



Item 10.1.1

# 1029 South Park

Public Hearing  
Presentation

09/20/21



# Who are we?



Chris Markides MCIP, LPP  
Project Planner



Justine Bowles NSAA, MRAIC  
Principal Architect

Client: northpoint   
properties

# Project History

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- Previously a Single Family Home
- Two phase project:
  1. Internal Conversion of Existing Structure
  2. Side Yard Addition





# Phase 1: Internal Conversion

- In-progress: As-of-Right under existing land use bylaw
- Conversion to 10 units
- Development Agreement Request: 1 additional unit in existing building



# Phase 2: Side Yard Addition

EXTERIOR MATERIALS LEGEND	
1	ALUMINUM FRAME GLAZING WITH SPANDREL PANELS
2	PVC WINDOW
3	ARCHITECTURAL CONCRETE
4	NON-COMBUSTIBLE CLADDING - FIBRE CEMENT SHINGLE PANEL - COLOUR GRAY
5	NON-COMBUSTIBLE CLADDING - FIBRE CEMENT PANEL - COLOUR OFF WHITE
6	SHINGLE ROOFING TO MATCH EXISTING







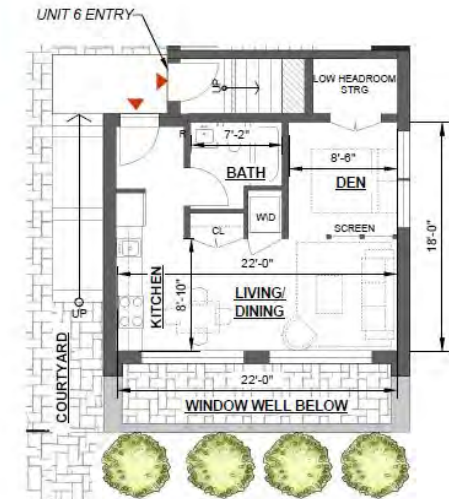
# Side Yard Addition

Lower Level



**UNIT 1**  
1 BR

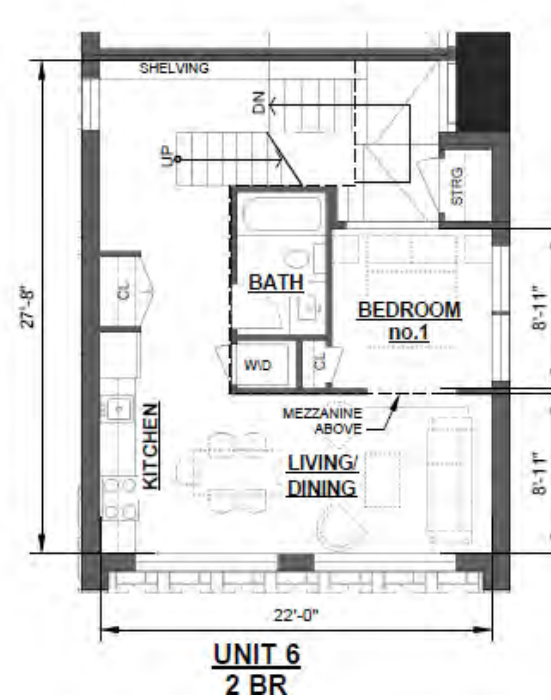
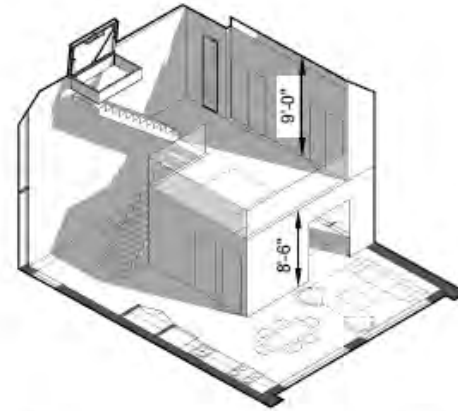
Garden Level



**UNIT 4 (UNIT 3 SIM.)**  
B

# Side Yard Addition

## Upper Level

















# Phase 2: Side Yard Addition

EXTERIOR MATERIALS LEGEND	
1	ALUMINUM FRAME GLAZING WITH SPANDREL PANELS
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4	NON-COMBUSTIBLE CLADDING - FIBRE CEMENT SHINGLE PANEL - COLOUR GRAY
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# Why this project works

1. Aligns with Policy 6.8 of Halifax MPS & related policies.
2. Aligns with the Canadian Heritage Standards & Guidelines.
3. Adaptive Re-Use of a Registered Heritage Property.
4. Creates more housing & increases efficiency of municipal services through the infill of an existing lot.

Thank You!

Questions?