

**Case # 23305**

**Level III Site Plan Approval  
Gottingen & Cogswell St.  
(PID 00158964)**

Design Advisory Committee



# Site Context



Commercial / Multi-Unit Residential

Falkland St

Gottingen St

Creighton St

Cogswell St

Low-Density Residential

HRP Headquarters

Centennial Pool

# Site Context

# Background

## Zoning:

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

## Existing Use:

- There were formerly two, low-rise commercial buildings on this site which have since been removed. The site is currently vacant.



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# Proposed Building



# Proposed Building



# Proposed Building



# Proposed Building





# 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)**

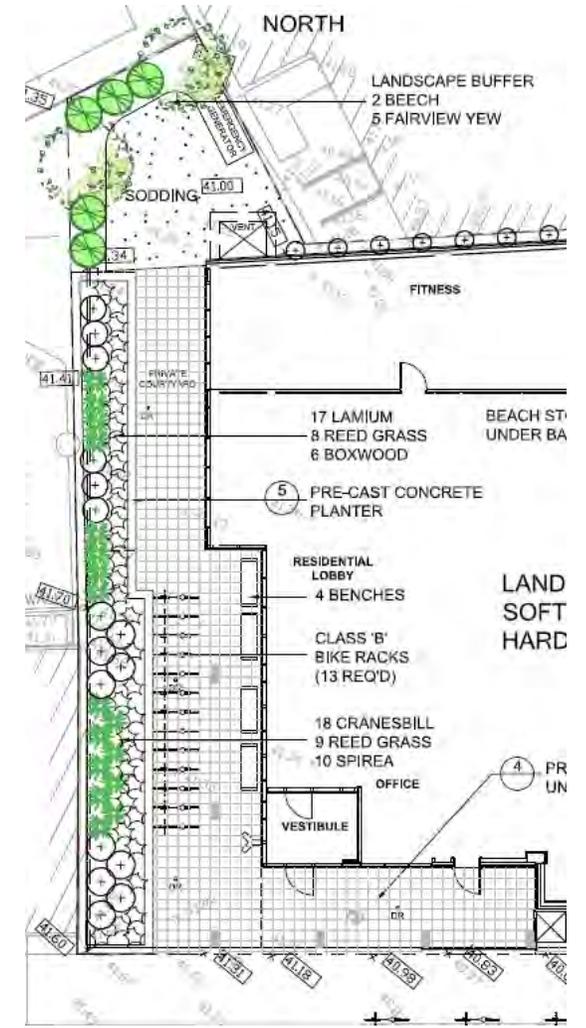
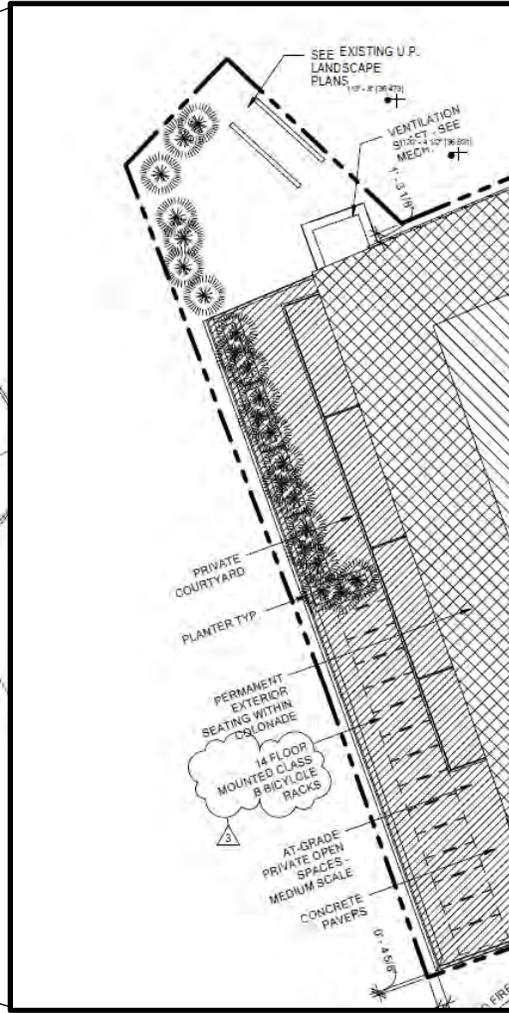
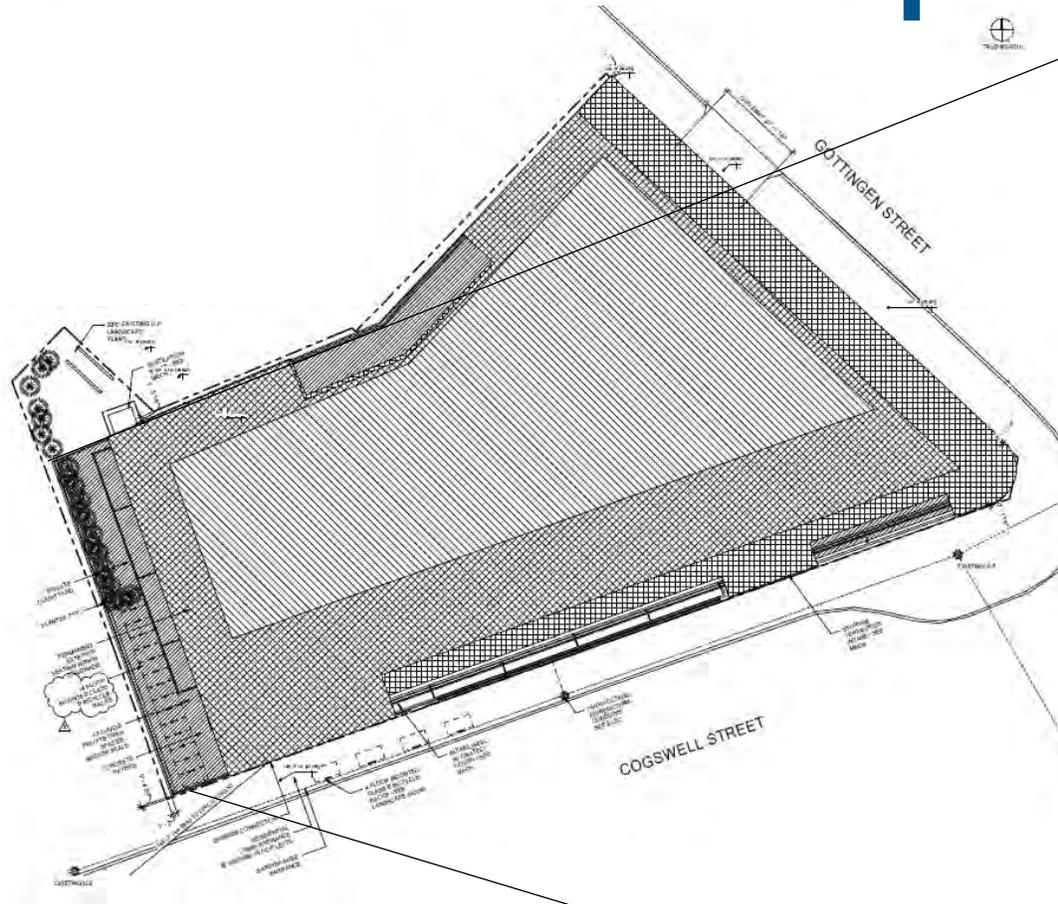
# Site Plan Approval Criteria

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

- At-grade private open space is to the left of building on the Cogswell side (113)(118)
- Pedestrian connection provided (114)
- Barrier free access and permanent seating provided (115)
- Groundcover is pavers and vegetation (115) (120)
- Weather protection is a cantilever or a recess, as well as deciduous trees with a minimum base caliper of 100mm (116)

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# At-Grade Private Open Space



# Site Plan Approval Criteria

## Building Design Requirements (Chapter 3):

- Streetwall articulation achieved through changes in materials, projections and recesses (121), continued around sides (123)
- Pedestrian entrance distinguished and weather protected by changes in colours, materials, projections, and recesses (124/130)
- Ground floor commercial units have clear glass glazing 50%-80% (127)
- Grade-related units have clear glass glazing 25%-80% (128)
- Weather protection is achieved through cantilevered and recessed entrances to residential and commercial spaces (130)
- Exposed foundation clad with materials consistent with the overall design (131)
- Building top distinction is accomplished with a change in materials and a recess (132)
- Rooftop mechanical features are visually integrated into the design of the building and concealed from the public view at the streetline (134)







# Streetwall



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# 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)
- The visual impact of utility features is minimized by 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.

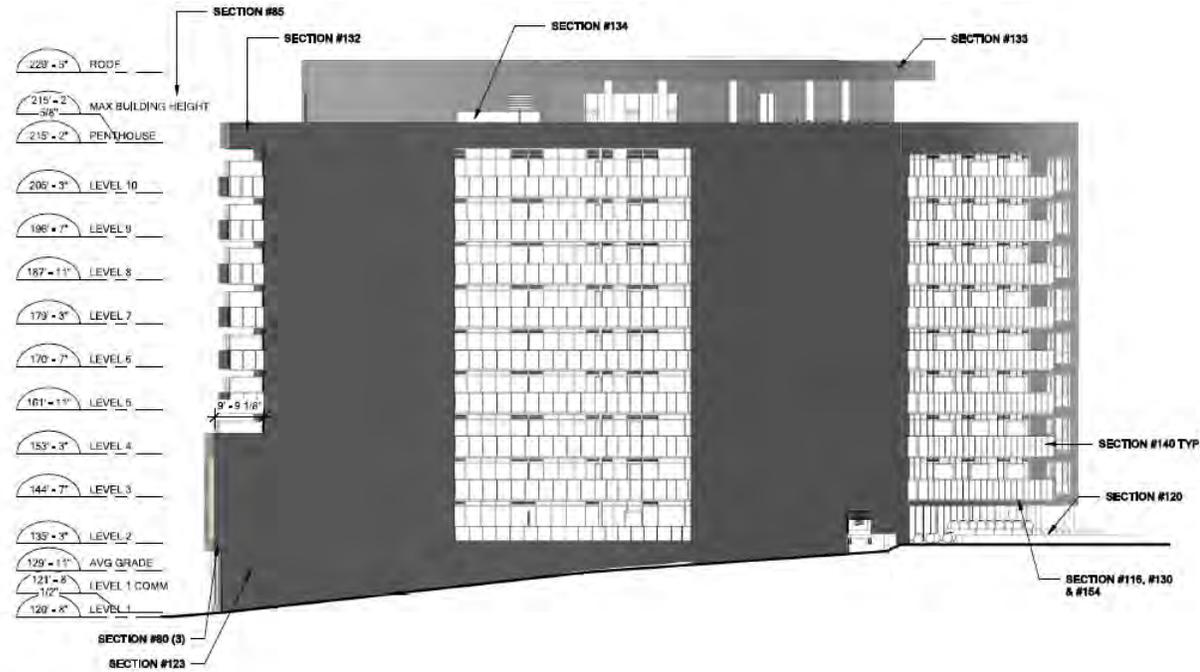
# Recommendation sought from DAC

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 this property at the corner of Gottingen and Cogswell Streets.

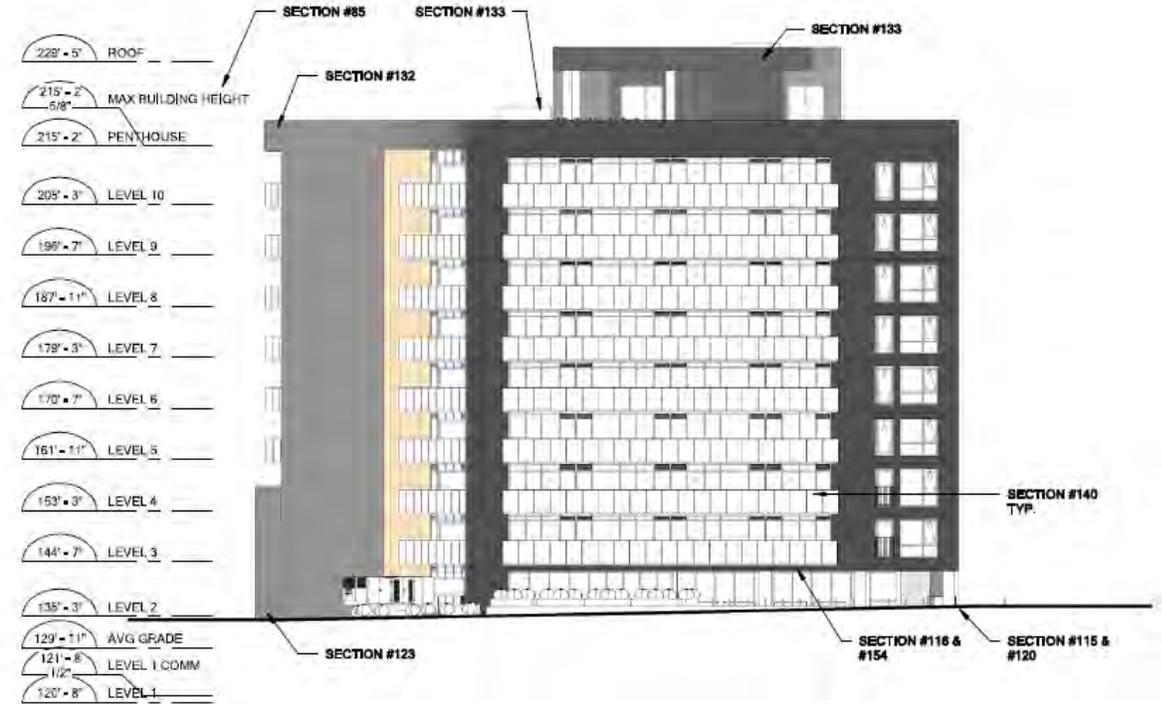
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**Questions?**

# North & South Elevations

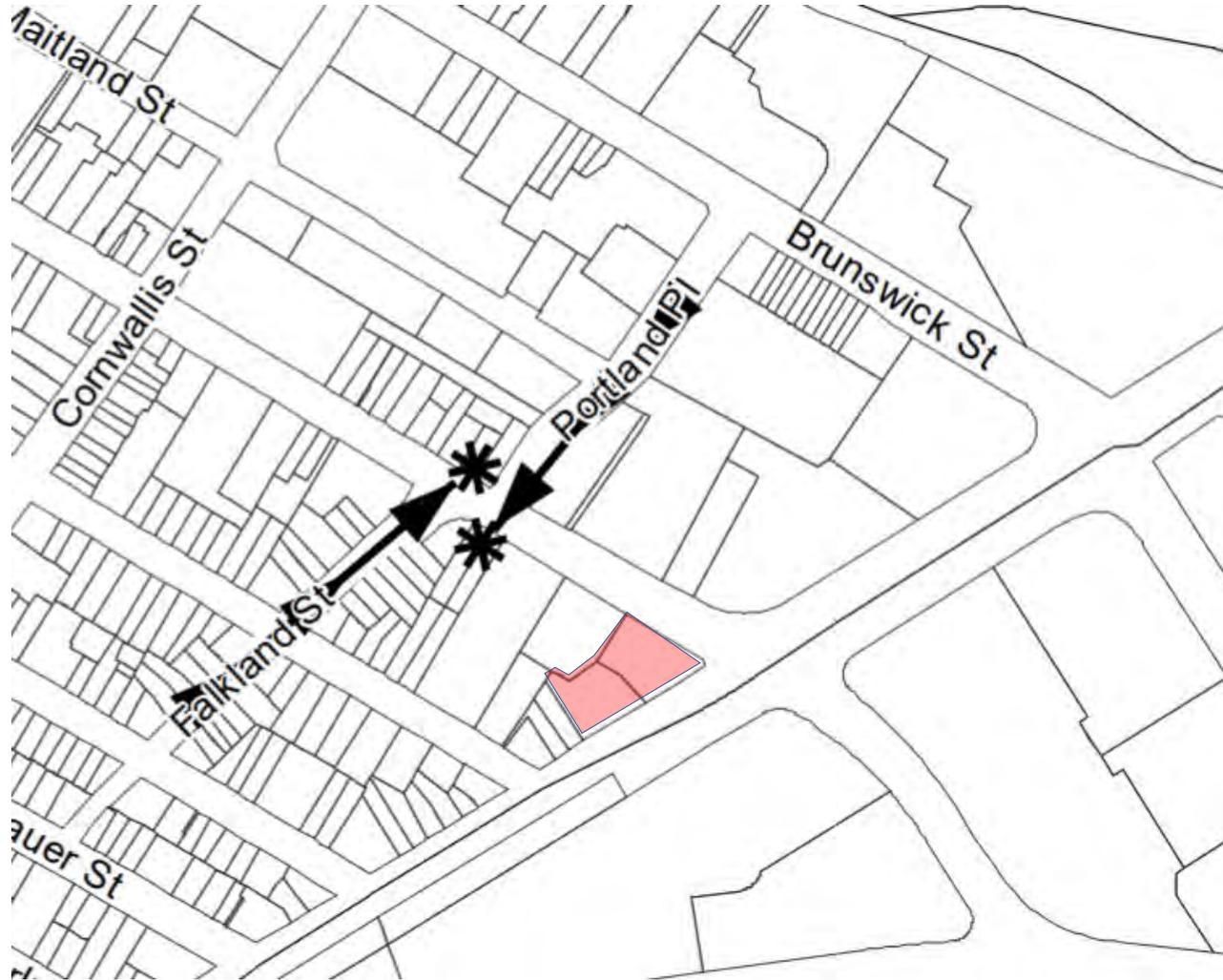


1 NORTH ELEVATION\_PACKAGE A  
A-205 1/16" = 1'-0"



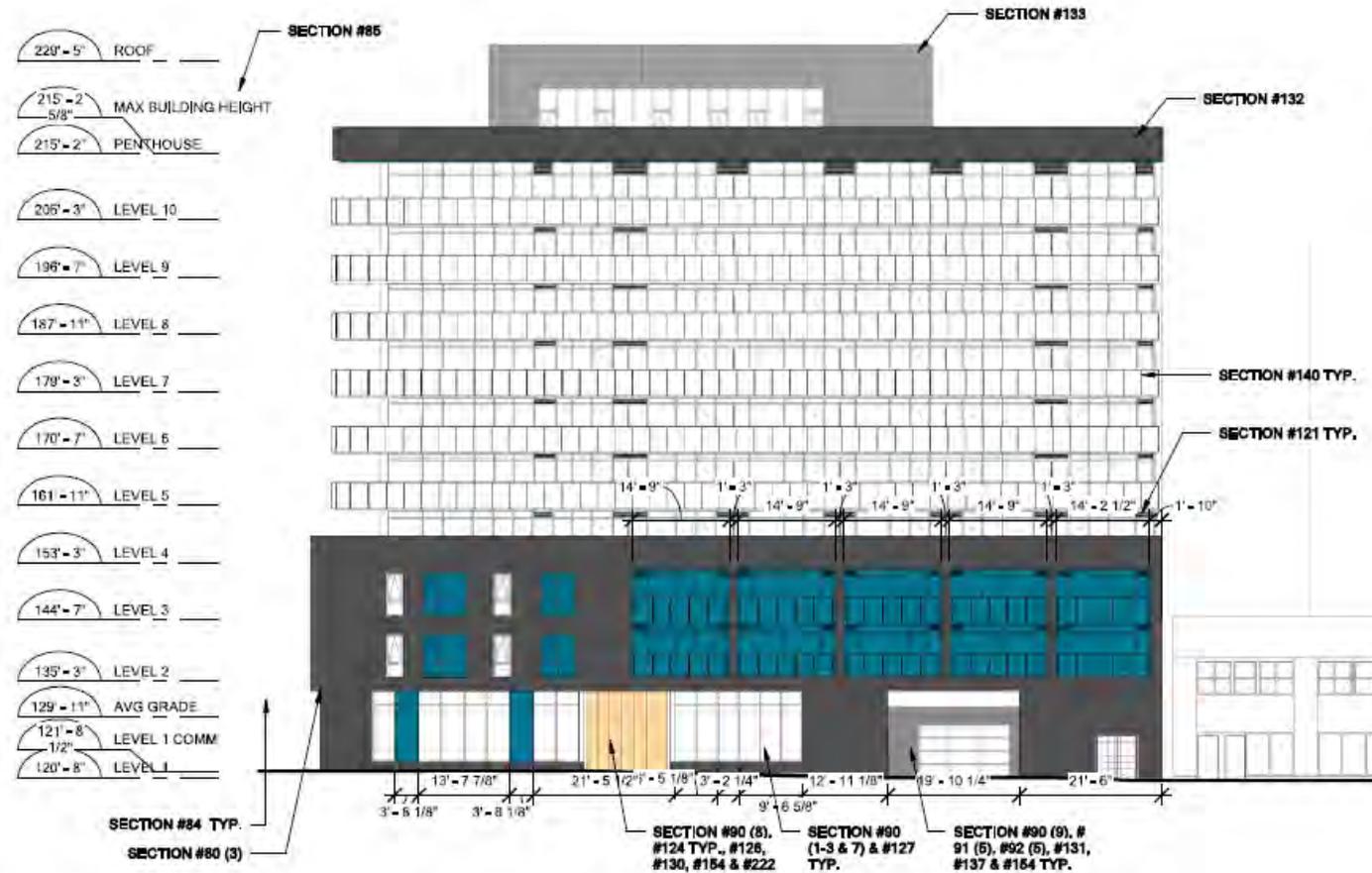
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# View Terminus Schedule



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# Gottingen Facade



2  
A-205  
NORTHEAST ELEVATION\_PACKAGE A  
1/16" = 1'-0"

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# Cogswell Facade



