

**Case # 23031**

**Level III Site Plan Approval  
6189-6191 Young Street,  
Halifax**

Design Advisory Committee

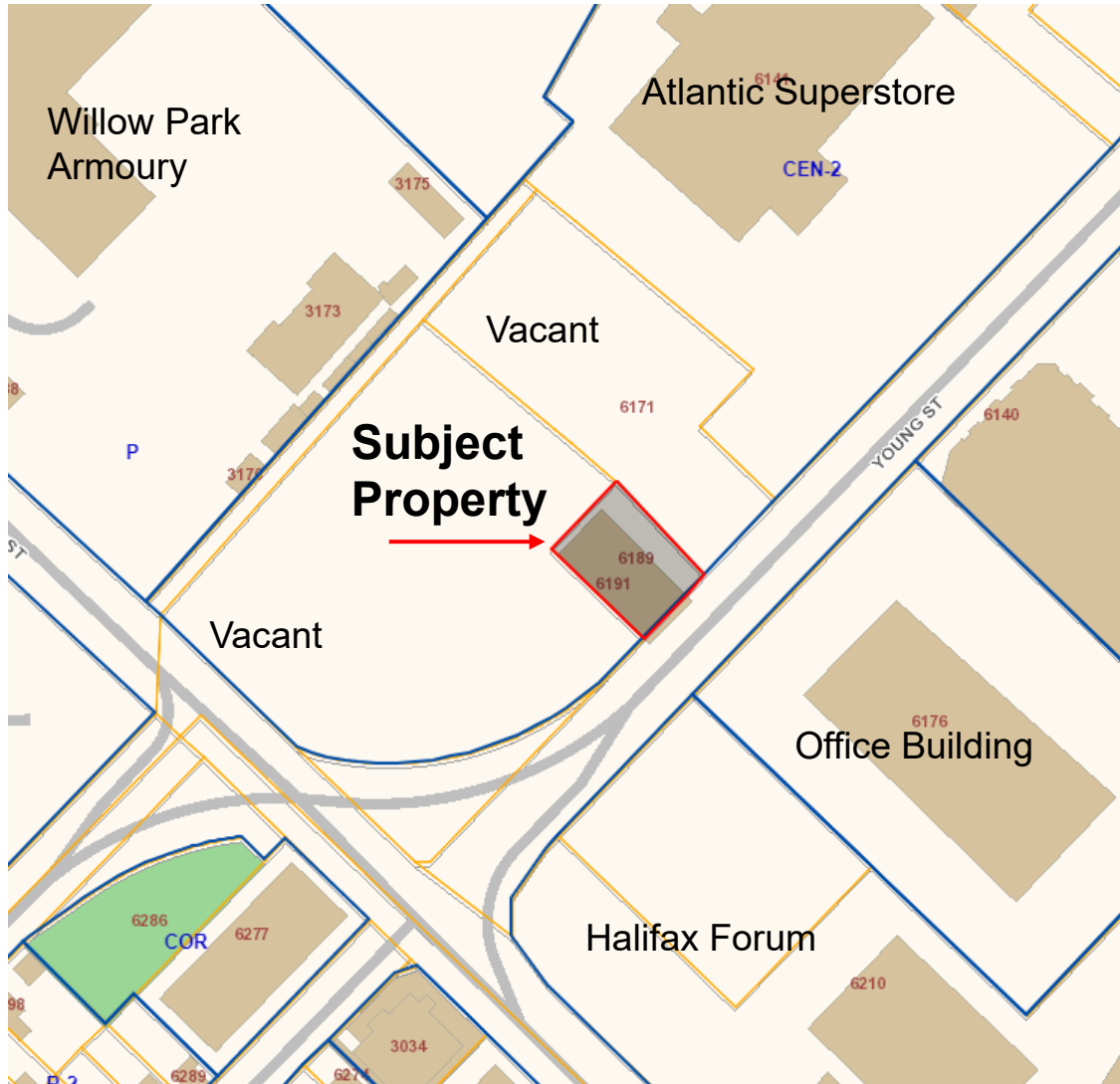
# Background

## Zoning:

- Property is zoned CEN-2 (Centre 2) under the Regional Centre Land Use Bylaw.

## Existing Use:

- 6189-6191 Young Street is a one storey commercial building.



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# Approval Process

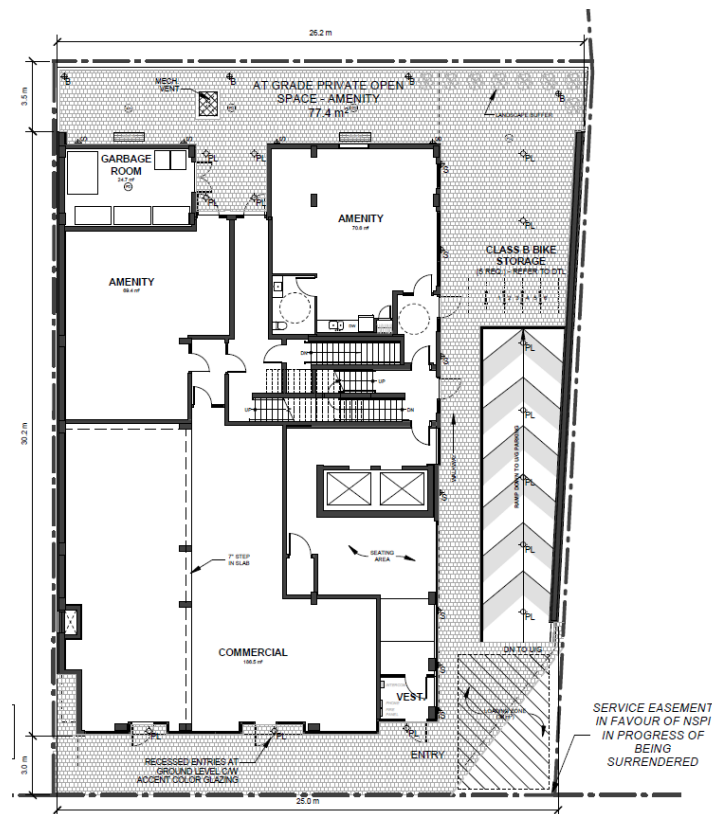
- Floor area of proposed building exceeds 5,000 square metres which requires a Level III Site Plan Approval.
- Applicant has completed a pre-application to ensure all Land Use Bylaw requirements are met and that the Site Plan Approval criteria of Part VI have been addressed.

# 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)

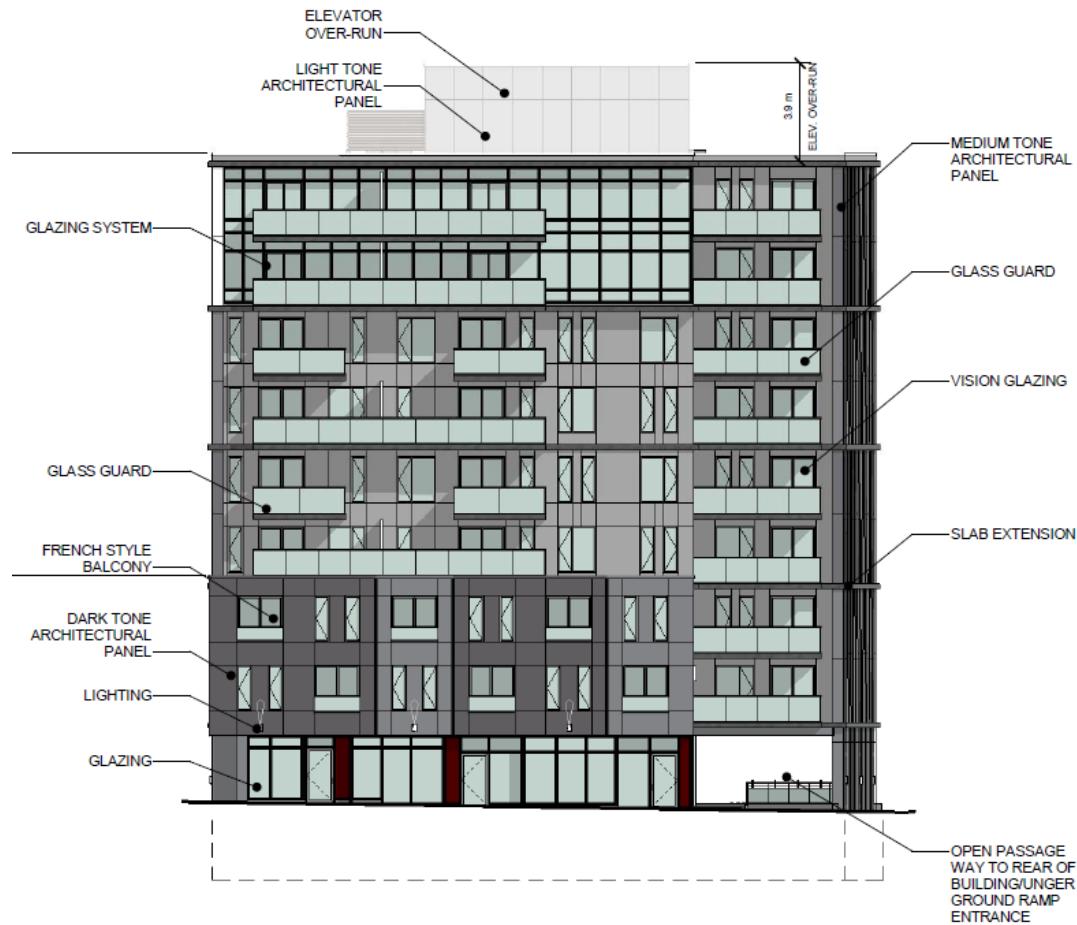
# Site Plan Approval Criteria

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



# Site Plan Approval Criteria

## Building Design Requirements (Chapter 3):



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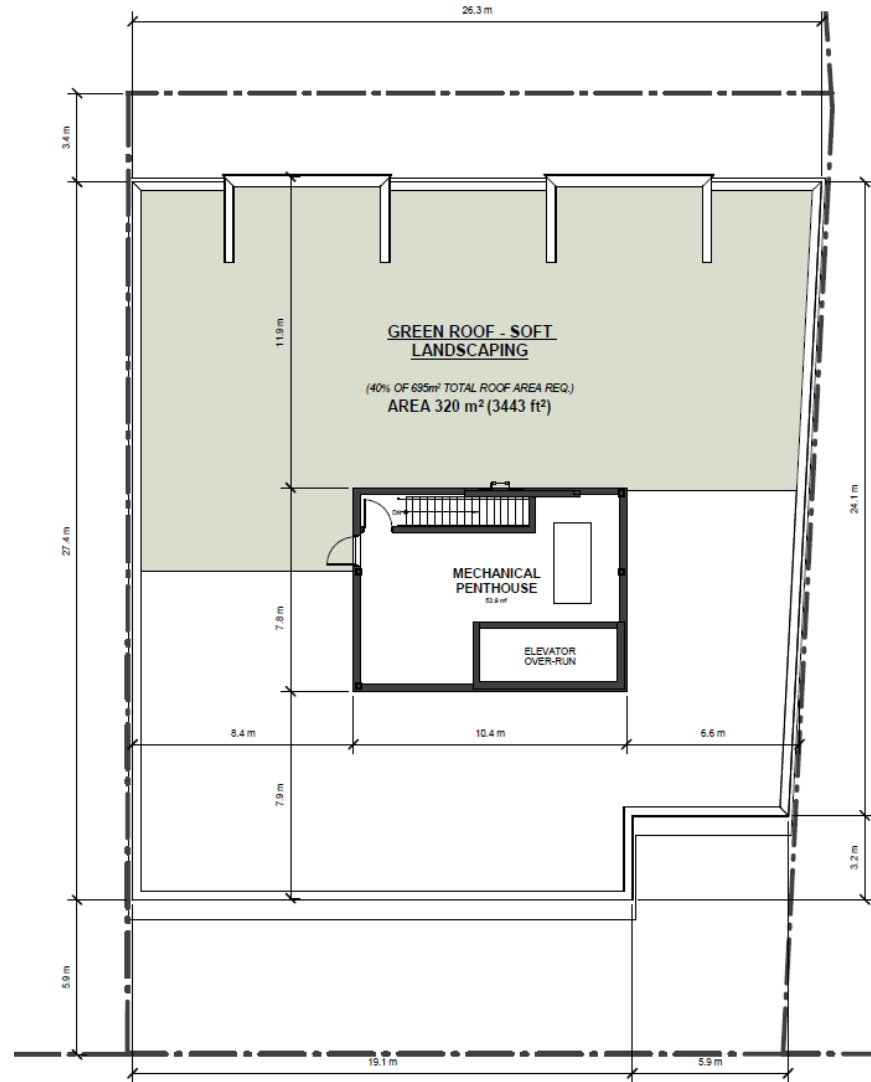
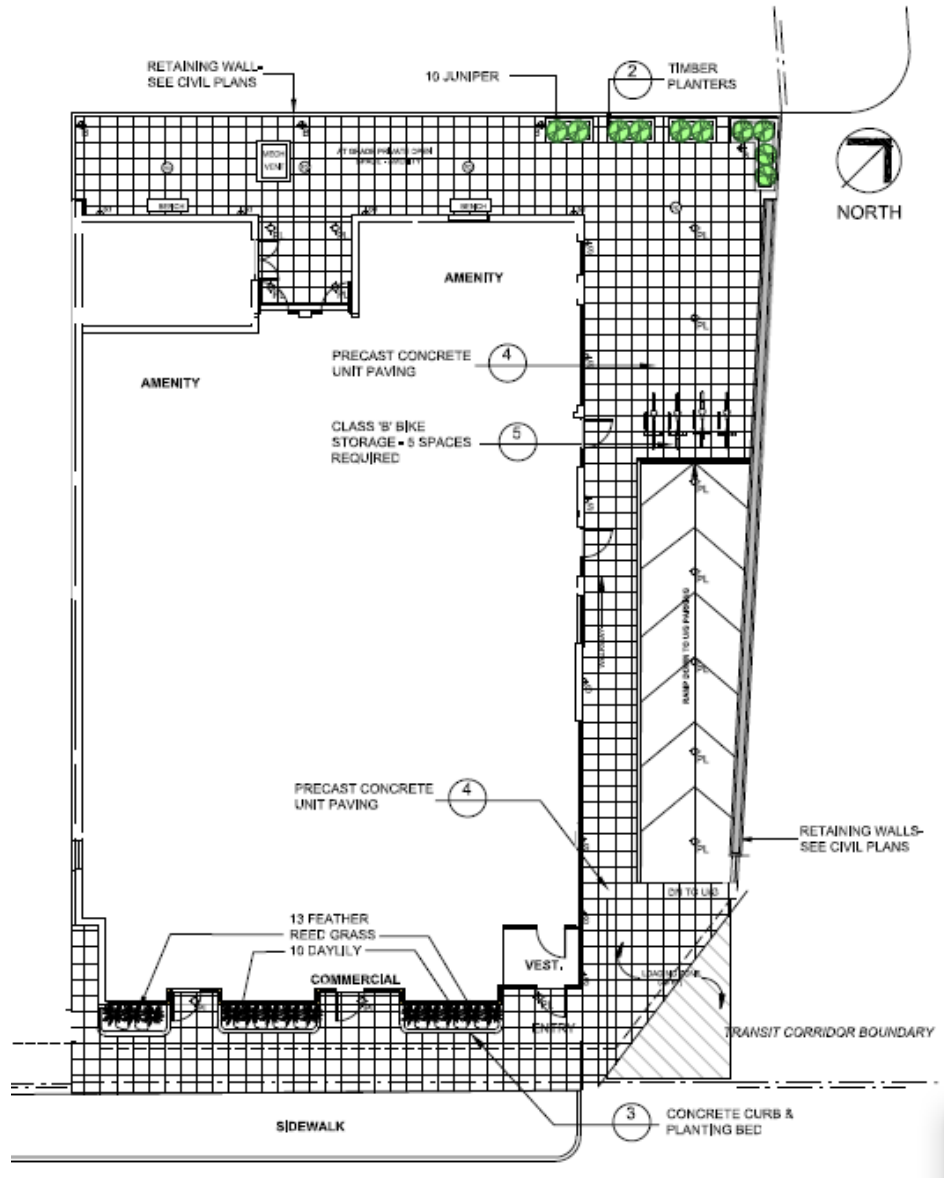


# Site Plan Approval Criteria

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



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# Site Plan Approval Criteria

## **Heritage Conservation Design Requirements (Chapter 5):**

- The subject property is not designated as heritage a property, and are not located with a heritage conservation district.

# Site Plan Approval Criteria

## **Other Design Requirements (Chapter 6):**

- LED lighting (Bollards, Sconces and Recessed Pot Lights) are provided at common building entrances on Young Street, walkways, and at grade private open spaces.
- 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 6189-6191 Young Street

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**Questions?**