

Site Planning Applications

	Site Planning complete - permit issued or development review complete
	Site Planning complete - Permit application complete - requires public benefit
	Construction permit not submitted or deemed complete
	Site Planning not complete - to be reviewed under Package B

Site Plan Application	Issued BP?	Site Plan or Pre-app	Level	Address	Application Date	Public engagement	Design Advisory Committee	CURRENT STATUS	Appeals/Decision	Issued Under Package A or B
22842	Y	Site Plan	3	3411 Joseph Howe Drive	17-Mar-20	Complete	N/A - not established at time of application	Permit issued - Under Construction	Yes - invalid appeal	Package A - 181593
23267	Y	Site Plan	3	5665 Robert Street	25-Nov-20	Complete	Recommendations provided to DO	Permit issued - Under Construction	Yes - invalid appeal	Package A - 169082
23031	Y	Site Plan	3	6189-6919 Young Street	20-Jul-20	Complete	Recommendations provided to DO	Permit issued - Under Construction	No appeals	Package A - BP-2021-06020
23203	Y	Site Plan	2	190 Portland Street- MOFFATS PHASE 1	28-Apr-21	Complete	Recommendations provided to DO	Permit issued	No appeals	Package A - BP-2021-03398
23419	N	Site Plan	3	247 Pleasant Street	12-Feb-21	Complete	Recommendations provided to DO	Permit issued	No appeals	Package A - BPCOM-2021-13958
23019	Y	Site Plan	2	392 Portland Street	23-Mar-21	Complete	Recommendations provided to DO	Permit issued	No appeals	Package A - BP-2021-02613
23515	Y	Site Plan	2	1134 Tower Road	25-Mar-21	Complete	Recommendations provided to DO	Permit issued	No appeals	Package A - BP-2021-09225
23305	N	Site Plan	3	2016 Gottingen Street & 5527 Cogswell Street	16-Dec-20	Complete	Recommendations provided to DO	Complete Permit - awaiting Dev. Engineering sign off	No appeals	Package A - 186698
23513	N	Site Plan	2	2487 Maynard Street	25-Mar-21	Complete	Recommendations provided to DO	Permit issued	No appeals	Package A - BP-2021-08689
23178	N	Site Plan	3	2619 Oxford Street	6-Apr-20	Complete	Recommendations provided to DO	Permit issued	Yes - DO decision upheld by RCC	Package A - BP-2021-08020
22805	Y	Site Plan	3	1392/1444 Seymour St	20-Jul-20	Complete	N/A - not established at time of application	Permit issued	Yes - DO decision upheld by RCC	Package A - 182103
22883	N	Site Plan	3	2562 Maynard Street	16-Nov-20	Complete	Recommendations provided to DO	Complete application - subdivision complete - requires public benefit	No appeals	Package A - BP-2021-08324
23056	N	Pre-app	3	169 Wyse Road	5-Aug-20	Underway	Recommendations provided to DO	Requires full SPA app., DA Discharge	TBD	Package B - BPCOM-2021-18476 - draft not complete
22940	N	Site Plan	3	Oxford & Young (PID 00153395)	16-Nov-20	Complete	Recommendations provided to DO	No permit application - subdivision consolidation submitted	No appeals	Package B - No application
23337	N	Pre-app	2	5512 Billy Street	5-Jan-21	Complete	Recommendations provided to DO	Appeal letters not sent - application received but incomplete in POSSE	TBD	Package B - BPRES-2021-16822 - incomplete in POSSE
23375	N	Pre-app	3	6067 Quinpool - St. Pats site	25-Feb-21	Awaiting pre-app completion	No	Waiting on revisions to address initial comments, anticipate revisions in 4-6 weeks.	TBD	Package B
23378	N	Pre-app	3	Robie and May Street	21-Jan-21	Awaiting pre-app completion	No	Received revisions, going back to review meeting June 30th.	TBD	Package B - No permit application
23514	N	Pre-app	3	3491 Joseph Howe Drive	25-Mar-21	Awaiting pre-app completion	No	Waiting on comments on first set of revisions. Requires consolidation	TBD	Package B
23544	N	Pre-app	3	181 Pleasant Street	30-Apr-21	Awaiting pre-app completion	No	Pending completion of comments at June 17th Review meeting	TBD	Package B
23608	N	Site Plan	3	Carlton Street- East	7-May-21	Awaiting pre-app completion	No	Initial comments due to consistency meeting on June 30th	TBD	Package B
23692	N	Site Plan	3	Carlton Street- West	11-Jun-21	Awaiting pre-app completion	No	Initial review going to distribution meeting on June 17th, requires DA discharge	TBD	Package B
23469	N	Pre-app	3	Joe Howe and Scott Street	11-Mar-21	Awaiting pre-app completion	No	Initial comments due on June 17th. Consolidation required. Existing buildings req demo prior to consolidation.	TBD	Package B
23456 (two applications)	N	Site Plan	2	Maitland Street	9-Mar-21	Awaiting pre-app completion	No	Comments pending on initial review, will be sent June 14th.	TBD	Package B
23457	N	Pre-app	3	MOFFATS PHASE 2	17-May-21	Awaiting pre-app completion	No	Comments on initial set of plans to them on June 2nd. Pending pkg B amendment to address UG parking issue.	TBD	Package B
23695	N	Pre-app	3	2215 Gottingen	1-Jun-21	Awaiting pre-app completion	No	New application	TBD	Package B
23030	N	Pre-app	3	1256 Barrington Street	7-Jul-20	Awaiting pre-app completion	No	Third set of revision on Pre-app received in April, under review.	TBD	Package B - No permit application
23034	N	Pre-app	3	24 Dawson Street	29-Jul-20	Awaiting pre-app completion	No	Initial review underway, circ May 11th, comments due June 3rd, waiting on DEV, HW, NSP, ENG to complete comments.	TBD	Package B - No permit application
23046	N	Pre-app	3	2552 Robie Street	20-Jul-20	Awaiting pre-app completion	No	Issue with transit Corridor. Awaiting Pre-app revisions	TBD	Package B - No permit application
23187	N	Pre-app	3	5651 Ogilvie Street	29-Jul-20	Awaiting pre-app completion	No	Awaiting revisions intending to address fourth set of comments, SD outstanding on parkland.	TBD	Package B - No permit application
23833	N	Pre-app	3	Lancaster and Woodland	9-Aug-21	Awaiting pre-app completion	No	Working through first set of comments	TBD	Package B - No permit application
23842	N	Pre-app	3	Oxford and Young	20-Sep-21	Awaiting pre-app completion	No	Working through first set of comments	TBD	Package B - No permit application
23855	N	Pre-app	3	155 Wyse Road	23-Sep-21	Awaiting pre-app completion	No	Working through first set of comments	TBD	Package B - No permit application
23855	N	Pre-app	3	Best Street and Windmill Street	23-Sep-21	Awaiting pre-app completion	No	Waiting on additional information to make application complete	TBD	Package B - No permit application
23903	N	Pre-app	3	Windsor and Willow Street	12-Oct-21	Awaiting pre-app completion	No	Reviewing Original Application	TBD	Package B - No permit application
23921	N	Pre-app	2	Lady Hammond Road	28-Oct-21	Awaiting pre-app completion	No	Reviewing Original Application	TBD	Package B - No permit application

Site Plan Application/Address	Design Advisory Recommendation	Response
Case 23178 - Level III Site Plan Approval Application for 2619 Oxford St., Halifax	<p>Recommendation:</p> <ul style="list-style-type: none"> • Use of native vegetation and vegetation that would support stormwater management, pollinators and local wildlife; • Heavy use of native planting to provide a visual and physical barrier to the surrounding neighborhood; • ensuring energy efficiency and sustainability by solar readiness, stormwater reuse, electric vehicle infrastructure and exceeding building code requirements with respect to the building envelope; • a contribution to the neighborhood with significant street planting or sidewalk rehabilitation of city-owned sidewalks; • incorporating some stone from the existing building into the new development in a commemorative way; • optimizing the pedestrian experience as it relates to congestion and transit use 	<p>Update Provided - November 25, 2020 meeting:</p> <p>Recommendations from the committee were discussed with the developer and forwarded to HRM Development Engineering group for their information. The proposal met the requirements of the Land Use By-law, there is no statutory obligation for the applicant to implement the recommendations of the Committee.</p>
Case 22940 - Level III Site Plan Approval Application for 3077 and 3085 Oxford Street, 6387,6389 and 6393 Young Street, Halifax, NS	<p>Recommendations:</p> <ul style="list-style-type: none"> • Further design articulation of the materials on the north wall of the building so as not to present a large bland surface facing Bayers Road; • Further design articulation of the materials and differing levels of podiums on the east wall of the building facing the neighbouring properties (consideration should be given to the same building materials and patterns used on the Oxford side of the building); • Maintain the traditional sawtooth brick patterns in the podium levels to ensure consistency with the surrounding historical uses; • Increased weather protection for the seating areas within the proposed greenspaces. 	<p>Permit submission has not been received, recommendations have been provided to the applicant</p>
Case 23267 - Level III Site Plan Approval Application for 5665 Roberts Street, Halifax	<p>Recommendations:</p> <ul style="list-style-type: none"> • The removal of the white paneling throughout the central two floors of the building and continue the metal siding down to the podium level consistent with the top third of the building requirements outlined in Regional Centre Land Use By law; 	<p>Plans appear to have been packed up in advance of move to Duke tower, can not verify the noted recommendations.</p>

	<ul style="list-style-type: none"> • The inclusion of weather protection for the at grade private units; • Maintain the sedum mat on the green roof; • Increased external lighting along the left side yard and rear yard of the building. 	
Case 22883 - Level III Site Plan Approval Application for 2562 Maynard St., Halifax	<p>Recommendations:</p> <ul style="list-style-type: none"> • That the soft roof landscaping increase beyond the minimum 40 percent requirement, expand the use of sedum, and extend it over the garage; • Better integration of the garage in the design of the building to reduce the visual impact of it jutting out and that the materials used on the garage reflect the other materials of the building; • Exceed the minimum requirements for pedestrian safety, lighting, and exterior building materials given the proximity to a neighbouring school and school age children; • Enlarge the planters to a practical and viable size particularly along the north end of the property and the Maynard Street side; • Include bicycle parking within the building on the main floor; • Changing the colour of the top overhang of the building (within top 1/3 of building); 	<p>Applicant response:</p> <ul style="list-style-type: none"> • Applicant has incorporated landscaping on the roof over the garage • The building material of the garage façade matches the first level of the building • A band of non-combustible siding has been incorporated in the top 1/3 of the building along with the top of the street wall
Case 23019: Level II Site Plan Approval Application for 392 Portland St, Dartmouth, N.S.	<p>Recommendations:</p> <ul style="list-style-type: none"> • The Committee strongly recommends applying the design principles contemplated in section 121 of the Regional Centre Land Use By-law to improve the articulation and design of the eastern and western façades of the building which have a strong visual presence on the surrounding streets; • Ensure the distinction of materials for the penthouse and core (stairwell enclosure) of the building versus the main façade. 	<p>Applicant response:</p> <ul style="list-style-type: none"> • The design emphasis was placed on the street wall as the other property lines were interior or near a property line which limited design articulation because of Building Code requirements. • The penthouse has a continuous glazing which is distinguished from the main portion of the building. The streetwall is primarily punched windows and cladding. There is also dark metal siding on the elevator and exit stairs which carries from the penthouse to the base that is a different than the rest of the building.
Case 23203: Level II Site Plan Approval	<p>Recommendations:</p>	<p>Applicant Response:</p>

Application for 188-192 Portland St., Dartmouth, N.S

- More articulation, colour, interest and character on the eastern façade of the building due to its high level of visibility to the downtown;
- Ensure that the at grade open space to the northwest corner of the development contributes to the overall streetscape and is cognisant of the impact of shadow and wind;
- Increased illumination to the pedestrian; and vehicular accesses at the lower parking lot level on the western side of the building;
- Improvements to the articulation at the main entrance to the main level as contemplated in design requirement 123;
- Consider the use of stonework on the street front of the pharmacy building to reflect its use on the neighbouring building;
- Consideration to the quality and accessibility of the units through long corridors;
- Use of temporary planters in the landscaping between the street wall and sidewalk to soften the buildings visual impact;
- A better balance in the use of materials above the street

- The eastern elevation of the building has not changed. The proposed east elevation includes three different building material types, balconies, doorways and windows that articulate the façade. The primary material is engineered cladding which covers the majority of the façade, in order to keep it simple and emphasize the detail of the streetwall facing Portland Street.
- No changes were made to the at grade open space to the northwest corner of the development. That at-grade open space is within the Phase 2 portion of this application and is not included within the site boundary of this case. Wind and shadow studies were completed and provided to staff regarding this Case which have deemed the development acceptable in terms of shadow and wind impacts. Both these items will be analysed in more detail through the design of Phase 2 of the development.
- Please refer to sheet A06 of our Full Site Plan Approval application drawings. We have added wall mounted lighting above the underground parking entrance and residential entrance.
- Design Requirement 123 is adhered to within our drawings for Full Site Plan Approval, as it pertains to the main pedestrian residential entrance, by carrying the materiality within the streetwall (masonry and engineered cladding) around the western elevation.

		<ul style="list-style-type: none"> • Please refer to sheets A03 & A06 of our Full Site Plan Approval application drawings. We have integrated stone veneer detail to the base of the street wall. • Floor Plans, Unit Sizes and Shapes have not been changed. Corridors are located within the units to reduce the size of the common corridor between units. These corridors within the units provide opportunity for storage and other interior elements that tenants may desire. • As per section 185(3) of the LUB – 100% of the front yard is required hard landscaping. As such, our Full Site Plan Approval Application drawings adhere to this requirement and includes hard landscaping within the front yard. • The materials above the streetwall have not changed. The primary material above the streetwall is engineered cladding which covers the majority of the façades. In order to keep the façade simple and emphasize the detail and form of the streetwall facing Portland Street.
<p>Case 23031: Level III Site Plan Approval: Mixed Use Residential – Commercial Development, 6189 – 6191 Young St., Halifax, Nova Scotia</p>	<p>Recommendations:</p> <ul style="list-style-type: none"> • That the private open space abutting Young Street be treated as a distinct at grade open space, include permanent seating, and meet the requirements of section 115 of the Land Use Bylaw accordingly as it is south facing and more amenable to public use; • That the other half of the roof also be covered with sedum or that it be made amenable for resident access; • That the locations of the bicycle room and garbage room be switched; 	<p>Applicants Response:</p> <ul style="list-style-type: none"> • Added 2 benches at front. • Enhanced the landscaping at front. • Pointed out the accent tinted glass (burgundy or similar). • Added the roof top terrace (40p max.) at South West orientation. • Our team discussed the idea of the Mural but opted to stay with our design, also the

	<ul style="list-style-type: none"> • A revaluation of the dimensions and width of unit type C on the second floor to ensure livable space and better organization; • The east wall should have a visual artistic public presence or contribution rather than the colour panels as shown. 	redesign of one unit the committee questioned but again we opted to keep our design.
Case 23056: Level III Site Plan Approval for 169 Wyse Road, Dartmouth, NS	<p>Recommendations:</p> <ul style="list-style-type: none"> • Any area of the roof that is not accessible should be a green roof; • Adding the location of the rooftop staircase to the proposal; • Adding visual enhancements to the building design; • Replace sod with fully a landscaped area between the building and the sidewalk; • Redesign main facades to clean up the difference between the white and grey materials in order to give the building a more cohesive design and to make that design consistent along all four facades; and • Consistency with the materials in the podium section. 	Permit application received and has not passed completeness check and has not been reviewed by Planner.
Case 23515 – Level II – Site Plan Approval for 1134 Tower Road, Halifax, NS	<p>Recommendations:</p> <ul style="list-style-type: none"> • On the existing building, west wall, construct bigger corner windows in the living room and rotate the kitchen 90 degrees so as to achieve a better connection between the kitchen and living room and to add natural light. • Incorporate the proposed building with the existing two buildings on the site from an architectural design perspective to improve cohesiveness 	Permit has been issued – it was determined that the recommendations were outside the scope of the Land Use By-Law requirements.
Case 23513: Level II – Site Plan Approval for 2487 Maynard Street, Halifax, NS	<p>Recommendations:</p> <ul style="list-style-type: none"> • That the cornice line wrap around the three facades that do not have a set back where the lighter materials exist; • That the cornice line be moved up one floor to match the setback on the rear of the building; • That the top cornice be enlarged to become a more significant element to reflect the heritage of the building; • That consideration be given to windows that have a more historical element than the current windows; 	<p>Applicants Response:</p> <ul style="list-style-type: none"> • Cornice line has been moved to match the setback on the rear of building • Top cornice line enlarged and incorporated as building top distinction along with change in material • Street trees are under the umbrella of the Development Engineering group and outside the scope the Land Use By-Law

	<ul style="list-style-type: none"> • The addition of street trees along Maynard & Charles Streets as shown in the landscape plan; • Coordinate the colours between the doors and the windows and reconsider the positioning of the accent lighting; and • That the developer and designer review Haifact2050 sustainability requirements for greener buildings and try to implement the requirements wherever possible. 	<ul style="list-style-type: none"> • The remaining recommendations are outside the scope of the Land Use By-Law requirements
<p>Case 23305: Level III – Site Plan Approval for Cogswell and Gottingen, Halifax, NS</p>	<p>Recommendations:</p> <ul style="list-style-type: none"> • That the applicant voluntarily apply to the furthest extent possible criteria S-1, the design manual, section 3.4.1 in recognition that this site is a high visibility site and prominent civic frontage visible to Haligonians and tourists and therefore represents a major opportunity to enhance the downtown and strengthen civic pride. The location has a greater responsibility than other locations and it needs distinctive massing and architectural features; • That consideration be given to Architectural features such as spires, turrets, arches, and porticos; • That the applicant take advantage of the unused height allowance for this location to add distinction; • That consideration be given to a large electronic board on the corner for public messaging and distinct night lighting that frames the building; and • The addition of colour and/or higher quality materials that enhance texture and liveliness such as a public art component undertaken by a local artist; • That the applicant review the Halifact 2050 Green Building Initiative to enhance the sustainability of the building’s construction; • That the street trees shown in the renderings be included within the landscape site plan; and • That the sodding on the roof deck be changed to sedum. 	<p>Permit has been issued - Many of the recommendations are outside the scope of the Land Use By-Law requirements – there was an element of urgency with the pending approval of Package B and the issuance of the permit – the Architect is aware of the comments and is in continuing discussion about some aspects of these recommendations.</p>
<p>Case 23337: Level II – Site Plan Approval for 5512 Bilby Street, Halifax</p>	<p>Recommendations:</p> <ul style="list-style-type: none"> • Increased treatment by texture or colour on the south wall to make them more interesting to the Gottingen Street side; 	<p>Permit application received and has not passed completeness check and has not been reviewed by Planner.</p>

	<ul style="list-style-type: none">• That the applicant consider environmental issues throughout the building (windmills, solar panels, green walls) as a public benefit element as opposed to the proposed public art;• That the street trees shown in the renderings be included in the landscaping site plans;• Changing the beach stone to sedum on the roof deck;• The inclusion of a shade structure on the roof deck;• Consideration of including a vegetable garden or planters on the roof deck;• Reconsider arranging the bike stalls on the main floor to reduce the amount of concrete near the first-floor unit balconies and use the left-over space for shrub planting or grass;• Reevaluate the use of the colours on the façade; and• That the first-floor work live units have privacy screening per section 119 of the Land Use By-law.	
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