

Re: Item No. 5.2

Case 20159

South Park Tower Redevelopment

South Park Street and Victoria Road



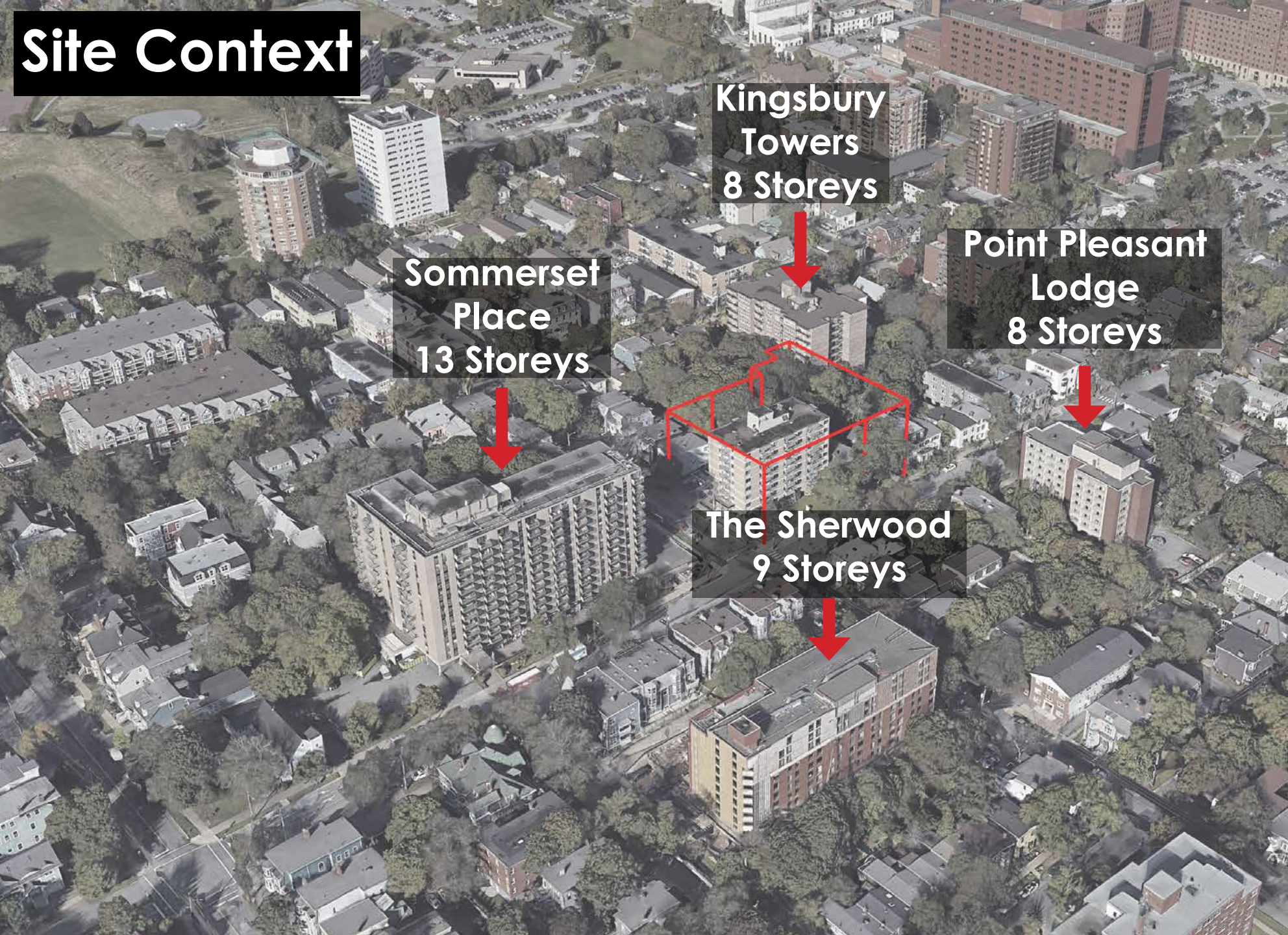
Site Context



South Park Street

Victoria Road

Site Context



**Kingsbury
Towers
8 Storeys**

**Point Pleasant
Lodge
8 Storeys**

**Sommerset
Place
13 Storeys**

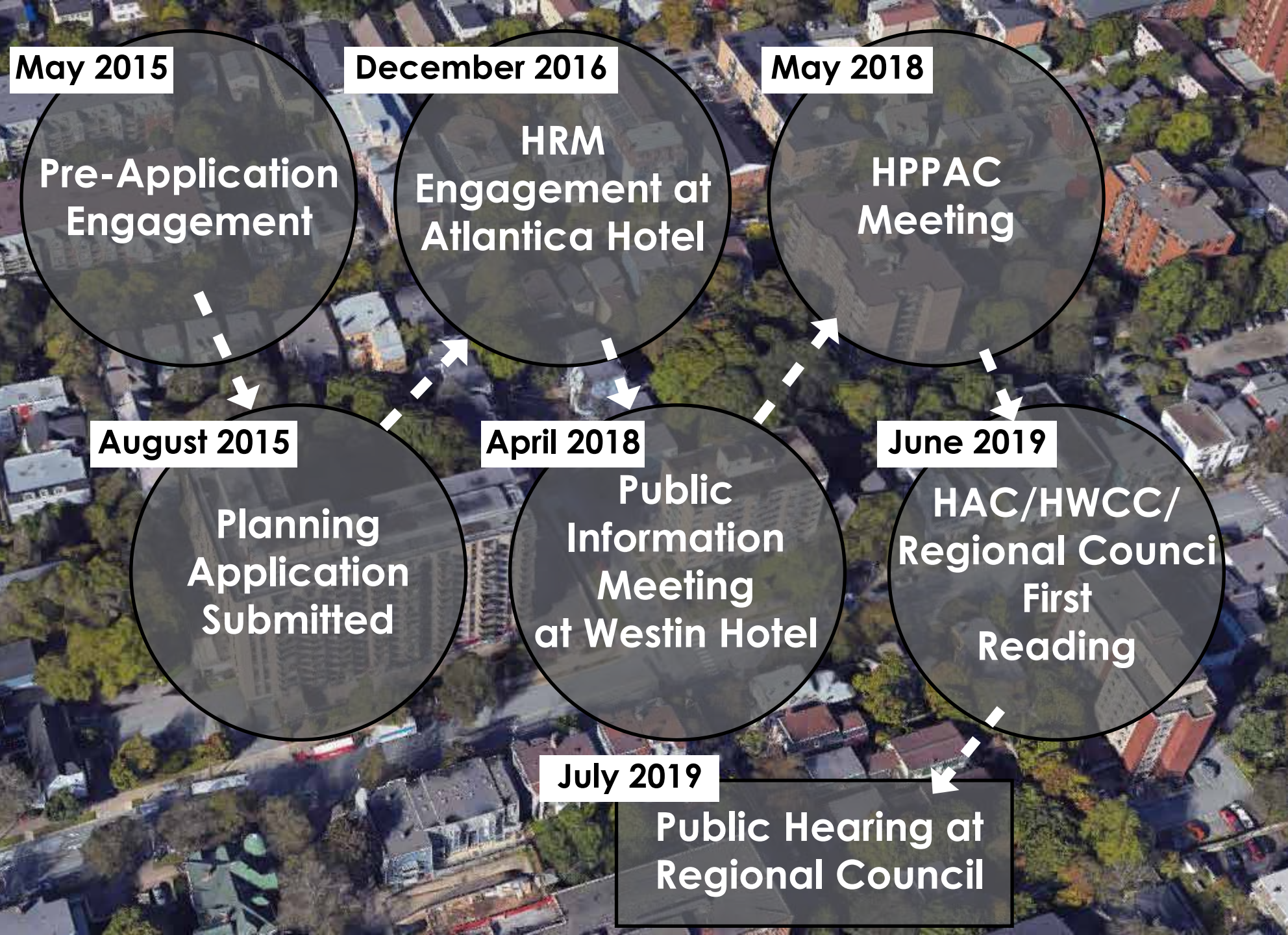
**The Sherwood
9 Storeys**

Site Context



Site Context





May 2015

December 2016

May 2018

**Pre-Application
Engagement**

**HRM
Engagement at
Atlantica Hotel**

**HPPAC
Meeting**

August 2015

**Planning
Application
Submitted**

April 2018

**Public
Information
Meeting
at Westin Hotel**

June 2019

**HAC/HWCC/
Regional Council
First
Reading**

July 2019

**Public Hearing at
Regional Council**

Design Evolution

**Version 1
(2015)**



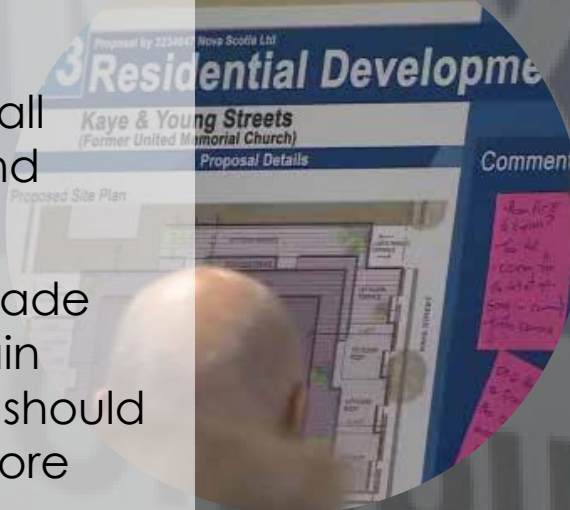
**Version 2
(2018)**



HRM Engagement Dec. 2016 & Public Info Meeting April 2018

What we heard:

- General support for overall distribution of massing and height
- Feedback regarding façade materials, and that certain setbacks and stepbacks should be revised to allow for more appropriate transition.
- The current development proposal has responded to this feedback



Development Statistics

- 88 Units (52 Existing + 36 new)
- 6,250 sqft of ground floor retail
- 56 parking spaces (46 underground (20 new) and 10 existing surface)
- FAR 2.96



KEY PLANNING PRINCIPALS

PEDESTRIAN
ORIENTED

BUILDING
DESIGN

TRANSITION

CONTEXT
SENSITIVE

HUMAN
SCALE

Transition



Building Design



Context Sensitive



Context Sensitive

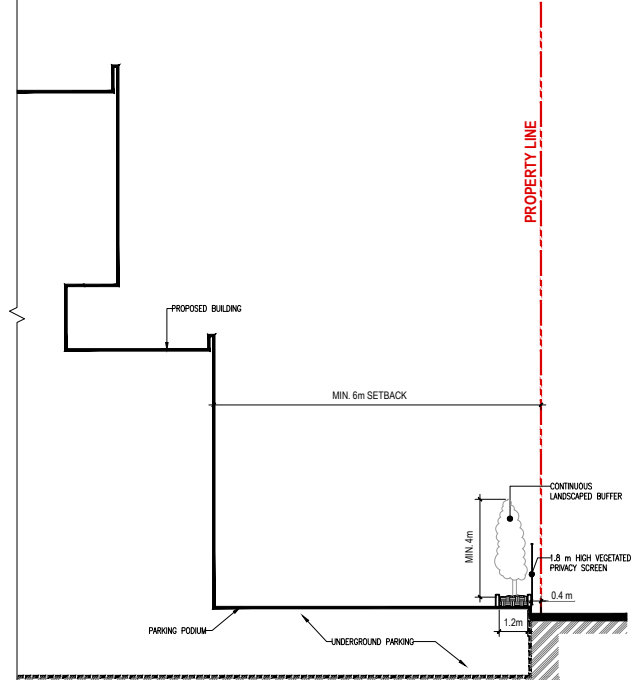
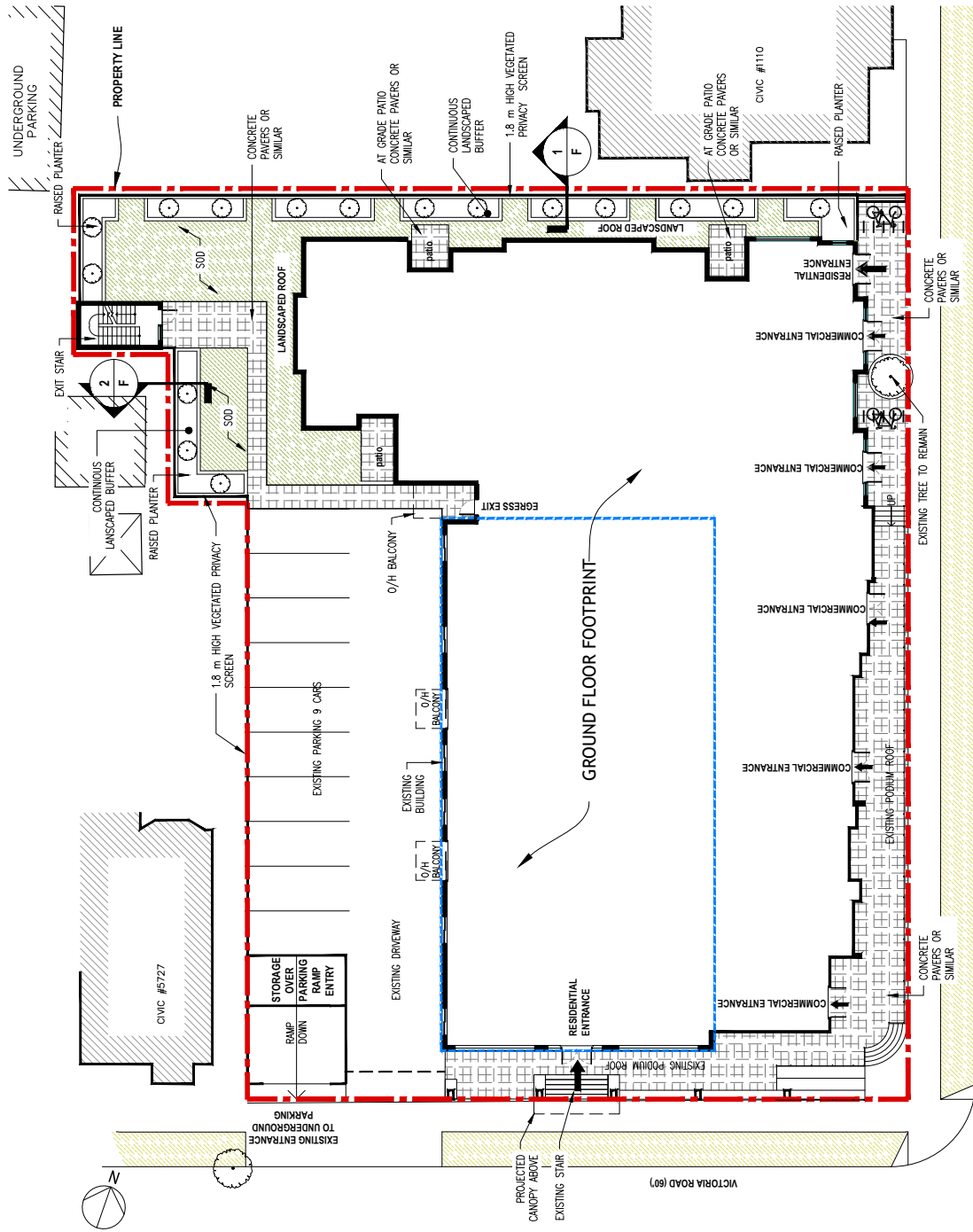


Denotes Municipally Registered Heritage Property

~36m

~49m





Context Sensitive



Human Scale/ Pedestrian-oriented



Thank You!

