

## PART VI DESIGN CRITERIA CHECKLIST

An application for Level II and Level III site plan approval, or an application for Level I site plan approval that includes a registered heritage property or a building located in a heritage conservation district, shall include a design rationale that identifies how each specific design requirement contained in Part VI is:

- (a) either applicable or not applicable in the specific context of the application; and
- (b) if applicable, the manner in which it has been addressed by the design.

Please complete this checklist to satisfy this application requirement.

This checklist is intended to be used as a guide to Part VI of the Regional Centre Land Use Bylaw. Additional requirements and definitions can be found within the full document. The Regional Centre Land Use Bylaw can be found here:

<https://www.halifax.ca/about-halifax/regional-community-planning/community-plan-areas/regional-centre-plan-area>

*Please note that all diagrams referenced in this form can be found in Part VI of the Regional Centre Land Use Bylaw		
Part VI, Chapter 2: At-Grade Private Open Space Design Requirements		
Design Requirement: Contribution to Open Space Network		
<p><b>Section 113</b> Where one or more at-grade private open space(s) are proposed, at least one shall contribute to the Regional Centre’s network of open spaces by: (a) abutting an existing public open space that is not a public sidewalk; (b) abutting an existing public sidewalk; (c) abutting an existing mid-block at-grade private open space; or (d) establishing a new mid-block at-grade private open space.</p>	<p><input checked="" type="checkbox"/> Applicable  <input type="checkbox"/> Not Applicable</p>	<p>Rationale:</p> <p>The proposal proposes two at-grade private open spaces, an upper courtyard and a patio for the bicycle room. Both contribute to the Regional Centre’s network of open spaces by “abutting an existing mid-block at-grade private open space” [s. 113(c)].</p> <p>Diagram LUB 113 on Sheet G739 shows these connections, which are also visible on the landscaping plan on Sheet L101.</p>
Design Requirement: At-Grade Private Open Spaces Abutting a Public Sidewalk		
<p><b>Section 114</b> At-grade private open spaces that abut public sidewalks shall provide pedestrian access by having at least one contiguous connection of not less than 2.0 metres wide, from the at-grade private open space to the public sidewalk.</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:</p> <p>The proposal includes no at grade private open spaces abutting a sidewalk.</p> <p>The walkway to Young Street, visible in diagram LUB 113 on sheet G739, is too narrow to be considered such a space, following the criteria of Section 115.</p>













Design Requirement: Weather Protection		
<p><b>Section 130</b> (1) Subject to Subsection 130(2), where entrances for commercial uses or multi-unit dwelling uses are proposed in the streetwall, weather protection for pedestrians shall be provided above the entrances and shall consist of at least one of the following (Diagram 11): (a) canopies; (b) awnings; (c) recessed entrances; or (d) cantilevers.</p> <p>(2) Subsection 131(1) shall not apply to the entrances of grade-related units</p>	<p><input checked="" type="checkbox"/> Applicable  <input type="checkbox"/> Not Applicable</p>	<p>Rationale:  The proposal provides weather protection by recessing all pedestrian entrances in the streetwall for commercial and multi-unit residential uses.</p>
Design Requirement: Exposed Foundations and Underground Parking Structures		
<p><b>Section 131</b> Exterior foundation walls and underground parking structures the height of which exceeds 0.6 metres above grade shall be clad in a material consistent with the overall design of the same exterior façade.</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:  No foundation walls or underground parking structures exceed 0.6 metres above grade.</p>
Design Requirement: Building Top Distinction		
<p><b>Section 132</b> (1) Subject to Subsection 132(2), a portion of the top third of a building shall be differentiated from lower portions of the same building, by using two or more of the following (Diagram 12): (a) colour(s); (b) material(s); and (c) projections and recesses not less than 0.15 metres in depth.</p> <p>(2) The minimum height of the differentiated portion shall be no less than: (a) 0.5 metres in height for a low-rise building or mid-rise building; (b) 1.0 metres in height for a tall mid-rise building; and (c) 3.0 metres in height for a high-rise building.</p>	<p><input checked="" type="checkbox"/> Applicable  <input type="checkbox"/> Not Applicable</p>	<p>Rationale:  The two features differentiate the upper third of the building. A 0.5 metre cap flashing caps the corrugated metal cladding. Its colour is of a similar hue and saturation to the corrugated metal, but with a tone that is perceptibly darker. The landmark tower differentiates its upper third with an extending parapet that emphasizes the distinction of the tower and its cladding material from the more subdued corrugated metal.</p> <p>Please refer to Sheet A601 for the cladding schedule.</p>



Design Requirement: Penthouses		
<p><b>Section 133</b> Penthouses shall be visually integrated into the overall design of the building</p>	<p><input checked="" type="checkbox"/> Applicable  <input type="checkbox"/> Not Applicable</p>	<p><b>Rationale:</b>            During the daytime, the penthouse visually integrates into the building by being clad in the same corrugated metal that dominates the façade of the building. The colour of the penthouse will be a colour of similar hue and saturation but of a noticeably lighter tone so that the penthouse blends into the sky either than looming over the street.</p> <p>During the nighttime, the penthouse will catch little stray light from the street and will have receive external illumination from the proposed lighting scheme. Illumination will be directed at the walkways, specifically. Please refer to sheet A601 for the cladding materials schedule.</p>
Design Requirement: Rooftop Mechanical Features		
<p><b>Section 134</b> Rooftop mechanical features shall be visually integrated into the design of the building and concealed from the public view at the streetline.</p>	<p><input checked="" type="checkbox"/> Applicable  <input type="checkbox"/> Not Applicable</p>	<p><b>Rationale:</b>            Rooftop mechanical features will be located within interior of the mechanical penthouse, within the open roofed enclosure on top penthouse or within the extended parapet of the landmark tower. All of these features visually integrated into the overall design of the building in compliance with Section 133. Please refer to diagram LUB 86 on Sheet G729.</p>
Part VI, Chapter 4: Parking, Access, and Utilities Design Requirements		
Design Requirement: Pedestrian Connections		
<p><b>Section 135</b> Where pedestrian connections are proposed on the site, at least one shall connect (Diagram 13): (a) one public street to another public street; (b) one public street to a public open space; (c) one sidewalk to another sidewalk; or (d) one public street or a sidewalk to an at-grade private open space that is located on the site.</p>	<p><input checked="" type="checkbox"/> Applicable  <input type="checkbox"/> Not Applicable</p>	<p><b>Rationale:</b>            A pedestrian connection follows the side yard from Young Street (a public street) to two at-grade private spaces. This connection is visible on Sheet L101.</p>

Design Requirement: Pedestrian Connections Through Accessory Surface Parking Lots		
<p><b>Section 136</b> (1) Pedestrian connections within accessory surface parking lots shall be no less than 2.0 metres wide.</p> <p>(2) Pedestrian connections within accessory surface parking lots shall be delineated by raised walkways, no less than 0.15 metres high, and consisting of: (a) poured concrete; (b) brick pavers; (c) stone pavers; or (d) concrete pavers.</p> <p>(3) Where a pedestrian connection crosses a driving aisle, the surface of the aisle shall be raised to meet the elevation of the abutting pedestrian connection and delineated with a change of colour or material from the driving aisle.</p> <p>(4) A pedestrian connection shall provide a direct route between parking areas, building entrances, and the nearest sidewalk.</p>	<input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable	<p>Rationale:</p> <p>The proposal includes no accessory surface parking lots.</p>
Design Requirement: Motor Vehicle and Service Accesses		
<p><b>Section 137</b> (1) Motor vehicle and service accesses in the streetwall shall be minimized by using the same colours or materials chosen for the streetwall.</p> <p>(2) All motor vehicle and service accesses shall: (a) not exceed the height of the ground floor or 4.5 metres, whichever is less; and (b) be completely enclosed with a door(s)</p>	<input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable	<p>Rationale:</p> <p>(1) The motor vehicle access door on Oxford Street is the same colour as the streetwall in which it is set. Please refer to the elevation on Sheet A202 as well as the cladding schedule on Sheet A601.</p> <p>(2) The motor vehicle access on Young Street forms a part of the ground floor and has a height of 10'-0" or 3.05 metres. This height does not exceed the ground floor-to-floor height of 4.7 metres. Please refer to the elevation on Sheet A202.</p>
Design Requirement: Parking Internal to a Building or Within a Parking Structure		
<p><b>Section 138</b> Where parking internal to a building is located within the streetwall, it shall be screened from public view from any public right-of-way or park.</p>	<input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable	<p>Rationale:</p> <p>No parking internal to the building is located in the streetwall because all parking is below grade.</p>

Design Requirement: Visual Impact Mitigation for Utility and Mechanical Features		
<p><b>Section 139</b> The visual impact of utility features and mechanical features, including vents and meters, shall be minimized by concealing them from public view at the streetline by: (a) using opaque screening; or (b) enclosing them within a projection or recess in the building.</p>	<p><input checked="" type="checkbox"/> Applicable  <input type="checkbox"/> Not Applicable</p>	<p>Rationale:            Sheet A602 details the concealment of exterior mechanical features from the streetline.</p>
Design Requirement: Heat Pumps and Other Heating and Ventilation Equipment for Individual Units		
<p><b>Section 140</b> Heat pumps and other heating and ventilation equipment for individual units are permitted on balconies, unenclosed porches, and verandas if they are concealed from public view at the streetline by: (a) using opaque screening; or (b) enclosing them within a projection or recess in the building.</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:            The proposal includes no heat pumps or other HVAC equipment on balconies.</p>
Part VI, Chapter 5: Heritage Conservation Design Requirements		
Design Requirement: Conservation of Character-Defining Elements		
<p><b>Section 141</b> Character-defining elements of registered heritage buildings shall be conserved and remain unobstructed.</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:            The proposal includes no registered heritage buildings and it abuts no such buildings. The proposal is not within nor does it abut any heritage conservation districts.</p>

<p><b>Design Requirement: New Windows and Doors</b></p>		
<p><b>Section 142</b> New window and door openings on registered heritage buildings shall match established patterns (materials, design, detail, and dimensions).</p>	<p> <input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable         </p>	<p><b>Rationale:</b>            The proposal includes no registered heritage buildings and it abuts no such buildings. The proposal is not within nor does it abut any heritage conservation districts.</p>
<p><b>Design Requirement: Preservation of Architectural Elements</b></p>		
<p><b>Section 143</b> Architectural elements on registered heritage buildings shall be preserved, such as pilasters, columns, cornices, bays, and parapets.</p>	<p> <input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable         </p>	<p><b>Rationale:</b>            The proposal includes no registered heritage buildings and it abuts no such buildings. The proposal is not within nor does it abut any heritage conservation districts.</p>

Design Requirement: Use of Archival Evidence		
<p><b>Section 144</b> Archival evidence shall be used to support the rehabilitation and restoration of character-defining elements on registered heritage buildings, or on registered heritage properties.</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p><b>Rationale:</b>                      The proposal includes no registered heritage buildings and it abuts no such buildings. The proposal is not within nor does it abut any heritage conservation districts.</p>
Design Requirement: Historic Building Façades		
<p><b>Section 145</b> Historic building façades on registered heritage buildings shall be retained and rehabilitated, or restored using traditional materials.</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p><b>Rationale:</b>                      The proposal includes no registered heritage buildings and it abuts no such buildings. The proposal is not within nor does it abut any heritage conservation districts.</p>
Design Requirement: Materials		
<p><b>Section 146</b> Brick or masonry façades shall be maintained and restored on registered heritage buildings. The painting of brick or masonry façades is prohibited.</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p><b>Rationale:</b>                      The proposal includes no registered heritage buildings and it abuts no such buildings. The proposal is not within nor does it abut any heritage conservation districts.</p>

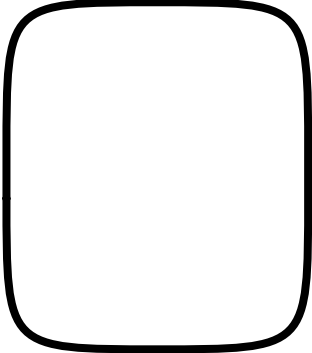
**Design Requirement: Maintenance of Same or Similar Cornice Line Height for New Developments in a Heritage Context**

<p><b>Section 147</b> The podiums or streetwalls of new developments in a heritage context shall maintain the same or similar cornice line height established by abutting registered heritage buildings, except where the maximum streetwall height permitted under the Land Use By-law is lower than the cornice of the registered heritage buildings.</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:          The proposal includes no registered heritage buildings and it abuts no such buildings. The proposal is not within nor does it abut any heritage conservation districts.</p>
---	--	--

**Design Requirement: Streetwall Stepback for Taller Portions of New Developments in a Heritage Context**

<p><b>Section 148</b> Subject to Subsection 93(4), any portions of new developments in a heritage context that are taller than the cornice line of an existing abutting registered heritage building shall be stepped back from the streetwall (Diagram 14).</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:          The proposal includes no registered heritage buildings and it abuts no such buildings. The proposal is not within nor does it abut any heritage conservation districts.</p>
--	--	--

Design Requirement: Side Wall Stepback for Taller Portions of New Detached Buildings in a Heritage Context		
<p><b>Section 149</b> Where a detached building constitutes a new development in a heritage context and where it abuts the same streetline as the registered heritage building, any portions of the new development that are taller than the cornice line of the registered heritage building shall be stepped back 3 metres on the side that abuts the heritage building (Diagram 15).</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:                      The proposal includes no registered heritage buildings and it abuts no such buildings. The proposal is not within nor does it abut any heritage conservation districts.</p>
Design Requirement: Architectural Elements of Existing Heritage Buildings to be Used as a Reference in the Design of New Development in a Heritage Context		
<p><b>Section 150</b> Architectural elements of existing abutting registered heritage buildings shall be used as a reference in the design of new development in a heritage context, by: (a) Incorporating articulation established by vertical and horizontal architectural elements of the registered heritage buildings (i.e. columns, pilasters, cornice, architectural frieze, datum lines, etc.); (b) Incorporating proportions and vertical spacing of the registered heritage buildings' windows; and (c) Where new development in a heritage context is located at the ground level, maintaining the proportions and transparency of the registered heritage buildings' storefront and façade elements</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:                      The proposal includes no registered heritage buildings and it abuts no such buildings. The proposal is not within nor does it abut any heritage conservation districts.</p>
Design Requirement: Awnings and Canopies		
<p><b>Section 151</b> (1) If proposed on a registered heritage building, awnings and canopies shall be: (a) Designed to fit within the dominant horizontal structural elements of the lower façade and not obscure significant architectural features; (b) Located between vertical columns or pilasters to accentuate and not to obscure these elements; (c) Designed to complement the fenestration pattern of the registered heritage building; and (d) Constructed using heavy canvas fabric or similar material in either a solid colour or striped. The use of retractable awnings is encouraged. Vinyl and high gloss fabrics and</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:                      The proposal includes no registered heritage buildings and it abuts no such buildings. The proposal is not within nor does it abut any heritage conservation districts.</p>

<p>internally-illuminated awnings shall be prohibited.</p> <p>(2) Metal or glass awnings or canopies may be permitted on a registered heritage building, if designed to complement historic architectural elements.</p>		
<p><b>Design Requirement: Lighting Hardware</b></p>		
<p><b>Section 152</b> Lighting hardware shall be located so that it does not disfigure or conceal any significant architectural feature of the registered heritage building. Where it is not possible to hide lighting hardware, it shall be compatible with the building's architecture and materials.</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p><b>Rationale:</b>          The proposal includes no registered heritage buildings and it abuts no such buildings. The proposal is not within nor does it abut any heritage conservation districts.</p>
<p><b>Design Requirement: Directing Lighting to Accentuate or Emphasize Architectural Features or Signage</b></p>		
<p><b>Section 153</b> Lighting shall be directed to accentuate or emphasize the architectural features of registered heritage buildings or their signage.</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p><b>Rationale:</b>          The proposal includes no registered heritage buildings and it abuts no such buildings. The proposal is not within nor does it abut any heritage conservation districts.</p>
<p><b>Part VI, Chapter 6: Other Design Requirements</b></p>		
<p><b>Design Requirement: General Lighting</b></p>		
<p><b>Section 154</b> The following features shall be illuminated: (a) common building entrances; (b) walkways; (c) accessible at-grade private open space; (d) parking lots; and (e) off-street loading spaces.</p>	<p><input checked="" type="checkbox"/> Applicable  <input type="checkbox"/> Not Applicable</p>	<p><b>Rationale:</b></p> 



Design Requirement: Emphasis of View Terminus Sites		
<p><b>Section 155</b> View terminus sites, as shown on Schedule 5, shall be emphasized perpendicular to and visible from a view line, by at least one of the following approaches: (a) subject to Subsection 93(5), extending the height of a portion of the streetwall (Diagram 16); (b) locating a clock tower, bell tower, rooftop cupola, spire, steeple, or minaret on the top of the building (Diagram 16); (c) providing an at-grade private open space (Diagram 17); or (d) locating a public art installation, a landmark element, or a cultural artifact on a portion of the streetwall, or in an at-grade private open space (Diagram 17).</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:            The proposal does not sit on a view terminus site.</p>
Design Requirement: Parking Areas, Accessory Surface Parking Lots, Off-Street Loading Spaces, and Site Utilities on View Terminus Sites		
<p><b>Section 156</b> Parking areas, accessory surface parking lots, off-street loading spaces, or site utilities shall not be visible within a view terminus as shown on Schedule 5.</p>	<p><input type="checkbox"/> Applicable  <input checked="" type="checkbox"/> Not Applicable</p>	<p>Rationale:            The proposal does not sit on a view terminus site.</p>