



PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

## MEMORANDUM

TO: Chair and Members of the Design Advisory Committee

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

DATE: June 9<sup>th</sup>, 2021

**SUBJECT: Case # 23419: Level III Site Plan Approval Application for 247 Pleasant St and 3-7 Chadwick St, Dartmouth, N.S.**

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**Background:**

The applicant has submitted a Level III Site Plan Approval under the [Regional Centre Land Use Bylaw](#) (LUB) for 247 Pleasant St and 3-7 Chadwick St, Dartmouth, N.S. (PIDs #00247015, 00247007, 00246991, 00246983). A pre-application has been completed and the proposal has been deemed compliant with the requirements of the LUB.

The applicant is seeking a recommendation from the Design Advisory Committee on the design requirements, as required by the LUB. Public consultation is scheduled to be completed for this project on June 10<sup>th</sup> at 6pm.

**Existing Use:** These four properties were formerly low-density residential use.

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

**Proposal:**

The proposal before the Committee is for a 9-storey, 61-unit residential building with two levels of parking. The proposed building is classified as a mid-rise building under the LUB (11-20 metres in height).

**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 have been requested. The following chapters of Part VI are relevant to this proposal:

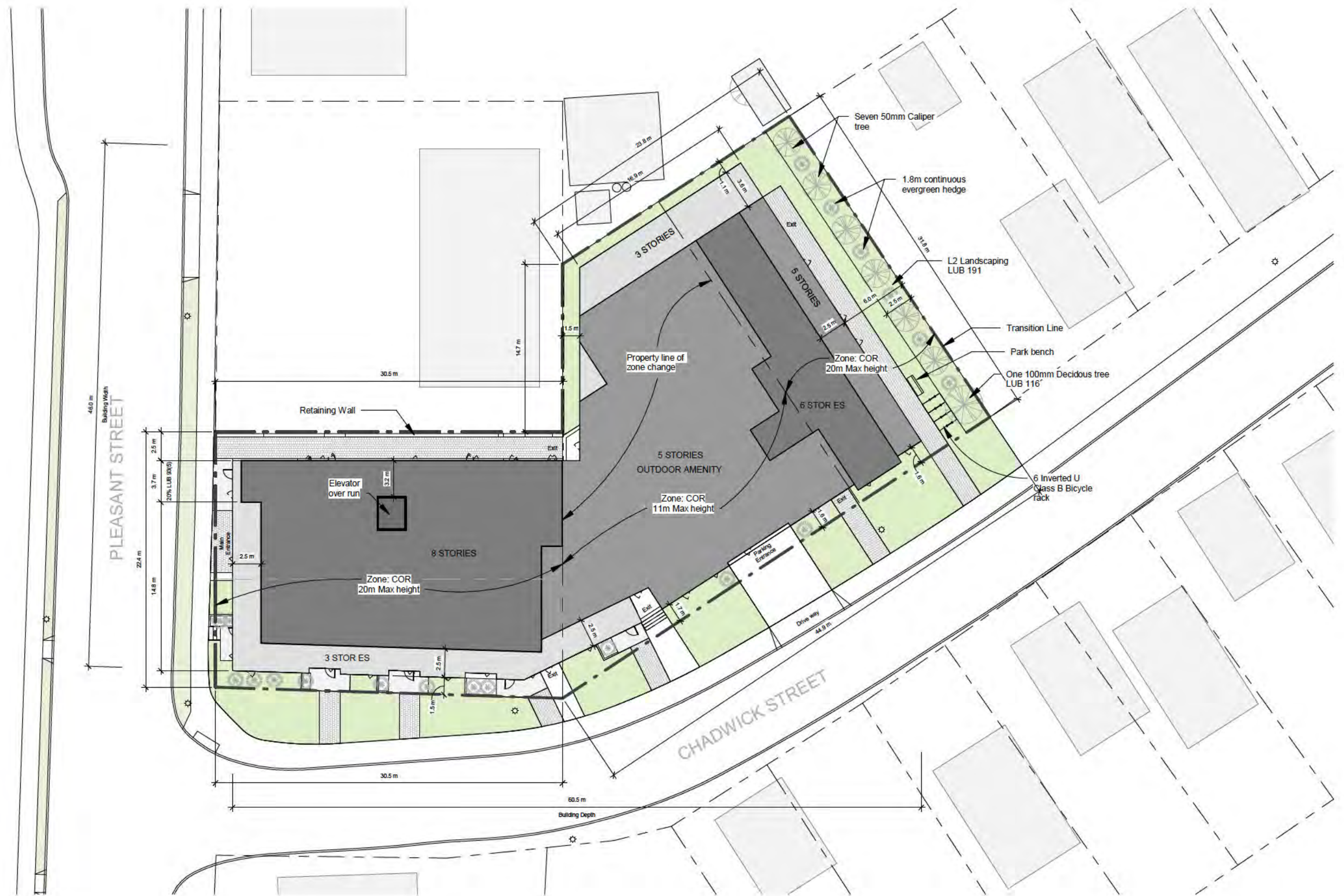
Chapter 1: General Site Plan Approval Design Requirements	Chapter 1 sets out the requirement for site plan approval. There are no criteria to be satisfied.
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Chapter 2: At-Grade Private Open Space Design Requirements	<p>The Landscape Plan and the Site Plan illustrate the design requirements of this chapter.</p> <ul style="list-style-type: none"> <li>- The site will contain at-grade private open space accessible from Chadwick Street. This space will abut an existing public sidewalk.</li> <li>- The required 2 metre-wide connection for pedestrian access has been provided along the abutting sidewalk.</li> <li>- The at-grade private open space incorporates barrier-free access and permanent seating. The proposed groundcover is vegetation and pavers.</li> <li>- The proposed weather protection is deciduous trees with a minimum base caliper of 100mm.</li> </ul>
Chapter 3: Building Design Requirements	<p>The Elevation Drawings and Building Renderings illustrate the design requirements of this Chapter.</p> <ul style="list-style-type: none"> <li>- Streetwall articulation has been provided using change in colours and materials (windows).</li> <li>- Pedestrian entrances are distinguished using changes in colours, materials, and recesses.</li> <li>- Between 25% and 80% of the building's ground floor façade dedicated to grade-related unit uses consists of clear glass glazing.</li> <li>- Weather protection has been provided for the multi-unit residential entrance by using a recess.</li> <li>- Exposed foundation/underground parking has cladding consistent with the exterior façade.</li> <li>- Building top distinction is accomplished with a change in materials and colour, greater than 0.5 metres in height.</li> </ul>
Chapter 4: Parking, Access, and Utilities Design Requirements	<ul style="list-style-type: none"> <li>- The motor vehicle parking is internal to the building and screened from the public view.</li> <li>- Utility features are enclosed within opaque screening.</li> </ul>
Chapter 5: Heritage Conservation Design Requirements	<ul style="list-style-type: none"> <li>- Not applicable – the subject property is not a heritage property and is not within a heritage conservation district.</li> </ul>
Chapter 6: Other Design Requirements	<ul style="list-style-type: none"> <li>- Building entrances, walkways and at-grade private open spaces will be illuminated.</li> <li>- The subject site is not a View Terminus Site.</li> </ul>
Chapter 7: Variation Criteria	<ul style="list-style-type: none"> <li>- No variations have been proposed.</li> </ul>

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 the digital building plans package for all renderings, floor plans, landscaping, and design rationale.



## UNIT COUNT

Level	Name	Count
1st FLOOR		
1st FLOOR	1 BDR	4
1st FLOOR	2 BDR	1
		5
2nd FLOOR		
2nd FLOOR	1 BDR	6
2nd FLOOR	2 BDR	1
		7
3rd FLOOR		
3rd FLOOR	1 BDR	7
		7
4th FLOOR		
4th FLOOR	1 BDR	9
4th FLOOR	2 BDR	5
		14
5th FLOOR		
5th FLOOR	1 BDR	8
5th FLOOR	2 BDR	6
		14
6th FLOOR		
6th FLOOR	1 BDR	4
6th FLOOR	2 BDR	1
		5
7th FLOOR		
7th FLOOR	1 BDR	4
7th FLOOR	2 BDR	1
		5
8th FLOOR		
8th FLOOR	1 BDR	3
8th FLOOR	3 BDR	1
		4
		61

## LAND-USE BY-LAW REQUIREMENTS

LAND-USE BY-LAW REQUIREMENTS	REQUIRED AS PER LUB	PROVIDED IN DESIGN	LUB SECTION
ZONE	COR	SCH 3	
MAX HEIGHT	11m - 20m	SCH 7	11m - 20m
F.A.R.	N/A	SCH 8	SCH 8
BUILDING TYPE	MID RISE	LUB ATTCH B - 88 (2)	MID RISE
TRANSITION LINES	YES, PERPENDICULAR TO CHADWICK	SCH 26	6.0m SETBACK WHERE REQUIRED
PEDESTRIAN STREET	NO	SCH 6	
SPECIAL AREA	NO	SCH 4	
FRONT & FLANKING YARDS	MIN 1.5m	SCH 9	MIN 1.5m
STREET WALL HEIGHT	MAX 11.0m	LUB ATTCH B - 93 (1) (D)	MAX 11.0m
STEPBACKS	2.5m	LUB ATTCH B - 93 (4) (A)	MIN 2.5m
SIDE YARD	VARIES MIN 0.0m TO MIN 6.0m FOR TRANSITION LINE	LUB ATTCH B - 92 (2)	2.5m TO 6.0m
REAR YARD	MIN 0.0m	LUB ATTCH B - 92 (4), 92 (3) (b)	MIN 2.5m
PARKING REQUIRMENTS	NONE REQUIRED	LUB ATTCH B - TABLE 7	LUB ATTCH B - TABLE 7
DWELLING UNIT MIX	25% ATLEAST 2 BEDROOMS (ROUNDED UP)	LUB ATTCH B - 57	25% 2 BEDROOM
AMENITY SPACE	MIN 5m <sup>2</sup> PER UNIT. 50% OF REQUIRED SAPCE TO BE PROVIDED INDOORS. MIN 150m <sup>2</sup> INDOOR AMENITY SPACE.	LUB ATTCH B - 58	LUB ATTCH B - 58
BICYCLE PARKING	31 REQUIRED - 25 CLASS A AND 6 CLASS B		
VARIATION	LUB ATTACH B - 157. ROOF EDGE SETBACKS		

Lot Area	1,791m <sup>2</sup>
Building Area	1,346m <sup>2</sup>

Total Building's Roof Area	1,145m <sup>2</sup>
Total Green roof provided (40% of roof)	458m <sup>2</sup>
Green roof on level 6	332m <sup>2</sup>
Green roof on level 9	126m <sup>2</sup>

## UNIT MIX

Name	Count	Percentage
1 BDR	45	74%
2 BDR	15	25%
3 BDR	1	2%
Grand total	61	100%

## PARKING COUNT

Level	Count
P1 - FLOOR PLAN	12
1st FLOOR	10
2nd FLOOR	13
3rd FLOOR	10
	45

## OUTDOOR AMENITY

Name	Area
Outdoor Amenity	483.33 m <sup>2</sup>

## INDOOR AMENITY

Name	Area
AMENITY	153.12 m <sup>2</sup>

## RESIDENTIAL GROSS FLOOR AREA

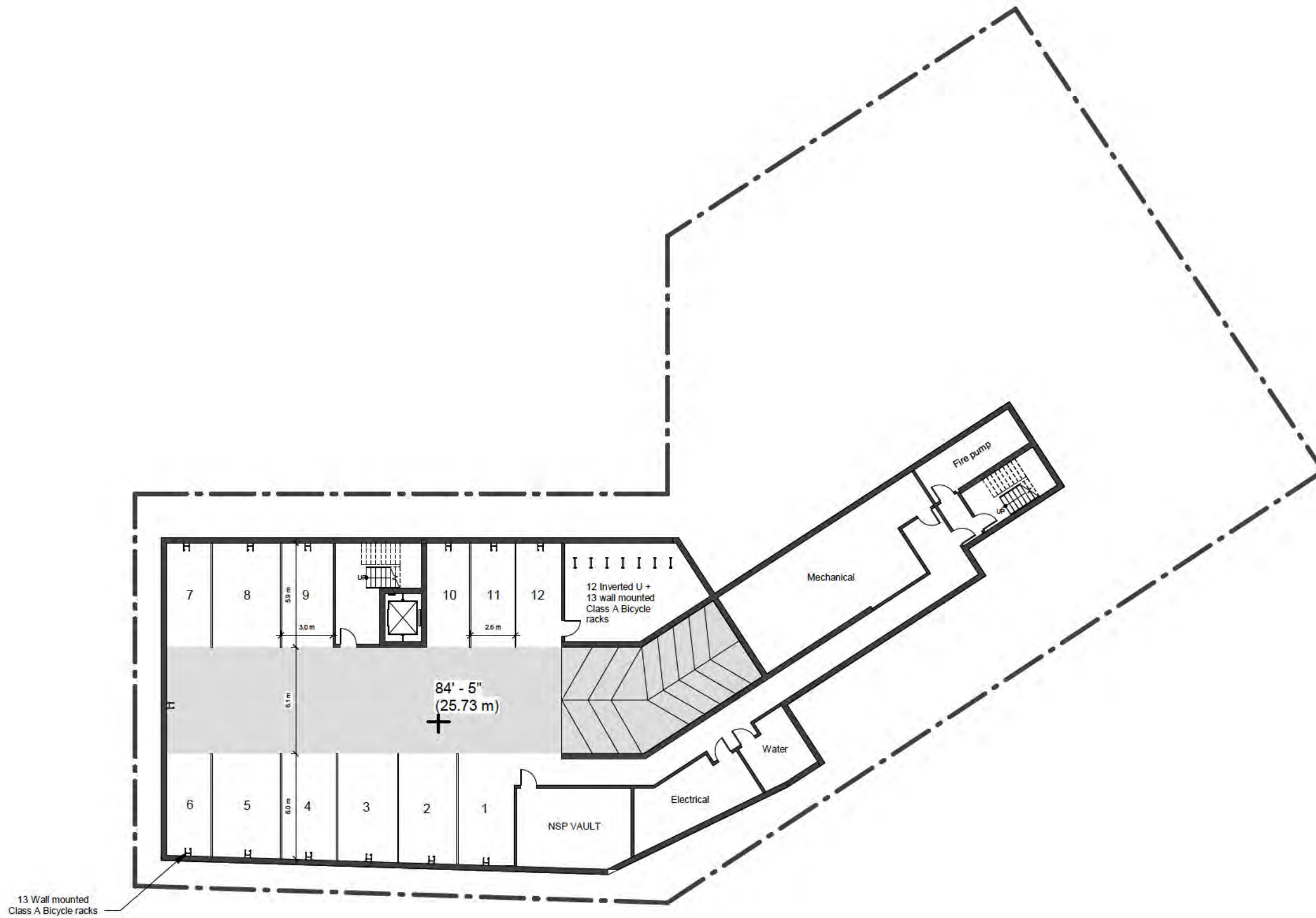
Level	Area
1st FLOOR	578.66 m <sup>2</sup>
2nd FLOOR	622.86 m <sup>2</sup>
3rd FLOOR	616.03 m <sup>2</sup>
4th FLOOR	1,137.07 m <sup>2</sup>
5th FLOOR	1,136.05 m <sup>2</sup>
6th FLOOR	571.77 m <sup>2</sup>
7th FLOOR	421.55 m <sup>2</sup>
TOTAL	5,083.99 m <sup>2</sup>

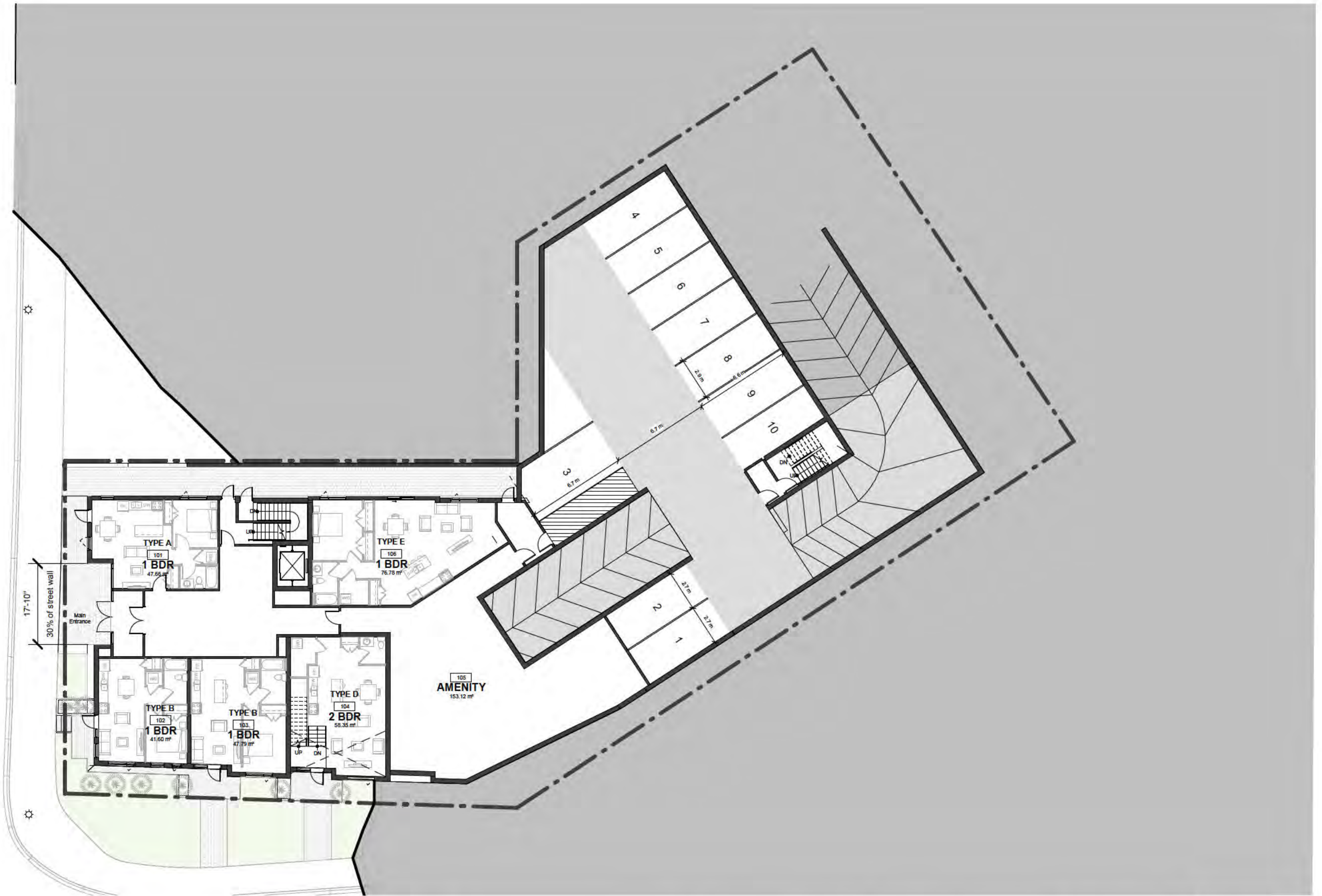
## PARKING GROSS FLOOR AREA

Level	Area
3rd FLOOR	696.25 m <sup>2</sup>
2nd FLOOR	708.08 m <sup>2</sup>
1st FLOOR	551.23 m <sup>2</sup>
P1 - FLOOR PLAN	763.72 m <sup>2</sup>
TOTAL	2,719.28 m <sup>2</sup>













**CHADWICK + PLEASANT**  
 247 PLEASANT STREET, DARTMOUTH NS

**LEVEL 2 - FLOOR PLAN**

Project No: 2019.19  
 Scale: 3/64" = 1'-0"  
 Date: 2021-05-27  
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**WM FARES**  
 ARCHITECTS

**D5**









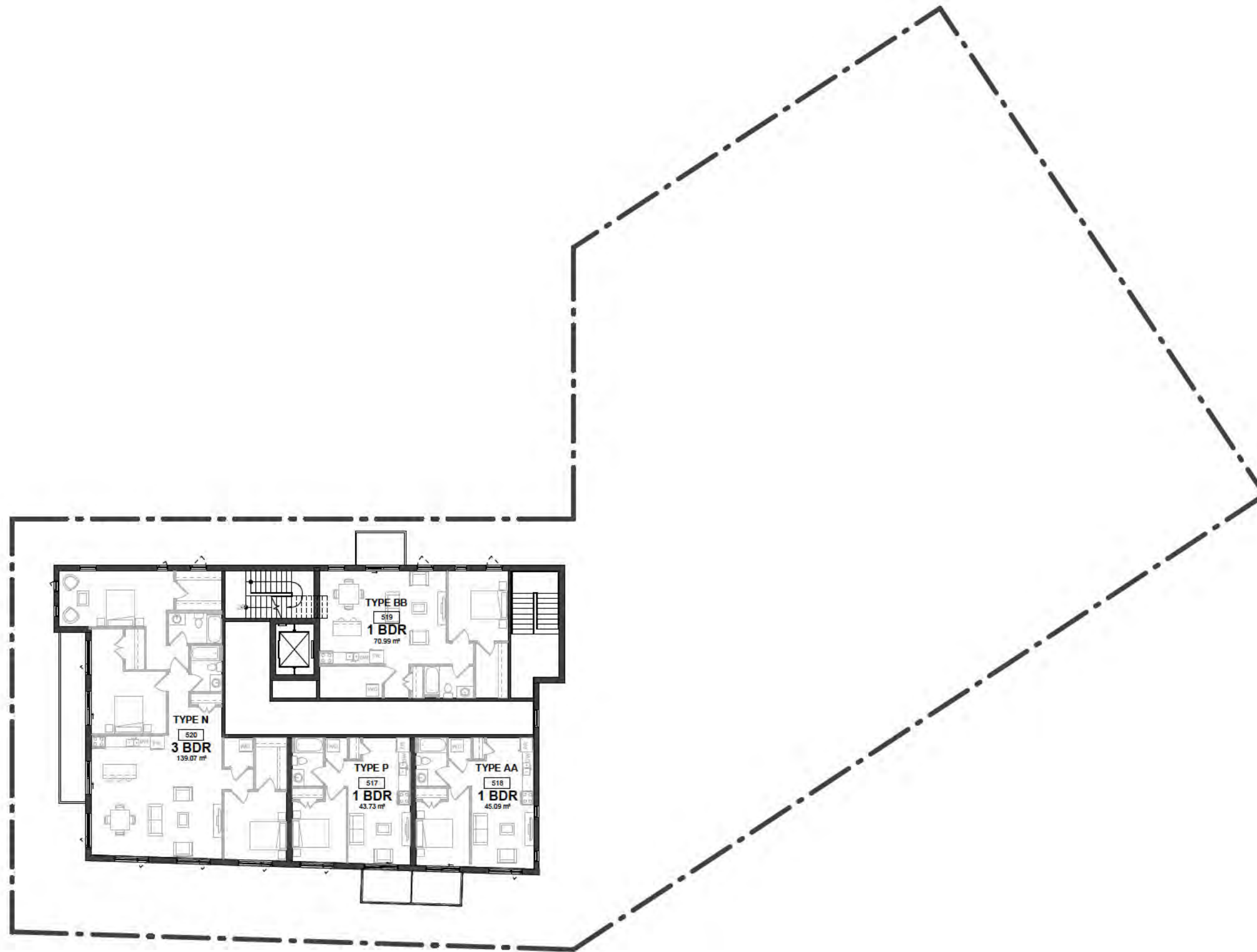


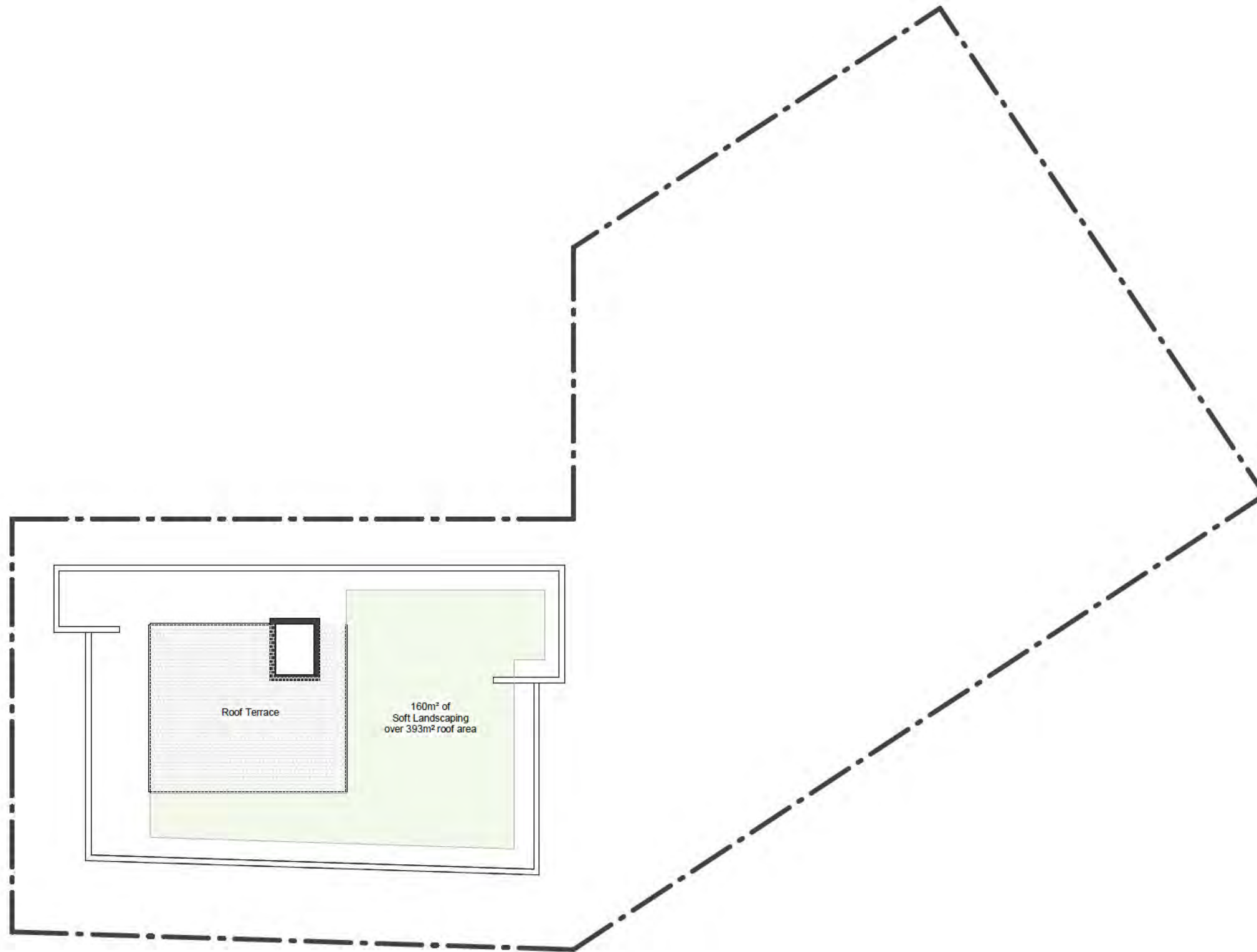






















NOTE: Prohibited materials listed in Section 79 of the Land Use Bylaw shall not be used



**CHADWICK + PLEASANT**  
247 PLEASANT STREET, DARTMOUTH NS

SOUTH ELEVATION 2 - CHADWICK ST

Project No: 2019.19  
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Date: 2021-05-27  
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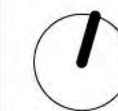


WM FARES  
ARCHITECTS

**D15**









NOTE: Prohibited materials listed in Section 79 of the Land Use Bylaw shall not be used







**CHADWICK + PLEASANT**  
247 PLEASANT STREET, DARTMOUTH NS

Isometric 1

Project No: 2019.19  
Scale:  
Date: 2021-05-27  
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**WM FARES**  
ARCHITECTS

**D19**





**CHADWICK + PLEASANT**  
247 PLEASANT STREET, DARTMOUTH NS

Isometric 2

Project No: 2019.19  
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Date: 2021-05-27  
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**WM FARES**  
ARCHITECTS

**D20**

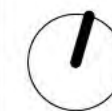




**CHADWICK + PLEASANT**  
247 PLEASANT STREET, DARTMOUTH NS

Perspective 1

Project No: 2019.19  
Scale:  
Date: 2021-05-27  
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**WM FARES**  
ARCHITECTS

**D21**





**CHADWICK + PLEASANT**  
247 PLEASANT STREET, DARTMOUTH NS

Perspective 2

Project No: 2019.19  
Scale:  
Date: 2021-05-27  
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**WM FARES**  
ARCHITECTS

**D22**





**CHADWICK + PLEASANT**  
247 PLEASANT STREET, DARTMOUTH NS

Perspective 3

Project No: 2019.19  
Scale:  
Date: 2021-05-27  
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**WM FARES**  
ARCHITECTS

**D23**





**CHADWICK + PLEASANT**  
247 PLEASANT STREET, DARTMOUTH NS

Prespective 4

Project No: 2019.19  
Scale:  
Date: 2021-05-27  
2:17:53 PM



**WM FARES**  
ARCHITECTS

**D24**





NOTE  
 PERCENTAGE OF GROUND FLOOR CONFORMING: 79.7%  
 PERCENTAGE OF GROUND FLOOR NOT CONFORMING: 20.7%

COLOR LEGEND

- GROUND FLOOR OUTS DE OF BOUNDARY
- GROUND LINE WITHIN BOUNDARY
- STREET LINE GRAD
- - - 0.6m BUFFERS

**CHADWICK + PLEASANT**  
 247 PLEASANT STREET, DARTMOUTH NS

GROUND FLOOR ILLUSTRATION

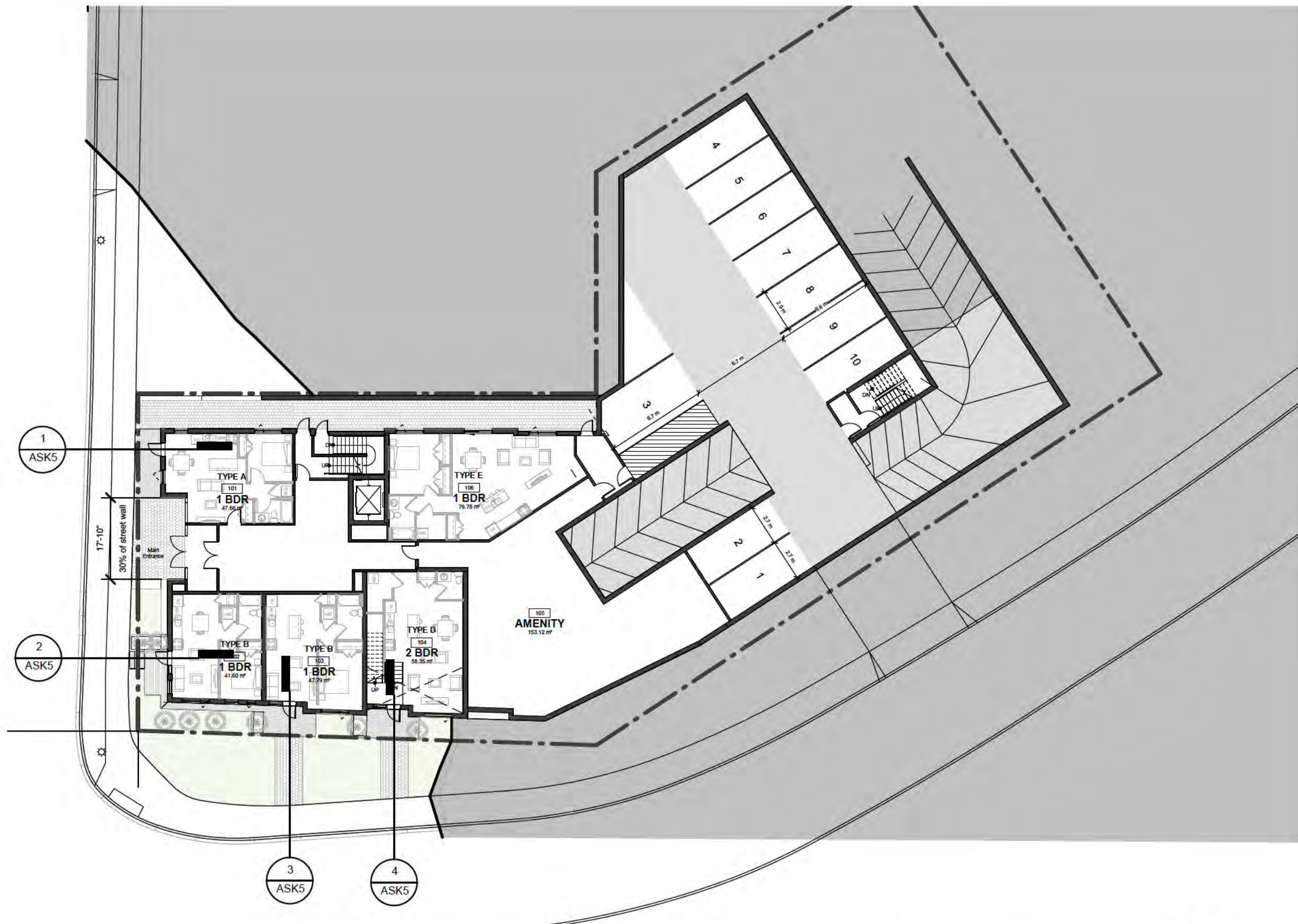
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**WM FARES**  
 ARCHITECTS

**ASK1**





**CHADWICK + PLEASANT**  
 247 PLEASANT STREET, DARTMOUTH NS

Level 1

Project No: 2019.19  
 Scale: 3/64" = 1'-0"  
 Date: 2021-05-17 12:02:28 AM



**WM FARES**  
 ARCHITECTS

**ASK2**





**CHADWICK + PLEASANT**  
 247 PLEASANT STREET, DARTMOUTH NS

Level 2

Project No: 2019.19  
 Scale: 3/64" = 1'-0"  
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**WM FARES**  
 ARCHITECTS

**ASK3**





**CHADWICK + PLEASANT**  
 247 PLEASANT STREET, DARTMOUTH NS

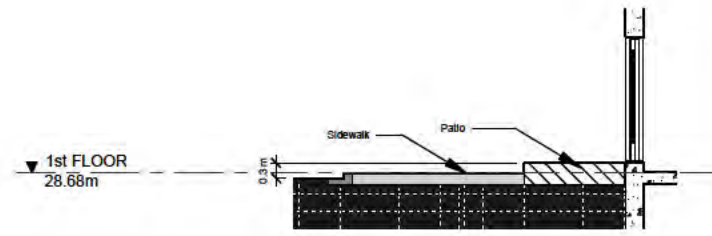
Level 3

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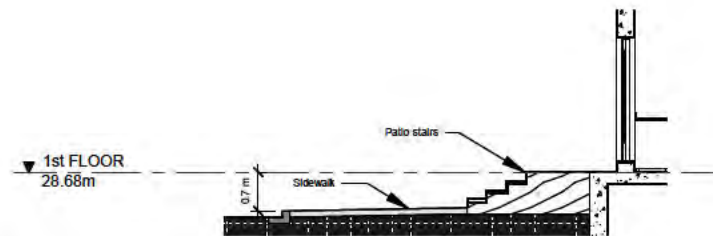


**WM FARES**  
 ARCHITECTS

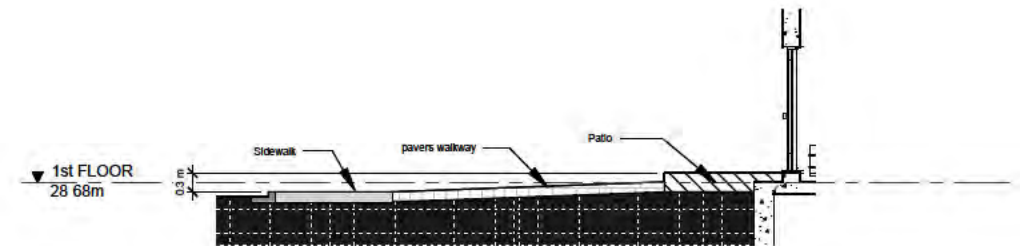
**ASK4**



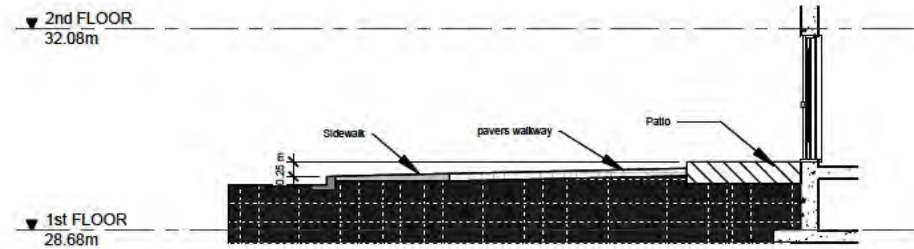
① Section 1  
3/32" = 1'-0"



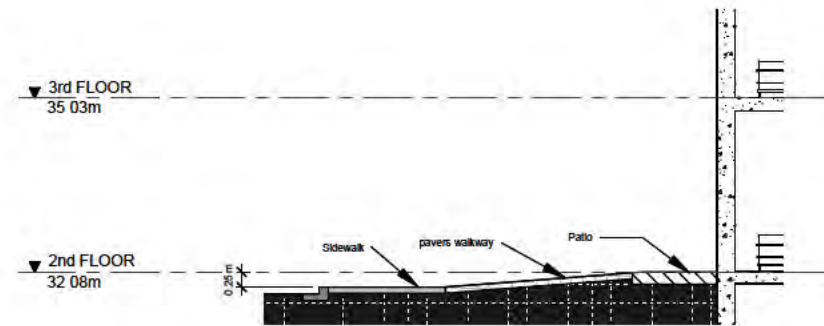
② Section 2  
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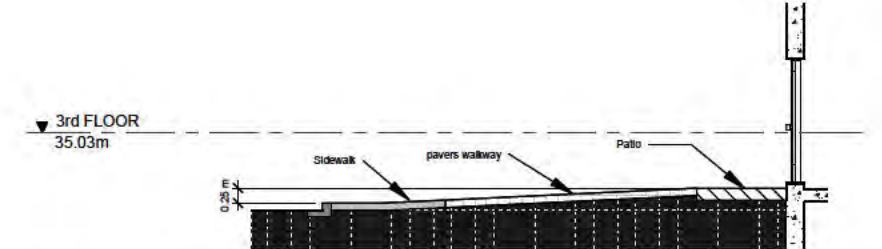
③ Section 3  
3/32" = 1'-0"



④ Section 4  
3/32" = 1'-0"



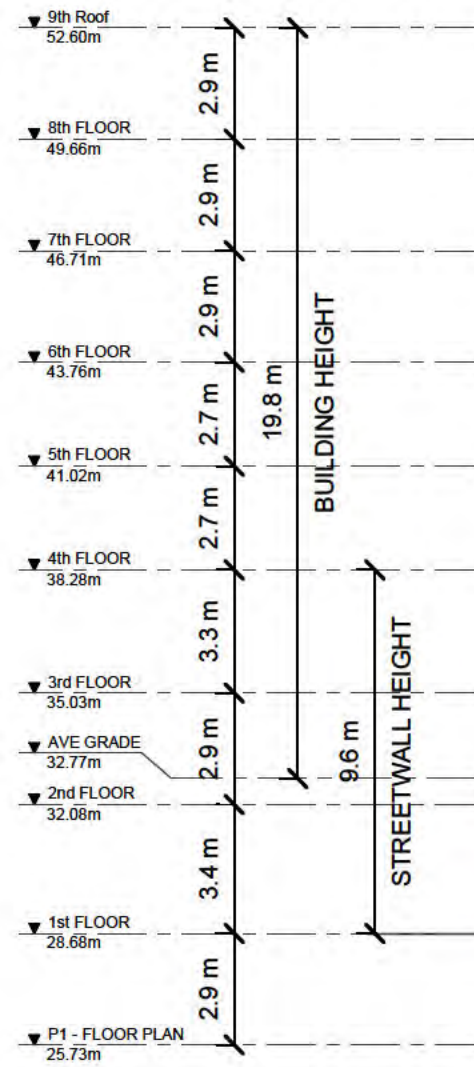
⑤ Section 5  
3/32" = 1'-0"



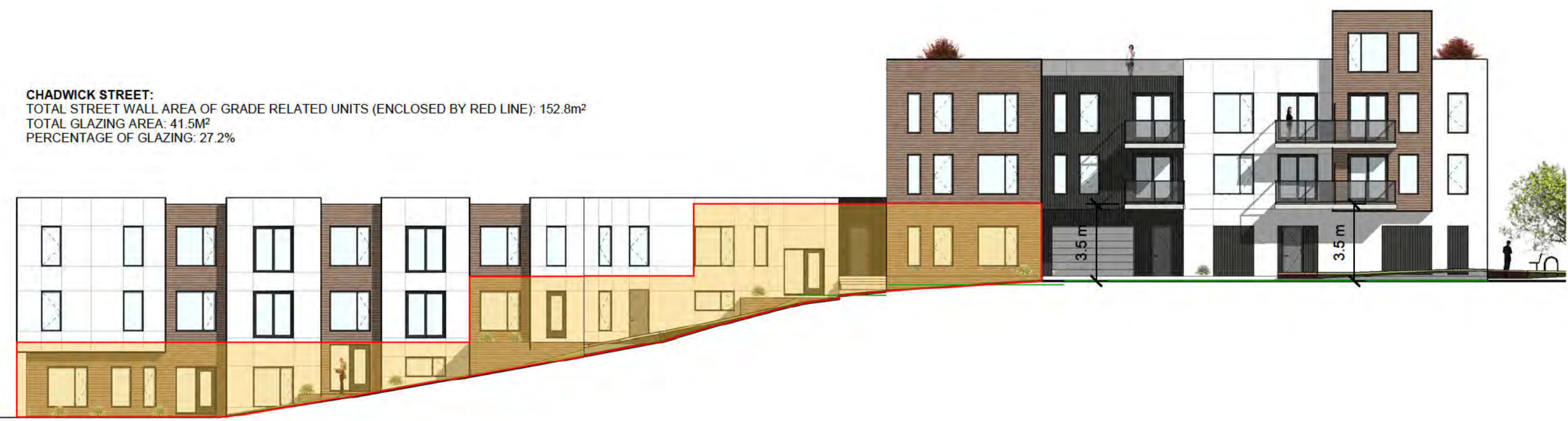
⑥ Section 6  
3/32" = 1'-0"







**CHADWICK STREET:**  
 TOTAL STREET WALL AREA OF GRADE RELATED UNITS (ENCLOSED BY RED LINE): 152.8m<sup>2</sup>  
 TOTAL GLAZING AREA: 41.5M<sup>2</sup>  
 PERCENTAGE OF GLAZING: 27.2%



**PLEASANT STREET:**  
 TOTAL STREET WALL AREA OF GRADE RELATED UNITS (ENCLOSED BY RED LINE): 63.3m<sup>2</sup>  
 TOTAL GLAZING AREA: 20.8m<sup>2</sup>  
 PERCENTAGE OF GLAZING: 32.9%





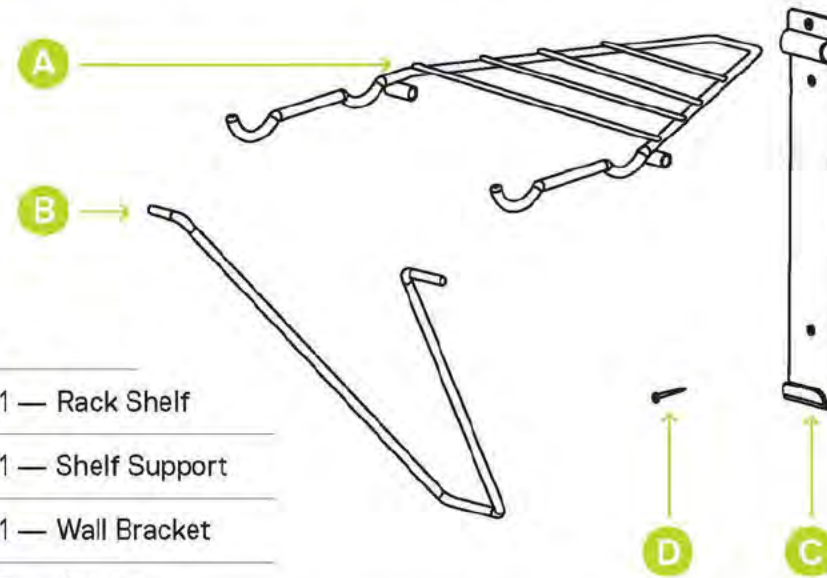
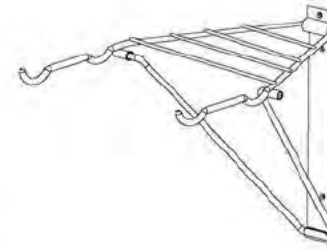






## delta Two Bike Wall Mount Rack w/shelf

Assembly instructions RS5103



### Parts

- A** x1 — Rack Shelf
- B** x1 — Shelf Support
- C** x1 — Wall Bracket
- D** x3 — Screws

DIMENSIONS: 12" X 14.5" X 20" / 302 X 365 X 508MM

### Tool(s) Required

Phillips Head Screwdriver Drill

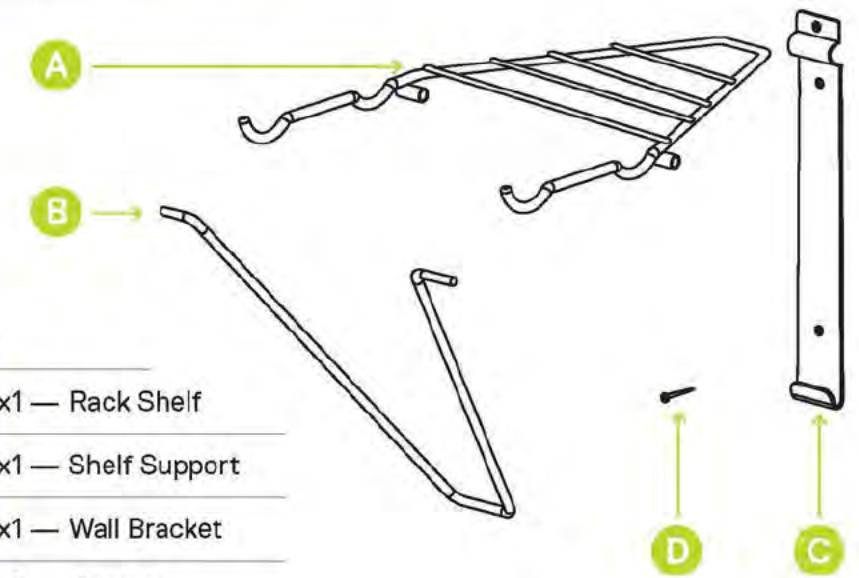
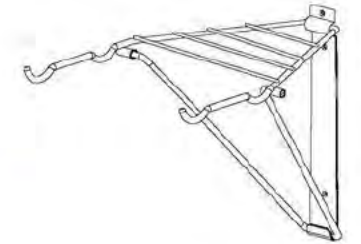


### WARNING

NEVER EXCEED MAXIMUM TOTAL WEIGHT LIMIT OF 65 LBS (30 Kgs)  
INCORRECT WALL MOUNTING COULD RESULT IN ITEMS FALLING AND INJURY TO PERSONS.  
IMPROPER INSTALLATION OR USE CAN RESULT IN PERSONAL INJURY AND/OR DAMAGE TO PROPERTY

## delta Two Bike Wall Mount Rack w/shelf

Assembly instructions RS5103



### Parts

- A** x1 — Rack Shelf
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- D** x3 — Screws

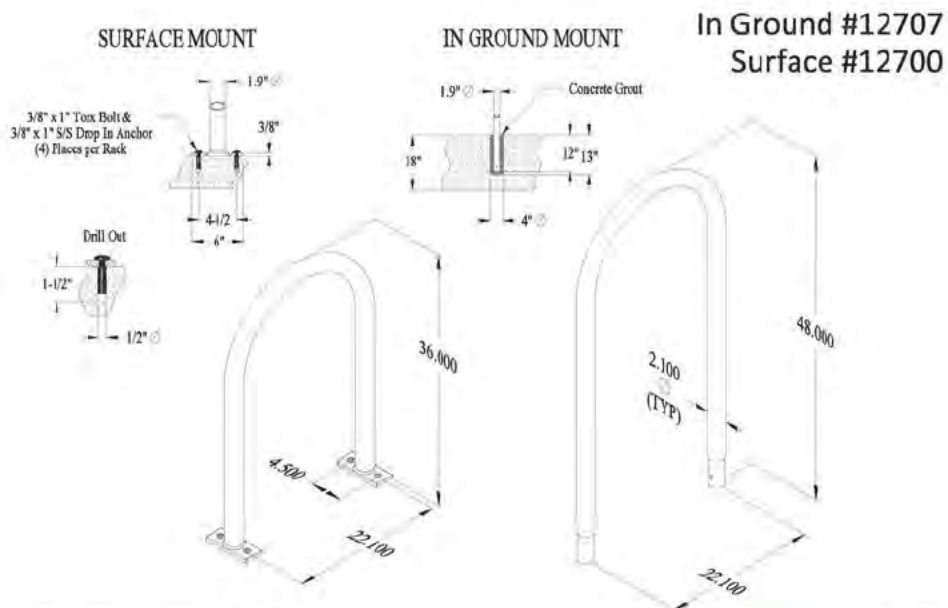
### Tool(s) Required

Phillips Head Screwdriver Drill



### WARNING

NEVER EXCEED MAXIMUM TOTAL WEIGHT LIMIT OF 65 LBS (30 Kgs)  
INCORRECT WALL MOUNTING COULD RESULT IN ITEMS FALLING AND INJURY TO PERSONS.  
IMPROPER INSTALLATION OR USE CAN RESULT IN PERSONAL INJURY AND/OR DAMAGE TO PROPERTY



Plastisol {Classic} Racks  
Surface Mount / In Ground Mount {Dims}

















January 22, 2021

Project No. 182031



**Re: Residential Building, Pleasant Street & Chadwick Street, Dartmouth, NS – Traffic Impact Statement**

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Mr. Sadek,

Harbourside Transportation Consultants has completed a traffic impact statement, as per Halifax Regional Municipality (HRM) requirements, to support the development application for a residential multi-unit building on Chadwick Street in Dartmouth, Nova Scotia.

**Site Context:** The proposed development is located on the corner of Pleasant Street and Chadwick Street. The site context is illustrated in Figure 1. Pleasant Street is a north south major collector/arterial roadway that runs between downtown Dartmouth and Eastern Passage and provides access to Highway 111. Chadwick Street is a local roadway.

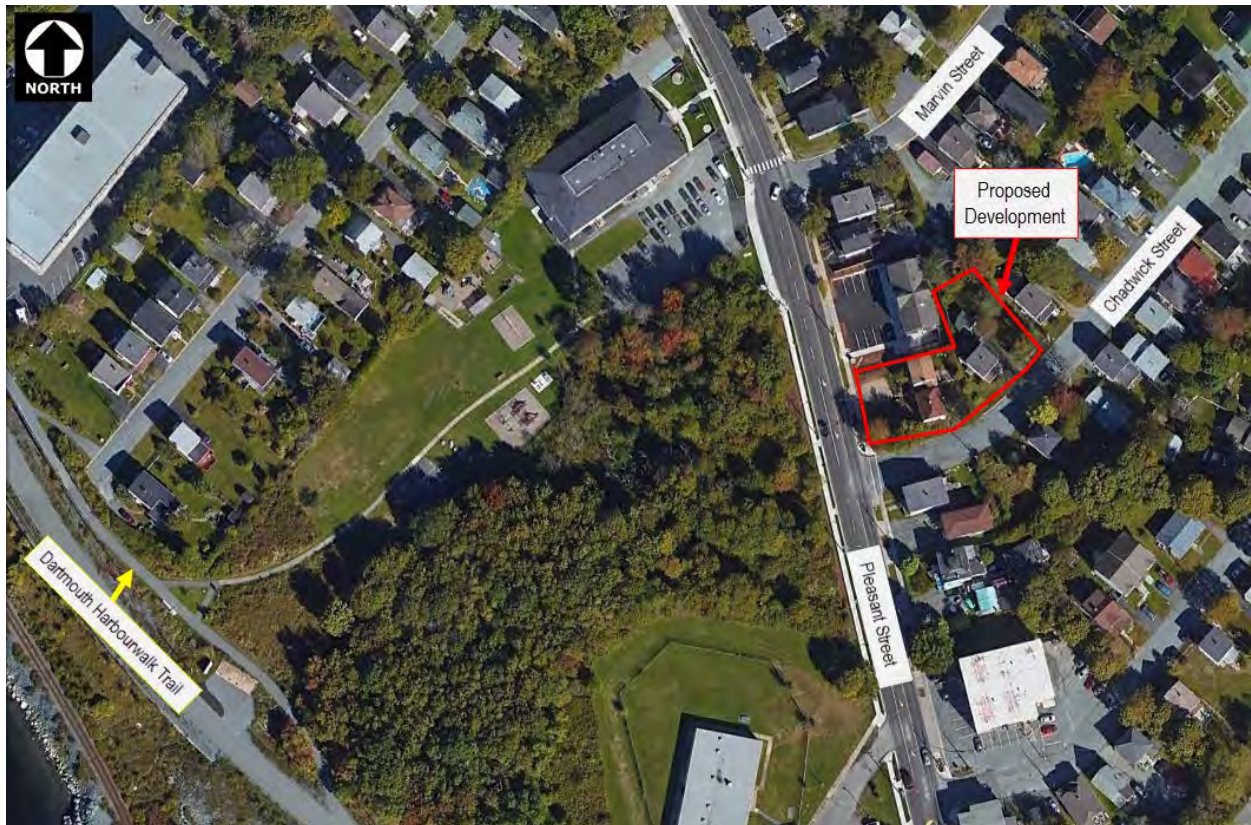


Figure 1: Site context Pleasant Street, Dartmouth, NS





**Transit and Active Transportation:** The area is serviced by Halifax Transit with two routes on Pleasant Street, Route 60 – Eastern Passage and Route 63 – Woodside. A bus stop is located approximately 100 metres north of the proposed development on Pleasant Street.

Sidewalks are provided on the development side of Chadwick Street. Sidewalks are provided on both sides of Pleasant Street and a crosswalk (crossing Pleasant Street) is provided at the bus stop. There are no on-street cycling facilities on Pleasant Street or Chadwick Street.

The Dartmouth Harbourwalk Trail, an active transportation greenway, runs parallel to Pleasant Street in the area. The greenway provides connections to both the Woodside and Alderney Ferry Terminals. The nearest access to the trail is located approximately 100 metres north of the proposed development on Pleasant Street at the bus stop location.

**Proposed Development:** The proposed development will include a 61-unit mid-rise residential building. The multi-unit building will include 47 underground vehicle parking spaces and 18 bicycle storage spaces. The proposed site development plan is shown in Figure 4.

**Access:** The proposed development will include one vehicle access to underground parking on Chadwick Street. Pedestrian access will be provided from both Pleasant Street and Chadwick Street.

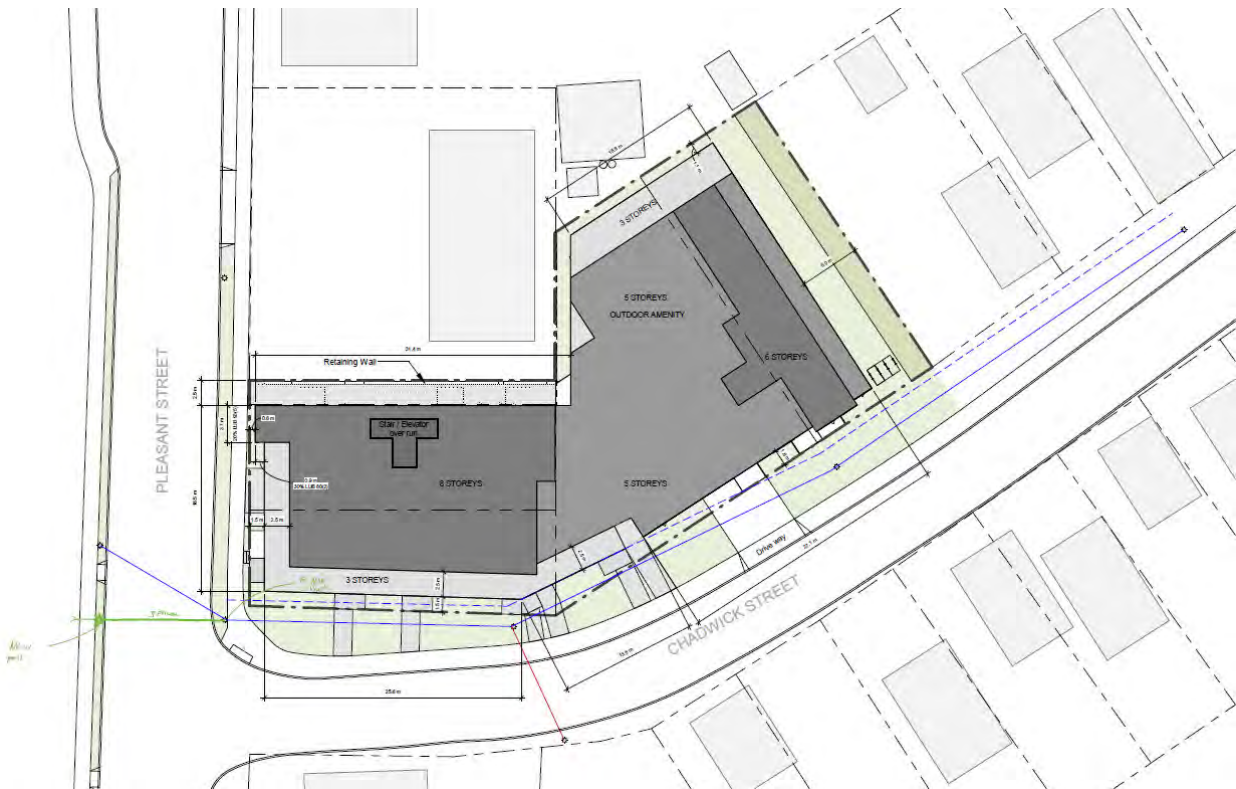


Figure 2: Site development plan

**Trip Generation:** The vehicle trip generation estimates for the development were quantified using trip generation rates from the 10<sup>th</sup> edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual*. The weekday morning (AM) and afternoon (PM) peak hour trip generation estimates for the proposed development are summarized in Table 1. On a typical weekday, the proposed development is





expected to generate 22 vehicle trips in the morning peak hour (6 trips entering, 16 trips exiting) and 27 vehicle trips in the afternoon peak hour (16 trips entering, 11 trips exiting).

Table 1: Trip generation estimates

Land Use <sup>1</sup>	Quantity		Trip Generation Rates <sup>2</sup>						Trips Generated <sup>3</sup>					
			AM Peak Hour			PM Peak Hour			AM Peak Hour			PM Peak Hour		
			Rate	In	Out	Rate	In	Out	Total	In	Out	Total	In	Out
221 - Multifamily Housing (Mid-Rise)	61	Units	0.36	26%	74%	0.44	61%	39%	22	6	16	27	16	11
<b>Total Trips Generated</b>									<b>22</b>	<b>6</b>	<b>16</b>	<b>27</b>	<b>16</b>	<b>11</b>

1. Land use codes are from the Trip Generation Manual, 10th edition, Institute of Transportation Engineers, 2017.  
2. Average rate weekday, peak hour of adjacent street traffic. Trip generation rates are in 'vehicles per hour per unit.'  
3. Trips generated are in 'vehicles per hour'.

**Impact to Surrounding Roadways:** It is anticipated that the new vehicle trips associated with the proposed development can be accommodated on the local street network and adjacent intersections with a negligible impact on traffic operations. It should be noted that this consists of a high-level qualitative assessment, therefore no analytical capacity calculations have been completed to support the assessment.

If you have any questions or additional discussion, please feel free to contact the undersigned.

Regards,

Michael MacDonald, P. Eng.  
Senior Transportation Engineer, Principal  
Tel: 902-405-4655  
Email: mmacdonald@harboursideengineering.ca



## 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		
<p><b>Section 113</b> 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.</p>	<p><input checked="" type="checkbox"/> Applicable  <input type="checkbox"/> Not Applicable</p>	<p>Rationale:                  Private open spaces on Chadwick St. abutting an existing side walk.</p>
Design Requirement: At-Grade Private Open Spaces Abutting a Public Sidewalk		
<p><b>Section 114</b> 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.</p>	<p><input checked="" type="checkbox"/> Applicable  <input type="checkbox"/> Not Applicable</p>	<p>Rationale:                  At grade private open space on Chadwick St. provides one contiguous connection not less than 2m wide at grade to the public sidewalk.</p>



Design Requirement: At-Grade Private Open Spaces – Medium Scale		
<p><b>Section 115</b> 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.</p>	<p><input checked="" type="checkbox"/> Applicable  <input type="checkbox"/> Not Applicable</p>	<p>Rationale:            The private open space cornering Chadwick st and the neighboring site is treated as follows:</p> <ul style="list-style-type: none"> <li>- Has Barrier free access</li> <li>- Permanent seating</li> <li>- Landscaped with vegetation and stone pavers walkway leading to the permanent seating.</li> </ul>
Design Requirement: Weather Protection for At-Grade Private Open Spaces – Medium Scale		
<p><b>Section 116</b> 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</p>	<p><input checked="" type="checkbox"/> Applicable  <input type="checkbox"/> Not Applicable</p>	<p>Rationale:            The private open space cornering Chadwick st and the neighboring site is offering weather protection by providing an array of new deciduous trees along the depth of the private open space</p>



Design Requirement: At-Grade Private Open Spaces – Large Scale		
<p><b>Section 117</b> 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.</p>	<p> <input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable                 </p>	<p>Rationale: N/A</p>
Design Requirement: Existing Access to Public Open Spaces		
<p><b>Section 118</b> At-grade private open spaces shall maintain existing accesses to abutting public open spaces.</p>	<p> <input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable                 </p>	<p>Rationale: N/A</p>



Design Requirement: Privacy for Grade-Related Units		
<p><b>Section 119</b> 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.</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:            No space greater than 2.5 between the face of the building and the street line.</p>
Design Requirement: Walkways to be Hard-Surfaced		
<p><b>Section 120</b> Walkways within at-grade private open spaces shall be hard-surfaced, excluding asphalt</p>	<p><input checked="" type="checkbox"/> Applicable  <input type="checkbox"/> Not Applicable</p>	<p>Rationale:            The walk way within the private open space facing Chadwick st is hard surfaced with stone pavers</p>



Part VI, Chapter 3: Building Design Requirements		
<b>Design Requirement: Streetwall Articulation</b>		
<p><b>Section 121</b> 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.</p>	<p><input checked="" type="checkbox"/> Applicable  <input type="checkbox"/> Not Applicable</p>	<p>Rationale:            Both street walls facing Pleasant st and Chadwick st are treated with Change in material, recesses and color to avoid having a blank wall longer than 8m and no less than 0.3m</p>
<b>Design Requirement: Articulation of Non-Streetwalls Fronting an At-Grade Private Open Space</b>		
<p><b>Section 122</b> 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.</p>	<p><input checked="" type="checkbox"/> Applicable  <input type="checkbox"/> Not Applicable</p>	<p>Rationale:            The Facade Facing the private open space cornering Chadwick st and the neighboring site is treated with change in material and color to avoid having a blank wall longer than 8m and no less than 0.3m</p>
<b>Design Requirement: Side Façade Articulation</b>		
<p><b>Section 123</b> 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).</p>	<p><input checked="" type="checkbox"/> Applicable  <input type="checkbox"/> Not Applicable</p>	<p>Rationale:            The street wall level of articulation and quality of materials is being carried through out the entire facades facing side yards</p>



Design Requirement: Pedestrian Entrances Along Streetwalls		
<p><b>Section 124</b> (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</p> <p>(2) Canopies or awnings shall not be used to meet the requirements of Subsection 124(1).</p>	<input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable	<p>Rationale:</p> <p>All Pedestrian entrances are distinguished from the remainder of the street wall by change in material and color and in most cases by recessing as well.</p>
Design Requirement: Pedestrian Entrances Along Non-Streetwalls Fronting an At-Grade Private Open Space		
<p><b>Section 125</b> 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.</p>	<input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable	<p>Rationale:</p> <p>N/A</p>
Design Requirement: Number of Pedestrian Entrances Along Streetwalls		
<p><b>Section 126</b> 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</p>	<input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable	<p>Rationale:</p> <p>N/A</p>



Design Requirement: Ground Floor Transparency – Commercial Uses		
<p><b>Section 127</b> 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.</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale: N/A</p>
Design Requirement: Ground Floor Transparency – Grade-Related Unit Uses		
<p><b>Section 128</b> 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.</p>	<p><input checked="" type="checkbox"/> Applicable  <input type="checkbox"/> Not Applicable</p>	<p>Rationale:                  27.2% of the grad related units street wall consists of clear glass facing Chadwick st                   32.9% of the grad related units street wall consists of clear glass facing Pleasant st</p>
Design Requirement: Access Ramps Along Streetwalls		
<p><b>Section 129</b> 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.</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale: N/A. No ramps are required.</p>



Design Requirement: Weather Protection		
<p><b>Section 130</b> (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.</p> <p>(2) Subsection 131(1) shall not apply to the entrances of grade-related units</p>	<p><input checked="" type="checkbox"/> Applicable  <input type="checkbox"/> Not Applicable</p>	<p>Rationale:  The main building entrance at Pleasant st is recessed to provide weather protection</p>
Design Requirement: Exposed Foundations and Underground Parking Structures		
<p><b>Section 131</b> 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.</p>	<p><input checked="" type="checkbox"/> Applicable  <input type="checkbox"/> Not Applicable</p>	<p>Rationale:  All exposed foundation walls are clad in the same material of the wall above it.</p>
Design Requirement: Building Top Distinction		
<p><b>Section 132</b> (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.</p> <p>(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.</p>	<p><input checked="" type="checkbox"/> Applicable  <input type="checkbox"/> Not Applicable</p>	<p>Rationale:  Level 7 and 8 is a portion of top third of the building that have been differentiated from the rest of the building using a different material and color as indicated on building elevations.</p>



Design Requirement: Penthouses		
<p><b>Section 133</b> Penthouses shall be visually integrated into the overall design of the building</p>	<p> <input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable                 </p>	<p>Rationale: N/A</p>
Design Requirement: Rooftop Mechanical Features		
<p><b>Section 134</b> Rooftop mechanical features shall be visually integrated into the design of the building and concealed from the public view at the streetline.</p>	<p> <input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable                 </p>	<p>Rationale: N/A</p>
Part VI, Chapter 4: Parking, Access, and Utilities Design Requirements		
Design Requirement: Pedestrian Connections		
<p><b>Section 135</b> 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.</p>	<p> <input checked="" type="checkbox"/> Applicable  <input type="checkbox"/> Not Applicable                 </p>	<p>Rationale: The private open space cornering Chadwick st and the neighboring site is offering a direct connection to the sidewalk through a flat stone paved walkway.</p>



Design Requirement: Pedestrian Connections Through Accessory Surface Parking Lots		
<p><b>Section 136</b> (1) Pedestrian connections within accessory surface parking lots shall be no less than 2.0 metres wide.</p> <p>(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.</p> <p>(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.</p> <p>(4) A pedestrian connection shall provide a direct route between parking areas, building entrances, and the nearest sidewalk.</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:            N/A.            No surface parking is provided.</p>
Design Requirement: Motor Vehicle and Service Accesses		
<p><b>Section 137</b> (1) Motor vehicle and service accesses in the streetwall shall be minimized by using the same colours or materials chosen for the streetwall.</p> <p>(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)</p>	<p><input checked="" type="checkbox"/> Applicable  <input type="checkbox"/> Not Applicable</p>	<p>Rationale:            The garage entry door is recessed 4m in a wall cladded in the same material as the upper floors of the street wall</p> <p>The recess is 3.5m height</p>
Design Requirement: Parking Internal to a Building or Within a Parking Structure		
<p><b>Section 138</b> 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.</p>	<p><input checked="" type="checkbox"/> Applicable  <input type="checkbox"/> Not Applicable</p>	<p>Rationale:            Interior parking is completely in closed in the building with a garage door. Parking is not visible to the public right of way</p>



Design Requirement: Visual Impact Mitigation for Utility and Mechanical Features		
<p><b>Section 139</b> 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.</p>	<p><input checked="" type="checkbox"/> Applicable  <input type="checkbox"/> Not Applicable</p>	<p>Rationale:            Utilities and mechanical will be screened             Design will be provided at full application stage.</p>
Design Requirement: Heat Pumps and Other Heating and Ventilation Equipment for Individual Units		
<p><b>Section 140</b> 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.</p>	<p><input checked="" type="checkbox"/> Applicable  <input type="checkbox"/> Not Applicable</p>	<p>Rationale:            All heating and ventilation equipment will be concealed from public view at the street level.             Design will be provided at full application stage.</p>
Part VI, Chapter 5: Heritage Conservation Design Requirements		
Design Requirement: Conservation of Character-Defining Elements		
<p><b>Section 141</b> Character-defining elements of registered heritage buildings shall be conserved and remain unobstructed.</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:            N/A</p>



<p><b>Design Requirement: New Windows and Doors</b></p>		
<p><b>Section 142</b> New window and door openings on registered heritage buildings shall match established patterns (materials, design, detail, and dimensions).</p>	<p> <input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable         </p>	<p>Rationale: N/A</p>
<p><b>Design Requirement: Preservation of Architectural Elements</b></p>		
<p><b>Section 143</b> Architectural elements on registered heritage buildings shall be preserved, such as pilasters, columns, cornices, bays, and parapets.</p>	<p> <input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable         </p>	<p>Rationale: N/A</p>



Design Requirement: Use of Archival Evidence		
<p><b>Section 144</b> Archival evidence shall be used to support the rehabilitation and restoration of character-defining elements on registered heritage buildings, or on registered heritage properties.</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale: N/A</p>
Design Requirement: Historic Building Façades		
<p><b>Section 145</b> Historic building façades on registered heritage buildings shall be retained and rehabilitated, or restored using traditional materials.</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale: N/A</p>
Design Requirement: Materials		
<p><b>Section 146</b> Brick or masonry façades shall be maintained and restored on registered heritage buildings. The painting of brick or masonry façades is prohibited.</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale: N/A</p>



**Design Requirement: Maintenance of Same or Similar Cornice Line Height for New Developments in a Heritage Context**

<p><b>Section 147</b> 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.</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale: N/A</p>
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**Design Requirement: Streetwall Stepback for Taller Portions of New Developments in a Heritage Context**

<p><b>Section 148</b> 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).</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale: N/A</p>
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Design Requirement: Side Wall Stepback for Taller Portions of New Detached Buildings in a Heritage Context		
<p><b>Section 149</b> 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).</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale: N/A</p>
Design Requirement: Architectural Elements of Existing Heritage Buildings to be Used as a Reference in the Design of New Development in a Heritage Context		
<p><b>Section 150</b> 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</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale: N/A</p>
Design Requirement: Awnings and Canopies		
<p><b>Section 151</b> (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</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale: N/A</p>



<p>internally-illuminated awnings shall be prohibited.</p> <p>(2) Metal or glass awnings or canopies may be permitted on a registered heritage building, if designed to complement historic architectural elements.</p>		
<p><b>Design Requirement: Lighting Hardware</b></p>		
<p><b>Section 152</b> 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.</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale: N/A</p>
<p><b>Design Requirement: Directing Lighting to Accentuate or Emphasize Architectural Features or Signage</b></p>		
<p><b>Section 153</b> Lighting shall be directed to accentuate or emphasize the architectural features of registered heritage buildings or their signage.</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale: N/A</p>
<p><b>Part VI, Chapter 6: Other Design Requirements</b></p>		
<p><b>Design Requirement: General Lighting</b></p>		
<p><b>Section 154</b> 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.</p>	<p><input checked="" type="checkbox"/> Applicable  <input type="checkbox"/> Not Applicable</p>	<p>Rationale: Exterior lighting design to be provided with full application.</p>

Design Requirement: Emphasis of View Terminus Sites		
<p><b>Section 155</b> 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).</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale: N/A</p>
Design Requirement: Parking Areas, Accessory Surface Parking Lots, Off-Street Loading Spaces, and Site Utilities on View Terminus Sites		
<p><b>Section 156</b> 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.</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale: N/A</p>