

Case # 23203

**Level II Site Plan Approval
188-192 Portland St,
Dartmouth**

Design Advisory Committee



Site Context



Church

Portland St

Maitland St

Pharmacy

188

190

192

Alderney Dr

Canal St

Site Context



Currently shown: Jul 2019

2009 2019

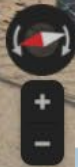
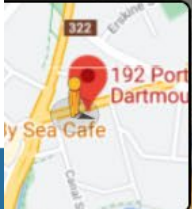


190

192

188

NS-207





Background

Zoning:

- Property is zoned D (Downtown) under the Regional Centre Land Use Bylaw.

Existing Use:

- 188 and 192 Portland St are currently vacant.
- There is a vacant commercial/low-density residential building at 190 Portland St.

HALIFAX

Proposed Building



HALIFAX



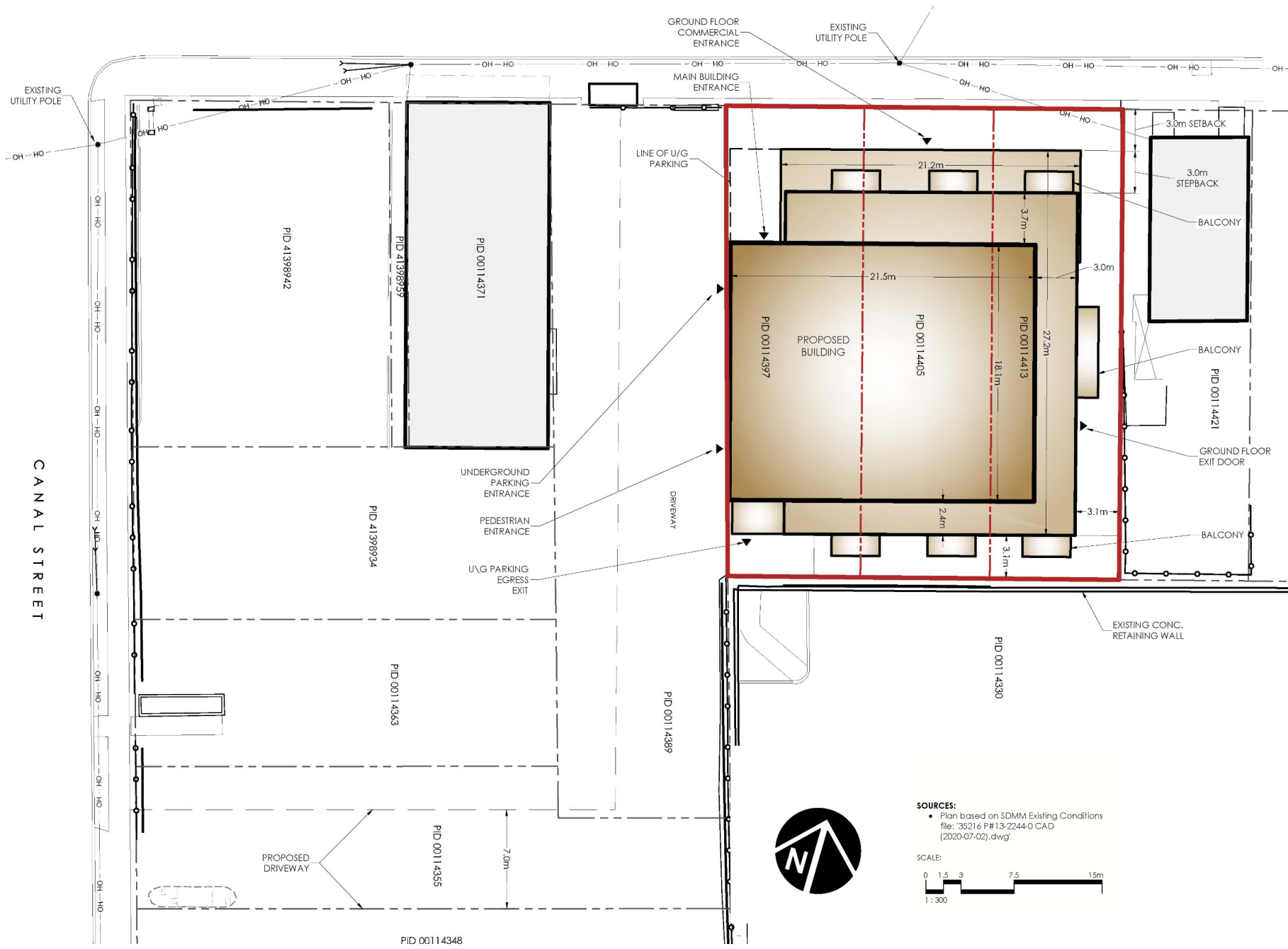
Proposed Building

HALIFAX



HALIFAX

Site Plan



LEGEND

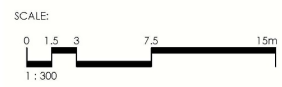
- Site Boundary
- Adjacent Property Boundary
- Existing Internal Boundary

SITE SUMMARY:

- Existing Zone: D

SOURCES:

- Plan based on SDMM Existing Conditions
file: 35216 P#13-2244-0 CAD
(2020-07-02).dwg



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

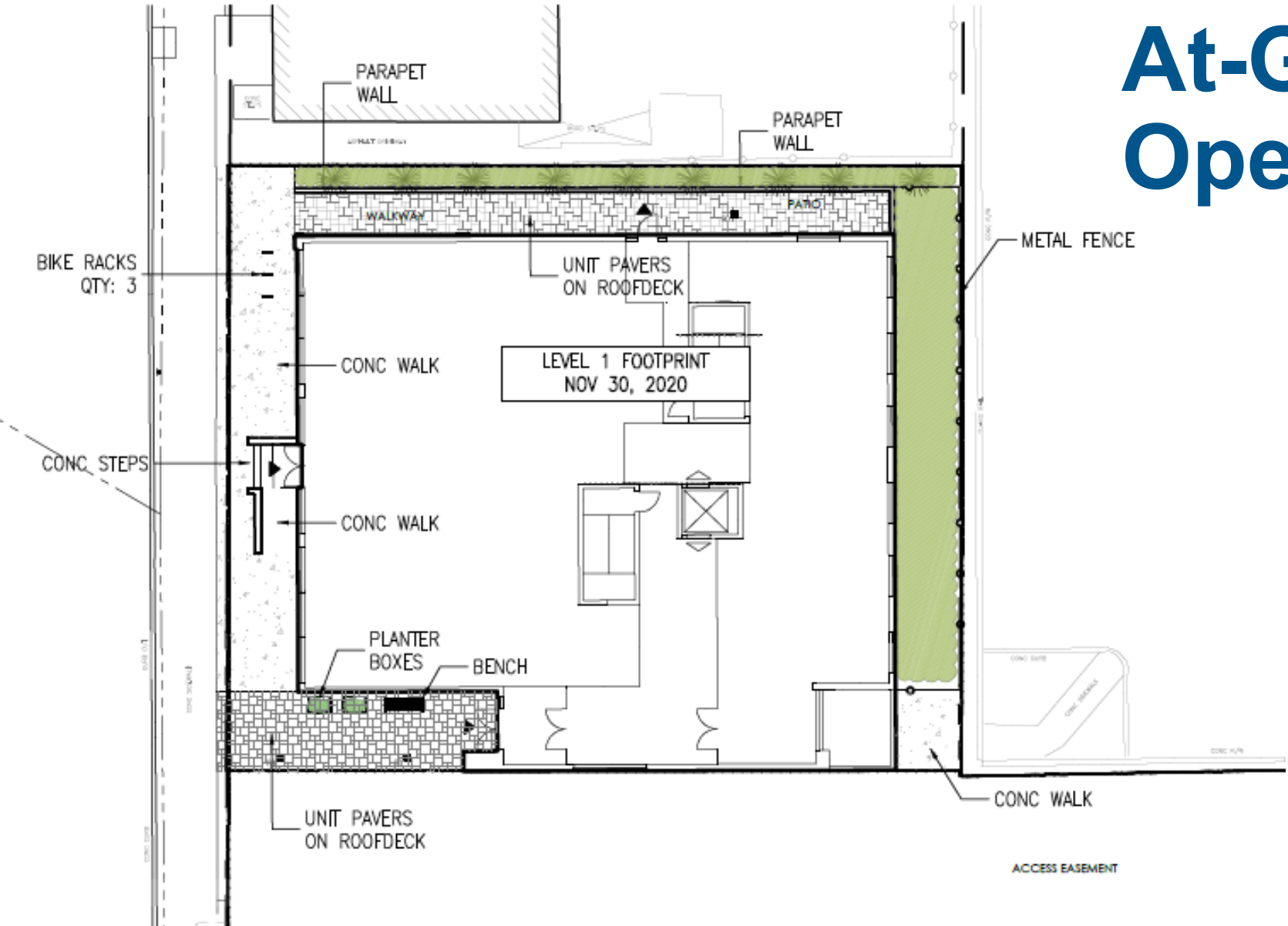
- ✓ 1. **Pre-Application for Site Plan Approval**
- 2. **Public Information/Consultation**
- ➔ 3. **Design Advisory Committee**
- 4. **Full Site Plan Approval Application**
- 5. **Appeal Period**
- 6. **Permit Issuance or refusal (depending on outcome of Site Plan Approval)**

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)(118)
- Pedestrian connection provided (114)
- Barrier free access and permanent seating provided (115)
- Groundcover is pavers (115) (120)
- Weather protection is a cantilever (116)

At-Grade Private Open Space

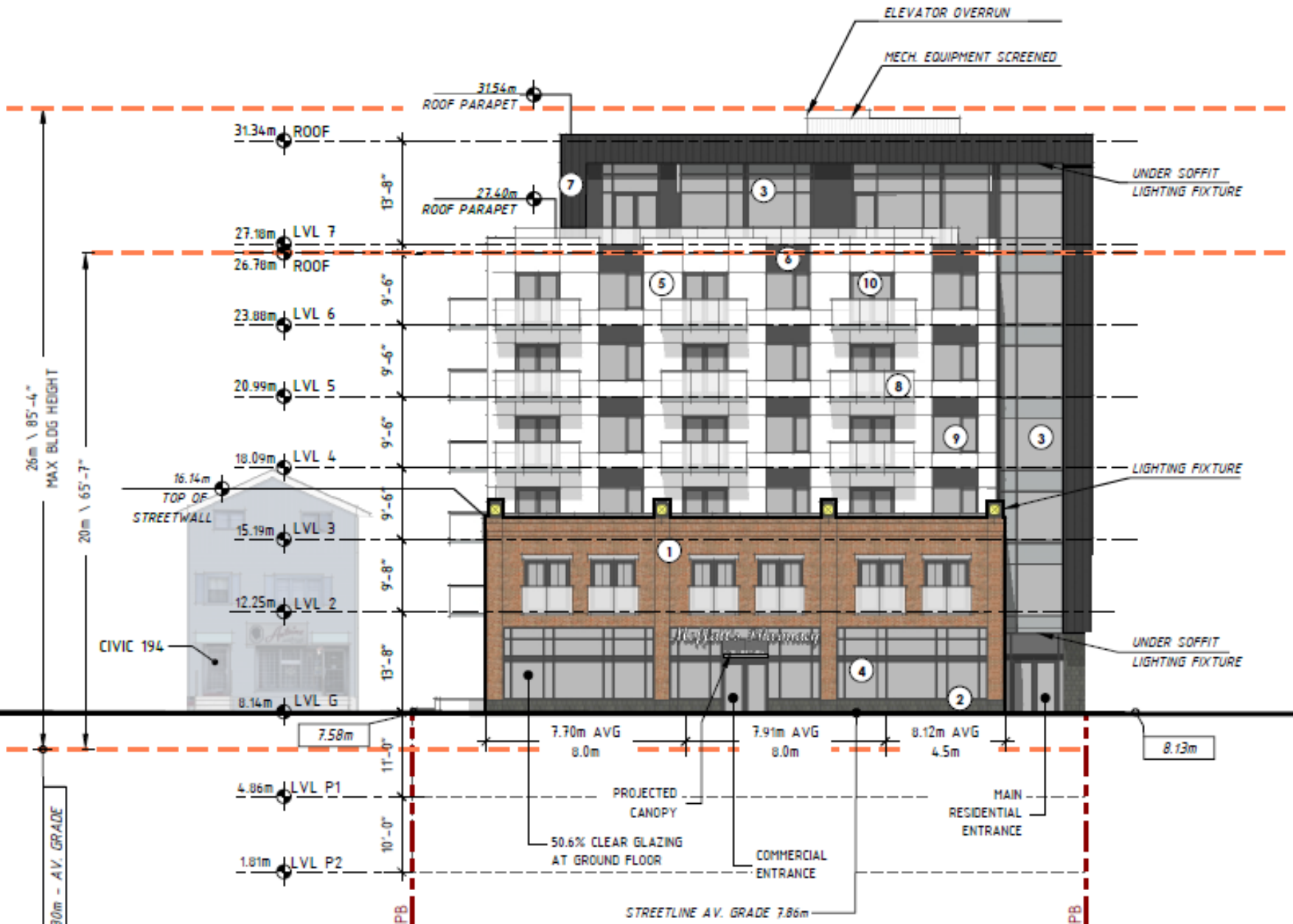


Site Plan Approval Criteria

Building Design Requirements (Chapter 3):

- Streetwall articulation achieved through changes in colours, materials, projections and recesses (121), continued around sides (123)
- Pedestrian entrance distinguished and weather protected by changes in materials, projections, and recesses (124/130)
- Ground floor commercial unit has clear glass glazing 50%-80% (127)
- Exposed foundation clad with materials consistent with the overall design (131)
- Building top distinction is accomplished with a change in materials and a recessed seventh (top) floor(132)
- Rooftop mechanical features are visually integrated into the design of the building and concealed from the public view at the streetline (134)

Streetwall



February 10, 2021

HALIFAX



Streetwall

HALIFAX

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 parking is internal to the building and its access is not proposed in the streetwall (137)
- Utility features are enclosed within a projection or recess or hidden with opaque screening (139)

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 is not requested.

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 188, 190, and 192 Portland St, Dartmouth.

HALIFAX

Questions?