

Case # 23019

**Level II Site Plan Approval
392 Portland St, Dartmouth**

Design Advisory Committee

Background

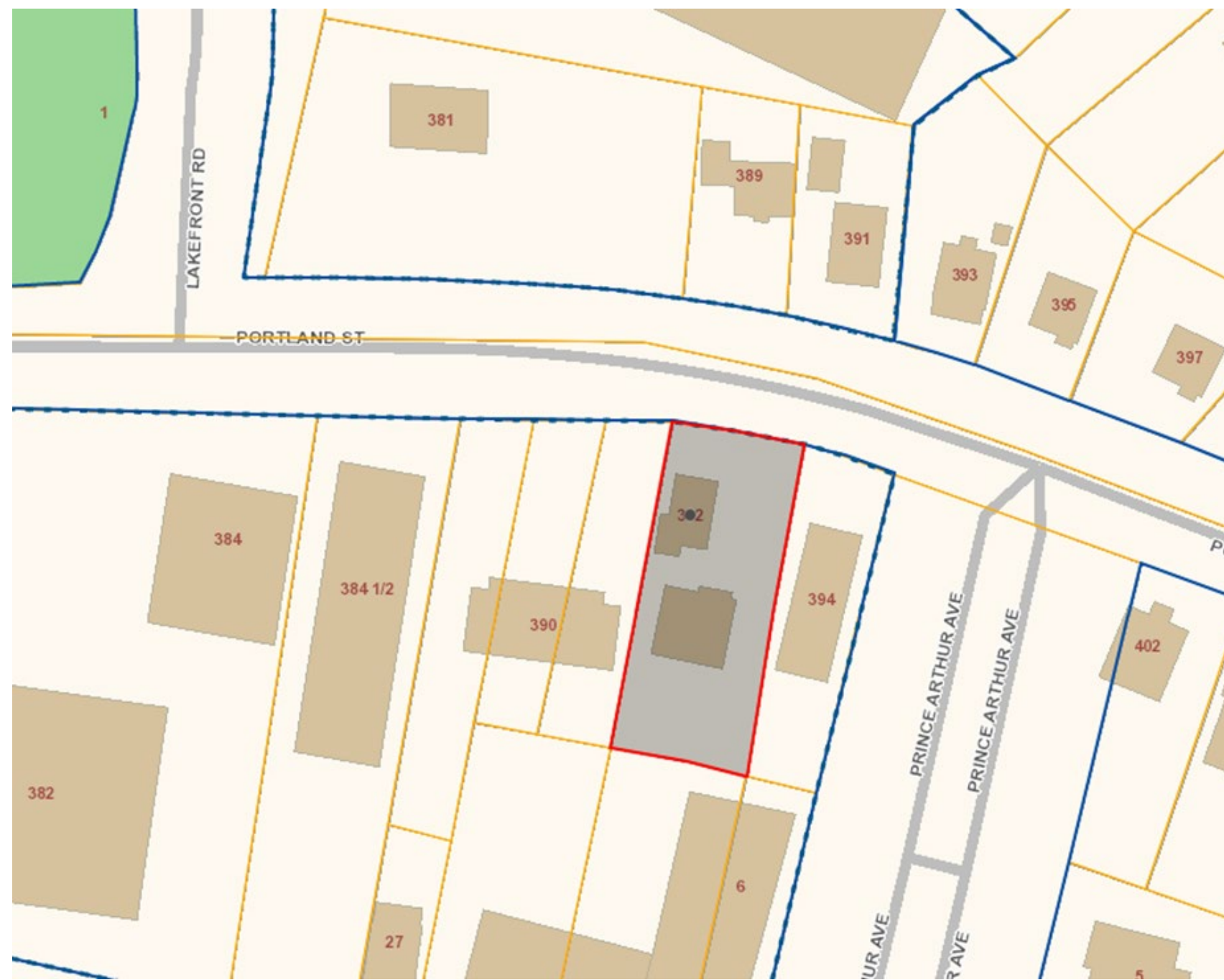
Zoning:

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

Existing Use:

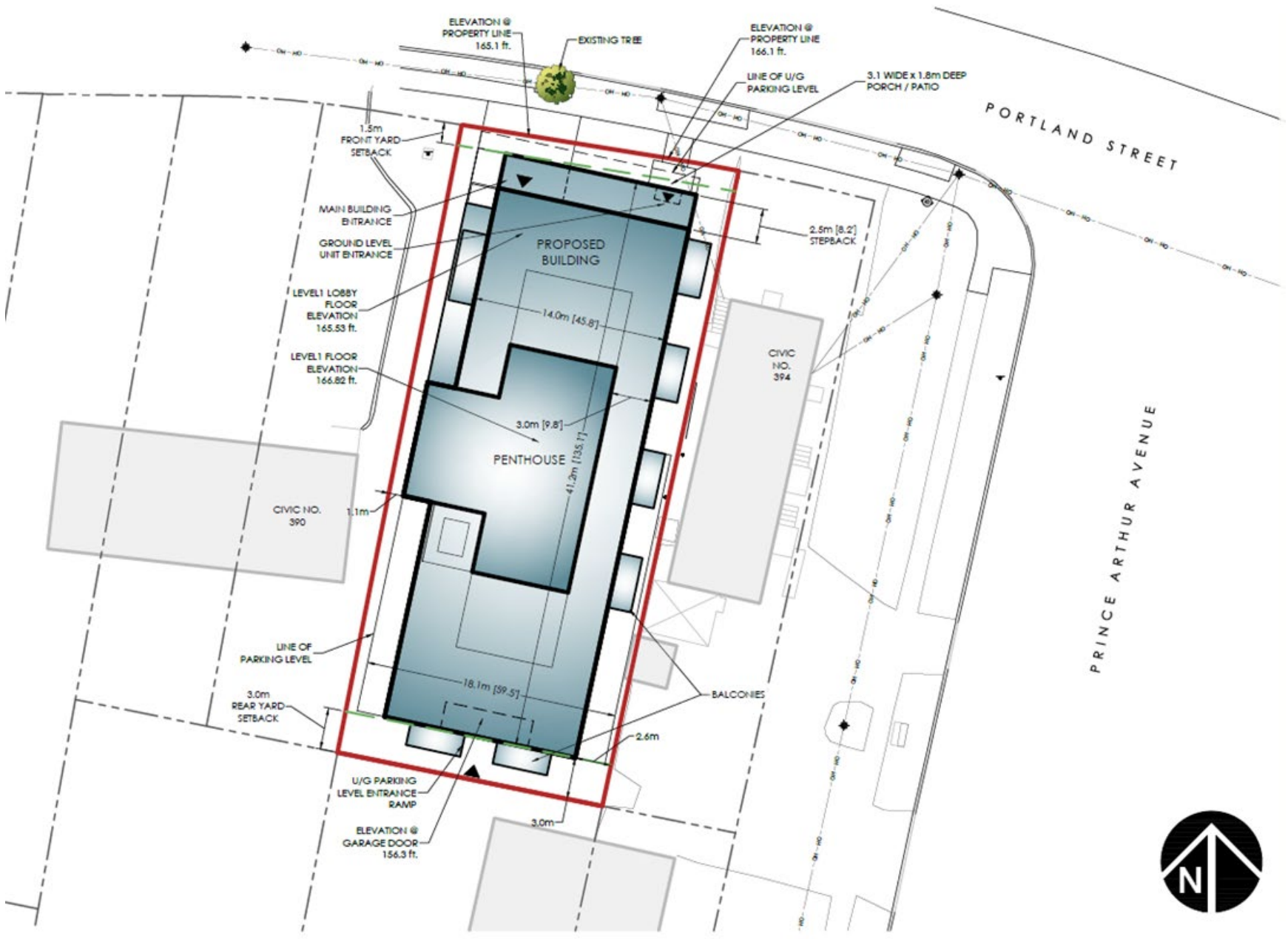
- Currently vacant
- Single unit dwelling and garage previously on site demolished

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Site Context

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Site Plan



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Proposed Building

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Proposed Building

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Approval Process

- Floor area of proposed building is between 2000 and 5000 square metres, which requires a Level II 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

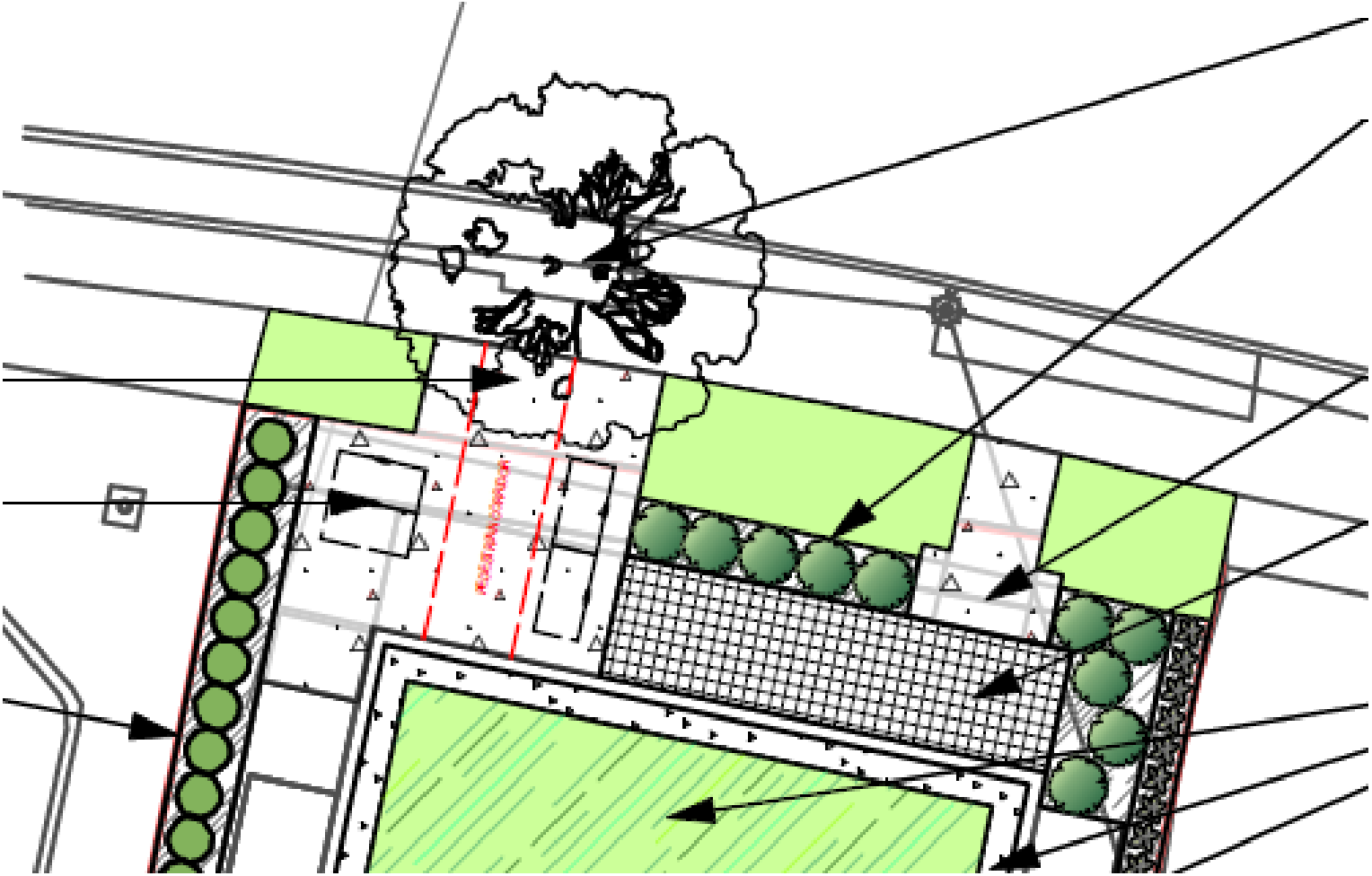
- ✓ 1. **Pre-Application for Site Plan Approval**
- 2. **Public Information/Consultation**
- ➔ 3. **Design Advisory Committee**
- 4. **Full Site Plan Approval Application**
- 5. **Appeal Period**
- 6. **Permit Issuance or refusal (depending on outcome of Site Plan Approval)**

Site Plan Approval Criteria

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

- At-grade private open space abutting the public sidewalk along Portland St (113)
- Pedestrian connection provided (114)
- Privacy for grade-related units will be shrubs (119)
- Groundcover is pavers (120)

At-Grade Private Open Space



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Site Plan Approval Criteria

Building Design Requirements (Chapter 3):

- Streetwall articulation achieved through changes in colours and materials, and a recess (121), continued around sides (123)
- Pedestrian entrance distinguished, and weather protected, by changes in materials and a recess (124/130)
- Exposed foundation clad with materials consistent with the overall design (131)
- Building top distinction is accomplished with a change in materials and a recessed penthouse (132)
- Penthouse has been visually integrated into the design (133)

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Streetwall

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Streetwall

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Site Plan Approval Criteria

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

- Pedestrian connection from public street to at-grade private open space (135)
- Motor vehicle access does not exceed the height of the ground floor and is completely enclosed (137)
- Mechanical equipment located on roof (139)
- Equipment for individual units will be screened using opaque screening on the balconies (140)

Site Plan Approval Criteria

- **Heritage Conservation Design Requirements (Chapter 5):**
- The subject property is not designated as a heritage property and is not located within a heritage conservation district

Site Plan Approval Criteria

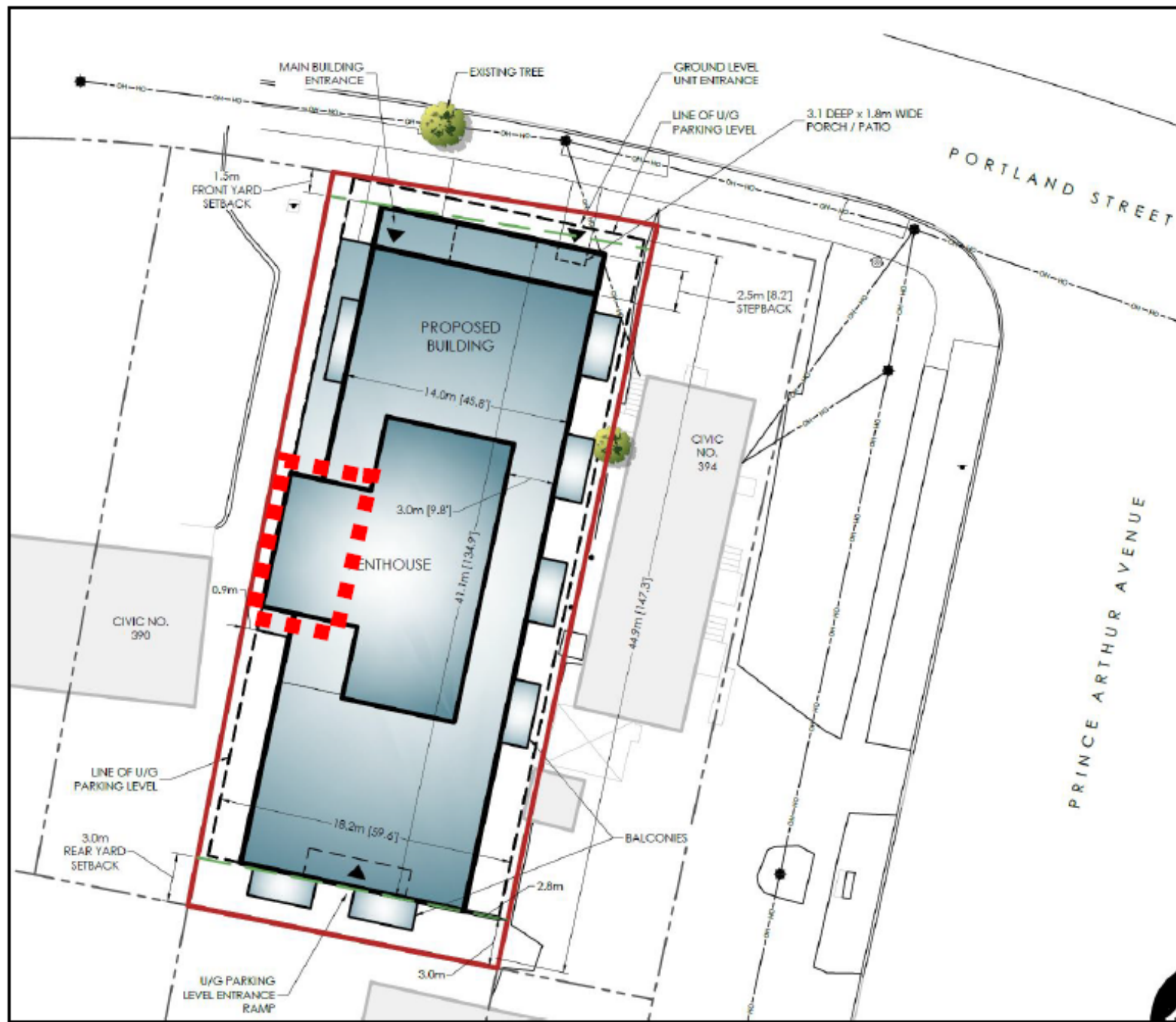
Other Design Requirements (Chapter 6):

- Common building entrances, walkways and at-grade private open spaces will be illuminated (154)
- The subject site is not a View Terminus Site (155)

Site Plan Approval Criteria

Variation Criteria (Chapter 7):

- Variation requested in accordance with Section 157
- Request to reduce the required setback from the roof edge for the penthouse from 3m to 0m
- Requested variation is to an interior lot line and the penthouse has been designed to minimize its visual impact



Variation

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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 392 Portland St, Dartmouth.

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Questions?