

# 173 St. Margarets Bay Road

Public Hearing Presentation

11/25/24

# Who are we?

**zzap**



Chris Markides MCIP, LPP  
Project Planner

Client:

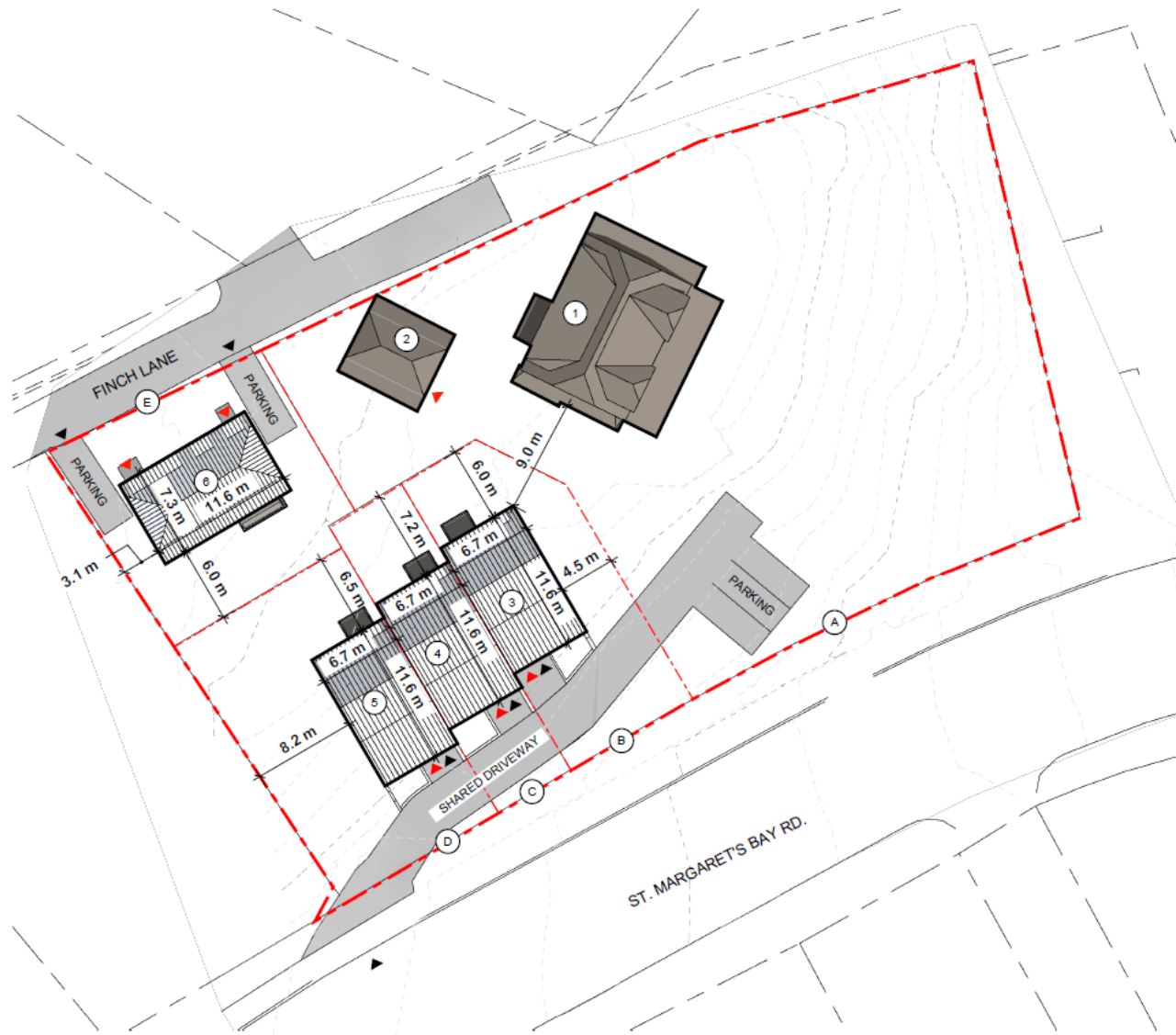


# Project History

---

- Previously a two-unit dwelling and a detached garage
- Two phase project:
  1. Conversion of existing garage to a backyard suite
  2. Additional development in the side yard.





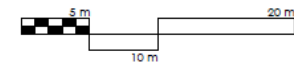
LEGEND

- - - - - PROPERTY BOUNDARY
- ▲ RESIDENTIAL ENTRANCE
- ▲ VEHICULAR ENTRANCE

LOT	LOT AREA*	BUILDING	BUILDING FOOTPRINT*	# OF STOREYS	PARKING COUNT	UNIT COUNT
A	19,270 SF	1	TBC (EXISTING)	2	2	2
		2	TBC (EXISTING)	1	1	1
B	3,060	3	840 SF	3	1	1
C	1,620	4	840	3	1	1
D	3,950	5	840	3	1	1
E	3,440	6	910	2	2	2
TOTAL:					8	8

SCALE

1:350

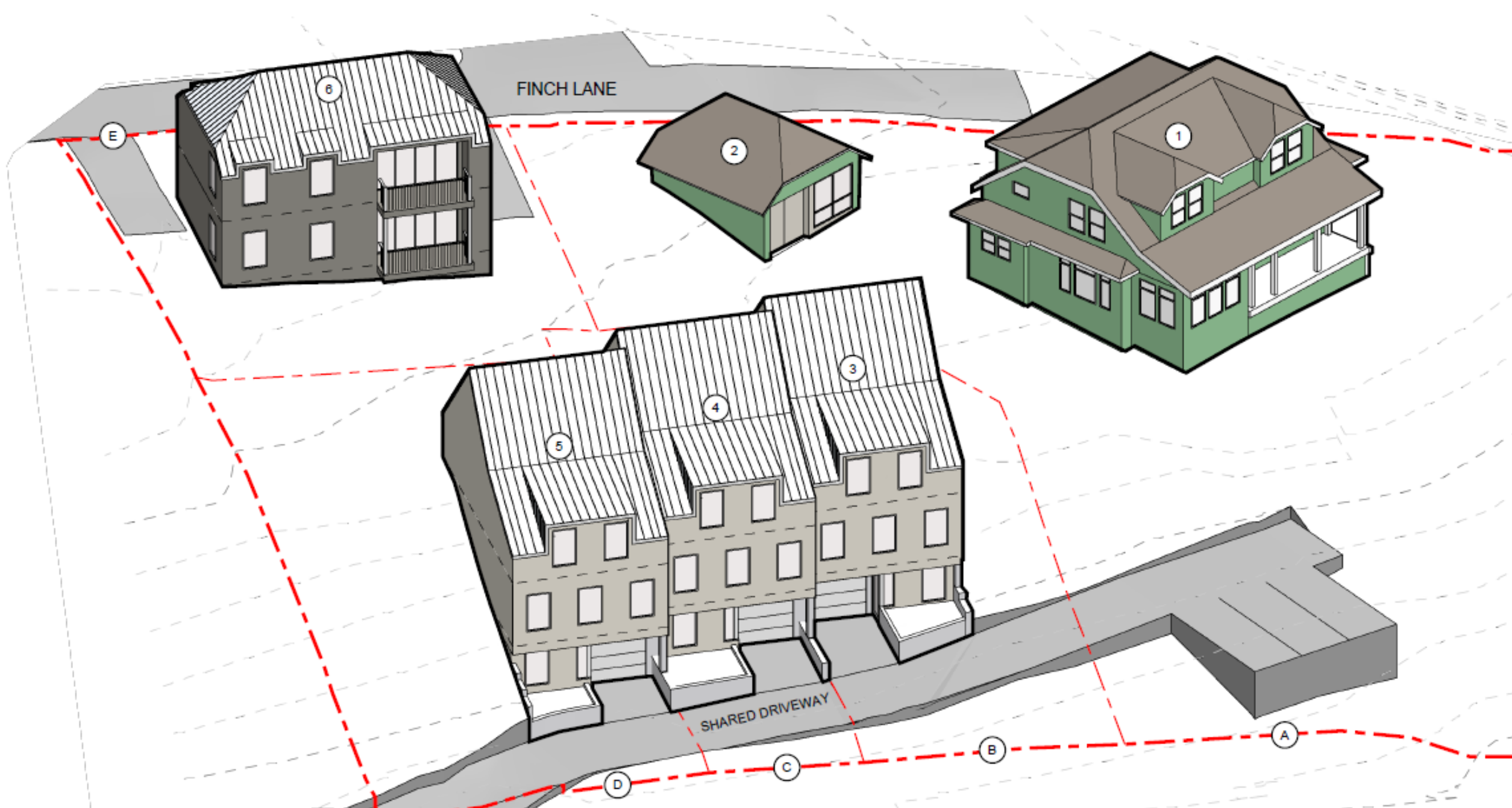


NOTES

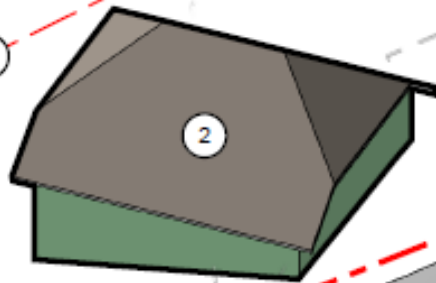
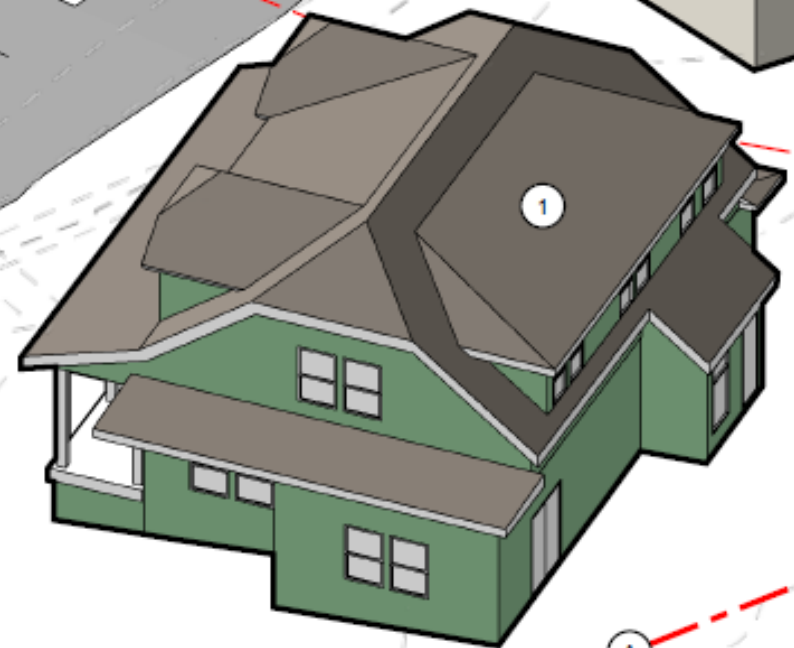
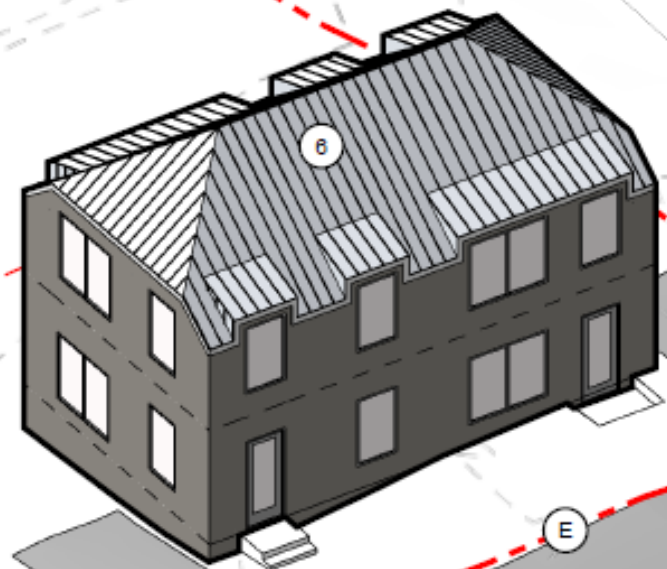
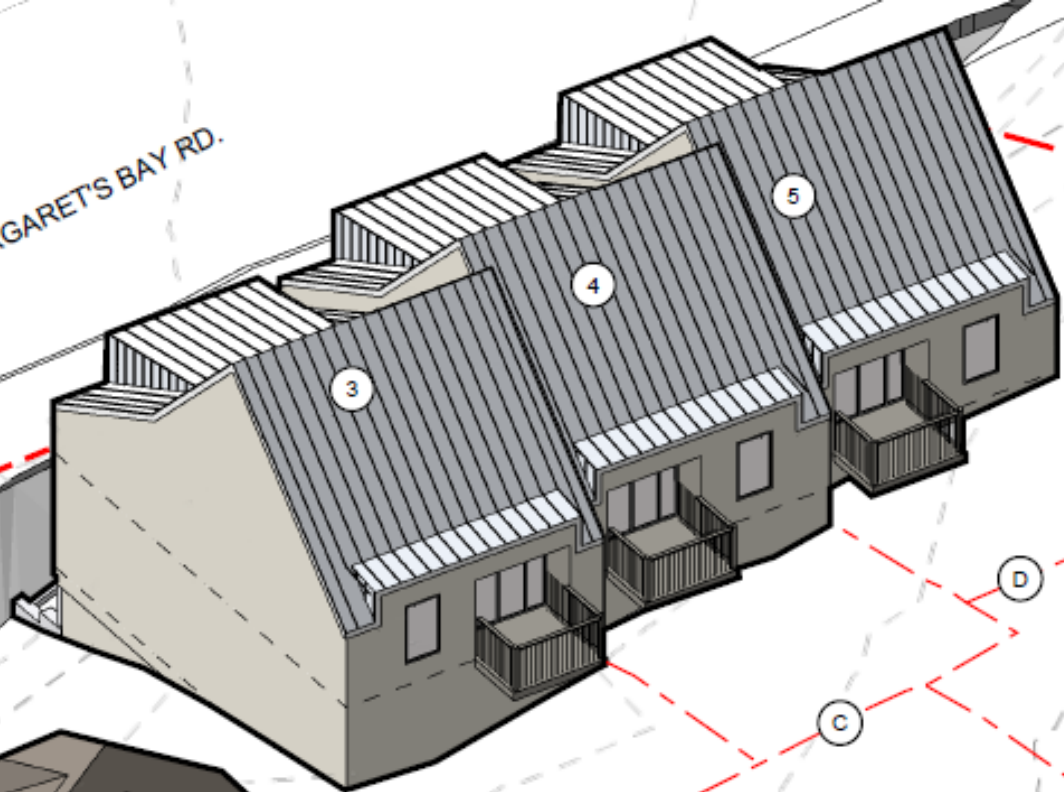
- SITE SUBJECT TO SURVEY. PROPERTY LINES AND TOPOGRAPHIC FEATURES ARE APPROXIMATE ONLY.
- \*ALL AREAS APPROXIMATE ONLY; TO BE CONFIRMED ON SITE



zap.ca | architecture + planning



ST. MARGARET'S BAY RD.



FINCH LANE

A

B

2

C

D

E

6

3

4

5



1

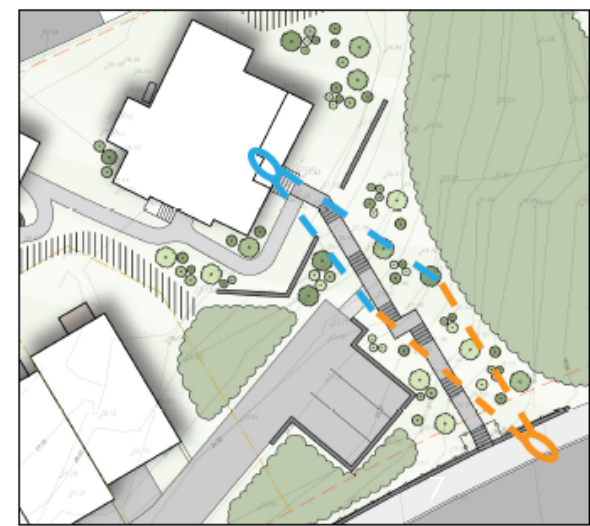


### LEGEND

1. Parking spaces
2. Steps
3. Connecting walkways
4. New retaining walls
5. Steps in keeping with heritage vernacular
6. Buffer planting
7. Terraced Victorian Gardens
8. Renovated heritage gate
9. Driveway
10. Existing woodland to remain and to be improved by removing dead, dying or dangerous trees, planting new trees where possible especially to enhance views to and from the heritage house, Building 1.

### VIEWS

-  Positive views to St. Margaret's Bay Road
-  Positive views to Building 1



# 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?