

Case # 23515

**Level II Site Plan Approval
1134 Tower Road, Halifax**

Design Advisory Committee





SIDE VIEW PERSPECTIVE





07/14/2021

HALIFAX



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Background

Zoning:

- Property is zoned HR-1 (Higher-Order Residential 1) under the Regional Centre Land Use Bylaw

Existing Use:

- Multi Unit Residential Building Containing Twelve (12) Units

Proposed Addition



HALIFAX



TOWER

WER

HRM

Specialized

Site Plan

PROJECT DATA

PID: 01154621
 CIVIC: 1134 TOWER ROAD (PID #000054445)
 SITE AREA: 13,348 SF (1.240ha)
 ZONE: HR-1
FLOOR AREA:
 GARAGE: 2,574 SF (239m²)
 LEVEL 1: 2,871 SF (266m²)
 LEVEL 2: 2,825 SF (262m²)
 LEVEL 3: 2,954 SF (274m²)
 LEVEL 4: 2,855 SF (265m²)
 PENTHOUSE: 859 SF (79m²)
TOTAL: 14,935 SF (1,378m²)

PARKING

REQUIRED PARKING SPACES: 9 (1 SPACE FOR EVERY 3 UNITS)
 PROPOSED PARKING SPACES: 9
 REQUIRED ACCESSIBLE PARKING SPACES: 1 (NSIC 3.8.2.5)
 PROPOSED ACCESSIBLE PARKING SPACES: 1

BICYCLE PARKING

REQUIRED: 14 (11 CLASS 'A' / 3 CLASS 'B')
 PROPOSED: 14 (11 CLASS 'A' / 3 CLASS 'B')

EXISTING RESIDENTIAL UNIT MAKEUP

LEVEL	NO. UNITS	2 BR	3 BR
EXIST. BASEMENT LEVEL	3	0	3
EXIST. LEVEL 1	3	0	3
EXIST. LEVEL 2	3	0	3
EXIST. LEVEL 3	3	1	2
EXIST. TOTALS	12	1	11

TOTAL RESIDENTIAL UNIT MAKEUP

2 BR UNITS: 17
 3 BR UNITS: 11
TOTAL UNITS: 28

PROPOSED RESIDENTIAL UNIT MAKEUP

LEVEL	NO. UNITS	2 BR
PARKAGE	4	0
RES. LEVEL 1	4	4
RES. LEVEL 2	4	4
RES. LEVEL 3	4	4
RES. LEVEL 4	4	4
PROPOSED TOTALS	16	16

NOTE: PROPOSED ADDITIONAL UNITS TO COMPLY WITH ACCESSIBILITY REQUIREMENTS AS DICTATED BY ADAPTIVE LIVING STANDARDS - NSIC 2019

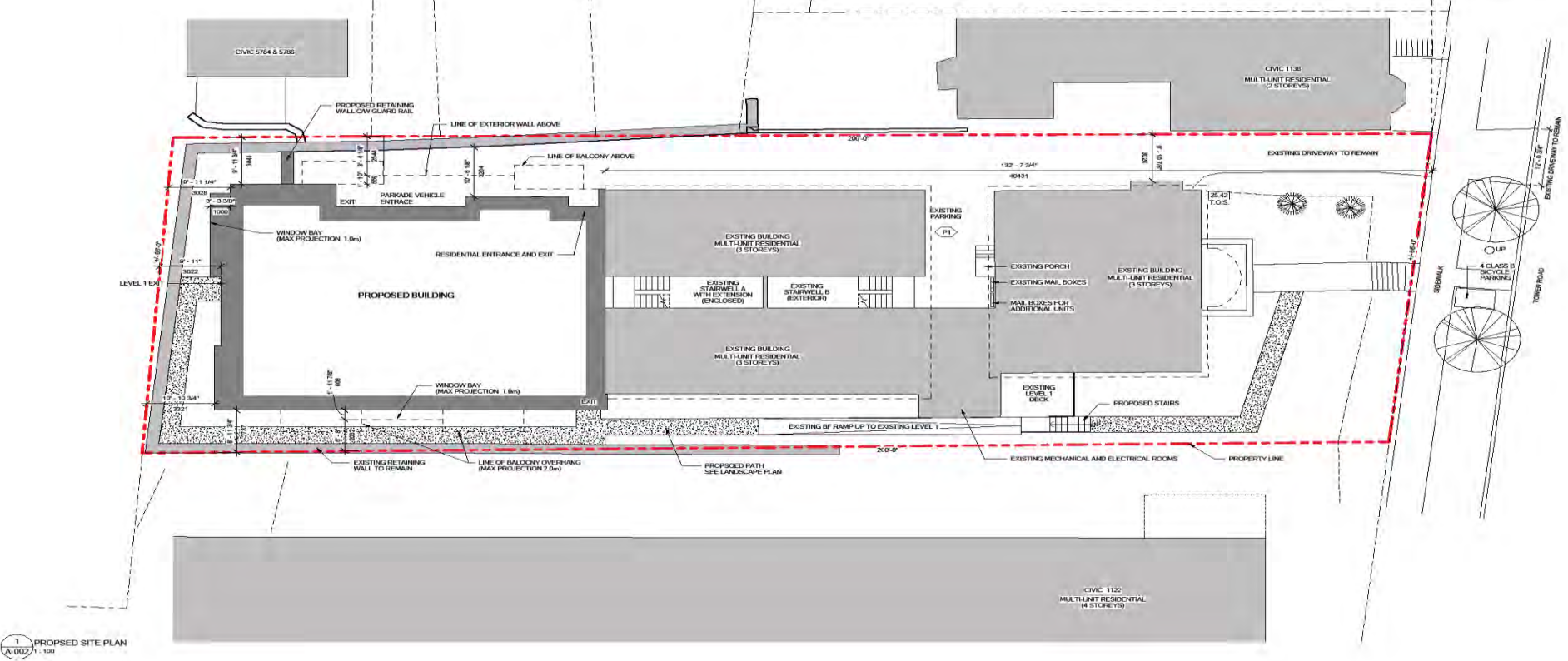


CLIENT: PEJK RENTALS

REVISED DRAWINGS

NO.	DESCRIPTION	DATE

- 1. PREPARED BY: MICHAEL APIER ARCHITECTURE
- 2. CHECKED BY: MICHAEL APIER
- 3. APPROVED BY: MICHAEL APIER
- 4. ALL DIMENSIONS AND AREAS ARE TO BE VERIFIED BY THE CLIENT
- 5. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECTS OR TO INDICATE FINAL PLANNING DECISIONS



1 PROPOSED SITE PLAN
(A-002) 1/0

DATE REVISION: 2021 05 25

REVISION FOR: LEVEL II SITE PLAN APPROVAL APPLICATION



MICHAEL APIER ARCHITECTURE
 www.michaelapier.com 909-451-5137

1134 TOWER ROAD
 HALIFAX, NS

PROPOSED SITE PLAN

CLIENT: PEJK RENTALS PROJECT NO: A-002 DATE: 2021 05 25 SCALE: As Indicated	DRAWING NO: A-002 SHEET DATE: 2021 05 25
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Approval Process

- Floor area of proposed building addition is greater than 1000 square metres and less than 3000 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

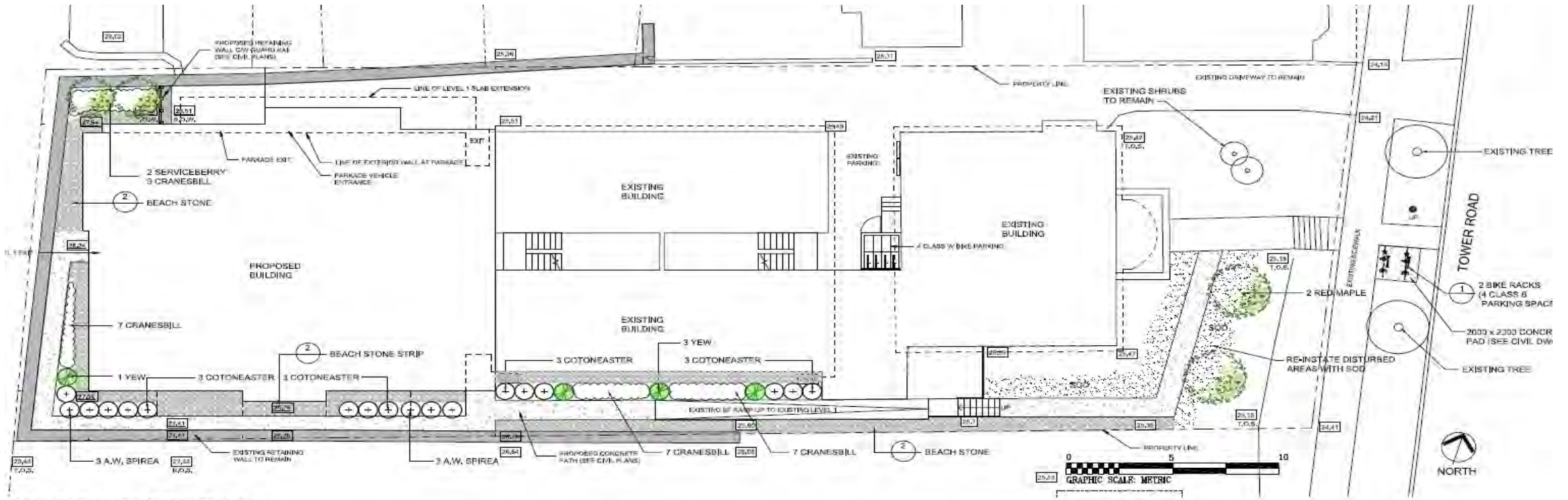
- ✓ 1. **Pre-Application for Site Plan Approval**
- ✓ 2. **Public Information/Consultation**
- ➔ 3. **Design Advisory Committee**
- 4. **Full Site Plan Approval Application**
- 5. **Appeal Period**
- 6. **Permit Issuance or refusal (depending on outcome of Site Plan Approval)**

Site Plan Approval Criteria

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

- Exit walkways to be cast in place concrete (120)

Landscape Plan Walkways



LANDSCAPE SPECIFICATIONS

LOCATION OF BIDDERS:
 CONTRACTOR SHALL BE A MEMBER IN GOOD STANDING OF A MEMBER ORGANIZATION OF THE CANADIAN NURSERY & ASSOCIATION.
 CONTRACTOR'S SITE SUPERVISOR SHALL BE A CERTIFIED LANDSCAPE TECHNICIAN.

NOTES:
 1. THIS PLAN IS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND CIVIL DRAWINGS, REFER TO CIVIL DRAWINGS FOR UTILITY LOCATIONS, GRADING AND LAYOUT INFORMATION AND ACCURATE PROPERTY BOUNDARY DEFINITIONS.
 2. THE CONTRACTOR'S RESPONSIBILITY TO READ ALL DRAWINGS, SPECIFICATIONS AND NOTES RELATED TO THIS PLAN AND CONFIRM ALL TERMS AND CONDITIONS RELATED TO THIS CONTRACT AND TO QUESTION ANY AMBIGUITIES PRIOR TO SUBMISSION OF QUOTATION.
 3. CONTRACTOR SHALL VISIT THE SITE TO CONFIRM CONDITIONS. THE CONTRACTOR SHALL CONTACT THE ARCHITECT PRIOR TO SUBMISSION OF QUOTATION.
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LEGEND

- DECIDUOUS TREE
- CONIFEROUS SHRUB
- ORNAMENTAL SHRUBS
- PERENNIALS

PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE/CONDITION
3	KARPICK RED MAPLE	ACER RUBRUM 'KARPICK'	60cm CAL / 1YR
3	SERVICEBERRY	AMELANCHIER ALNIFOLIA	7 GAL, POTTED
4	HILL'S YEW	TAXUS X MEDIA 'HILL'	60cm POTTED
18	CORAL BEAUTY COTONEASTER	COTONEASTER DAMMERI 'CORAL BEAUTY'	50cm POTTED
5	ANTHONY WATERER SPIREA	SPIRAGA JAPONICA 'ANTHONY WATERER'	60cm POTTED
20	CRANESBILL	GERANIUM MACDONALDIANUM	1 GAL POT

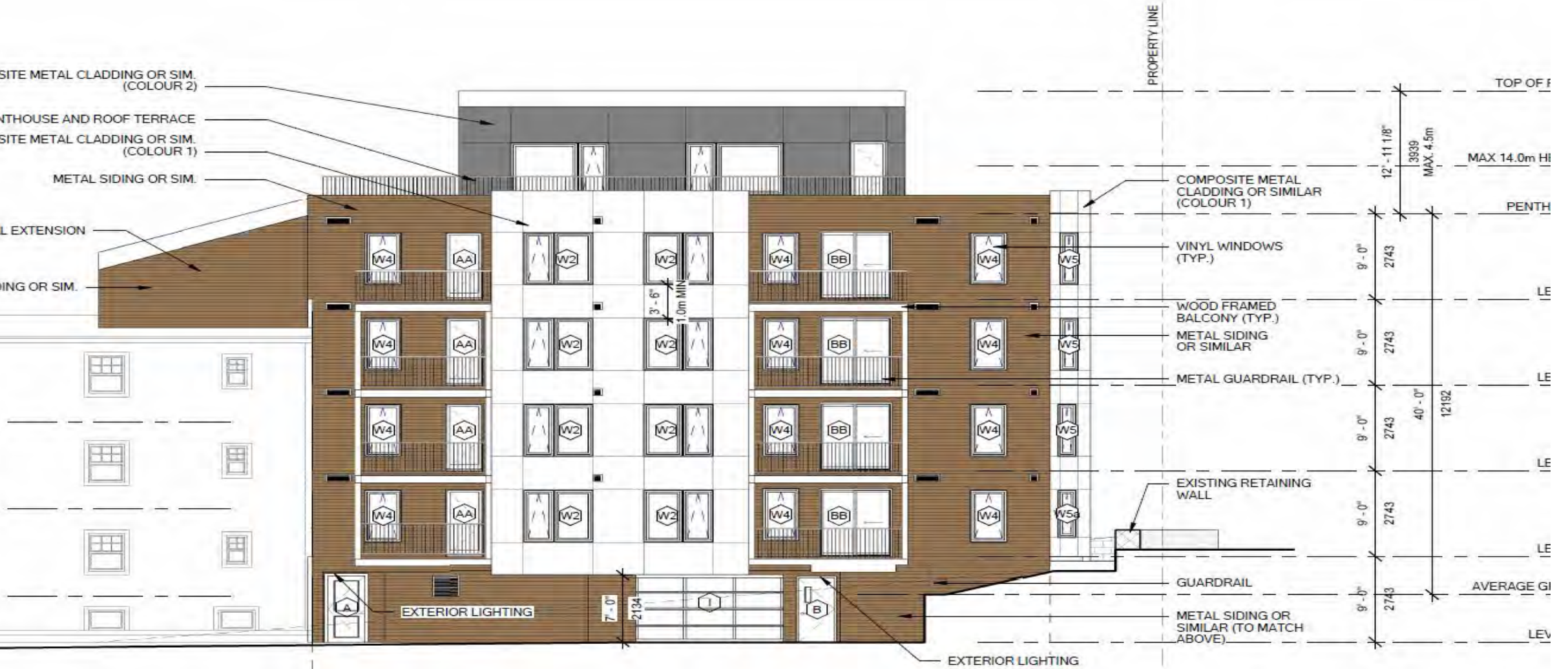


Site Plan Approval Criteria

Building Design Requirements (Chapter 3):

- Exposed foundation clad with materials consistent with the overall design (131)
- Building top distinction is accomplished with a penthouse differentiated from the lower two thirds of the building by colour and a recess. (132)
- Penthouse is visually integrated into the overall design of the building by using similar materials as the base building. (133)
- Rooftop mechanical features are visually integrated into the design of the building and concealed from the public view at the streetline (134)

North Elevation



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South Elevation



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West Elevation



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Site Plan Approval Criteria

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

- No Pedestrian connections on the site are proposed. (135)
- Motor vehicle parking is internal to the building and its access is not proposed in the streetwall (137)
- No proposed mechanical features are visible at the streetline. (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 and walkways 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 1134 Tower Road, Halifax.

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Questions?