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Halifax, Nova Scotia
B3J 3A5 Canada

MEMORANDUM

TO: Chair and Members of the Design Advisory Committee

FROM: Ashlee Bevis, Planner II/ Development Officer, Land Development and Subdivision

DATE: June 1st, 2022

SUBJECT: Case # 23998: Pre- Application Site Plan Approval for 18-24 Faulkner Street, 5 Dickson Street, and 56-64 Lyle Street, Dartmouth, N.S. (PID 00045567, 00045575, 00045583, 00045591, 00045492, 00045559, 00045542, 00045534, 00045526, 00045518)

Background:

The applicant has submitted a Pre-Application Site Plan Approval under the [Regional Centre Land Use Bylaw](#) (LUB) for properties located at 18-24 Faulkner Street, 5 Dickson Street and 56-64 Lyle Street. (PID 00045567, 00045575, 00045583, 00045591, 00045492, 00045559, 00045542, 00045534, 00045526, 00045518)

The applicant is seeking a recommendation from the Design Advisory Committee on Section 391: Streetwall Articulation, as required by the LUB. Public consultation has not yet been completed for this project.

Existing Use: Currently there are 10 individual lots that make up the area where the proposed development will be located. A subdivision application will be required to consolidate the lots prior to issuance of a construction permit. Presently, 8 lots are vacant while the remaining 2 are used for an automotive shop and parking. The abutting lot at the corner of Dickson Street and Lyle Street is the home to a Tattoo shop which will remain.

Zoning: CEN-1 (Centre-1) under the Regional Centre Land Use Bylaw.

Proposal: The proposal is for a 26-storey, 160-unit residential building. The proposed building is classified as a high-rise building under the Regional Centre Land Use Bylaw (>26 metres in height). The applicant is requesting a variation for streetwall articulation, and has proposed wider, horizontal recesses for the streetwall articulation.

Input Requested from Design Advisory Committee:

In accordance with the requirements of the LUB and the Terms of Reference for the Design Advisory Committee, the Committee is being asked to provide a recommendation to the Development Officer regarding the variation requirements of Part IX. The following chapter of Part IX is relevant to this proposal:

<p>Chapter 1: General Variation Criteria Variation: Streetwall Articulation</p> <p>391 (1) The requirements of Sections 359 or 360 may be varied by site plan approval to enable an alternative method of streetwall articulation.</p> <p>(2) When considering a site plan approval under Subsection 391(1), the following criteria shall be met:</p> <p>(a) an alternative method of streetwall articulation effectively contributes to the visual interest and appeal of the streetwall by providing public art and a minimum of one of the following:</p> <p>(i) wider and more dramatic changes to projections or recesses than required under Sections 359 or 360, or</p> <p>(ii) distinct curves or forms on the streetwall.</p>	<p>A variation to the streetwall articulation is enabled.</p> <p>The applicant has proposed Public Art on site to contribute to the visual interest and appeal of the streetwall. Vassilis Vassili has created a sculpture approximately 10 feet in height made of stone, and it will be located near the buildings main entrance, at the corner of Williams Street and Faulkner Street. This location was chosen where most of the pedestrian and vehicular traffic is circulated. Please see Attachment A for the artist biography, and a full description of art.</p> <p>The applicant has proposed wider and more dramatic recesses along the streetwall. Furthermore, the applicant has noted that wide, horizontal recesses contrast with the simplicity of the tower and vertical spans that highlight the height to support the overall design.</p> <p>The applicant proposed (i) as an alternative method of streetwall articulation, and not (ii).</p>
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Any recommendations made by the Committee will be considered by the Development Officer prior to approval or refusal of the Site Plan Approval application. Any changes recommend by the Committee must meet the requirements of the Land Use Bylaw.

Attachments:

- Attachment A – Variation Rational, Artist Biography and Description of Proposed Art
- Attachment B - Variation Drawings
- Attachment C- Section 391 of the Regional Centre Land Use Bylaw
- Attachment D- Full Architectural Drawings

5-18 Faulkner Street + 56-64 Lyle Street, Dartmouth

Case Number: 23998

Project Lead: Ashlee Bevis

Subject: Public Art Submission: DAC requirement for use of alternative streetwall articulation

Attn Design Advisory Committee,

Please consider the following submission for Site Plan Approval Case 23998. The submission includes details for the inclusion of public art on site, as part of the requested variation for the design of an alternative method of streetwall articulation.

Rationale

Explanation of Section 391(2)(a)

The proposed streetwall articulation complies with variation criteria outlined in Section 391 of the Land Use Bylaw by contributing to the visual interest and appeal of the site. Wider and more dramatic features are utilized in the streetwall to create two continuous recesses within the building's base. The articulation helps to support the overall design which utilizes vertical spans to accentuate the height and simplicity of the tower and contrasts this by creating wide, horizontal recesses that are consistent with the building's design and the methods set out in Section 391. In addition to the requirement for an alternative method of streetwall articulation, public art will be provided on site as required by the same section of the RCLUB. The proposed location of the public art is near the buildings main entrance, at the corner of Williams and Faulker Street. The presence of public art in this location provides the highest public benefit as this will be where most of the pedestrian and vehicular traffic is circulated through. The professionally designed art installation will also serve the surrounding area with its location to promote public art in the community, and an interactive art piece to be enjoyed by passersby.

Public Art Details

Artist Name

Vassilis Vassili

Biography

Vassilis is a Greek contemporary sculptor born in 1964. His work may be characterized by concerns and concepts such as entrapment, restriction, escape, gateway, separation, and partition. The adaptation of the shapes and the character of the materials are in the service of the project's concept. He attempts to assign meanings, to correlate emotions and styles, to renew the tradition of conceptual and to puzzle over the aesthetics of the ordinary, "unsuspecting" object. His sculptures are displayed in different cities in Europe, USA, Canada, China, India, Taiwan and Turkey. From 1992 -1997, Vasilis Vasili studied at The School of Fine Arts in Athens under professors E. Panourias and T. Papagiannis. In 1999 he received a scholarship from The Greek Foundation of Scholarships and one from the Onassis Foundation. He then moved to the United States. In 2001, he received a Masters of Fine Arts from the Pennsylvania Academy of the Fine Arts. He moved to Canada in 2013, where he currently lives with his family. Please find linked [here](#) access Vassilis' work, teaching history, and website.

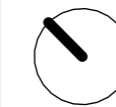
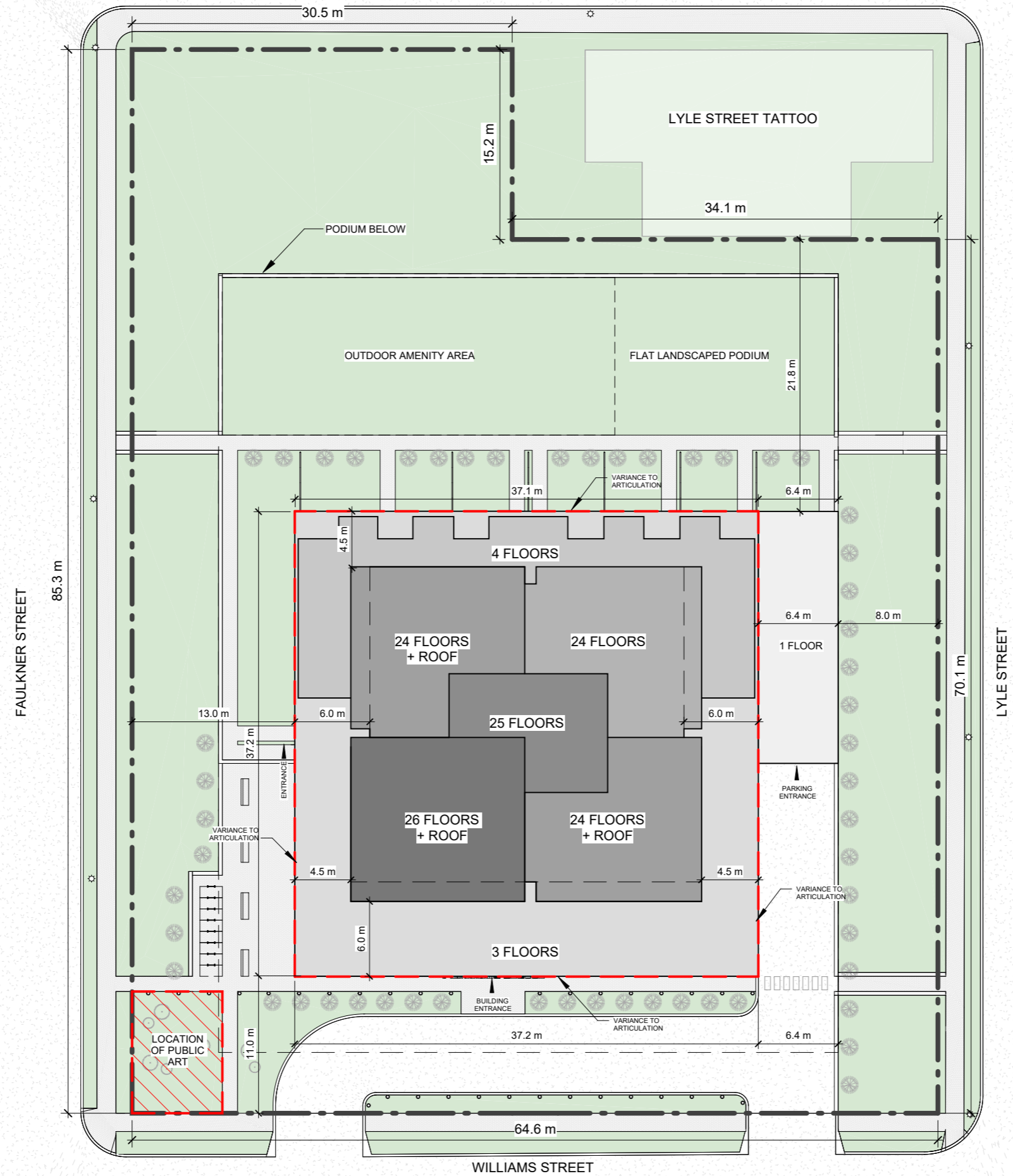
Description of Art

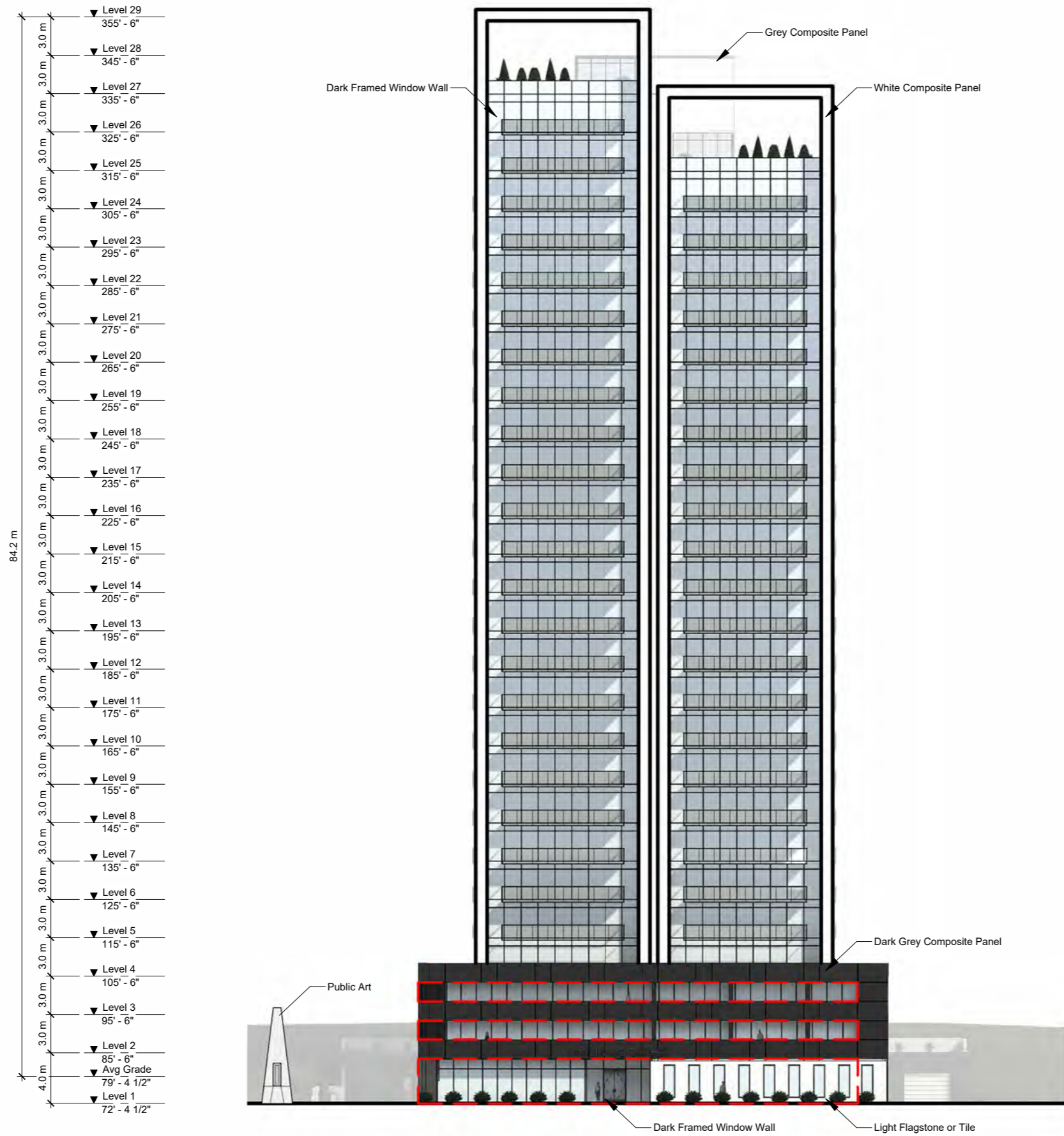
The sculpture belongs to a group of works whose forms are a combination of obelisks and houses. The vertical and high structures we encounter in various cultures can be seen as a representation of holiness and freedom. In the lower part of the sculpture, an inner space with a narrow vertical passage can be seen as a metaphor of hope. This piece of art was chosen for its unique shape and the ability for the public to interact with it on the site and to correspond with the tall, slender proportions of the proposal. The form of the sculpture is delicate yet grounded, similar to the building in front of which it will be placed. Located at the corner of the site along Williams and Faulkner Street, the sculpture which will be roughly 10' tall and built mainly from stone will include lighting into its design that will create a beacon on site and attract members of the public. The slender aperture within the structure is intended to serve as a point where the public can reflect and perceive the city from a focused perspective.







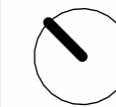




WYSE TOWER
WILLIAMS STREET, DARTMOUTH NS

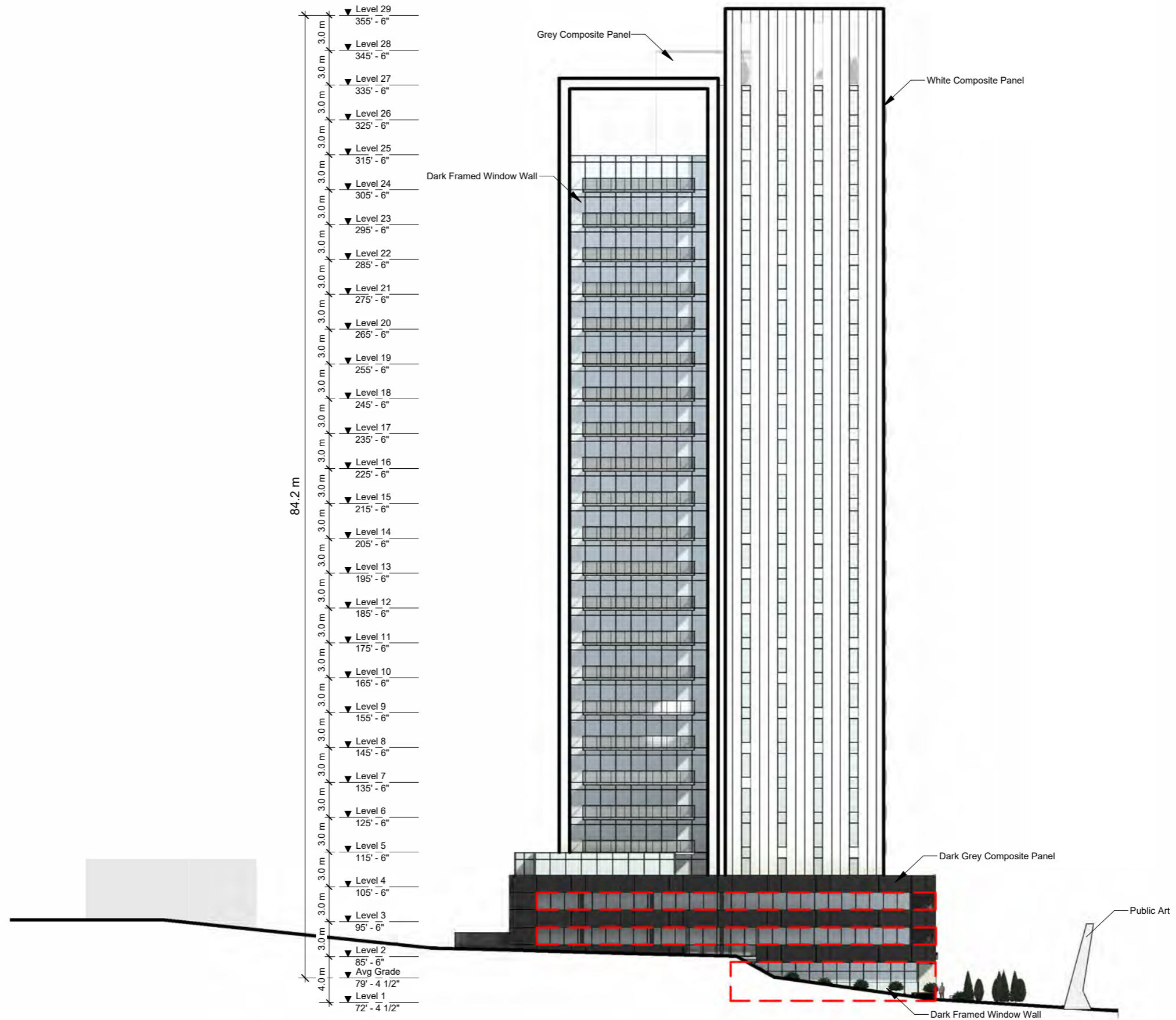
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V1.2



WYSE TOWER
WILLIAMS STREET, DARTMOUTH NS

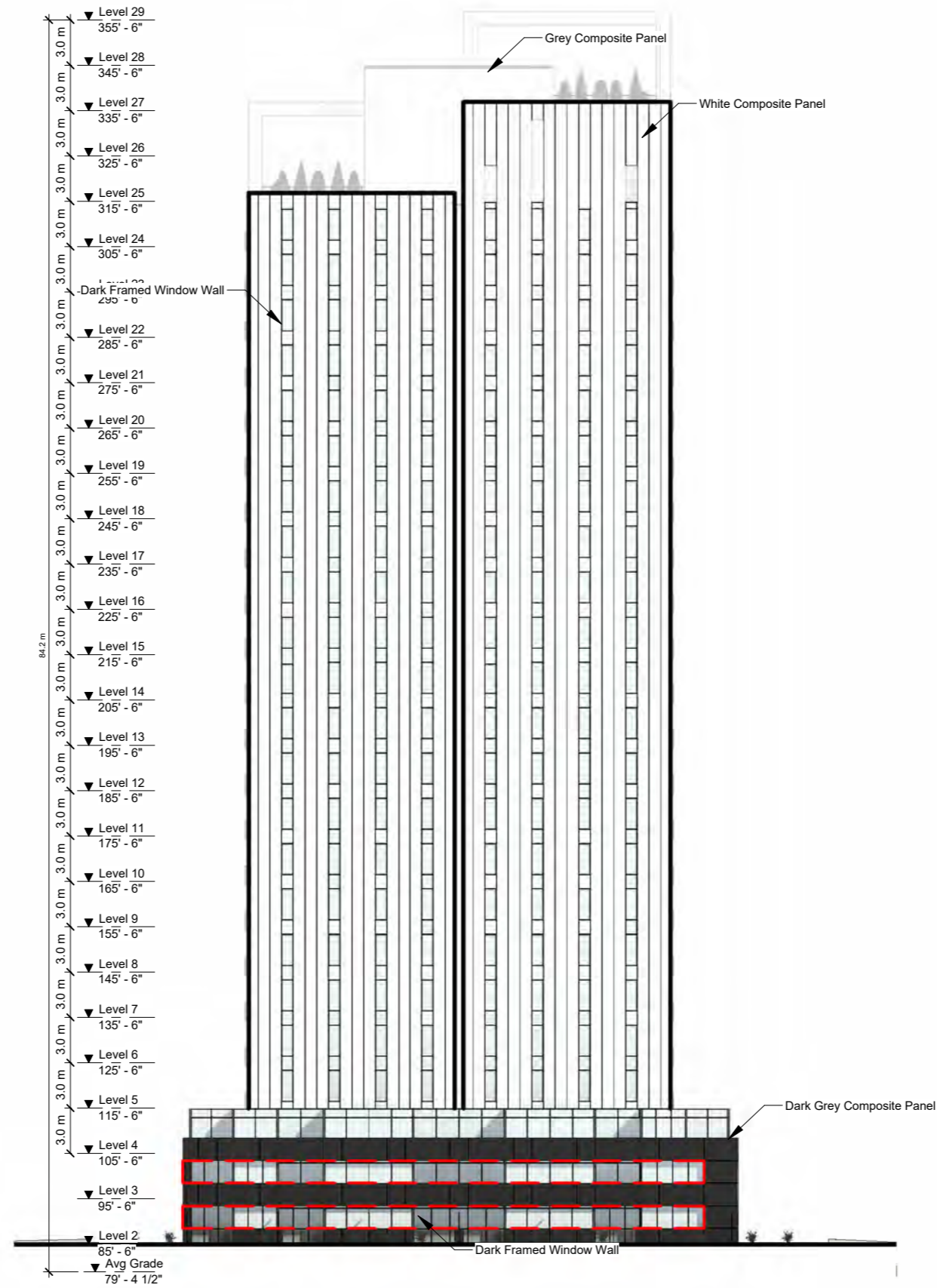
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V1.3



WYSE TOWER
WILLIAMS STREET, DARTMOUTH NS

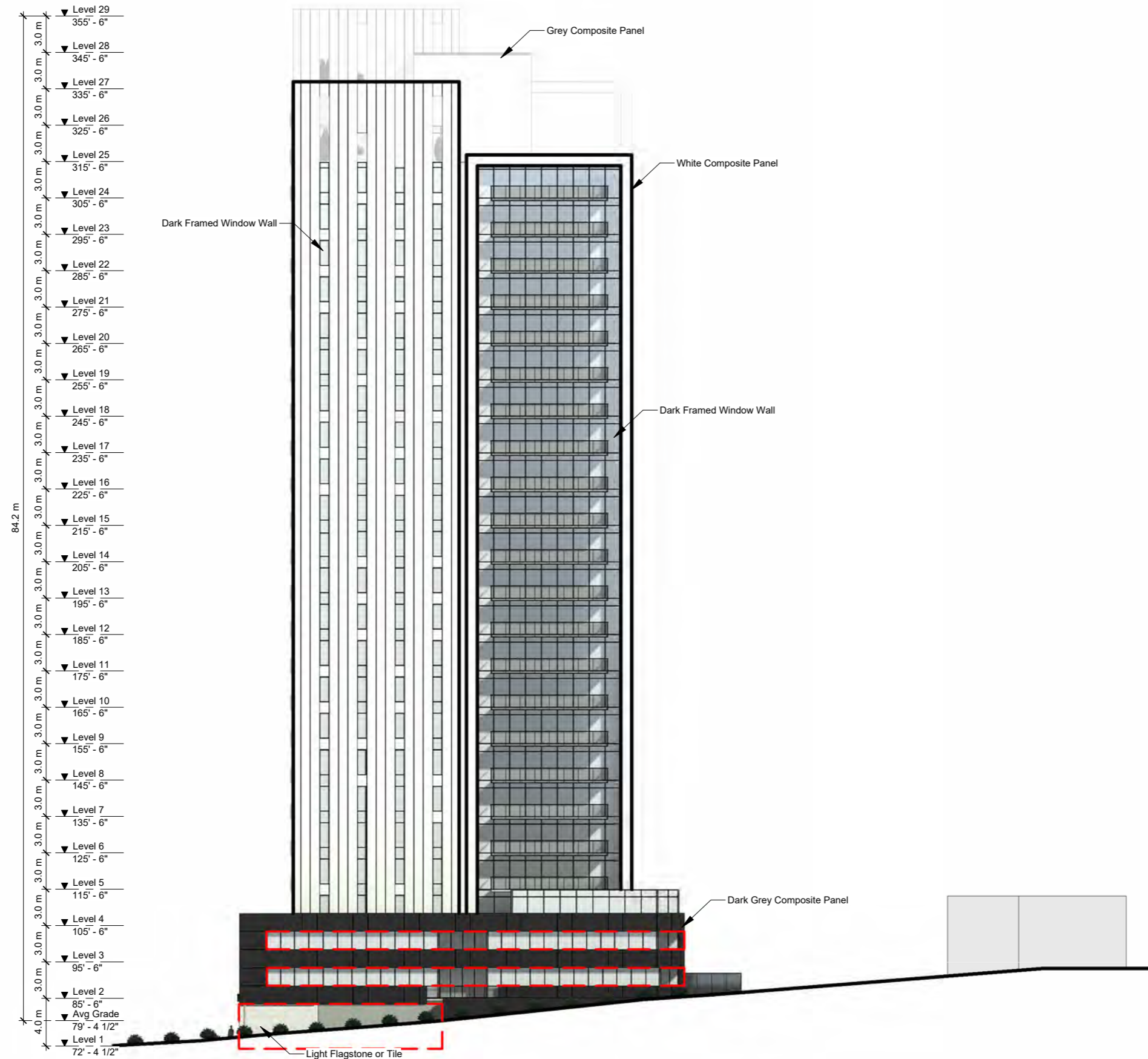
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V1.4



WYSE TOWER
WILLIAMS STREET, DARTMOUTH NS

Elevation

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V1.5



WYSE TOWER
WILLIAMS STREET, DARTMOUTH NS

3D View

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Attachment C

Variation: Streetwall Articulation

- 391 (1) The requirements of Sections 359 or 360 may be varied by site plan approval to enable an alternative method of streetwall articulation.
- (2) When considering a site plan approval under Subsection 391(1), the following criteria shall be met:
- (a) an alternative method of streetwall articulation effectively contributes to the visual interest and appeal of the streetwall by providing public art and a minimum of one of the following:
 - (i) wider and more dramatic changes to projections or recesses than required under Sections 359 or 360, or
 - (ii) distinct curves or forms on the streetwall.



1 WILLIAMS STREET



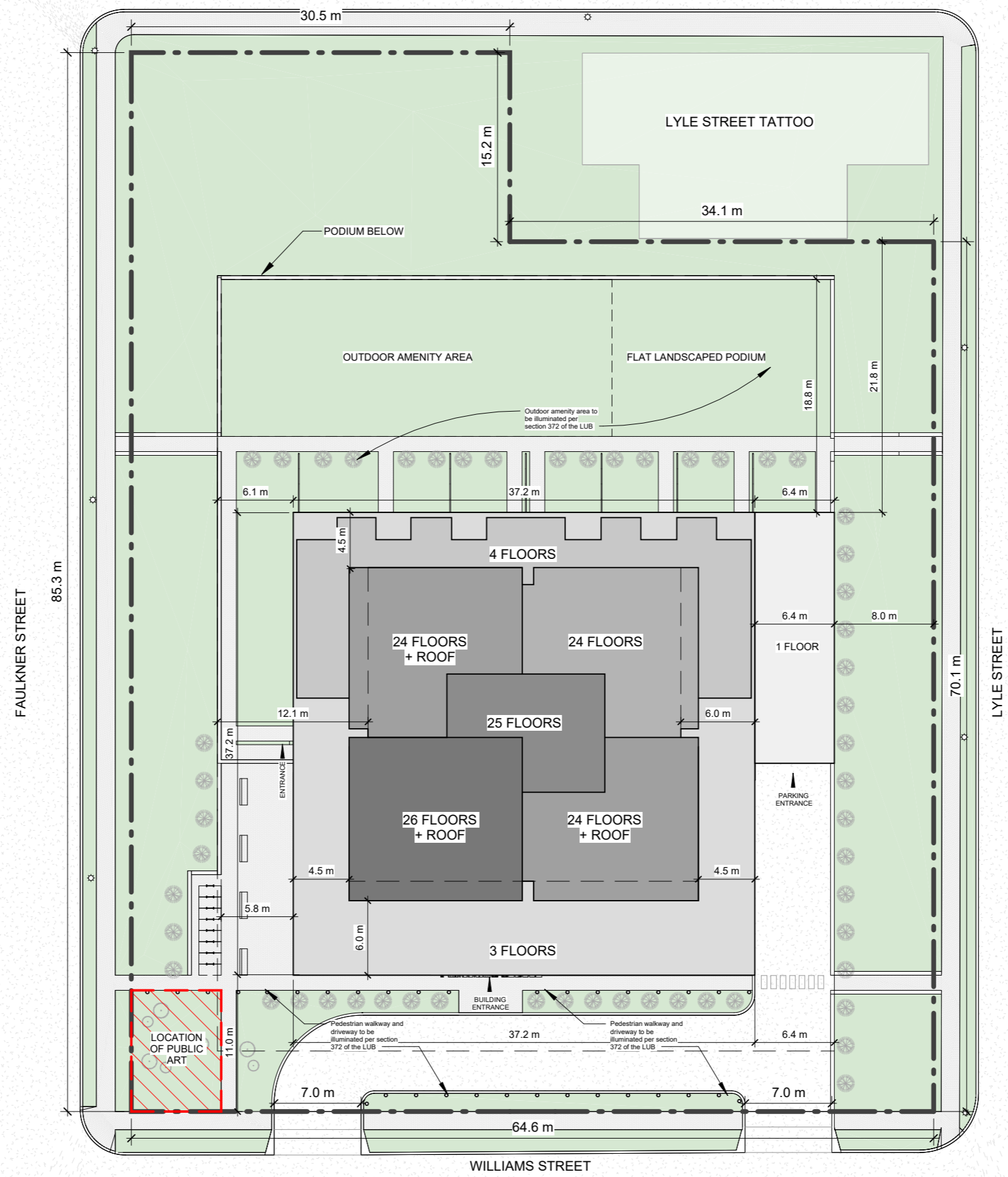
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1 WILLIAMS STREET







WYSE TOWER
 WILLIAMS STREET, DARTMOUTH NS

Site Plan

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D1

LAND-USE BY-LAW REQUIREMENTS

PROVIDED IN DESIGN

ZONE	CEN-1	CEN-1
MAX HEIGHT	90.0m	88.0m
F.A.R.	3.5	3.49
BUILDING TYPE	HIGH RISE	HIGH RISE
TRANSITION LINES	NO	
PEDESTRIAN STREET	NO	
SPECIAL AREA	NO	
FRONT & FLANKING YARDS	MIN 1.5m	MIN 8.0m
STREET WALL HEIGHT	MIN 8.0m - MAX 11.0m	MIN 8.5m - MAX 10.0m
STEPBACKS	MIN 4.5m	MIN 4.5m
SIDE YARD	MIN 0.0m	N/A
REAR YARD	MIN 0.0m	MIN 21.0m
PARKING REQUIRMENTS	NONE REQUIRED	202 SPACES PROVIDED
DWELLING UNIT MIX	25% AT LEAST TWO BEDROOM	45% ONE BEDROOM, 55% AT LEAST TWO BEDROOM
AMENITY SPACE	MIN 5.0m ² PER UNIT - 50% INDOORS	804m ² (AT LEAST 50% INDOORS)
BICYCLE PARKING	1 SPACE PER 2 UNITS - 80% CLASS A, 20% CLASS B	1 SPACE PER 2 UNITS - 80% CLASS A, 20% CLASS B
VARIATION	N/A	

LOT AREA	4 994m ² (53 760sf)
BUILDING FOOTPRINT	1 654m ² (17 805sf)
F.A.R.	3.49
INDOOR AMENITY SPACE	414m ² (AT LEAST 50% OF TOTAL AMENITY SPACE)

Under Ground Floor Area

Level	Area
Level 1	19642 ft ²
P1	35777 ft ²
P2	35777 ft ²
	91197 ft ²

Above Ground Floor Area

Level	Area
Level 1	4998 ft ²
Level 2	11885 ft ²
Level 3	11885 ft ²
Level 4	9669 ft ²
Level 5	7168 ft ²
Level 6	7168 ft ²
Level 7	7168 ft ²
Level 8	7168 ft ²
Level 9	7168 ft ²
Level 10	7168 ft ²
Level 11	7168 ft ²
Level 12	7168 ft ²
Level 13	7168 ft ²
Level 14	7168 ft ²
Level 15	7168 ft ²
Level 16	7168 ft ²
Level 17	7168 ft ²
Level 18	7168 ft ²
Level 19	7168 ft ²
Level 20	7168 ft ²
Level 21	7168 ft ²
Level 22	7168 ft ²
Level 23	7168 ft ²
Level 24	7168 ft ²
Level 25	2628 ft ²
Level 26	2628 ft ²
	187047 ft ²

Parking Schedule

Level	Count
P2	84
P1	80
Level 1	38
	202

Bicycle Parking Schedule

Comments	Number of Parkable Bikes
Class A - Hung	22
Class A - Inverted U	42
Class B - Inverted U	16
	80

Indoor Amenity

Level	Name	Area
Level 1	Indoor Amenity	2037 ft ²
Level 1	Indoor Amenity	2359 ft ²
		4397 ft ²

Outdoor Amenity

Level	Name	Area
Level 2	Outdoor Amenity	4285 ft ²
		4285 ft ²

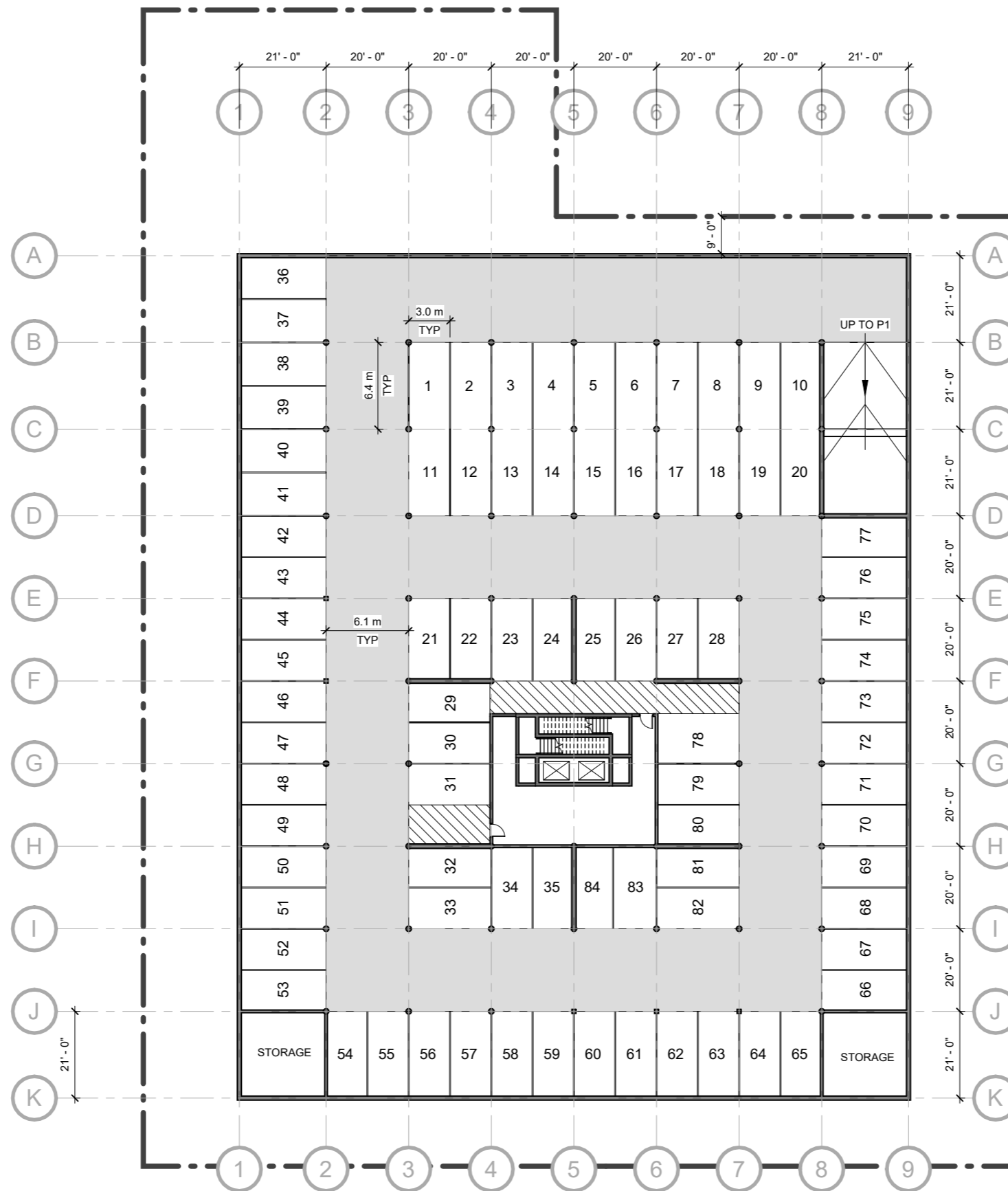


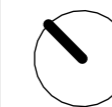
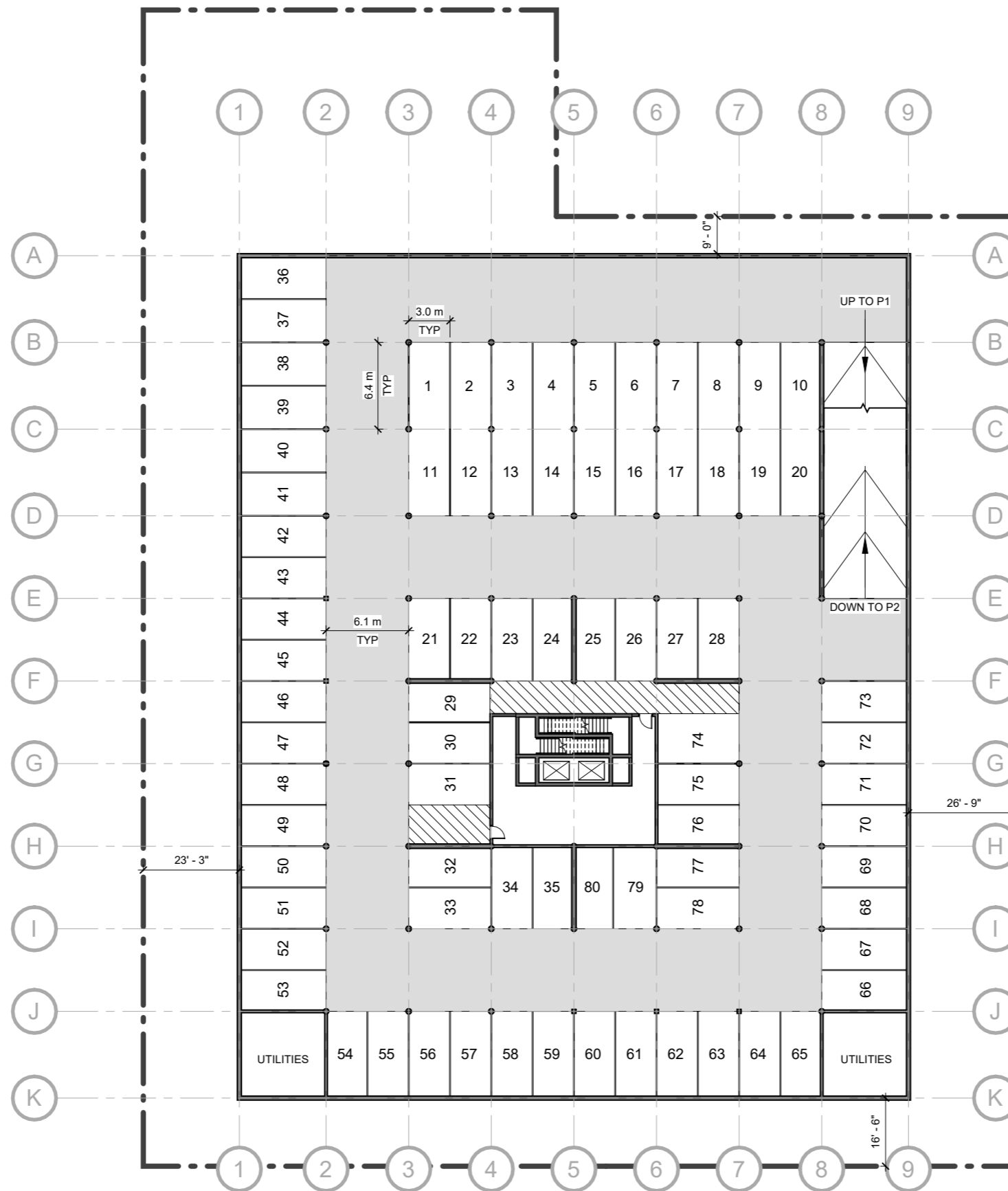
Unit Count		
Level	Name	Count
Level 2	1 BDR	12
Level 2	2 BDR	2
		14
Level 3	1 BDR	12
Level 3	2 BDR	2
		14
Level 4	1 BDR	8
Level 4	2 BDR	2
		10
Level 5	1 BDR	2
Level 5	2 BDR	4
		6
Level 6	1 BDR	2
Level 6	2 BDR	4
		6
Level 7	1 BDR	2
Level 7	2 BDR	4
		6
Level 8	1 BDR	2
Level 8	2 BDR	4
		6
Level 9	1 BDR	2
Level 9	2 BDR	4
		6
Level 10	1 BDR	2
Level 10	2 BDR	4
		6

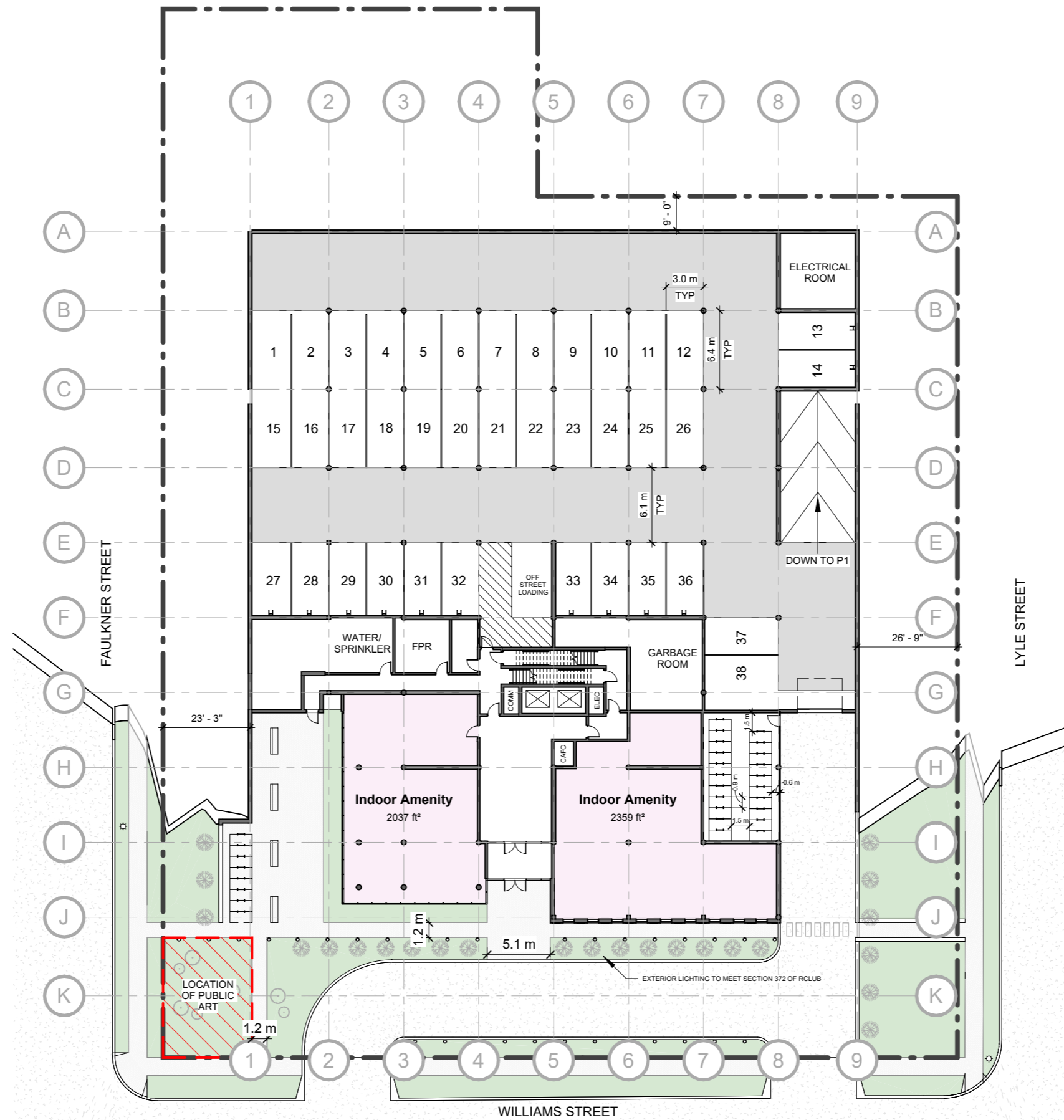
Unit Count		
Level	Name	Count
Level 11	1 BDR	2
Level 11	2 BDR	4
		6
Level 12	1 BDR	2
Level 12	2 BDR	4
		6
Level 13	1 BDR	2
Level 13	2 BDR	4
		6
Level 14	1 BDR	2
Level 14	2 BDR	4
		6
Level 15	1 BDR	2
Level 15	2 BDR	4
		6
Level 16	1 BDR	2
Level 16	2 BDR	4
		6
Level 17	1 BDR	2
Level 17	2 BDR	4
		6
Level 18	1 BDR	2
Level 18	2 BDR	4
		6
Level 19	1 BDR	2
Level 19	2 BDR	4
		6

Unit Count		
Level	Name	Count
Level 20	1 BDR	2
Level 20	2 BDR	4
		6
Level 21	1 BDR	2
Level 21	2 BDR	4
		6
Level 22	1 BDR	2
Level 22	2 BDR	4
		6
Level 23	1 BDR	2
Level 23	2 BDR	4
		6
Level 24	1 BDR	2
Level 24	2 BDR	4
		6
Level 25	3 BDR	1
		1
Level 26	3 BDR	1
		1
Grand total		160

Unit Mix		
Name	Count	Percentage
1 BDR	72	45%
2 BDR	86	54%
3 BDR	2	1%
	160	100%







WYSE TOWER
WILLIAMS STREET, DARTMOUTH NS

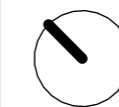
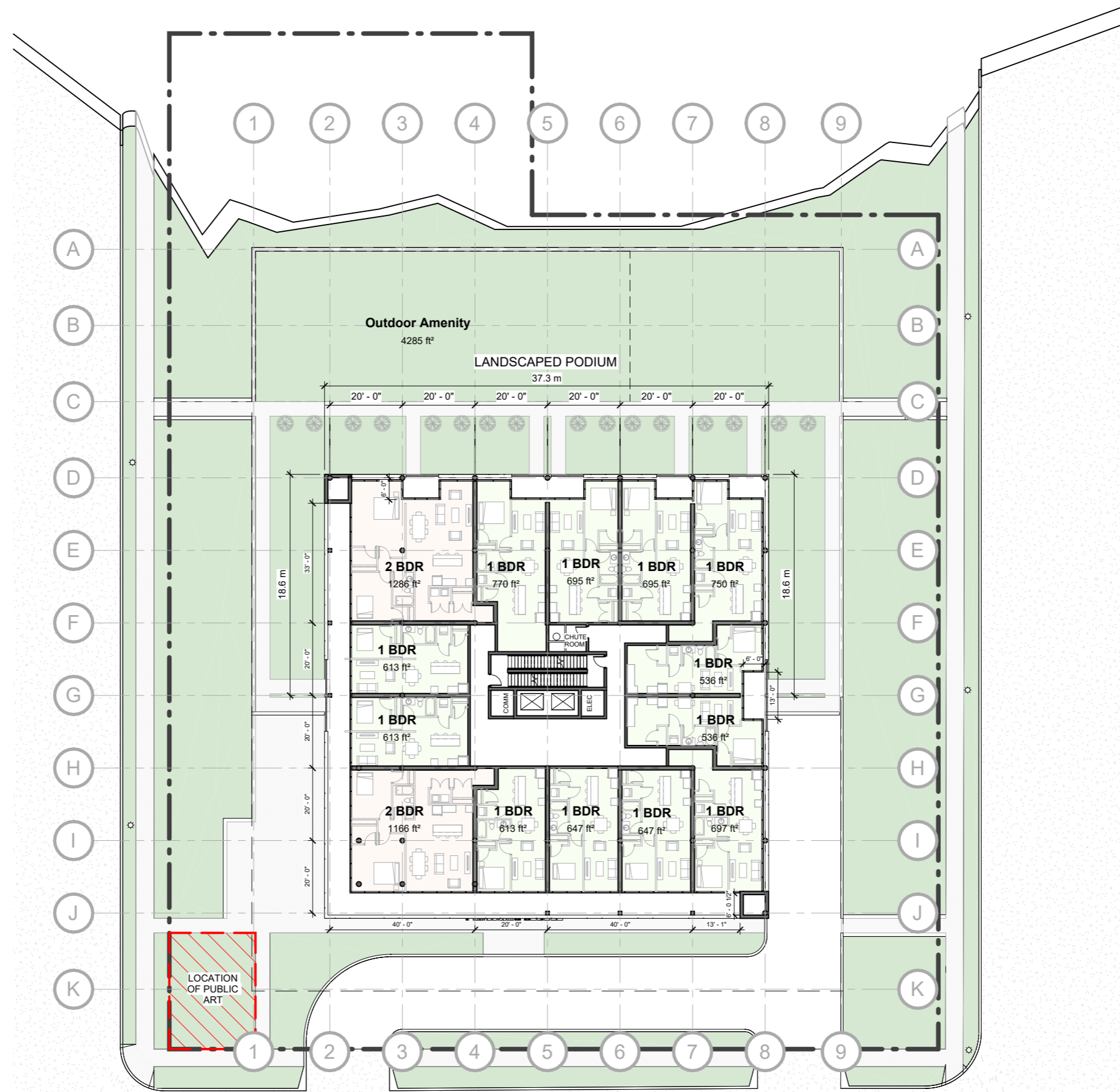
Ground level

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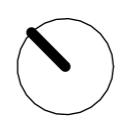




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WILLIAMS STREET, DARTMOUTH NS

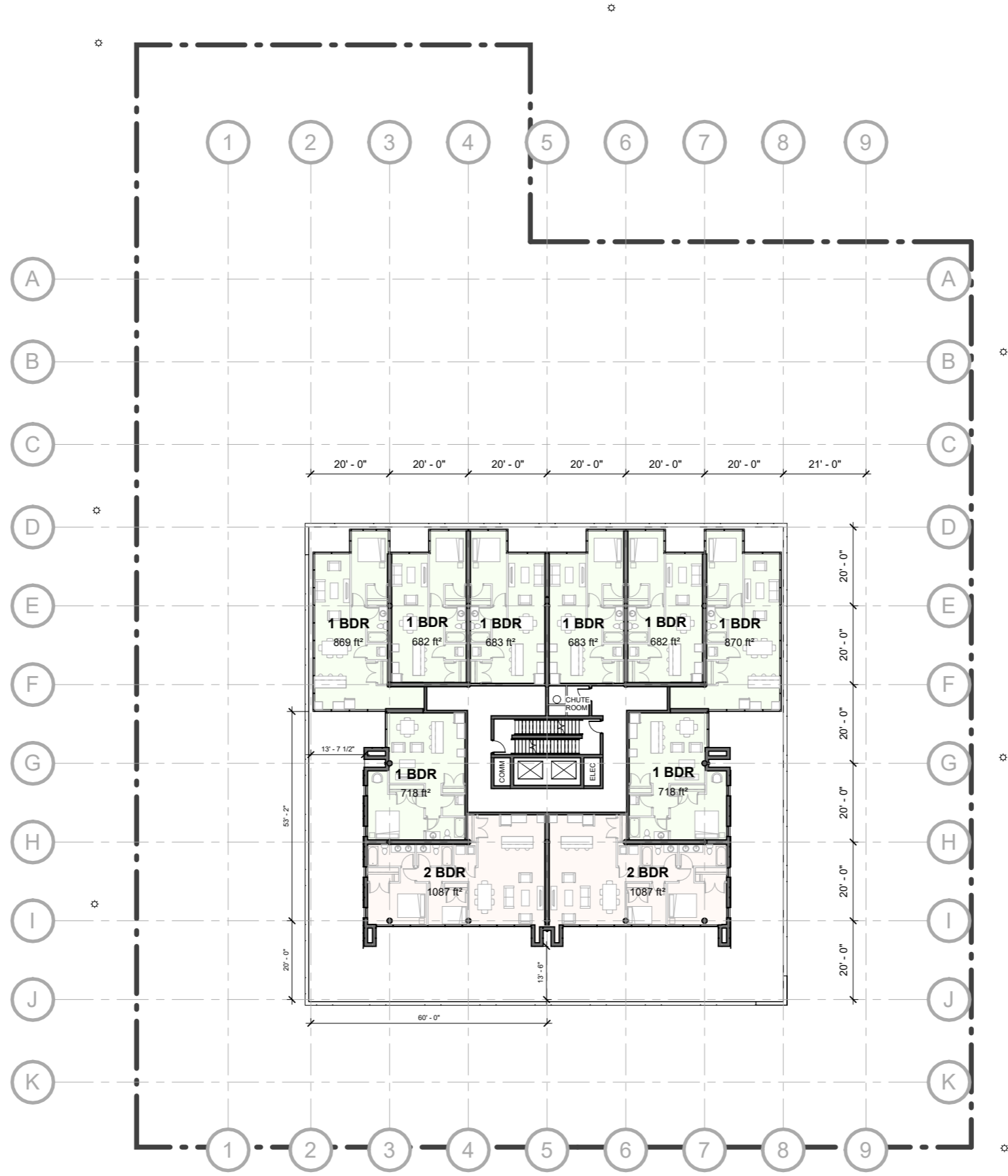
Level 3

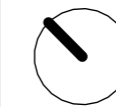
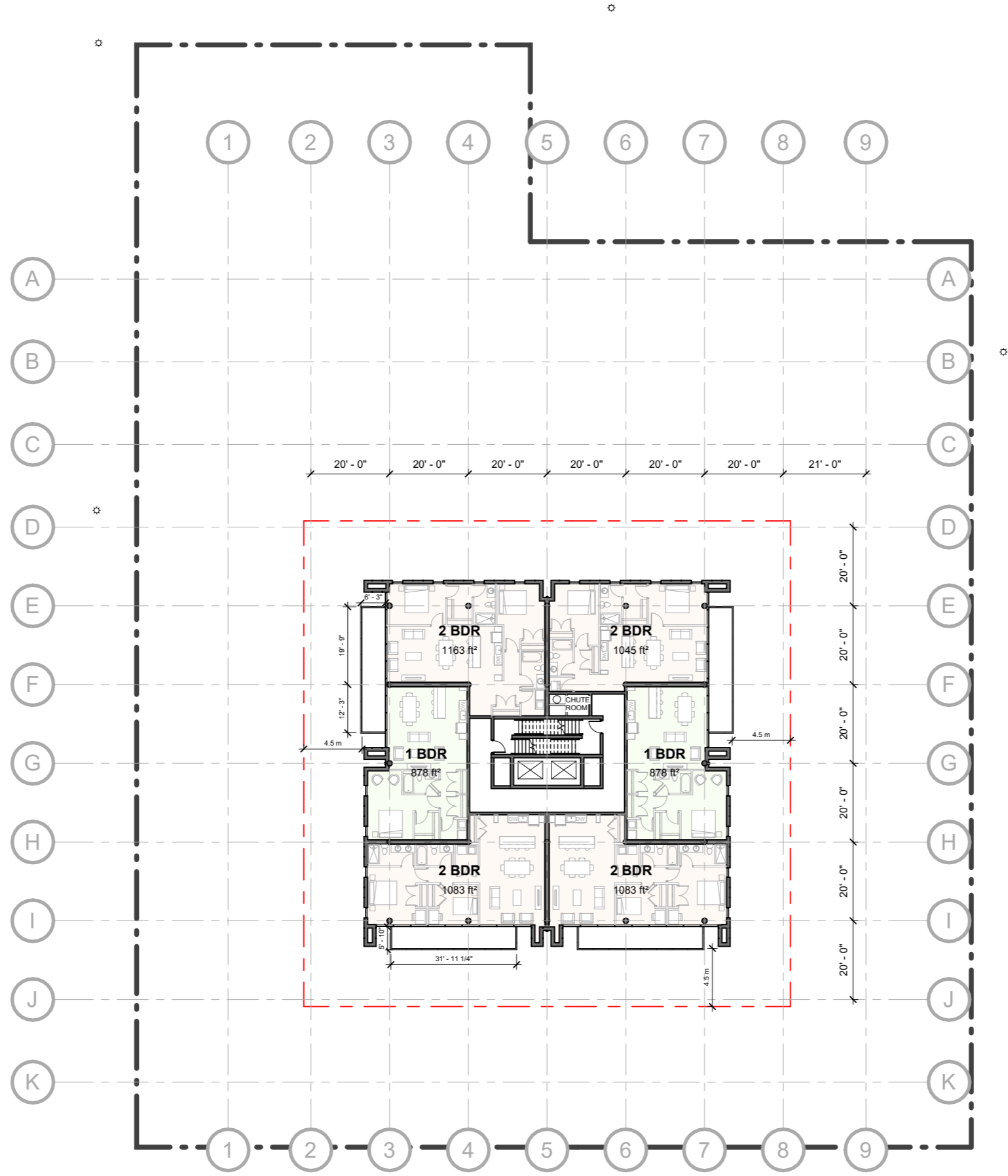
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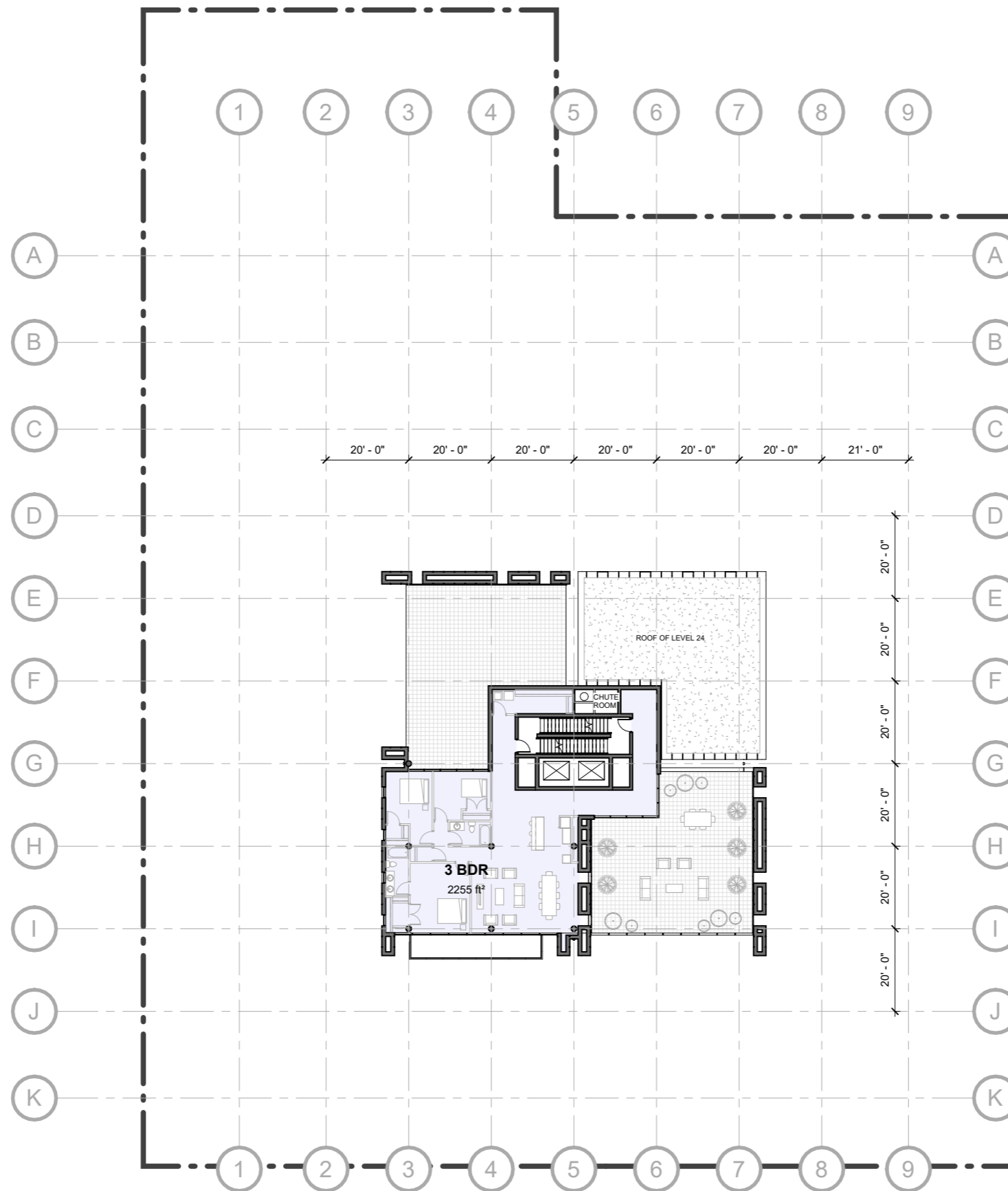


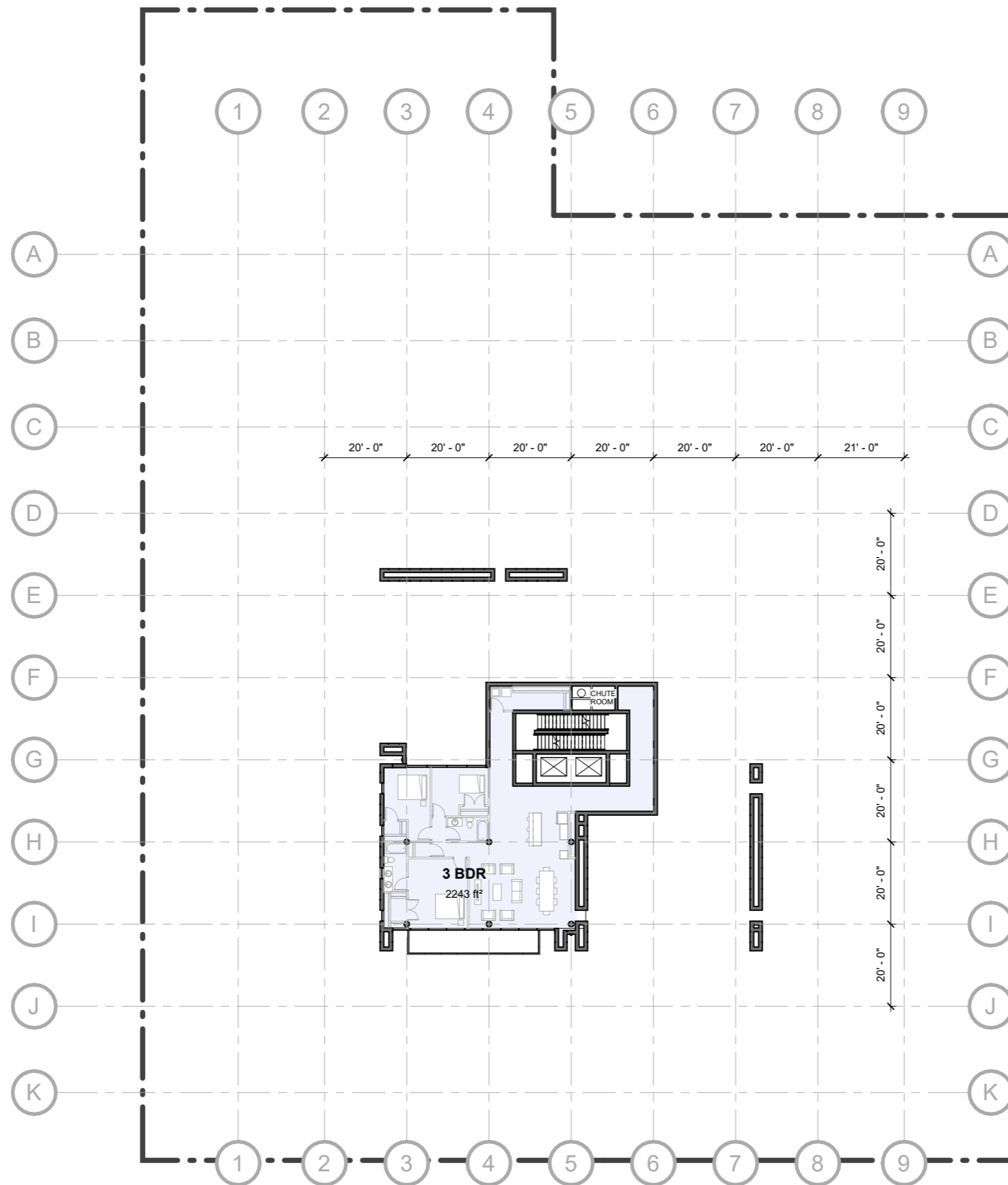
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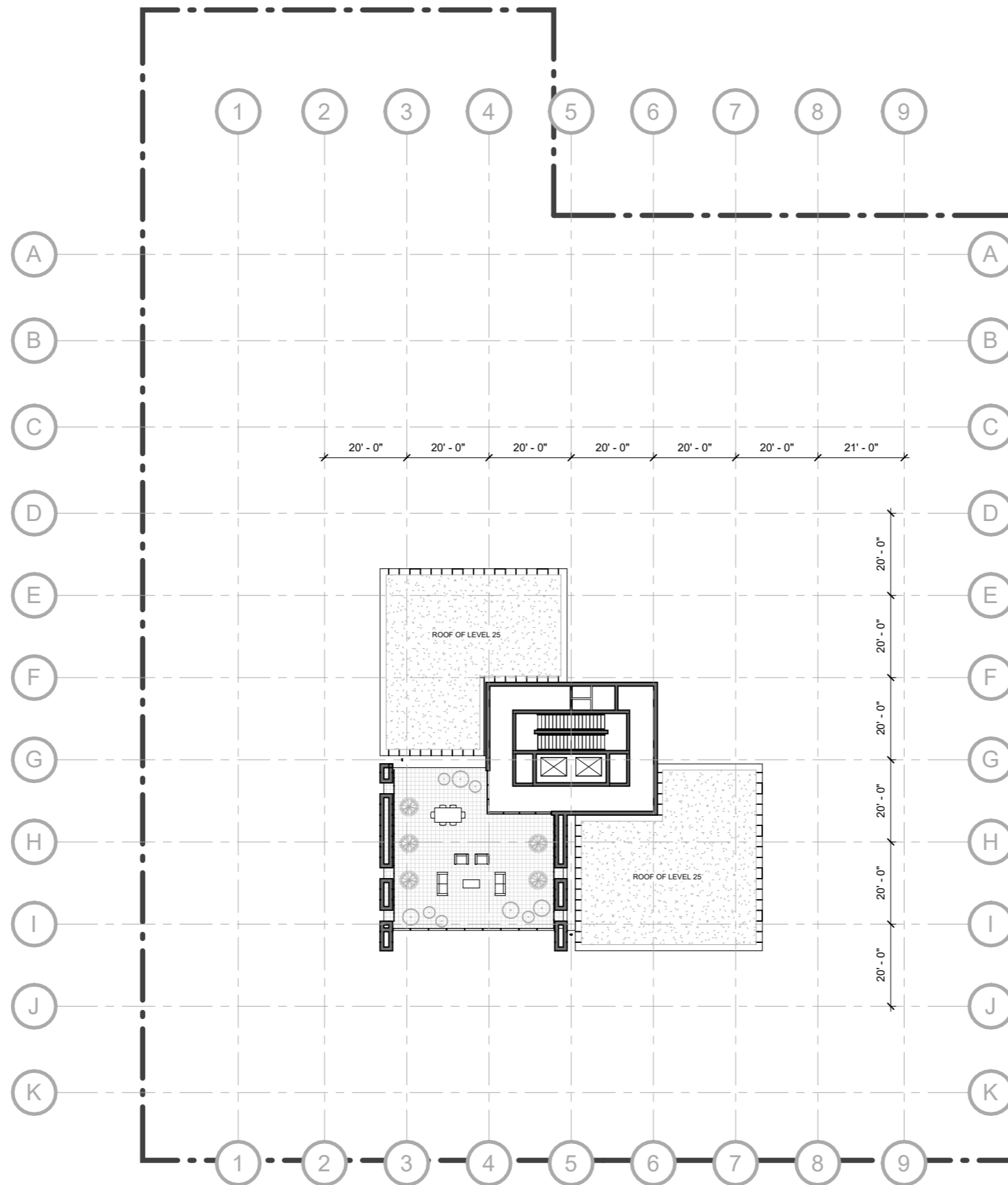
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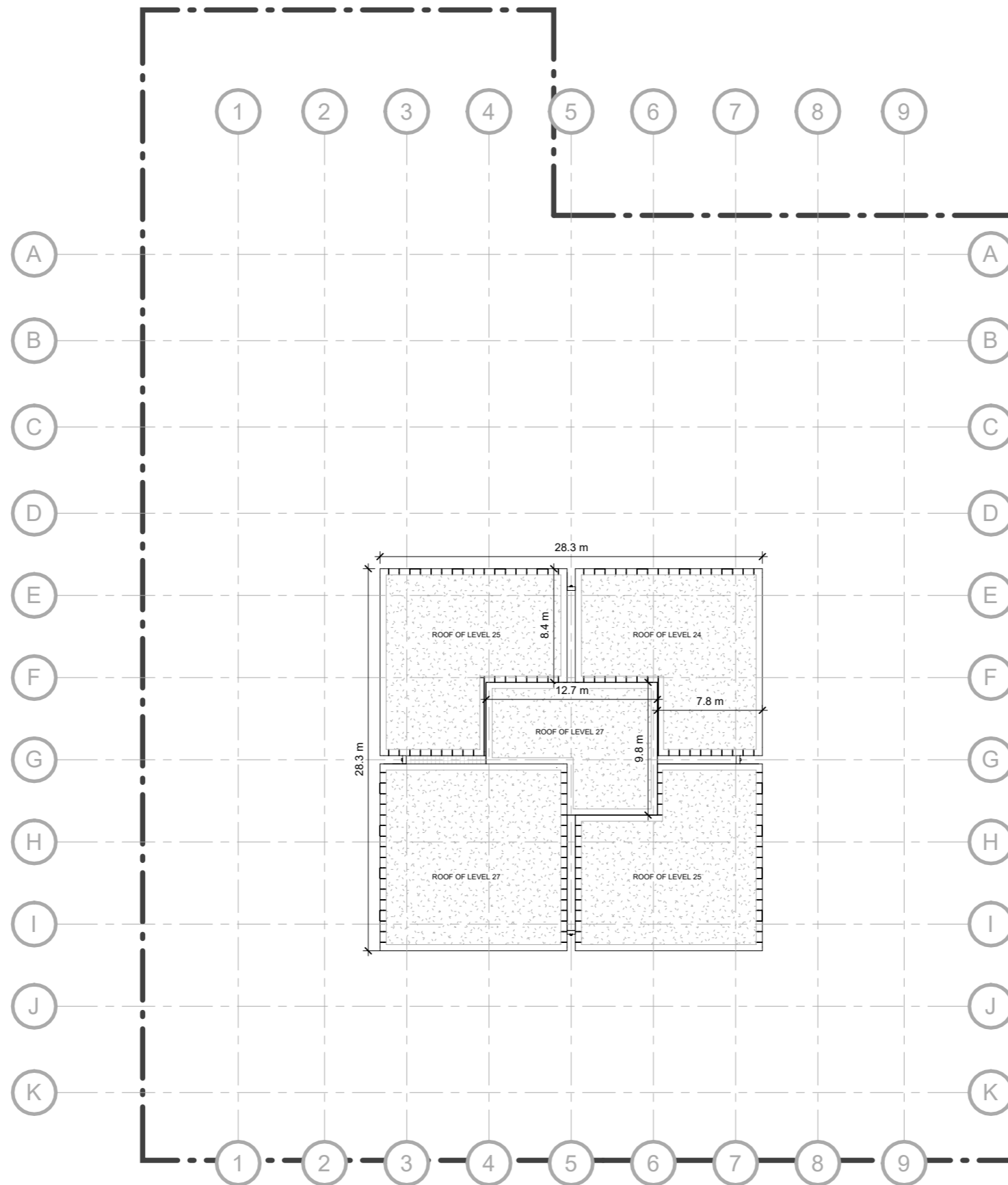


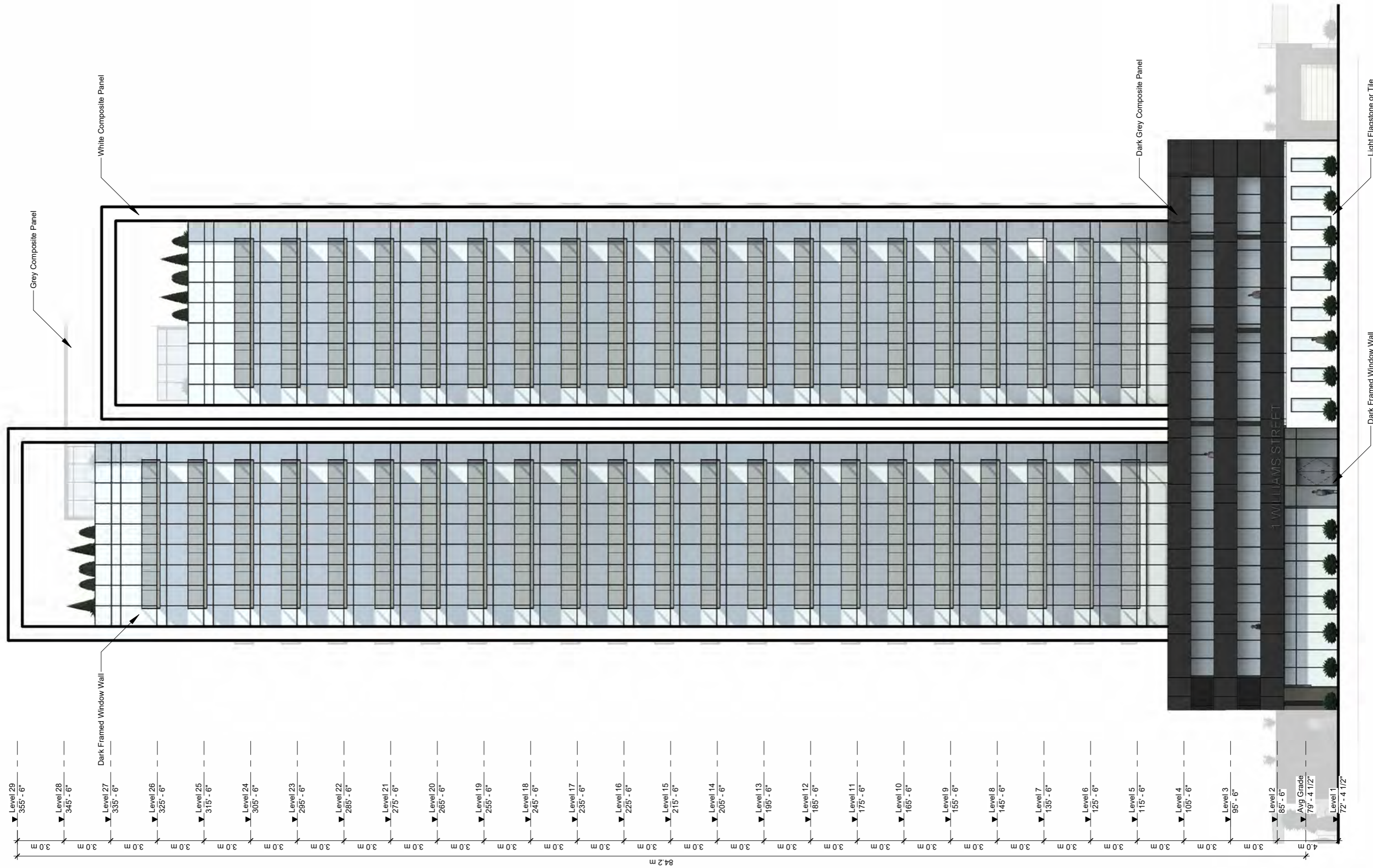








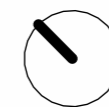




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WILLIAMS STREET, DARTMOUTH NS

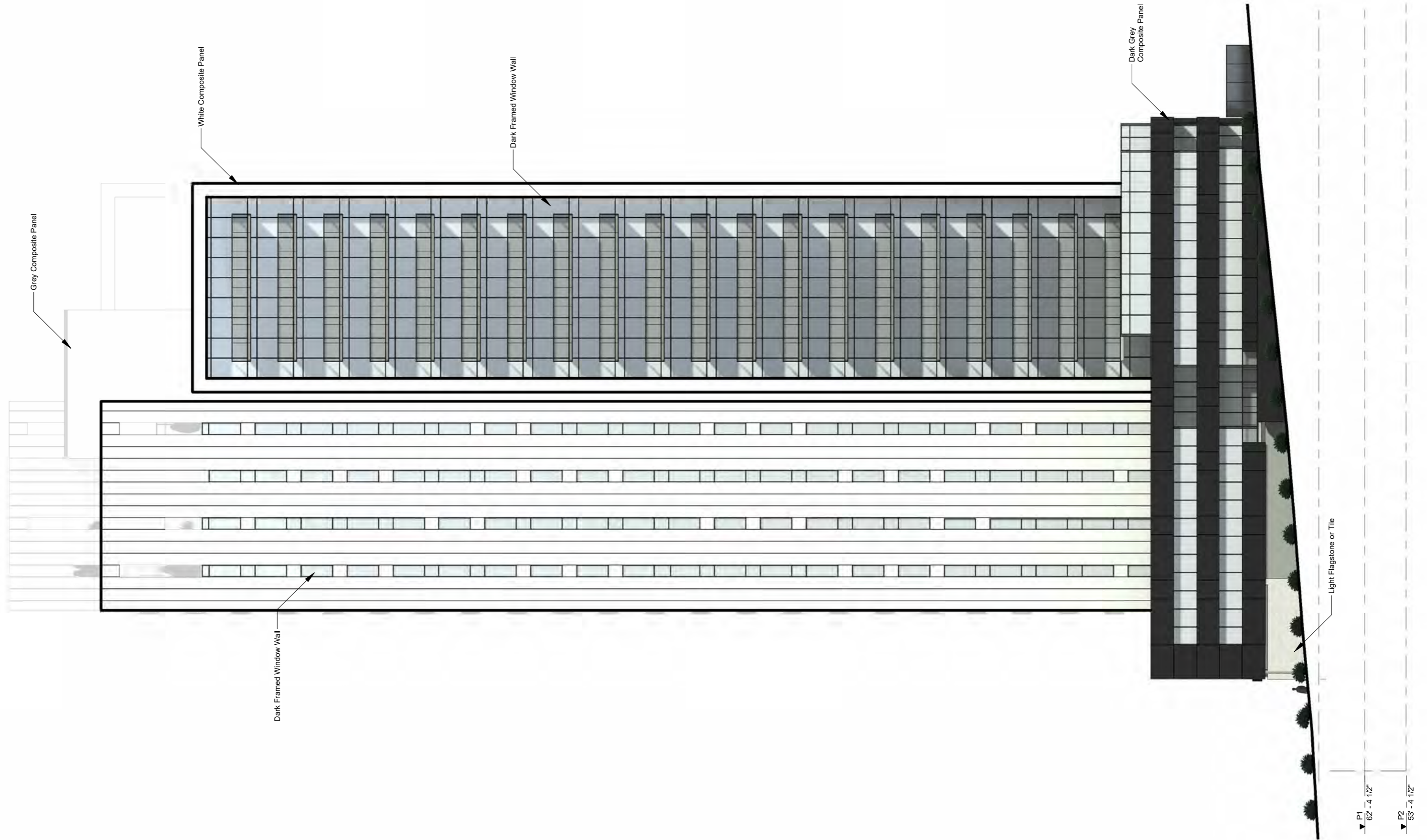
South-West Elevation

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WYSE TOWER
WILLIAMS STREET, DARTMOUTH NS

South-East Elevation

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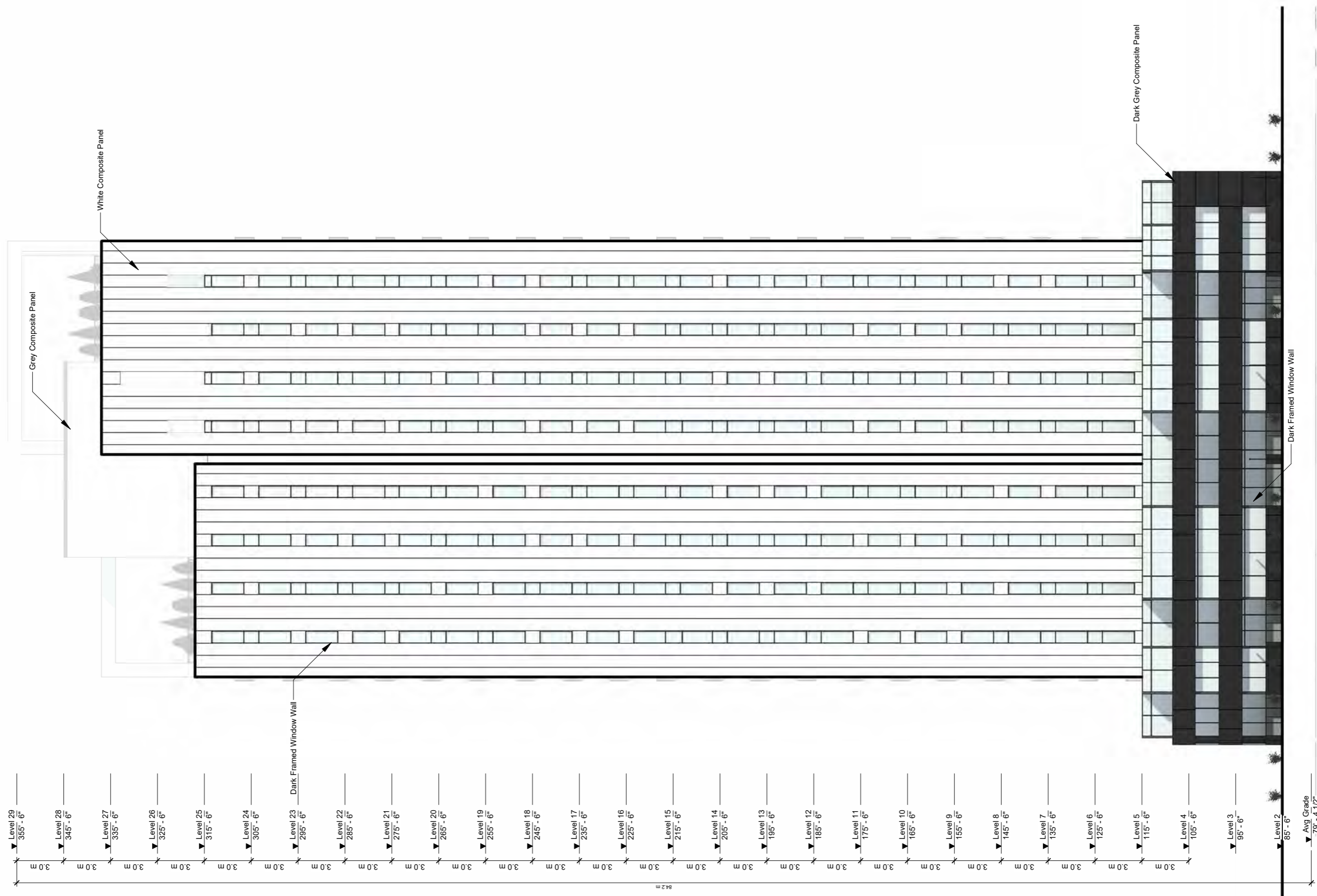


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D21

P1
62' - 4 1/2"

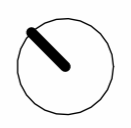
P2
53' - 4 1/2"



WYSE TOWER
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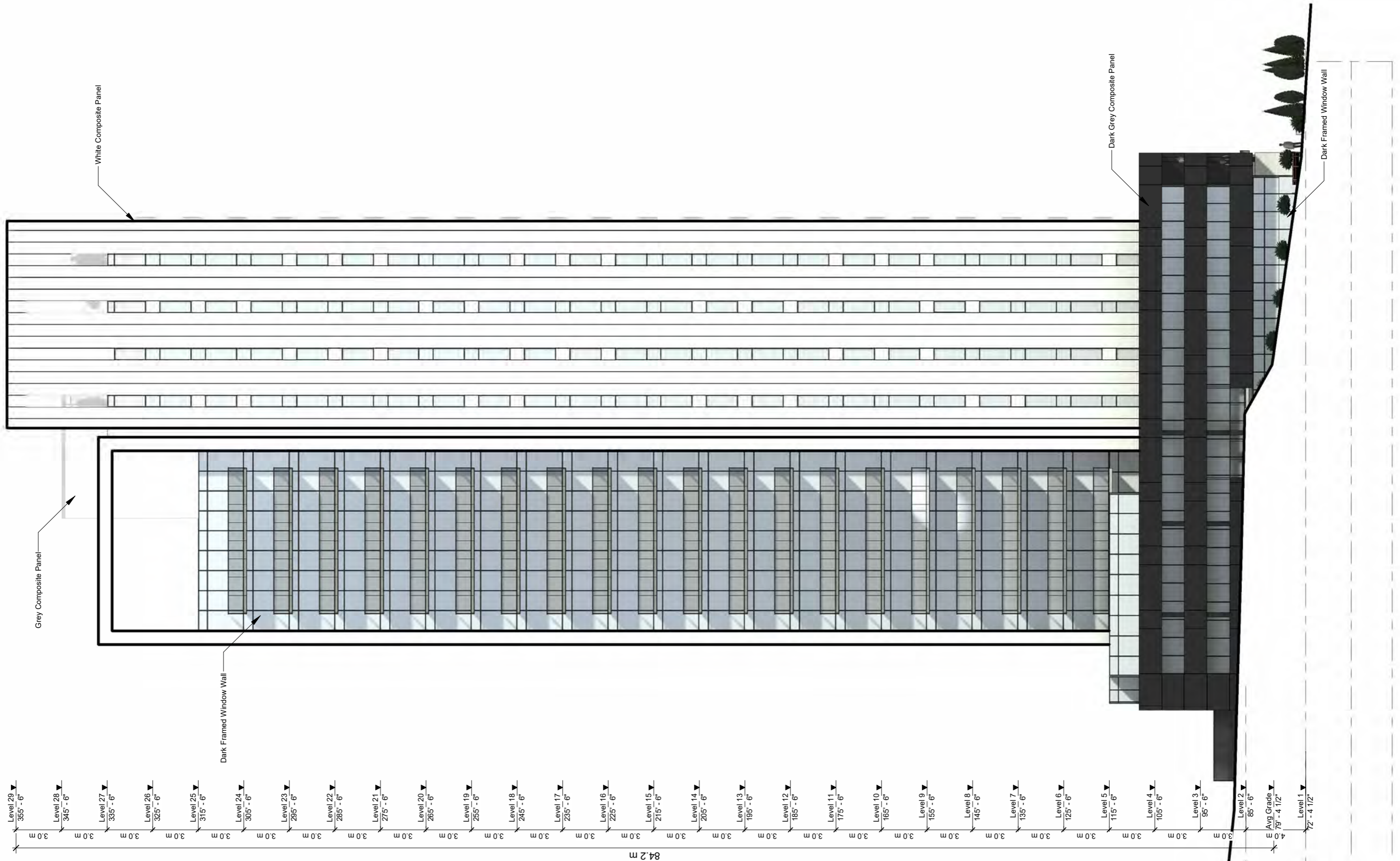
North-East Elevation

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D22



WYSE TOWER
WILLIAMS STREET, DARTMOUTH NS

North-West Elevation

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D23



STREET FACING TRANSPARENCY

TOTAL SURFACE AREA: 192m²
 TRANSPARENT SURFACE AREA: 80m²
 PERCENTAGE: 42%

WYSE TOWER
 WILLIAMS STREET, DARTMOUTH NS

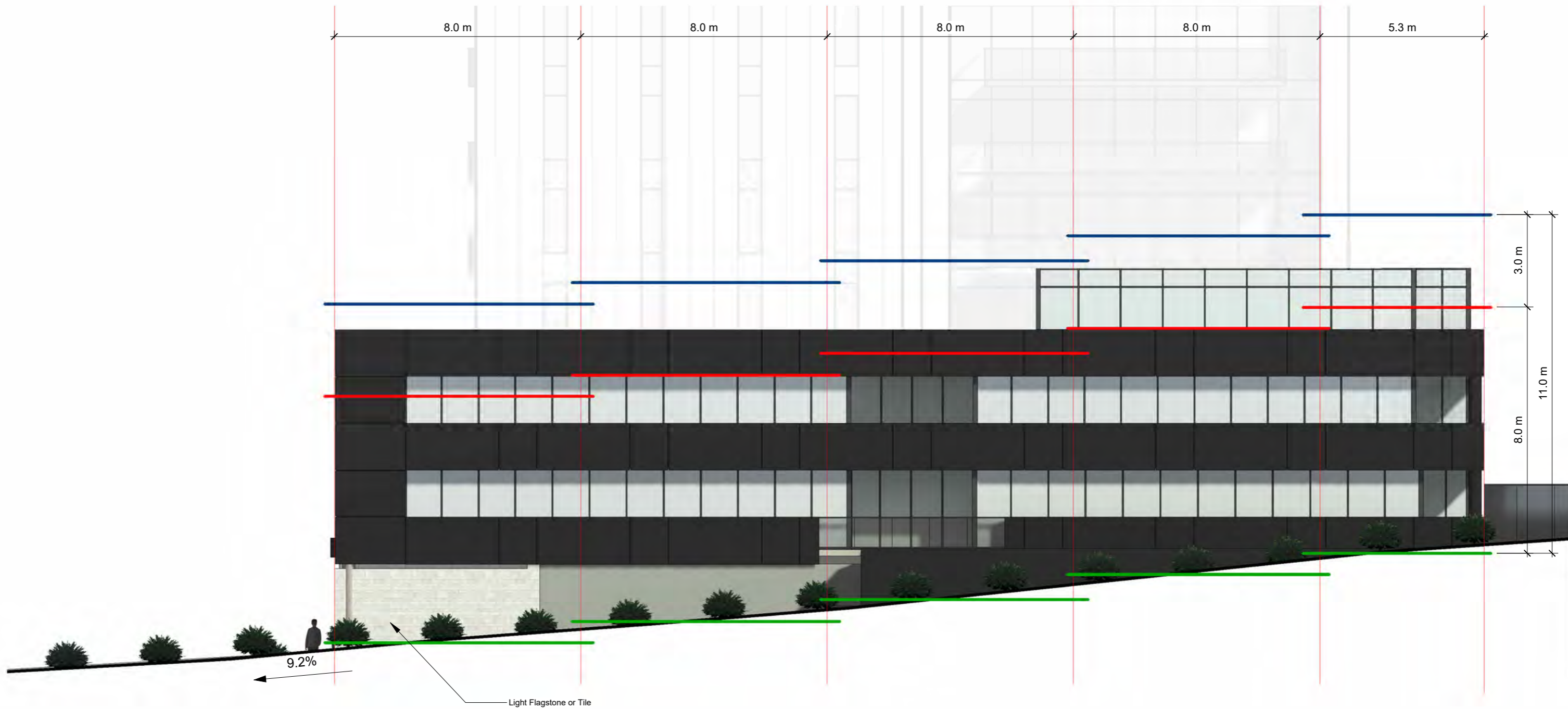
South-West Streetwall

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D31



STREET FACING TRANSPARENCY

TOTAL SURFACE AREA: 130m²
 TRANSPARENT SURFACE AREA: 35m²
 PERCENTAGE: 27%

WYSE TOWER
 WILLIAMS STREET, DARTMOUTH NS

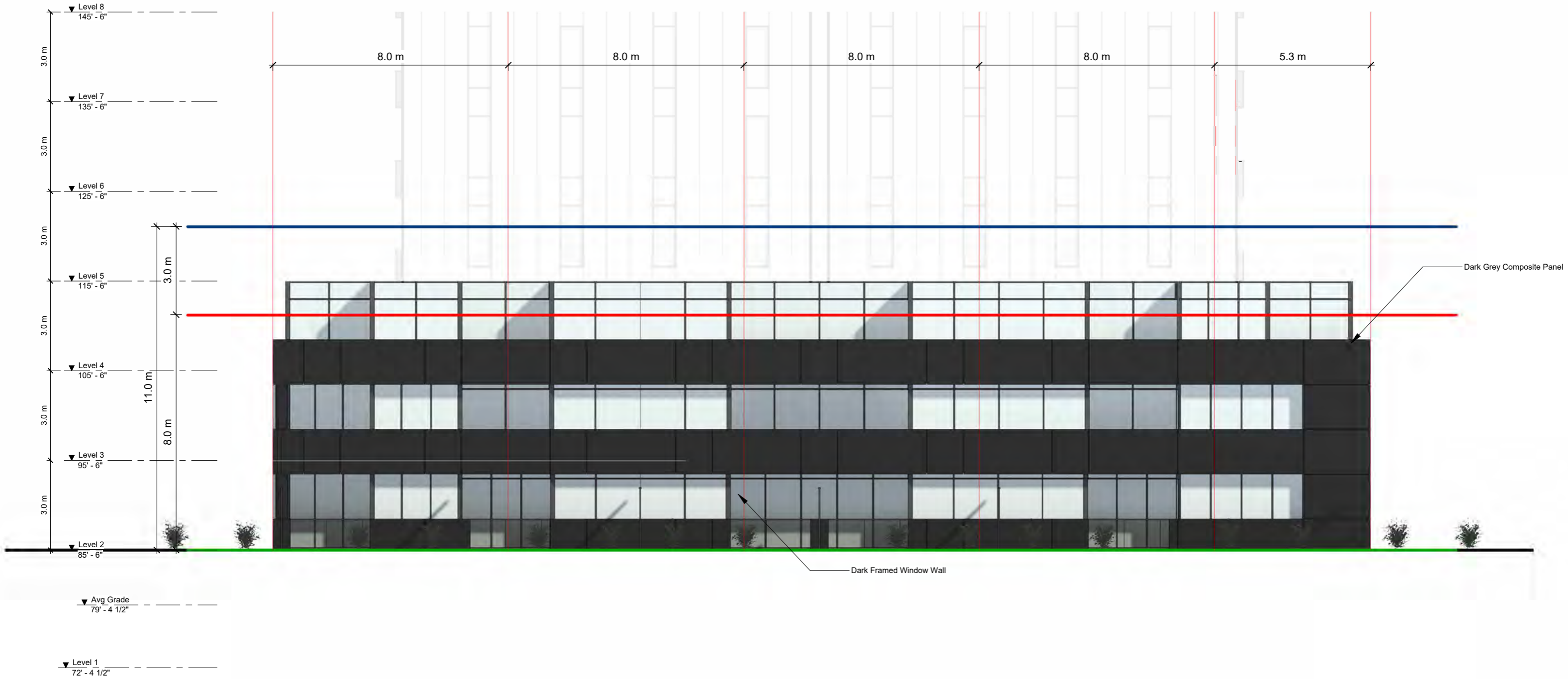
South-East Streetwall

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D32



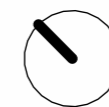
STREET FACING TRANSPARENCY

TOTAL SURFACE AREA: 114m²
 TRANSPARENT SURFACE AREA: 53m²
 PERCENTAGE: 47%

WYSE TOWER
 WILLIAMS STREET, DARTMOUTH NS

North-East Streetwall

Project No: 2021-04
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D33



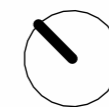
STREET FACING TRANSPARENCY

TOTAL SURFACE AREA: 130m²
 TRANSPARENT SURFACE AREA: 84m²
 PERCENTAGE: 64%

WYSE TOWER
 WILLIAMS STREET, DARTMOUTH NS

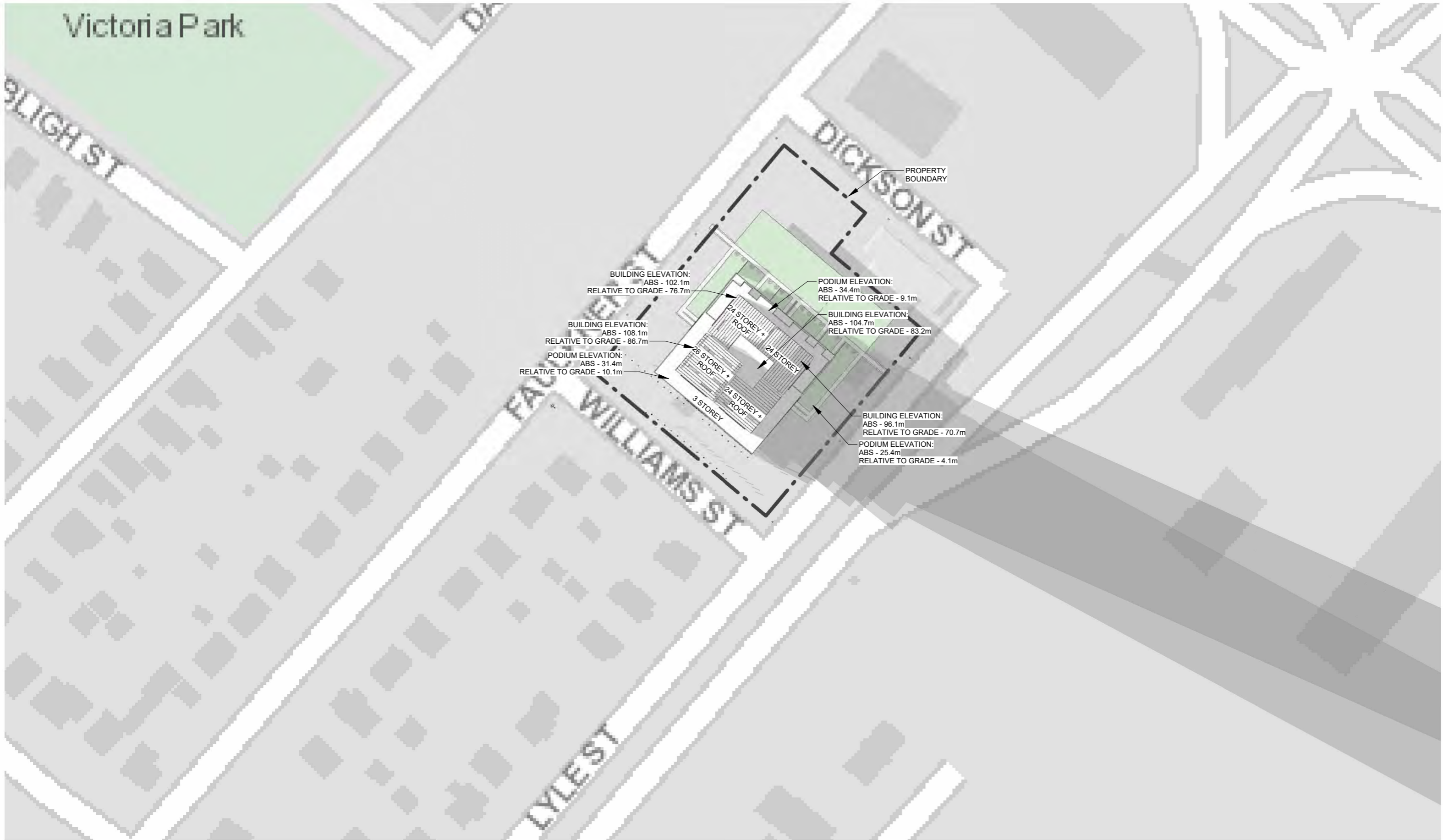
North-West Streetwall

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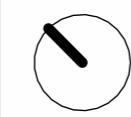
D34



WYSE TOWER
 WILLIAMS STREET, DARTMOUTH NS

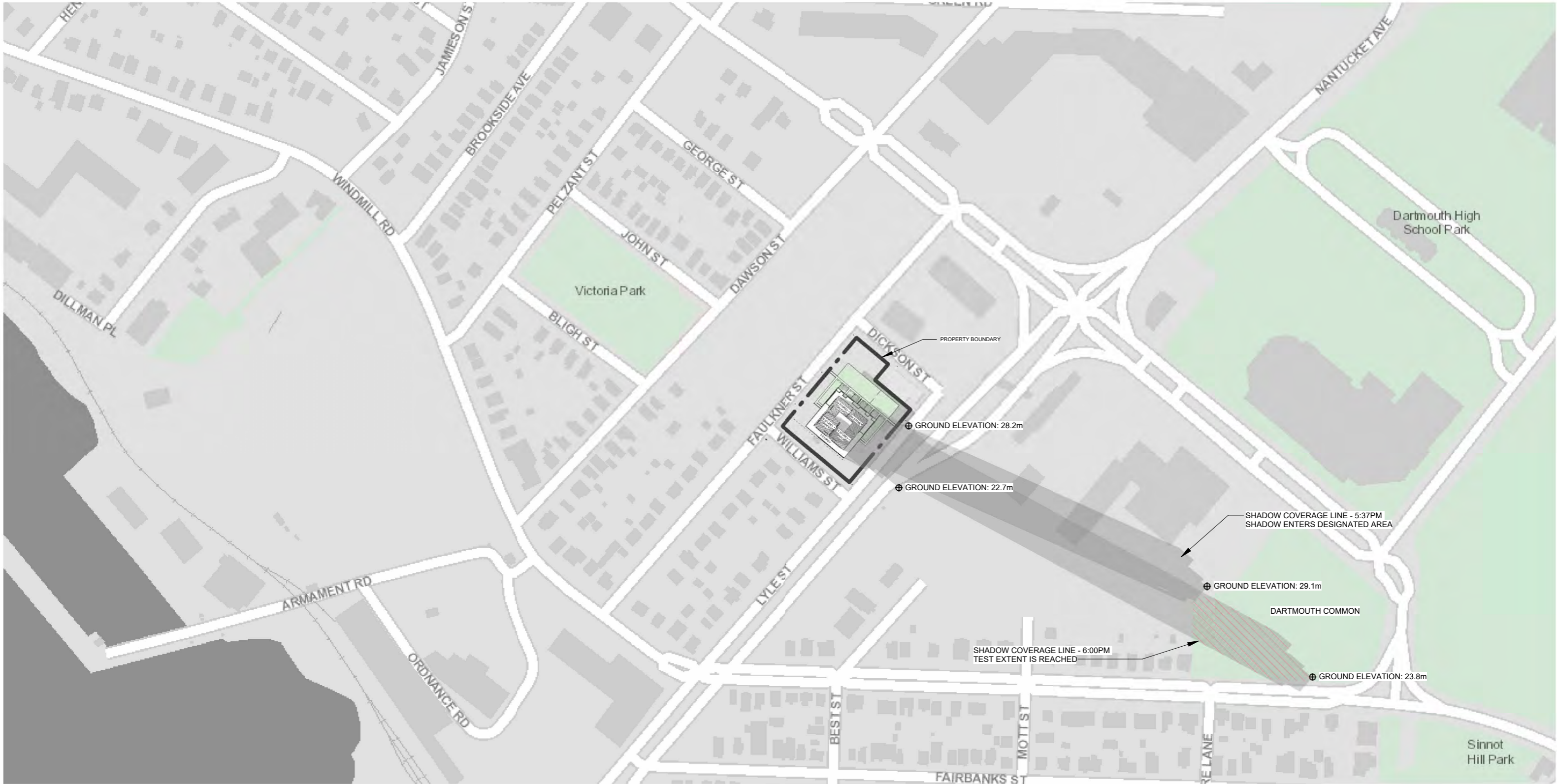
Shadow Study Key Plan

Project No: 2021-04
 Scale: 1 : 1000
 Date: 2022-05-20
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WM FARES
 ARCHITECTS

D35



WYSE TOWER
WILLIAMS STREET, DARTMOUTH NS

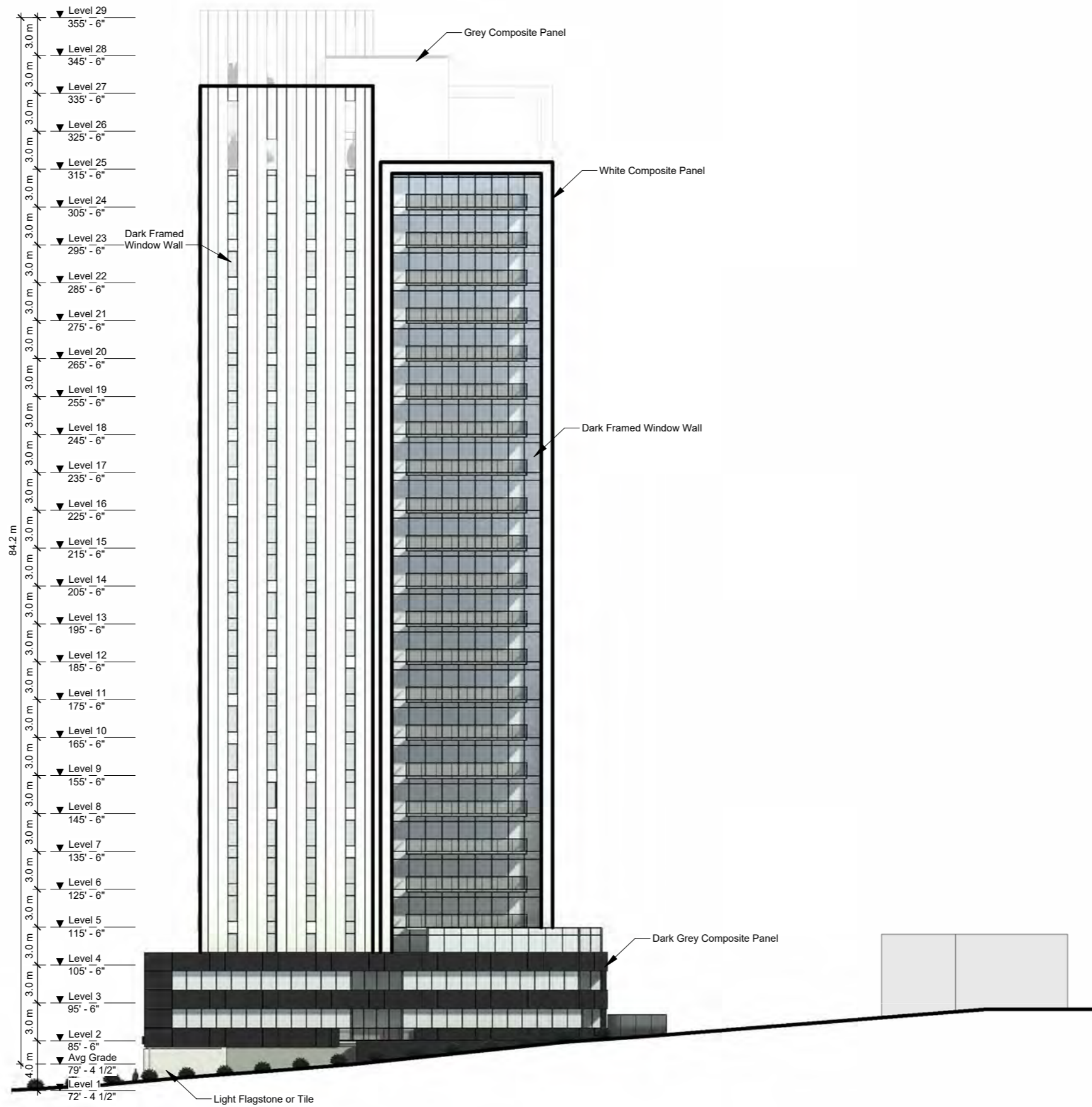
Shadow Study

Project No: 2021-04
Scale: 1 : 2750
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WM FARES
ARCHITECTS

D36



WYSE TOWER
WILLIAMS STREET, DARTMOUTH NS

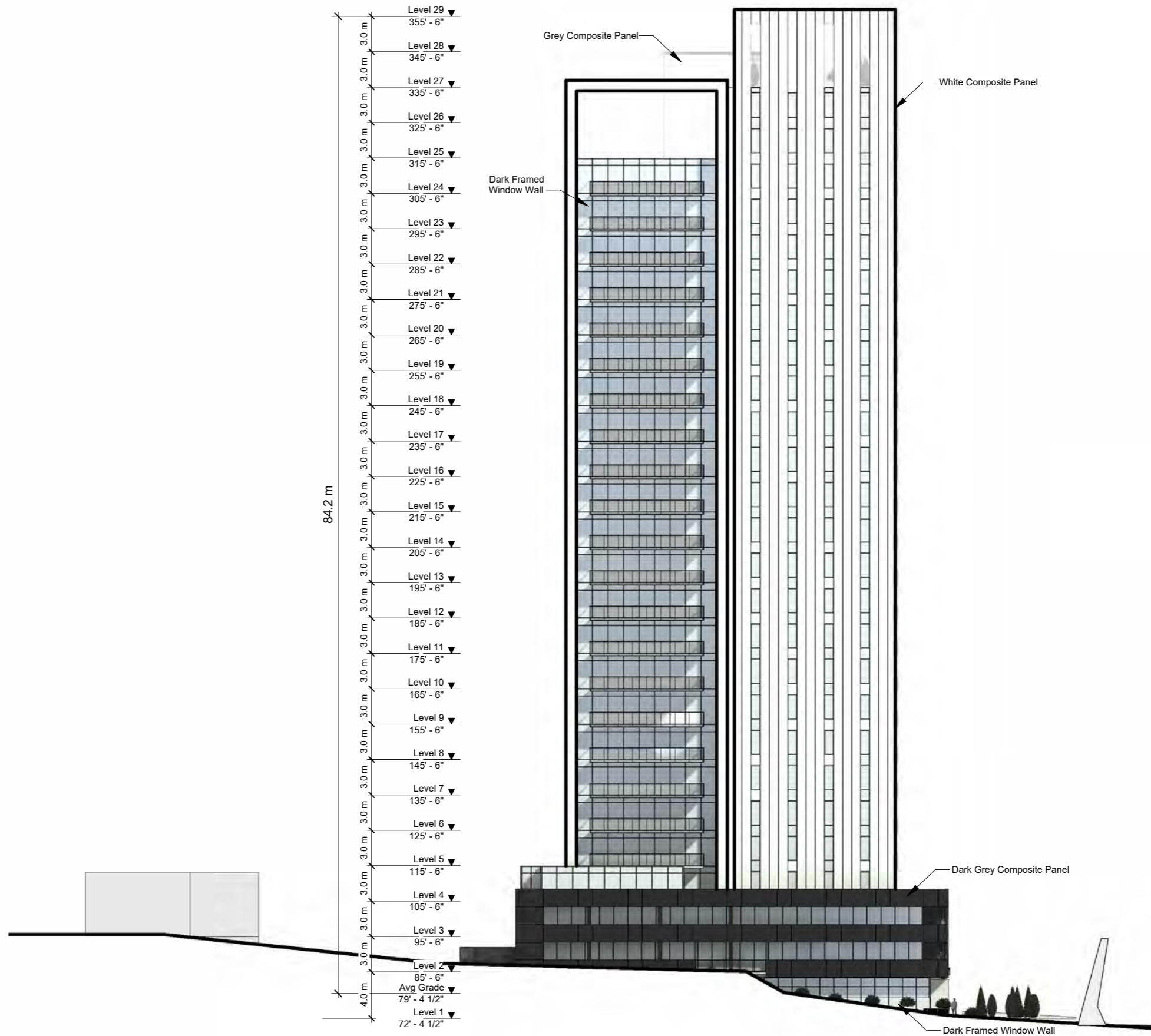
Context Elevation

Project No: 2021-04
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WM FARES
ARCHITECTS

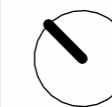
D37



WYSE TOWER
WILLIAMS STREET, DARTMOUTH NS

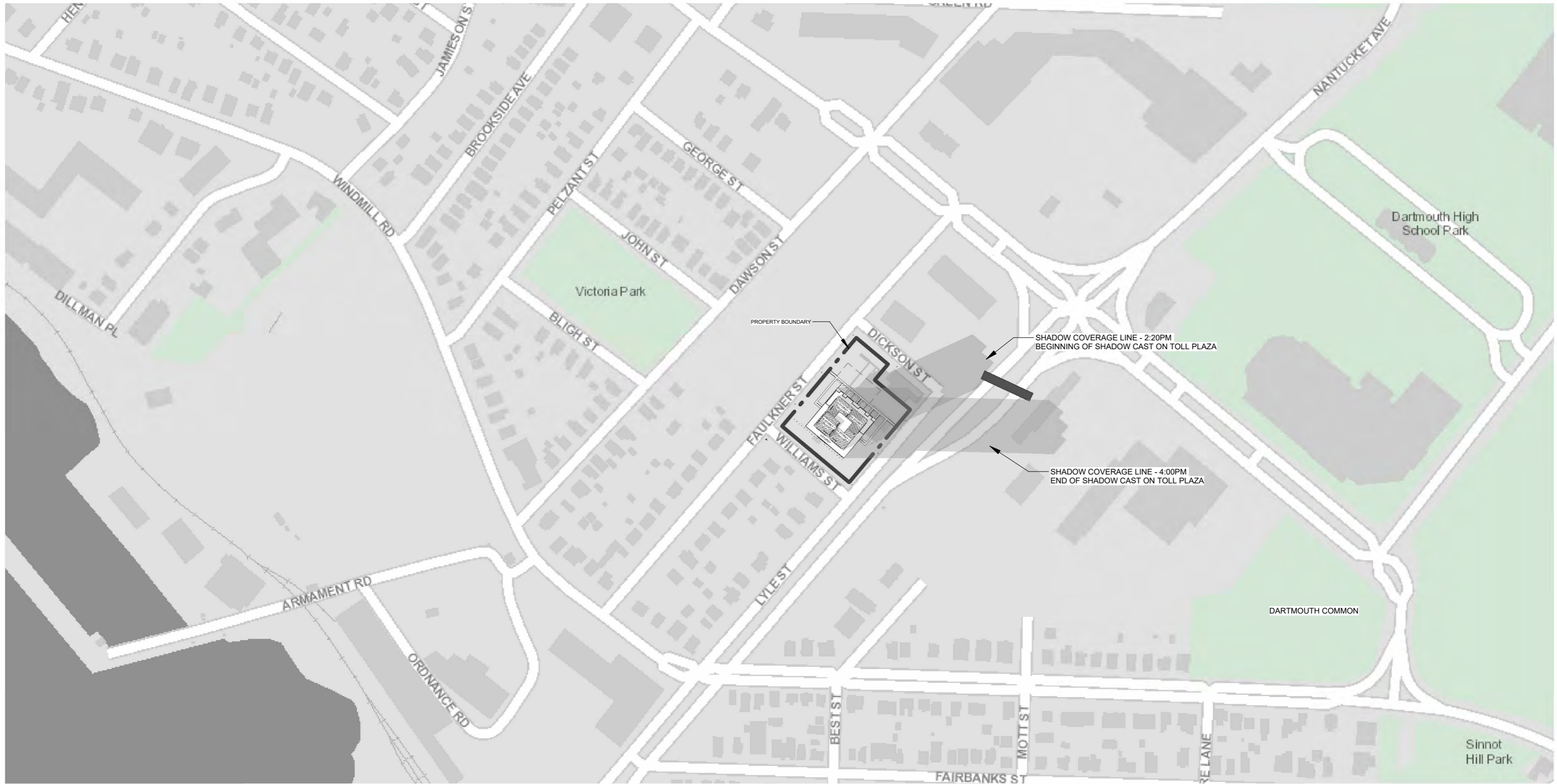
Context Elevation

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WM FARES
ARCHITECTS

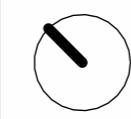
D38



WYSE TOWER
 WILLIAMS STREET, DARTMOUTH NS

Shadow Study - Toll Plaza

Project No: 2021-04
 Scale: 1 : 2750
 Date: 2022-05-20
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WM FARES
 ARCHITECTS

D39

