

SOUTH PARK TOWERS RENO

ELDORADO PROPERTIES

1102-1106 SOUTH PARK STREET, HALIFAX, NS
5713 VICTORIA ROAD, HALIFAX, NS



CONCEPT DESIGN CONTENTS

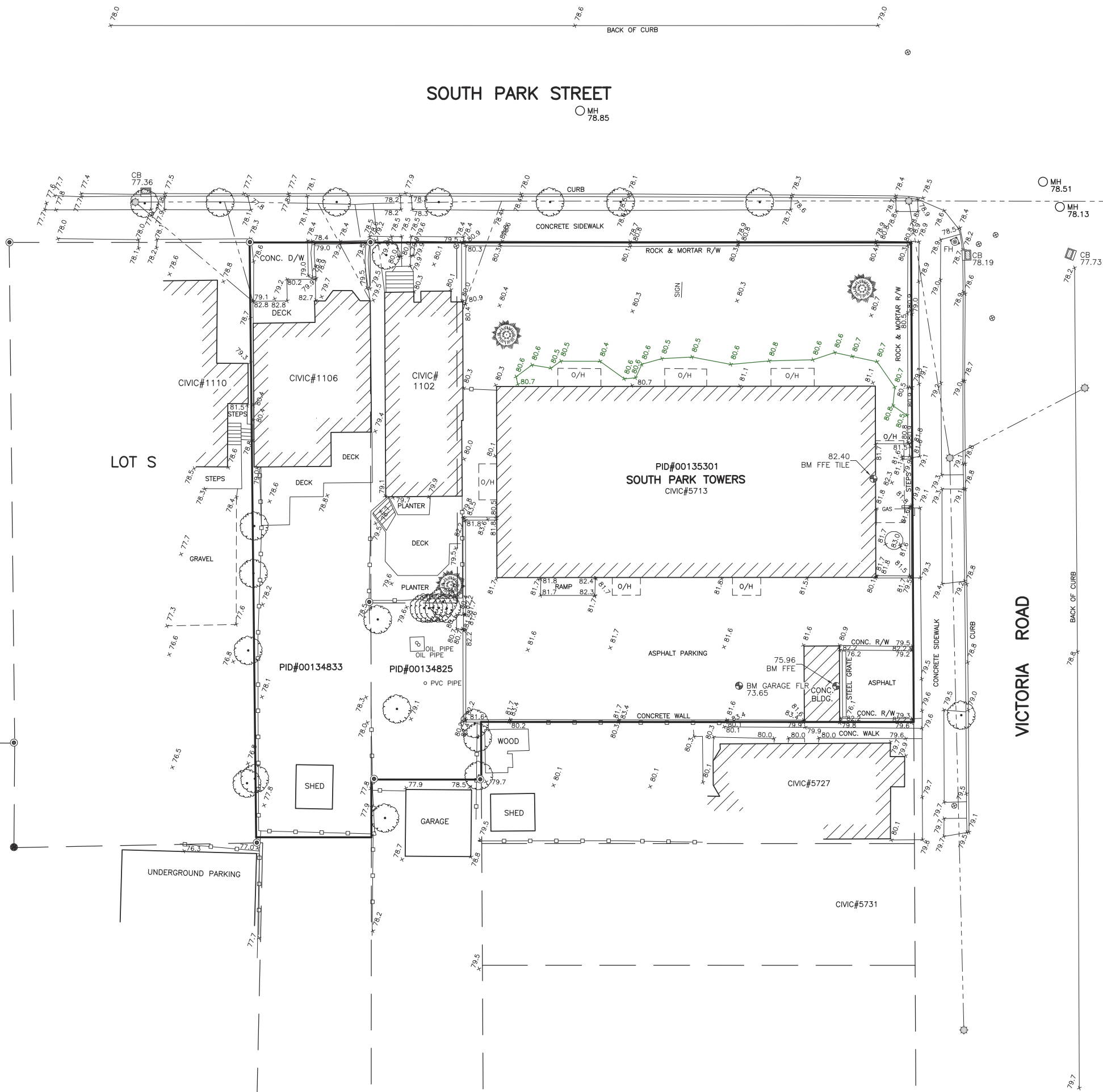
- EXISTING SURVEY SITE PLAN
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- SOUTH ELEVATION
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Kassner Goodspeed Architects Ltd.

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Aug 2015



- LEGEND
- PERIMETER OF LANDS SURVEYED
 - SURVEY MARKER
 - MANHOLE
 - CATCHBASIN
 - WATER VALVE
 - UTILITY POLE & ANCHOR
 - FIRE HYDRANT
 - BOLLARD
 - PARCEL IDENTIFICATION NUMBER
 - OVERHEAD WIRES
 - WOOD FENCE
 - HARDWOOD TREE
 - SOFTWOOD TREE

- NOTES:
- ELEVATIONS ARE BASED ON CANADIAN GEODETIC VERTICAL DATUM AND REFER TO NOVA SCOTIA COORDINATE MONUMENT NO. ; ELEVATION = FEET.
 - FIELD WORK WAS CONDUCTED DURING THE PERIOD OF APRIL 20-28, 2015.
 - BOUNDARIES ARE BASED ON FIELD SURVEY.
 - CAUTION: DIGITAL DATA BASED ON THIS SURVEY MUST BE USED IN CONJUNCTION WITH THIS PLAN. USERS ARE ADVISED TO CONFIRM THE ACCURACY OF DIGITAL INFORMATION NOT EXPRESSLY INDICATED HEREON.
 - CAUTION: SERVICE INFORMATION SHOWN HEREON WAS COMPILED FROM FIELD SURVEY AND DATA OBTAINED FROM VARIOUS UTILITY OPERATORS. THE EXACT LOCATION OF UNDERGROUND SERVICES IS NOT CONFIRMED. CONTACT SHOULD BE MADE WITH ALL UTILITY OPERATORS RELATING TO THE CONFIRMATION OF THE SERVICES SHOWN HEREON AND FOR OTHER SERVICES WHICH MAY EXIST BEFORE CONSTRUCTION COMMENCES.

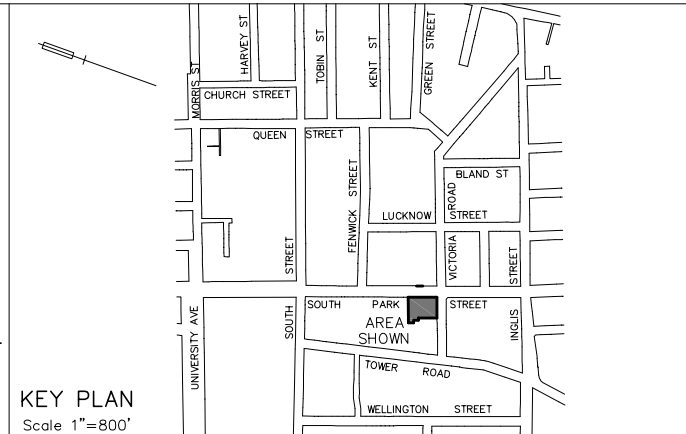
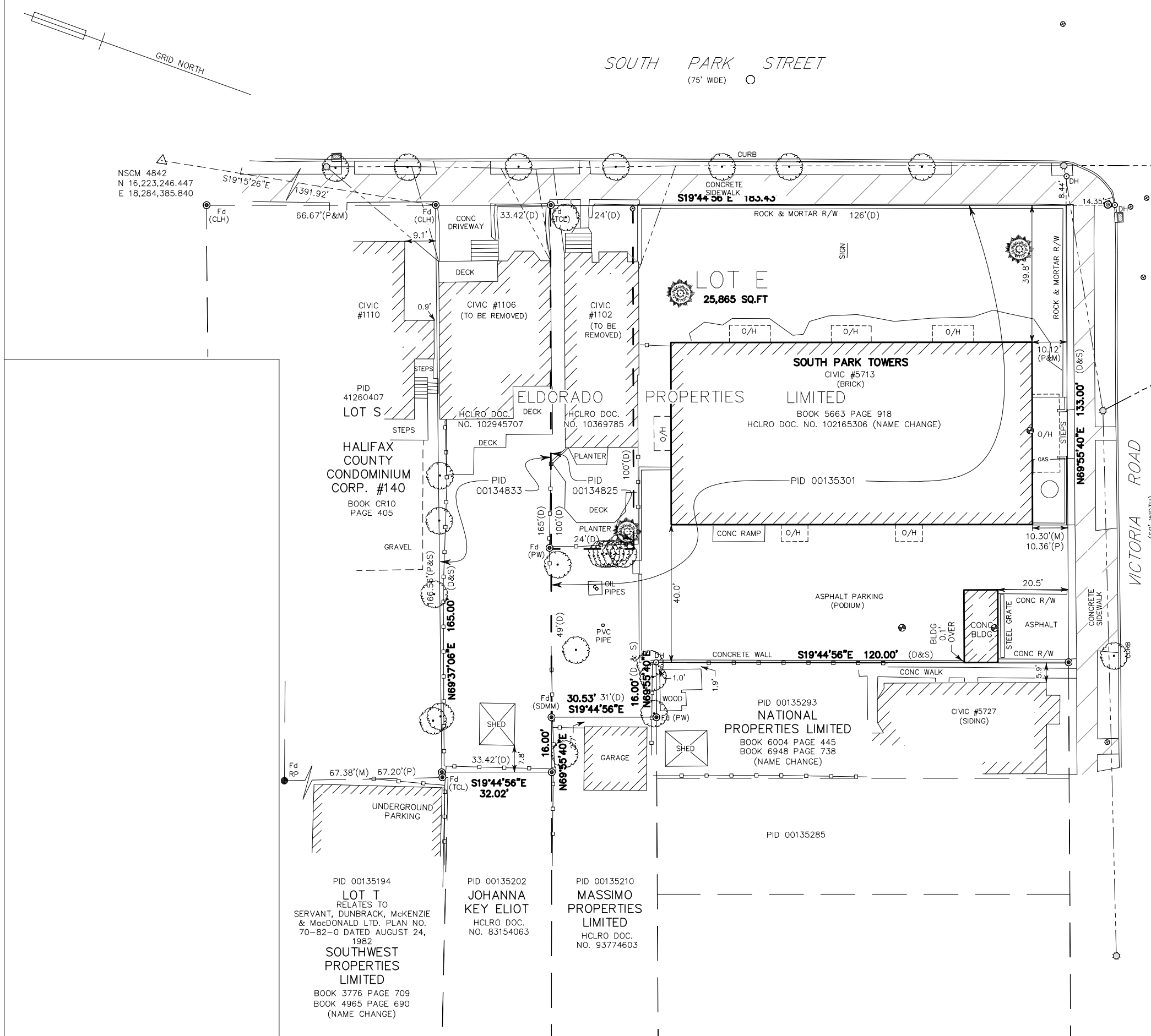


SITE PLAN
LANDS CONVEYED TO
ELDORADO PROPERTIES LTD.
5713 VICTORIA ROAD & 1102-1106 SOUTH PARK STREET
HALIFAX, HALIFAX COUNTY, NOVA SCOTIA



Servant, Dunbrack, McKenzie & MacDonald Ltd.
NOVA SCOTIA LAND SURVEYORS & CONSULTING ENGINEERS
36 OLAND CRESCENT
BAYERS LAKE BUSINESS PARK
HALIFAX, NS B3S 1C6
PHONE: (902) 455-1537
FAX: (902) 455-8479
WEB: www.sdmm.ca

DATE: MAY 5, 2015
SCALE: 1" = 20'
FILE No. 1-1-89 (31016)



- LEGEND**
- PERIMETER OF LANDS SURVEYED
 - NSCM NOVA SCOTIA COORDINATE MONUMENT
 - SM SURVEY MARKER SET
 - RP ROCK POST
 - DH DRILLHOLE
 - UT UTILITY POLE
 - Fd FOUND
 - HCLRO HALIFAX COUNTY LAND REGISTRATION OFFICE
 - PID PARCEL IDENTIFICATION NUMBER
 - O/H OVERHANG
 - R/W RETAINING WALL
 - CONC CONCRETE
 - BLDG BUILDING
 - SQ.FT SQUARE FEET
 - TCL THOMPSON CONN LIMITED
 - (CLH) CONN, LORD AND HUMPHREYS SURVEYS LTD.
 - (PW) PAUL WENDT, NSLS
 - (D);(P);(M);(S) DEED; PLAN; MEASURED; SET
 - W WOOD FENCE
 - OW OVERHEAD WIRES

BEARINGS REFER TO ZONE 5, CENTRAL MERIDIAN 64130' WEST, OF THE NOVA SCOTIA 3MTM PROJECTION OF ATS77 DATUM AND ARE DERIVED FROM GNSS OBSERVATIONS RELATED TO MONUMENT No. 4842 (1979 VALUES).

GRID DISTANCES ARE SHOWN WITH A SCALE FACTOR OF 0.999965 APPLIED.

FIELD SURVEYS WERE CARRIED OUT DURING THE PERIOD FEBRUARY 19, 2015 TO MAY 7, 2015 AND HAVE NOT BEEN ADJUSTED.

NOTES:

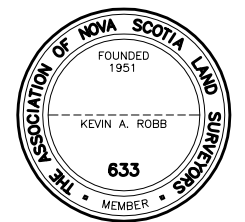
- IDENTIFIER 'LOT E' ORIGINATES ON THIS PLAN AND IS FOR IDENTIFICATION PURPOSES ONLY.

SURVEYOR'S CERTIFICATE

I, KEVIN A. ROBB, Nova Scotia Land Surveyor, hereby certify that the survey represented by this plan was conducted under my supervision and that the survey and plan were made in accordance with the Land Surveyors Act, regulations and standards made thereunder.

Dated this 8th day of MAY, 2015

N.S.L.S.



PLAN OF SURVEY OF
LOT E
CONSOLIDATION OF LANDS CONVEYED TO
ELDORADO PROPERTIES LTD.
VICTORIA ROAD & SOUTH PARK STREET
HALIFAX, HALIFAX COUNTY, NOVA SCOTIA

SDMM

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NOVA SCOTIA LAND SURVEYORS & CONSULTING ENGINEERS

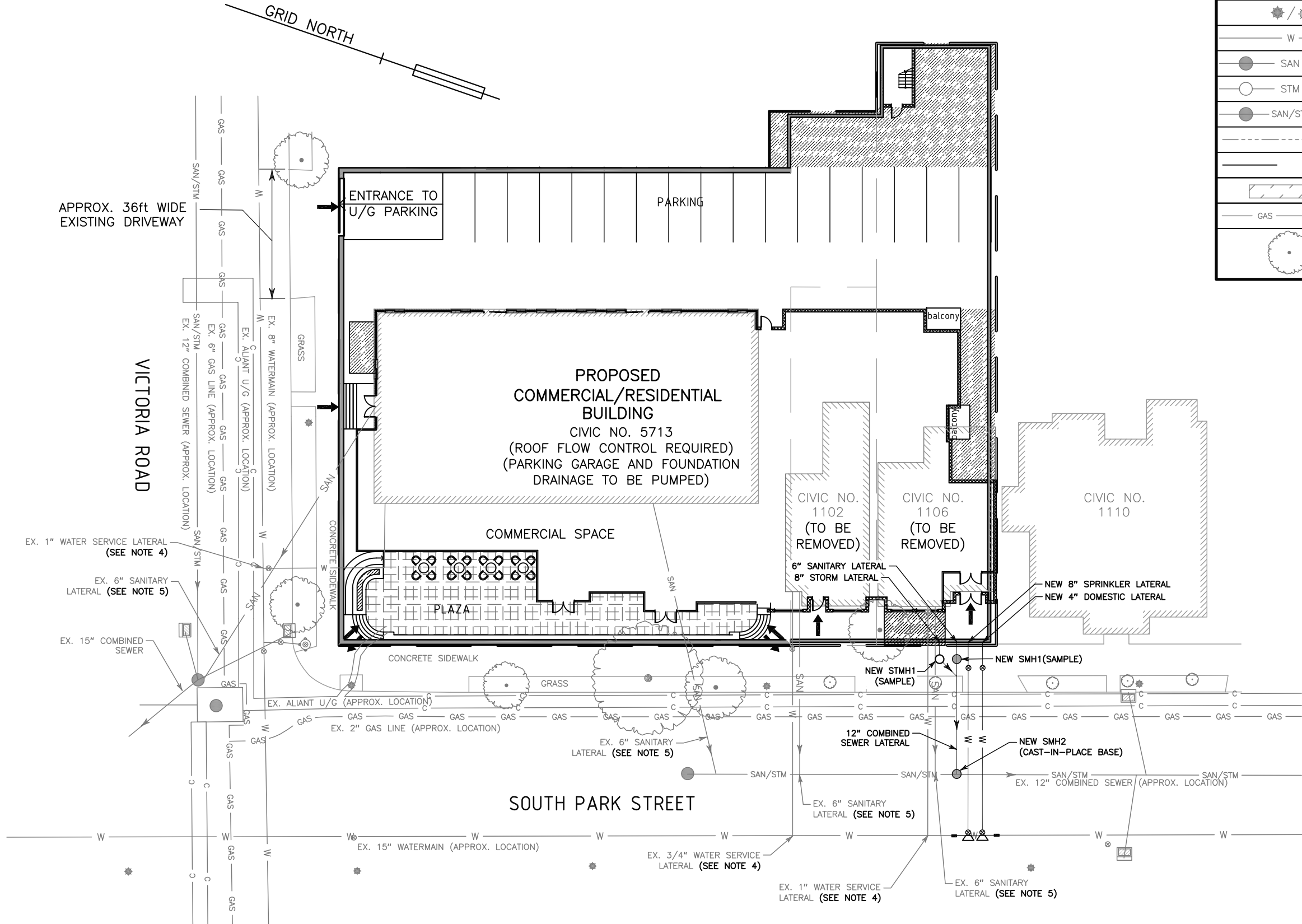
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HALIFAX, NS B3S 1C6

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DATE: MAY 8, 2015
SCALE: 1" = 20'
FILE No. 1-1-89 (31016)
PLAN No. 13-2426-0

THE ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS
No 93755

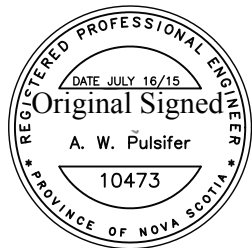
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LEGEND		
EXISTING		PROPOSED
	POWER POLE/LIGHT POLE	
	WATER MAIN/SERVICE	
	SANITARY MANHOLE & PIPE	
	STORM MANHOLE & PIPE	
	COMBINED SEWER	
	OVERHEAD WIRES	
	PROPERTY LINE/BOUNDARY	
	BUILDING	
	GAS LINE	
	TREE	

NOTES

- EXISTING WATER, STORM & SANITARY SEWER, U/G CONDUIT AND GAS UNDERGROUND PIPING BASED ON HRM GIS SEWER DATA AND HERITAGE GAS INFORMATION. CONTRACTOR TO VERIFY EXACT LOCATIONS AND ELEVATIONS IN THE FIELD.
- PROPERTY BOUNDARIES HAVE BEEN COMPILED FROM VARIOUS SOURCES AND ARE SUBJECT TO SURVEY.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH NOVA SCOTIA REGULATIONS AND HRM BY-LAWS, HALIFAX WATER DESIGN AND CONSTRUCTION SPECIFICATIONS (LATEST EDITION) AND HRM MUNICIPAL SERVICE SYSTEM GUIDELINES "RED BOOK" (LATEST EDITION).
- CONTRACTOR TO DISCONNECT, PLUG AND ABANDON EXISTING WATER SERVICE LATERALS FOR CIVIC NOS. 5713 VICTORIA ROAD AND 1102-1106 SOUTH PARK STREET AT THE MAIN. CONTRACTOR TO REMOVE VALVE BOXES AND ABANDON VALVES AFTER THE LATERALS HAVE BEEN DISCONNECTED FROM MAIN.
- CONTRACTOR TO CAP AND ABANDON ALL EXISTING SEWER LATERALS FOR CIVIC NOS. 5713 VICTORIA ROAD AND 1102-1106 SOUTH PARK STREET AT THE MAIN.



SOUTH PARK TOWERS RENOVATION

1102-1106 South Park St / 5713 Victoria Rd.

SERVICING SCHEMATIC



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File No. 1-1-89 (31023)

1"=30'-0"
Jul 16, 2015

Sarah / Aug 14, 2015, 12:14 / F:\Projects\2014\1419 So Park Towers Commercial Renov Study\DWG\1419_DAA_August 11.dwg



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Bylaw Review Calculations - 2-12 UNITS PER FLOOR
PROJECT NAME: SOUTH PARK TOWERS RENO - 1102-1106 South Park Street & 5713 Victoria Road, Halifax
PROJECT NUMBER: 1419
CLIENT: ELDORADO PROPERTIES (A Division of Northpoint Properties)

LEVEL	STUDIO	POP	LOS P/P (sf)	1 BR	POP	LOS P/P (sf)	1BR +DEN	POP	LOS P/P (sf)	2BR	POP	LOS P/P (sf)	3 BR	POP	LOS P/P (sf)	TOTAL POP	TOTAL OS REQ'D (sf)	LOS REQ'D (sf)	TOTAL UNITS	GROSS BUILDING AREA (sf)	EXISTING UNIT SIZE >800 sf	NEW UNIT SIZE >800 sf	EXISTING UNIT SIZE <800 sf	NEW UNIT SIZE <800 sf
ROOF																								
9		1	70		2	70		2	70		3	100	2	4	100	8	960	800	2	5670		2		
8		1	70	5	2	70		2	70	6	3	100		4	100	28	2960	2500	11	9550	4	2	3	2
7		1	70	5	2	70		2	70	6	3	100		4	100	28	2960	2500	11	9550	4	2	3	2
6		1	70	5	2	70		2	70	6	3	100		4	100	28	2960	2500	11	9550	4	2	3	2
5		1	70	5	2	70		2	70	6	3	100		4	100	28	2960	2500	11	9550	4	2	3	2
4		1	70	5	2	70		2	70	6	3	100		4	100	28	2960	2500	11	9550	4	2	3	2
3		1	70	6	2	70		2	70	6	3	100		4	100	30	3120	2640	12	10370	4	1	3	4
2		1	70	6	2	70		2	70	6	3	100		5	100	30	3120	2640	12	10370	4	1	3	4
1	1	1	70	4	2	70		2	70		3	100		4	100	9	720	630	5	13300			2	3
1	(COMMERCIAL/RETAIL)																			5600				
P1	(PARKING GARAGE)																			26650				

TOTALS	1			41						42			2			217	22,720	19,210	86	119710	28	14	23	21																				
1%																					48%		49%				2%														42		44	
NET SITE AREA sf									25865												25,865		86																					

NET SITE AREA sf	25865	25,865
STREET ALLOWANCES: (sf)		
SOUTH PARK ST FRONTAGE	183.43 x 30	5,503
VICTORIA RD FRONTAGE	133 x 30	3,990
STREET CORNER	30 x 30	900
GROSS SITE AREA (sf)		36,258
ALLOWABLE POPULATION DEN @ ### (ppa)		208
PROPOSED BUILDING DENSITY		217
POPULATION SURPLUS / (DEFICIT)		-9
PROJECT DENSITY (ppa)		261
PERCENTAGE OF ALLOWABLE DENSITY		104.33%

TOTAL OPEN SPACE REQUIRED (sf)	22,720
TOTAL LANDSCAPED OPEN SPACE REQUIRED (sf)	19,210
BUILDING FOOTPRINT AREA (sf)	13,300
DRIVEWAY/RAMP/PARKING AREA (sf)	7,388
INTERNAL RECREATION SPACE PROVIDED (sf)	1,890
LANDSCAPED OPEN SPACE PROVIDED (sf)	5,190
- ON SITE	5,188
- GREEN ROOF	1,090
- TENANT DECKS	-9,362
OPEN SPACE SURPLUS / (DEFICIT) (sf)	-8,832
LANDSCAPED SPACE SURPLUS / (DEFICIT) (sf)	13,358
TOTAL OPEN SPACE PROVIDED (sf)	58.79%
TOTAL PERCENTAGE OF REQUIRED OPEN SPACE (sf)	

PARKING SPACES PROVIDED FOR TENANTS INT/EXT 48 / 17	65
PARKING SPACES REQUIRED @ 100% for >800 sf units / 50% for 42 / 44	64
PARKING SPACE BICYCLE CREDIT 43 BICYCLE SPACES - - 35 CLASS A SPACES / 8 CLASS B S	2
PARKING SPACE SURPLUS / (DEFICIT)	3
PERCENTAGE OF TOTAL SPACES REQUIRED	104.69%
PARKING SPACES PROVIDED FOR RETAIL INT/EXT 0 / 0	0

TOTAL COMMERCIAL AREA (sf)	5,600
COMPLIANCE WITH R3 ANGLE CONTROLS	NO

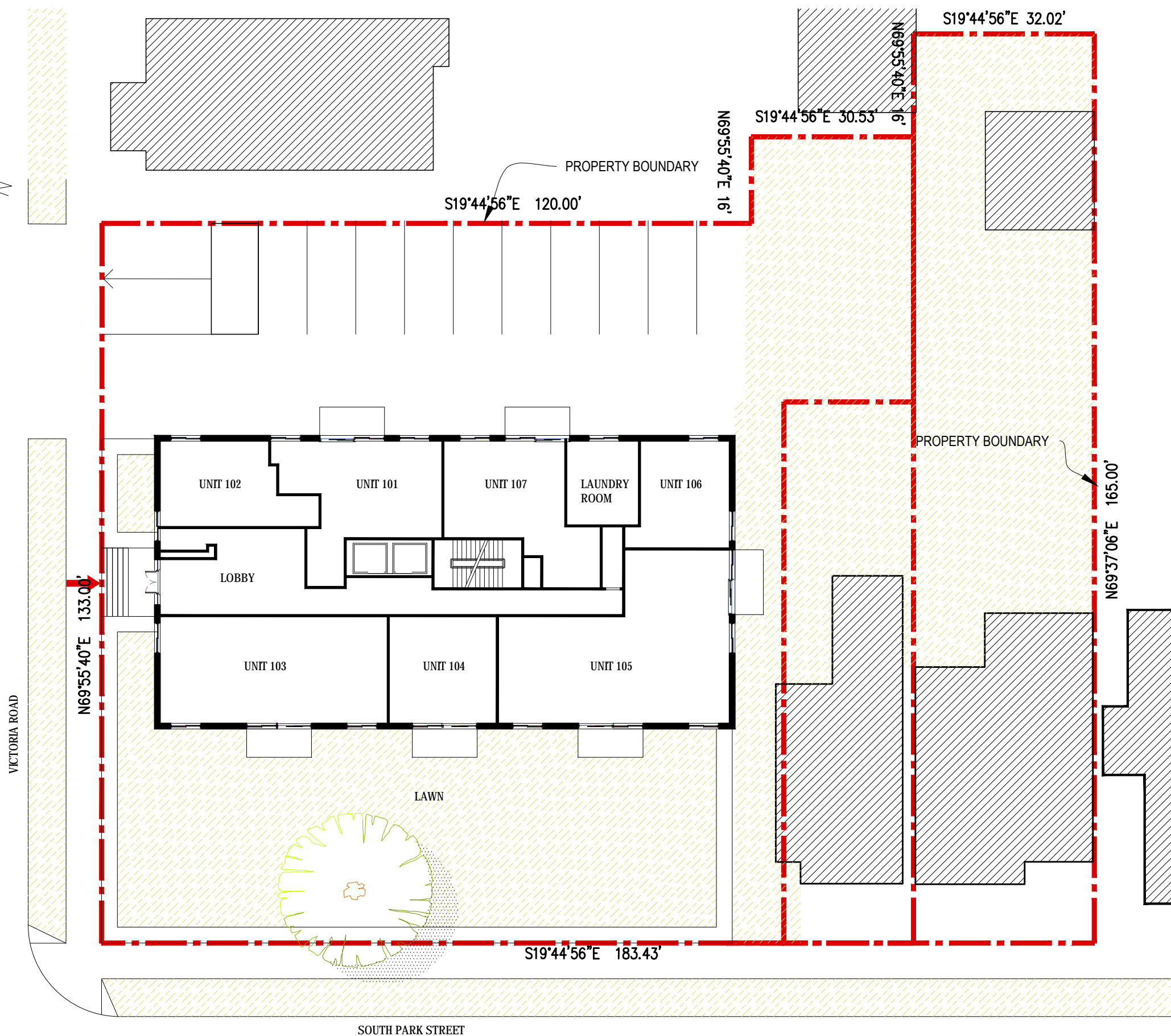
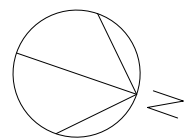
SOUTH PARK TOWERS_ RENOVATION

1102-1106 SOUTH PARK ST \ 5713 VICTORIA RD., HALIFAX, NS

STATISTICS

CONCEPT

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SOUTH PARK TOWERS_ RENOVATION

1102-1106 SOUTH PARK ST \ 5713 VICTORIA RD., HALIFAX, NS

EXISTING GROUND FLOOR PLAN

CONCEPT

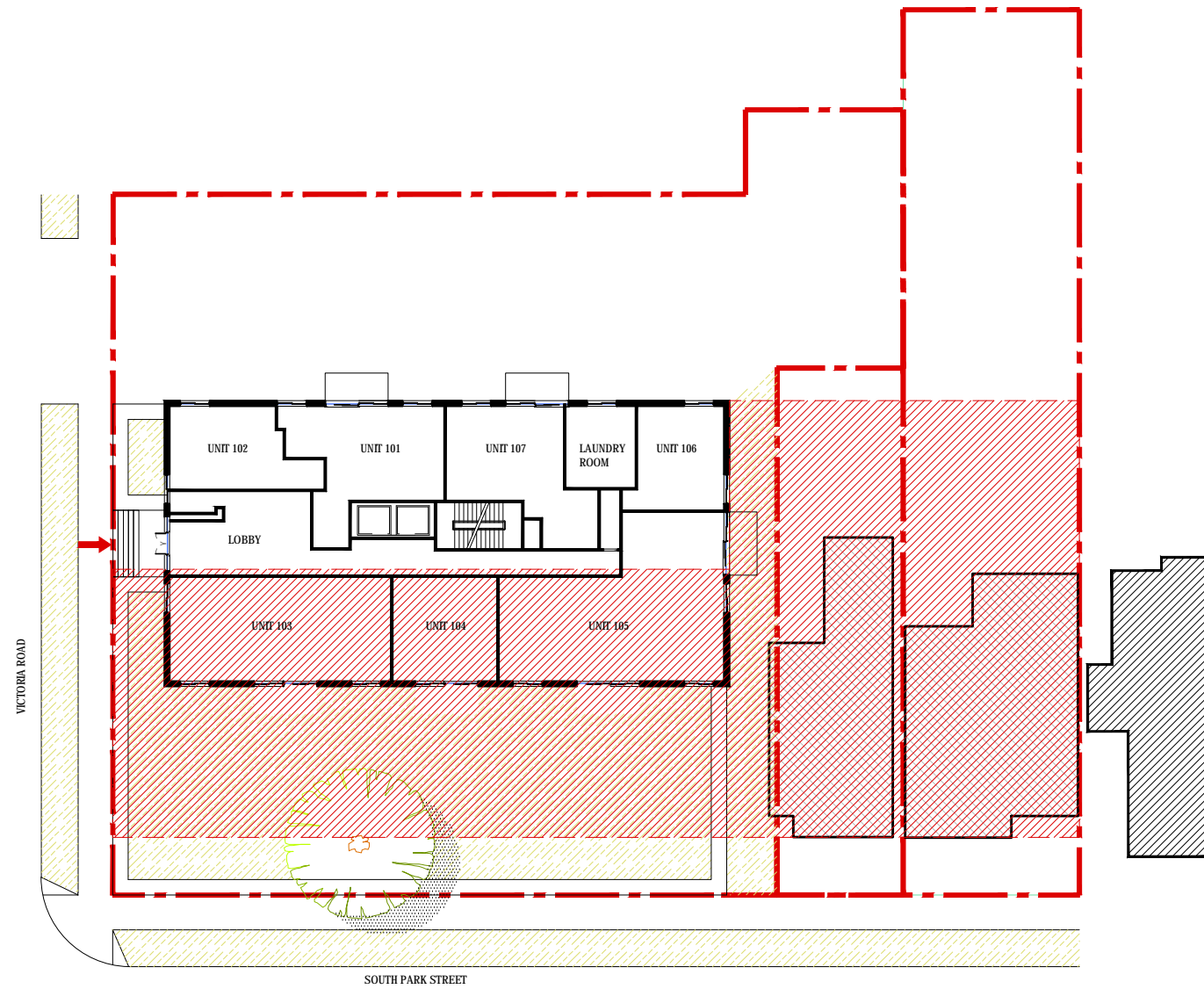


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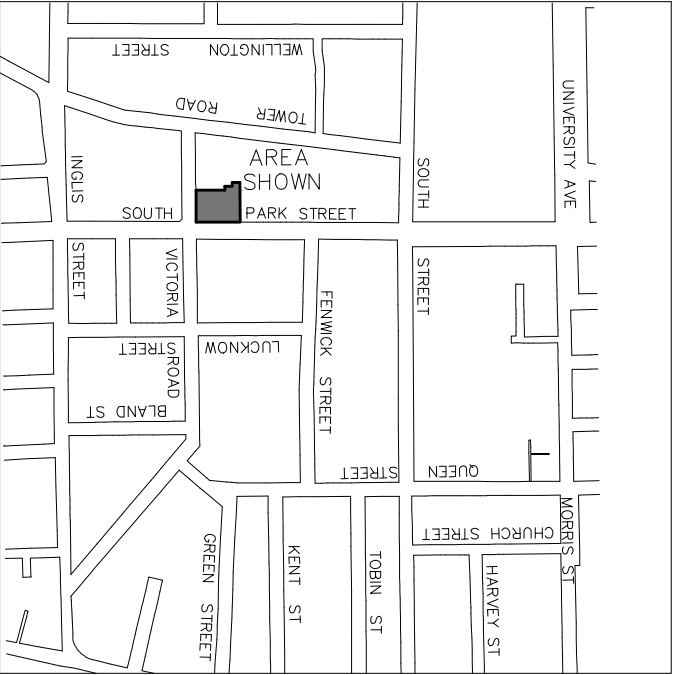
SOUTH PARK TOWERS_ RENOVATION

1102-1106 SOUTH PARK ST \ 5713 VICTORIA RD., HALIFAX, NS

AREA OF IMPACT

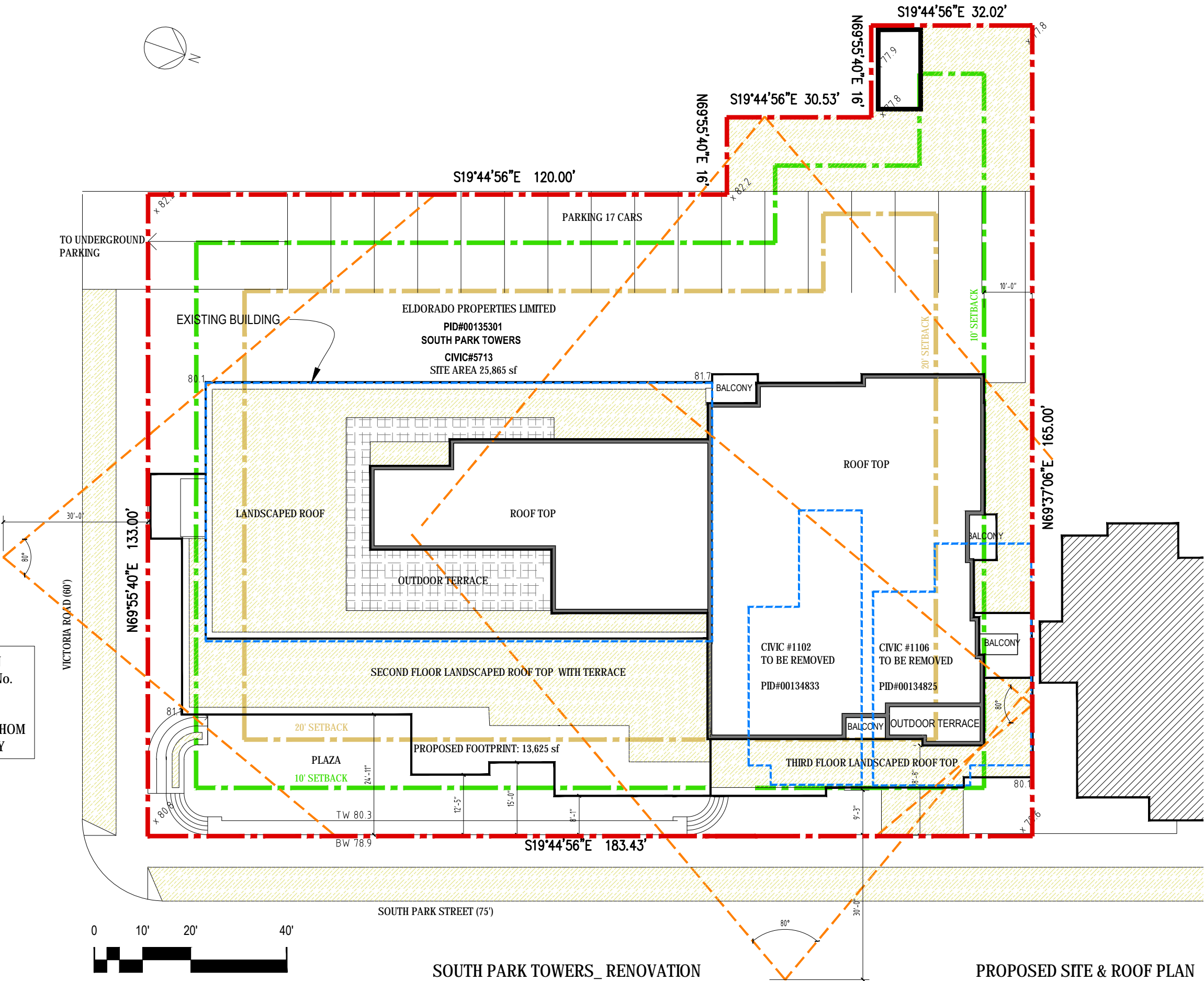
CONCEPT

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KEY PLAN
Scale 1"=800'

SITE BOUNDARY INFORMATION TAKEN FROM PLAN OF SURVEY LOT E, PLAN No. 13-2426-0 DATED 8TH OF MAY, 2015 PREPARED BY SERVANT DUNBRACK MCKENZIE & MacDONALD LTD. WITH WHOM REST RESPONSIBILITY FOR ACCURACY



SOUTH PARK TOWERS_ RENOVATION

1102-1106 SOUTH PARK ST \ 5713 VICTORIA RD., HALIFAX, NS

PROPOSED SITE & ROOF PLAN

CONCEPT

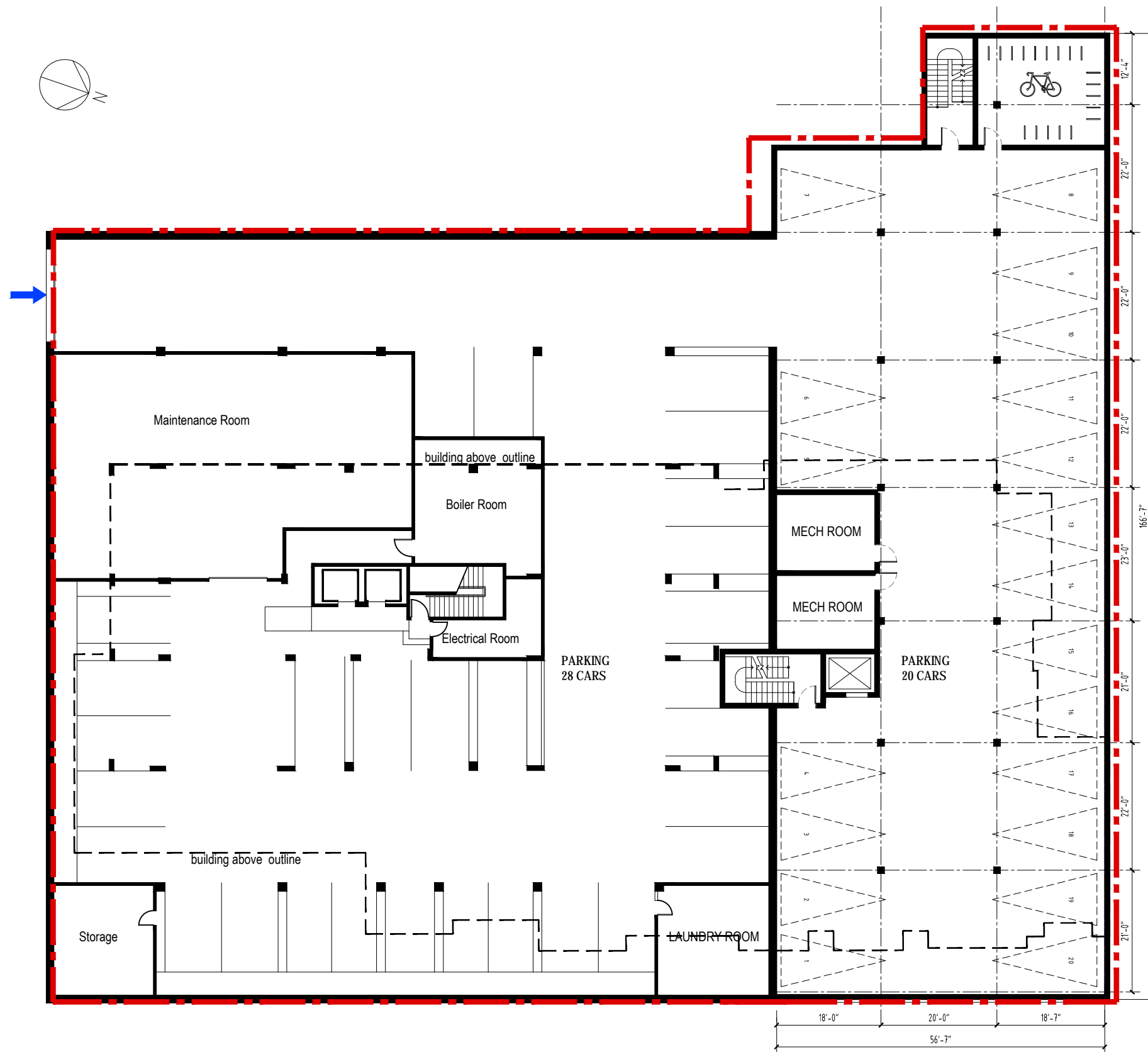
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- EXISTING BASEMENT FLOOR GFA - 16,750 SF
- NEW BASEMENT FLOOR GFA - 25,880 SF

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1102-1106 SOUTH PARK ST \ 5713 VICTORIA RD., HALIFAX, NS

PROPOSED BASEMENT FLOOR PLAN

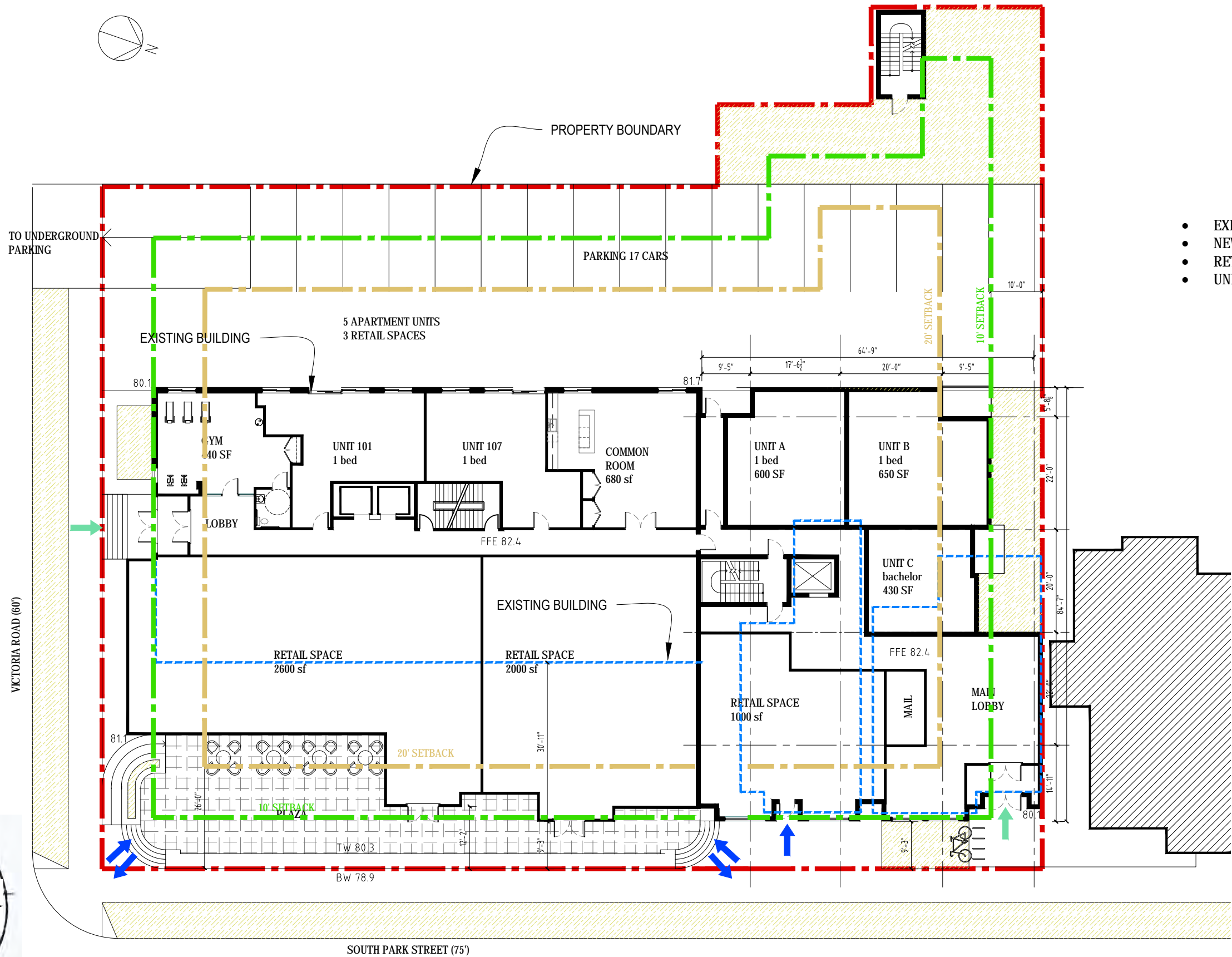
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- EXISTING GROUND FLOOR GFA - 5,800 SF
- NEW GROUND FLOOR GFA - 13,300 SF
- RETAIL - 5600 SF
- UNITS - 5

SOUTH PARK TOWERS_ RENOVATION

1102-1106 SOUTH PARK ST \ 5713 VICTORIA RD., HALIFAX, NS

PROPOSED GROUND FLOOR PLAN

CONCEPT

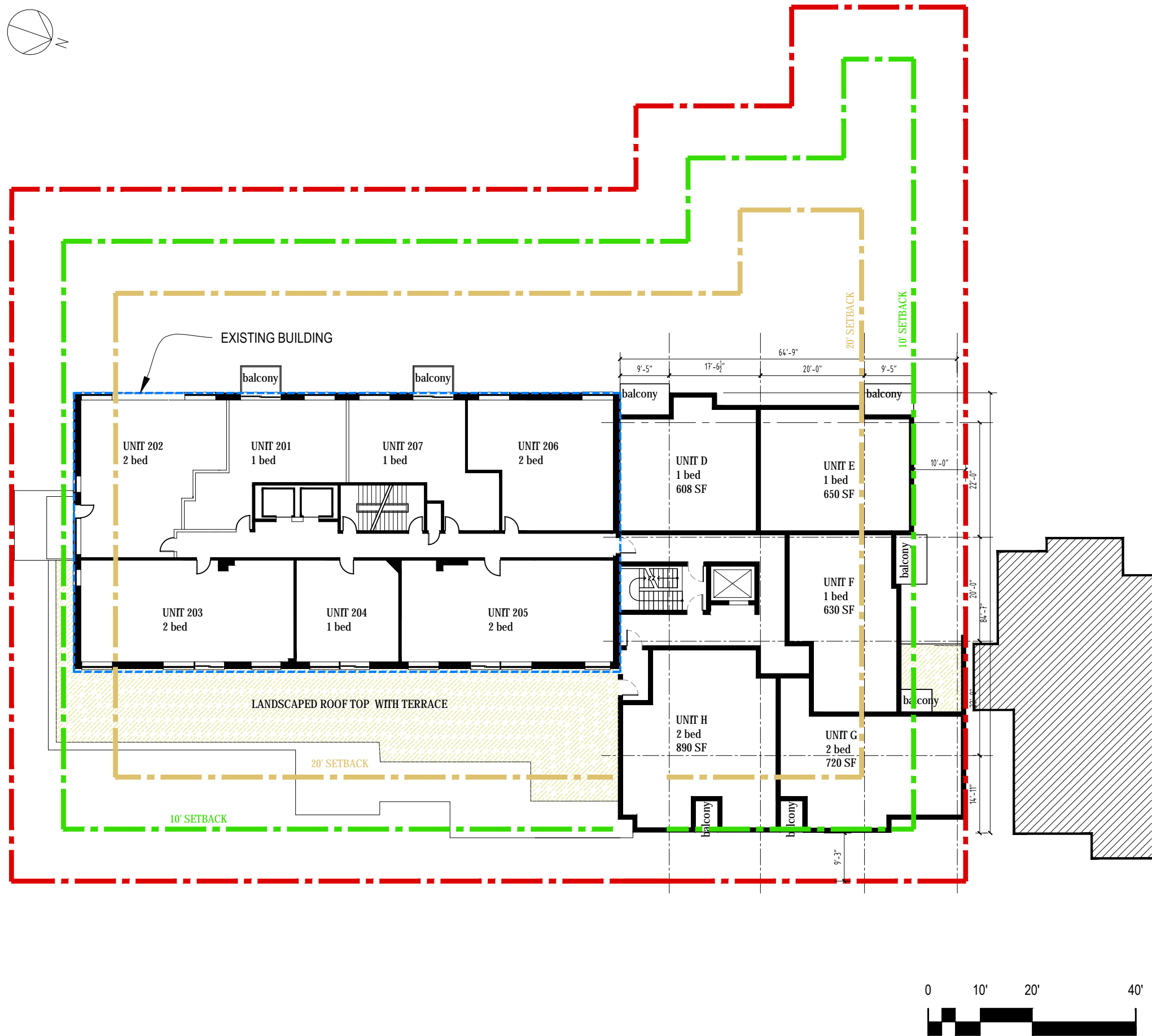


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- EXISTING SECOND FLOOR GFA - 5,565 SF
- NEW SECOND FLOOR GFA - 10,370 SF
- UNITS - 12

SOUTH PARK TOWERS_ RENOVATION

1102-1106 SOUTH PARK ST \ 5713 VICTORIA RD., HALIFAX, NS

PROPOSED SECOND FLOOR PLAN

CONCEPT

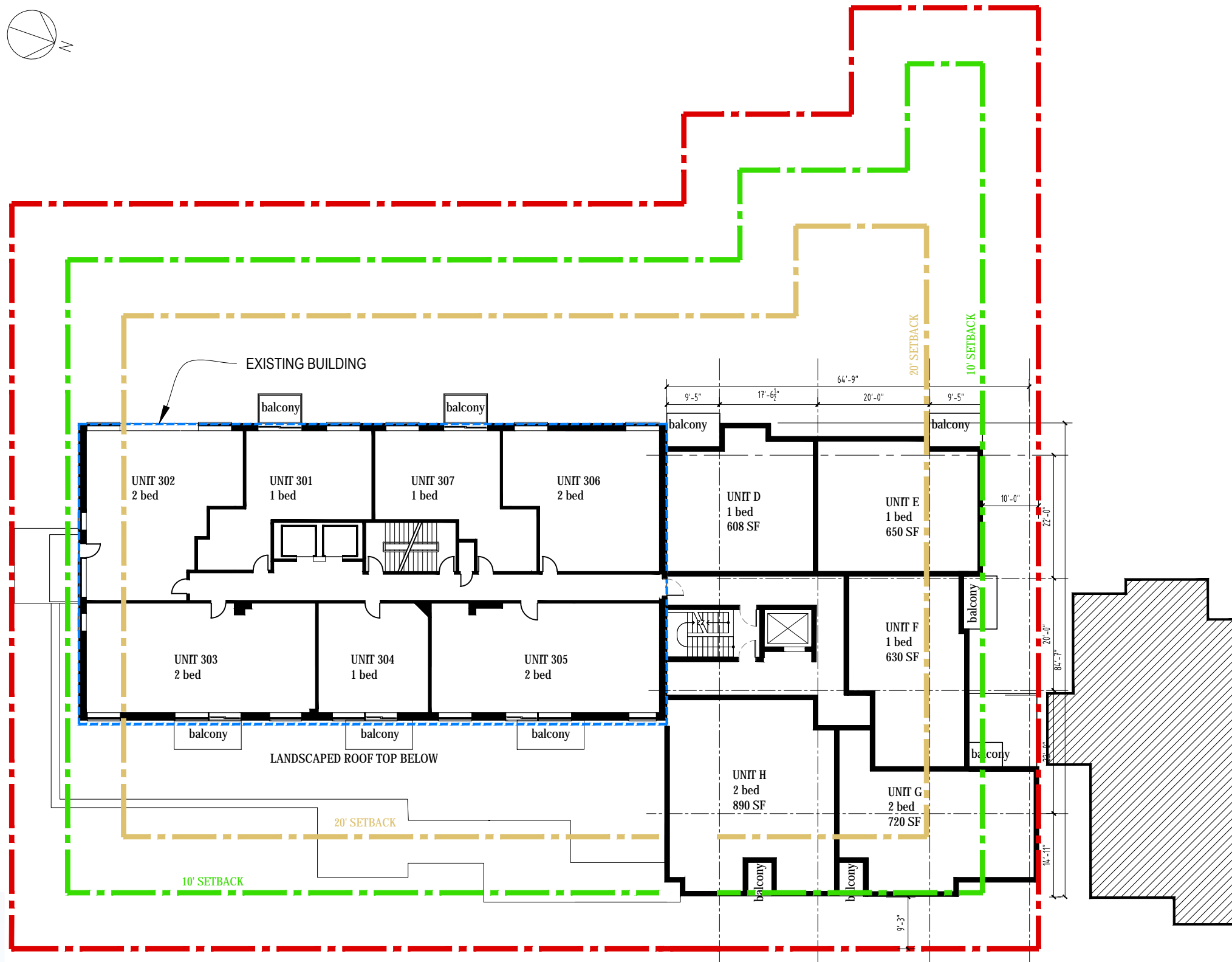
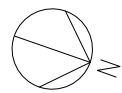


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- EXISTING THIRD FLOOR GFA - 5,565 SF
- NEW THIRD FLOOR GFA - 10,370 SF
- UNITS - 12



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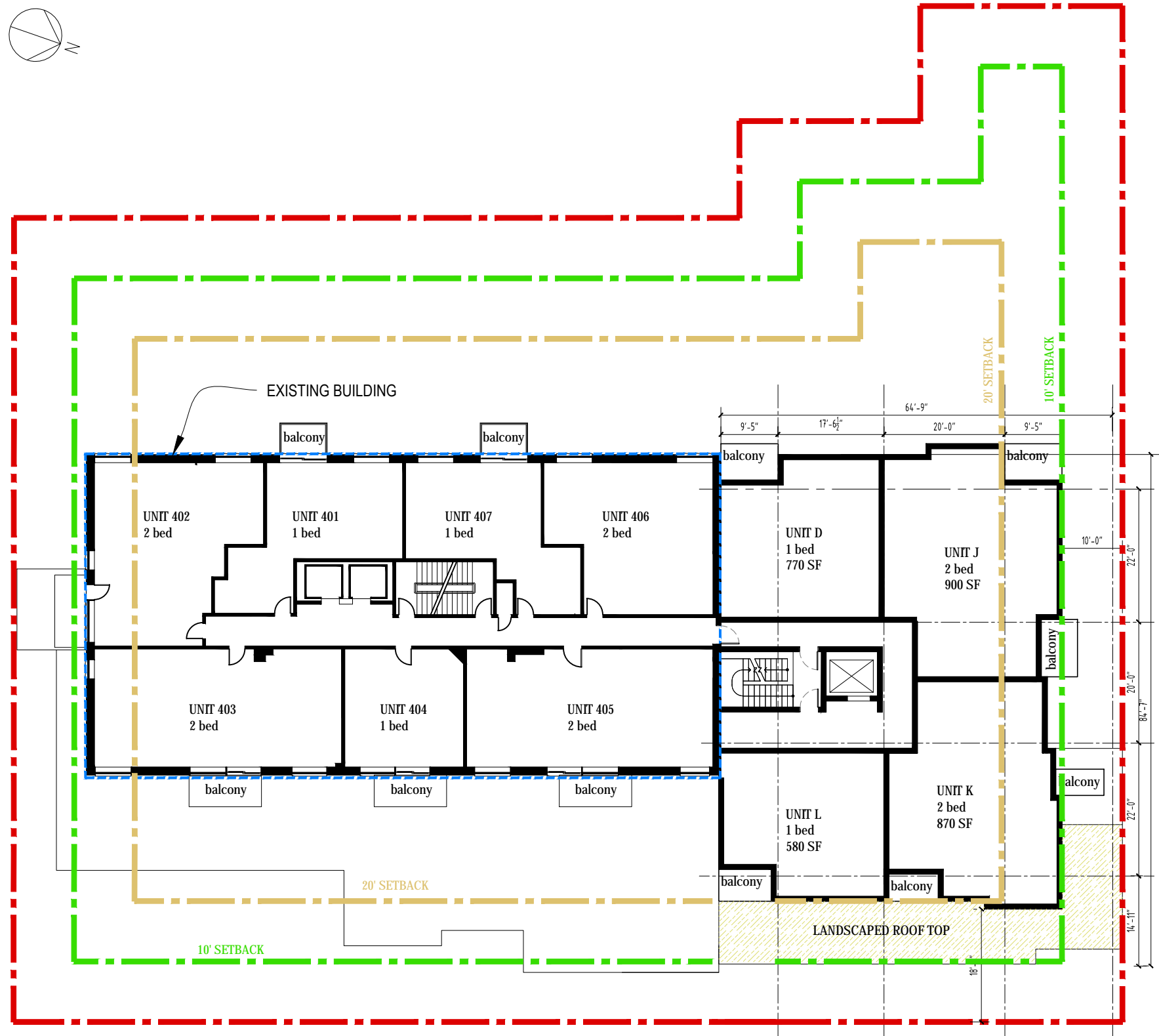
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PROPOSED THIRD FLOOR PLAN

CONCEPT

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- EXISTING 4th FLOOR GFA - 5,565 SF
- NEW 4th FLOOR GFA - 9,550 SF



SOUTH PARK TOWERS_ RENOVATION

PROPOSED 4-8 FLOOR PLAN

1102-1106 SOUTH PARK ST \ 5713 VICTORIA RD., HALIFAX, NS

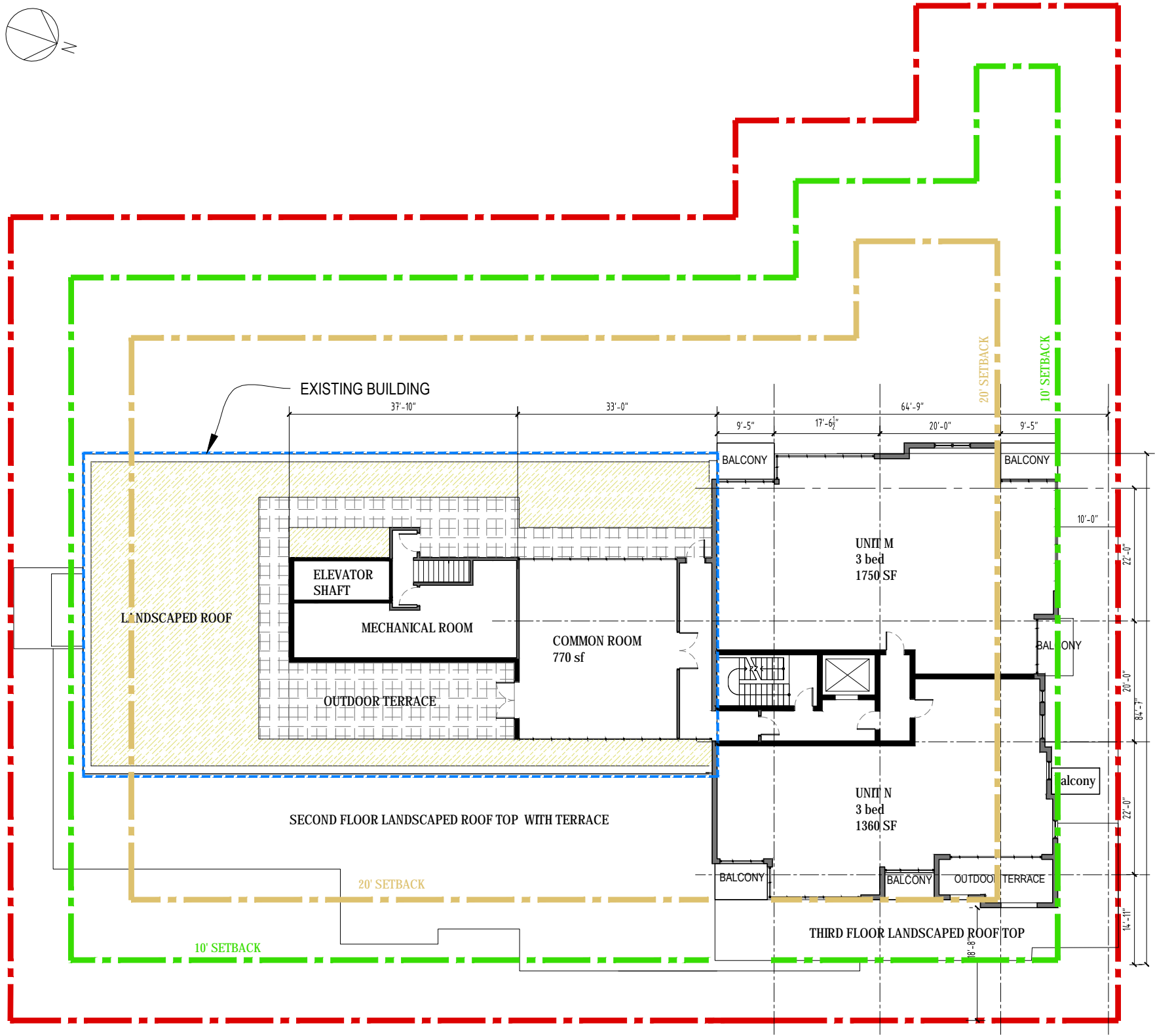
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- EXISTING 9 FLOOR GFA - 660 SF
- NEW 9 FLOOR GFA - 5,670 SF



SOUTH PARK TOWERS_ RENOVATION

1102-1106 SOUTH PARK ST \ 5713 VICTORIA RD., HALIFAX, NS

PROPOSED 9 FLOOR PLAN

CONCEPT



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SOUTH PARK TOWERS_ RENOVATION

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EAST ELEVATION

CONCEPT



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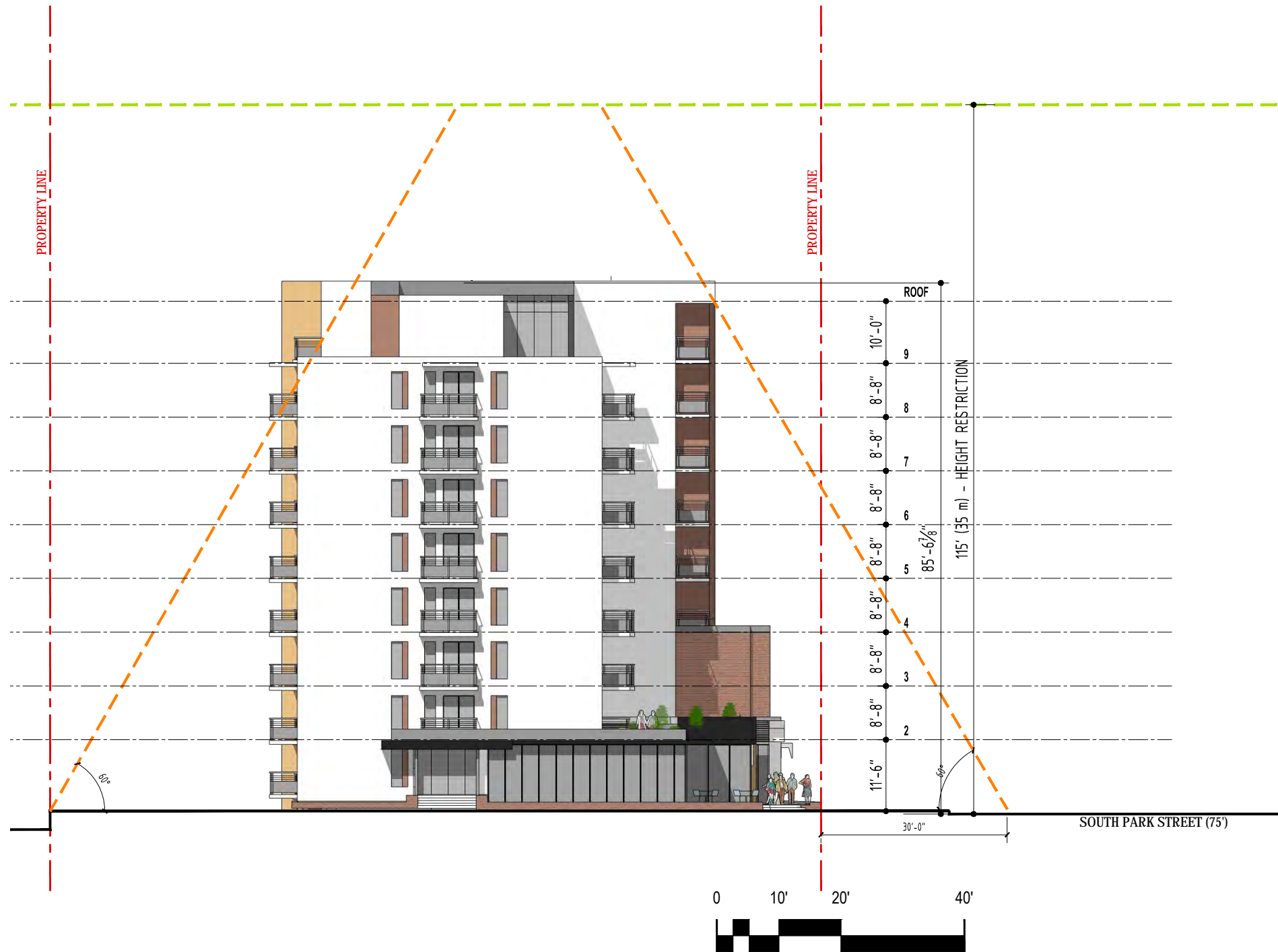
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WEST ELEVATION

CONCEPT

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SOUTH ELEVATION

CONCEPT

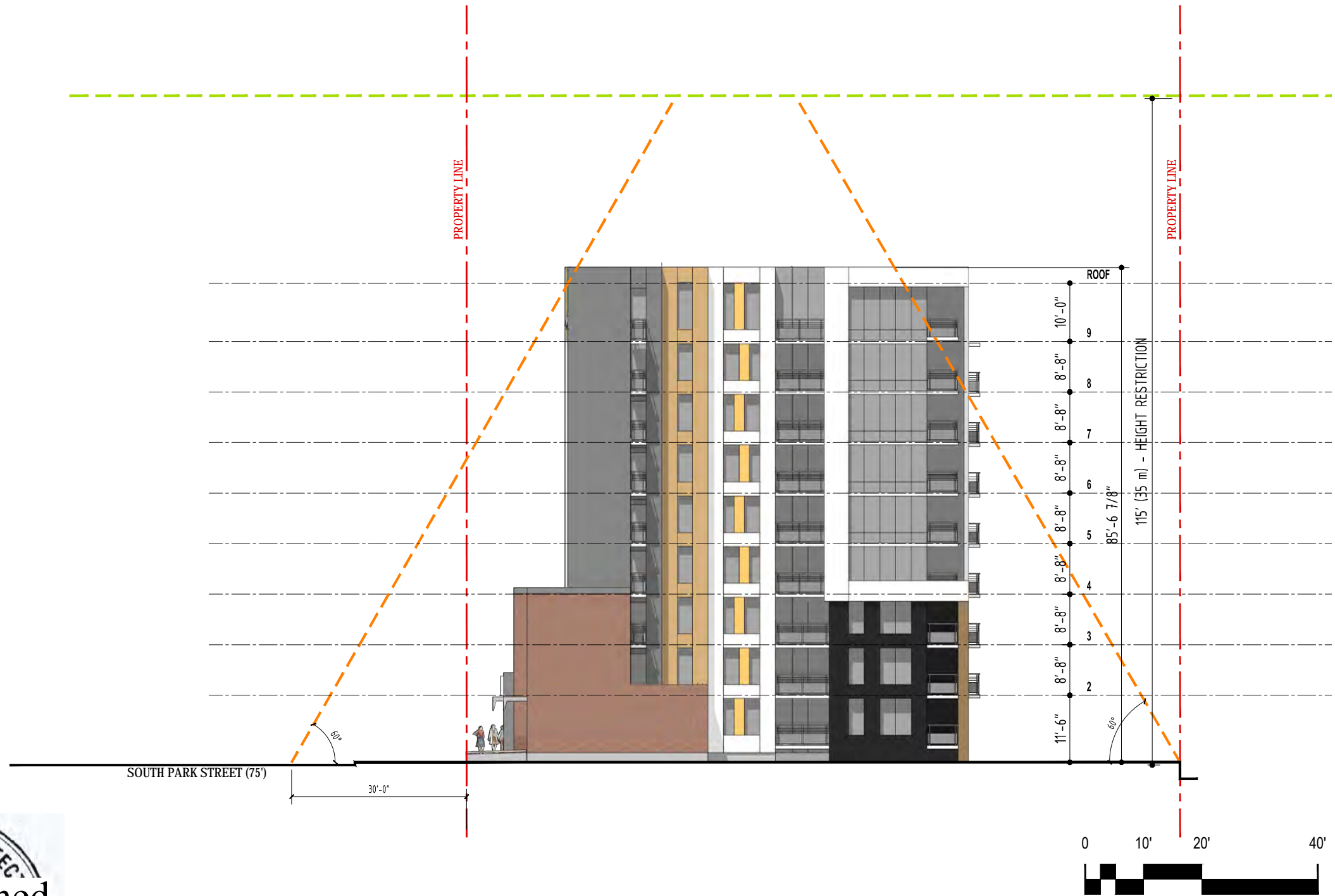


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NORTH ELEVATION

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SOUTH PARK TOWERS_ RENOVATION

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ARTISTIC RENDERING

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ARTISTIC RENDERING

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Kassner Goodspeed Architects Ltd.

Eldorado Properties Ltd.

5731 Victoria Road / 1102–1106 South Park Street

Wind Impact Statement

The proposed project by Eldorado Properties Ltd, located at the northwest corner of Victoria Rd, and South Park St, is a 9 storey mixed use renovation / addition, with ground floor commercial space, to an existing 8 storey apartment building. This statement discusses the potential for adverse wind effects caused by the new structure on the neighbourhood.

Winds crossing the site vary in direction, strength and turbulence, while buildings vary in plan, form, height and arrangement. The prevailing winds are generally from the southeast off Halifax harbour. Determination of wind effects is complex and difficult to predict in any detail. Generally, only those buildings that are at least twice the height of upstream obstructions are likely to create significant problems. In the immediate environment surrounding the subject site, the typical building height is observed to be between two to four storeys. As the tallest structure at 13 storeys, Somerset Place located at the 1030 South Park St, immediately to the south is the dominant influencer affecting the wind conditions in the immediate neighbourhood.

Wind speeds at ground level (boundary layer) are much lower than those in the unobstructed air flow several hundred feet higher. In general, the rougher or more built up the area, the lower the wind speed near the ground. However, tall slab like buildings tend to deflect wind down into previously sheltered areas. This can create effects that can make walking difficult, affect snow and rain deposition patterns and make a place chillier than it would otherwise be. The distance downwind over which increased wind speeds will be experienced varies with circumstance, but it can be expected to be roughly the height of the subject building.

In the case of the subject site, the proposed addition to the existing building is one storey taller than the west facade of the existing building, and is an approximately 60ft long continuation of the existing facade, but with more articulation of the facade. The proposed addition extends to the east beyond the existing building face approximately 20ft towards the South Park Street frontage. The street wall is two storeys high and carried 10 feet forward of the main tower is roughly aligned with the average building street wall. There is significant articulation of all the surfaces of new addition which with the irregular shape of the top floor, will be expected to redirect and disrupt the downstream winds and create smaller vortexes around the building which lower wind speeds as it passes.

Buildings on the same block north east and west of the subject site are 2 - 3 storey, single family residences, duplexes, rooming houses, townhouses, and 3-4 storey apartment buildings with the 8 storey Kingsbury Towers (1119 Tower Rd) one storey shorter than the proposed addition creating a rough surface which will help disrupt the winds moving across the block creating turbulence that will reduce the strength and speed of the prevailing winds. The 13 storey structure to the south, Somerset Place (1030 South Park St) is significantly higher than the proposed addition and is the major influence on the wind affecting the entire block.

In general, although it is taller than most of the upstream structures, the proposed addition at one storey taller than the existing building as a sub-dominant structure is considered to have enough articulation to be included in the general surface roughness of the area and should not contribute to any significant adverse wind effects to the local pedestrian environment. Somerset Place will continue to have the dominant influence on the neighbourhood wind patterns.

Original Signed

Richard Kassner ARCHITECT, FRAIC, NSAA
August 2015

Ref: Canadian Building Digest # 174 – Ground Level Winds Around Tall Buildings 1976
Building Science for A Cold Climate, Construction Technology Centre Atlantic Inc. NRC 1989





Kassner Goodspeed Architects Ltd.

Eldorado Properties Ltd.

5731 Victoria Road / 1102–1106 South Park Street

Statement of Design Rationale .

The proponent, Kassner/Goodspeed Architects represents Eldorado Properties who owns three contiguous properties in South End Halifax and is applying for a property rezoning and an amendment to the Area 7 Municipal Area Plan to:

1. permit neighbourhood commercial/retail and personal services uses on ground floor and on exterior associated exterior patios on the landscaped front yards and podiums of multiunit residential buildings in R3 zones,
2. permit re-zoning of the two R2A properties to the amended R3 zone and consolidation of the properties into a single lot with the existing R3 lot, and
3. permit a 9 storey expansion to the North end of South Park Towers with deficiencies in open space (42%), angle control setbacks (North Facade), and density (5%) followed by a phased renovation of the existing 8 storey residential building by way of a Development Agreement.

The subject properties located on the northeast corner of Victoria Rd, and South Park St, consist of an existing 8 storey residential apartment building with 45 suites on an 18,000sf site zoned R3 and two R2A properties with 2 storey buildings; a single family residence and 3 unit conversion, on 2,400sf and 5,465sf sites respectively. The proposed development is multifaceted; it proposes conversion of existing residential suites on the Ground Floor of the building facing on South Park St to neighbourhood related, commercial/retail and personal services space including related exterior patio areas; addition of a 9 storey mixed use addition to the existing 8 storey building featuring ground floor commercial space and residential suites; the mid-levels are residential floors; the top floor includes two large units and a tenant room with access to a fully landscaped rooftop. The underground parking level provides 48 secure private parking spaces for the residential units and Class A bicycle storage for 35 bikes. Surface parking provides 17 additional parking spaces and 8 Class B bicycle spaces.

The site has a consolidated area of 25,865sf / 0.62 Ac. Lot #1 – 5731 Victoria Rd has 133 feet of frontage on Victoria Rd. and 126 feet of frontage on South Park St and Lots #2 - 1102 South Park St and #3 – 1106 South Park St are 100ft and 166.65ft deep with 24ft and 33.42ft of frontage on South Park St, respectively. Approximately 49 ft of the rear yard behind Lot #2 was previously consolidated with lot #1. The location is characterized by several renovated houses, restored historic buildings and rehabilitated residential buildings of various sizes and configurations with a spattering of more modern medium and high rise apartment buildings and typical R2A infills and conversions of houses to apartments and condominiums.

Development on the site is controlled under the HRM Bylaws of Area 7. The lands are zoned R3 and R2A, located in HRM Peninsula, South End, Detail Planning District 6. The bylaw specifies a maximum height of 115ft (35m) the proposed maximum height of the development is proposed at approximately 86ft to top of roof excluding mechanical penthouse protrusions.

The site lies outside the bounds of Citadel Hill Viewplanes.

The detailed area plan has identified several heritage properties and Victorian streetscapes in District 6. Two properties in the Victorian Streetscape on Tower Rd abut the rear yards of 1102 & 1106 South Park St. A garage and several mature trees buffer these properties from the subject property. The single family residence on the adjacent property to the west of the subject property at 5727 Victoria Rd has been renovated with well defined historic details but is not on the list of registered heritage properties.

The general design intent is to update the image of the existing apartment building with more modern panel or ceramic siding, intermixed with masonry materials, while upgrading performance the envelope with exterior insulation and new windows, bringing it more in line with the new National Energy Code for Buildings. As a transition in scale with adjacent renovated 2 – 3 storey properties to the north along South Park St and to provide a traditional style of transition to the modern look tower, the first three floors of the proposed addition are to be clad in clay masonry veneer using updated 1950's & 60's detailing. The 3-storey streetwall is proposed to be constructed to the north boundary to provide a gapless streetscape.

Much of the historic and heritage properties to the North on the west side of South Park St have been demolished or have been renovated without regard to maintaining the original buildings' heritage character, detailing or proportions using a variety of finish materials from wood shingles to vinyl siding.

The envelope of the existing residential building constructed in the 1960's is well below the current energy standards, the high cost of energy is a major driver for the property owner but the cost to upgrade the existing envelope to current standards is considerable. To make the renovation of the existing envelope viable Eldorado Properties requires an increase in the revenues produced by the property in order to secure adequate financing for the upgrades. This is to be achieved by increasing the total number of units producing rent and by realizing energy savings from improvements to the performance of the existing building envelope, at the same time revitalizing the generally tired exterior appearance of the existing building. Demolition of the two woodframe residences on the abutting properties is considered necessary to facilitate the expansion. While these properties can be characterized as Victorian in character, subsequent renovations with application of inconsistent details give a general impression that they could have been period renovation, but close examination of the details shows them to be poor examples of Heritage renovations.

The subject property is located on a heavily travelled pedestrian route connecting South End residents to parkland, schools, universities, and hospitals with the Spring Garden Rd commercial/retail corridor. The proponent considers this area of the city to be underserved with respect to neighbourhood related small scale commercial/retail conveniences, particularly facilities with open and easily accessible outdoor patios



located within the bounds of the property as opposed to commercial patios which encroach upon municipal property.

Since the South End Detailed Area plan is more than 2 decades old, it is coming to a time when it will soon be re-evaluated to adapt to current social norms. With the increase in pedestrian traffic, for health and fitness lifestyles, more local area residents are looking for convenient locations within walking distance of their homes, for personal service, shopping, coffee shops, restaurants, and leisure activities. The proposed conversion of several ground level residential units to street oriented commercial/retail use will provide an opportunity to bring more of these activities to the neighbourhood.

The proponent is requesting rezoning of the existing MDR-R2A properties to HDR-R3 to permit extension of the R3 use on the adjacent property and the inclusion within the allowable uses in R3 zone in District 6 of street related commercial/retail uses in new or conversion projects in R3 Zones.

Submitted by

Original Signed

Richard Kassner, ARCHITECT, FRAIC, MNSAA, MCSC
Kassner/Goodspeed Architects Ltd

1419/cor/submission docs/1419 design rationale August 2015



HALIFAX REGIONAL MUNICIPALITY
Heritage Registry - Former City of Halifax

5250		Smith Street	Victorian Streetscape	c. 1880
1029		South Park Street	Clarke-Halliston House	1895
1101		South Park Street	Dumaresq House	1902
1249		South Park Street	Lady of Sorrows Chapel	1843
1259		South Park Street	Victorian Streetscape	c. 1851
1263		South Park Street	Hilton Hall	1877
1271		South Park Street	Victorian Streetscape	1882
1275		South Park Street	Victorian Streetscape	1897
1279		South Park Street	Victorian Streetscape	1897
1283		South Park Street	Victorian Streetscape	1897
1293		South Park Street	Victorian Streetscape	1897
5241		South Street	Stairs House	1838
5266		South Street	G.E. Ahern House	1870
5270		South Street	G.E. Ahern House	1870
5274		South Street	Crofton-O'Leary House	1873
5308		South Street	Allie Ahern House	1902
6080		South Street	Acadia Cottage	1816
110		Spinnaker Drive	Mont Blanc Anchor Site	1917
5221	+ *	Spring Garden Road	St. Mary's Basilica	1820
5250	+ *	Spring Garden Road	Old Courthouse	1861
5771	*	Spring Garden Road	Public Gardens	1902
5820		Spring Garden Road	Convent of the Sacred Heart	1852
5896		Spring Garden Road	Early Victorian Streetscape	c. 1868
5945		Spring Garden Road	William Barnstead House	1883
11		St. Margaret's Bay Road	Craigmore	1908
1544	+	Summer Street	Garden Crest Apartments	1914
1390	+	Thornvale Avenue	Thornvale	1871
5288-94		Tobin Street	John Silver House	1860
945		Tower Road	Tower Road School	1912
1029		Tower Road	Victorian Streetscape	c. 1900
1037-39-41		Tower Road	Victorian Streetscape	c. 1875
1043		Tower Road	Victorian Streetscape	c. 1875
1047		Tower Road	Victorian Streetscape	c. 1875
1051		Tower Road	Victorian Streetscape	c. 1895
1057		Tower Road	Victorian Streetscape	c. 1890
1063-65		Tower Road	Victorian Streetscape	1873
1071-73		Tower Road	Victorian Streetscape	c. 1890
1083-85		Tower Road	Victorian Streetscape	c. 1885
1087-89		Tower Road	Victorian Streetscape	1894
1091		Tower Road	Victorian Streetscape	c. 1885
1095		Tower Road	Victorian Streetscape	1875
1099-1101		Tower Road	Victorian Streetscape	c. 1875
1105		Tower Road	Victorian Streetscape	c. 1875
6941		Tupper Grove	The Armdale	1865
1866		Upper Water Street	W.M. Harrington Building	c. 1875
1869	*	Upper Water Street	Historic Waterfront Buildings	c. 1830
5651-53		Victoria Road	Henry Hesslein House	c. 1878
2901		Windsor Street	Halifax Forum	1927
981		Winwick Road	Winwick Place	1922
6324		York Street	William Harvey House	1884



