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This set of drawings is prepared with a view to applying for an HRM Development Agreement to renovate and use the building as a café.

ISSUED

2021.12.20HRM review  
2022.01.14TEAM Review  
2022-01-18TEAM REVIEW

360 CAD SERVICES



Peter HenryARCHITECT

3252 Veith Street  
HALIFAX NS B3K 3H2  
902.455.9884  
phARCHITECT@eastlink.ca

Selby's Bunker  
6319 Chebucto Road

Cover + Sheet List



ph

drawn:ph/jb/ig  
design:ph  
date:2021-03-11

drawing number:DA.A.01

PLANNING APPLICATION FORM

- Part 1: Applicant Information
- Part 2: Application Details
- Part 3: Supporting Information Requirements
- Part 4: Fees

PART 1: APPLICANT INFORMATION

Registered Property Owner(s):  
3319434 NOVA SCOTIA LIMITED

Mailing Address:

E-mail Address:

Phone:

Cell:

Fax:  
N/A

Applicant?\*

☐ Yes

☒ No

Consultant:  
360 CAD Services  
(David Chaisson)

Mailing Address:  
22 Edgehill Road, Halifax, Nova

E-mail Address:  
dchaisson@360cadservices.com

Phone:  
(902) 346-3600

Cell:  
(902) 488-1230

Fax:  
N/A

Applicant?\*

☒ Yes

☐ No

\*indicates who the applicant of record is and who the contact is for the municipality

I certify that I am submitting this 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 or additional information as may be necessary.

I understand that my planning application will be processed in an expeditious manner by the Municipality, and that the process will require my timely response to feedback provided. It is understood that my failure to respond in a timely manner to requests for additional information, studies, revisions, or questions of clarification provided by the Municipality may result in the closure of the planning application, and the refunding of any unused portion of submitted fees.

David Chaisson

Digitally signed by David Chaisson

Date: 2022.02.14 18:14:22 -04'00'

Applicant Signature

February 18, 2002

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 not be processed - applications cannot be processed unless all required information has been provided.**

PART 2: APPLICATION DETAILS

- Type of planning application: (please check all that apply)
- ☐ Land Use By-law Map Amendment (Rezoning): \_\_\_\_\_ Zone to \_\_\_\_\_ Zone
  - ☐ Land Use By-law Text Amendment
  - ☒ Development Agreement
  - ☐ Substantive Development Agreement Amendment
  - ☐ Non-Substantive Development Agreement Amendment
  - ☐ Development Agreement Discharge

PROJECT INFORMATION

Attach detailed written description/letter of proposed use/development			
Existing Land Use(s)	Single Unit dwelling		
Existing Residential Units	1	Existing Commercial Floor Area	0
Proposed Land Use(s)	Single unit dwelling, cafe and gift shop		
Proposed Number of Residential Units	1	Proposed Gross Commercial Floor Area	162 SM
Gross Floor Area of Other Land Uses (ie. industrial, institutional)	0		
Number of Proposed Residential Units by Type	Studio: 0	1-bedroom: 1	2+ bedrooms: 0
Proposed Maximum Height (in floors and metres)	2 floors, 6 metres	Number of Buildings Proposed	1
Sanitary Service Type	Municipal	Water Service Type	Municipal
Total # of Proposed Parking Spaces:	Vehicle Spaces Indoor: 0	Vehicle Spaces Outdoor: 0	

PROPERTY INFORMATION & ENCUMBRANCES

PID	Civic Address	Owner(s) Name
00133363	6319 Chebucto Road, Halifax	3319434 NOVA SCOTIA LIMITED

Are there any easements, restrictive covenants or other encumbrances affecting the subject land(s)?

☐ Yes

☒ No

If Yes, attach details (ie deeds, instruments etc)

HERITAGE



<b>Is this a registered Heritage Property?</b> <input type="checkbox"/> Municipal <input type="checkbox"/> Provincial <input type="checkbox"/> Federal <input checked="" type="checkbox"/> No	Does this property about a registered Heritage Property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Are you aware if the site contains any of the following cultural/heritage resources?</b> <input type="checkbox"/> archaeological sites or resources <input type="checkbox"/> buildings, structures, and landscape features of historical significance or value <input type="checkbox"/> cemeteries or known burials	
If yes to any of the above, please provide details of any cultural or heritage resources in the written project description as required under <b>‘Project Information’ above</b>	

Part 3: SUPPORTING INFORMATION REQUIREMENTS

Applicants are required to meet with staff before submitting an application.

- 1. Please contact Planning & Development to arrange of meeting with a planner.
- 2. Staff will review your request, confirm whether or not planning policies enable you to submit an application, and identity all supporting information requirements.
- 3. After receiving your application, staff will review it for completeness and advise if any further information is required.

Information Required for ALL APPLICATIONS.

- ☒ 1 copy - a written Project/Design rationale (explain the proposal and how it satisfies applicable Municipal Planning Strategy policy & relates to adjacent lands)
- ☒ 1 copy - Detailed Site and Floor Plans (see note 1)
- ☒ electronic versions of all information consolidated in PDF, MS Word or other specified file format

Other Required Information

Planning staff will advise which items from the following list are required as part of the application, depending on the application nature and scale. Please consult with staff before submitting your application. The need for additional information or printed copies beyond the material listed here may be identified as the application progresses through the review process.

- ☒ Latest survey plan (where available)
- ☒ Preliminary landscape plan (note 2)
- ☒ Design rationale (note 3)
- ☒ Building drawings (note 4)
- ☒ Application summary table (note 5)
- ☒ Context map (note 6)
- ☐ Traffic Impact Statement or Study (note 7)
- ☐ Shadow study (note 8)
- ☐ Wind impact assessment or analysis with mitigation strategy (note 8)
- ☐ Servicing schematic, if serviced by central sanitary, storm sewer or water systems (note 9)
- ☒ Legal description of property (development agreements only)
- ☒ Aerial photograph(s)
- ☐ Preliminary stormwater management plan (note 10)
- ☒ Building / site signage plan
- ☐ Building / site lighting plan
- ☒ Material board (note 11)
- ☐ Projected population density (must include calculations in accordance with applicable land use by-law)
- ☐ On-site sewage disposal system details
- ☒ Colour perspective drawings, showing proposed development and existing development from pedestrian perspectives
- ☐ Electronic Sketchup model of the proposal
- ☐ Groundwater assessment (Level 1 or 2 as required)

- ☐ Heritage impact statement (where a registered heritage property is part of development site)
- ☐ Environmental assessment (for contaminated sites)
- ☐ Large format versions of any drawings
- ☐ Any other information as deemed required by HRM
- ☐ Electronic versions of required materials consolidated in PDF, MS Word or other specified file format

DRAWING STANDARDS

Plans must be prepared by the appropriate qualified professionals (i.e., engineer, architect, landscape architect, surveyor, etc.) who are members in good standing with their professional associations, and are to be based on the best available and most current mapping or aerial photos. All plans are to be scalable, include a north arrow, scale, legend, and drawing/ revision dates. The type of plan (e.g. "Site Plan") must appear in a title block in the lower right portion of the drawing. Site plans, context plans, and landscape plans should be submitted in metric of a legible scale appropriate to the size of the development while imperial scaled plans shall be accepted only for building drawings, elevations, and floorplans

NOTE 1 Detailed Site/Floor Plans

The site plan must be at an appropriate scale and print format, and must 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, compass rose, scale, property identification (PID #, lot number, and/or civic number), and name of property owner, in addition to the date and version number of the plans
- For developments involving new street construction, the same information required in the Regional Subdivision By-law (section 94) for Concept Plans
- The location of any municipal service boundary on the site (if applicable)
- Locations of surrounding curbs, sidewalks, and property lines
- 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
- Existing and proposed grades and spot elevations at all building corners; (or a separate grading plan)
- Driveway locations, landscaping, bike parking, and surface parking areas
- Surface type (e.g. asphalt, gravel, sod, woodland etc.) and areas of existing vegetation to be retained
- Proposed ground sign locations

NOTE 2 Preliminary Landscape Plan

The preliminary landscape plan must be prepared by a Landscape Architect and provide details on:

- General description of type and location of hard and soft surface materials
- Location, size and species of existing trees (for sites in Urban Service boundary)
- Delineation of areas of existing trees to be retained
- Description or details of proposed method(s) of tree protection
- General description of proposed plant material (e.g. deciduous trees, coniferous shrubs, sod) graphically shown on the plan
- General location and type of fencing, retaining walls and site furnishings

NOTE 3 Design Rationale

A submission prepared by the project architect showing the consideration given to existing site conditions, topography, adjacent uses/buildings, creating a sense of place, unique natural features, heritage, etc. which resulted in the proposed site design choices.

NOTE 4 Building Drawings

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

- Height and number of storeys
- Location and measurements of all setbacks at grade and all stepbacks of upper floors
- Building materials and colours
- Pattern and size of windows
- Roof lines
- Angle controls (if applicable)
- View plane locations, where applicable
- Signage (if applicable)
- Elevation drawing of each building face
- Floor Plans with uses labelled, location, type & number of unit with uses labelled, dimensioned, and areas calculated

NOTE 5 Application Summary Table

A table indicating a summary of quantitative data for the project potentially inclusive of but not limited to the number of residential units broken down by their bedroom count, total commercial gross floor area, total residential gross floor area, total building gross floor area, property area, lot coverage, project floor area ratio, landscape open space, interior amenity space, vehicle parking, and bicycle parking.

NOTE 6 Context Map

A plan which shows the immediate context of the development site inclusive of development on adjacent lots labeled with the use and height (in storeys) of the buildings, names/addresses of existing or approved surrounding buildings, surrounding streets, registered easements, and rights-of-way, and any natural features such as lakes, rivers, ocean, ravines, etc.

NOTE 7 Traffic Impact Statement/Study

The traffic impact statement/study must 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*. These studies may require input from the NS Department of Transportation and Infrastructure Renewal. Copies of these requirements are available upon request.

NOTE 8 Micro Climate Conditions

- Shadow Study which evaluates the shadow impact for various times during the day on each of the following dates: March 21, June 21, September 21 & December 21
- Wind Assessment Study/Model and a Mitigation Strategy which predicts wind impacts and advises of methods to reduce such impacts.

NOTE 9 Schematics

The Preliminary Servicing Plans must be prepared by a Professional Engineer in accordance with the *Regional Subdivision By-law, Municipal Design Guidelines, and Streets By-law* and must contain at a minimum:

- |  |   |
|--|---|
| <i>For Development <u>not</u> requiring street construction:</i>   | <i>For Development <u>requiring</u> street construction:</i>  |
| <ul style="list-style-type: none"><li>• Lot layout and building footprint</li><li>• Preliminary lot grading showing grading/drainage directions (general intent)</li><li>• Driveway location(s) including dimensions as per the <i>Streets By-law</i></li><li>• Sewer lateral locations including size</li><li>• Water lateral locations including size</li><li>• Existing trunk services that will service the property</li><li>• Preliminary sanitary flow calculations</li><li>• Preliminary storm flow calculations (pre and post development)</li></ul> | <ul style="list-style-type: none"><li>• Proposed street and lot layout</li><li>• Proposed central services size and location &amp; direction of flow (water, sanitary and storm)</li><li>• Proposed forcemain and pumping station locations (if required)</li><li>• Existing trunk services that will service the project</li><li>• Existing street network abutting the project</li><li>• Preliminary lot grading showing grading/drainage directions (general intent)</li><li>• Preliminary sanitary flow calculations</li><li>• Preliminary storm flow calculations (pre and post development)</li></ul> |

The level of detail shown on servicing schematics must be relative to the scale of the development. The above represents minimum standards acceptable for typical planning applications. Any requested variances from the requirements of the Municipal Design Guidelines or Streets By-law must be identified and explained.

NOTE 10 Preliminary Stormwater Management Plan/Drainage Plan

These plans must be prepared and stamped by a Professional Engineer in accordance with the *Municipal Service Systems Design Guidelines*, any applicable provincial requirements, and HRM's *Regional Subdivision By-law*.

NOTE 11 Material Board

A board 11x17 in size including samples (or, where impractical, pictures of materials) of all proposed building materials as well as glazing inclusive of colour and tint.



PART 4: FEES

Fee Description	Application Fee	Advertising Deposit*	Total Application Cost Submission
Land Use By-law Amendment	\$3,000	\$2,000	\$5,000
Land Use By-law Amendment along with a Development Agreement	\$4,000	\$2,500	\$6,500
Development Agreement	\$3,000	\$2,500	\$5,500
Discharge of a Development Agreement (in whole or in part)	\$500	N/A	\$500
Amendments to Development Agreements unless all the amendments are listed as non-substantive in the development agreement	\$4,000	\$2,500	\$6,500
Amendments to Development Agreements where all the amendments are listed as Non-Substantive	\$3,000	\$2,000	\$5,000

\*Where advertising costs differ from the deposit, the balance will be charged or refunded to the applicant.

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

Please submit your application to the following location

By Mail:	Planning Applications Planning & Development Alderney Gate Office PO Box 1749 Halifax, NS B3J 3A5
By Courier / In Person:	HRM Customer Service Centre 40 Alderney Drive, 1st Floor Dartmouth tel: (902) 490-4472

6319 Chebucto Road – Development Agreement application

Regional Centre Secondary Municipality Planning Strategy Policy Analysis Table

Section	Policy Text	Comment
E-5	Council may consider proposals to develop neighbourhood-scale commercial and institutional uses within the Established Residential Designation by development agreement, such as, but not limited to, restaurants, retail uses, personal service uses, daycare uses, medical clinics, and cultural uses. In considering development agreement proposals, Council shall consider:	6319 Chebucto Road is in the Established Residential Designation. This application is for the development of a café / gift shop, uses within the permitted scope of neighbourhood-scale commercial uses. The proposal also includes a single-unit dwelling (one bedroom apartment)
a	the number of existing local commercial or institutional uses in the area, as the intention of the designation is to remain primarily residential in nature;	The area in the vicinity of Chebucto Road and Harvard has two local commercial uses, a restaurant (6430 Chebucto Road) and two institutional uses (Oxford School and church at 6417 North Street). The local commercial uses include: <ul style="list-style-type: none"><li>Convenience store at 6330 Chebucto Road; and,</li><li>Tattoo parlour at 2590 Oxford Street.</li></ul> Further west in the vicinity of the corner of Chebucto and Beech / Elm / Connolly is a small concentration of local commercial and service uses. In the recent past, 6309 Chebucto Road has been used as business offices. It is our understanding that the intent of the policy is to discourage a concentration of local commercial uses inside a predominantly residential neighbourhood. Chebucto Road, by its classification, is an arterial road between residential neighbourhoods. The addition of the café will retain the residential nature of the neighbourhoods on both sides of Chebucto Road.
b	if the development comprises a local commercial use, that the use is limited to 200 square metres or less;	Café use will occupy <b>162</b> square metres (SM): <ul style="list-style-type: none"><li>119.6 SM café/gift shop space;</li><li>21.0 SM kitchen/servery</li><li>9.7 SM WCs and utility</li><li>11.3 SM storage</li></ul>
c	that controls on the hours of operation for the proposed land use are established where needed to mitigate potential land use conflicts with surrounding residential uses;	Hours of operation will be limited to 7am to 9pm. The café will also operate outdoors as a sidewalk cafe in compliance with the <a href="#">relevant HRM bylaws</a> (outside the scope of the Development Agreement). It is the intent to operate outside operations from <b>8am to 7pm</b> and in compliance with the relevant HRM bylaws.

Section	Policy Text	Comment
d	the general development agreement criteria set out in Policy IM-7 in Part 9 of this Plan.	
IM-7	In considering proposals to amend the Land Use By-law, amend the zoning boundaries, or enter into development agreements, Council shall consider that:	
a	the proposal is consistent with the Vision, Core Concepts, Urban Design Goals, and all applicable objectives and policies set out in the Regional Plan and this Plan;	Vision – the café contributes to the creation of a complete community at a human scale with ease of pedestrian access and comfort. Core Concepts: <ul style="list-style-type: none"><li>Complete Communities – This proposal provides a desired out-of-home activity in a ‘third place’* with safe and convenient access to transit, and within walking distance to a large residential population.</li><li>Human-Scale Design – The re-use of the building form will contribute to making people feel more at ease with a change to the neighbourhood and allows them to relate to their familiar surroundings. And, by making the indoor activity more transparent with much larger windows on the streets, it will enhance the experience of pedestrians passing by.</li><li>Pedestrians First – The proposal will add a lively storefront and a ‘third place’* to the existing pedestrian network which links the site to transit, large residential neighbourhoods, services, institutions and employment centres. <i>*Third Place - Third places is a term coined by sociologist Ray Oldenburg and refers to places where people spend time between home (‘first’ place) and work (‘second’ place). They are locations where we exchange ideas, have a good time, and build relationships.</i></li><li>Strategic Growth – The proposed use adds to the diversity of services in the Regional Centre which will strengthen the appeal, resilience, and safety of the community.</li></ul>



This set of drawings is prepared with a view to applying for an HRM Development Agreement to renovate and use the building as a café.

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Selby's Bunker  
6319 Chebucto Road

Policy NOTES #1



ph

drawn:ph/jb/ig  
design:ph  
date:2021-03-11

drawing number: DA.PN1



Section	Policy Text	Comment
a (cont'd)	the proposal is consistent with the Vision, Core Concepts, Urban Design Goals, and all applicable objectives and policies set out in the Regional Plan and this Plan;	<p>Urban Design Goals:</p> <ul style="list-style-type: none"><li>Contextual Design – The first principle of the proposal is to retain the form of the existing building which contributes to celebrating the neighbourhood’s history and sense of place. Doing this recognizes and complements the built character of the area around the development project. It also establishes a sense of place by creating a ‘third place’ in the form of a café. The distinctive building will be retained and enhanced by introducing large window areas supporting both modern development techniques and materials, as well as traditional designs that blend with the development’s context.</li><li>Civic Design – The café will be fully accessible, encouraging public use by all ages and abilities. The building will enhance the quality of the built environment through sustainably retaining much of the existing building and enhancing it with quality and durable materials. The transparency provided by large window areas will support the creation of vital street-life with active ground floor uses.</li><li>Human-Scale Design – The proposal reflects and complements the scale and walking pace of pedestrians through the design of transparent streetwalls abutting the public sidewalk. The at-grade access creates a safe, comfortable, interesting and welcoming pedestrian environment. Siting this ‘third place’ destination on an established pedestrian route will encourage walking, gathering and social interaction.</li></ul>
b	the proposal is appropriate and not premature by reason of:	
b (i)	the financial capacity of the Municipality to absorb any costs relating to the development,	The proposal is not anticipated to add costs which will need to be absorbed by HRM.

Section	Policy Text	Comment
b (ii)	the adequacy of municipal, wastewater facilities, stormwater systems or water distribution systems,	The existing wastewater, stormwater and water distribution systems are considered adequate to service the proposed development.
b (iii)	the proximity of the proposed development to schools, parks, and community facilities, and the capability of these services to absorb any additional demands	The development will not place additional demands on nearby schools, parks and community facilities.
b (iv)	the adequacy of transportation infrastructure for pedestrians, cyclists, public transit and vehicles for travel to and within the development,	<p>The transportation network is adequate for pedestrians, cyclists, public transit and vehicles to travel to the site.</p> <p>Chebucto Road has sidewalks on both sides; Willow has a sidewalk on the north side with connection to Chebucto Road; there are nearby signal-controlled crosswalks crossing Chebucto and Oxford and North.</p> <p>High frequency transit service is provided by routes #1 on Oxford Street and #2 and 3 on North Street, and by other routes (#24, 123) on Oxford and Chebucto Road.</p> <p>Bicycle racks will be added on site, and on the HRM right of way adjacent to the property with the support and approval of HRM officials through the ‘Request a Bicycle Rack’ process.</p> <p>Chebucto Road is an arterial road with good connections to the Halifax street network.</p>
b (v)	the impact on registered heritage buildings, heritage streetscapes, and heritage conservation districts;	There are no heritage resources in the immediate vicinity.
c	the subject lands are suitable for development in terms of the steepness of grades, soil and geological conditions, locations of watercourses, wetlands, and susceptibility to flooding;	The property is free of steep grades, soil and geological conditions, watercourses, wetlands and susceptibility to flooding.
d	that development regulations in the proposed rezoning or development agreement will adequately mitigate potential conflict between the proposed development and nearby land uses, by reason of:	
d (i)	type of use(s),	The café and gift shop are compatible uses with the residential area providing a ‘third place’ café service to the neighbourhood and a very small-scale retail gift presence. It will be operated in a small floor area with limited hours of operation mitigating potential conflict with nearby land uses.



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phARCHITECT@eastlink.ca

Selby's Bunker  
6319 Chebucto Road

Policy NOTES #2



ph

drawn:ph/jb/ig  
design:ph  
date:2021-03-11

drawing number: DA.PN2

Section	Policy Text	Comment
d (ii)	built form of the proposed building(s),	A first principle of the development is to retain the iconic shape of the existing building. This building is well known to people in the neighbourhood and persons passing by the property. It is important to retain this well-known part of the neighbourhood.
d (iii)	impacts on adjacent uses, including compatibility with adjacent residential neighbourhoods, parks, community facilities, and railway operations,	As specified in Policy E-7, the proposed local commercial use is restricted in size and hours of operation to mitigate any potential conflict between the café and nearby residential uses. No impacts on adjacent parks or community facilities are anticipated.
d (iv)	traffic generation, safe access to and egress from the site, and parking,	It's expected that many patrons of the café will walk, roll or ride to the café. People driving will use on-street parking. No parking for customers is provided on site. With an established grid of small-block streets and sidewalks in the vicinity, no traffic issues are anticipated. One parking space is provided for the apartment use.
d (v)	open storage and signage	The Solid Waste Management Area will be fully screened as required by the Regional Centre Land Use Bylaw section 424 and located according to section 48(2).
d (vi)	impacts of lighting, noise, fumes and other emissions.	Building and property lighting is designed to be directed to the building and property and not to abutting residential properties. The café will not create significant noise, fumes or other emissions in that the exhausts will be directed to the rooftop outside.



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phARCHITECT@eastlink.ca

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Policy NOTES #3



drawn:ph/jb/ig  
design:ph  
date:2021-03-11

drawing number: DA.PN3



DESIGN RATIONALE

From the outset, the owner and the design team have sought to maintain the existing building on the site. While the project is not a registered Heritage Property, it is remarkable and memorable. Many Haligonians know and like the old building.

Presently, the building is unoccupied. The upper floor is a small apartment and the ground floor is an unused commercial space, last occupied in 2015 by GIBSON’s ANTIQUES.

The owner, Jason Selby, saw in the building an opportunity to expand his café business. He presently owns/operates SELBY’S BUNKER CAFÉ in Cole Harbour. It has been a concern that the present Land Use Zoning ER-2 does not specifically allow for commercial use, although it certainly encourages local and benign commercial enterprise, through Plan Policy E-5.

SELBY’S CAFÉ is a ideal candidate for a Development Agreement to allow for café use. It is a community compatible use contributing no offensive noise, smoke/smell, or additional traffic. Located on a major arterial road (Chebucto), and at a location which had been a commercial use for many years, it fits well into the neighbourhood.

Quoting from the HRM’s REGIONAL CENTRE SECONDARY MUNICIPAL PLANNING STRATEGY, the proposed SELBY’S CAFÉ seems to uniquely satisfy most of the HRM STRATEGY’S goals. Indeed the project might be seen as an exemplar of the very spirit of the new STRATEGIC PLAN.

a) Contextual Design Urban Design creates + reinforces elements of a complete community and community character by:

- OK incorporating and celebrating a neighbourhood’s history, culture, and sense of place;
- OK incorporating the natural systems that underlie and surround the site;
- n/a considering connections to regional and community scale features, such as the transportation network, natural landscapes, and the Halifax Harbour;
- OK recognizing and complementing the natural, built, and cultural character of the area around the development project;
- OK establishing or reinforcing a sense of place by highlighting distinctive elements of a site;
- OK supporting the creation of distinctive buildings, vibrant public spaces, and natural areas;
- OK supporting both modern development techniques and materials, as well as traditional designs that blend with a development’s context; and
- OK ensuring that built heritage in the Regional Centre continues to be a vital part of existing streetscapes, and that new construction is sensitive to the context set by existing heritage buildings.

b) Civic Design Urban Design inspires civic pride and creates public realm that encourages openness, equity and diversity by:

- OK improving universal accessibility and openness that encourage public use;
- OK designing parks, streetscapes and waterfronts and other public realm spaces to welcome people of all ages and abilities;
- OK enhancing the quality of the built environment through high-quality, durable, and sustainable development practices and materials;
- OK supporting the creation of vital street-life by promoting diverse and active ground floor uses;
- OK creating a sense of security and comfort through a vibrant fabric of buildings and open spaces;
- OK reflecting a diversity of ways of living and promoting inclusivity; and
- OK encouraging civic engagement and an overall positive view of the Regional Centre.

c) Human-Scale Design Urban Design focuses on human-scale design by:

- OK reflecting and complementing the scale and walking pace of pedestrians in the design of street-walls and the ground floor of buildings;
- OK creating safe, comfortable, interesting and welcoming pedestrian environments;
- OK designing buildings, and public and private open spaces that encourage walking, gathering and social interaction;
- N/A prioritizing public views of the Harbour; and
- OK prioritizing safe and accessible pedestrian connections.

APPLICATION SUMMARY TABLE			
	As of 2022.02.22	As Per Development Permit #	Proposed by Development Agreement
Site Conditions			
site area	140.82	140.82	140.82
coverage (SM)	90.89	90.89	90.89
coverage (%)	64.55	64.55	64.55
amenity: bike rack	0	2 (4 bikes)	2 (4 bikes)
Residential Component			
apartments (count)	1-2BR	1-1BR	1-1BR
apartment area (SM)	95.81	89.35	89.35
Commercial Component			
pre 2015 antique shop GFA (SM)	89.616	0	0
café/gift shop GFA (SM)	0	0	119.6
kitchen/servery GFA (SM)	88		21
WCs & utilities GFA (SM)			9.7
Storage GFA (SM)			11.7
café GFA TOTAL(SM)			162



This set of drawings is prepared with a view to applying for an HRM Development Agreement to renovate and use the building as a café.

ISSUED

- 2021.12.20HRM review
- 2022.01.14TEAM Review
- 2022-01-18TEAM REVIEW

360 CAD SERVICES



Peter HenryARCHITECT

3252 Veith Street  
HALIFAX NS B3K 3H2  
902.455.9884  
phARCHITECT@eastlink.ca

Selby's Bunker  
6319 Chebucto Road

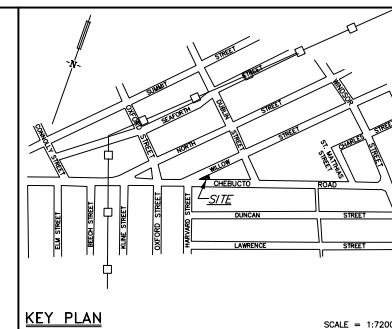
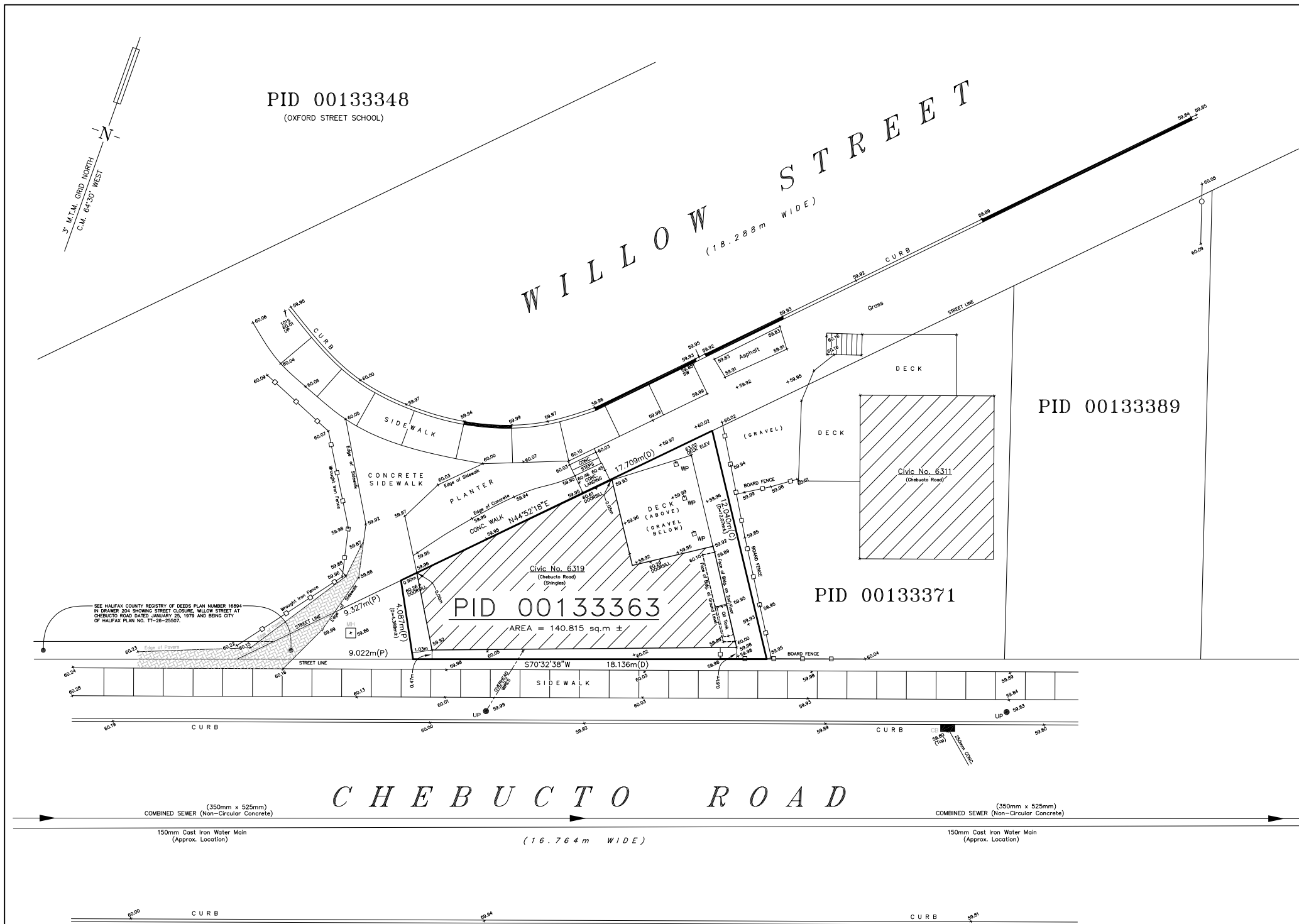
DESIGN RATIONALE and APPLICATION SUMMARY TABLE



ph

drawn:ph/jb/ig  
design:ph  
date:2021-03-11

drawing number: DA.A.02



#### LEGEND:

(D), (P), (C)	LANDS DEALT WITH BY THIS PLAN
PID	DEED, PLAN, CALCULATED
HRM	LAND INFORMATION SERVICES
UP	PROPERTY IDENTIFIER NUMBER
WMH	HALIFAX REGIONAL MUNICIPALITY
WMH	UTILITY POLE, POLE ANCHOR
WMH	WASTEWATER MANHOLE
WMH	STORMWATER MANHOLE
WMH	CATCH BASIN
WMH	WATER VALVE
WMH	INVERT ELEVATION
WMH	FOUND IRON BAR
WMH	WOODEN POST
WMH	CONCRETE

ALL BEARINGS ARE GRID, BASED ON THE NOVA SCOTIA 3<sup>rd</sup> MODIFIED TRANSVERSE MERCATOR SYSTEM, ZONE 5, CENTRAL MERIDIAN 64°30' WEST LONGITUDE, AND WERE DERIVED FROM NETWORK REAL TIME KINEMATIC (NRTK) OBSERVATIONS USING CAN-NET. OBSERVATION CHECKS WERE MADE ON NOVA SCOTIA HIGH PRECISION MONUMENT NUMBER 228241.

FIELD SURVEYS WERE CARRIED OUT BETWEEN OCT. 29, 2021 AND NOV. 2, 2021.

#### NOTES:

- ELEVATIONS SHOWN HEREON ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM 2013 (CGVD2013).
- THE CALCULATED OFFSET FROM CGVD2013 TO CGVD2011 IS -0.620m.
- INVERT ELEVATIONS AND SERVICES SHOWN WERE TAKEN FROM RECORD DRAWINGS PROVIDED BY HALIFAX WATER AND MAY NOT BE COMPLETE AND/OR ACCURATE IN ALL AREAS. ACTUAL LOCATIONS AND ELEVATIONS ARE SUBJECT TO VERIFICATION BY FIELD SURVEY.

#### TITLE INFORMATION

Re Lands Dealt with by this Plan:

PID 00133363 being  
LANDS CONVEYED TO  
33194234 Nova Scotia Limited

BY DEED RECORDED AT THE HALIFAX COUNTY LAND REGISTRATION  
OFFICE ON OCT. 12, 2021 AS DOCUMENT # 119430602

**ALDERNEY SURVEYS LIMITED**  
NOVA SCOTIA LAND SURVEYORS  
12 DAWN DRIVE, DARTMOUTH, N.S. B3B 1H9  
Tel: 902.465.7300 Fax: 902.465.4834 alderney@bell.ca

#### TOPOGRAPHIC PLAN

PID 00133363

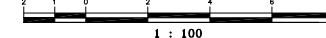
CIVIC NO. 6319 CHEBUCTO ROAD

HALIFAX

HALIFAX COUNTY, NOVA SCOTIA

#### GRAPHIC SCALE

( IN METRES )



1 : 100

DRAWN BY: MJC

DATED: NOVEMBER 16, 2021

DWG. No.

214503-1



This set of drawings is prepared with a view to applying for an HRM Development Agreement to renovate and use the building as a café.

#### ISSUED

2021.12.20HRM review

2022.01.14TEAM Review

2022-01-18TEAM REVIEW

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Peter HenryARCHITECT

3252 Veith Street  
HALIFAX NS B3K 3H2  
902.455.9884  
phARCHITECT@eastlink.ca

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Site Plan SURVEY

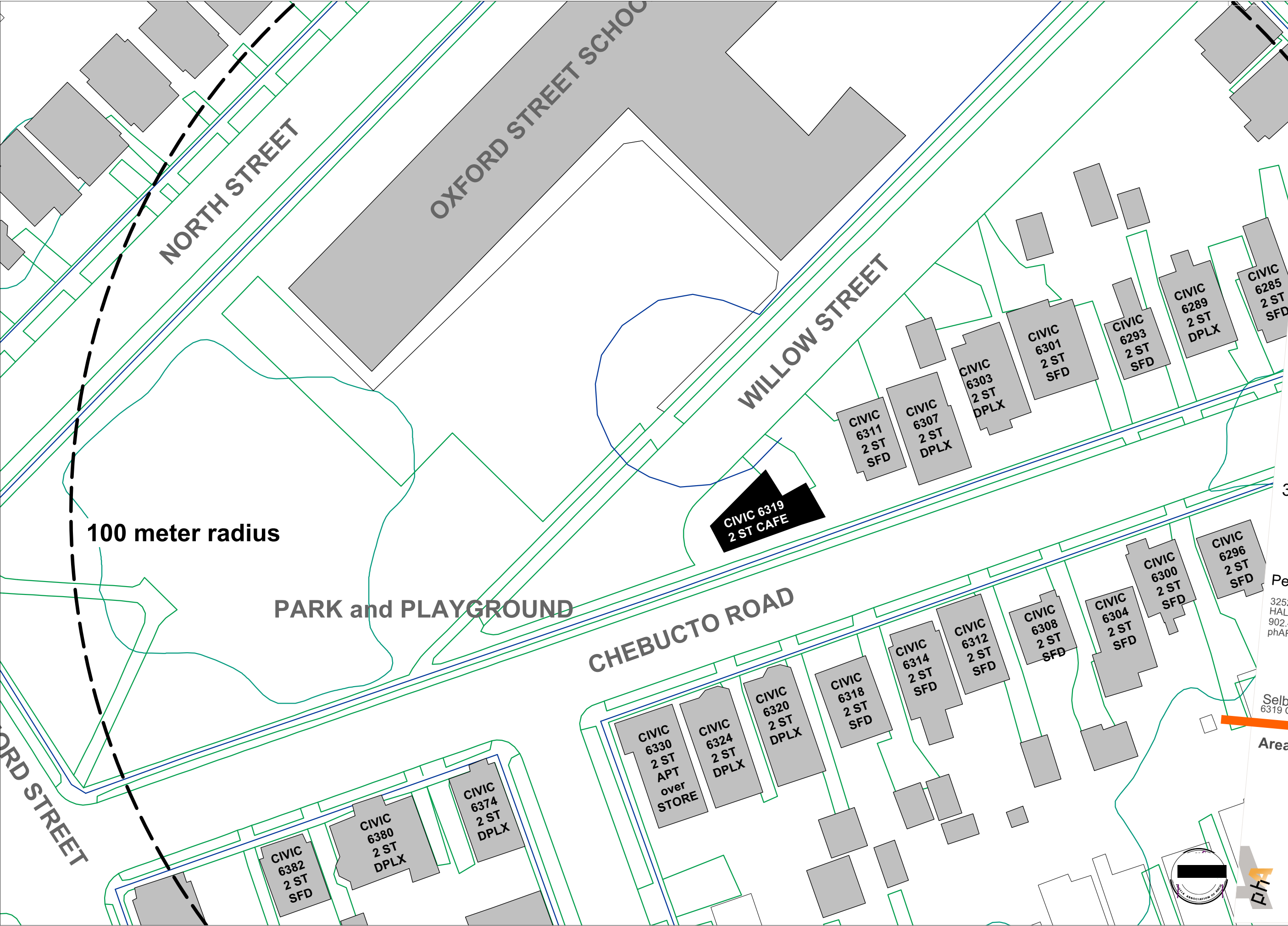


ph

drawn:ph/jb/ig  
design:ph  
date:2021-03-11

drawing number: DA.A.03





This set of drawings is prepared with a view to applying for an HRM Development Agreement to renovate and use the building as a café.

**ISSUED**  
2021.12.20HRM review  
2022.01.14TEAM Review  
2022-01-18TEAM REVIEW

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Peter HenryARCHITECT

3252 Veith Street  
HALIFAX NS B3K 3H2  
902.455.9884  
phARCHITECT@eastlink.ca

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Area Map

drawn:ph/jb/ig  
design:ph  
date:2021-03-11  
drawing number:DA.A.04





This set of drawings is prepared with a view to applying for an HRM Development Agreement to renovate and use the building as a café.

**ISSUED**

- 2021.12.20HRM review
- 2022.01.14TEAM Review
- 2022-01-18TEAM REVIEW

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**Peter Henry**ARCHITECT

3252 Veith Street  
HALIFAX NS B3K 3H2  
902.455.9884  
phARCHITECT@eastlink.ca

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6319 Chebucto Road

Aerial PHOTOGRAPH



phA

drawn:ph/jb/ig  
design:ph  
date:2021-03-11

drawing number: **DA.A.05**





This set of drawings is prepared with a view to applying for an HRM Development Agreement to renovate and use the building as a café.

**ISSUED**

- 2021.12.20HRM review
- 2022.01.14TEAM Review
- 2022-01-18TEAM REVIEW

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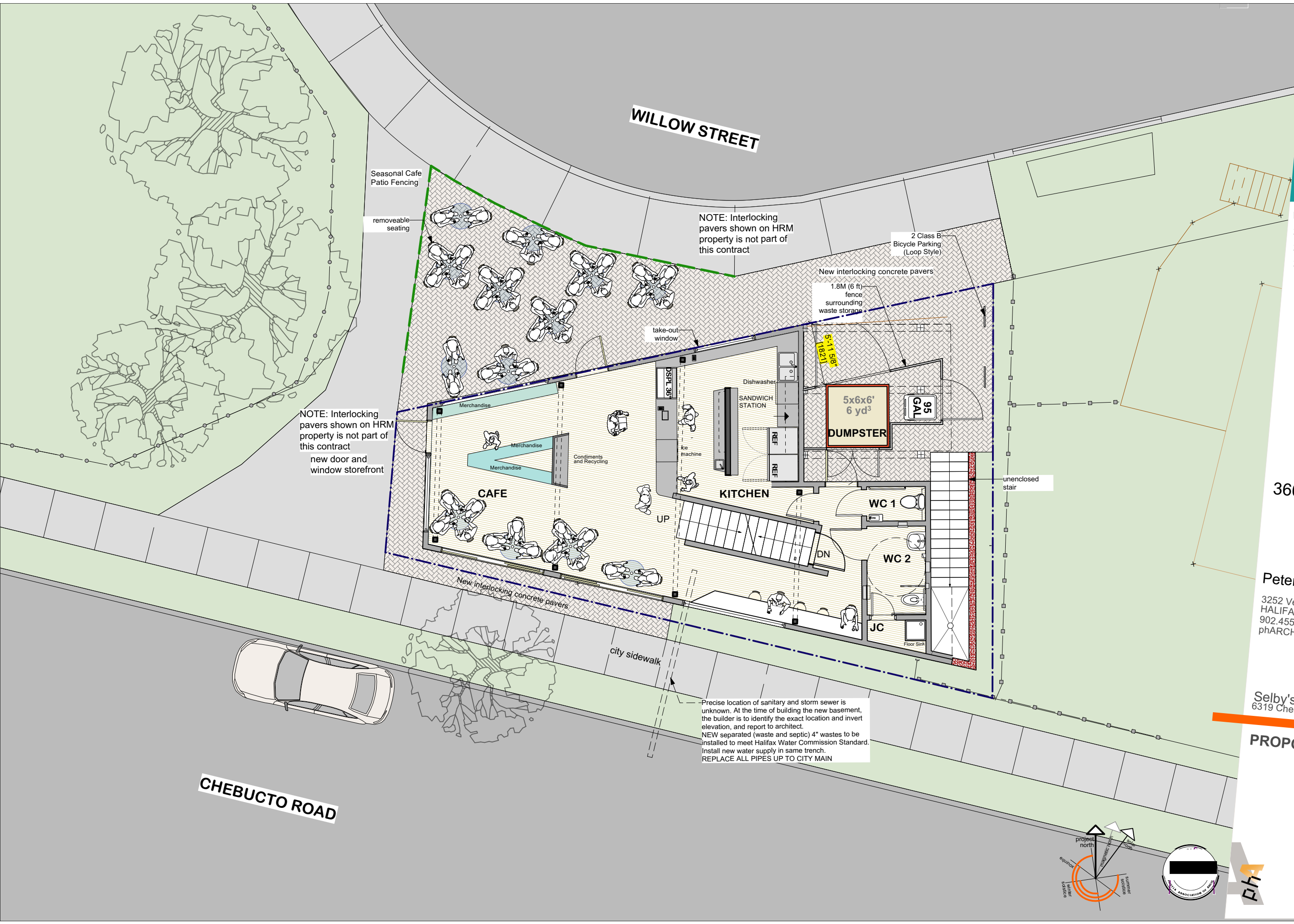
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HALIFAX NS B3K 3H2  
902.455.9884  
phARCHITECT@eastlink.ca

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**PROPOSED Site Plan**

drawn:ph/jb/ig  
design:ph  
date:2021-03-11

drawing number: **DA.A.06**



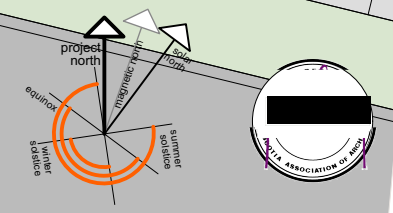
WILLOW STREET

CHEBUCTO ROAD

NOTE: Interlocking pavers shown on HRM property is not part of this contract

NOTE: Interlocking pavers shown on HRM property is not part of this contract  
new door and window storefront

Precise location of sanitary and storm sewer is unknown. At the time of building the new basement, the builder is to identify the exact location and invert elevation, and report to architect.  
NEW separated (waste and septic) 4" wastes to be installed to meet Halifax Water Commission Standard. Install new water supply in same trench.  
REPLACE ALL PIPES UP TO CITY MAIN







South-Western View



This set of drawings is prepared with a view to applying for an HRM Development Agreement to renovate and use the building as a café.

#### ISSUED

2021.12.20HRM review

2022.01.14TEAM Review

2022-01-18TEAM REVIEW

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Peter HenryARCHITECT

3252 Veith Street  
HALIFAX NS B3K 3H2  
902.455.9884  
phARCHITECT@eastlink.ca

Selby's Bunker  
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Perspective Renderings

drawn:ph/jb/ig  
design:ph  
date:2021-03-11

drawing number: DA.A.07



ph

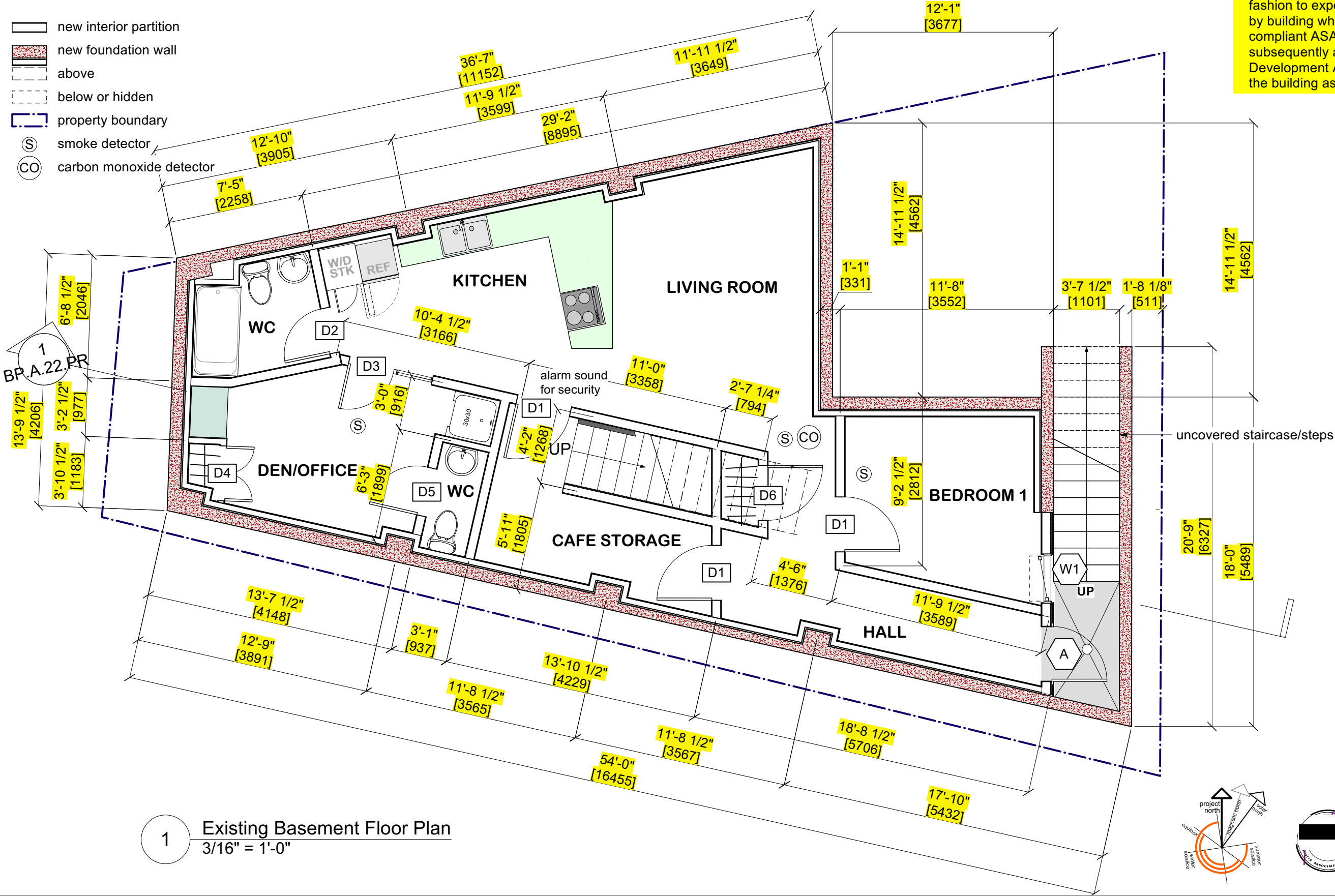


NOTES

- A. Smoke detectors are to be hardwired and interconnected with a battery back-up, in compliance with NSBCR. CO monitor is required in every bedroom or within 5m of a bedroom.
- B. Structural work is to be done under supervision of a PEng licensed in NS. New structural elements are to be specified by PEng.

LEGEND:

- new interior partition
- new foundation wall
- above
- below or hidden
- property boundary
- Ⓢ smoke detector
- ⓐ carbon monoxide detector



The Term "EXISTING" refers to a Development Permit No. DEVONLY-2021-20060 which describes excavation under the building and a new basement and basement apartment.

The project was split in this fashion to expedite construction by building what is HRM-LUB compliant ASAP and subsequently applying for a Development Agreement to use the building as a café.



This set of drawings is prepared with a view to applying for an HRM Development Agreement to renovate and use the building as a café.

ISSUED

- 2021.12.20HRM review
- 2022.01.14TEAM Review
- 2022-01-18TEAM REVIEW

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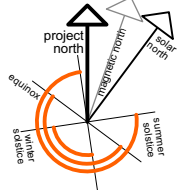
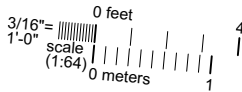


Peter HenryARCHITECT

3252 Veith Street  
HALIFAX NS B3K 3H2  
902.455.9884  
phARCHITECT@eastlink.ca

Selby's Bunker  
6319 Chebucto Road

EXISTING Basement Floor Plan



ph

drawn:ph/jb/ig  
designph  
date:2021-03-11

drawing number: DA.A.11.EX

1 Existing Basement Floor Plan  
3/16" = 1'-0"



NOTES

- A. Smoke detectors are to be hardwired and interconnected with a battery back-up, in compliance with NSBCR. CO monitor is required in every bedroom or within 5m of a bedroom.
- B. Structural work is to be done under supervision of a PEng licensed in NS. New structural elements are to be specified by PEng.

LEGEND:

- new interior partition
- new foundation wall
- existing wall
- above
- below or hidden
- property boundary
- smoke detector
- carbon monoxide detector

The Term "EXISTING" refers to a Development Permit No. DEVONLY-2021-20060 which describes excavation under the building and a new basement and basement apartment.

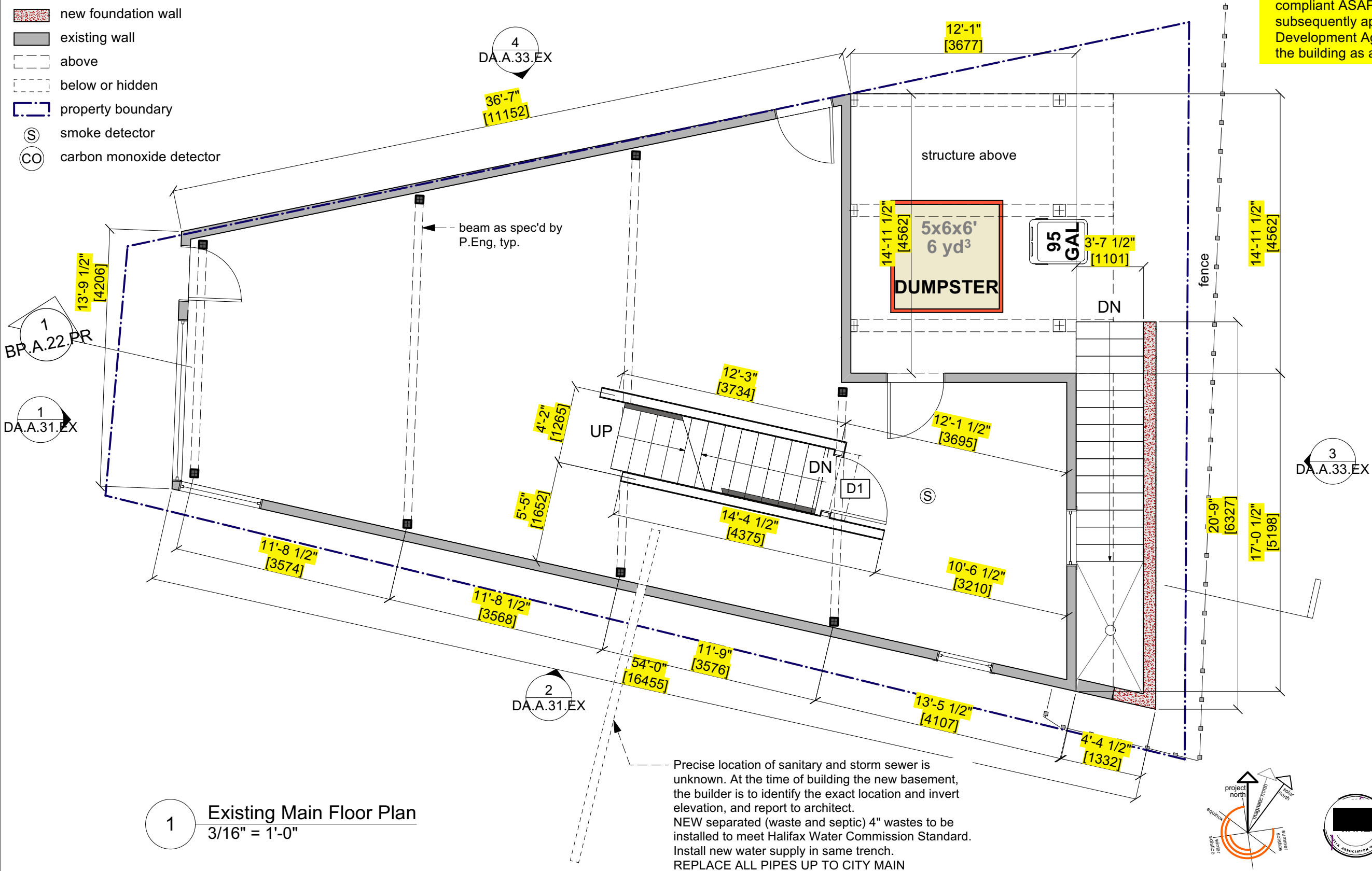
The project was split in this fashion to expedite construction by building what is HRM-LUB compliant ASAP and subsequently applying for a Development Agreement to use the building as a café.



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ISSUED

- 2021.12.20HRM review
- 2022.01.14TEAM Review
- 2022-01-18TEAM REVIEW



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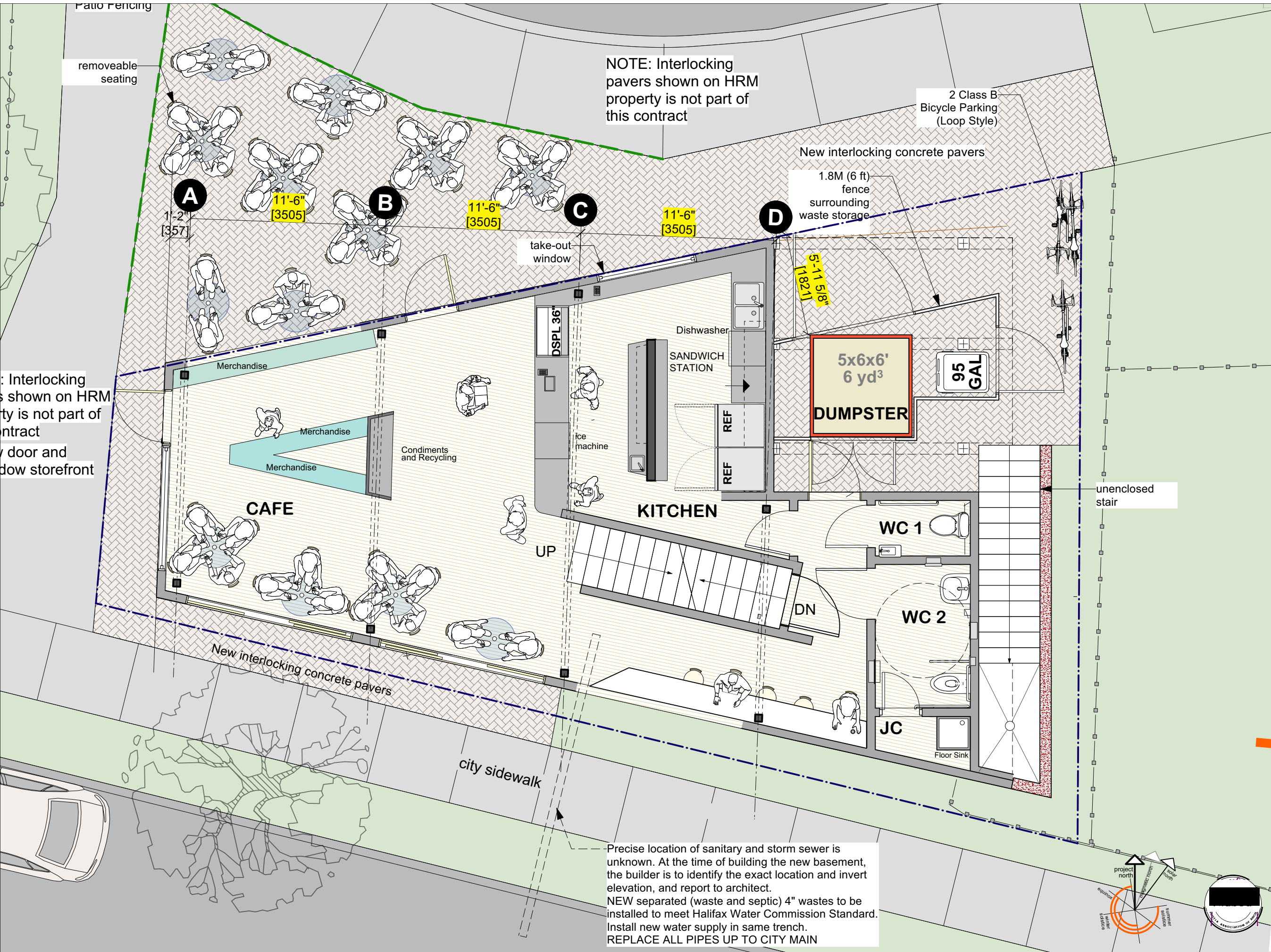
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HALIFAX NS B3K 3H2  
902.455.9884  
phARCHITECT@eastlink.ca

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EXISTING Main Floor Plan

drawn:ph/jb/ig  
design:ph  
date:2021-03-11

drawing number: DA.A.12.EX



NOTE: Interlocking pavers shown on HRM property is not part of this contract

2 Class B Bicycle Parking (Loop Style)

New interlocking concrete pavers

1.8M (6 ft) fence surrounding waste storage

5x6x6' 6 yd<sup>3</sup> DUMPSTER

unenclosed stair

Precise location of sanitary and storm sewer is unknown. At the time of building the new basement, the builder is to identify the exact location and invert elevation, and report to architect. NEW separated (waste and septic) 4" wastes to be installed to meet Halifax Water Commission Standard. Install new water supply in same trench. REPLACE ALL PIPES UP TO CITY MAIN



This set of drawings is prepared with a view to applying for an HRM Development Agreement to renovate and use the building as a café.

ISSUED

- 2021.12.20HRM review
- 2022.01.14TEAM Review
- 2022-01-18TEAM REVIEW

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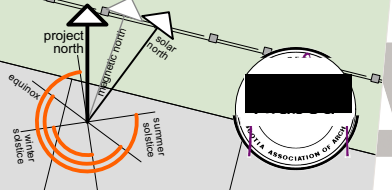
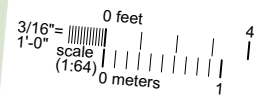


Peter HenryARCHITECT

3252 Veith Street  
HALIFAX NS B3K 3H2  
902.455.9884  
phARCHITECT@eastlink.ca

Selby's Bunker  
6319 Chebucto Road

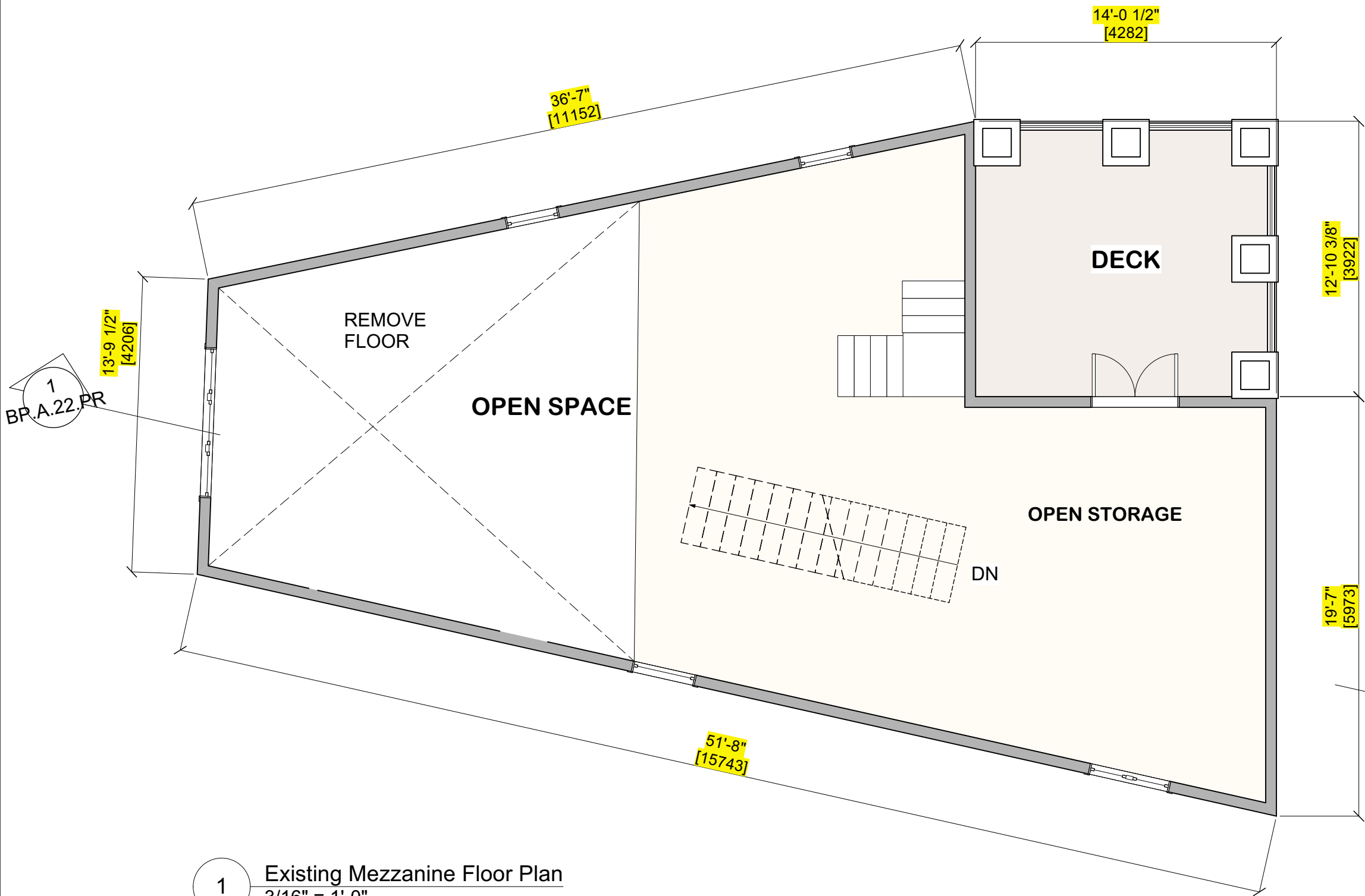
PROPOSED Café Floor Plan



drawn:ph/jb/ig  
design:ph  
date:2021-03-11

drawing number: DA.A.12.PR





1 Existing Mezzanine Floor Plan  
3/16" = 1'-0"

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The project was split in this fashion to expedite construction by building what is HRM-LUB compliant ASAP and subsequently applying for a Development Agreement to use the building as a café.



This set of drawings is prepared with a view to applying for an HRM Development Agreement to renovate and use the building as a café.

**ISSUED**

- 2021.12.20HRM review
- 2022.01.14TEAM Review
- 2022-01-18TEAM REVIEW

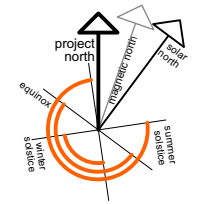
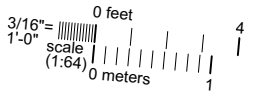
360 CAD SERVICES



**Peter Henry ARCHITECT**  
3252 Veith Street  
HALIFAX NS B3K 3H2  
902.455.9884  
phARCHITECT@eastlink.ca

Selby's Bunker  
6319 Chebucto Road

**EXISTING Mezzanine Plan**



drawn:ph/jb/ig  
design:ph  
date:2021-03-11  
drawing number: **DA.A.13.EX**





This set of drawings is prepared with a view to applying for an HRM Development Agreement to renovate and use the building as a café.

**ISSUED**

- 2021.12.20HRM review
- 2022.01.14TEAM Review
- 2022-01-18TEAM REVIEW

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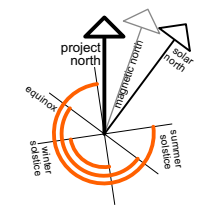
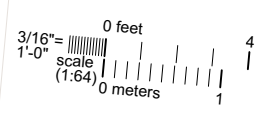


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3252 Veith Street  
HALIFAX NS B3K 3H2  
902.455.9884  
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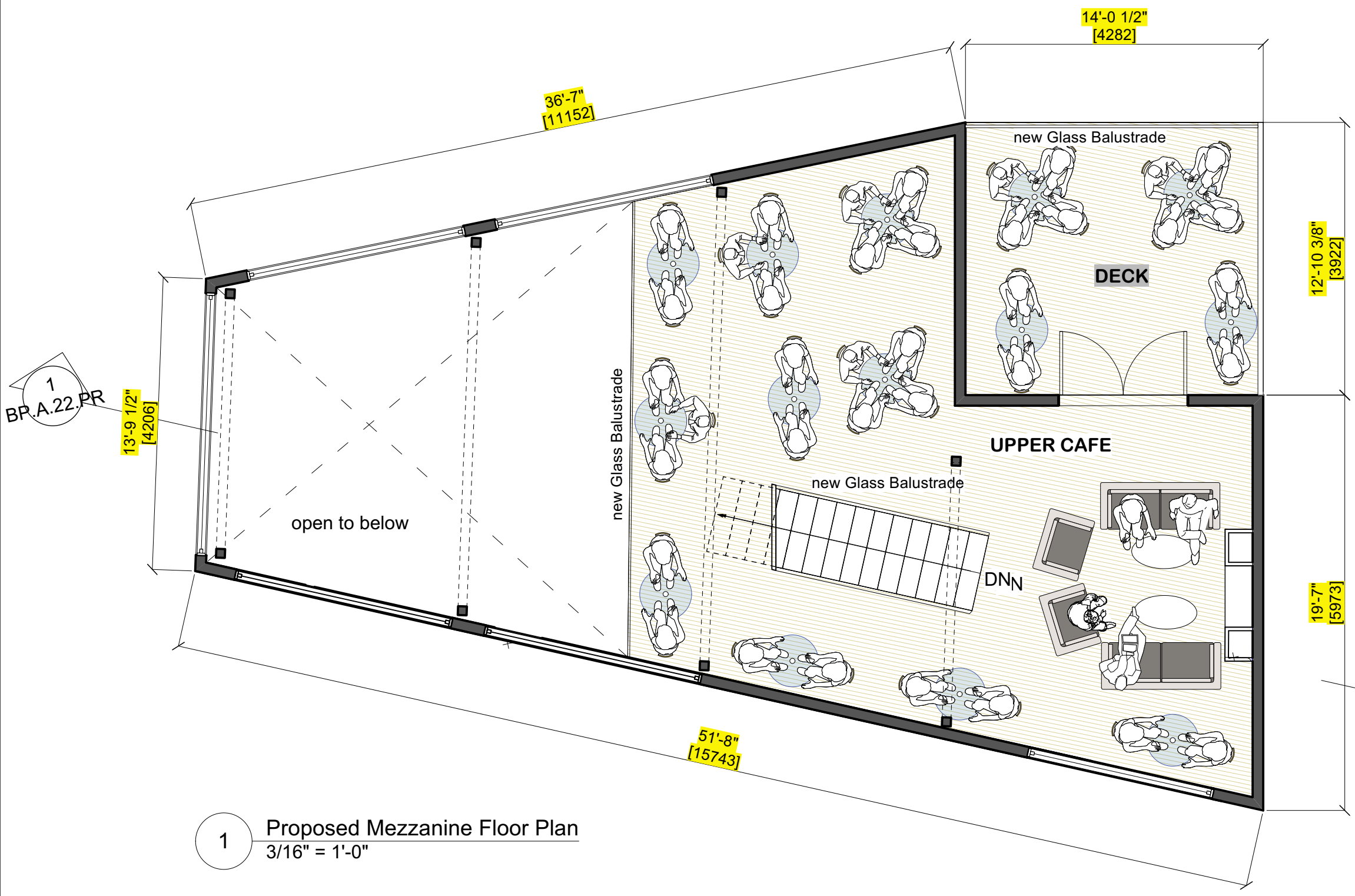
Selby's Bunker  
6319 Chebucto Road

**PROPOSED Mezzanine Plan**



drawn:ph/jb/ig  
design:ph  
date:2021-03-11

drawing number: **DA.A.13.PR**



**1** Proposed Mezzanine Floor Plan  
3/16" = 1'-0"



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**ISSUED**

2021.12.20HRM review  
2022.01.14TEAM Review  
2022-01-18TEAM REVIEW

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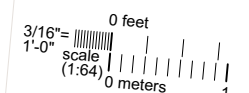


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HALIFAX NS B3K 3H2  
902.455.9884  
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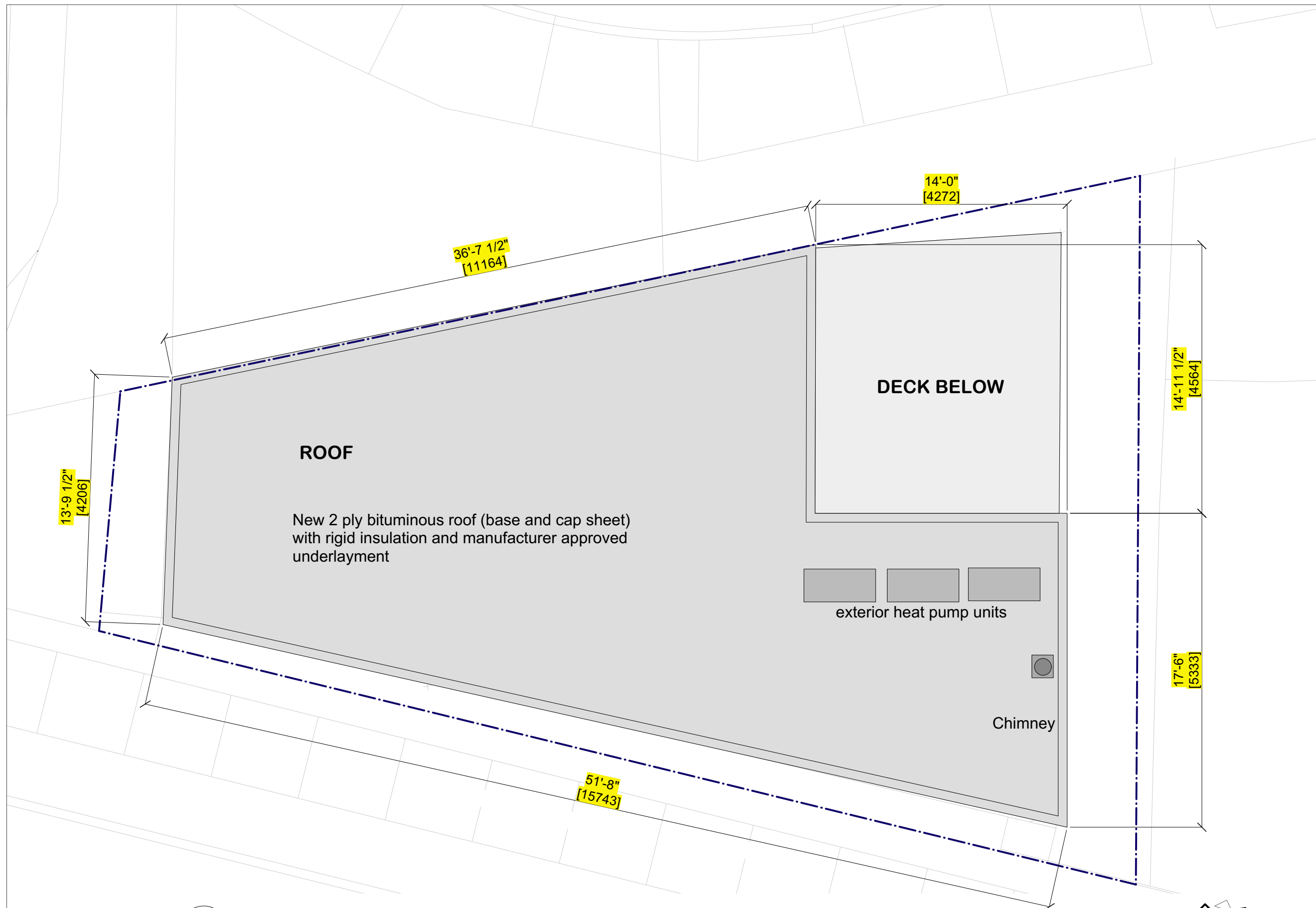
Selby's Bunker  
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**PROPOSED Roof Plan**

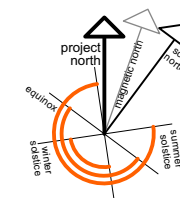


drawn:ph/jb/ig  
design:ph  
date:2021-03-11

drawing number: **DA.A.14.PR**



1 Proposed Roof Plan  
3/16" = 1'-0"







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ISSUED

2021.12.20HRM review

2022.01.14TEAM Review

2022-01-18TEAM REVIEW

360 CAD SERVICES

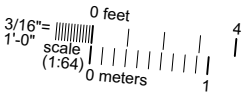


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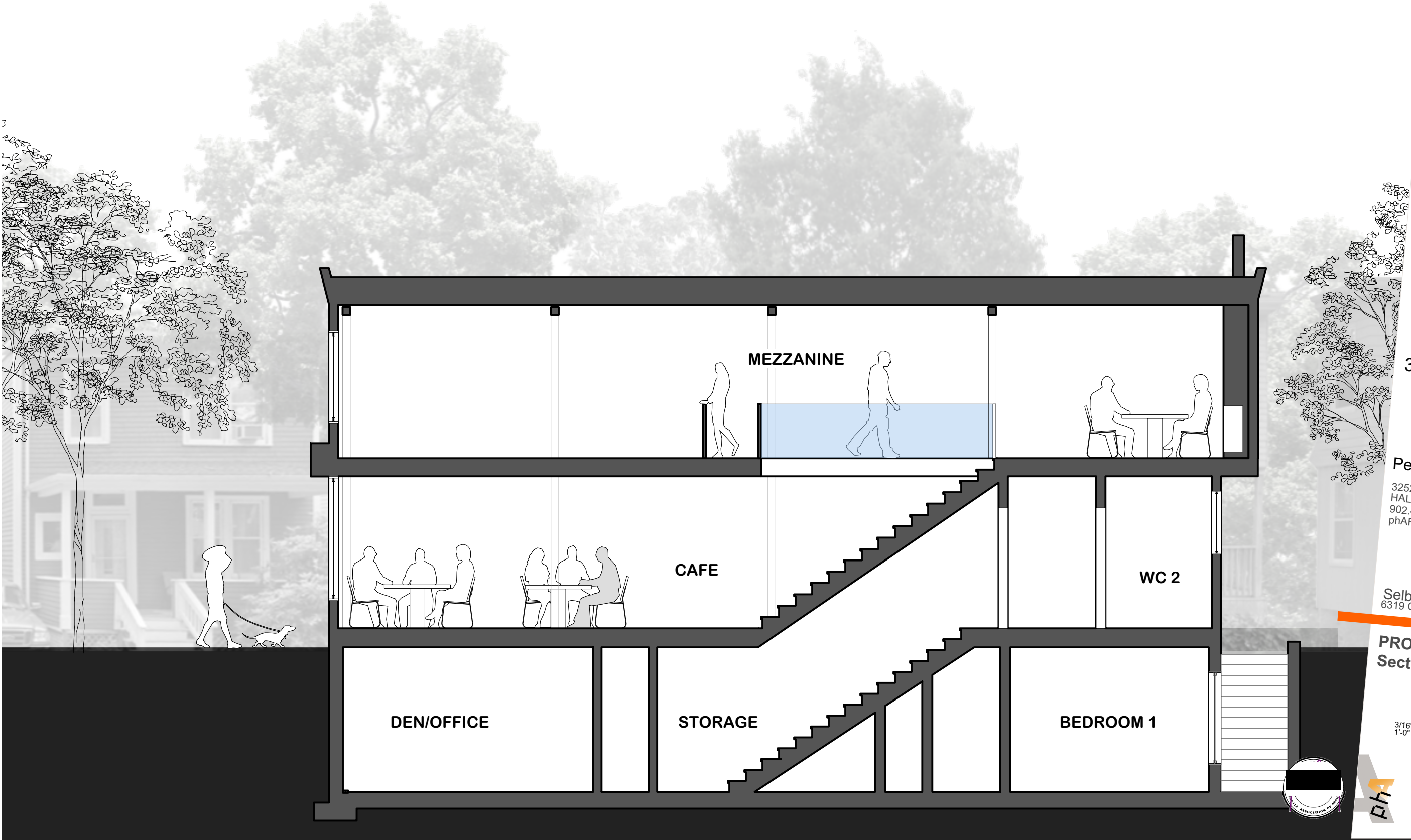
Selby's Bunker  
6319 Chebucto Road

PROPOSED Building  
Section



drawn:ph/jb/ig  
design:ph  
date:2021-03-11

drawing number: DA.A.22.PR





Roof Peak  
20'-0"



Second Level  
9'-5"



Main Level  
0"

1

East Elevation  
3/16" = 1'-0"



Roof Peak  
20'-0"



Second Level  
9'-5"



Main Level  
0"

2

North Elevation  
3/16" = 1'-0"

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#### ISSUED

2021.12.20HRM review

2022.01.14TEAM Review

2022-01-18TEAM REVIEW

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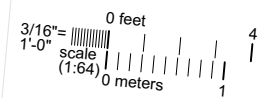


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3252 Veith Street  
HALIFAX NS B3K 3H2  
902.455.9884  
phARCHITECT@eastlink.ca

Selby's Bunker  
6319 Chebucto Road

EXISTING North & East  
Elevations



ph

drawn:ph/jb/ig  
design:ph  
date:2021-03-11

drawing number: DA.A.31.EX





This set of drawings is prepared with a view to applying for an HRM Development Agreement to renovate and use the building as a café.

ISSUED

- 2021.12.20HRM review
- 2022.01.14TEAM Review
- 2022-01-18TEAM REVIEW



360 CAD SERVICES

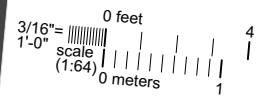


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3252 Veith Street  
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902.455.9884  
phARCHITECT@eastlink.ca

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Proposed North Elevation



ph

drawn:ph/jb/ig  
design:ph  
date:2021-03-11

drawing number:DA.A.31.PR



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**ISSUED**

2021.12.20HRM review

2022.01.14TEAM Review

2022-01-18TEAM REVIEW

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phARCHITECT@eastlink.ca

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6319 Chebucto Road

Proposed East Elevation



ph

drawn:ph/jb/ig  
design:ph  
date:2021-03-11

drawing number:DA.A.32.PR





Roof Peak  
20'-0"



Second Level  
9'-5"



Main Level  
0"



3

West Elevation  
3/16" = 1'-0"



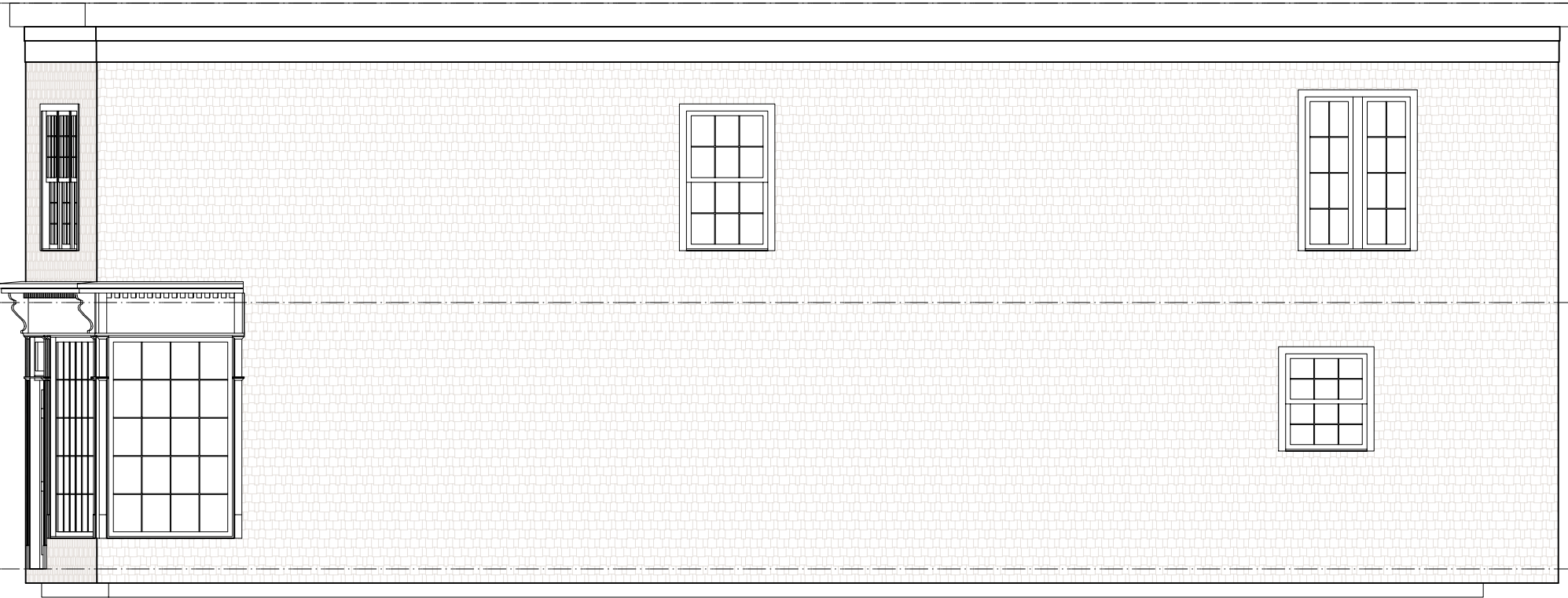
Roof Peak  
20'-0"



Second Level  
9'-5"



Main Level  
0"



4

South Elevation  
3/16" = 1'-0"

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The project was split in this fashion to expedite construction by building what is HRM-LUB compliant ASAP and subsequently applying for a Development Agreement to use the building as a café.



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2022.01.14TEAM Review

2022-01-18TEAM REVIEW

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Selby's Bunker  
6319 Chebucto Road

EXISTING South & West  
Elevation

3/16" = 0 feet  
1'-0" scale (1:64)  
0 meters



ph

drawn:ph/jb/ig  
design:ph  
date:2021-03-11

drawing number: DA.A.33.EX



This set of drawings is prepared with a view to applying for an HRM Development Agreement to renovate and use the building as a café.

ISSUED

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- 2022.01.14TEAM Review
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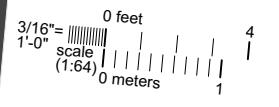


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HALIFAX NS B3K 3H2  
902.455.9884  
phARCHITECT@eastlink.ca

Selby's Bunker  
6319 Chebucto Road

Proposed West Elevation



drawn:ph/jb/ig  
design:ph  
date:2021-03-11

drawing number: DA.A.33.PR







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ISSUED

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- 2022.01.14TEAM Review
- 2022-01-18TEAM REVIEW

360 CAD SERVICES

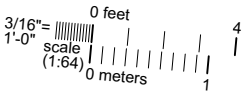


Peter HenryARCHITECT

3252 Veith Street  
HALIFAX NS B3K 3H2  
902.455.9884  
phARCHITECT@eastlink.ca

Selby's Bunker  
6319 Chebucto Road

Proposed South Elevation



drawn:ph/jb/ig  
design:ph  
date:2021-03-11

drawing number: DA.A.34.PR



ph

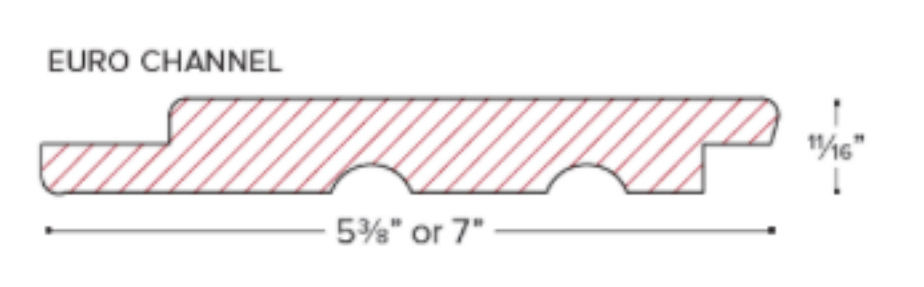






# Wall Cladding

Cedar Shingle (Eastern White Cedar)  
 No. 1 or better  
 Semi-transparent Weathering Stain  
 Colour: Light-Mid Grey (not quite as illustrated.  
 more similar to the existing colour)



# UPPER Cornice Molding

Cape Cod Siding, 7" Euro Channel section  
 Colour: LIGHT Grey

# LOWER Cornice Molding

Cape Cod Siding, 7" Euro Channel section  
 Colour: BLACK



# Windows and Doors

Andreson Premium Line Aluminum-out/Wood-in  
 Colour: Black w/ cyan highlights  
 (not exactly as illustrated)



# Signage

Stud Mount (or other offset method) Individual  
 letters, laser/water-jet/hand cut from 1/4" cyan  
 plexiglas

NOTE that sign is NOT back-lit



This set of drawings is prepared with  
 a view to applying for an HRM  
 Development Agreement to renovate  
 and use the building as a café.

# ISSUED

2021.12.20HRM review  
 2022.01.14TEAM Review  
 2022-01-18TEAM REVIEW

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Material Sample Board



drawn:ph/jb/ig  
 design:ph  
 date:2021-03-11

drawing number: DA.A.99