

Case # 22883

**Level III Site Plan
Approval
2562 Maynard Street,
Halifax**

Design Advisory Committee

Background

Zoning:

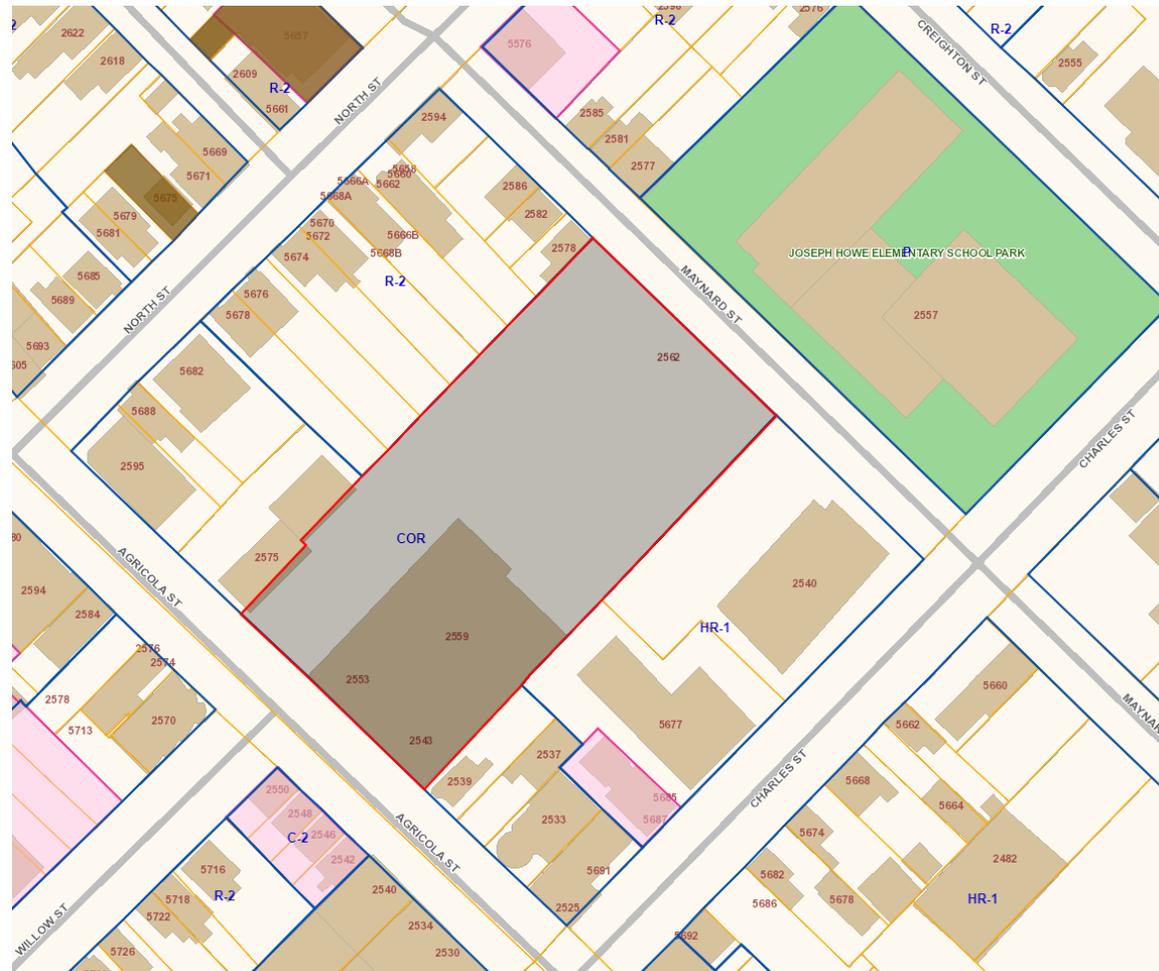
- Property is zoned COR (Corridor) under the Regional Centre Land Use Bylaw.

Existing Use:

- Commercial building – 3 units/ businesses (Agricola St.)
- Large vacant portion to the rear of lot – area for proposed building (Maynard St.)

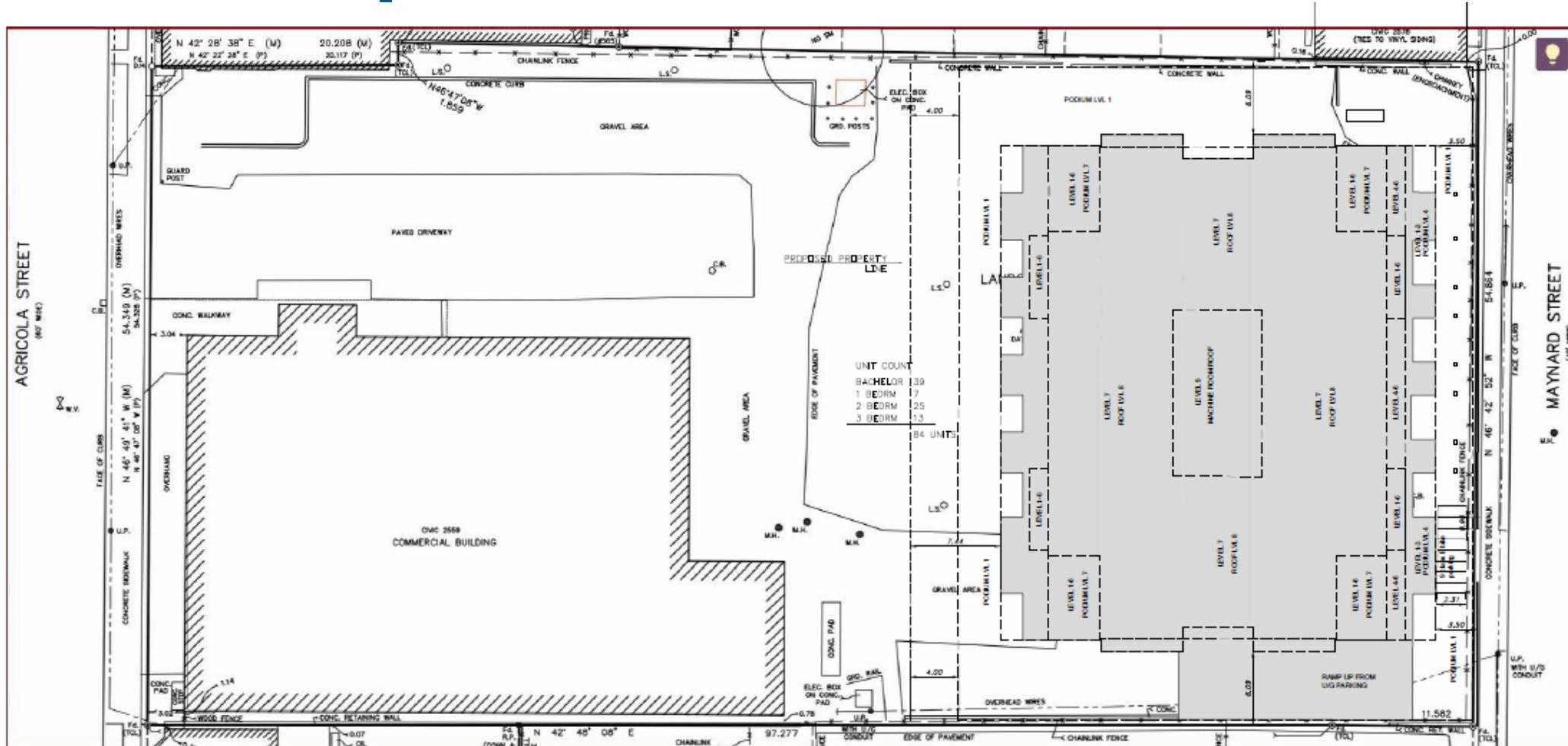
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Development Site



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Development Site



January 13, 2021



Proposed Building



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Proposed Building



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Approval Process

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

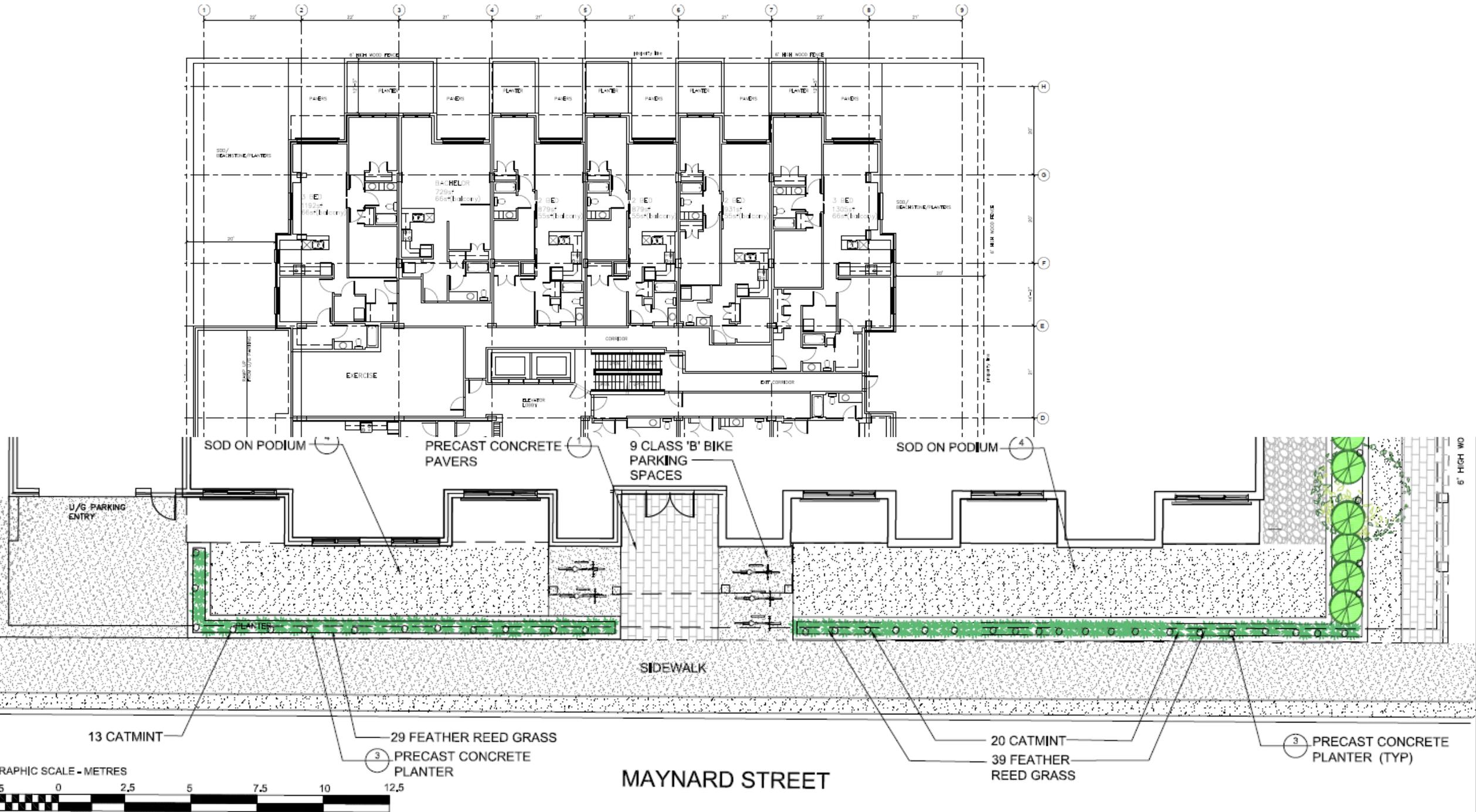
Site Plan Approval Process

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

Site Plan Approval Criteria

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

- At-grade private open spaces at the front of the building, along Maynard Street. These private spaces will abut an existing public sidewalk.
- Incorporated planters ranging from 0.25-1m in height for privacy, as well as awnings/ canopies for weather protection.
- Private space to have barrier-free access and permanent seating.



Site Plan Approval Criteria

Building Design Requirements (Chapter 3):

- Streetwall articulation has been provided using change in materials, projections, and recesses. This treatment is not required to be carried around the sides of the building.
- Pedestrian entrances are distinguished using changes in materials, and recessing.
- The ground floor contains grade-related residential units, and no commercial space.
- Weather protection is provided using canopies/ awnings.
- Building top distinction is accomplished with a change in colour / materials, and projections / recesses.
- Rooftop equipment is setback to middle of roof to minimize view from street level.

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Site Plan Approval Criteria

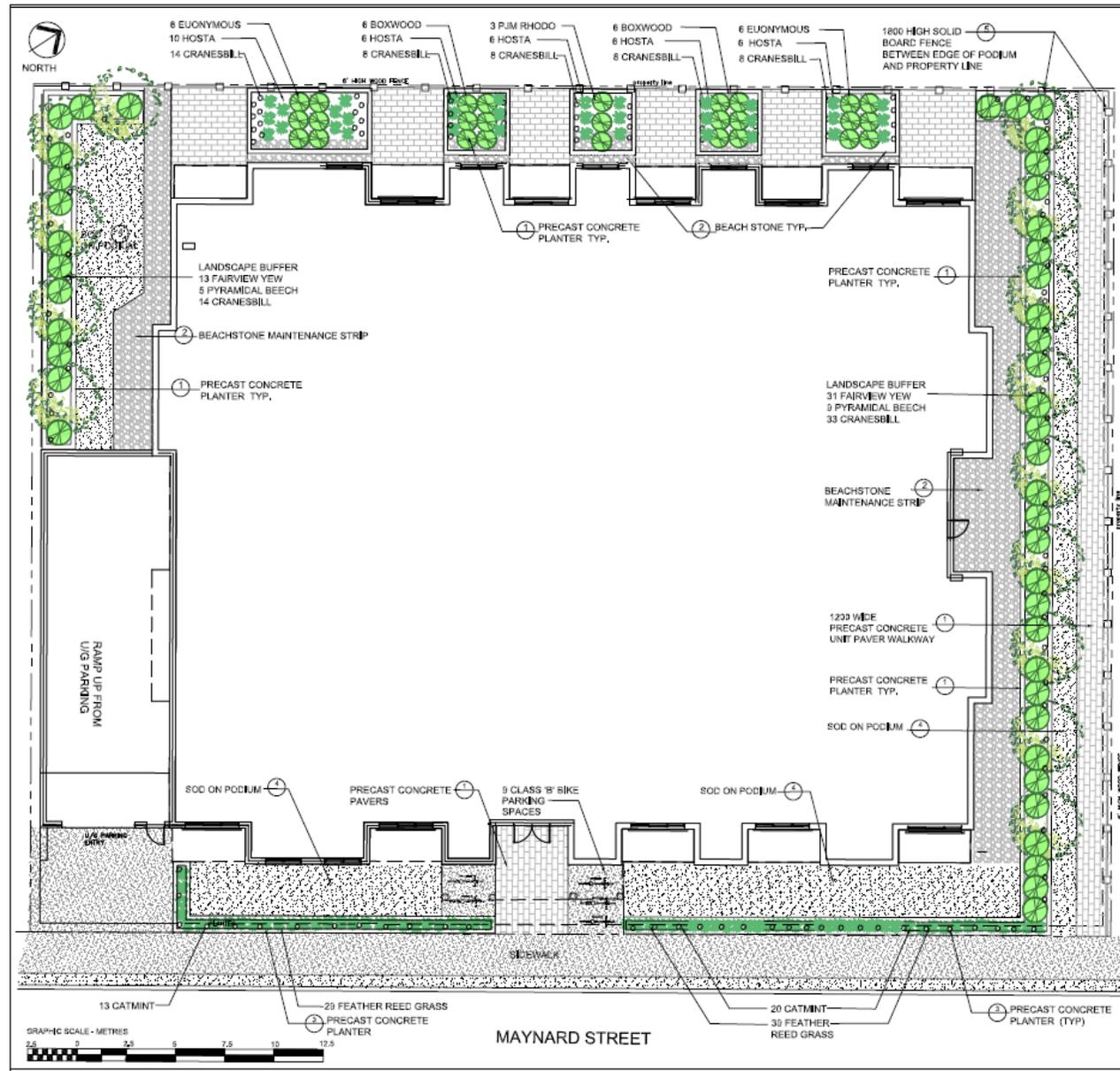
Parking, Access, and Utilities Design Requirements (Chapter 4):

- Pedestrian connection from one public sidewalk to another (Maynard to Agricola).
- Motor vehicle access in the streetwall is integrated into the building design by using the same materials and setting the garage door back 4.5m
- Heating systems will be placed on balconies

Heritage Conservation Design Requirements (Chapter 5):

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

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Site Plan Approval Criteria

Other Design Requirements (Chapter 6):

- Building lighting has been addressed through written confirmation – to be included in final application
- The subject site is not a View Terminus Site.

Variation Criteria (Chapter 7):

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

Recommendation sought from DAC

The Design Advisory Committee is being asked to make recommendations pertaining to the Site Plan Approval Design Requirements and Variation Criteria of Part VI of the Land Use Bylaw, as it pertains to the proposed building design for 2562 Maynard St., Halifax, N.S.

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Questions?