

# SOUTHPORT

## RC-4 Transition Zone SOUTHPORT

Public Hearing  
Case 18950





# BACKGROUND

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## SOUTHPORT

- ✓ Location
- ✓ Characteristics
- ✓ Industrial Heritage





# APPLICATION FOR REZONING

## SOUTHPORT

- ✓ Change in Planning Circumstance
- ✓ Support Growth of Regional Centre
- ✓ Shift from Industrial
- ✓ Efficient Use of Municipal Infrastructure
- ✓ Urban Design Transition from HRM by Design to R-3
- ✓ Higher Quality Development





# PROJECT GOALS

## SOUTHPORT

- ✓ Sensitive Massing
- ✓ Respects several aspects of R-3, such as six storey max.
- ✓ Establishes street wall & improved pedestrian experience
- ✓ Increases density in a sensitive manner





# PROJECT DETAILS

## SOUTHPORT

- ✓ Six Storeys
- ✓ Mix of Residential Units & Types
- ✓ Underground Parking
- ✓ Bicycle Parking
- ✓ 1,880 sq ft Ground Floor Commercial





# COMMUNITY CHARACTER

## SOUTHPORT

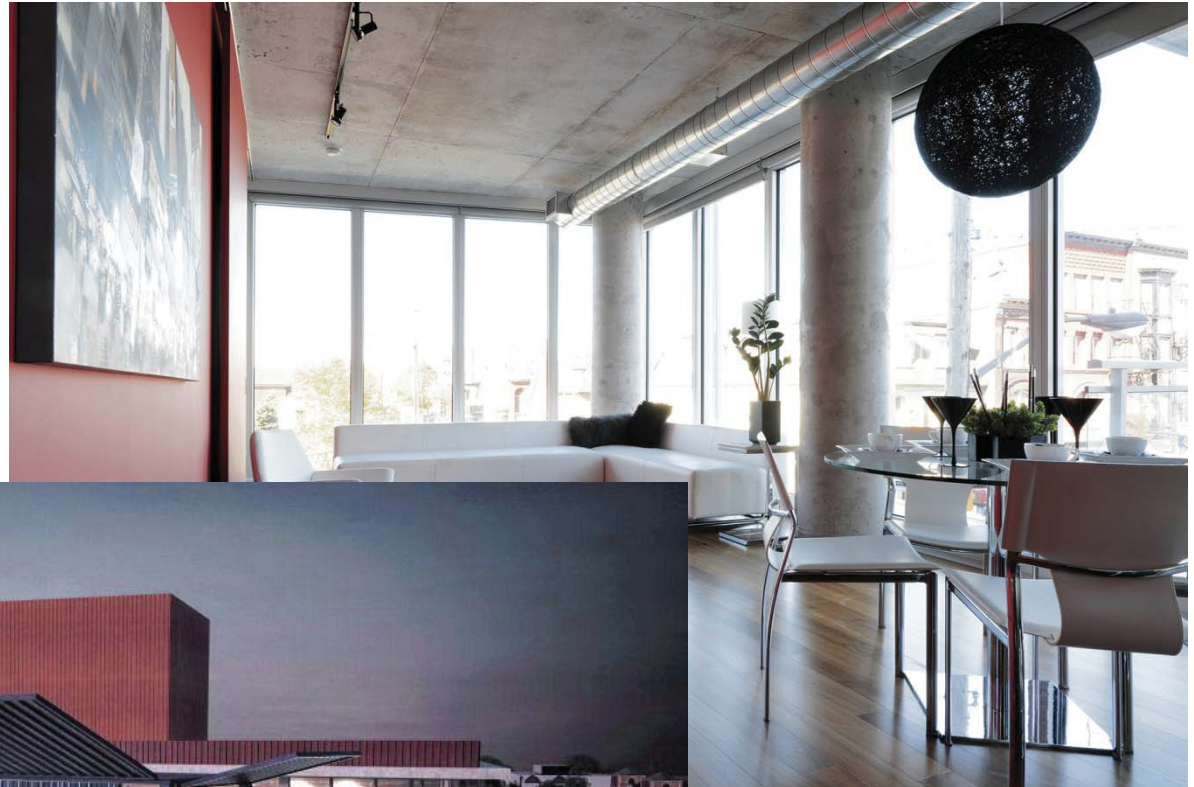




# RESIDENTIAL DETAILS

**SOUTHPORT**

## Building Amenities



# ENHANCED PUBLIC REALM

8

## SOUTHPORT



Protects pedestrians from the elements  
Pedestrian-oriented commercial space

Min. 12 ft clearance on ground floor  
Landscaped entrance area



**SOUTHPORT**

WSP  
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THANK YOU