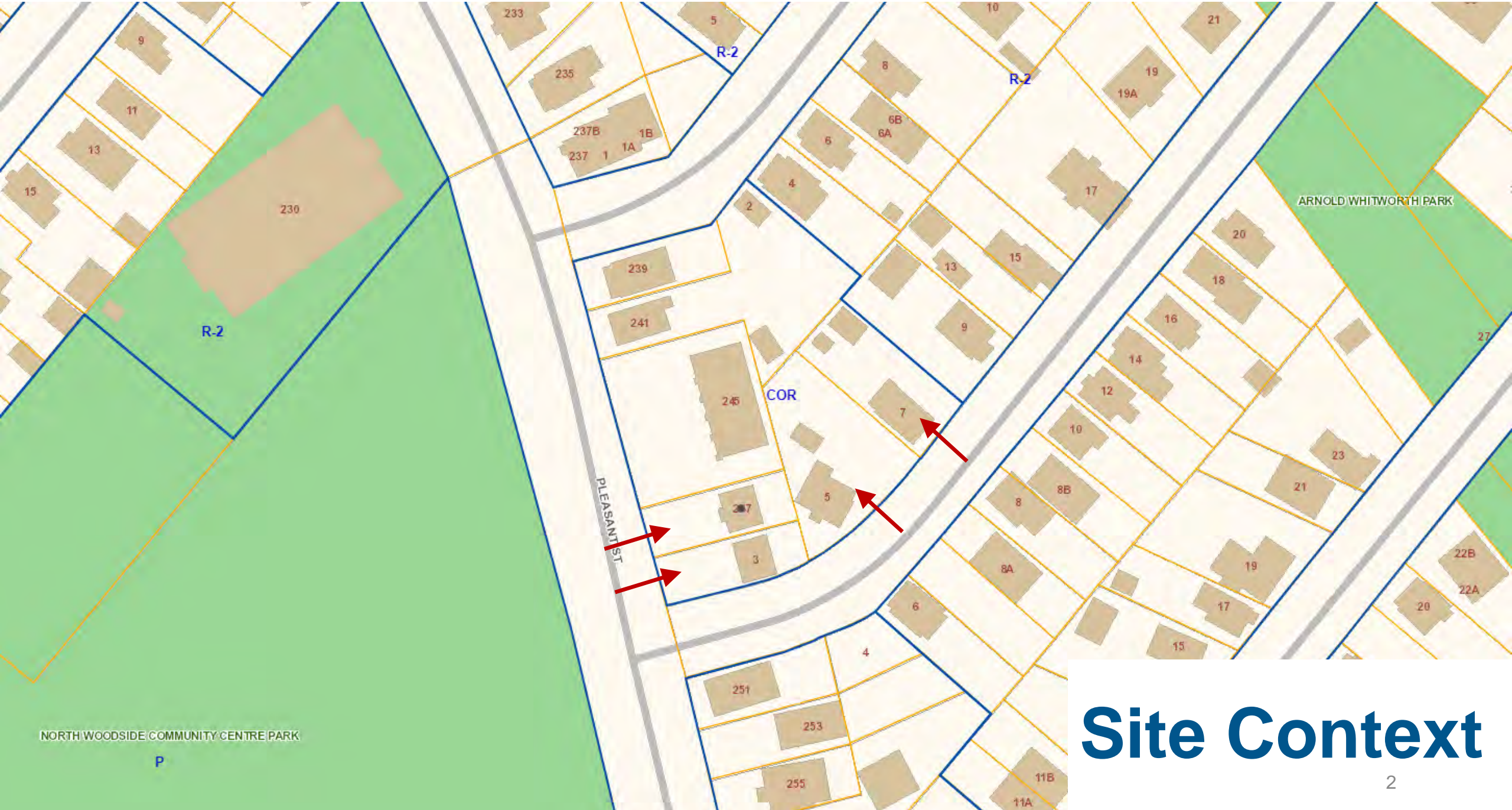


Case # 23419

**Level III Site Plan Approval
247 Pleasant St and 3-7
Chadwick St, Dartmouth**

Design Advisory Committee



Site Context



Site Context





247 Pleasant St

3 Chadwick St

PLEASANT ST



CORNER OF PLEASANT ST AND CHADWICK ST



5 Chadwick St

CHADWICK ST



7 Chadwick St

CHADWICK ST

Background

Zoning:

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

Existing Use:

- These four properties were formerly low-density residential use.

Proposed Building



**CORNER OF PLEASANT
ST AND CHADWICK ST**

Proposed Building



CORNER OF PLEASANT
ST AND CHADWICK ST



Proposed Building



CHADWICK ST

Proposed Building



CHADWICK ST

Proposed Building



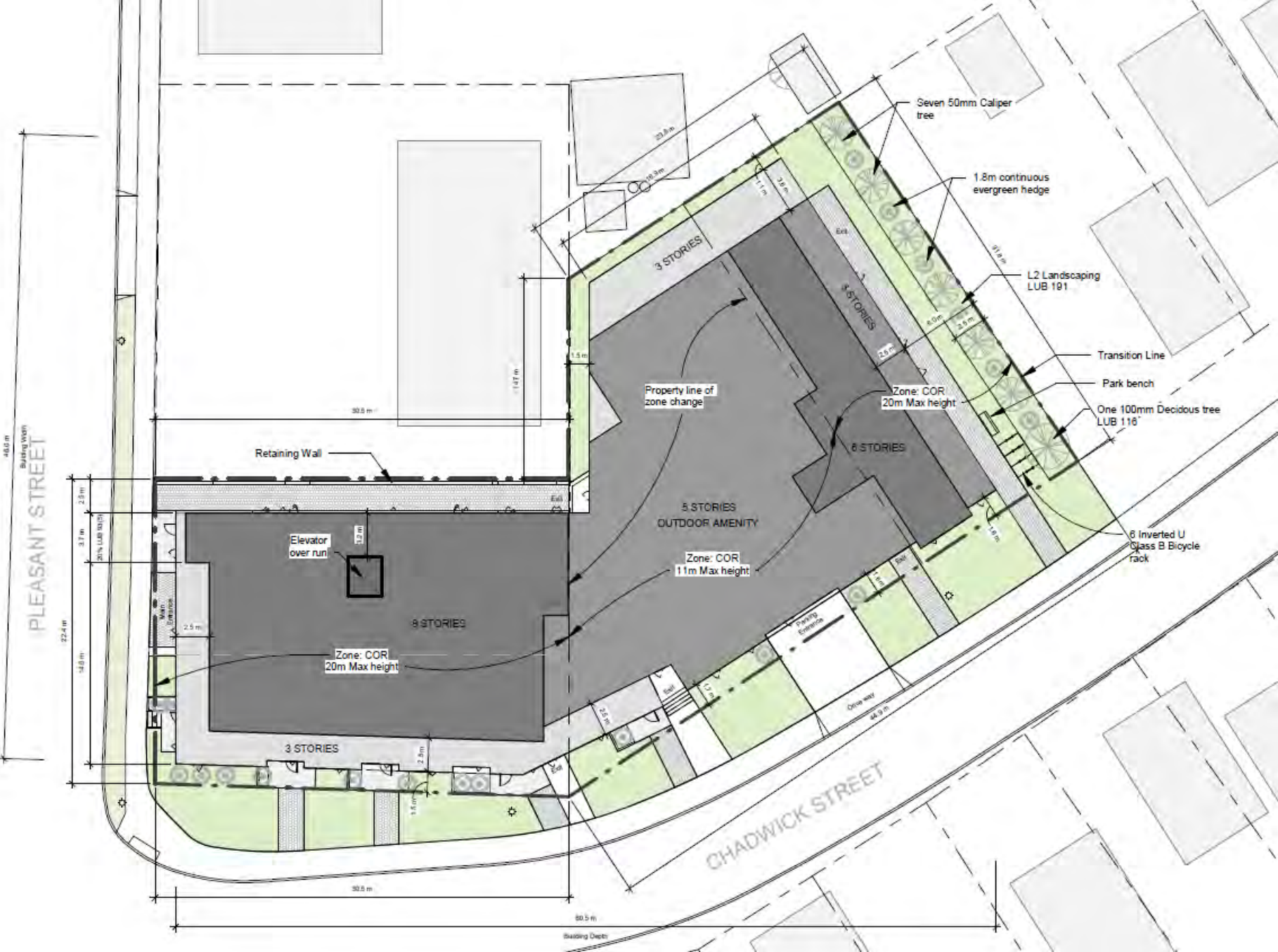
CHADWICK ST

Proposed Building



**CORNER OF PLEASANT ST
AND CHADWICK ST** 15

Site Plan



HALIFAX

Approval Process

- Floor area of proposed building is greater than 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

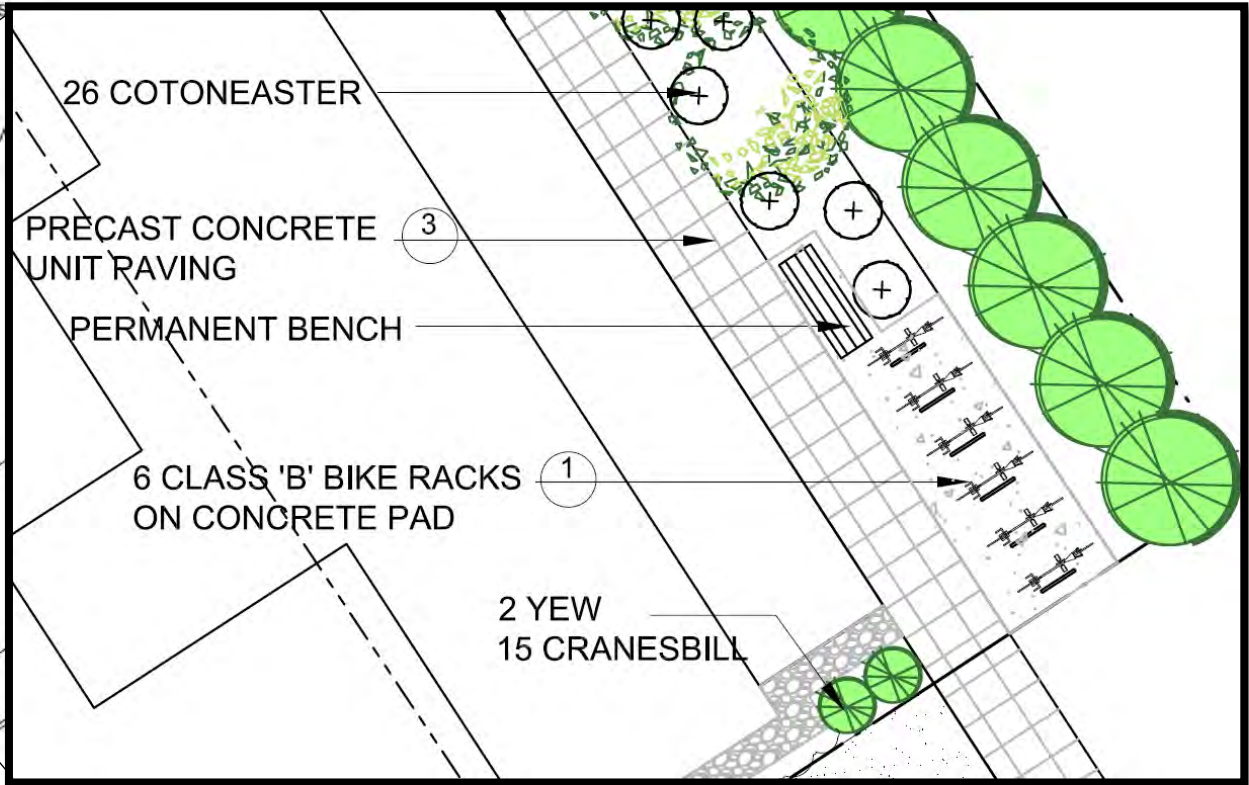
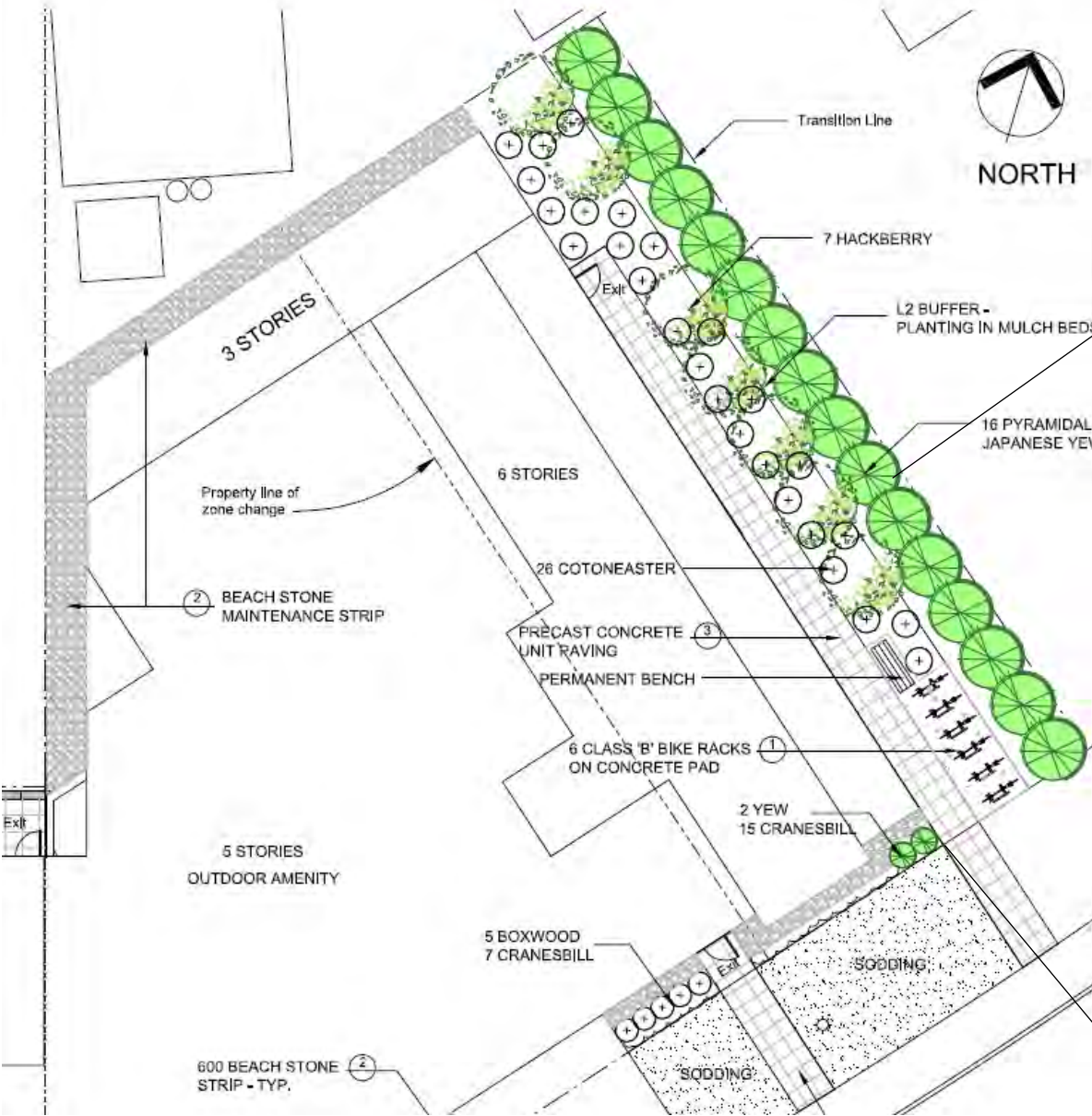
- ✓ 1. **Pre-Application for Site Plan Approval**
- 2. **Public Information/Consultation**
- ➔ 3. **Design Advisory Committee**
- 4. **Full Site Plan Approval Application**
- 5. **Appeal Period**
- 6. **Permit Issuance or refusal (depending on outcome of Site Plan Approval)**

Site Plan Approval Criteria

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

- At-grade private open space is accessible from Chadwick Street (113)(118)
- Pedestrian connection provided (114)
- Barrier free access and permanent seating provided (115)
- Groundcover is pavers and vegetation (115) (120)
- Weather protection is deciduous trees with a minimum base caliper of 100mm (116)

At-Grade Private Open Space



HALIFAX

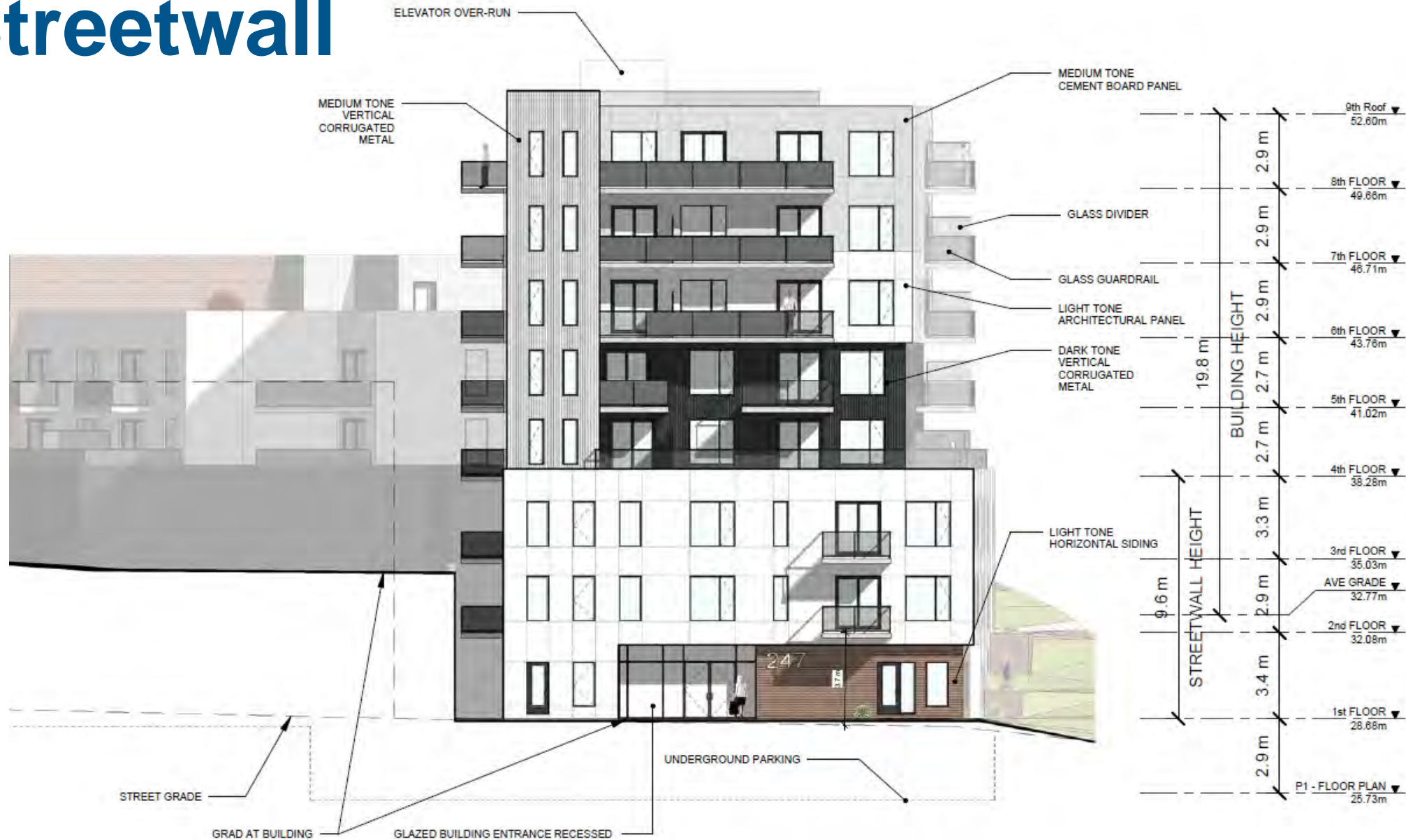
Site Plan Approval Criteria

Building Design Requirements (Chapter 3):

- Streetwall articulation achieved through changes in colours and materials (121), continued around sides (123)
- Pedestrian entrance distinguished and weather protected by changes in colours, materials, and recesses (124/130)
- Ground floor façade has clear glass glazing 25% - 85% (128)
- Weather protection for the multi-unit residential entrance is achieved with a recess (130)
- Exposed foundation clad with materials consistent with the overall design (131)
- Building top distinction is accomplished with a change in materials and colour, greater than 0.5 metres in height. (132)
- Rooftop mechanical features are visually integrated into the design of the building and concealed from the public view at the streetline (134)

HALIFAX

Streetwall



Streetwall



Streetwall



Streetwall



**CORNER OF PLEASANT ST
AND CHADWICK ST** 25

Streetwall



CHADWICK ST

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 meets the streetwall requirements (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 of Part VI of the Land Use Bylaw, as it pertains to the proposed building design for 247 Pleasant Street and 3,5, 7 Chadwick Street, Dartmouth.

HALIFAX

Questions?