

Case # 23337

**Level II Site Plan
Approval
5512 Bilby Street,
Halifax**

Design Advisory Committee

Background

Zoning:

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

Existing Use:

- 3 separate properties make up the site for this proposed building
- All 3 lots contain single family dwellings that have been converted into apartments.
- All existing dwellings will need to be demolished, and the 3 lots consolidated prior to any construction permit being issued

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Site Context



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Site Context



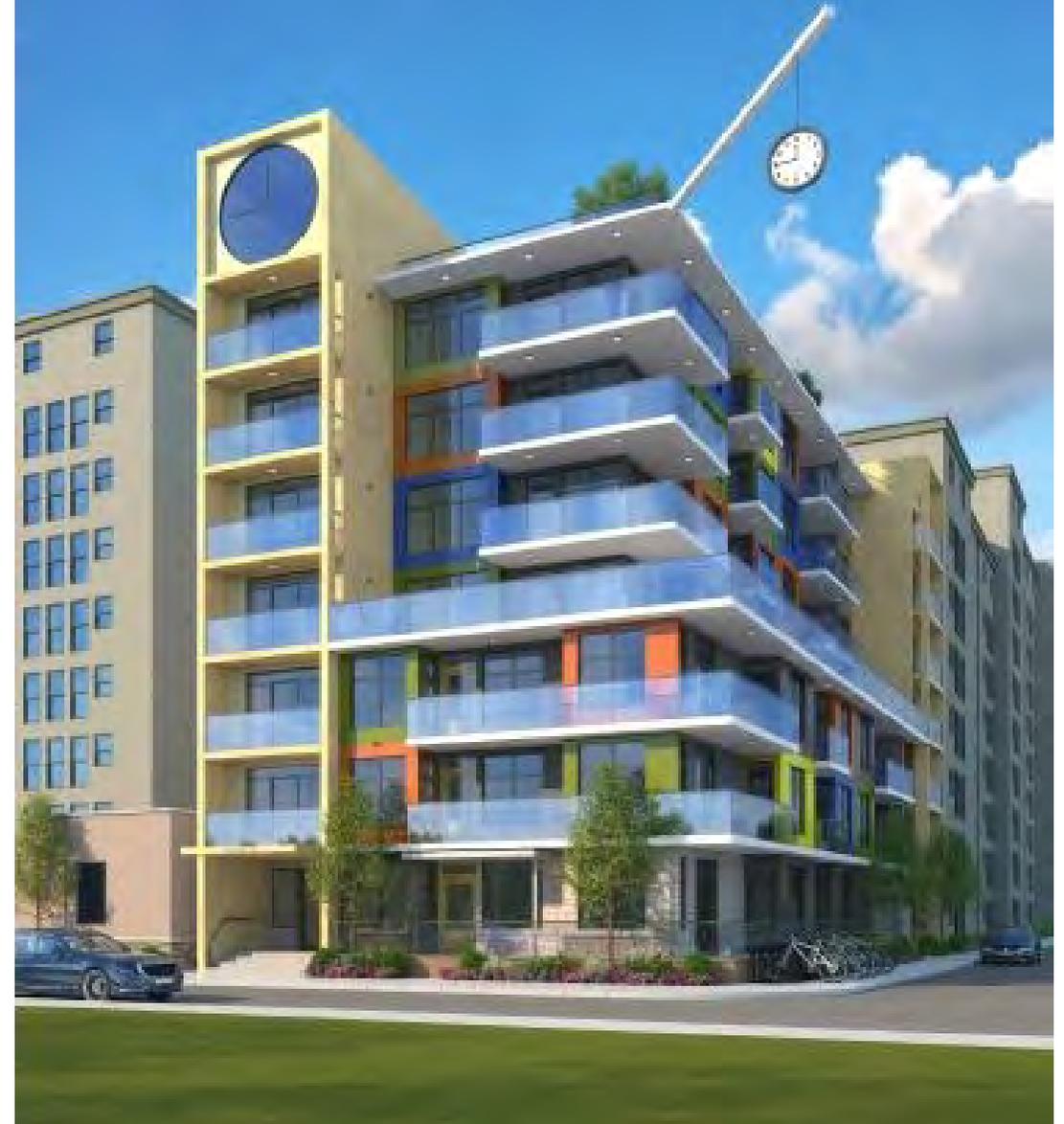
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Site Context



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Proposed Building



Rendering at night



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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):

- All units on the ground floor are proposed to be work-live units (Bilby & Gottingen St.)
 - Studio uses
 - Office uses
 - Medical Clinic uses
 - Personal Service uses
 - Retail of products produced on the premises
- No at-grade private open spaces proposed.

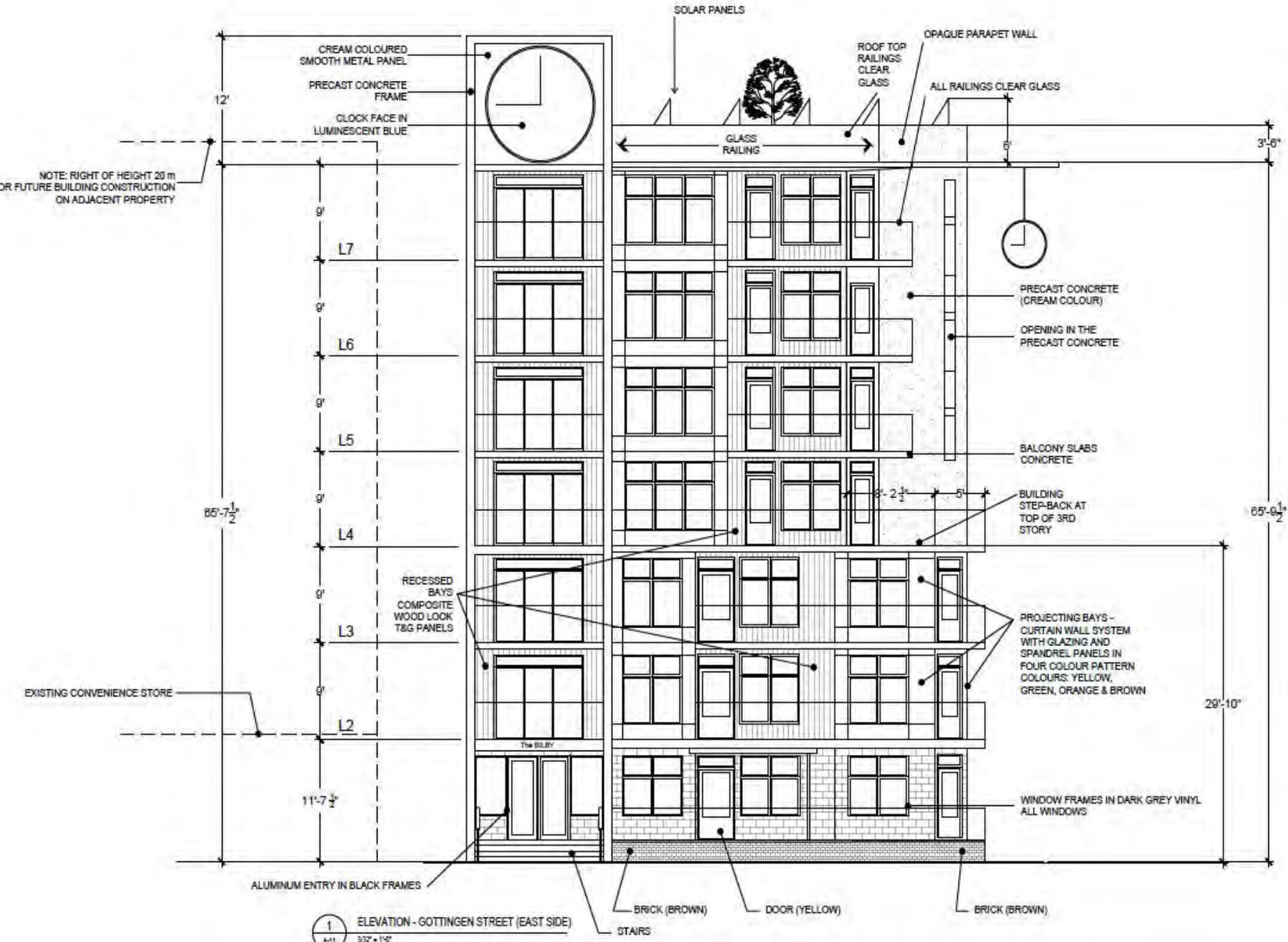
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Site Plan Approval Criteria

Building Design Requirements (Chapter 3):

- Streetwall articulation has been achieved along Bilby St. & Gottingen St., using changes in materials, projections, and recesses. This treatment is not required to continue along the side of the building. (121/123)
- Pedestrian entrances are distinguished using changes in colour and recessing. (124)
- The ground floor contains work-live 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 recesses. (132)
- Penthouse integrated into the design of the building using similar materials and set back from the edge of the roof on both streets (Clocktower is at the edge along Gottingen St.). (133)
- Rooftop mechanical features integrated into the overall design of the building – located in the penthouse portion of the building to conceal appearance from street level. (134)

East Elevation Gottingen St.



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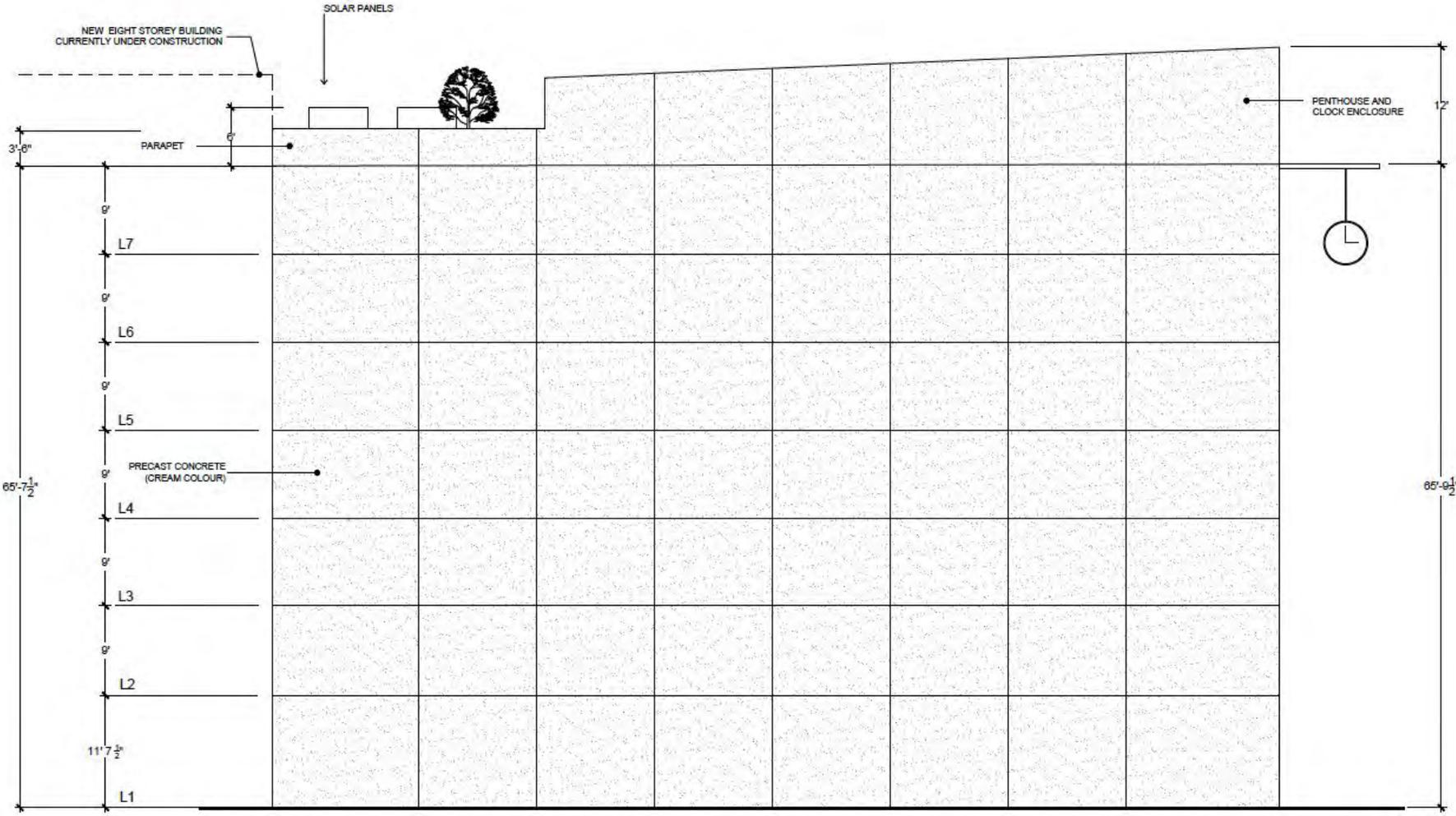
North Elevation Bilby St.



1 ELEVATION - BILBY STREET (NORTH SIDE)
A-10 3/32" = 1" = 0'

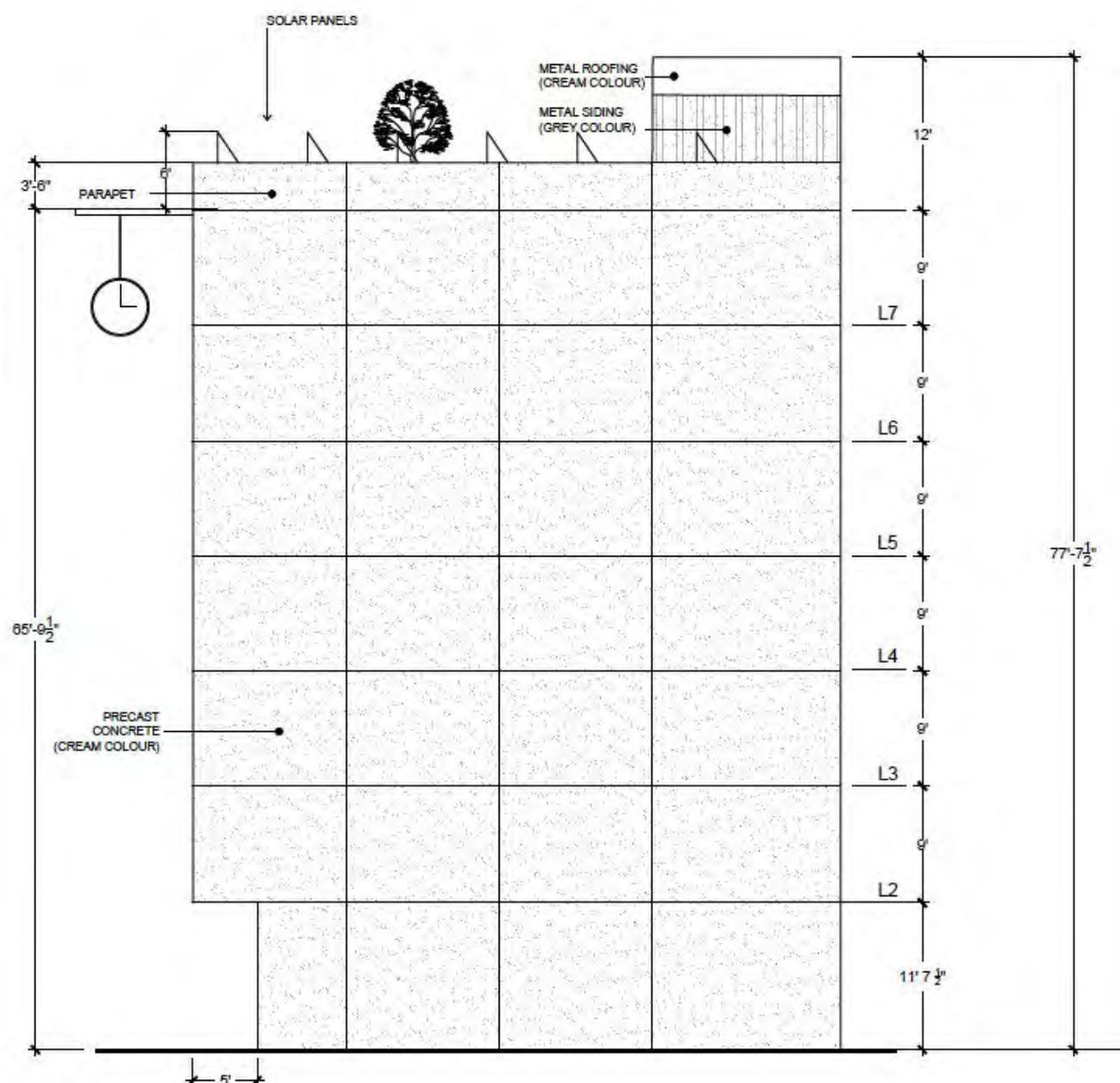
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South Elevation



1 ELEVATION - REAR YARD (SOUTH SIDE)
A-12 3/32" = 1" 0'





West Elevation

1 ELEVATION - INTERIOR SIDE YARD (WEST SIDE)
A-13 3/32" = 1' 0"

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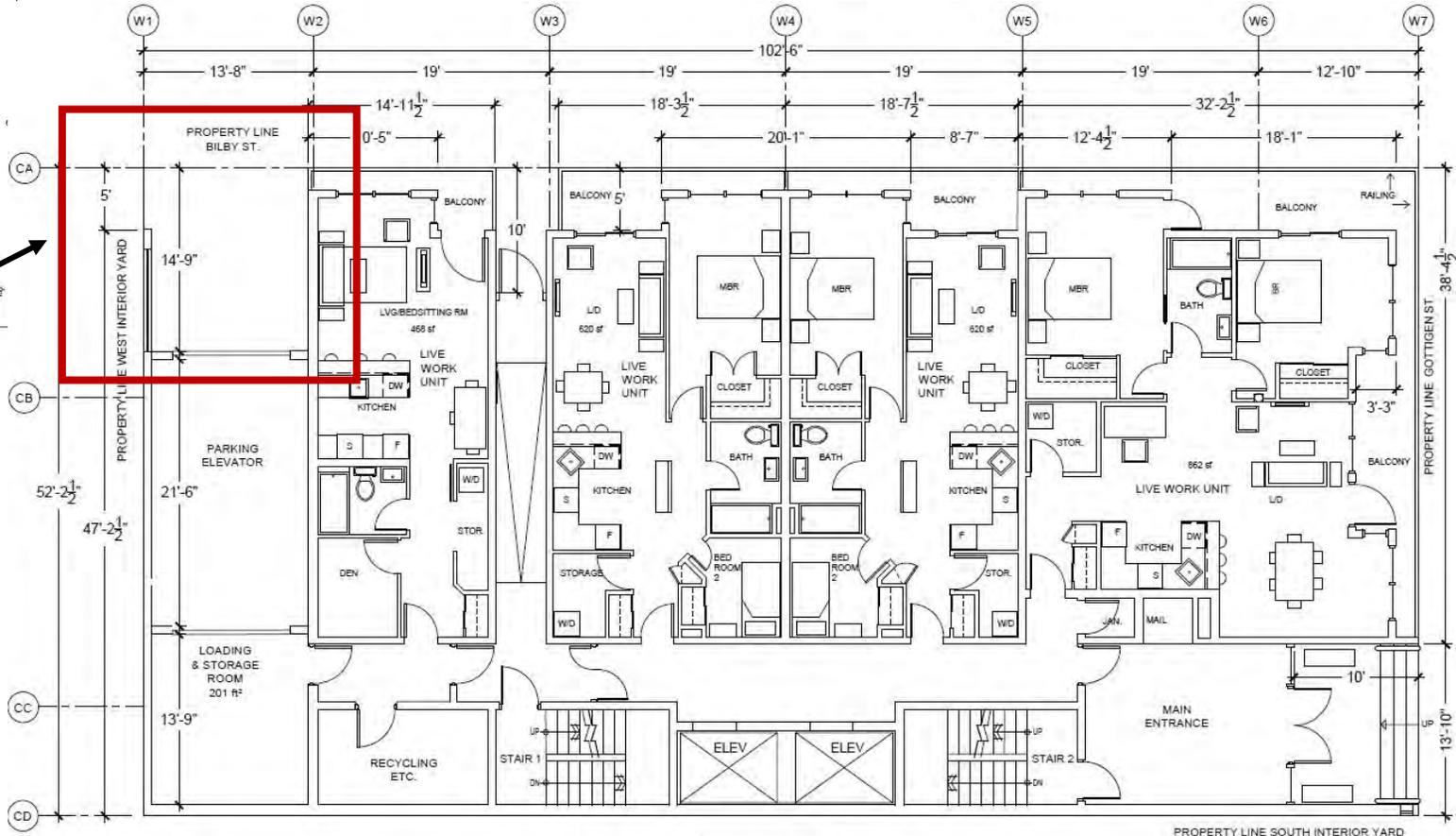
Site Plan Approval Criteria

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

- No pedestrian connection proposed for this site. (135)
- 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)

Heritage Conservation Design Requirements (Chapter 5):

- This chapter does not apply. This site does not contain a heritage building, no heritage properties on the surrounding lots.



Area = 4586 ft²

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Site Plan Approval Criteria

Other Design Requirements (Chapter 6):

- Building lighting has been confirmed to meet the requirements of s. 154 and are included in the renderings.
- The subject site is not a View Terminus Site.

Variation Criteria (Chapter 7):

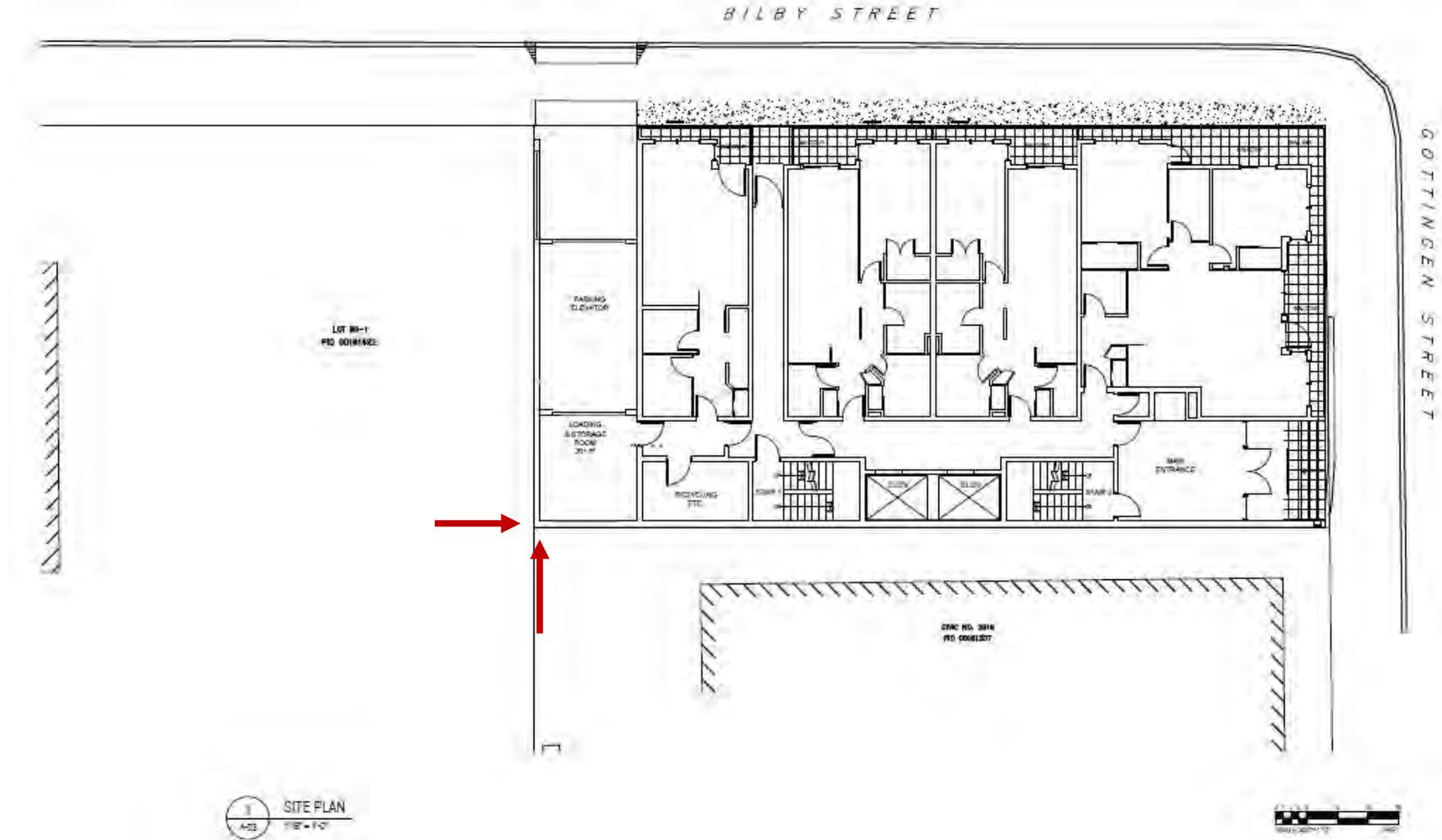
- The developer has requested 1 variation to the land use bylaw requirements: **S. 157 - Roof Edge Setbacks of Height-Exempted Rooftop Features**

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S. 157

(a) The variation is to an interior lot line only; and

(b) The rooftop feature is designed or buffered in such a way to minimize its potential visual impacts

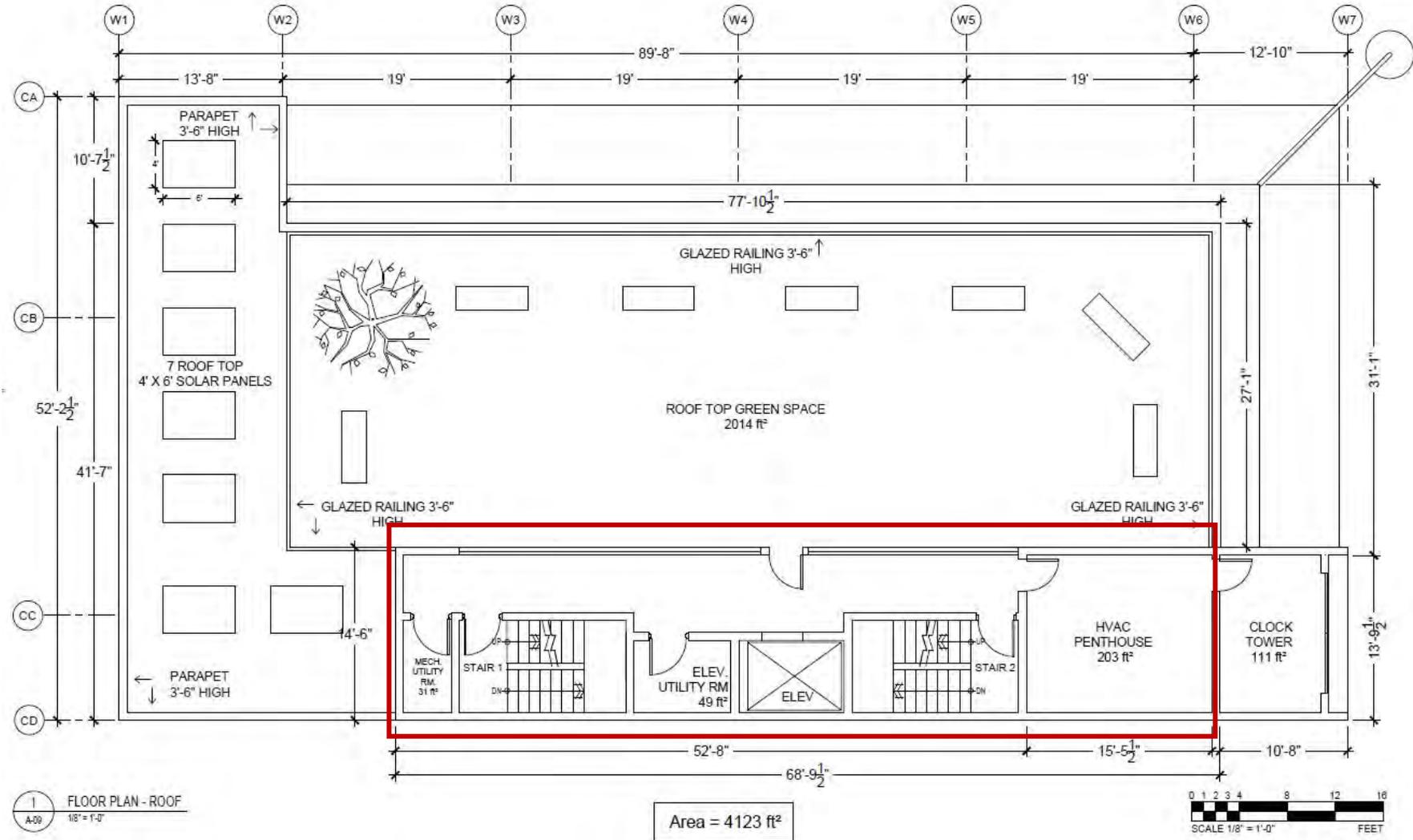


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S. 157

(a) The variation is to an interior lot line only; and

(b) The rooftop feature is designed or buffered in such a way to minimize its potential visual impacts

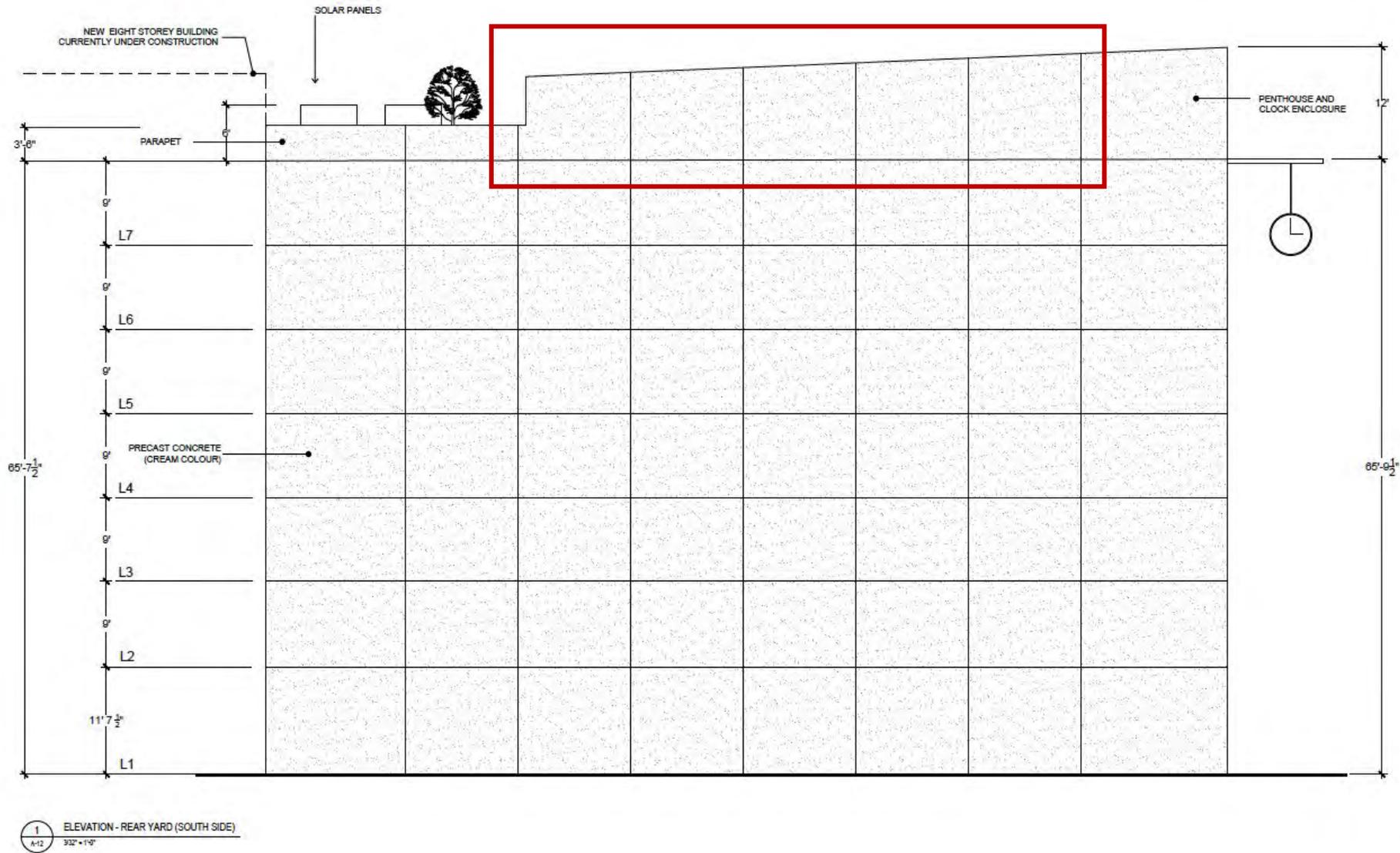


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S. 157

(a) The variation is to an interior lot line only; and

(b) The rooftop feature is designed or buffered in such a way to minimize its potential visual impacts



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Public Art (Preliminary)

- **Part of Public Benefit Component of LUB – To be completed at Final Permitting stage**
- **Cantilevered clock is being proposed**
- **Artist has not yet been determined**

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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 5512 Bilby St., Halifax, N.S.

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Questions?