

1 Application Information

Fees Processing Fee: \$770.00* Advertising deposit: \$1500.00 Total: \$____.00

! I hereby certify that the public consultation process as set out in the Downtown Halifax Land Use By-law has been completed.

Description of project in detail including: 1. Proposed Use 2. Design Rationale 3. Proposed Public Benefit Contribution (where applicable) 4. Variance Requests (attach additional pages, if necessary)

2 Property Information

Primary Property

PID	Civic Address	Owner(s) Name

Other Property(s) affected

PID	Civic Address	Owner(s) Name

Encumbrances

Describe any easements, restrictive covenants or other encumbrances affecting the subject land(s):

3 Culture / Heritage

Is this a registered Heritage Property?
 Municipal Provincial Federal No

Is the property within the Barrington Street Heritage Conservation District?
 Yes No

Does this property abut a registered Heritage Property?
 Yes No

*Processing fees not applicable within Barrington St. Heritage Conservation District

Are you aware if the site contains any of the following cultural/heritage resources?

- archaeological sites
- buildings, structures, and landscape features of historical significance or value
- cemeteries or known burials

If yes to any of the above, please provide details of any cultural or heritage resources on or abutting the site:

4 Contact Information

Registered Owner(s):

Mailing Address

E-mail Address

Phone

Mobile

Fax

Applicant?* Yes No

Consultant:

Mailing Address

E-mail Address

Phone

Mobile

Fax

Applicant?* Yes No

5 Variance Request

The Downtown Halifax Land Use By-law enables the Design Review Committee to consider applications to relax certain requirements of the By-law subject to the criteria of the Design Manual.

What is the nature of the variance requested?

- Streetwall setback
- Side and rear yard setback
- Streetwall height
- Streetwall width
- Upper storey street wall stepback
- Upper storey side yard stepback
- Maximum tower width
- Maximum height
- Landmark element
- Precinct 1 built form
- Precinct 4 built form
- Landscaped open space
- Prohibited external cladding material

1. Give a general explanation of the proposal and describe how the requested variance(s) is/are consistent with the applicable Design Manual criteria. (If additional space is required, attach another sheet):

2. Explain why is it not possible for the proposal to comply with the Downtown Halifax Land Use By-Law.

I certify that I am submitting the above referenced application, including all of the required supporting information, for approval with the consent of the owner(s) of the subject property(s). The owner(s) has/have seen the proposal and have authorized me to act as the applicant for this planning application. * My identification as the applicant means that I am the primary contact with HRM in all matters pertaining to this application.

I understand that all studies or reports submitted in support of this application are public. Once it has been determined that these documents are complete in both the comprehensiveness of the data used and that the analysis methodology is in keeping with HRM standards, they will be available for release to the public for inspection. Upon request by HRM, I agree to provide additional copies of such reports or studies as may be necessary.

Applicant Signature

Application Date

All applications must include the written consent of all registered owners of the subject lands, contain complete and accurate information, and include the appropriate fees. **Incomplete applications will be returned.**

All fees are to be made payable to Halifax Regional Municipality.

All plans are to be folded to approximately 8½" x 11" with the face of the folded print being the title block which is located in the lower right-hand corner of the plan.

Please submit your application to the following office:

mail: HRM Planning Services
Planning Applications
Bayers Road
PO Box 1749
Halifax, NS B3J 3A5

courier: HRM Planning Services
Planning Applications
Bayers Road
7071 Bayers Road, Suite 2005
Halifax

tel: (902) 490-4393

SUPPORTING INFORMATION REQUIREMENTS & FEES

Required Information*

- 6 copies - Detailed Site Plan at full scale (*note 1*)
- 1 copy - 11" x 17" Reduced Format Site Plan
- 6 copies - latest survey plan (where available)
- 6 copies - Building Drawings (*note 2*)
- 6 copies - Servicing Schematic (*note 3*)
- 3 copies - Traffic Impact Statement/Study (*note 4*)
- 3 copies - Wind Impact Assessment (*note 5*)
- 2 3D models in Sketchup format - **one** depicting the building envelopes and **one** of the detailed proposal
- 3 copies - Explanation of Design Rationale consistent with Schedule S-1: Design Manual (*note 6*)
- 3 copies - Heritage Impact Statement (*note 7*)

*The required information for **each site plan application will vary** depending on the nature of the proposal. Prior to submitting an application, please consult with HRM staff to determine the information required.

DRAWING STANDARDS

Plans shall be prepared and stamped by the appropriate qualified professionals (i.e., engineer, architect, surveyor, etc.) who are members in good standing with their professional associations, and are to be based on the best available mapping or aerial photos. All plans are to include a north arrow, scale, legend, and drawing/ revision dates. The type of plan (e.g. "Site Plan") shall appear in a title block in the lower right portion of the drawing.

Note 1 Detailed Site Plan

The site plan shall include:

- Dimensions and area of all subject lands based on the most recent surveys and legal descriptions
- Location and names of all existing and proposed streets, registered easements, and rights-of-way,
- A key plan, property identification (PID #, lot number, and/or civic number), and name of property owner
- The footprint and area of proposed buildings, setbacks from all property boundaries, and the location of any existing buildings or structures to be retained or demolished
- Driveway locations, landscaping and surface parking area
- Building articulation pursuant to section 3.3 of the Design Manual
- The siting of building utilities, vehicle access and parking, lighting and signage pursuant to section 3.5 of the Design Manual

Note 2 Building Drawings

Building drawings shall be prepared by a qualified professional and include the following details:

- Height and number of storeys
- View plane locations, where applicable
- Renderings of all elevations with building materials and colours
- Typical Floor Plans with uses labelled, location, type & number of units
- Streetwall height and setbacks pursuant to section 3.1 of the Design Manual
- Streetwall material quality and detail pursuant to section 3.2 of the Design Manual

Note 3 Servicing Schematics

The Servicing Schematics shall be prepared by a Professional Engineer in accordance with the *Municipal Service Systems Design Guidelines* and shall contain at a minimum:

- Lot layout and building footprint
- Driveway location(s) including dimensions
- Sewer lateral locations including size
- Water lateral locations including size
- Existing trunk services that will service the property

Note 4 Traffic Impact Statement / Study

The traffic impact statement or study, as applicable, shall be prepared and stamped by a Professional Engineer in accordance with the current version of HRM's *Guidelines for the Preparation of Transportation Impact Studies*. Copies of these requirements are available upon request.

Note 5 Wind Impact Assessment

A new building that is proposed to be greater than 20 metres in height or an addition to a building that will result in the building being greater than 20 metres in height shall be subject to a quantitative wind impact assessment as per the requirements of Schedule S-2 of the Downtown Halifax Land Use By-law.

Note 6 Design Rationale

The design rationale shall be prepared by the project architect and explain how the proposal fits with the vision of the precinct within which the proposal is located. The document is to include the rationale for any built form variance requests and how they meet the objectives and guidelines of the Design Manual.

Note 7 Heritage Impact Statement

Where an addition to a registered heritage property or a property in a heritage conservation district has a gross floor area greater than 50% of the gross ground floor area of the existing building, a Heritage Impact Statement as per the requirements of Schedule "A" of the Heritage By-law and/or the Heritage Conservation District (Barrington Street) By-law, may be required.