

COBURG + LARCH

- SOUTH END | HALIFAX -

The logo for WMMFARES ARCHITECTS features the company name in a serif font. The word "WMMFARES" is in a large, bold, black serif font, with a gold-colored arc above the "F" and "A" characters. Below "WMMFARES" is the word "ARCHITECTS" in a smaller, grey, all-caps serif font.

WMMFARES
ARCHITECTS

- THE GREATER CONTEXT -



OXFORD STREET

COBURG ROAD

UNIVERSITY AVE

SOUTH STREET

ROBIE STREET

SPRING GARDEN

CAMP HILL CEMETERY

- IMMEDIATE CONTEXT -

**ADJACENT SINGLE
FAMILY RESIDENCE**
2.5 - 3 STOREYS

**COBURG PLACE
MIXED-USE TOWER**
17 STOREYS

SITE

ADJACENT MULTIUNIT
4 STOREYS

KINGS COLLEGE (DAL)
3.5-4 STOREYS

**CHARACTER
MULTIS**
2.5-3 STOREYS

DUNN BLDG (DAL)
3 STOREYS

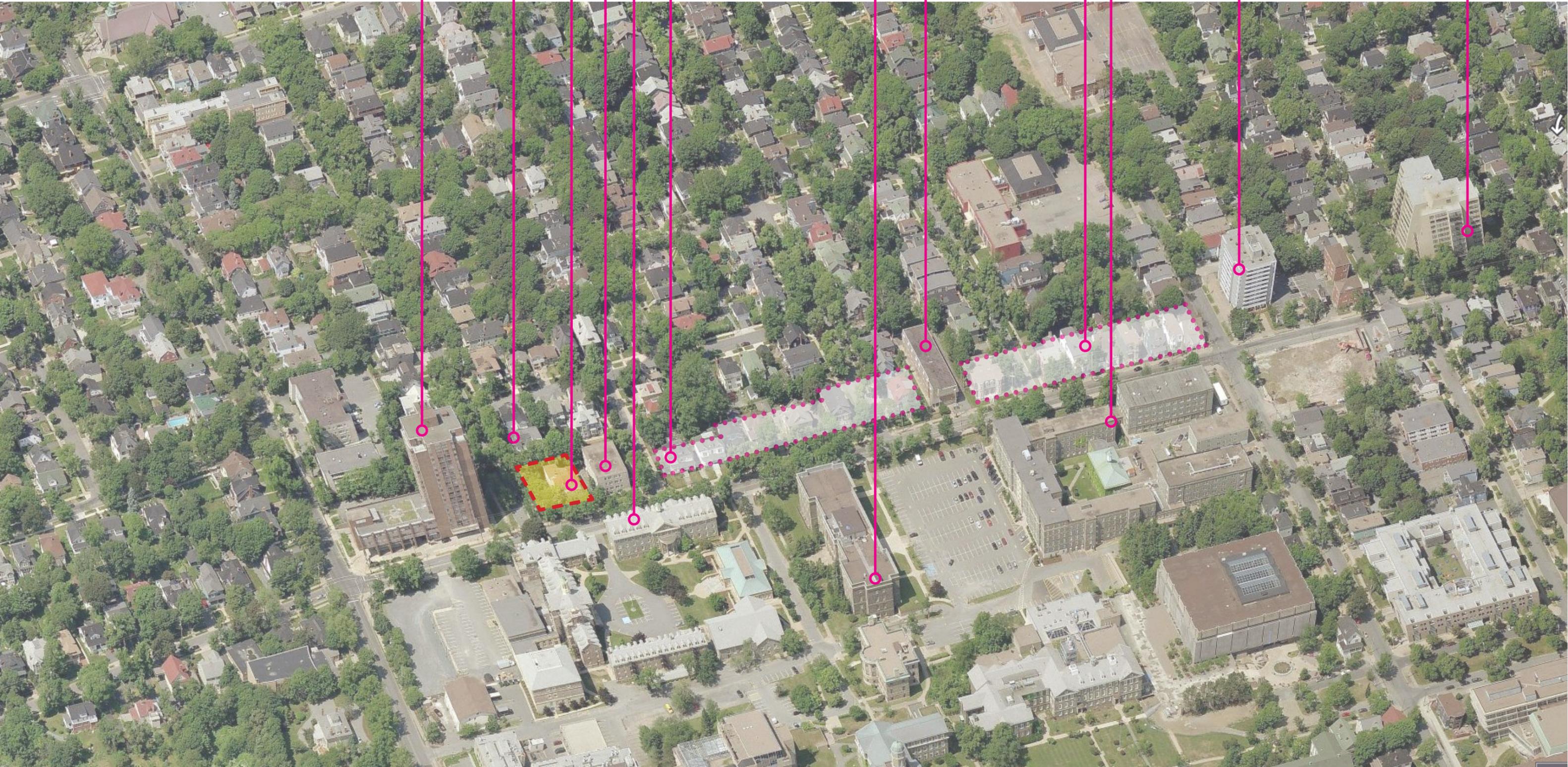
MULTIUNIT
3 STOREYS

**CHARACTER MULTIS &
SINGLE FAMILY RES**
2-3 STOREYS

HOWE HALL
4-5 STOREYS

**LE MARCHANT
MIXED-USE TOWER**
10 STOREYS

**THE CARLYLE
TOWER (RES)**
10 STOREYS





INSET BALCONIES

MASS 'CARVINGS'

ACCENT PANELS

VARIED BRICK TONES

INTEGRATED LANDSCAPE ELEMENTS

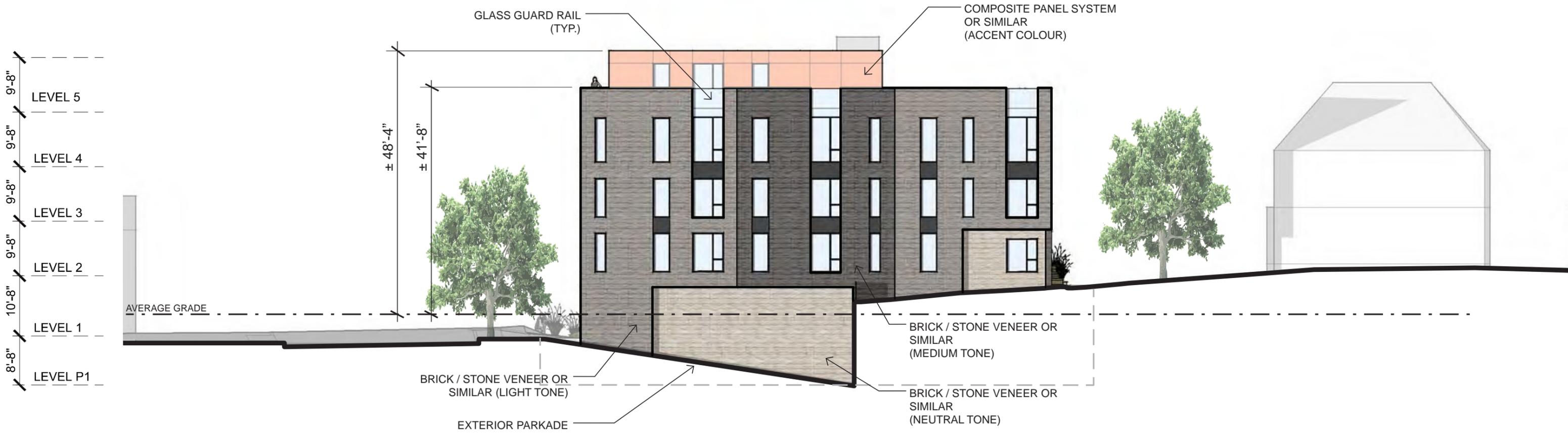
VERTICAL WINDOW PROPORTIONS

ADEQUATE BUFFERING AND SETBACKS FROM ADJACENT RESIDENCES

ESTABLISHED 4-STOUREY STREETWALL



NORTH ELEVATION & SOUTH (COBURG) ELEVATION



EAST ELEVATION & WEST (LARCH) ELEVATION

SUMMARY OF PROJECT MODIFICATIONS

1. Complete design overhaul with new established/consistent streetwall form
2. Establishment of vertical proportions in mass and materiality.
3. Reduced oversized glazing and establishment of vertical window proportions.
4. Relocation of driveway to existing curb cut.
5. Improved pedestrian walkability and public interface via:
 - enlarged ground floor height
 - relocation of lobby entry + improved wayfinding
 - street articulation along Coburg and Larch
 - multiple unit access at grade
6. Simplified materiality
7. Simplified roof form
8. Reduced overall building height from 6 to 5 storeys
9. Reduced upper storey mass @ North interior lot line.
10. Increased upperstorey setback from north interior lot line from 30 feet to 40 feet
11. Increased building setback from street lot lines from 0 to 3'-9"(min) and 6'-4"(max)

MODIFIED BUILDING MODEL



PIM BUILDING MODEL

