MEMORANDUM

TO: Chair and Members of the Design Advisory Committee
FROM: Sean Audas, Principal Planner & Development Officer, Current Planning
DATE: September 2, 2020
SUBJECT: Level III Site Plan Approval Application for 6399, 6395 & 6389 North St., Halifax

Background:
The applicant has indicated that they will be making a Level III Site Plan Approval under the Regional Centre Land Use Bylaw (LUB) for properties located at 6399, 6395, and 6389 North St. (PIDs 00079350, 00079202 and 00079210). The applicant has successfully completed a pre-application, and the proposal has been deemed compliant with the requirements of the LUB. The applicant is now in the process of completing public consultation and is seeking a recommendation from the Design Advisory Committee on the design requirements and any request for variations from the design requirements, as required by the LUB, prior to making their application for Site Plan Approval.

Existing Use: 6399 North St. is currently used as a 45-unit residential building. 6395 and 6389 North Street contain a single unit dwelling and a two-unit dwelling, respectively.

Zoning: COR (Corridor) under the Regional Centre Land Use Bylaw.

Proposal:
The proposal before the Committee is for a 7-storey, 128-unit residential building with two levels of underground parking. The proposed building is a tall, mid-rise building under the LUB. The development will include the demolition of the existing buildings, and the consolidation of the existing lots. The proposed building will have streetwalls on North, Oxford, and Seaforth Streets. The development will require grade-related residential units, a landscaped buffer along the adjacent low-density residential properties, and landscaping on the entirety of the lot.

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 design requirements of Part VI. No variations to the design requirements have been requested. The following chapters of Part VI are relevant to this proposal:

| Chapter 1: General Site Plan Approval Design Requirements | Chapter 1 sets out the requirement for site plan approval. There are no criteria to be satisfied. |

Item 9.1.4
Chapter 2: At-Grade Private Open Space Design Requirements

The Landscaping Plan demonstrates that the site will contain medium scale at-grade private open spaces, which will abut an existing public sidewalk, and provide barrier-free access and permanent seating. The at-grade private open space for the grade-related units is less than 2.5 metres, therefore does not require privacy features.

Chapter 3: Building Design Requirements

The Elevation Drawings and Building Renderings illustrate the design requirements of this Chapter.
- Streetwall articulation has been provided using change in colours, projections, and recesses. This treatment is also applied to the building wall facing the at-grade open space and is carried around the sides of the building.
- Pedestrian entrances are distinguished using changes in colour and materials, and projections and recesses.
- The ground floor contains grade-related residential units, and no commercial space.
- Weather protection is accomplished using a canopy/recess.
- Building top distinction is accomplished with a horizontal band which projects and is of a different colour.
- The rooftop penthouse is visually integrated into the design of the building using the same building materials as other portions of the building.

Chapter 4: Parking, Access, and Utilities Design Requirements

As shown on the Site Plan and Landscaping Plan, there is a proposed pedestrian connection from the public sidewalk to the at-grade private open space. As shown on the building renderings and elevation drawings, parking is located internal to the building and the entrance is integrated into the design of the building.

Chapter 5: Heritage Conservation Design Requirements

Not applicable – the subject property is not a heritage property and is not within a heritage conservation district.

Chapter 6: Other Design Requirements

As shown on the renderings and elevation drawings, building lighting has been provided. The subject site is not a View Terminus Site.

Chapter 7: Variation Criteria

Not applicable – no variations requested.

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 to the building informed by the recommendation of the Committee must meet the requirements of the Land Use Bylaw.

Attachments:

Map 1  Context Map

Attachment A  Regional Centre Land Use Bylaw Part VI (Site Plan Approval Design Requirements and Variation Criteria)
Attachment B  Building Renderings
Attachment C  Site Plan
Attachment D  Landscaping Plan
Attachment E  Elevation Drawings
Map 1 - Location
6399, 6395 & 6389 North St., Halifax

Subject Properties

Halifax Peninsula & Regional Centre
Package A By-Law Area

This map is an unofficial reproduction of a portion of the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.
PART VI:
SITE PLAN APPROVAL DESIGN REQUIREMENTS AND VARIATION CRITERIA
Part VI, Chapter 1: General Site Plan Approval Design Requirements

Development Subject to Design Requirements

111 Any development subject to site plan approval shall meet all applicable design requirements contained within this Part.

Granting of Site Plan Approval by Development Officer

112 The Development Officer shall grant site plan approval where all applicable design requirements set out within this Part are met.
Part VI, Chapter 2: At-Grade Private Open Space Design Requirements

Design Requirement: Contribution to Open Space Network

113 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 (Diagram 6):

(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.

Diagram 6: Contribution to open space network, as per Section 113
Design Requirement: At-Grade Private Open Spaces Abutting a Public Sidewalk

114 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.

Design Requirement: At-Grade Private Open Spaces – Medium Scale

115 At-grade private open spaces with a contiguous area of 15 square metres or greater, and dimensions of not less than 3.0 metres by 5.0 metres shall:

(a) provide

   (i) barrier-free access, and
   (ii) permanent seating; and

(b) provide one or more of the following materials for groundcover

   (i) vegetation,
   (ii) brick pavers, stone pavers, or concrete pavers, or
   (iii) wood, excluding composites.

Design Requirement: Weather Protection for At-Grade Private Open Spaces – Medium Scale

116 At-grade private open spaces with a contiguous area of 15 square metres or greater, and dimensions of not less than 3.0 metres by 5.0 metres shall offer weather protection to its users through at least one of the following (Diagram 7):

(a) a new deciduous tree that is not a shrub or the retention of an existing tree that is not a shrub with a minimum base caliper of 100 millimetres;
(b) canopies or awnings on abutting façades;
(c) recessed entrances of abutting façades;
(d) cantilever(s) of a building on the same lot; or
(e) structures such as gazebos, pergolas, or covered site furnishings.
Diagram 7: Weather protection for private opens spaces, as per Section 116

Design Requirement: At-Grade Private Open Spaces – Large Scale

117 In addition to meeting the requirements of Sections 115 and 116, at-grade private open spaces with a contiguous area exceeding 400 square metres and with an average depth exceeding 2.5 metres, shall provide at least three of the following:

(a) an additional deciduous tree that is not a shrub or the retention of an existing tree that is not a shrub with a minimum base caliper of 100 millimetres;
(b) a permanent table and chair(s);
(c) a public art piece, a cultural artifact, or a commemorative monument;
(d) a structure such as a gazebo or pergola; or
(e) a planter or planting bed.
Design Requirement: Existing Access to Public Open Spaces

118 At-grade private open spaces shall maintain existing accesses to abutting public open spaces.

Design Requirement: Privacy for Grade-Related Units

119 At-grade private open spaces which are 2.5 metres deep or greater, as measured perpendicularly from the streetline, and which are located between the streetline and a grade-related unit, shall provide privacy for the residential units by using a minimum of one of the following elements per grade-related unit (Diagram 8):

(a) a deciduous tree that is not a shrub with a minimum base caliper of 50 millimetres;
(b) a minimum of two shrubs, each no less than 1.0 metre in height;
(c) planters ranging in height from 0.25 to 1.0 metres; or
(d) masonry walls ranging in height from 0.25 to 1.0 metres.

Diagram 8: Methods for privacy for grade-related units, as per Section 119
Design Requirement: Walkways to be Hard-Surfaced

Walkways within at-grade private open spaces shall be hard-surfaced, excluding asphalt.
Part VI, Chapter 3: Building Design Requirements

Design Requirement: Streetwall Articulation

121 Streetwalls shall be divided into distinct sections no less than 0.3 metres in width and not exceeding 8 metres in width, from the ground floor to the top of the streetwall, with each section differentiated by using at least two of the following (Diagram 9):

(a) colour(s);
(b) material(s); or
(c) projections and recesses not less than 0.15 metres in depth.

Diagram 9: Methods for streetwall articulation, as per Section 121

Design Requirement: Articulation of Non-Streetwalls Fronting an At-Grade Private Open Space

122 Any exterior wall within the podium that is not a streetwall, and fronts an at-grade private open space abutting a public right-of-way, shall meet the requirements of Section 121 as if it was a streetwall.
Design Requirement: Side Façade Articulation

Where a side yard is proposed or required, the side yard façade shall continue the streetwall articulation for a depth greater than or equal to the width of the side yard, as measured at the streetline, using the same options chosen to achieve the design requirement in Section 121 (Diagram 10).

Diagram 10: Methods for side yard façade articulation, as per Section 123

Design Requirement: Pedestrian Entrances Along Streetwalls

Subject to Subsection 124(2), pedestrian entrances in the streetwall shall be distinguished from the remainder of the streetwall by using at least two of the following:

(a) changes in colour;
(b) changes in materials; or
(c) projections and recesses not less than 0.15 metres in depth.
(2) Canopies or awnings shall not be used to meet the requirements of Subsection 124(1).

Design Requirement: Pedestrian Entrances Along Non-Streetwalls Fronting an At-Grade Private Open Space

125 Any exterior wall within the podium that is not a streetwall, and fronts an at-grade private open space, shall meet the requirements of Section 124 as if it was a streetwall.

Design Requirement: Number of Pedestrian Entrances Along Streetwalls

126 Streetwalls shall provide:
   
   (a) a minimum of one pedestrian entrance per storefront; or
   
   (b) a minimum of 2 pedestrian entrances where the storefront is greater than 24 metres wide.

Design Requirement: Ground Floor Transparency – Commercial Uses

127 For at-grade commercial uses in the streetwall, between 50% and 80% of the building’s ground floor façade dedicated to commercial uses shall consist of clear glass glazing.

Design Requirement: Ground Floor Transparency – Grade-Related Unit Uses

128 For grade-related unit uses in the streetwall, between 25% and 80% of the building’s ground floor façade dedicated to grade-related unit uses shall consist of clear glass glazing.

Design Requirement: Access Ramps Along Streetwalls

129 Where a ramp for barrier-free access is provided between a streetwall and a sidewalk, no portion of the access ramp shall exceed a width of 2.0 metres and depth of 2.0 metres.

Design Requirement: Weather Protection

130 (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.

(2) Subsection 131(1) shall not apply to the entrances of grade-related units.

Diagram 11: Methods of weather protection, as per Section 130

Design Requirement: Exposed Foundations and Underground Parking Structures

131 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.

Design Requirement: Building Top Distinction

132 (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.

Diagram 12: Building top distinction, as per Section 132

(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.

Design Requirement: Penthouses

133 Penthouses shall be visually integrated into the overall design of the building.
Design Requirement: Rooftop Mechanical Features

134 Rooftop mechanical features shall be visually integrated into the design of the building and concealed from the public view at the streetline.
Part VI, Chapter 4: Parking, Access, and Utilities Design Requirements

Design Requirement: Pedestrian Connections

135 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.

Diagram 13: Appropriate pedestrian connections, as per Section 135
Design Requirement: Pedestrian Connections Through Accessory Surface Parking Lots

136 (1) Pedestrian connections within accessory surface parking lots shall be no less than 2.0 metres wide.

(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.

(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.

(4) A pedestrian connection shall provide a direct route between parking areas, building entrances, and the nearest sidewalk.

Design Requirement: Motor Vehicle and Service Accesses

137 (1) Motor vehicle and service accesses in the streetwall shall be minimized by using the same colours or materials chosen for the streetwall.

(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).

Design Requirement: Parking Internal to a Building or Within a Parking Structure

138 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.

Design Requirement: Visual Impact Mitigation for Utility and Mechanical Features

139 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.

Design Requirement: Heat Pumps and Other Heating and Ventilation Equipment for Individual Units

140 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.
Part VI, Chapter 5: Heritage Conservation Design Requirements

Design Requirement: Conservation of Character-Defining Elements
141 Character-defining elements of registered heritage buildings shall be conserved and remain unobstructed.

Design Requirement: New Windows and Doors
142 New window and door openings on registered heritage buildings shall match established patterns (materials, design, detail, and dimensions).

Design Requirement: Preservation of Architectural Elements
143 Architectural elements on registered heritage buildings shall be preserved, such as pilasters, columns, cornices, bays, and parapets.

Design Requirement: Use of Archival Evidence
144 Archival evidence shall be used to support the rehabilitation and restoration of character-defining elements on registered heritage buildings, or on registered heritage properties.

Design Requirement: Historic Building Façades
145 Historic building façades on registered heritage buildings shall be retained and rehabilitated, or restored using traditional materials.

Design Requirement: Materials
146 Brick or masonry façades shall be maintained and restored on registered heritage buildings. The painting of brick or masonry façades is prohibited.

Design Requirement: Maintenance of Same or Similar Cornice Line Height for New Developments in a Heritage Context
147 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.

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

148 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).

**Diagram 14:** Streetwall stepback for taller portions of new developments in a heritage context, as per Section 148

**Design Requirement: Side Wall Stepback for Taller Portions of New Detached Buildings in a Heritage Context**

149 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).

**Diagram 15:** Side wall stepback for taller portions of new detached buildings in a heritage context, as per Section 149

**Design Requirement: Architectural Elements of Existing Heritage Buildings to be Used as a Reference in the Design of New Development in a Heritage Context**

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.

**Design Requirement: Awnings and Canopies**

151 (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 internally-illuminated awnings shall be prohibited.

(2) Metal or glass awnings or canopies may be permitted on a registered heritage building, if designed to complement historic architectural elements.

**Design Requirement: Lighting Hardware**

152 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.

**Design Requirement: Directing Lighting to Accentuate or Emphasize Architectural Features or Signage**

153 Lighting shall be directed to accentuate or emphasize the architectural features of registered heritage buildings or their signage.
Part VI, Chapter 6: Other Design Requirements

Design Requirement: General Lighting

154 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.

Design Requirement: Emphasis of View Terminus Sites

155 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).
Diagram 16: Methods for view terminus site articulation, as per Clauses 155 (a) and (b)

Diagram 17: Methods for view terminus site articulation, as per Clauses 155 (c) and (d)
Design Requirement: Parking Areas, Accessory Surface Parking Lots, Off-Street Loading Spaces, and Site Utilities on View Terminus Sites

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.
Part VI, Chapter 7: Variation Criteria

Variation: Roof Edge Setbacks of Height-Exempted Rooftop Features

157 For height-exempted rooftop features, the minimum setback from the outermost edge of the roof may be varied by site plan approval where:

(a) the variation is to an interior lot line only; and
(b) the rooftop feature is designed or buffered in such a way to minimize its potential visual impact.

Variation: Location of a Structure on a Lot Respecting Maximum Front and Flanking Yards

158 The maximum front and flanking yard may be varied by site plan approval where:

(a) the variation results in an open space associated with a public building; or
(b) the location of a registered utility easement on the lot prohibits meeting the yard requirement(s).

Variation: Minimum Streetwall Height

159 The minimum streetwall height may be varied by site plan approval to a minimum of 3.5 metres for one streetline where the variation is required on an excessive slope.

Variation: Maximum Streetwall Height on Sloping Conditions

160 Where a variation to a maximum streetwall height is required to address sloping conditions, the maximum streetwall height may be increased by a maximum of 5% through site plan approval.

Variation: Side and Rear Setbacks for Portions of a High-Rise Building Above the Streetwall

161 Side and rear setback requirements for a high-rise building above the streetwall may be varied by site plan approval where view plane restrictions would not permit the abutting property to have a high-rise form.
Variation: Side and Rear Setbacks for Portions of a Tall Mid-Rise Building Above the Streetwall

162 Side and rear setback requirements for a tall mid-rise building above the streetwall may be varied by site plan approval where:

(a) a proposal covers multiple parcels of land and will be developed under a single site plan approval and development permit, and the applicant can demonstrate that the building could be achieved without the need for a variation if the parcels were consolidated; and
(b) the building depth and building width above the streetwall shall not exceed 52 metres.

Variation: Maximum Width of a Building Below the Height of the Streetwall

163 The maximum width of a building below the height of the streetwall may be varied by site plan approval to a maximum of 88 metres along one streetline to allow for two towers on the same podium where:

(a) all setbacks, separation distances, and stepbacks are met;
(b) above the streetwall, no tower dimension exceeds a width of 21.5 metres along the streetline where the variation is applied; and
(c) an at-grade private open space measuring a minimum of 8.0 metres by 16.0 metres shall be provided abutting the public right-of-way along which the dimension is being varied.

Variation: Side Yard Setback for Pedestrian Access

164 The maximum side yard may be varied by site plan approval for the purpose of creating a single access driveway and a grade-separated walkway connecting a public sidewalk to accessory surface parking at the rear of the building, or to uses only accessed from the rear of the building. The grade-separated walkway shall be no less than 1.5 metres wide.
NOTES:

1) THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON SITE & REPORTING ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.

2) DO NOT SCALE FROM DRAWINGS USED FIGURED DIMENSIONS.

3) DRAWING REPRESENTATIONS MAY BE IN VARIANCE WITH DETAILED SPECS & SCHEDULES, IN WHICH CASE SPECS & SCHEDULES OVERRIDE THE DRAWINGS.

4) CHANGES FROM THESE PLANS & SPECS. MUST BE AGREED TO IN WRITING & APPROVED BY THE ARCHITECT & OWNER, BEFORE PROCEEDING.

5) ONLY THOSE DRAWINGS MARKED APPROVED FOR CONSTRUCTION ARE TO BE USED FOR CONSTRUCTION.

6) THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECS.

7) North Towards Oxford

8) Oxford & North Corner

9) Revised as per HRM comments 06/18/20

10) Revised as per HRM comments 07/16/20

11) Attachment B: Building Renderings

12) Proposed Residential

Lot AX

Oxford & North

Halifax, N.S.

for:

Mosaik Properties

Street Views

Original Signed
NOTES:
1) THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON SITE & REPORTING ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.

2) ALL DIMENSIONS FROM THESE PLANS & SPEC. MUST BE CHECKED AND AGREED TO IN WRITING. CHANGES FROM THESE PLANS & SPEC. MUST BE AGREED TO IN WRITING & APPROVED BY THE ARCHITECT & OWNER, BEFORE PROCEEDING.

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6) THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECS.
**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](https://www.halifax.ca/about-halifax/regional-community-planning/community-plan-areas/regional-centre-plan-area)

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**Part VI, Chapter 2: At-Grade Private Open Space Design Requirements**

*Please note that all diagrams referenced in this form can be found in Part VI of the Regional Centre Land Use Bylaw*

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### Design Requirement: At-Grade Private Open Spaces – Medium Scale

| **Section 115** At-grade private open spaces with a contiguous area of 15 square metres or greater, and dimensions of not less than 3.0 metres by 5.0 metres shall: (a) provide (i) barrier-free access, and (ii) permanent seating; and (b) provide one or more of the following materials for groundcover (i) vegetation, (ii) brick pavers, stone pavers, or concrete pavers, or (iii) wood, excluding composites. | □ Applicable  
☒ Not Applicable | Rationale: |

### Design Requirement: Weather Protection for At-Grade Private Open Spaces – Medium Scale

| **Section 116** At-grade private open spaces with a contiguous area of 15 square metres or greater, and dimensions of not less than 3.0 metres by 5.0 metres shall offer weather protection to its users through at least one of the following (Diagram 7): (a) a new deciduous tree that is not a shrub or the retention of an existing tree that is not a shrub with a minimum base caliper of 100 millimetres; (b) canopies or awnings on abutting façades; (c) recessed entrances of abutting façades; (d) cantilever(s) of a building on the same lot; or (e) structures such as gazebos, pergolas, or covered site furnishings | □ Applicable  
☒ Not Applicable | Rationale: |
### Design Requirement: At-Grade Private Open Spaces – Large Scale

| Section 117 | In addition to meeting the requirements of Sections 115 and 116, at-grade private open spaces with a contiguous area exceeding 400 square metres and with an average depth exceeding 2.5 metres, shall provide at least three of the following: (a) an additional deciduous tree that is not a shrub or the retention of an existing tree that is not a shrub with a minimum base caliper of 100 millimetres; (b) a permanent table and chair(s); (c) a public art piece, a cultural artifact, or a commemorative monument; (d) a structure such as a gazebo or pergola; or (e) a planter or planting bed. | □ Applicable  
X Not Applicable | Rationale: |

### Design Requirement: Existing Access to Public Open Spaces

| Section 118 | At-grade private open spaces shall maintain existing accesses to abutting public open spaces. | □ Applicable  
X Not Applicable | Rationale: |
<table>
<thead>
<tr>
<th>Design Requirement: Privacy for Grade-Related Units</th>
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<tbody>
<tr>
<td><strong>Section 119</strong> At-grade private open spaces which are 2.5 metres deep or greater, as measured perpendicularly from the streetline, and which are located between the streetline and a grade-related unit, shall provide privacy for the residential units by using a minimum of one of the following elements per grade-related unit (Diagram 8): (a) a deciduous tree that is not a shrub with a minimum base caliper of 50 millimetres; (b) a minimum of two shrubs, each no less than 1.0 metre in height; (c) planters ranging in height from 0.25 to 1.0 metres; or (d) masonry walls ranging in height from 0.25 to 1.0 metres.</td>
<td>☑️ Applicable</td>
<td>☒️ Not Applicable</td>
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<thead>
<tr>
<th>Design Requirement: Walkways to be Hard-Surfaced</th>
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<tbody>
<tr>
<td><strong>Section 120</strong> Walkways within at-grade private open spaces shall be hard-surfaced, excluding asphalt</td>
<td>☑️ Applicable</td>
<td>☒️ Not Applicable</td>
</tr>
</tbody>
</table>

Rationale:
### Design Requirement: Streetwall Articulation

**Section 121** Streetwalls shall be divided into distinct sections no less than 0.3 metres in width and not exceeding 8 metres in width, from the ground floor to the top of the streetwall, with each section differentiated by using at least two of the following (Diagram 9): (a) colour(s); (b) material(s); or (c) projections and recesses not less than 0.15 metres in depth.

- [ ] Applicable
- [x] Not Applicable

**Rationale:**

---

### Design Requirement: Articulation of Non-Streetwalls Fronting an At-Grade Private Open Space

**Section 122** Any exterior wall within the podium that is not a streetwall, and fronts an at-grade private open space abutting a public right-of-way, shall meet the requirements of Section 121 as if it was a streetwall.

- [ ] Applicable
- [x] Not Applicable

**Rationale:**

---

### Design Requirement: Side Façade Articulation

**Section 123** Where a side yard is proposed or required, the side yard façade shall continue the streetwall articulation for a depth greater than or equal to the width of the side yard, as measured at the streetline, using the same options chosen to achieve the design requirement in Section 121 (Diagram 10).

- [ ] Applicable
- [x] Not Applicable

**Rationale:**
### Design Requirement: Pedestrian Entrances Along Streetwalls

**Section 124** (1) Subject to Subsection 124(2), pedestrian entrances in the streetwall shall be distinguished from the remainder of the streetwall by using at least two of the following: (a) changes in colour; (b) changes in materials; or (c) projections and recesses not less than 0.15 metres in depth

(2) Canopies or awnings shall not be used to meet the requirements of Subsection 124(1).

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<th>Applicable</th>
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<td></td>
<td>X</td>
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<td>Attached.</td>
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</table>

### Design Requirement: Pedestrian Entrances Along Non-Streetwalls Fronting an At-Grade Private Open Space

**Section 125** Any exterior wall within the podium that is not a streetwall, and fronts an at-grade private open space, shall meet the requirements of Section 124 as if it was a streetwall.

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### Design Requirement: Number of Pedestrian Entrances Along Streetwalls

**Section 126** Streetwalls shall provide: (a) a minimum of one pedestrian entrance per storefront; or (b) a minimum of 2 pedestrian entrances where the storefront is greater than 24 metres wide.

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<th></th>
<th>Applicable</th>
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<tbody>
<tr>
<td></td>
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<tr>
<td>Design Requirement: Ground Floor Transparency – Commercial Uses</td>
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<tr>
<td><strong>Section 127</strong> For at-grade commercial uses in the streetwall, between 50% and 80% of the building’s ground floor façade dedicated to commercial uses shall consist of clear glass glazing.</td>
<td>□ Applicable</td>
<td>X Not Applicable</td>
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<table>
<thead>
<tr>
<th>Design Requirement: Ground Floor Transparency – Grade-Related Unit Uses</th>
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<tbody>
<tr>
<td><strong>Section 128</strong> For grade-related unit uses in the streetwall, between 25% and 80% of the building’s ground floor façade dedicated to grade-related unit uses shall consist of clear glass glazing.</td>
<td>X Applicable</td>
<td>□ Not Applicable</td>
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<tr>
<th>Design Requirement: Access Ramps Along Streetwalls</th>
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<tbody>
<tr>
<td><strong>Section 129</strong> Where a ramp for barrier-free access is provided between a streetwall and a sidewalk, no portion of the access ramp shall exceed a width of 2.0 metres and depth of 2.0 metres.</td>
<td>X Applicable</td>
<td>□ Not Applicable</td>
</tr>
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</table>

Rationale: Attached.
### Design Requirement: Weather Protection

**Section 130** (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.

(2) Subsection 131(1) shall not apply to the entrances of grade-related units

<table>
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<tr>
<th>Applicable</th>
<th>Not Applicable</th>
<th>Rationale: Attached.</th>
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</table>

### Design Requirement: Exposed Foundations and Underground Parking Structures

**Section 131** 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.

<table>
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<tr>
<th>Applicable</th>
<th>Not Applicable</th>
<th>Rationale: Attached.</th>
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### Design Requirement: Building Top Distinction

**Section 132** (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.

(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.

| Applicable | Not Applicable | Rationale: Attached. |
### Design Requirement: Penthouses

<table>
<thead>
<tr>
<th>Section 133</th>
<th>Penthouses shall be visually integrated into the overall design of the building</th>
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<td>□ Not Applicable</td>
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### Design Requirement: Rooftop Mechanical Features

<table>
<thead>
<tr>
<th>Section 134</th>
<th>Rooftop mechanical features shall be visually integrated into the design of the building and concealed from the public view at the streetline</th>
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<tbody>
<tr>
<td>□ Not Applicable</td>
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### Part VI, Chapter 4: Parking, Access, and Utilities Design Requirements

### Design Requirement: Pedestrian Connections

<table>
<thead>
<tr>
<th>Section 135</th>
<th>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</th>
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<tbody>
<tr>
<td>□ Not Applicable</td>
<td>□ Not Applicable</td>
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<tr>
<td>Design Requirement: Pedestrian Connections Through Accessory Surface Parking Lots</td>
<td>Section 136 (1) Pedestrian connections within accessory surface parking lots shall be no less than 2.0 metres wide.</td>
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<td>(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.</td>
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<td>(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.</td>
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<tr>
<td>(4) A pedestrian connection shall provide a direct route between parking areas, building entrances, and the nearest sidewalk.</td>
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<tr>
<td>Design Requirement: Motor Vehicle and Service Accesses</td>
<td>Section 137 (1) Motor vehicle and service accesses in the streetwall shall be minimized by using the same colours or materials chosen for the streetwall.</td>
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<tr>
<td>(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)</td>
<td>□  Not Applicable</td>
</tr>
<tr>
<td>Design Requirement: Parking Internal to a Building or Within a Parking Structure</td>
<td>Section 138 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.</td>
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<td>X  Not Applicable</td>
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### Design Requirement: Visual Impact Mitigation for Utility and Mechanical Features

| Section 139 | 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. | X Applicable | Rationale: b. enclosing them within a projection or recess in the building. Attached. | □ Not Applicable |

### Design Requirement: Heat Pumps and Other Heating and Ventilation Equipment for Individual Units

| Section 140 | 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. | X Applicable | Rationale: b. enclosing them within a projection or recess in the building. Attached. | □ Not Applicable |

### Part VI, Chapter 5: Heritage Conservation Design Requirements

| Design Requirement: Conservation of Character-Defining Elements | Section 141 | Character-defining elements of registered heritage buildings shall be conserved and remain unobstructed. | □ Applicable X Not Applicable | Rationale: |
### Design Requirement: New Windows and Doors

**Section 142** New window and door openings on registered heritage buildings shall match established patterns (materials, design, detail, and dimensions).

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### Design Requirement: Preservation of Architectural Elements

**Section 143** Architectural elements on registered heritage buildings shall be preserved, such as pilasters, columns, cornices, bays, and parapets.

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### Design Requirement: Use of Archival Evidence

**Section 144** Archival evidence shall be used to support the rehabilitation and restoration of character-defining elements on registered heritage buildings, or on registered heritage properties.

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### Design Requirement: Historic Building Façades

**Section 145** Historic building façades on registered heritage buildings shall be retained and rehabilitated, or restored using traditional materials.

|   | Applicable | Not Applicable | Rationale:
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### Design Requirement: Materials

**Section 146** Brick or masonry façades shall be maintained and restored on registered heritage buildings. The painting of brick or masonry façades is prohibited.

|   | Applicable | Not Applicable | Rationale:
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</table>
# Design Requirement: Maintenance of Same or Similar Cornice Line Height for New Developments in a Heritage Context

**Section 147** 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.

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

**Section 148** 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).

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<th>Applicable</th>
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<tbody>
<tr>
<td>Design Requirement: Side Wall Stepback for Taller Portions of New Detached Buildings in a Heritage Context</td>
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<tr>
<td><strong>Section 149</strong> 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).</td>
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| □ Applicable  
× Not Applicable  
Rationale: |

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<thead>
<tr>
<th>Design Requirement: Architectural Elements of Existing Heritage Buildings to be Used as a Reference in the Design of New Development in a Heritage Context</th>
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<tr>
<td><strong>Section 150</strong> 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.</td>
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| □ Applicable  
× Not Applicable  
Rationale: |

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<thead>
<tr>
<th>Design Requirement: Awnings and Canopies</th>
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<tr>
<td><strong>Section 151</strong> (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</td>
</tr>
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</table>
| □ Applicable  
× Not Applicable  
Rationale: |
internally-illuminated awnings shall be prohibited.

(2) Metal or glass awnings or canopies may be permitted on a registered heritage building, if designed to complement historic architectural elements.

### Design Requirement: Lighting Hardware

**Section 152** 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.

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<td>Rationale:</td>
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### Design Requirement: Directing Lighting to Accentuate or Emphasize Architectural Features or Signage

**Section 153** Lighting shall be directed to accentuate or emphasize the architectural features of registered heritage buildings or their signage.

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<td>Rationale:</td>
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### Part VI, Chapter 6: Other Design Requirements

**Design Requirement: General Lighting**

**Section 154** 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.

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<td>Rationale: Attached.</td>
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</table>
**Design Requirement: Emphasis of View Terminus Sites**

**Section 155** 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).

**Design Requirement: Parking Areas, Accessory Surface Parking Lots, Off-Street Loading Spaces, and Site Utilities on View Terminus Sites**

**Section 156** 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.
March 4, 2020

RE: Center Plan Redevelopment Application

6399 North Street and 6395 North Street.

Dear Sir:

A site Plan approval application is being made to allow for a multiple residential unit development. The following information including the attached documentation in support of our request to redevelop the property to the HRM approved Center Plan for the construction of a multiple unit residential building of 131 units and some amenity space in addition to an underground parking garage containing service spaces and 130 vehicle parking spots.

Subject Site:

- The site is comprised of an existing lot Civic 2931 Oxford Street containing a multi-unit residential building and Civic 6395 North Street containing a duplex residential building.
- These sites considered together have frontage on North Street, Oxford Street, and Seaforth Street. The site is on the intersection of Oxford Street and North Street (North East Corner) and extends to Seaforth Street on the sites Northern Boundary.
- The site consists of Civic 6399 North Street @ 24,478 sq.ft. and Civic 6395 North Street @ 3,113 sq.ft. with a combined total site area of 27,590 sq.ft. (0.63 acres).
- This area is designated Corridor in the Center Plan.
- The site is surrounded by a mixture of land uses: Oxford Street School across North Street to the South, a church across Oxford Street to the West, open space across North Street to the South West, and residential uses North and East of the site along Oxford Street and Seaforth Street. Additionally there is a large Catholic Church located close and to the East of the Site along North Street. Both North and Oxford Streets contain commercial uses within sight of this site.
- Building heights in the immediate area vary from 2/3 storey residential, and other larger structures in the 40 to 60 foot height range. Adjacent building heights determined from a site survey by SDMM Surveyors.

Design Rationale:

Significant changes in land use have taken place in the vicinity of the site since the original development. Civic# 6399 site has always had a multiple unit residential use. The first historic use was as a residence for the Catholic Nuns, and then in the 1980’s the site was adapted to a rooming house use (by development agreement).
The existing building is not conducive to upgrading, as the plans are based a narrow cross section wing design with a centre corridor and small flanking rooms on each side. The existing multi-unit building has only stair access to the upper floors, and the construction is obsolete with regard energy efficiency and layout. The existing parking is at grade level and is a poor use of a valuable site.

As the city continues to grow and peninsular residential communities continue to mature, there is a growing demand for modern up to date apartment accommodation. This type of development will appeal to people living in the area, where they have spent most of their lives, who want to continue living in the area but move to a different more efficient type of residence. This project will also bring new residents into the neighbourhood to revitalize the area.

Proposed Multi Unit Residential Use with and Underground Parking Garage.

The proposal is to replace the existing roaming house structure and the adjacent R-2 building with a 7 storey residential apartment building of 131 Units, and with an underground parking garage to accommodate 130 automobiles and some service facilities. Under the center plan the building is planned as a 6 storey building with the seventh level constructed as a bonus level using the center plan formula. The building is proposed to contain Two Bedroom Apartments and One Bedroom Apartments (with an additional 3000 sq.ft. of amenity space on the ground floor).

The architectural massing of the building is designed to set back from the street line generally to suit the center plan and for the first 3, setting back the upper floors to suit the requirements of the center plan.

The building is proposed to be finished with masonry for the first 3 three floors to bring the traditional neighbourhood existing materials to the streetscape, to mimic the existing building and a familiar the street appearance. The upper floors are proposed to be set back further and have a different exterior finish to diminish the architectural mass and scale of the remainder of the structure. These features are illustrated in the attached drawings.

It is the intent to develop the roof of the parking garage as a finished landscape deck instead of the existing surface parking. A landscape plan is included with this application.

Other significant features of this proposed site development are:

- The site fronts on 2 major streets (North and Oxford) in the Halifax Peninsular area within walking distance of the CBD.
- The site happens to be directly on an intersection with a high number of bus routes (1 Spring Garden, 2 Wedgewood, 4 Rosedale, 14 Leiblin Park, 52 Crosstown are all right outside the door). University routes 17 Saint Mary’s and 18 Universities are 2 blocks away. Also the Quinpool business district is within walking distance of this site.
- The site falls within a fully serviced area, is close to several schools, recreational facilities, amenity spaces, shopping areas, and parks.
More people living in this area will result in the need for fewer cars on the peninsula. Why waste this valuable location when more people could enjoy the benefits of not having to commute? Why not offer more people the chance to make a home there? The opportunity is here now to prevent suburban sprawl by creating more density in this central area.

The main idea of the proposal is to provide new apartment units in an environmentally responsive building form, replacing an obsolete existing and inefficient structure.

Not everyone can afford to live in the large, inefficient older homes on the peninsula. Renting a high quality apartment is a more comfortable and affordable option for many people who would like to live centrally. Adding different types or residences, at varying price ranges will also help to diversify the neighbourhood. For the elderly who want to stay in their neighbourhood, apartments offer an alternative if their old home becomes a challenge to maintain.

The project will bring more residents within walking distance of existing retail businesses and urban amenities, transportation, and existing residential communities.

Regards

Original Signed

Paul F. Skerry
Architect, NSAA