



Figure 1: Perspective

## Design Rationale

Proposed Four Additional Residential Units to replace Amenity Space

592 Bedford Highway

Halifax, NS

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## Current Site Conditions

Construction is underway at 592 Bedford Highway, which went through a Development Agreement process. The building consists of the maximum 35 units allowed by the DA, with 42 total parking spaces.

## Design Rationale

We are requesting permission to allow four more residential units in spaces currently planned as amenity spaces. Precedence was made recently for 644 Bedford Highway, where two additional units were approved to replace parking spaces in the building. For our project, the units would also not add any mass to the building, and help combat our current housing crisis. The exterior envelope would remain similar as currently shown on the approved drawings, with only minor changes to some windows and doors.

These four proposed units would increase the residential unit count to 39. Although this site falls outside the Centre Plan area, the proposed change to that by-law influenced our decision to pursue this amendment. The proposed by-law removes the requirement for any amenity area for buildings under 40 residential units. In our view, we have a surplus of amenity areas that would be better served as residential units. The only indoor amenity that would remain is adjacent to the main entrance lobby on the ground floor.

This proposal would remove the outdoor common area on the rooftop. We feel this is appropriate since every residential unit (except one) is planned to have a private balcony of generous size. In consideration with policy 1.8.2(h) of Halifax's Municipal Planning Strategy, the front of the building has a generous setback away from the Bedford Highway. This provides an opportunity for a minimum of 2,000sf of landscaped open space for casual walking, trees, and a seating area. These landscape areas also serve as a partial sound and visual barrier between the street and the units. Indoor amenity remains on the ground floor. And is meant to be a multi-purpose office space for tenants, building staff, and small community events.