

Re: Item No. 12.1

AGRICOLA STREET

DEVELOPMENT

- HALIFAX -

- PRESENTED BY -

WM FARES

ARCHITECTS

- THE GREATER CONTEXT -



Halifax forum

agricola st

SITE

commons

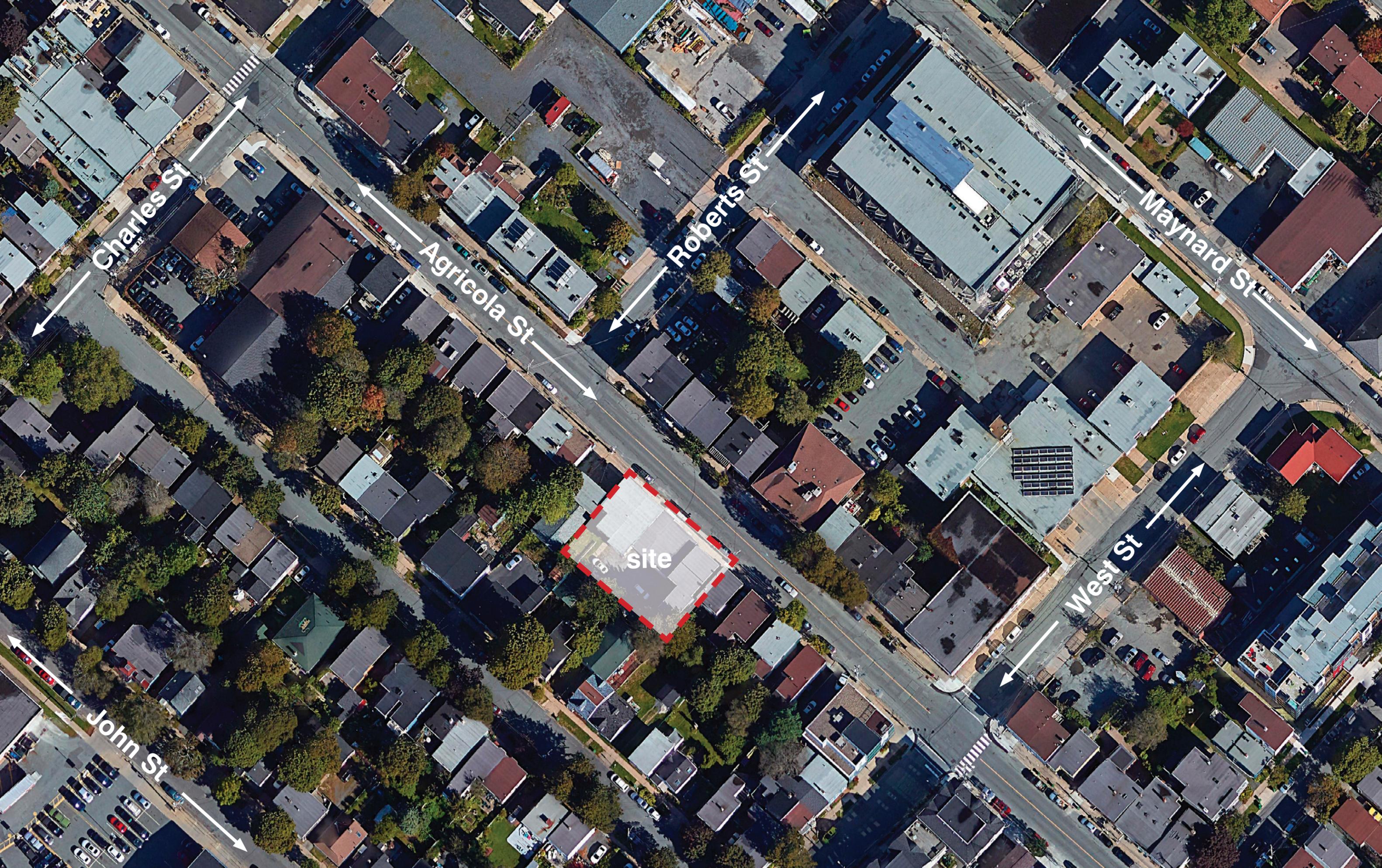
robie st

quimpool commercial district

citadel high school

citadel hill

- THE IMMEDIATE CONTEXT -



Charles St

Agricola St

Roberts St

Maynard St

John St

West St

site

SITE DATA

LOT AREA	8,400 SF
LOT COVERAGE	79%
FLOOR-AREA RATIO	3.27
COMMERCIAL AREA	4,800 SF
FLOORS	3/5
TOTAL UNITS	34
BICYCLE PARKING:	±14 A, ±10 B

← AGRICOLA STREET →
 ± 31.7m
 ± 0.2m

ACCENT PAVERS PER RED BOOK STANDARD
 BIKE RACK (TYP.)
 COMMERCIAL ENTRANCE
 COMMERCIAL ENTRANCE
 COMMERCIAL ENTRANCE
 COMMERCIAL ENTRANCE
 RESIDENTIAL ENTRANCE

LINE OF GROUND FLOOR FOOTPRINT
 3 STOREYS
 SIDEWALK

2 STOREY DWELLING
 ± 0.6m

PROPOSED BUILDING
 5 STOREYS
 ELEVATOR OVERRUN + MECH. PENTHOUSE

2-1/2 STOREY DWELLING

2 STOREY DWELLING

PROPERTY LINE

± 17.1m

± 0.9m

3 STOREYS

OUTDOOR AMENITY

± 1.2m

± 4.6m

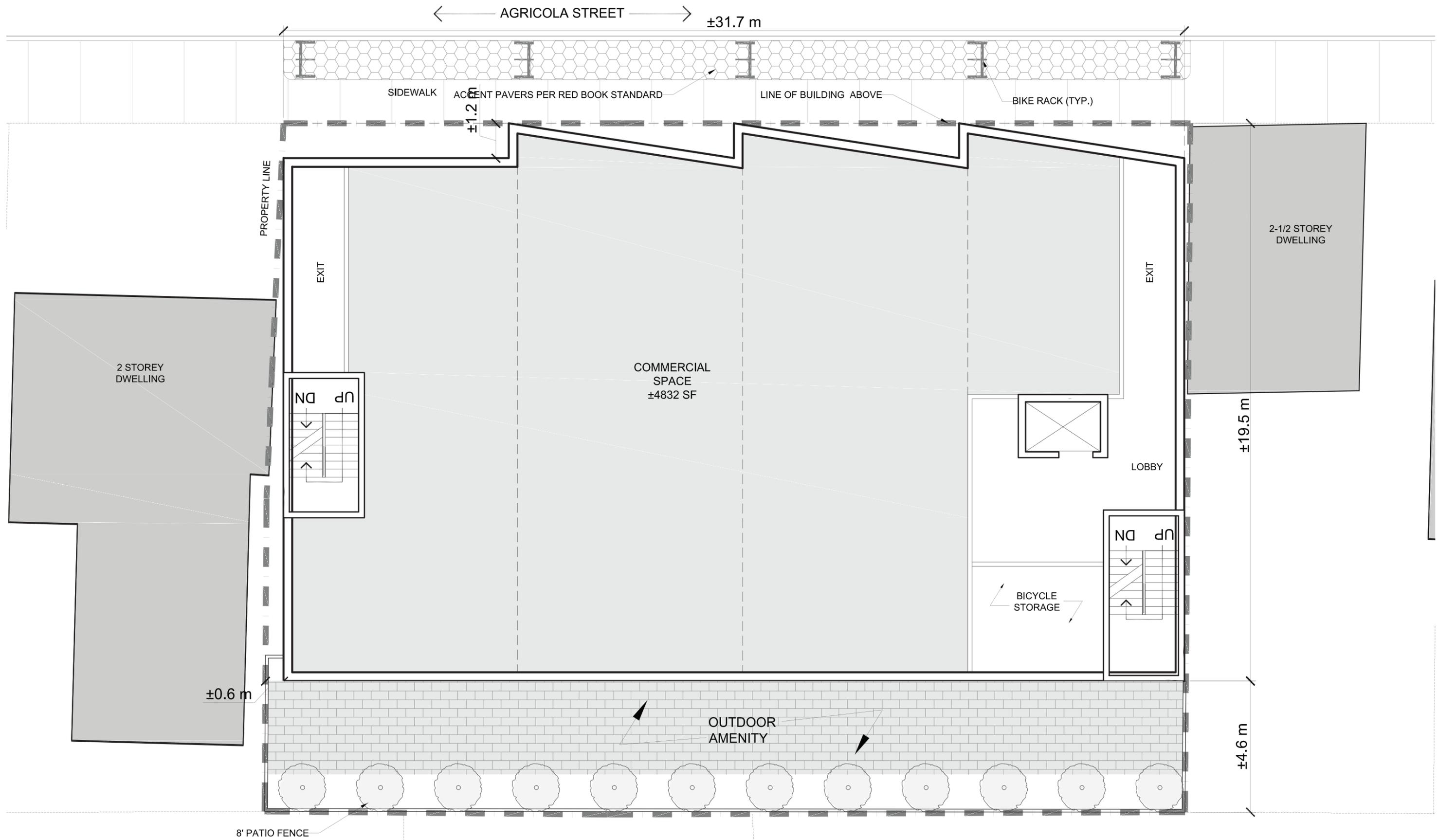
WOOD FENCE ALONG BOUNDARY

SHED

COLUMNAR BEECH OR SIMILAR

SHED

SHED



← AGRICOLA STREET → ±31.7 m

SIDEWALK ACCENT PAVERS PER RED BOOK STANDARD LINE OF BUILDING ABOVE BIKE RACK (TYP.)

PROPERTY LINE

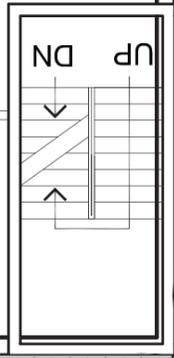
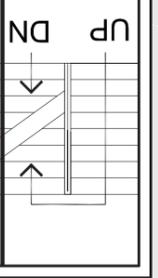
EXIT

EXIT

2-1/2 STOREY DWELLING

2 STOREY DWELLING

COMMERCIAL SPACE
±4832 SF



LOBBY

BICYCLE STORAGE

±19.5 m

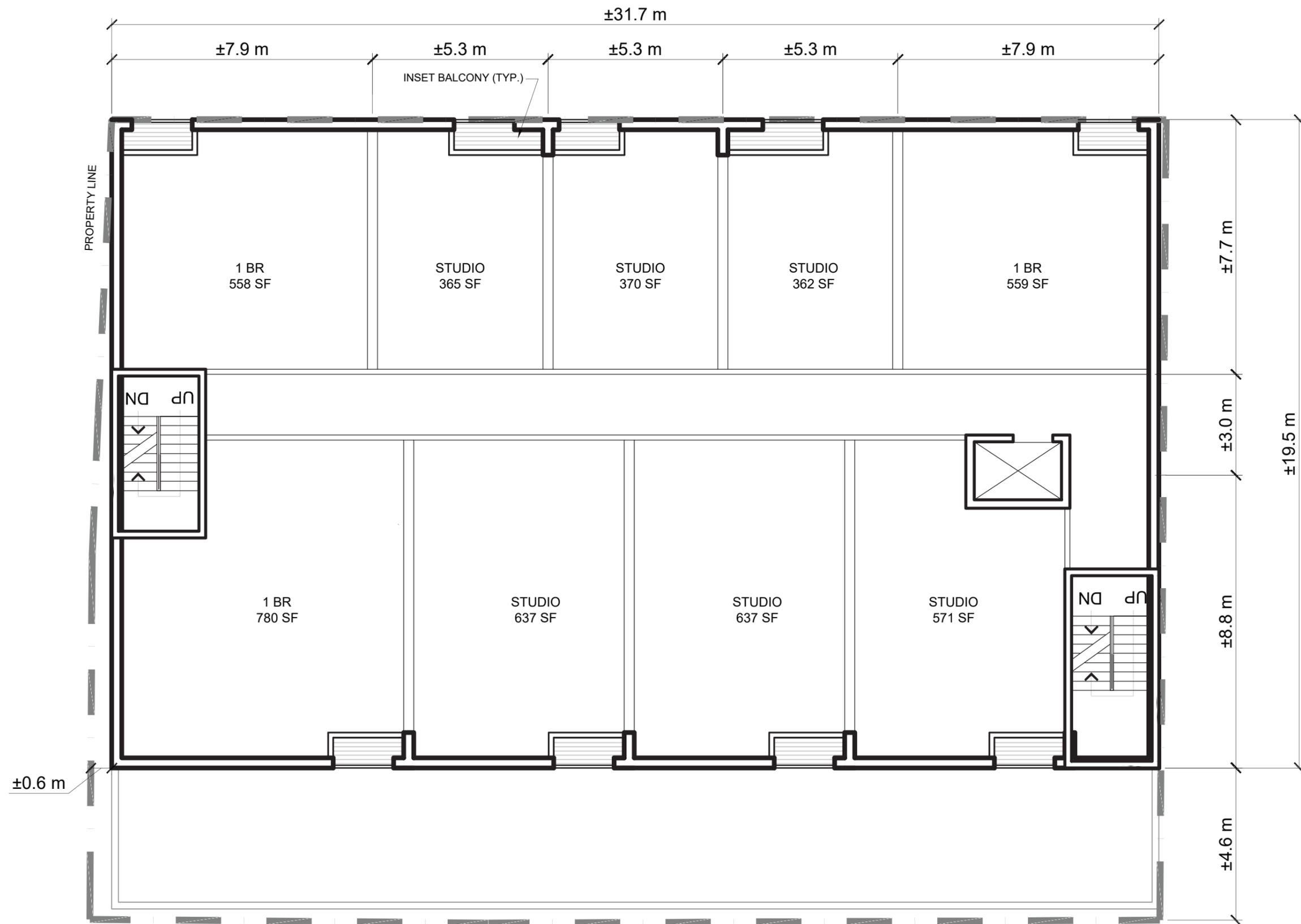
±0.6 m

OUTDOOR AMENITY

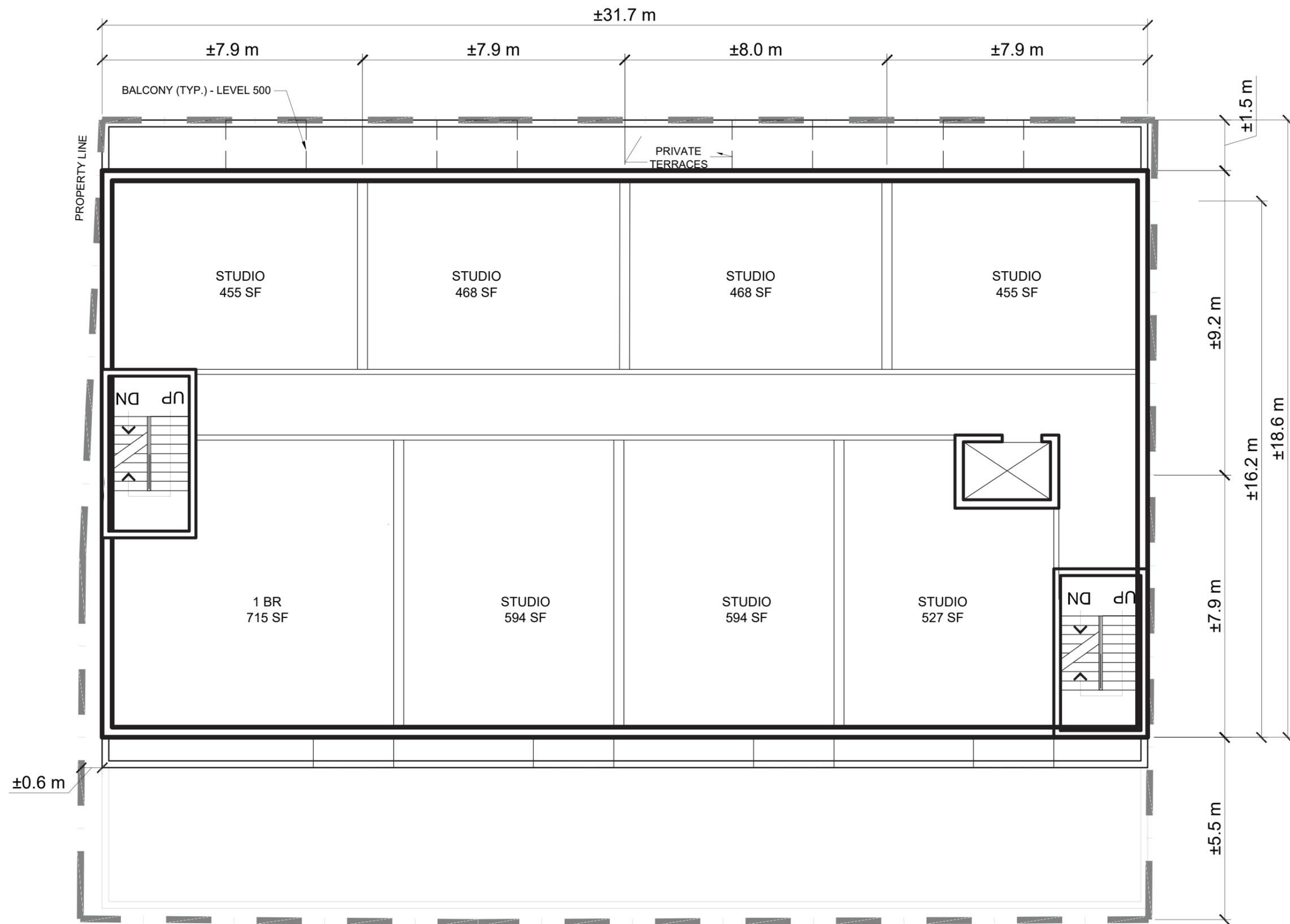
±4.6 m

8' PATIO FENCE

GROUND FLOOR PLAN



LEVELS 200-300 PLAN

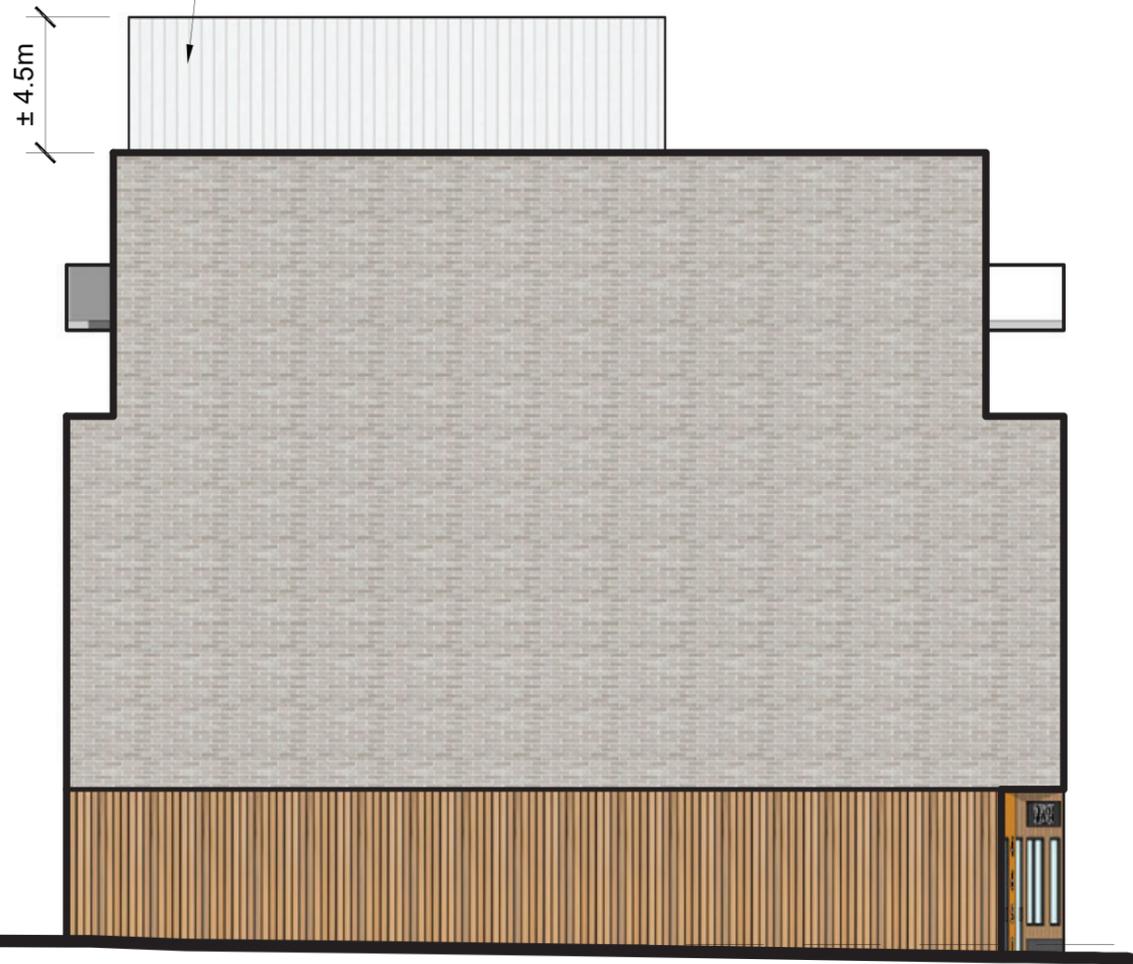


LEVEL 400-500 PLAN

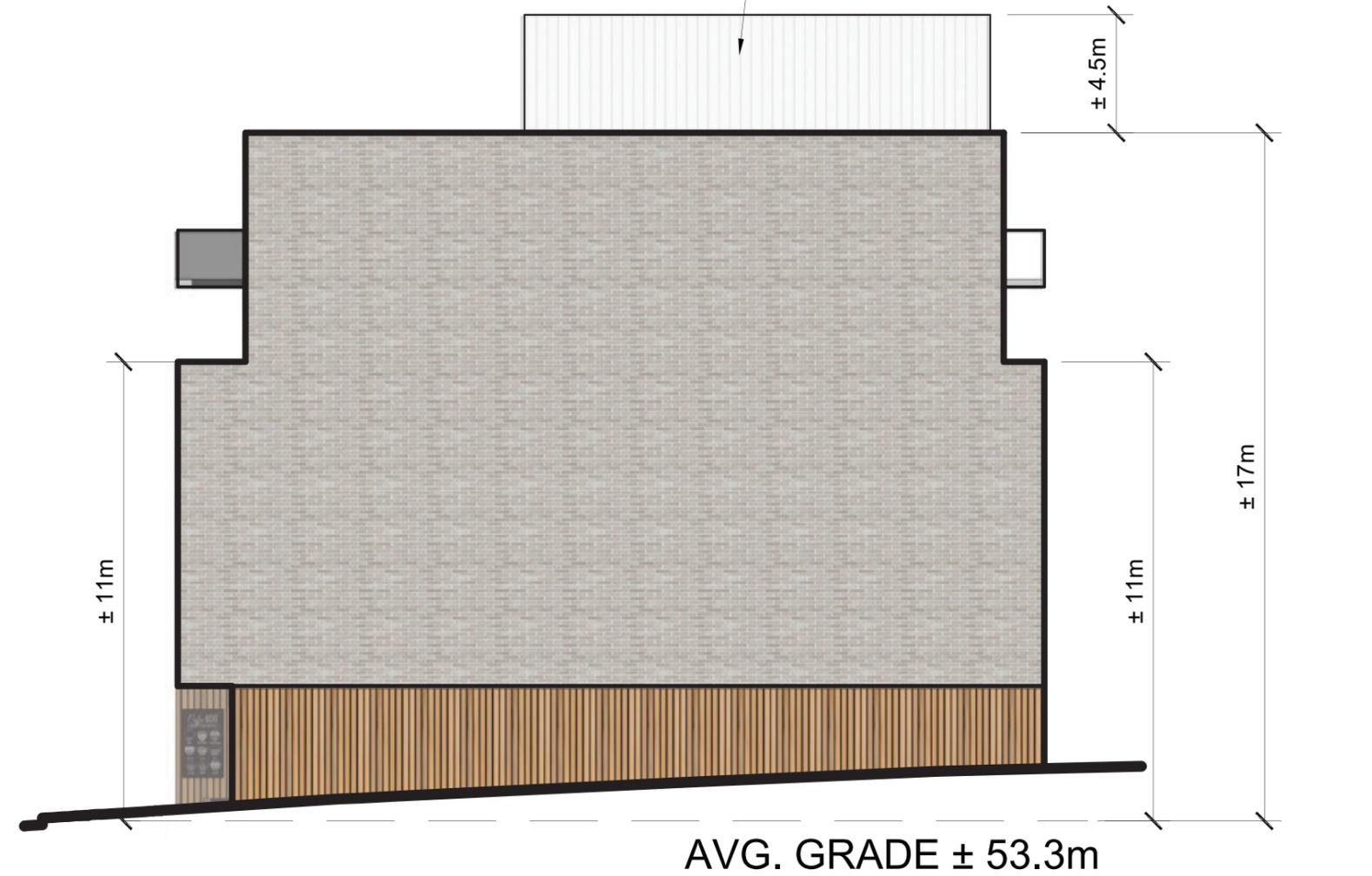


FRONT ELEVATION (AGRICOLA)

ELEVATOR OVERRUN &
MECH/AMENITY PENTHOUSE



ELEVATOR OVERRUN &
MECH/AMENITY PENTHOUSE



SIDE ELEVATIONS



REAR ELEVATION



AGRICOLA SOUTHBOUND DETAIL

- DESIGN IMPROVEMENTS -

1. The building does not provide adequate transition to the abutting rear yard properties:

- ✓ A landscape buffer (four metres tall) and privacy fence (1.8 metres tall) were added along the rear lot line;
- ✓ Rear yard commercial patios were removed;
- ✓ Introduced a stepback at the rear lot line above the third storey;

2. The development is not sufficiently pedestrian oriented:

The ground floor façade and building articulation were redesigned:

- ✓ Removal of below-grade parking and parking entry.
- ✓ Increased commercial area and commercial frontage.
- ✓ Revised ground floor height from 9'-8" to 12'-0".
- ✓ Revised ground floor articulation including 3'-0" setback at entries.
- ✓ New bike posts within right-of-way, and internal bike storage via the residential lobby.
- ✓ Revised window language throughout from horizontal to vertical

3. The inclusion of rear yard commercial patios (facing residential dwellings) is concerning:

- ✓ Rear commercial patios were removed, and a landscape buffer was introduced

4. A concealed vehicular parking entrance could impact pedestrians along Agricola Street;

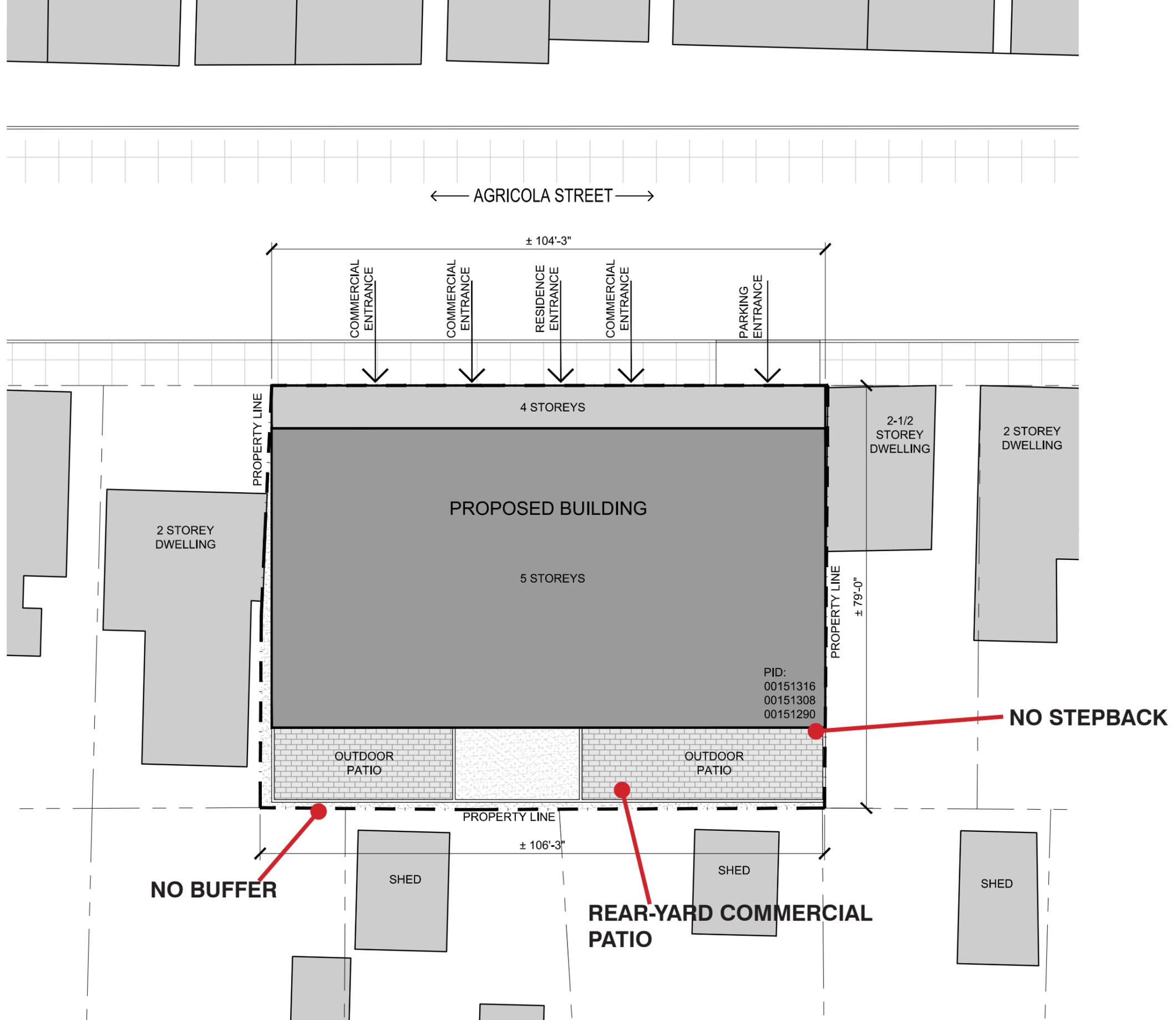
- ✓ below-grade parking and parking entry were removed

5. A three storey streetwall would be more appropriate than a four storey streetwall:

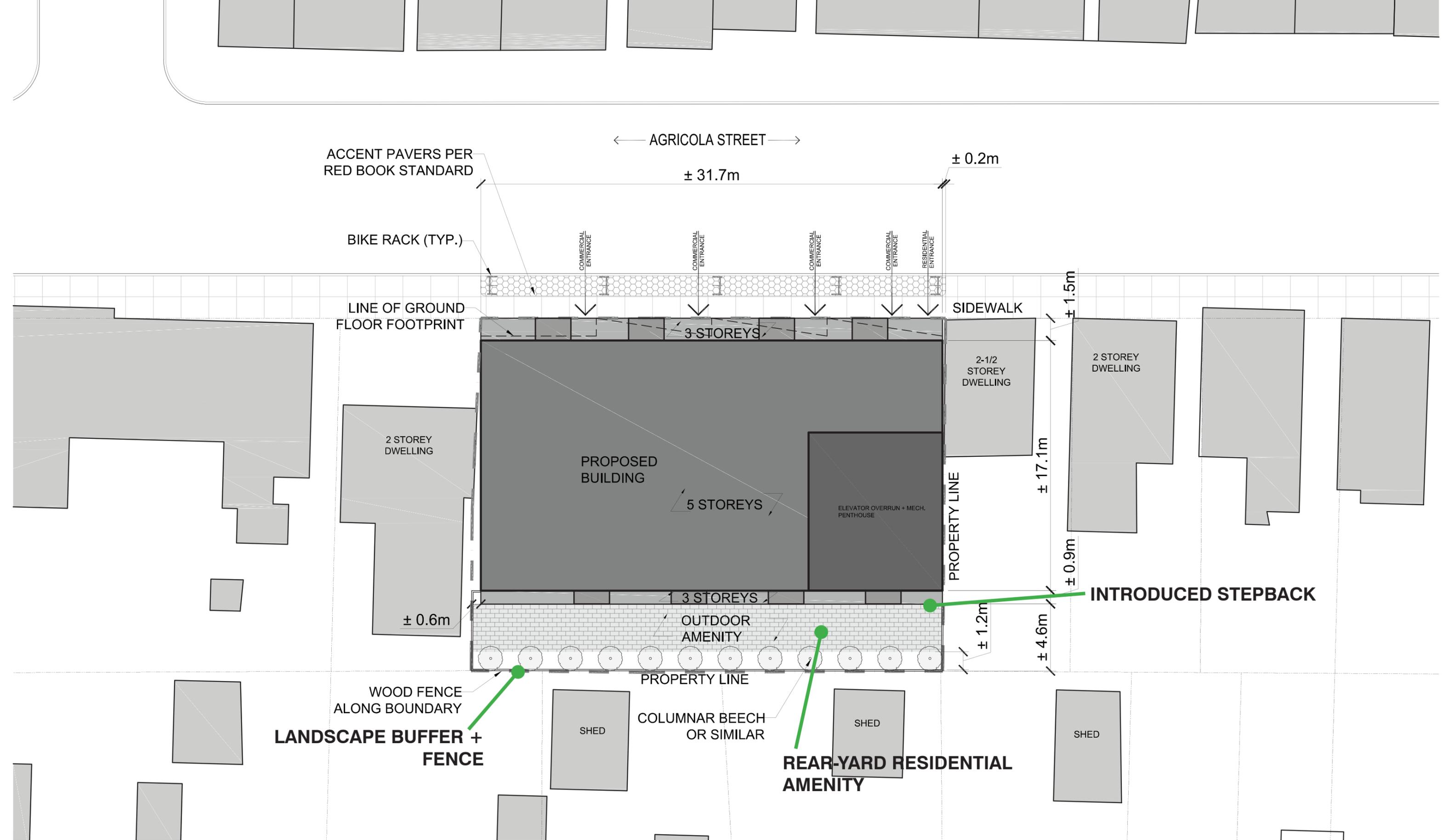
- ✓ Streetwall height along Agricola Street was reduced from four storeys to three storeys;

6. An overall height of four storeys is recommended unless further measures to improve transition are incorporated:

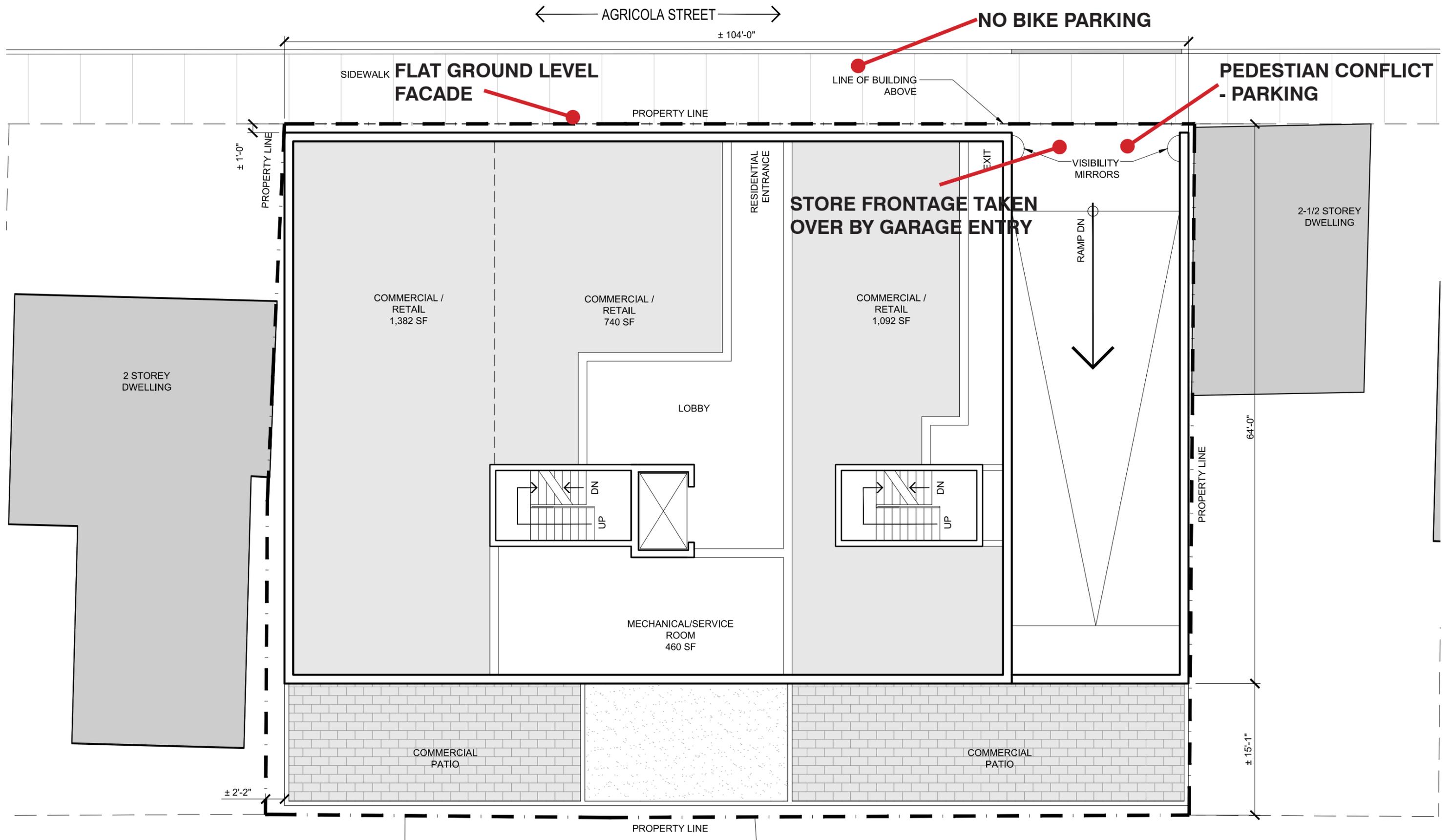
- ✓ We believe that this was achieved through the substantial modifications to our initial proposal including building articulation, reduction in streetwall height, increased setbacks and stepbacks, removal of underground parking and rear commercial patios, and increasing the amount of vegetative buffer.



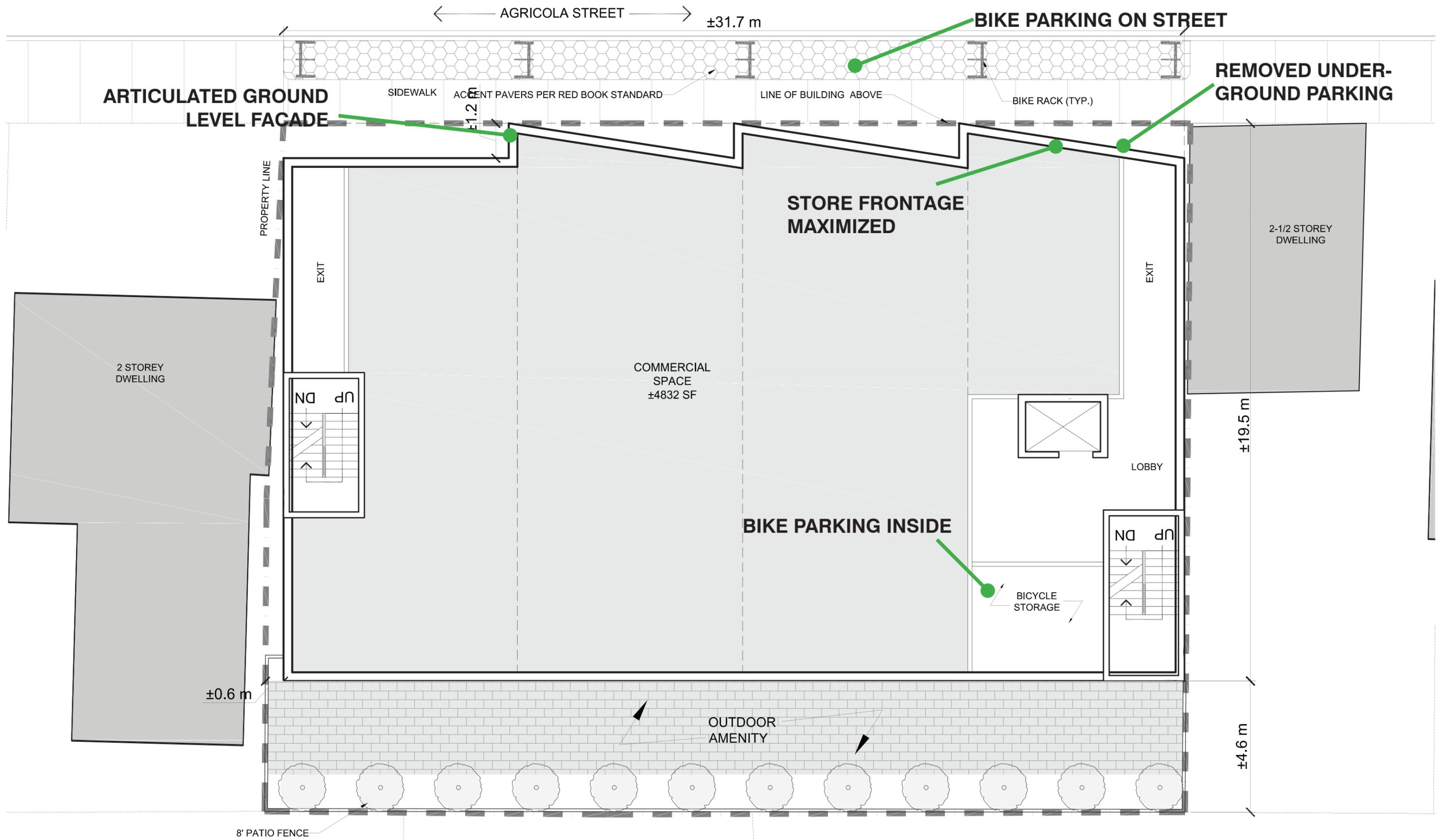
PREVIOUS SITE PLAN



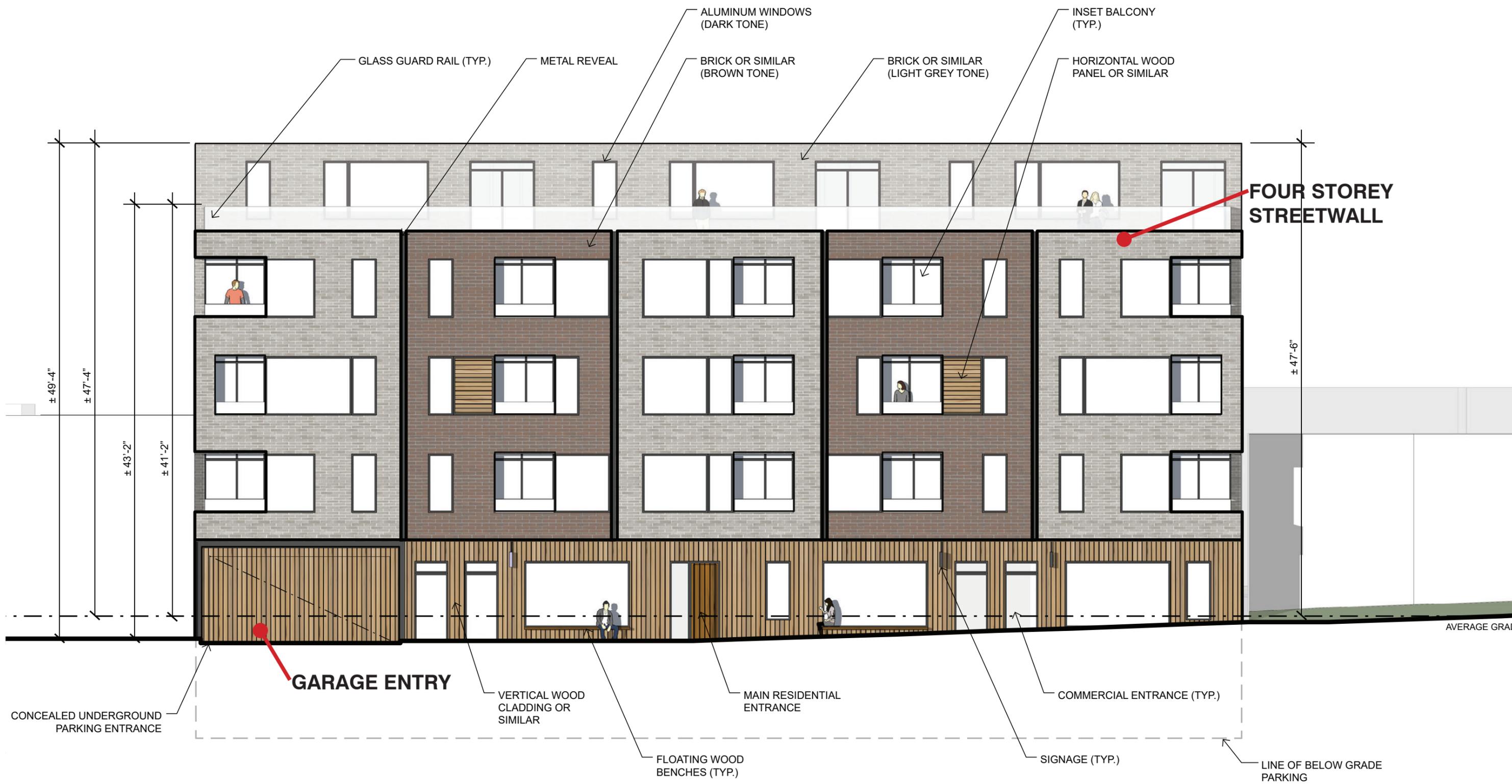
PROPOSED SITE PLAN



PREVIOUS GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PREVIOUS FRONT ELEVATION



PROPOSED FRONT ELEVATION



PREVIOUS PERSPECTIVE VIEW - AGRICOLA SOUTHBOUND



PROPOSED PERSPECTIVE VIEW - AGRICOLA SOUTHBOUND



PREVIOUS PERSPECTIVE VIEW - AGRICOLA NORTHBOUND



PROPOSED PERSPECTIVE VIEW - AGRICOLA NORTHBOUND

- THANK YOU -