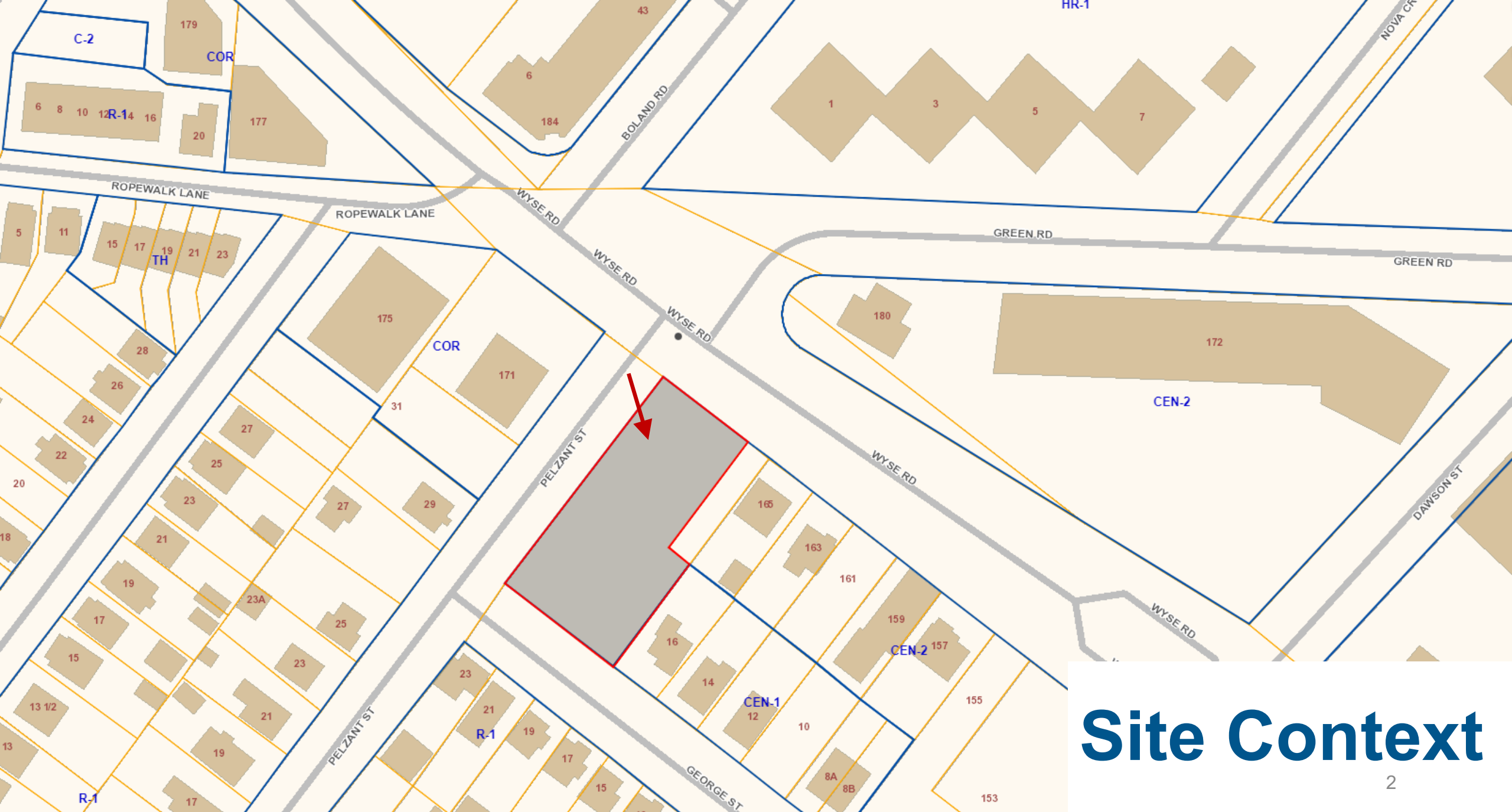


## **Case # 23056**

## **Level III Site Plan Approval 169 Wyse Rd, Dartmouth**

Design Advisory Committee



# Site Context



Multi-Unit  
Commercial/Residential

Multi-Unit Residential

Green Rd

Commercial Uses

Commercial strip plaza

Wyse Rd

Pelzant St

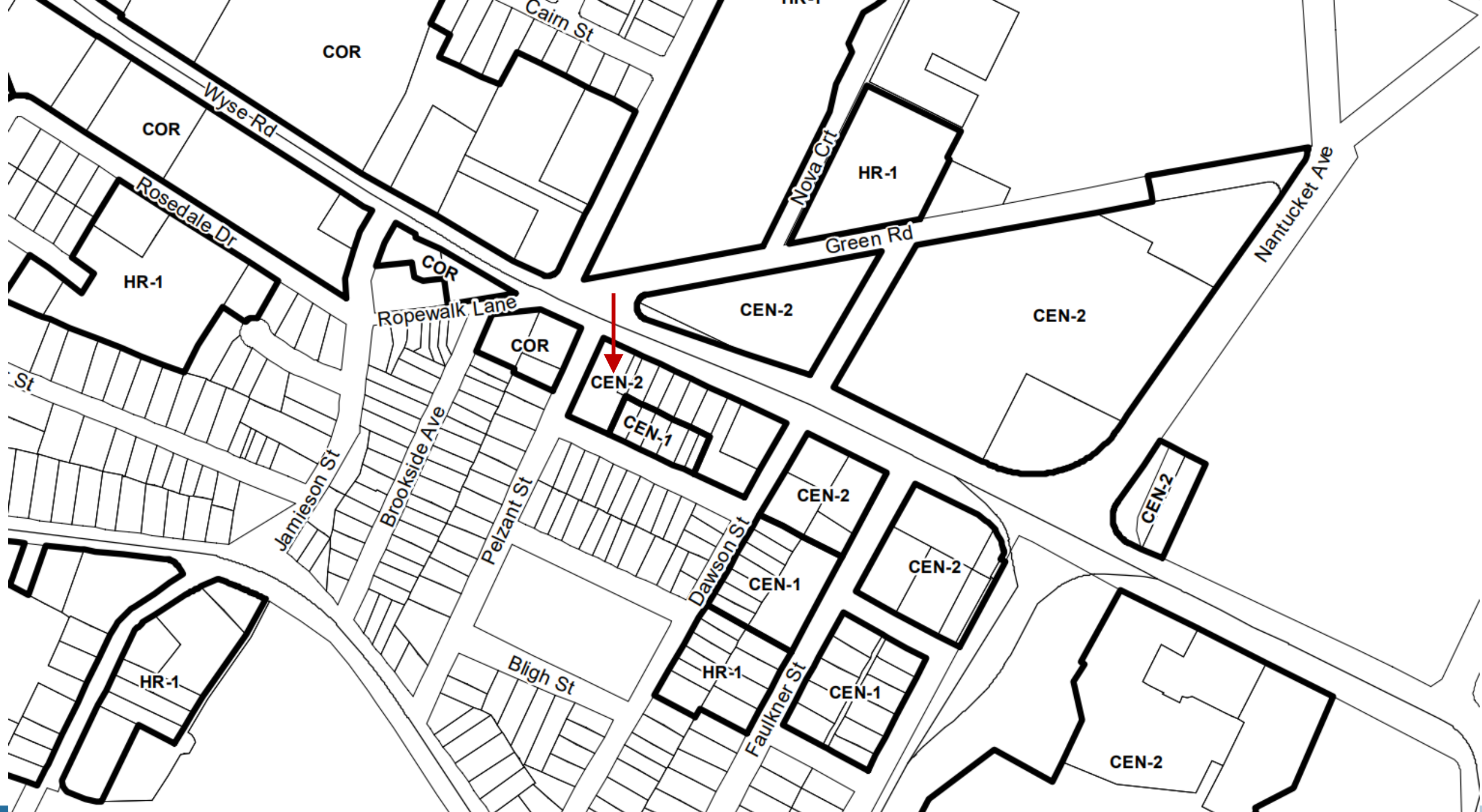
169

Low-Density Residential

Commercial Uses

George St

# Site Context



169 Wyse Rd

  
**FOR SALE**  
APPROVED DEVELOPMENT AGREEMENT  
FBI UNIT MIXED-USE PROJECT  
CONTACT  
David Zarecki 903-478-4744

WYSE RD



169 Wyse Rd

PELZANT ST



169 Wyse Rd

GEORGE ST

# Background

## Zoning:

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

## Existing Use:

- There was formerly a commercial building located at 169 Wyse Rd, but the property has been vacant since 2017.



# Proposed Building



**CORNER OF WYSE RD  
AND PELZANT ST**

# Proposed Building

**CORNER OF PELZANT ST  
AND GEORGE ST**

# Proposed Building



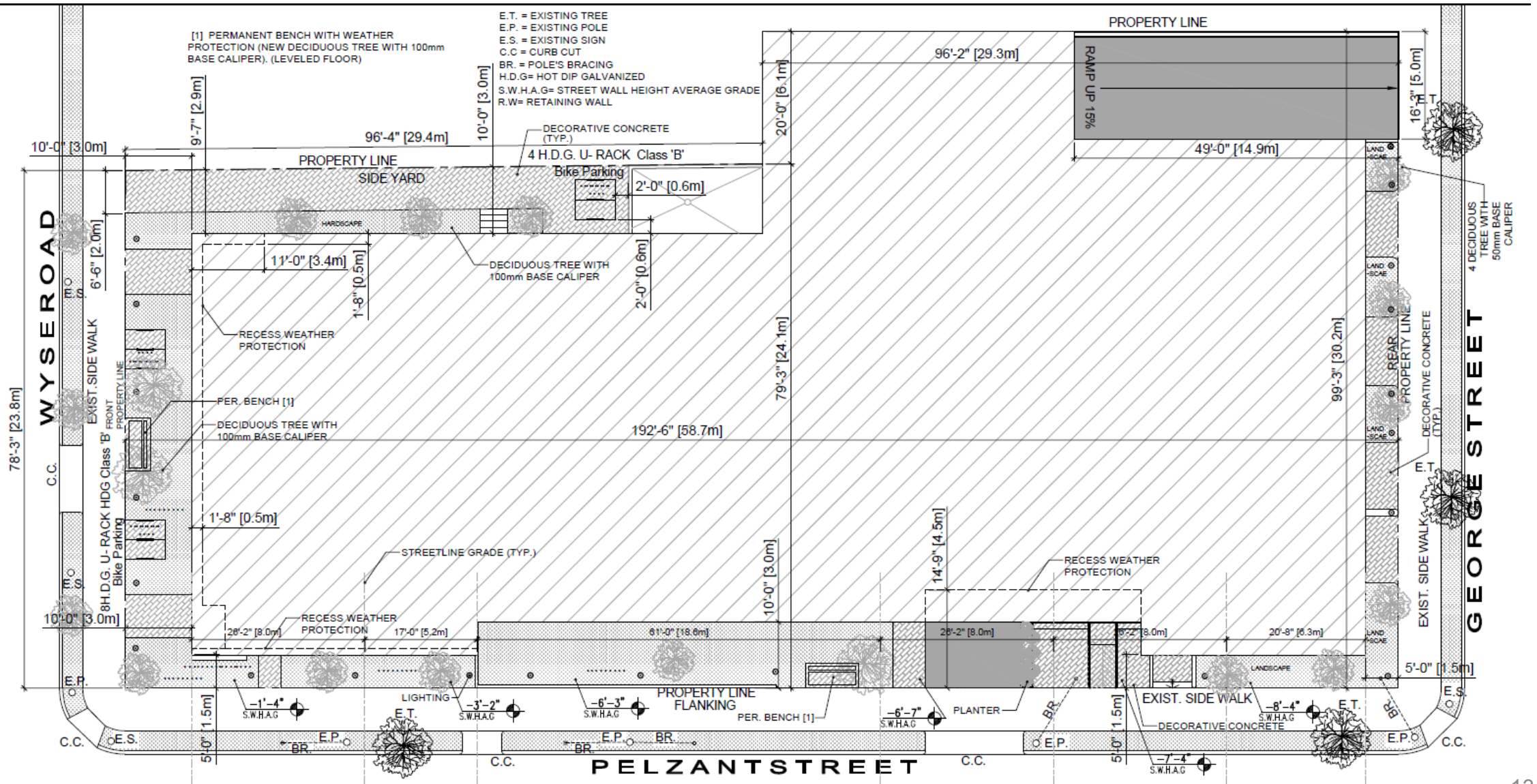
**CORNER OF WYSE RD  
AND PELZANT ST**

# Proposed Building



GEORGE ST

# Site Plan



# 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

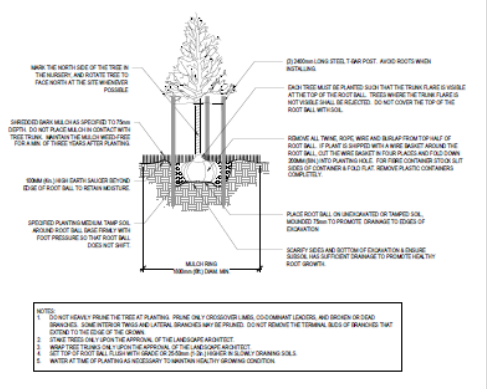
## **At-Grade Private Open Space Design Requirements (Chapter 2):**

- At-grade private open space is provided at the front of the building, along Wyse Rd, and on the flanking side of the building, along Pelzant 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 a cantilever or a recess over the entrances, as well as deciduous trees with a minimum base caliper of 100mm (116)

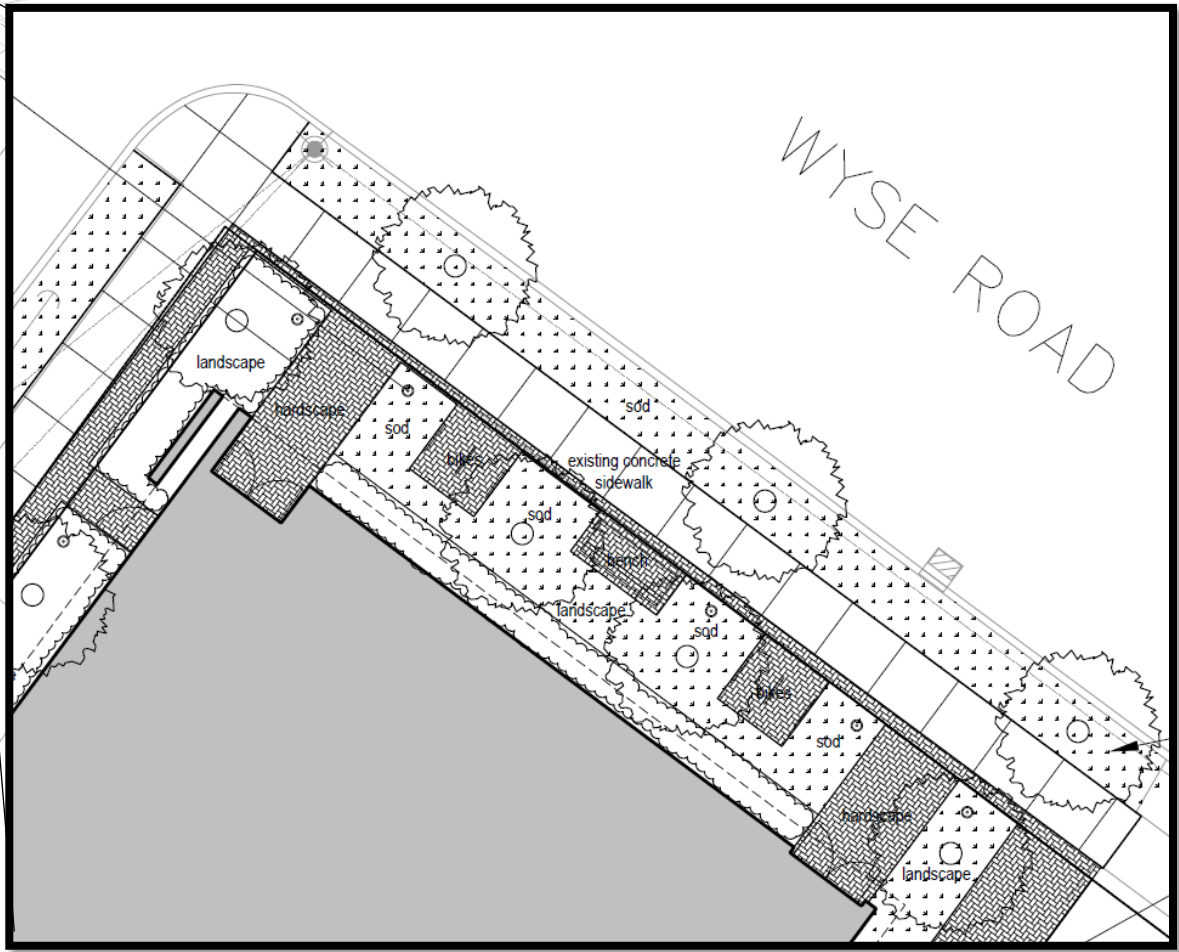
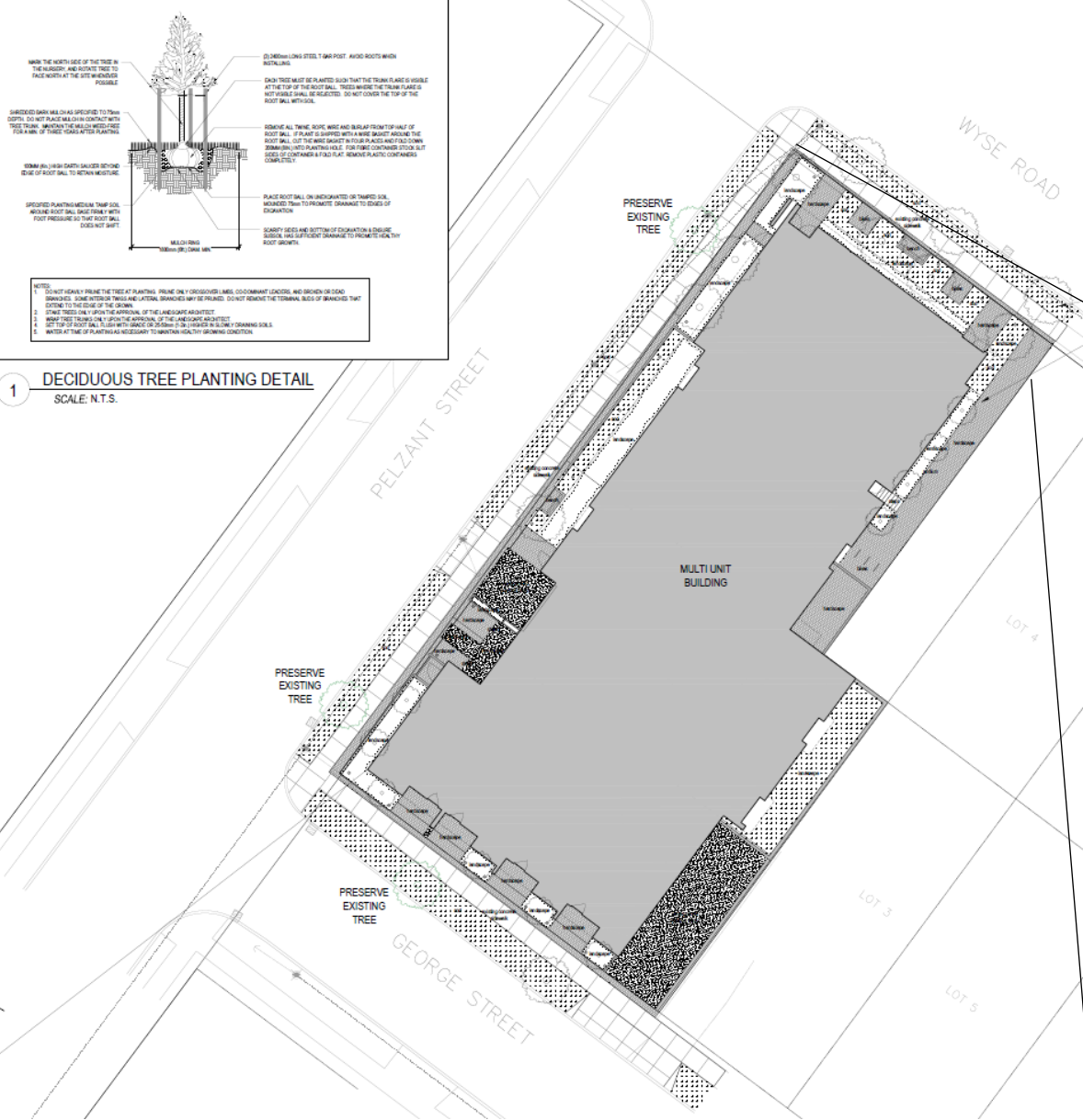
**HALIFAX**



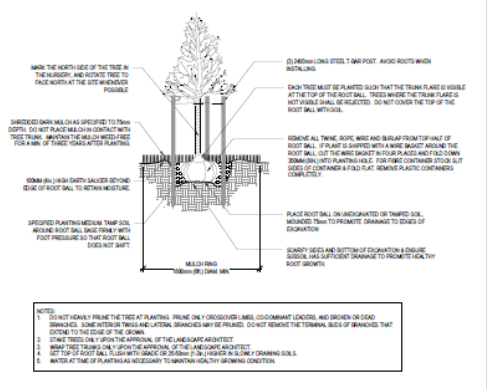
# At-Grade Private Open Space



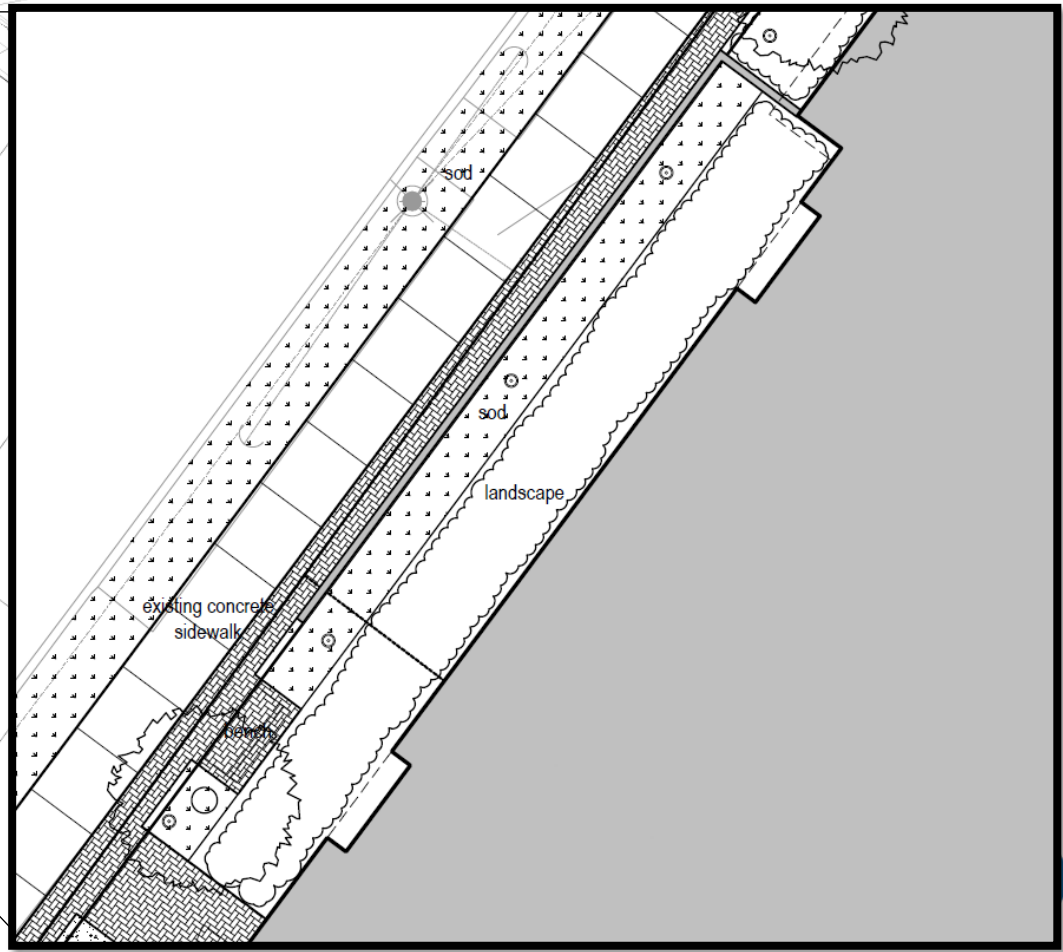
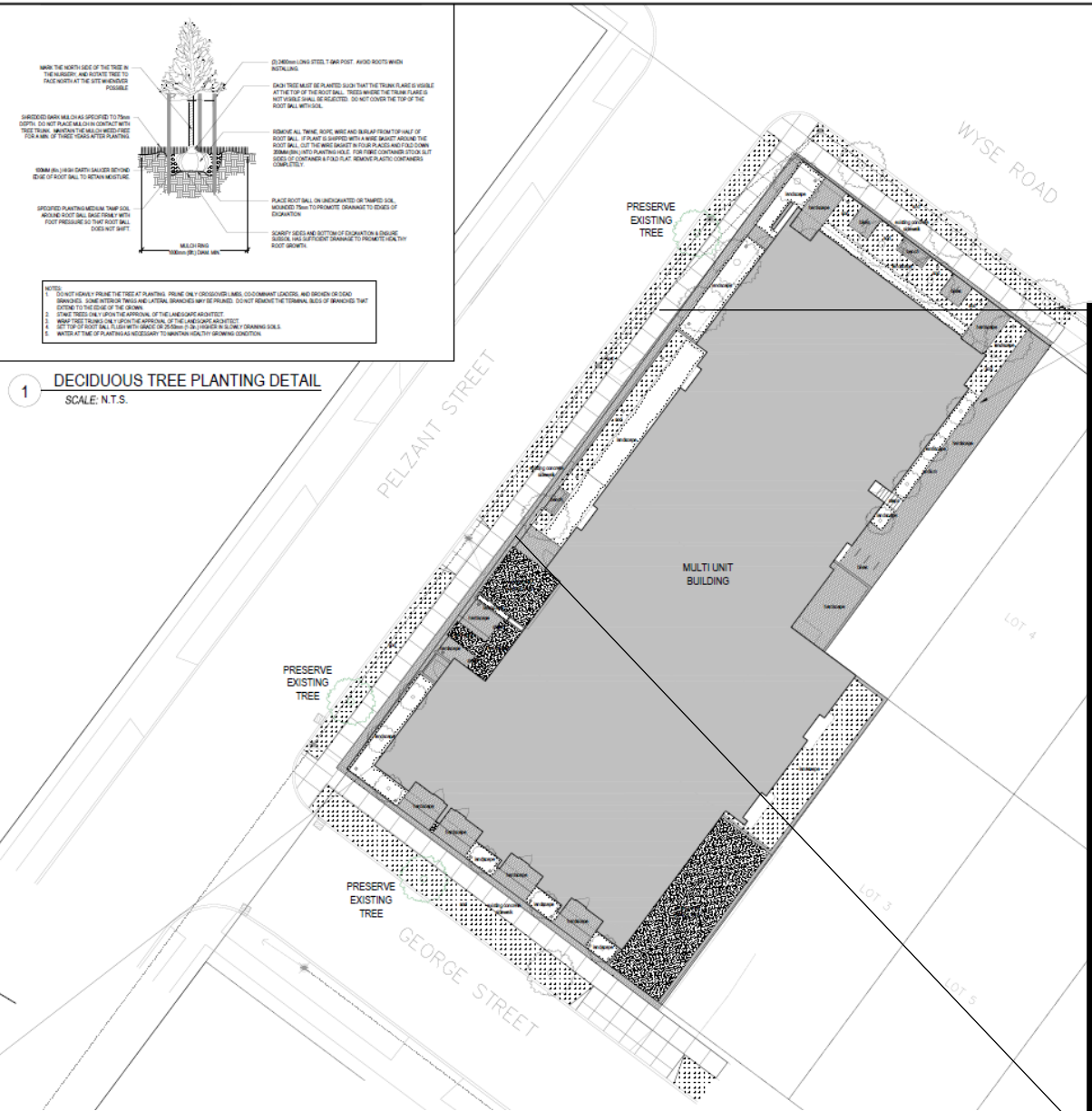
**1 DECIDUOUS TREE PLANTING DETAIL**  
SCALE: N.T.S.



# At-Grade Private Open Space



1 DECIDUOUS TREE PLANTING DETAIL  
SCALE: N.T.S.



# Site Plan Approval Criteria

## Building Design Requirements (Chapter 3):

- Streetwall articulation achieved through changes in colours, 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 unit has clear glass glazing 50%-80% (127)
- Weather protection is achieved through cantilevered entrances to commercial space and recessed entrances to residential space (130)
- Exposed foundation clad with materials consistent with the overall design (131)
- Building top distinction is accomplished with a change in materials and a 0.15m projecting parapet. (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

3  
A205

1 ELEVATION 1  
A201 1/16" = 1'-0"

HALIFAX

# Streetwall



2 ELEVATION 2  
A202 1/16" = 1'-0"



# Streetwall

4 ELEVATIONS 4  
A204 1/16" = 1'-0"

HALIFAX

# Streetwall



**HALIFAX**

# 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 169 Wyse Rd, Dartmouth.

**HALIFAX**

**Questions?**