

Re: Item No. 5.3

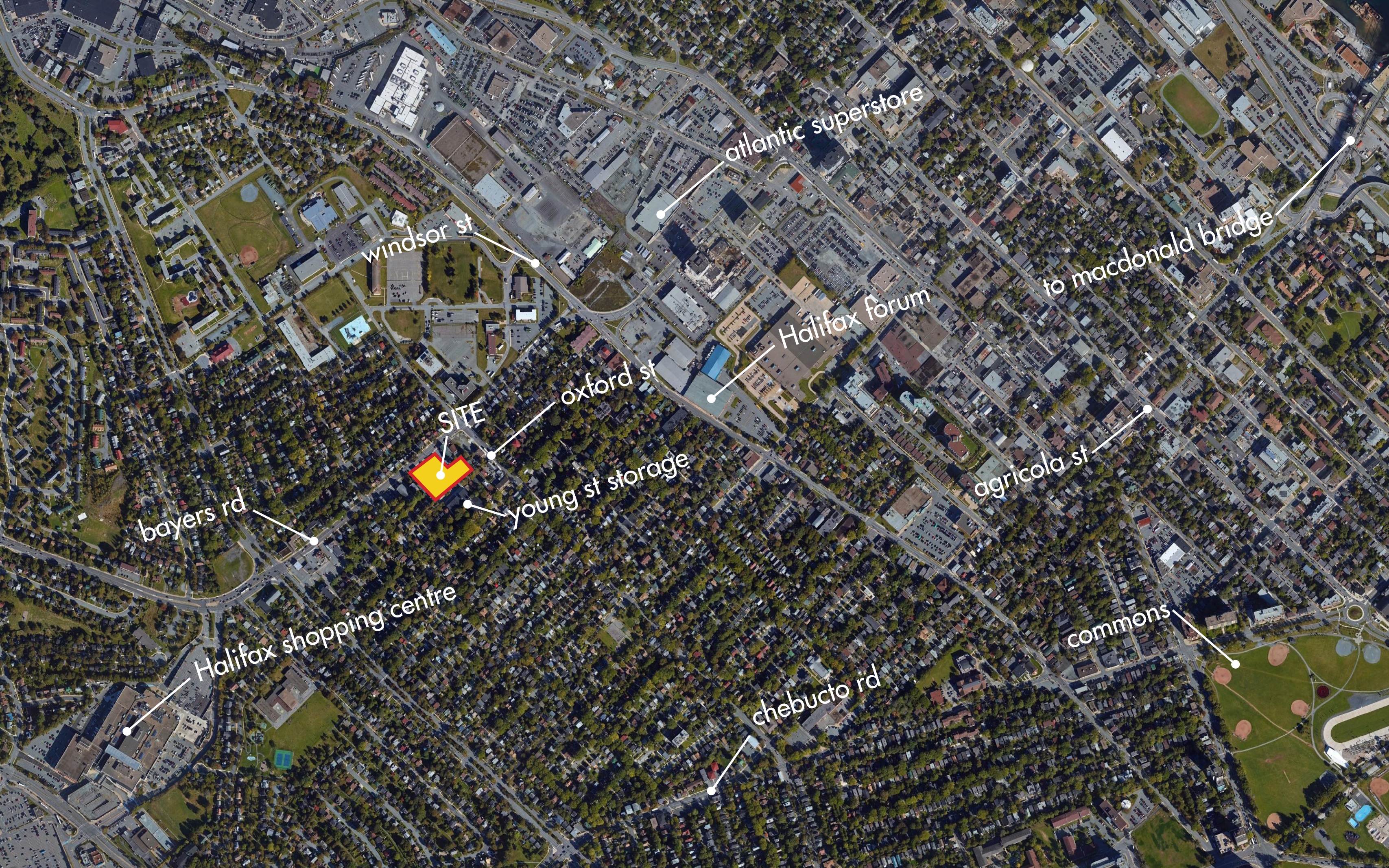
BAYERS + YOUNG
DEVELOPMENT
- HALIFAX -

- PRESENTED BY -

WM FARES

ARCHITECTS

- THE GREATER CONTEXT -



atlantic superstore

windsor st

Halifax forum

to macdonald bridge

oxford st

SITE

agricola st

young st storage

bayers rd

Halifax shopping centre

chebucto rd

commons

- THE IMMEDIATE CONTEXT -



Cloverdale Rd

Roslyn Rd

Connolly St

Bayers Rd

Young St

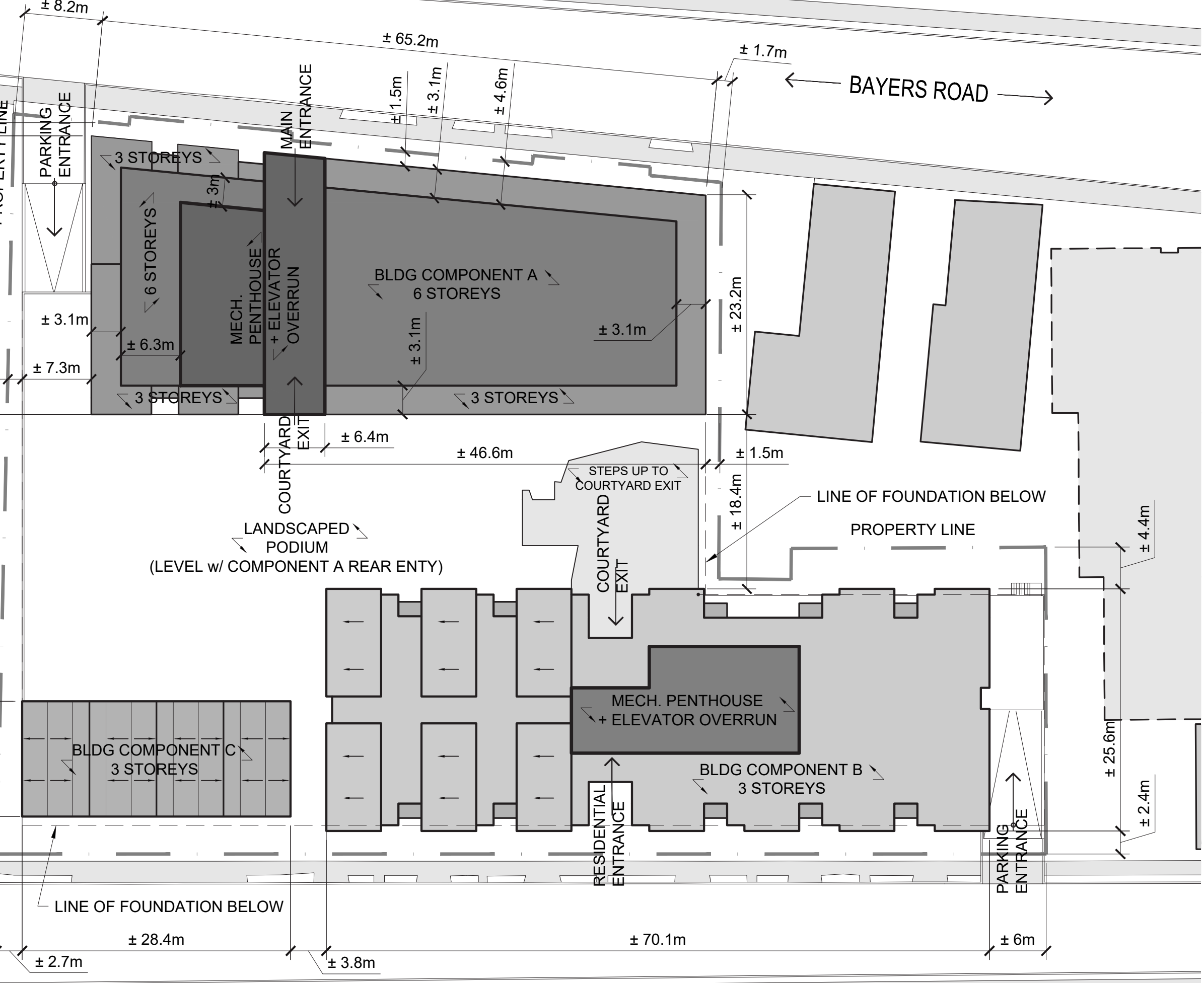
Cork St

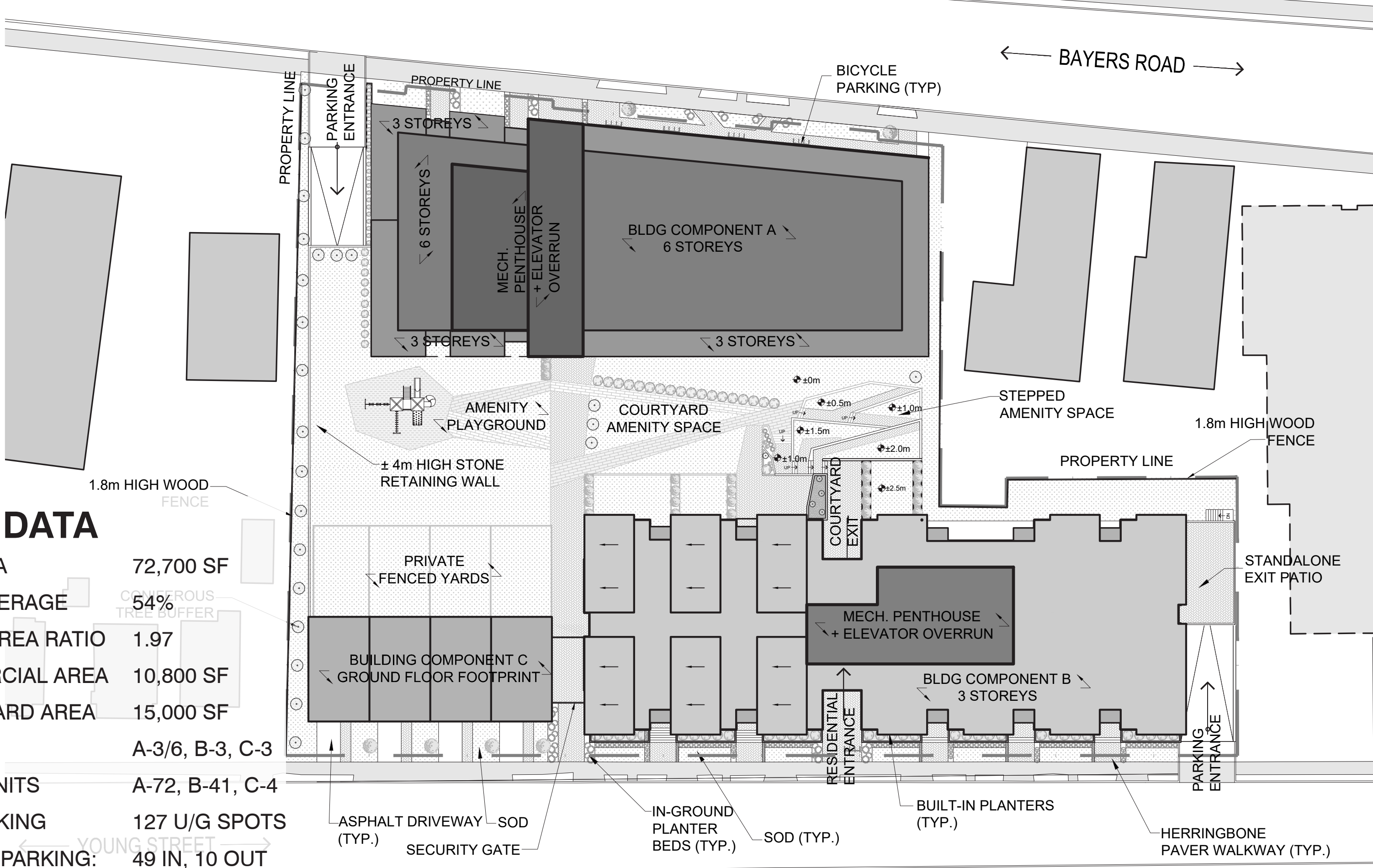
Oxford St

site

SITE DATA

LOT AREA	72,700 SF
LOT COVERAGE	54%
FLOOR-AREA RATIO	1.97
COMMERCIAL AREA	10,800 SF
COURTYARD AREA	15,000 SF
FLOORS	A-3/6, B-3, C-3
TOTAL UNITS	A-72, B-41, C-4
CAR PARKING	127 U/G SPOTS
BICYCLE PARKING:	49 IN, 10 OUT

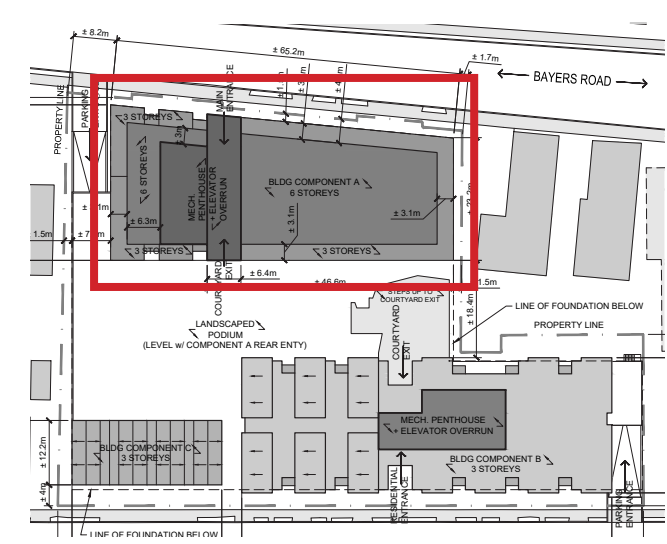




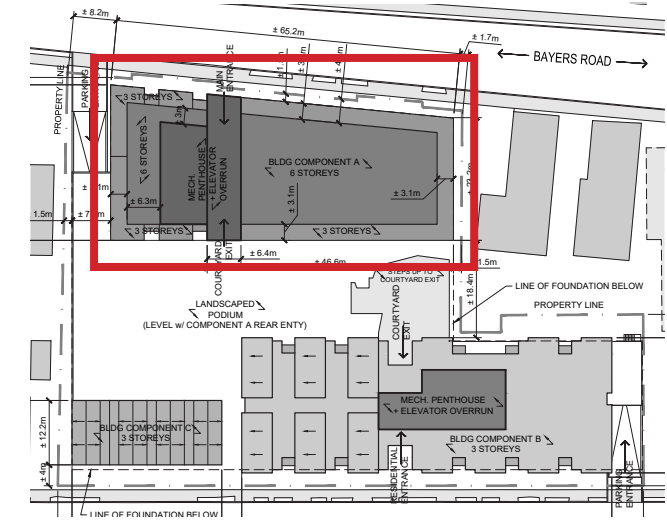
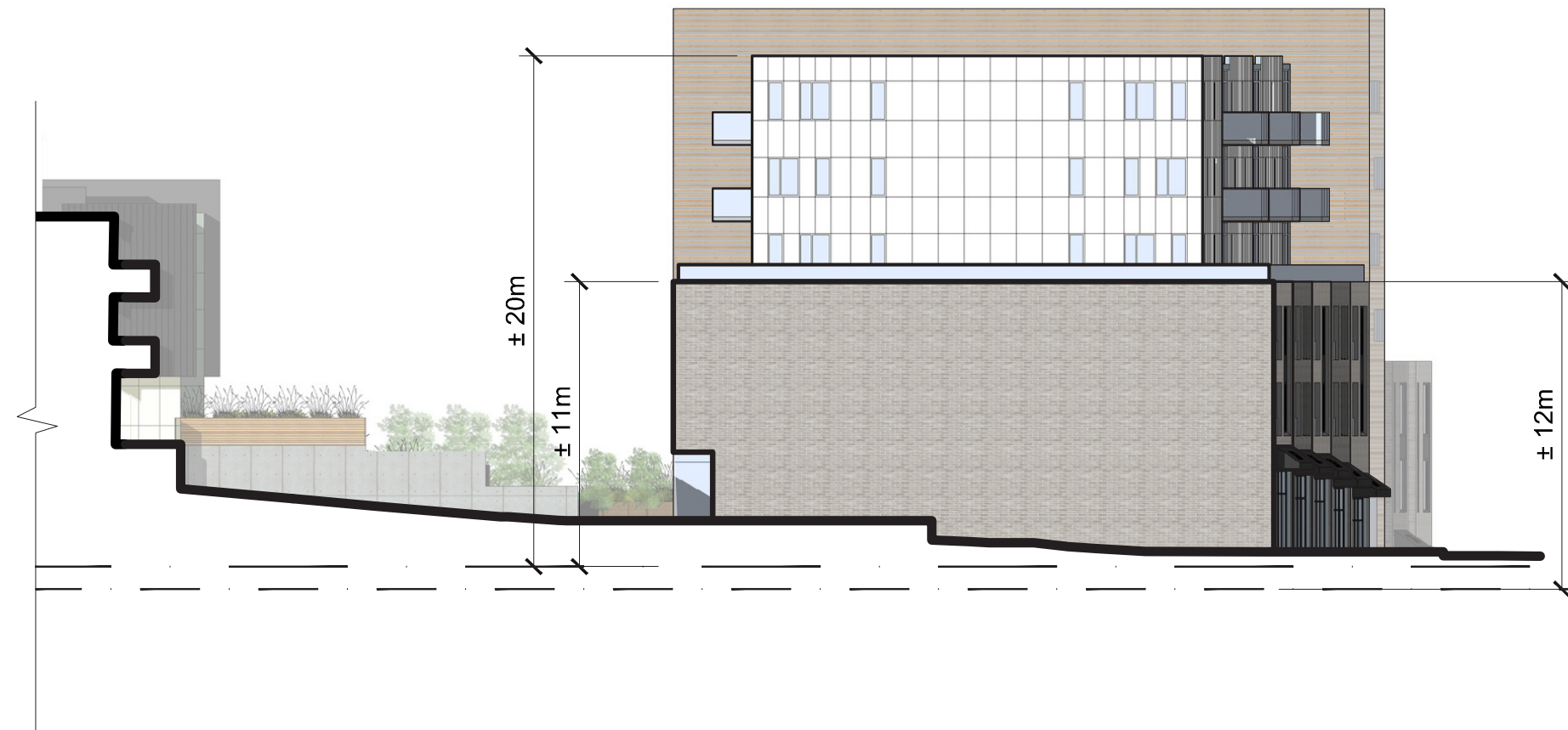
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LANDSCAPE PLAN



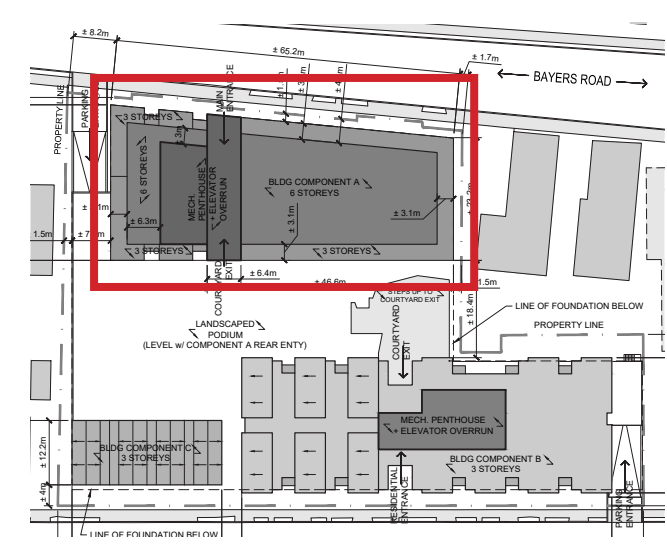
COMPONENT A FRONT ELEVATION (BAYERS ROAD)



AVERAGE GRADE
STREETLINE GRADE



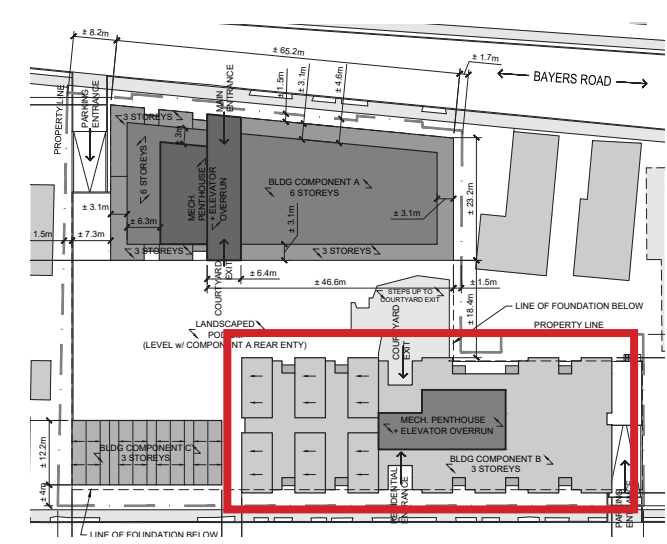
COMPONENT A SIDE ELEVATIONS



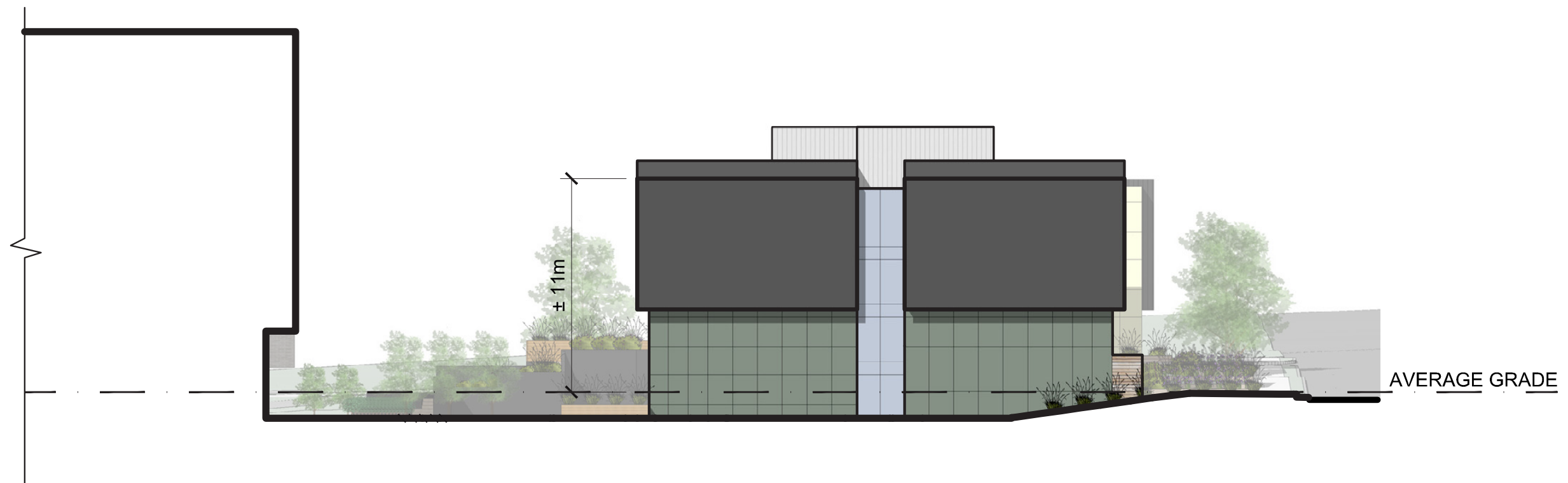
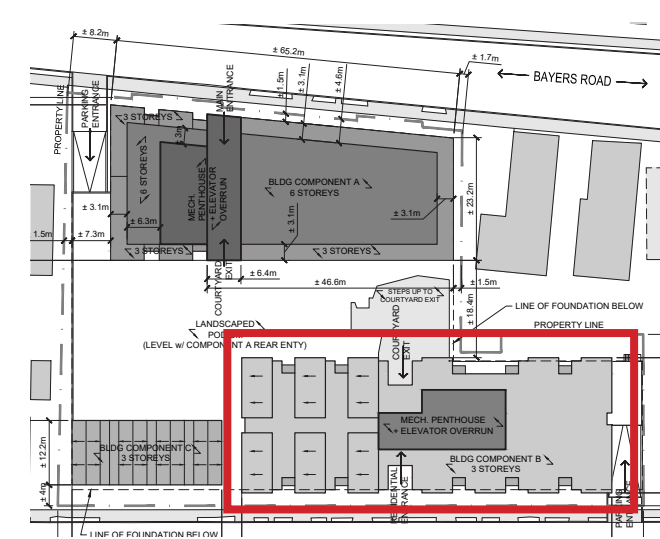
COMPONENT A REAR ELEVATION



PERSPECTIVE VIEW - BAYERS ROAD



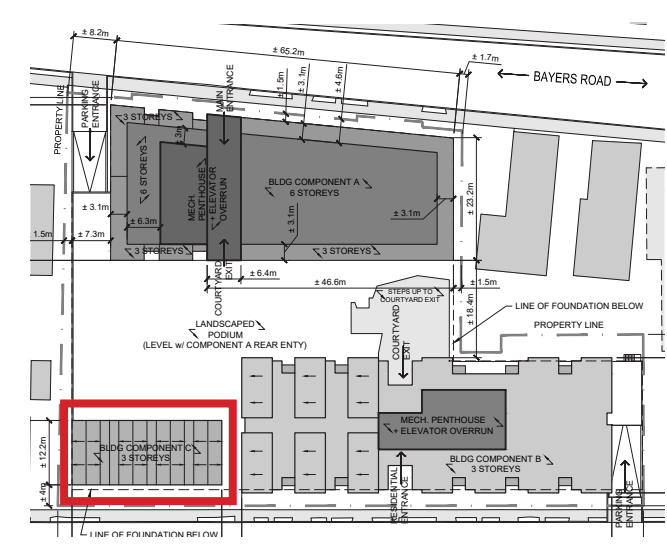
COMPONENT B FRONT ELEVATION (YOUNG ST)



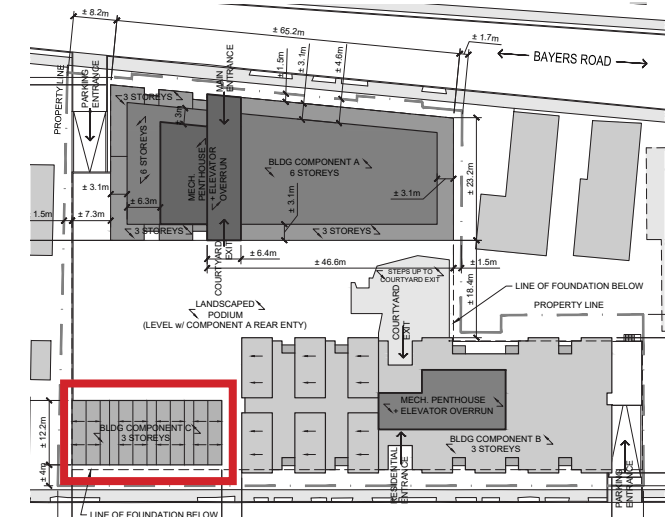
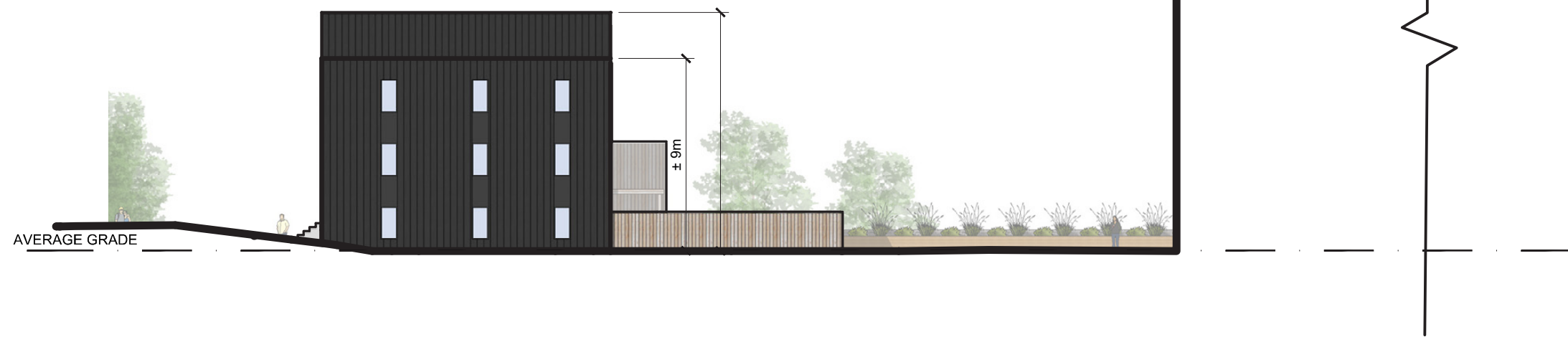
COMPONENT B SIDE ELEVATIONS



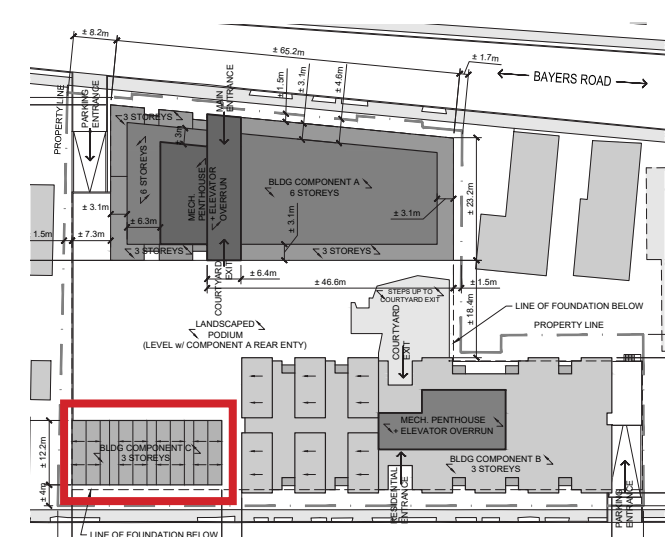
PERSPECTIVE VIEW - YOUNG STREET



COMPONENT C FRONT ELEVATION (YOUNG ST)



COMPONENT C SIDE ELEVATIONS



COMPONENT C REAR ELEVATION



PERSPECTIVE VIEW - YOUNG STREET

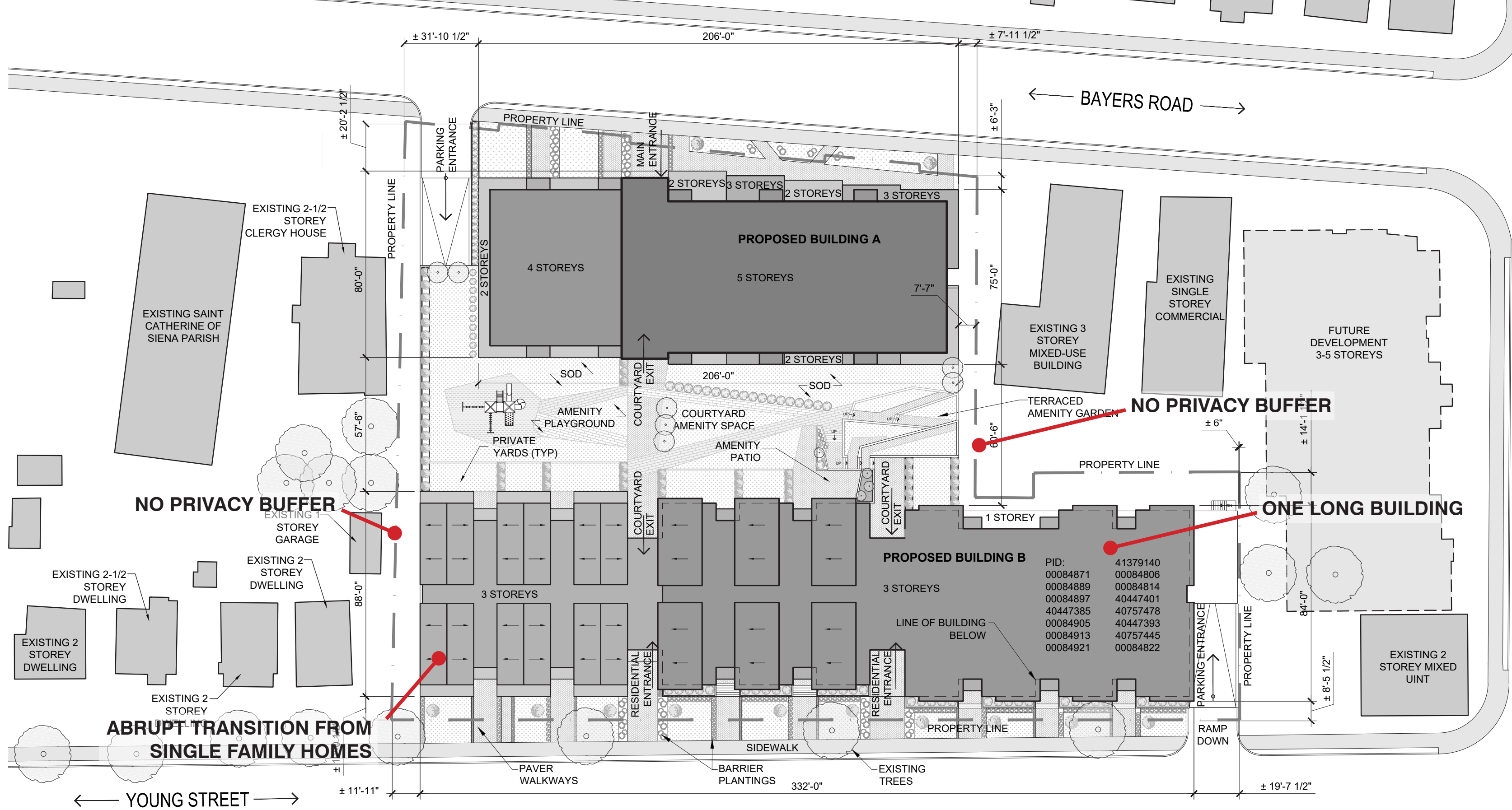
- DESIGN IMPROVEMENTS -

1. Building along Young Street does not accurately reflect the density or form characteristic of the neighborhood.

- ✓ One long building broken up into two smaller buildings along Young St.
- ✓ Southern building along Young St changed from apartments to four townhomes to accommodate a more appropriate transition between adjacent single family dwellings.

2. The development is not sufficiently buffered for adjacent property privacy:

- ✓ Landscape buffer and privacy fence added to southern side lot line.
- ✓ Privacy fencing added along portions of northern side lot lines.



← BAYERS ROAD →

NO PRIVACY BUFFER

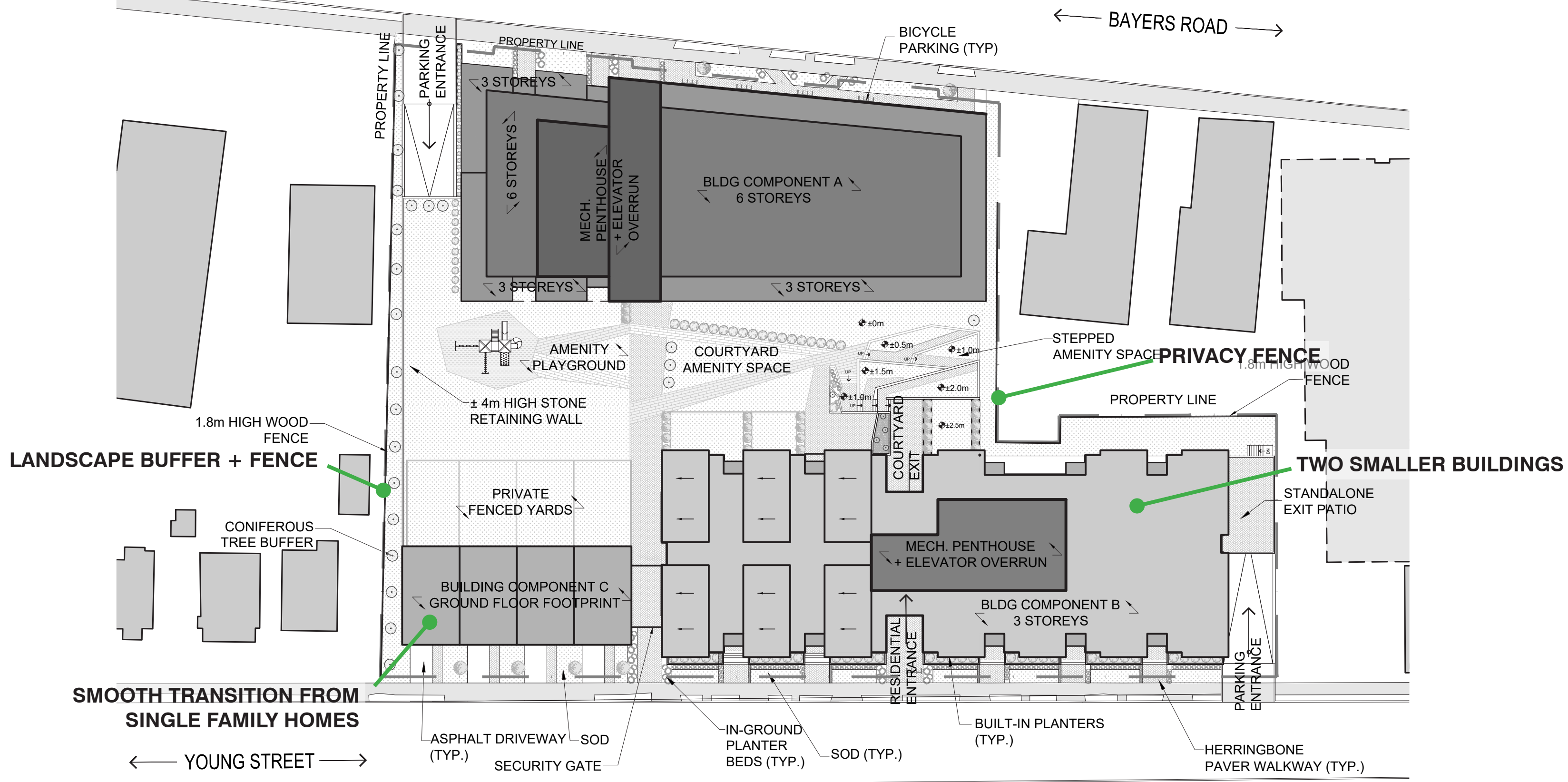
NO PRIVACY BUFFER

ONE LONG BUILDING

ABRUPT TRANSITION FROM SINGLE FAMILY HOMES

PID:	
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00084889	40447401
00084897	40757478
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00084913	00084822
00084921	

PREVIOUS SITE PLAN



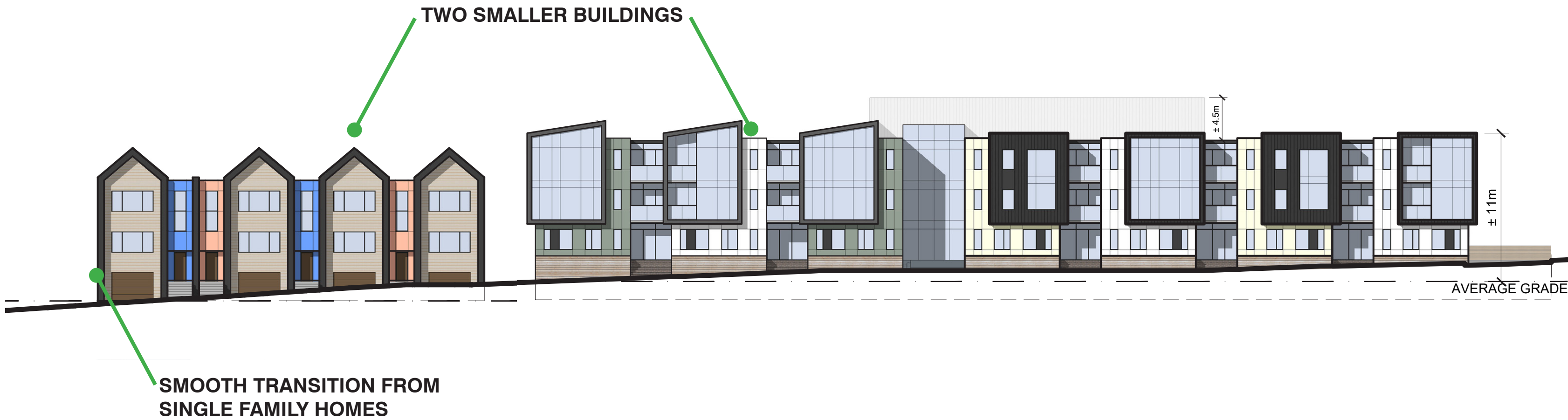
PROPOSED SITE PLAN



ONE LONG BUILDING

ABRUPT TRANSITION FROM
SINGLE FAMILY HOMES

PREVIOUS YOUNG ST ELEVATION



PROPOSED YOUNG ST ELEVATION



PREVIOUS PERSPECTIVE VIEW - YOUNG STREET



PROPOSED PERSPECTIVE VIEW - YOUNG STREET

- THANK YOU -