

Case # 23513

**Level II Site Plan
Approval
2495 Maynard Street,
Halifax**

Design Advisory Committee

Background

Zoning:

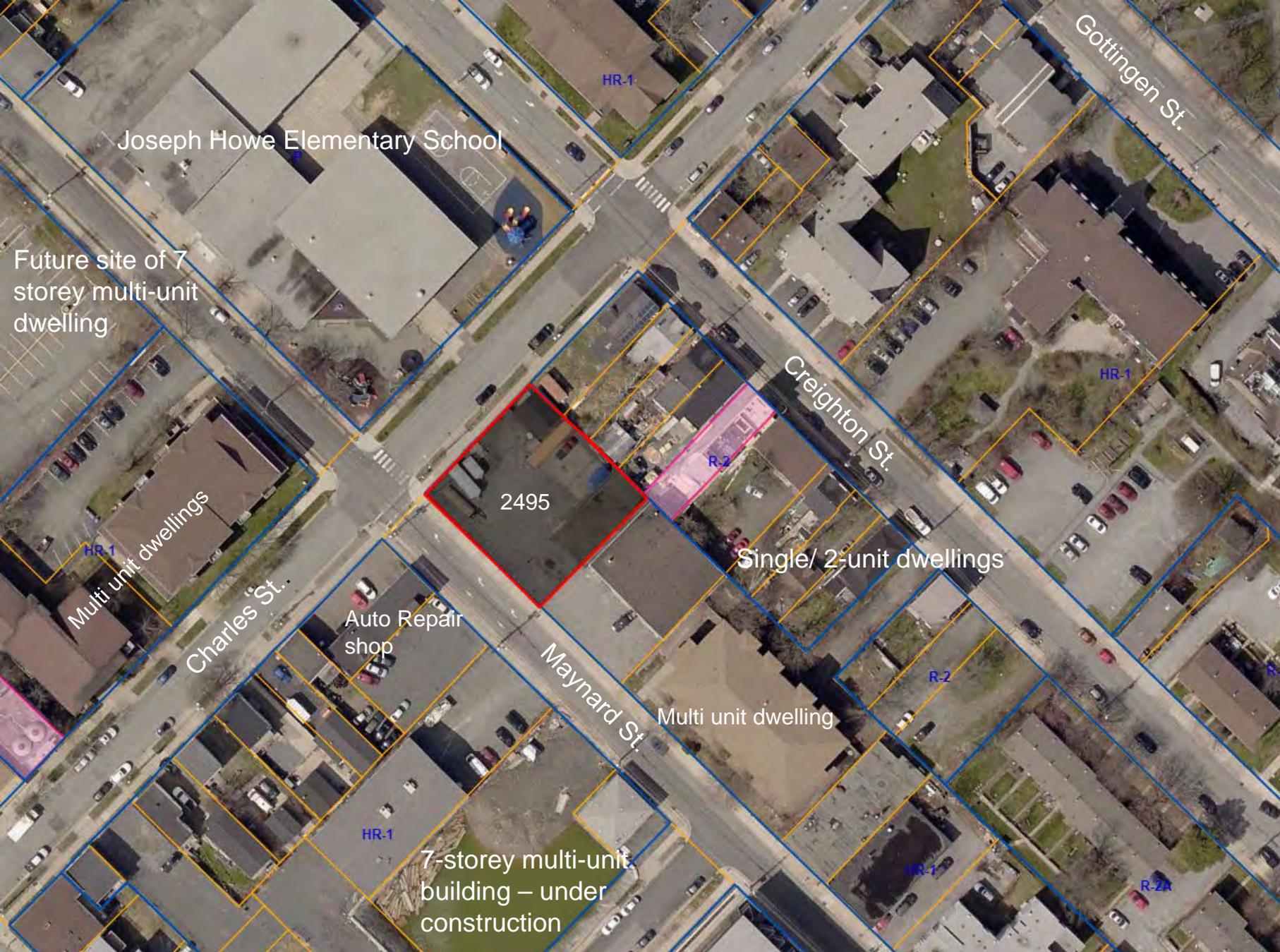
- Property is zoned HR-1 (High-Order Residential 1) under the Regional Centre Land Use Bylaw (Package A).

Existing Use:

- Vacant Land
- Last permitted use on the lands was for an automobile dealership (1977)

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Site Context



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Joseph Howe
Elementary School

Morris House

Aris and B Auto Service
(Signature Tire Halifax)
Tire shop

Bike Again!

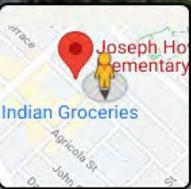
Wonder'neath Art Society

Google



Google





Google



Proposed Building







Approval Process

- Floor area of proposed building is between 2001- 4999 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

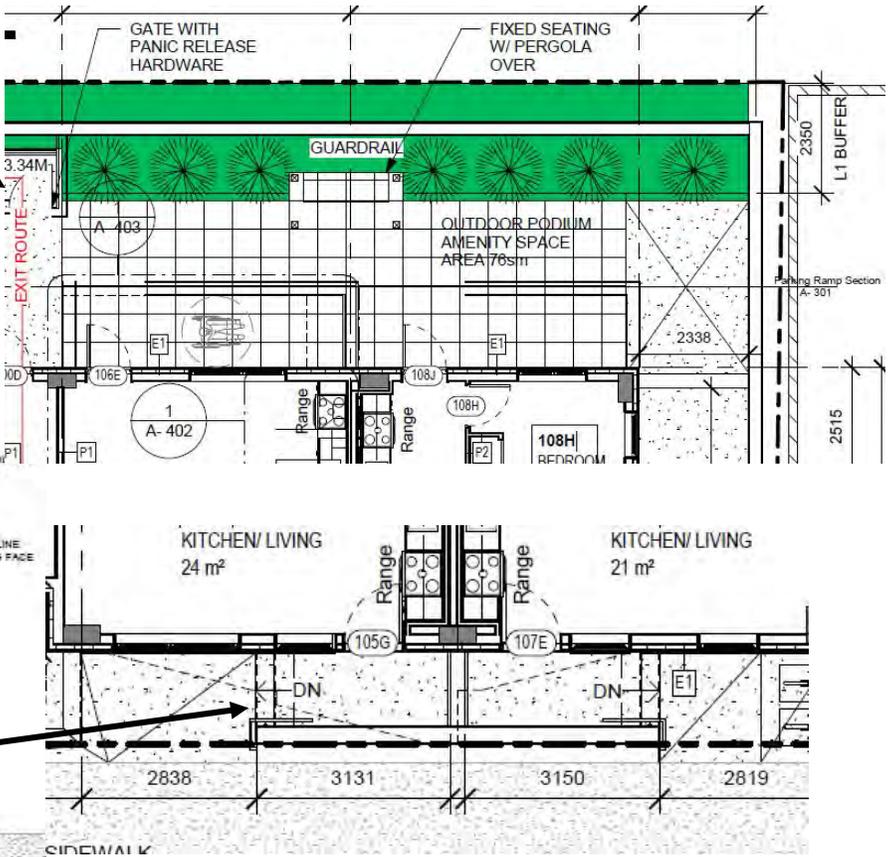
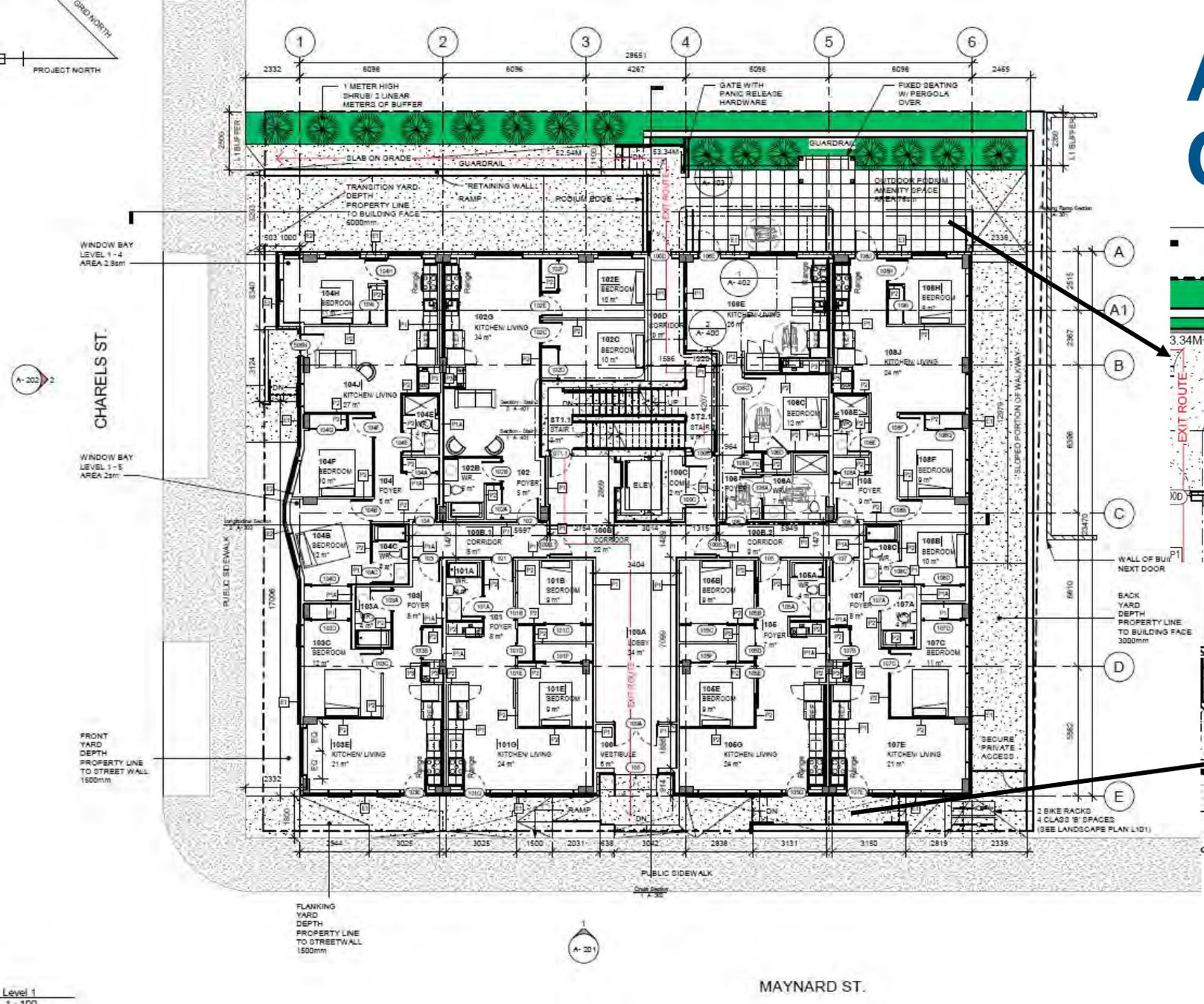
- ✓ 1. **Pre-Application for Site Plan Approval**
- 2. **Public Information/Consultation**
- ➔ 3. **Design Advisory Committee**
- 4. **Full Site Plan Approval Application**
- 5. **Appeal Period**
- 6. **Permit Issuance or refusal (depending on outcome of Site Plan Approval)**

Site Plan Approval Criteria

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

- At-grade private open spaces (Grade-Related Units), along Maynard St. and Charles St. These private spaces will abut an existing public sidewalk. (113 /114)
- Private open space (amenity space) to have barrier-free access and permanent seating with a pergola proposed for weather protection. (115 /116)

At-Grade Private Open Space



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Site Plan Approval Criteria

Building Design Requirements (Chapter 3):

- Streetwall articulation has been achieved along Maynard St. & Charles St., using changes in materials, projections, and recesses. This treatment is continued along the right side of the building (121/123)
- Pedestrian entrances are distinguished using changes in materials, and recessing. (124)
- The ground floor contains grade-related residential units, and no commercial space.
- Weather protection is provided for the pedestrian entrance using a recess and a canopy provided by a balcony above. (130)
- Building top distinction is accomplished with a change in colour / materials, and projections / recesses. (132)
- Penthouse integrated into the design of the building using similar materials and set back from the edge of the roof. (133)
- Rooftop mechanical features integrated into the overall design of the building – located in the middle of the roof to conceal appearance from street level. (134)

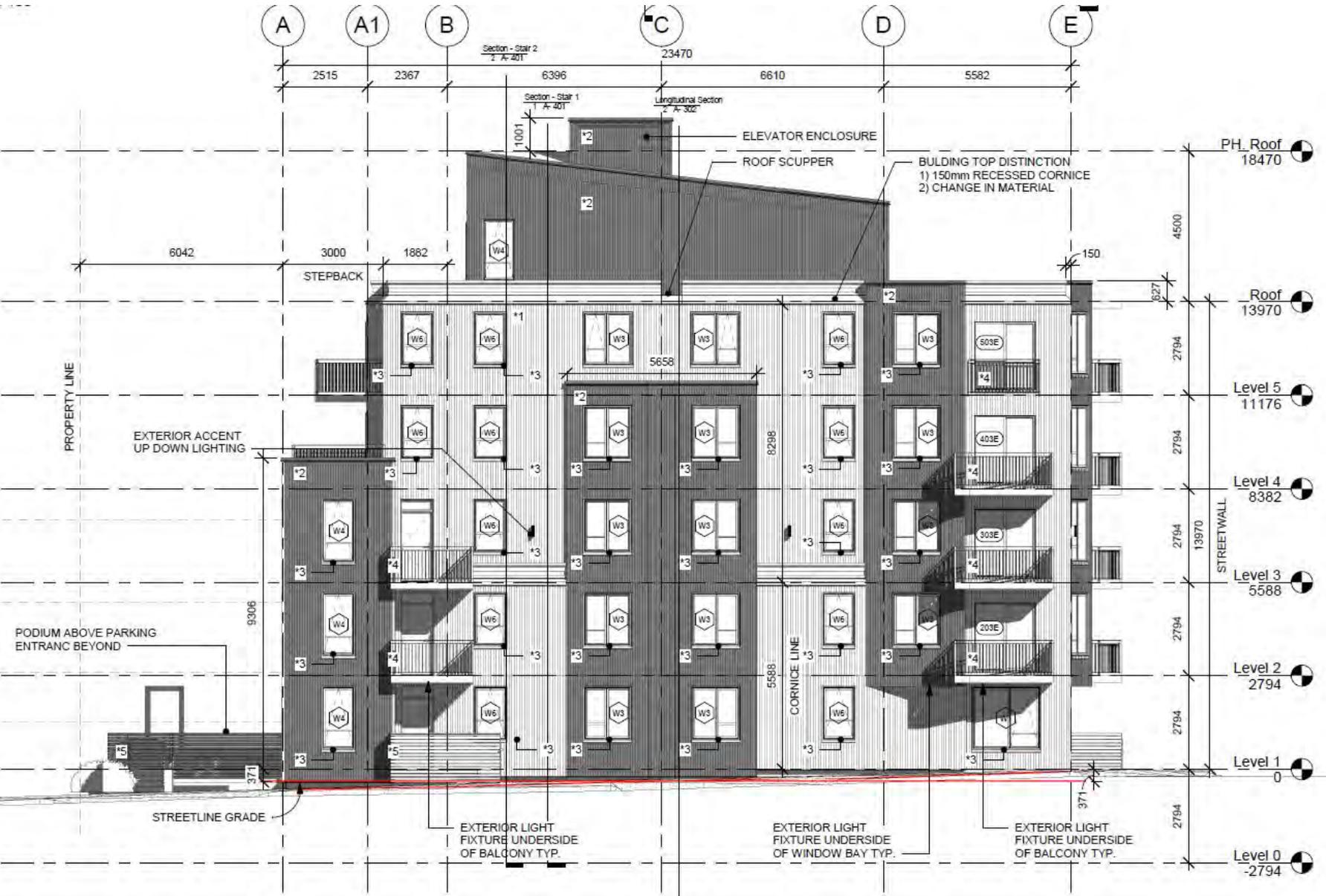
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West Elevation Maynard St.



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North Elevation Charles St.

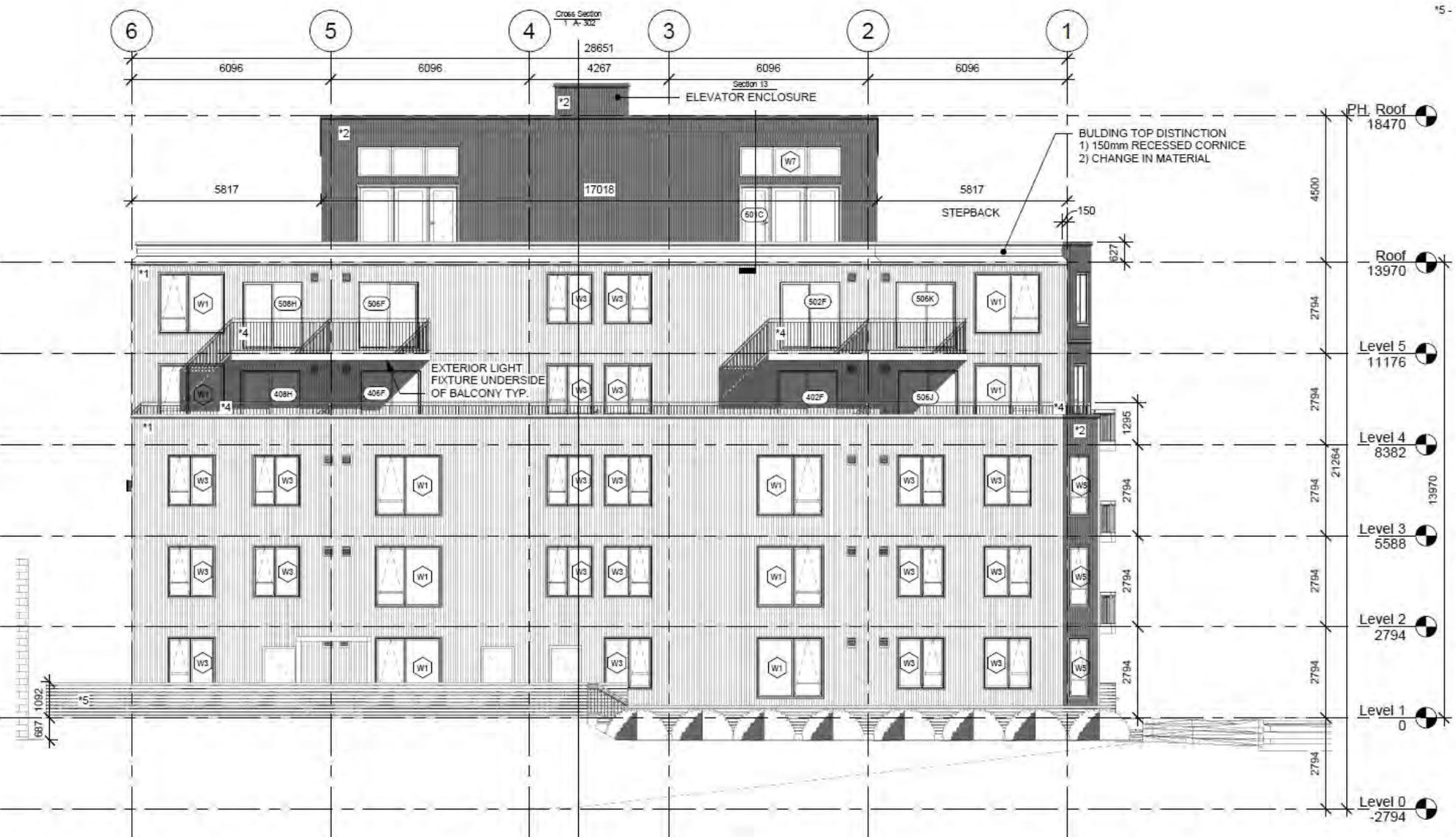


South Elevation



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East Elevation



Site Plan Approval Criteria

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

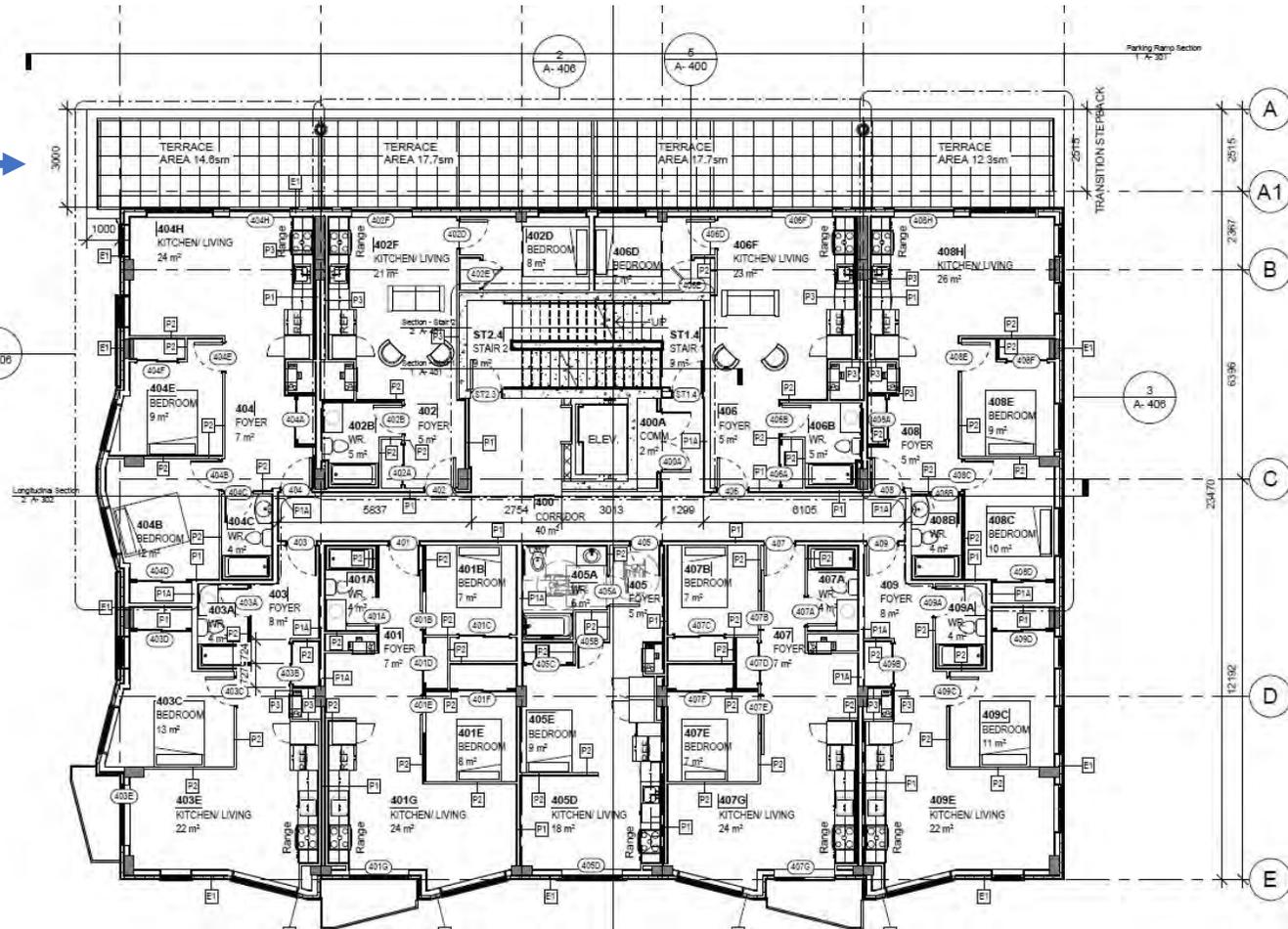
- No pedestrian connection proposed for this site – private connection from amenity space to sidewalk (Maynard St.)
- Motor vehicle access in the streetwall is integrated into the building design by using the same materials and setting the garage door back 4.5m. (137)

Site Plan Approval Criteria

Heritage Conservation Design Requirements (Chapter 5):

- The subject property abuts a Registered Heritage property (Morris House) – Shared rear lot line
- Cornice line established on Heritage building has been continued along the 3rd floor of the proposed building. (157)
- The proposed building is stepped back at the 4th floor along the entire rear of the building, abutting the Heritage property (148)
- A required stepback of 2.5m at the rear of the building has been increased to a 3m stepback, at the 4th floor. (149)
- Architectural elements from the Heritage property have been integrated into the design of the proposed building through the use of window bays, recessed cornices, and entrance vestibules. (150)

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Image 2. Charles St. Facade

Site Plan Approval Criteria

Other Design Requirements (Chapter 6):

- Building lighting has been confirmed to meet the requirements of s. 154 and are included on the elevation drawings.
- 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 for 2495 Maynard St., Halifax, N.S.

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Questions?