 2
B3 - NON-COMBUSTIBLE SIDING TYPE 3
C - PREFINISHED METAL SIDING
D - VINYL WINDOWS
E - ALUMIUM W/ TEMPERED GLASS RAILING SYSTEM

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NOTES:

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2) DO NOT SCALE FROM DRAWINGS USED 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 AGREED TO IN WRITING, & APPROVED BY THE ARCHITECT & OWNER, BEFORE PROCEEDING.

5) ONLY THOSE DRAWINGS MARKED APPROVED FOR CONSTRUCTION, ARE TO BE USED FOR CONSTRUCTION.

6)THESE DRAWINGS ARE TO BE READ IN CONJUNCTION W/ THE SPECS.

REGISTERED MEMBER
PAUL F. SKERRY
NOVA SCOTIA ASSOCIATION OF ARCHITECTS
Original Signed

No.	Description	Date
1	Reduced building height	9/9/2020
2	Added material annotation	10/29/2020

PROPOSED PROJECT
LOT X
AGRICOLA & MAYNARD
HALIFAX, NS.

Elevation

Scale	3/32" = 1'-0"
Date	October 29/2020
Drawn by	DR
Checked by	PS

A4.1

Project number 3086

2020-10-29 11:44:24 AM

1 Maynard St. towards Charles St.

2 Maynard St. towards North St.

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REGISTERED MEMBER
Original Signed
PAUL F. SKERRY
NOVA SCOTIA ASSOCIATION OF ARCHITECTS

No.	Description	Date

PROPOSED PROJECT
LOT X
AGRICOLA & MAYNARD
HALIFAX, NS.

Street View

Scale	
Date	Jun.09/2020
Drawn by	Author
Checked by	Checker

A4.2

Project number	3086

6/09/20 11:31:16 AM

1 Parking Lot towards Maynard St.

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REGISTERED MEMBER
PAUL F. SKERRY
NOVA SCOTIA ASSOCIATION OF ARCHITECTS

Original Signed

No.	Description	Date

PROPOSED PROJECT
LOT X
AGRICOLA & MAYNARD
HALIFAX, NS.

Street View

Scale	
Date	Jun.09/2020
Drawn by	Author
Checked by	Checker

A4.3

Project number	3086

6/09/20 11:31:18 AM

1 Maynard St. towards Charles St. at Night
12" = 1'-0"

2 Maynard St. towards North St. at Night
12" = 1'-0"

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REGISTERED MEMBER [redacted] PAUL F. SKERRY ASSOCIATION OF ARCHITECTS

No.	Description	Date

PROPOSED PROJECT
LOT X
AGRICOLA & MAYNARD
HALIFAX, NS.

Street View

Scale	12" = 1'-0"
Date	Jun.09/2020
Drawn by	Author
Checked by	Checker

A4.4

Project number	3086

6/09/20 11:31:18 AM

1 Parking Lot towards Maynard St. at Night
12" = 1'-0"

2 Parking Lot towards North St. at Night
12" = 1'-0"

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REGISTERED MEMBER [redacted] PAUL F. SKERRY ASSOCIATION OF ARCHITECTS

No.	Description	Date

PROPOSED PROJECT
LOT X
AGRICOLA & MAYNARD
HALIFAX, NS.

Street View

Scale	12" = 1'-0"
Date	Jun.09/2020
Drawn by	Author
Checked by	Checker

A4.5

Project number	3086

6/09/20 11:31:19 AM

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		
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.	X Applicable ☐ Not Applicable	Rationale: The public open space on the Maynard St. side of the site will, (b), abut an existing public sidewalk. The open public space on the back of the site, facing Agricola St. will, (d), establish a new mid-block at-grade private open space.
Design Requirement: At-Grade Private Open Spaces Abutting a Public Sidewalk		
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.	X Applicable ☐ Not Applicable	Rationale: There will be a designed walkway of at least 2 meters wide which will connect the Maynard St. sidewalk to the entrance of the building. Shown on the Landscape plan.

Design Requirement: At-Grade Private Open Spaces – Medium Scale		
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.	X Applicable ☐ Not Applicable	Rationale: Please refer to the Landscape plan to see (i) barrier-free access and (ii) permanent seating, and, (i) vegetation.
Design Requirement: Weather Protection for At-Grade Private Open Spaces – Medium Scale		
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	X Applicable ☐ Not Applicable	Rationale: Please refer to the architectural drawings to see (b) canopies or awnings on abutting façades

Design Requirement: At-Grade Private Open Spaces – Large Scale		
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.	☐ Applicable ☒ Not Applicable	Rationale:
Design Requirement: Existing Access to Public Open Spaces		
Section 118 At-grade private open spaces shall maintain existing accesses to abutting public open spaces.	☐ Applicable ☒ Not Applicable	Rationale:

Design Requirement: Privacy for Grade-Related Units		
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.	X Applicable ☐ Not Applicable	Rationale: Please refer to the Landscape plan to see (c) planters ranging in height from 0.25 to 1.0 meters
Design Requirement: Walkways to be Hard-Surfaced		
Section 120 Walkways within at-grade private open spaces shall be hard-surfaced, excluding asphalt	X Applicable ☐ Not Applicable	Rationale: Please refer to the Landscape plan to see Stone pavers within at-grade private open spaces.

Part VI, Chapter 3: Building Design Requirements		
Design Requirement: Streetwall Articulation		
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.	☒ Applicable ☐ Not Applicable	Rationale: Please refer to the architectural elevations to see the change in material, color or recession between the different sections of the Streetwall.
Design Requirement: Articulation of Non-Streetwalls Fronting an At-Grade Private Open Space		
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.	☐ Applicable ☒ Not Applicable	Rationale:
Design Requirement: Side Façade Articulation		
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).	☐ Applicable ☒ Not Applicable	Rationale:

Design Requirement: Pedestrian Entrances Along Streetwalls		
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 (2) Canopies or awnings shall not be used to meet the requirements of Subsection 124(1).	☒ Applicable ☐ Not Applicable	Rationale: Please refer to the architectural plans to see that we are recessing the entrance at the streetwall.
Design Requirement: Pedestrian Entrances Along Non-Streetwalls Fronting an At-Grade Private Open Space		
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.	☐ Applicable ☒ Not Applicable	Rationale:
Design Requirement: Number of Pedestrian Entrances Along Streetwalls		
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	☐ Applicable ☒ Not Applicable	Rationale:

Design Requirement: Pedestrian Entrances Along Streetwalls		
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 (2) Canopies or awnings shall not be used to meet the requirements of Subsection 124(1).	☒ Applicable ☐ Not Applicable	Rationale: Please refer to the architectural plans to see that we are recessing the entrance at the streetwall.
Design Requirement: Pedestrian Entrances Along Non-Streetwalls Fronting an At-Grade Private Open Space		
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.	☐ Applicable ☒ Not Applicable	Rationale:
Design Requirement: Number of Pedestrian Entrances Along Streetwalls		
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	☐ Applicable ☒ Not Applicable	Rationale:

Design Requirement: Ground Floor Transparency – Commercial Uses		
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.	☐ Applicable ☒ Not Applicable	Rationale:
Design Requirement: Ground Floor Transparency – Grade-Related Unit Uses		
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.	☒ Applicable ☐ Not Applicable	Rationale: We are proposing to use between 25-80% clear glass glazing on the ground floor façade for grade related units.
Design Requirement: Access Ramps Along Streetwalls		
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.	☐ Applicable ☒ Not Applicable	Rationale:

Design Requirement: Weather Protection		
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. (2) Subsection 131(1) shall not apply to the entrances of grade-related units	X Applicable ☐ Not Applicable	Rationale: Please refer to the architectural elevations to see that our design displays canopies for each multi-unit dwelling along the streetwall
Design Requirement: Exposed Foundations and Underground Parking Structures		
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.	X Applicable ☐ Not Applicable	Rationale: Please refer to our architectural elevations to see that our design complies with Section 131.
Design Requirement: Building Top Distinction		
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. (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.	X Applicable ☐ Not Applicable	Rationale: Please refer to our architectural elevations to see that the top third of the building is differentiated from the lower two-thirds by color and meterial.

Design Requirement: Penthouses		
Section 133 Penthouses shall be visually integrated into the overall design of the building	☒ Applicable ☐ Not Applicable	Rationale: Please refer to the architectural drawings to see that the penthouse visually integrates into the overall design of the building.
Design Requirement: Rooftop Mechanical Features		
Section 134 Rooftop mechanical features shall be visually integrated into the design of the building and concealed from the public view at the streetline.	☒ Applicable ☐ Not Applicable	Rationale: Please refer to the architectural elevations to see that the roof top mechanical features visually integrate into the overall design of the building
Part VI, Chapter 4: Parking, Access, and Utilities Design Requirements		
Design Requirement: Pedestrian Connections		
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.	☒ Applicable ☐ Not Applicable	Rationale: Please refer to the Landscape plan to see where pedestrian connections are proposed on the site.

Design Requirement: Pedestrian Connections Through Accessory Surface Parking Lots		
Section 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.	☐ Applicable ☒ Not Applicable	Rationale:
Design Requirement: Motor Vehicle and Service Accesses		
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. (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)	☒ Applicable ☐ Not Applicable	Rationale: Please refer to the architectural elevations to see motor vechicle and service accesses in the streetwall minimized by using the same colors and materials of the streetwall.
Design Requirement: Parking Internal to a Building or Within a Parking Structure		
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.	☒ Applicable ☐ Not Applicable	Rationale: Please refer to the architectural plans to see the internal parking screened from public view.

Design Requirement: Visual Impact Mitigation for Utility and Mechanical Features		
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.	X Applicable ☐ Not Applicable	Rationale: Please refer to the architectural elevations to see how utility and mechanical features are minimized visually by enclosing them within a recess in the building.
Design Requirement: Heat Pumps and Other Heating and Ventilation Equipment for Individual Units		
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.	X Applicable ☐ Not Applicable	Rationale: please refer to the architectural plans to see that all balconies are recessed into the walls.
Part VI, Chapter 5: Heritage Conservation Design Requirements		
Design Requirement: Conservation of Character-Defining Elements		
Section 141 Character-defining elements of registered heritage buildings shall be conserved and remain unobstructed.	☐ Applicable X Not Applicable	Rationale:

Design Requirement: New Windows and Doors		
Section 142 New window and door openings on registered heritage buildings shall match established patterns (materials, design, detail, and dimensions).	☐ Applicable ☒ Not Applicable	Rationale:
Design Requirement: Preservation of Architectural Elements		
Section 143 Architectural elements on registered heritage buildings shall be preserved, such as pilasters, columns, cornices, bays, and parapets.	☐ Applicable ☒ Not Applicable	Rationale:

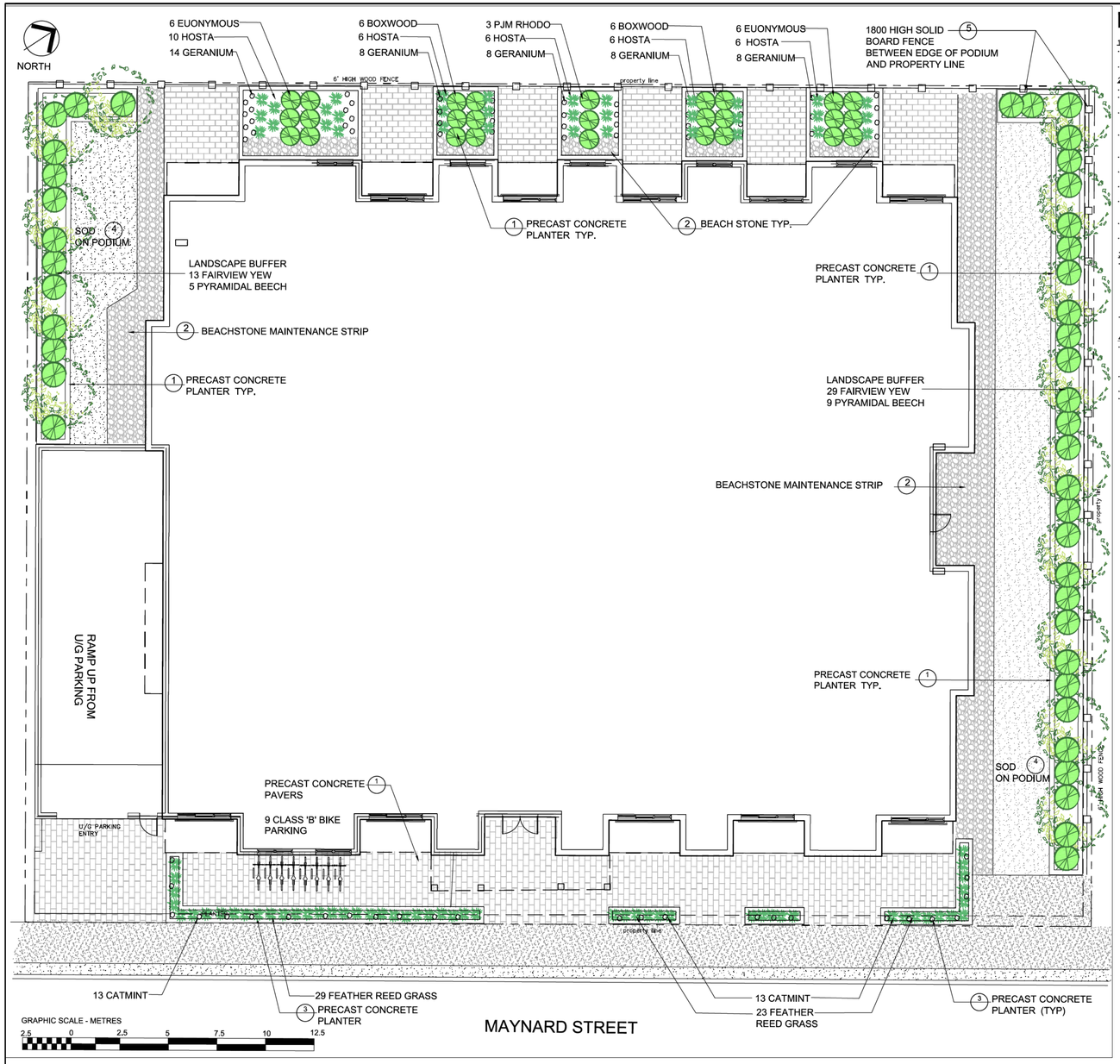
Design Requirement: Use of Archival Evidence		
Section 144 Archival evidence shall be used to support the rehabilitation and restoration of character-defining elements on registered heritage buildings, or on registered heritage properties.	☐ Applicable ☒ Not Applicable	Rationale:
Design Requirement: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

Design Requirement: Maintenance of Same or Similar Cornice Line Height for New Developments in a Heritage Context		
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.	☐ Applicable ☒ Not Applicable	Rationale:
Design Requirement: Streetwall Stepback for Taller Portions of New Developments in a Heritage Context		
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).	☐ Applicable ☒ Not Applicable	Rationale:

Design Requirement: Side Wall Stepback for Taller Portions of New Detached Buildings in a Heritage Context		
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).	☐ Applicable ☒ Not Applicable	Rationale:
Design Requirement: Architectural Elements of Existing Heritage Buildings to be Used as a Reference in the Design of New Development in a Heritage Context		
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	☐ Applicable ☒ Not Applicable	Rationale:
Design Requirement: Awnings and Canopies		
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	☐ Applicable ☒ Not Applicable	Rationale:

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		
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.	☐ Applicable ☒ Not Applicable	Rationale:
Design Requirement: Directing Lighting to Accentuate or Emphasize Architectural Features or Signage		
Section 153 Lighting shall be directed to accentuate or emphasize the architectural features of registered heritage buildings or their signage.	☐ Applicable ☒ Not Applicable	Rationale:
Part VI, Chapter 6: Other Design Requirements		
Design Requirement: General Lighting		
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.	☒ Applicable ☐ Not Applicable	Rationale: Our design will comply to Section 154.

Design Requirement: Emphasis of View Terminus Sites		
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).	☐ Applicable ☒ Not Applicable	Rationale:
Design Requirement: Parking Areas, Accessory Surface Parking Lots, Off-Street Loading Spaces, and Site Utilities on View Terminus Sites		
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.	☐ Applicable ☒ Not Applicable	Rationale:



LANDSCAPE SPECIFICATIONS

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 SKERRY ARCHITECTS MAY 2020, REVISED OCT. 7/20.
.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 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 CONSULTANT 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 CONSULTANT 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 EXPENSE.
.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 CONSULTANT.

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 1 INCH 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 CONSULTANT 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.

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 CONSULTANT PRIOR TO PLANTING. POOR QUALITY PLANT MATERIAL WILL BE REJECTED. UNDERSIZED PLANT MATERIAL OR SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS APPROVED BY THE CONSULTANT.
.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 PLANTING TO BE IN ACCORDANCE WITH PLANTING DETAILS ON THIS DRAWING.
.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 PLANTING AREAS SHALL BE MAINTAINED FOR A PERIOD OF ONE YEAR FOLLOWING DATE OF ACCEPTANCE, TO INCLUDE:
.1 WATER WHENEVER NECESSARY TO MAINTAIN OPTIMUM SOIL MOISTURE CONDITIONS FOR THE GROWTH AND HEALTH OF THE PLANT MATERIAL, WITHOUT CAUSING EROSION.
.2 REMOVE WEEDS MONTHLY.
.3 REPLACE OR RESPREAD ANY DAMAGED, MISSING OR DISTURBED MULCH.
.4 APPLY PESTICIDES AS REQUIRED TO CONTROL INSECTS, FUNGUS AND DISEASE. OBTAIN PRODUCT APPROVAL FROM CONSULTANT BEFORE APPLICATION.
.5 REMOVE DEAD AND BROKEN BRANCHES FROM PLANT MATERIAL.
.6 KEEP TREE SUPPORTS IN PROPER REPAIR AND ADJUSTMENT. REMOVE TREE SUPPORTS AT END OF MAINTENANCE PERIOD.
.7 REMOVE AND REPLACE DEAD PLANTS AND PLANTS NOT IN HEALTHY GROWING CONDITIONS. MAKE REPLACEMENTS AS SPECIFIED FOR ORIGINAL PLANTINGS.

5. SODDING
.1 AREAS TO BE SODDED ARE INDICATED ON THE LANDSCAPE 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 150 (AFTER COMPACTION) OF APPROVED AND AMENDED TOPSOIL, UNLESS NOTED OTHERWISE.
.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 TO MAINTAIN OPTIMUM SOIL MOISTURE CONDITIONS TO A DEPTH OF 3".
.2 CUT GRASS TO A HEIGHT OF 50 WHEN IT REACHES A HEIGHT OF 4". REMOVE ALL GRASS CLIPPINGS WHICH WILL INHIBIT GROWTH.
.3 MAINTAIN LAWN AREAS WEED FREE.
.4 IN SEPT. APPLY 1–4–4 RATIO FERTILIZER. IN MAY APPLY 3–0–0 FERTILIZER. APPLY FERTILIZER AT RATES RECOMMENDED BY MANUFACTURER.
.5 REPLACE ANY DEAD OR POOR QUALITY SOD TO APPROVAL OF OWNER.

6. BIKE RACKS
.1 BIKE RACKS TO BE URBAN STAPLE, AS MANUFACTURED BY URBAN RACKS (SALES@URBANRACKS.COM), HOT–DIPPED GALVANIZED, COMPLETE WITH FOOT PLATES FOR SURFACE MOUNT AND GALV. CONCRETE ANCHORS.

7. MULCH
.1 ALL PLANTING AREAS TO BE MULCHED WITH BEACH STONE.

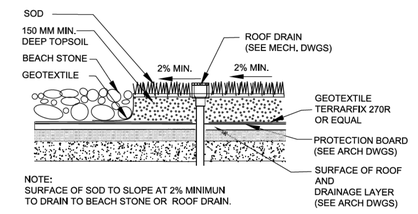
8. CLEAN UP
.1 THE CONTRACTOR SHALL CONDUCT A THOROUGH CLEAN UP FOLLOWING THE COMPLETION OF THE WORK.
.2 REMOVE ALL LITTER AND UNUSED MATERIALS FROM THE SITE.
.3 ALL PAVED SURFACES USED TO ACCESS THE WORK SHALL BE CLEANED TO THE APPROVAL OF THE CONSULTANT.

LEGEND

- DECIDUOUS TREE
- SHRUB
- ORNAMENTAL GRASSES AND PERENNIALS
- SOD (SEE DETAIL 4)
- BEACH STONE (SEE DETAIL 2)
- PRECAST CONC. UNIT PAVERS (SEE DETAIL 1)
- SOD ON PODIUM (SEE DETAIL 3)
- 1800 HIGH FENCE

PLANT LIST

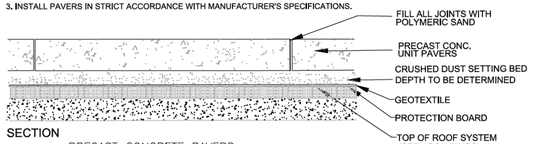
QTY.	COMMON NAME	BOTANICAL NAME	SIZE/ CONDITION
14	PYRAMIDAL BEECH	FAGUS SYLVATICA 'FASTIGIATA'	50cm CAL/ W.B.
12	BOXWOOD	BUXUS GREEN VELVET	60 CM HT/ POTTED
12	EUONYMOUS	EUONYMOUS SARCOXI FORTUNI	60 CM HT/ POTTED
3	PJM RHODODENDRON	RHODODENDRON PJM	80 CM HT/ POTTED
42	FAIRVIEW YEW	TAXUS x MEDIA 'FAIRVIEW'	60 CM HT/ POTTED
34	HOSTA: PLANT IN GROUPS OF 3 OR 5 OF SAME VARIETY	HOSTA: 11 BRESSINHAM BLUE 11 BLUE ANGEL, 12 SIBOLDAIANA COLOUR GLORY	3 GAL POT
52	FEATHER REED GRASS	CALAMAGROSTSIS ACUTIFLORA	3 GAL POT
26	CAT MINT WALKERS LOW	NEPETA 'WALKERS LOW'	1 GAL POT
40	CRANESBILL	GERANIUM MACRORRHIZUM BEVANS VARIETY	1 GAL POT



NOTE:
SURFACE OF SOD TO SLOPE AT 2% MINIMUN TO DRAIN TO BEACH STONE OR ROOF DRAIN.

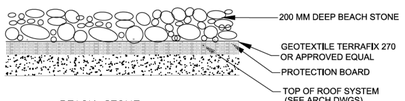
4 L1.0 SOD ON PODIUM AT GROUND LEVEL N.T.S.

NOTES:
1. PRECAST CONCRETE PAVER TO BE 50 MM THICK X 300 W X 450 L, SMOOTH FINISH,COLOUR GRANITE GREY.
2. ACCEPTABLE PRODUCTS: CLASSIC PAVER AS MANUFACTURED BY BOLDUC.
3. INSTALL PAVERS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



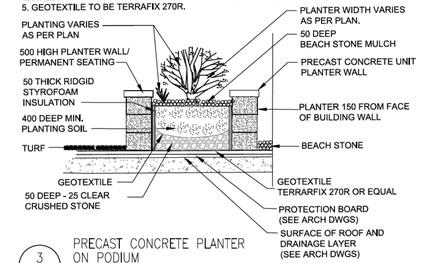
SECTION

1 L1.0 PRECAST CONCRETE PAVERS ON PODIUM N.T.S.

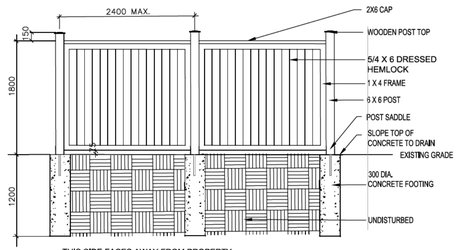


2 L1.0 BEACH STONE ON PODIUM N.T.S.

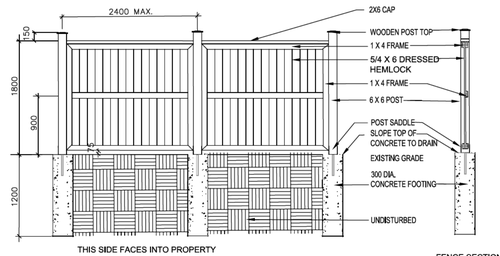
NOTES:
1. PRECAST CONC. UNIT WALL TO BE SUPRA CITADIN 180 WALLSTONE AS MANUFACTURED BY BOULDUC, C/W CAPSTONE, COLOUR ICE GRAY, OR APPROVED EQUAL.
2. CAP STONE TO BE ADHERED THE WALL WITH CONCRETE ADHESIVE RECOMMENDED BY MANUFACTURER.
3. ALL EXPOSED BLOCK EDGES TO HAVE FINISHED SURFACE.
4. WALLS TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
5. GEOTEXTILE TO BE TERRAFIX 270R.



3 L1.0 PRECAST CONCRETE PLANTER ON PODIUM N.T.S.



THIS SIDE FACES AWAY FROM PROPERTY



THIS SIDE FACES INTO PROPERTY

FENCE SECTION

NOTES:
1. ALL TIMBER TO BE DRESSED HEMLOCK
2. TREAT ALL FIELD CUT ENDS WITH CLEAR WOOD PRESERVATIVE.
3. ALL FASTENERS TO BE GALVANIZED OR RESISTANT TO CORROSION.

5 L1.0 SOLID BOARD FENCE N.T.S.

NOTES:

1) THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON SITE & REPORTING ANY DISCREP–ANCY 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 AGEED 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
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Gordon Ratcliffe
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FAX: (902) 857 - 1108
grla@eastlink.ca

the architectural consultants association of nova scotia
GORDON RATCLIFFE

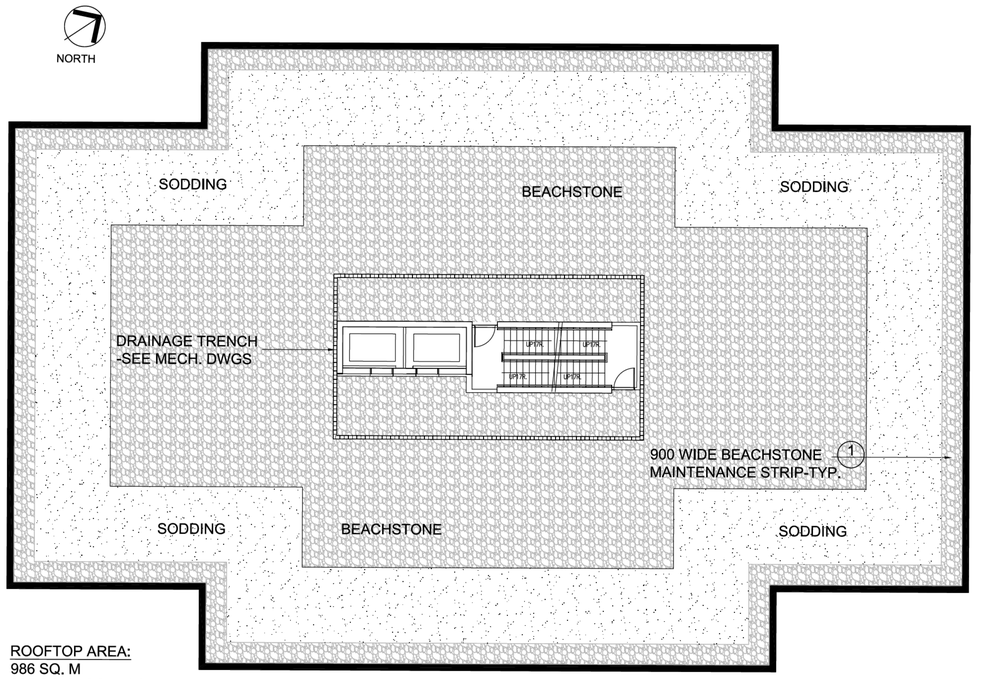
No.	DESCRIPTION	Date
1	ISSUED FOR SITE PLAN APPROVAL	2020 10 14

REVISIONS

PROJECT
PROPOSED PROJECT
3085 MAYNARD STREET
AGRICOLA & MAYNARD
HALIFAX, NS.

TITLE:
STREET LEVEL
LANDSCAPE PLAN

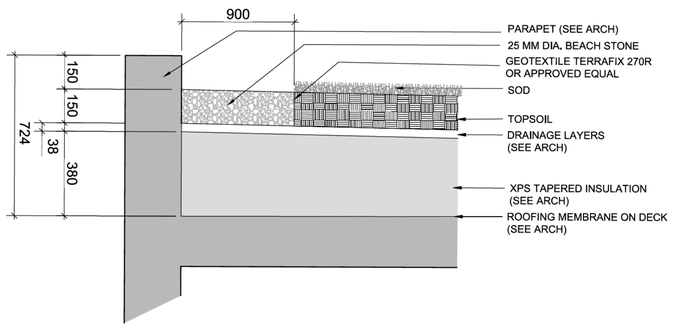
drawn by: LG	checked: GR
date: JUNE 2/2020	approved: GR
scale: AS NOTED	dwg #: L1.0
project #: 3086	

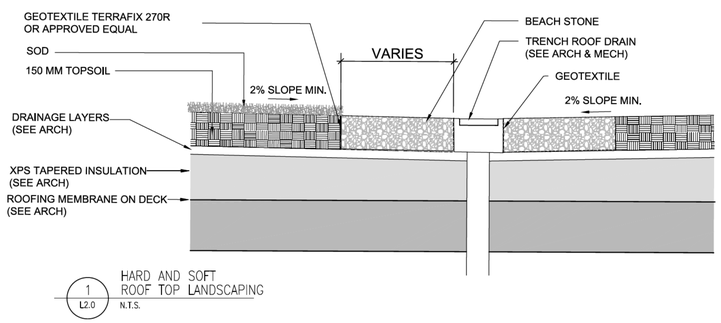


ROOFTOP AREA:
986 SQ. M
395 SQ. M SOD (SOFT) LANDSCAPING = 40%
591 SQ. M BEACH STONE (HARD) LANDSCAPING = 60%

GRAPHIC SCALE - METRES
2.5 0 2.5 5 7.5 10 12.5

LEGEND
- BEACH STONE ON ROOF TOP
- SOD OF ROOF TOP





1 / L2.0 HARD AND SOFT ROOF TOP LANDSCAPING N.T.S.

NOTES:

1) THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON SITE & REPORTING ANY DISCREP-ANCY 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.
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GORDON RATCLIFFE

No.	DESCRIPTION	Date
1	ISSUED FOR SITE PLAN APPROVAL	2020 10 14

REVISIONS

PROJECT
PROPOSED PROJECT
3085 MAYNARD STREET
AGRICOLA & MAYNARD
HALIFAX, NS.

TITLE:
ROOF TOP
LANDSCAPE PLAN

drawn by: MDP	checked: GR
date: JUNE 2/2020	approved: GR
scale: AS NOTED	dwg #: L2.0
project #: 3086	

REPORT
AGRICOLA AND MAYNARD
HALIFAX, NOVA SCOTIA

PEDESTRIAN WIND COMFORT ASSESSMENT
Project # 2004437
July 9, 2020

SUBMITTED TO

Connor Manson
connorm@pskerry.ca

Paul Skerry Architects Limited
5514 Livingstone Place
Halifax, NS B3K 2B9
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1. INTRODUCTION

RWDI was retained to assess the potential pedestrian wind conditions on and around the proposed Agricola and Maynard development in Halifax, Nova Scotia. The objective of this assessment is to provide a qualitative evaluation of the potential wind impact of the proposed development.

The project site is currently a parking lot adjacent to Maynard Street, on a street block that is also bordered by Agricola, North, and Charles streets (Image 1). The surrounding buildings are generally low, but dense in all directions, with isolated mid-rise buildings away from the site. Downtown Halifax and the Citadel are located to the distant southeast and there are open water bodies to the distant northwest through east to southeast.

We understand that the project consists of a seven-storey residential building of approximately 22.5 m in height (Images 2 and 3). Pedestrian areas on and around the project include building entrances, walkways, and parking areas between the existing and proposed buildings as well as sidewalks along adjacent streets.

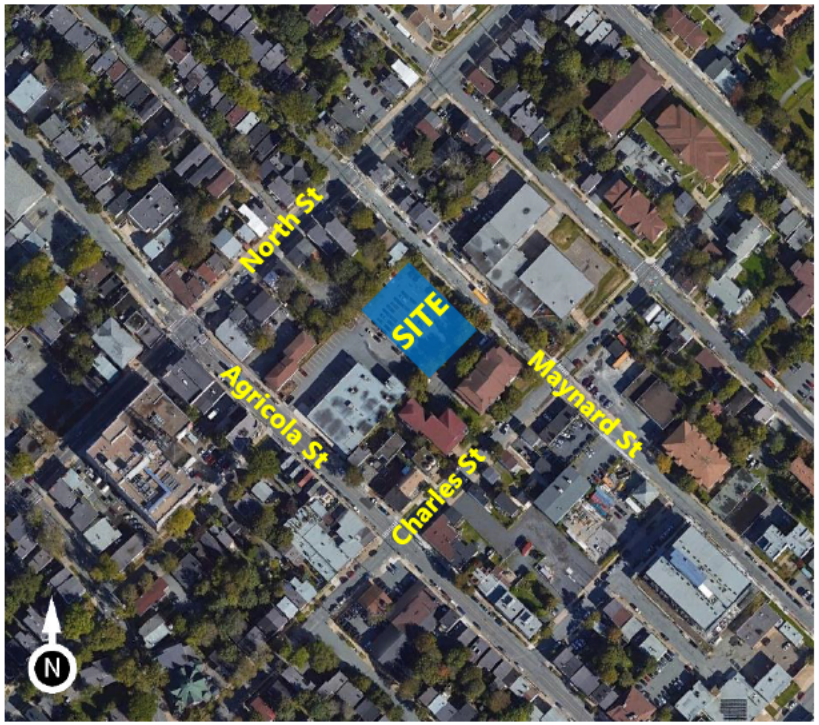


Image 1: Aerial View of the Existing Site and Surroundings (Credit: Google Earth)

1. INTRODUCTION

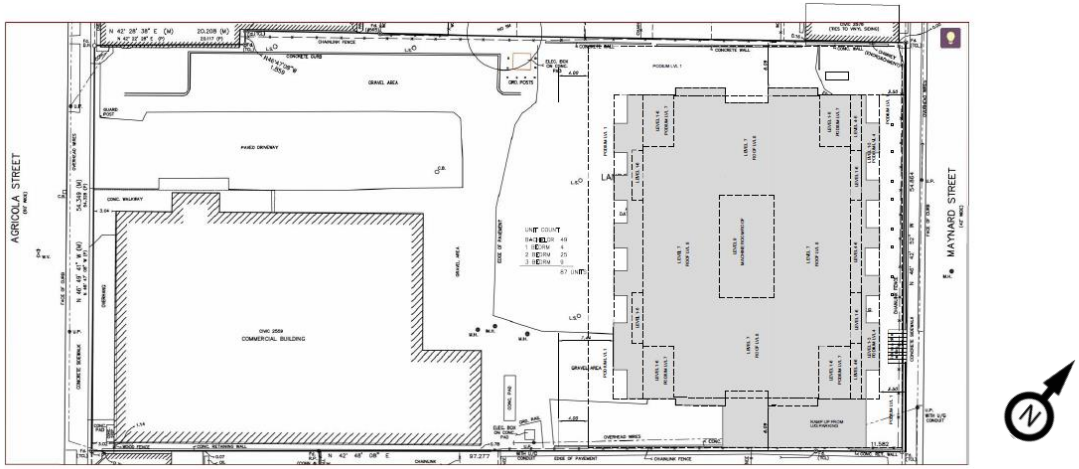


Image 2: Site Plan of the Proposed Project

Image 3: Views from Maynard Street towards North Street (left) and from Parking Lot to Maynard Street (right)

2. METHODOLOGY

2.1 General

The objective of this assessment is to provide a qualitative evaluation of the potential wind conditions on and around the proposed project. The assessment is based on the following:

- A review of the regional long-term meteorological data from Shearwater Airport;
- Floor plans and 3D models of the proposed project received by RWDI on June 22 and 24, 2020;
- The use of *Orbital Stack*, an in-house computational fluid dynamics (CFD) tool, to aid in the assessment of wind comfort levels for the existing and proposed conditions;
- The use of RWDI's proprietary tool *WindEstimator*[1] for estimating the potential wind conditions around generalized building forms;
- RWDI wind comfort and safety criteria which have been adopted by the Halifax Regional Municipality; and,
- Our engineering judgment, experience, and expert knowledge of wind flow around buildings[1-3].

This qualitative approach provides a preliminary computational assessment of expected pedestrian wind conditions and identifies areas of accelerated or lower wind speeds. In order to confirm and quantify potential wind conditions and refine any conceptual mitigation measures, physical scale-model tests in a boundary-layer wind tunnel are typically required.
Note that other microclimate issues such as those relating to cladding and structural wind loads, door operability, building air quality, snow drifting, and loading, noise, vibration, etc. are not part of the scope of this assessment.

1. H. Wu, C.J. Williams, H.A. Baker and W.F. Waechter (2004), "Knowledge-based Desk-Top Analysis of Pedestrian Wind Conditions", *ASCE Structure Congress 2004,* Nashville, Tennessee.
2. H. Wu and F. Kriksic (2012). "Designing for Pedestrian Comfort in Response to Local Climate", *Journal of Wind Engineering and Industrial Aerodynamics*, vol.104-106, pp.397-407.
3. C.J. Williams, H. Wu, W.F. Waechter and H.A. Baker (1999), "Experience with Remedial Solutions to Control Pedestrian Wind Problems", *10th International Conference on Wind Engineering*, Copenhagen, Denmark.

2. METHODOLOGY

2.2 Simulation Models

Wind flows were simulated using *Orbital Stack*, an in-house computational fluid dynamics (CFD) tool for the proposed building with the existing surroundings, as shown in Image 4. For the purposes of this computational study, the 3D model was simplified to include only the necessary building details that would affect the local wind flows in the area and around the site. Landscaping and other smaller architectural and accessory features were not included in the computer model in order to provide more conservative wind conditions, as is the norm for this level of assessment.

The wind speed profiles in the atmospheric boundary approaching the modelled area were simulated for six key directions: East, South, Southwest, West, Northwest, and North – see Section 2.3 for more explanation. Wind data in the form of ratios of wind speeds at approximately 1.5 m above ground to the mean wind speed at a reference height were obtained. These ratios were then combined with meteorological records obtained from Shearwater Airport for these six directions to determine the representative wind speeds and frequencies in the simulated areas.

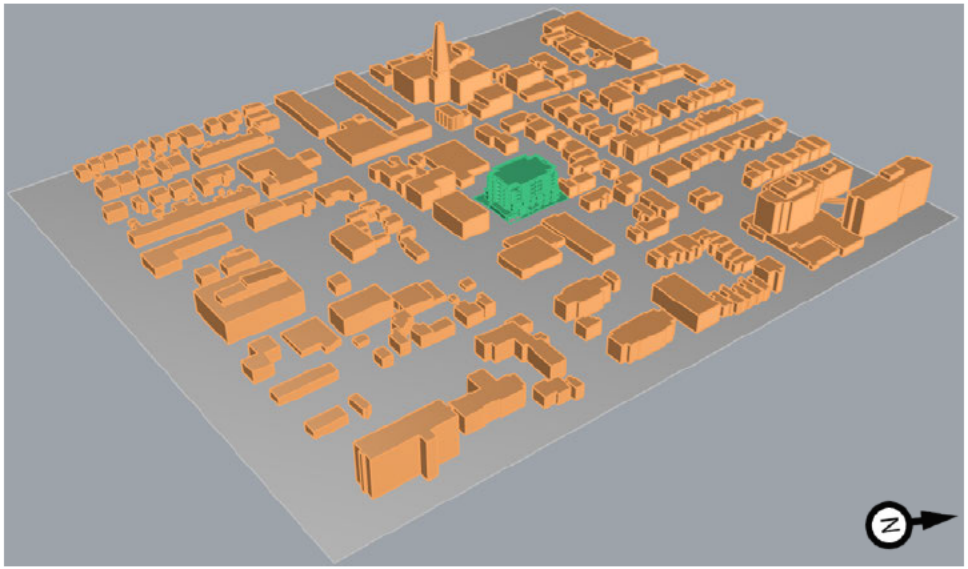


Image 4: Computer Model of the Proposed Building with Existing Surroundings

2. METHODOLOGY

2.3 Meteorological Data

Long-term wind data from Shearwater Airport recorded between 1988 and 2018 were used as a reference for wind conditions. The distributions of wind frequency and directionality for the summer (i.e. May through October) and winter (i.e. November through April) seasons are shown in the wind roses in Image 5.

When all winds are considered, regardless of speeds, winds are frequent from the south through southwest directions in the summer, as indicated by the upper wind rose in Image 5. During the winter, the prevailing winds are from the northwest quadrant, as shown by the lower wind rose in Image 5.

Strong winds of a mean speed greater than 30 km/h measured at the airport, at an anemometer height of 10 m, occur more often in the winter than in the summer.

Winds from the East, South, Southwest, West, Northwest, and North are simulated for the evaluation of wind conditions on and around the proposed development, but winds from all directions have been taken into account in the numerical analysis to determine the wind comfort and safety levels.

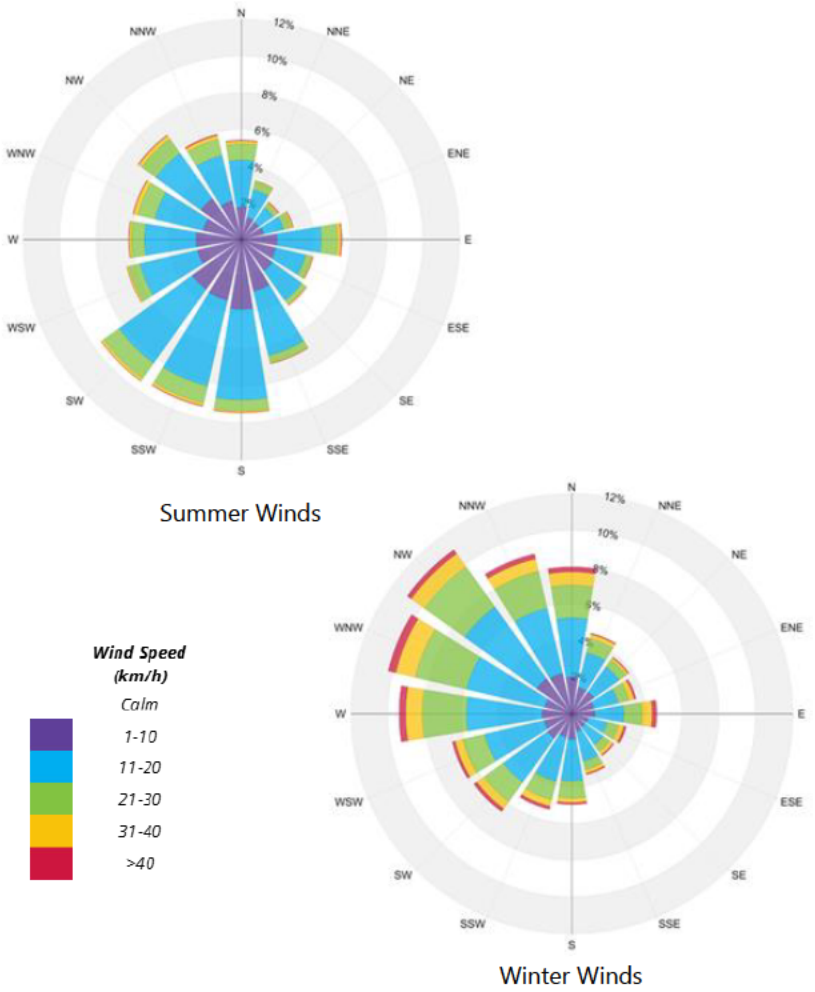


Image 5: Directional Distribution of Winds Approaching Shearwater Airport (1988–2018)

3. WIND CRITERIA

The RWDI pedestrian wind criteria are used in the current study. These criteria have been developed by RWDI through research and consulting practice since 1974. They have also been widely accepted by municipal authorities, building designers, and the city planning community including the Halifax Regional Municipality. The criteria are as follows:

3.1 Pedestrian Safety

Pedestrian safety is associated with excessive gust wind speeds that can adversely affect a pedestrian's balance and footing. If strong winds that can affect a person's balance (**90 km/h**) occur more than **0.1%** of the time or 9 hours per year, the wind conditions are considered severe.

3.2 Pedestrian Comfort

Wind comfort can be categorized by typical pedestrian activities:

- **Sitting (≤ 10 km/h)**: Calm or light breezes desired for outdoor seating areas where one can read a paper without having it blown away.
- **Standing (≤ 14 km/h)**: Gentle breezes suitable for main building entrances and bus stops.
- **Strolling (≤ 17 km/h)**: Moderate winds that would be appropriate for window shopping and strolling along a downtown street, plaza or park.
- **Walking (≤ 20 km/h)**: Relatively high speeds that can be tolerated if one's objective is to walk, run or cycle without lingering.
- **Uncomfortable**: The comfort category for walking is not met.

Wind conditions are considered suitable for sitting, standing, strolling or walking if the associated mean wind speeds are expected for at least four out of five days (**80% of the time**). Wind control measures are typically required at locations where winds are rated as uncomfortable or they exceed the wind safety criterion.

Note that these wind speeds are assessed at the pedestrian height (i.e. 1.5 m above grade or the concerned floor level), typically lower than those recorded in the airport (i.e. 10 m height and open terrain).

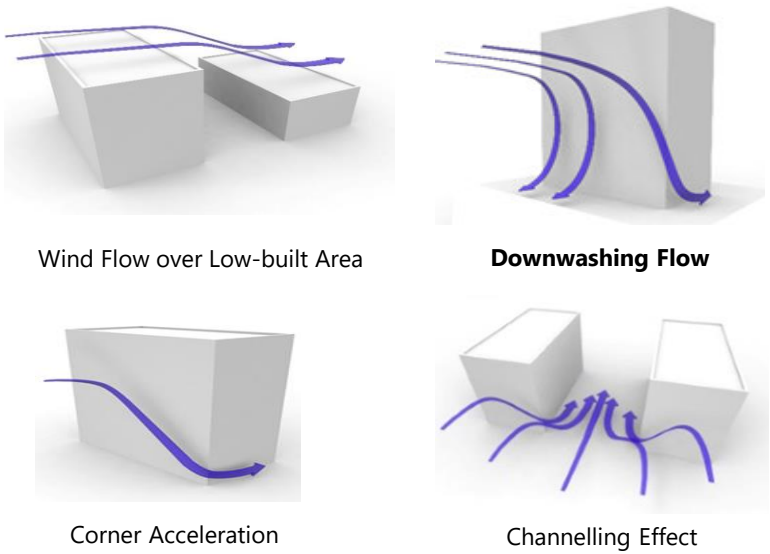
These criteria for wind forces represent average wind tolerance. They are sometimes subjective and regional differences in wind climate and thermal conditions as well as variations in age, health, clothing, etc. can also affect people's perception of the wind climate.

For the current development, wind speeds comfortable for walking or strolling are appropriate for sidewalks, walkways, and parking lots and lower wind speeds comfortable for standing are required for main building entrances where pedestrians may linger.

4. RESULTS AND DISCUSSION

4.1 Wind Flow around Buildings

Short buildings do not redirect winds significantly to cause adverse wind conditions at pedestrian areas. However, buildings taller than surroundings tend to intercept and redirect winds around them. The mechanism in which winds are directed down the height of a building is called Downwashing. These flows subsequently move around exposed building corners and along the gap between buildings, causing a localized increase in wind activity. These flow patterns are illustrated in Image 6.



Wind Flow over Low-built Area

Downwashing Flow

Corner Acceleration

Channelling Effect

Image 6: Generalized Wind Flow Patterns

4.2 Simulation Results

For the six prevailing wind directions, the predicted representative wind speeds are shown in Images 7a and 7b for the summer and winter seasons, respectively. These are colour contours of predicted wind speeds at a horizontal plane approximately 1.5 m above the grade. The following colour scale is used for representation of relative wind speeds from low to medium and high, with dark blue colour for the lowest wind speed, and dark red for the highest wind speed.

As shown in Images 7a and 7b, wind speeds are generally low in the summer, especially for the south and southwest directions where winds are most frequent. During the winter, higher wind speeds are expected around building corners and along the gaps between the existing and proposed buildings.

Due to the moderate height of the proposed building and dense surroundings, the wind safety criterion is expected to be met in all pedestrian areas on and around the development. The predicted wind comfort categories are shown in Image 8 for the areas on and immediately around the proposed development site, followed by detailed discussions on their suitability for intended pedestrian uses.

4. RESULTS AND DISCUSSION

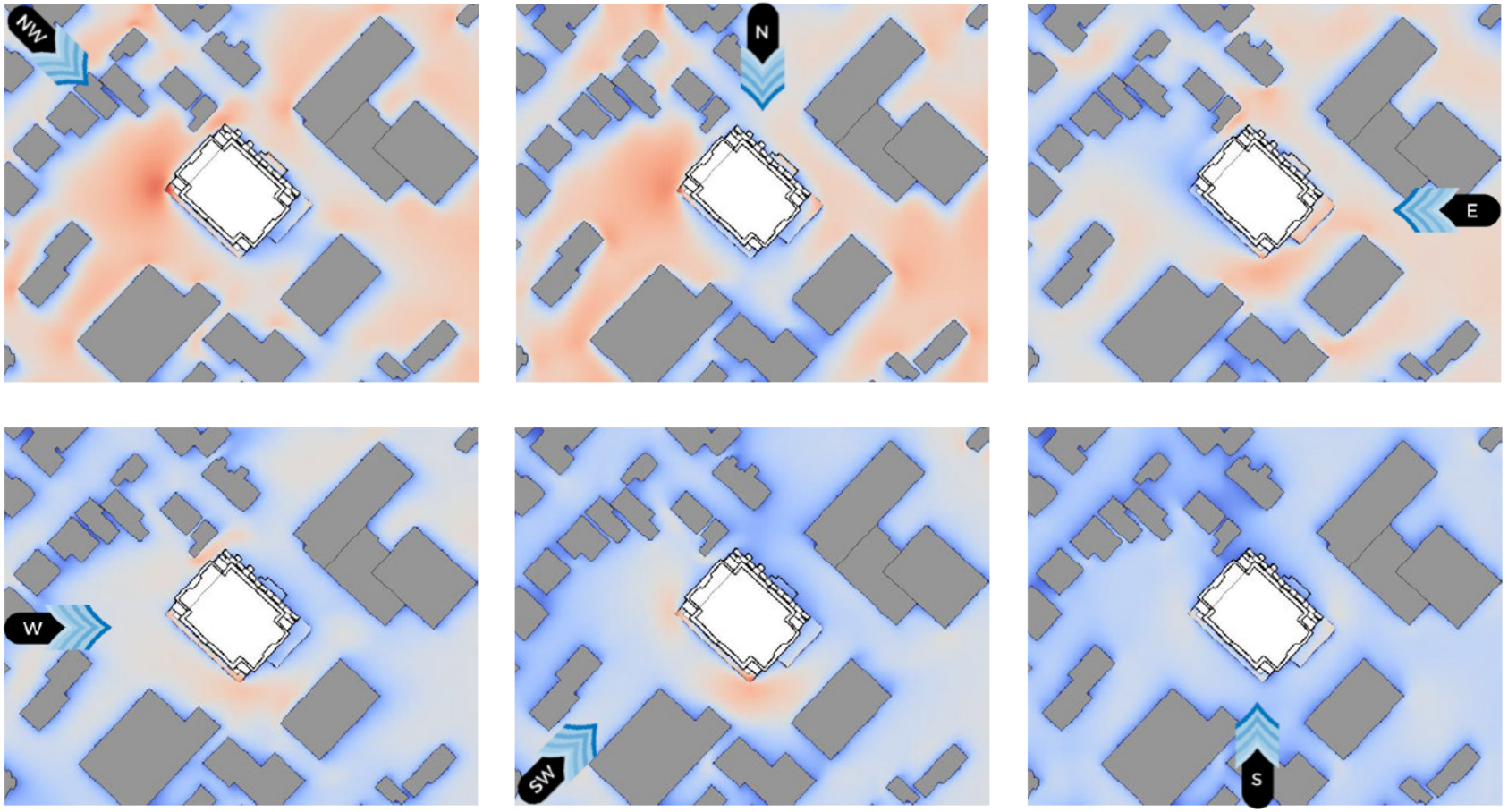


Image 7a: Predicted Wind Speeds - Summer

4. RESULTS AND DISCUSSION

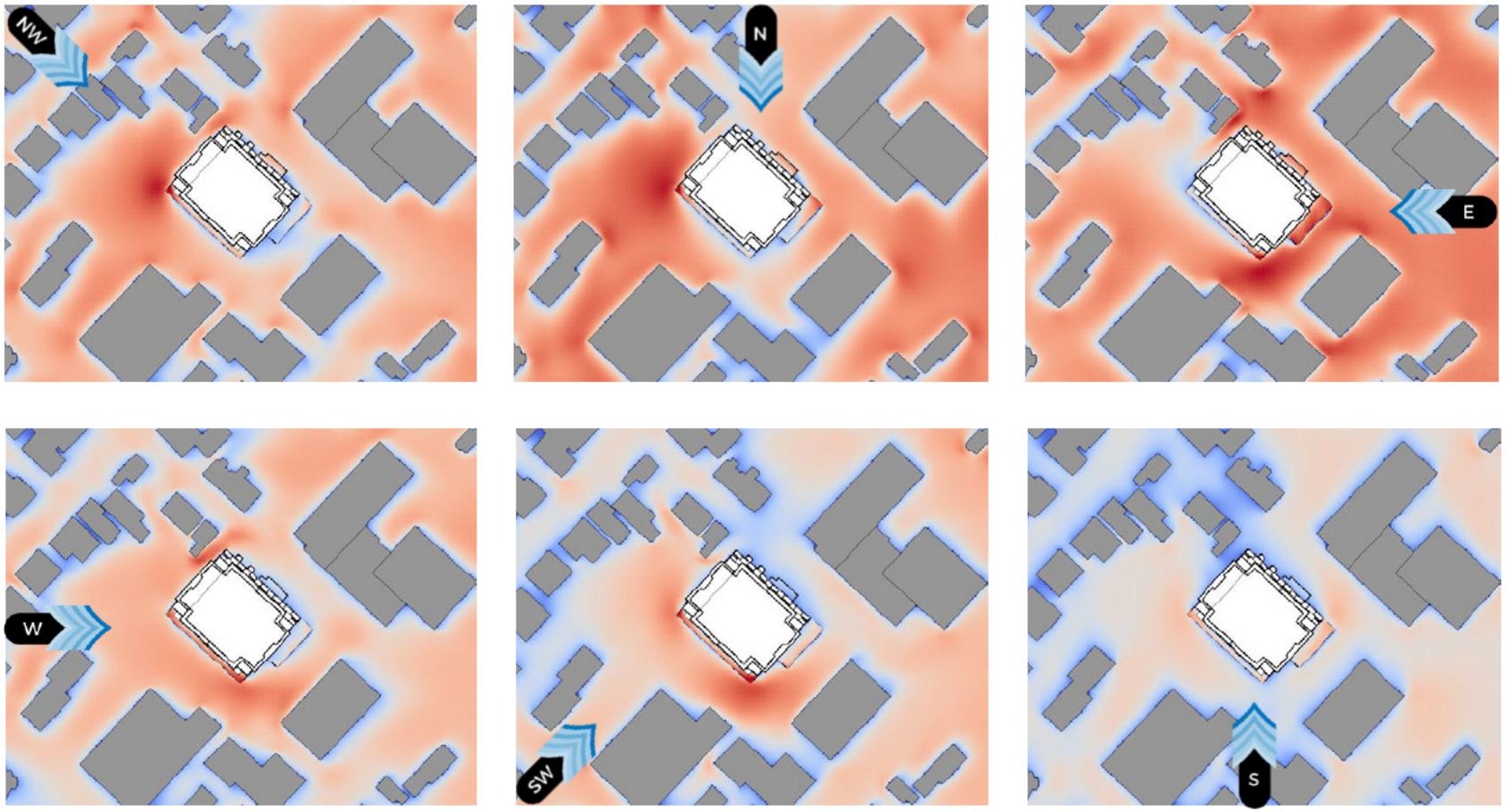
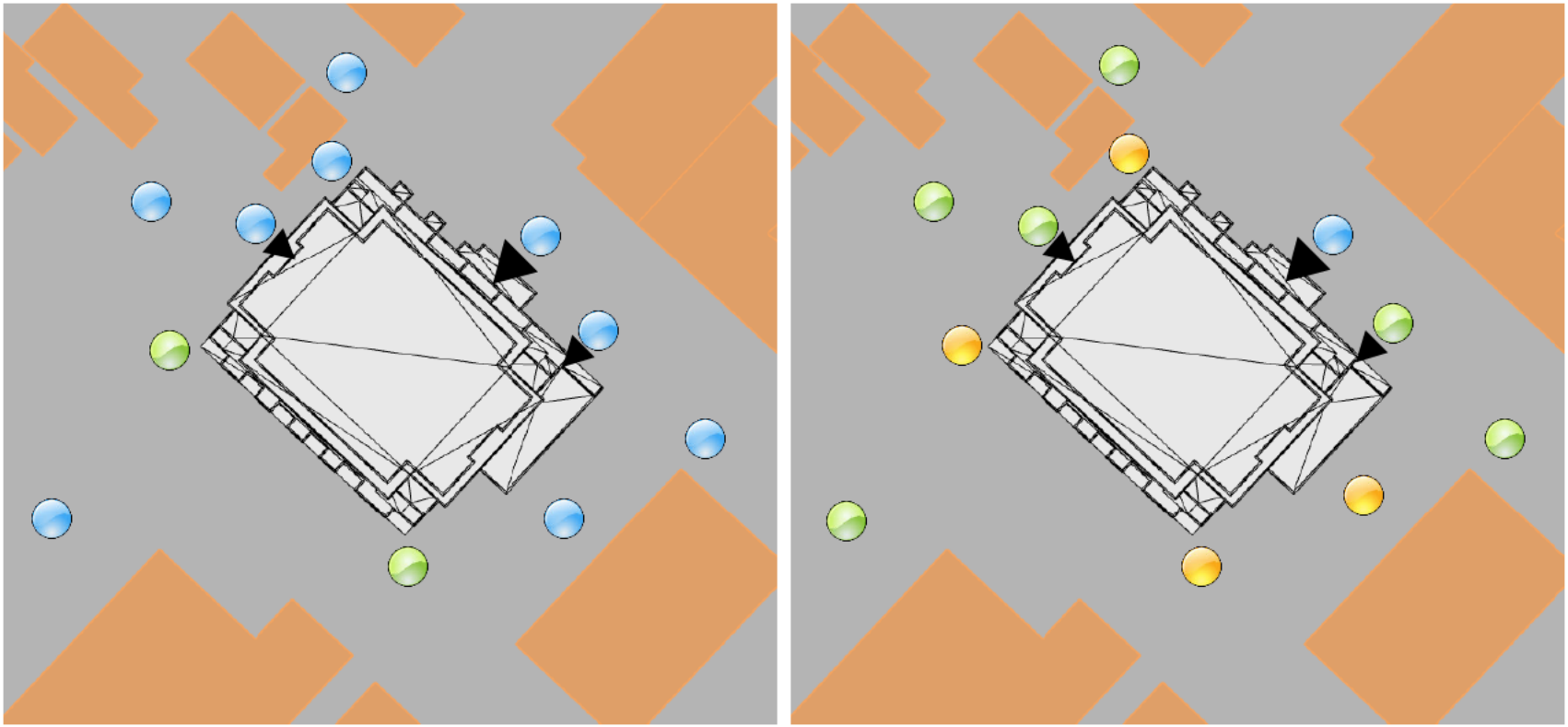


Image 7b: Predicted Wind Speeds - Winter

4. RESULTS AND DISCUSSION



COMFORT CATEGORIES

- Sitting / Standing
- Strolling
- Walking

Image 8: Predicted Wind Comfort in the Summer (left) and Winter (right)

4.3 Predicted Wind Comfort

Building Entrances

The main entrance to the proposed building is recessed from the building façade along Maynard Street (A1 in Image 9). It is protected by a large entrance canopy and designed with a vestibule and lobby. The entrance is sheltered by the proposed building itself for winds from the south, southwest, west, and northwest directions (Images 7a and 7b). The recess and canopy also protect the entrance for winds from the north through east directions.

As a result, wind conditions suitable for sitting or standing are expected at the main entrance for both the summer and winter seasons (Image 8).

Suitable wind conditions are also expected at the north exit (A2, which is also recessed) and the underground parking entry (A3) during the summer (see left diagram in Image 8). Higher wind speeds comfortable for strolling in the winter (right diagram in Image 8) are considered acceptable because residents will not linger around the secondary entry/exit, especially when it is cold.

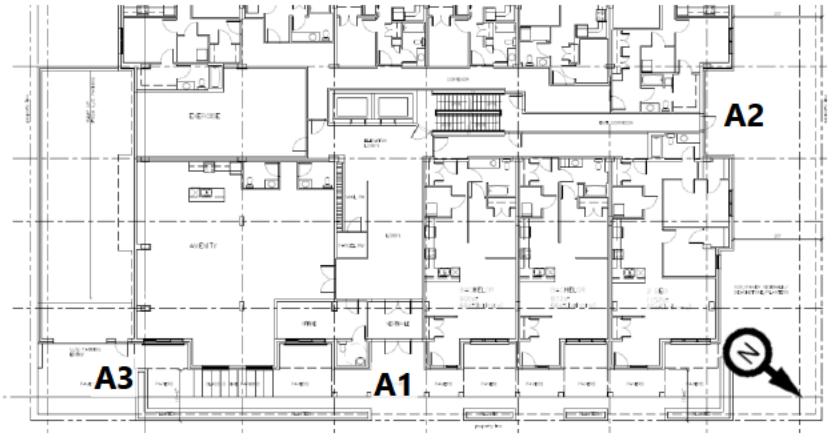


Image 9: Building Entrance Locations

4.3 Predicted Wind Comfort

Sidewalks, Walkways, and Parking Lots

As shown in Images 7a, 7b, and 8, wind conditions on adjacent sidewalks, walkways, and parking lots are typically comfortable for sitting or standing in the summer and for strolling or walking in the winter.

Higher wind speeds may occur around the exposed building corners and in the gaps between the existing and proposed buildings, due to the wind flow patterns described in Image 6. During the summer, wind speeds in these areas may only be comfortable for strolling (left diagram in Image 8). Therefore, passive activities such as outdoor sitting and playing, if any, should be planned away from these windy areas, or wind control measures will need to be developed.

In the winter, accelerated wind flows may cause uncomfortable wind conditions in these areas from time to time. These wind conditions are typical for Halifax and are considered to be appropriate for the active use of walkways and parking lots because pedestrians will be active and not stay outdoor for a long period of the time in the winter.

Other Pedestrian Areas

For adjacent public sidewalks, only those along Maynard Street may be altered by the proposed development, as shown in Images 7a, 7b, and 8. Due to the moderate status of the proposed development, wind conditions along other streets (e.g. North, Agricola, and Charles) or in pedestrian areas beyond those shown in Images 7a, 7b, and 8 will not be affected by the proposed project.

From the available design drawings, there is no public accessible area on the podium or roof of the proposed development. Wind speeds on balconies and terraces around the proposed building, especially those at the exposed corners, may be higher than desired for sitting or standing in the summer (see light red colour in Image 7a). Wind speeds are also relatively high on the top of the underground parking ramp when winds are from the east and north directions.

If desired, lower wind speeds can be achieved by local wind control measures such as tall guardrails, screens, trellises, landscaping, and so on.

5. CONCLUSION

A wind comfort assessment is conducted by using computer simulations for the proposed Agricola and Maynard development in Halifax, Nova Scotia. Given the local wind climate, the dense surroundings, and the moderate status of the proposed development, the wind safety criterion is expected to be met at all the pedestrian areas on and around the development. This is based on computer simulations for six prevailing wind directions, plus our experience with past wind-tunnel projects in Halifax and around the world.

For wind comfort, suitable wind conditions are generally expected in both the summer and winter seasons around building entrances, along public sidewalks and walkways, as well as on parking lots.

During the summer, wind speeds around the exposed building corners and in the gaps between the existing and proposed buildings may be higher than desired for passive activities. Outdoor sitting and playing areas, if any, should be planned away from these areas. In the winter, higher wind speeds are expected in these areas, but they are typical in Halifax and considered acceptable due to reduced outdoor pedestrian activities.

6. APPLICABILITY OF RESULTS

The assessment presented in this report is for the proposed Agricola and Maynard development in Halifax, Nova Scotia, based on the information received by RWDI on June 22 and 24, 2020, listed in the table below. In the event of any significant changes to the design, construction, or operation of the building or addition of surroundings in the future, RWDI could provide an assessment of their impact on the pedestrian wind conditions discussed in this report. It is the responsibility of others to contact RWDI to initiate this process.

File Name	File Type	Date Received (mm/dd/yyyy)
3086 A1 Site Plan-A1.0	pdf	06/22/2020
3086 A3 Floor Plan-A2.0	pdf	06/22/2020
3086 A3 Floor Plan-A3.x	pdf	06/22/2020
3086 Agricola - Landscape Plan - L1.0	pdf	06/22/2020
3086 Agricola - Sheet - A4-x - Elevation	pdf	06/22/2020
3086 Agricola - Sheet - A4-x - Street View	pdf	06/22/2020
3086 Agricola(For RWDI)	rvt	06/24/2020