



# HERITAGE CONSIDERATIONS:

It is not the intent of the Halifax Secondary Planning Strategy policy to require new development to replicate the appearance of heritage properties, but rather to require innovative design solutions that incorporate architecture, place-making, and material selection to the highest quality in relation to their abutting neighbors. (HSPS Section 6.1.1)

Council should encourage the re-use, restoration, and retention of heritage properties within the downtown (DDSPS Policy H-10)

# HERITAGE CONSIDERATIONS:

PROPOSAL MEETS THIS CRITERIA IN THE FOLLOWING WAYS:

## Architectural massing and detailing:

- ‘Houses’ along Ochterloney street link the scale of the project to the heritage building
- Warm wood elements, shared covered porches, and raised landscaped planters
- Proposed building shares a courtyard with the heritage building ,which includes a stepback at 3rd storey adjacent to courtyard

## Minimize shadow:

- The orientation of the proposed building results in little or no impact on the heritage building with respect to daylight and shadows



# HERITAGE CONSIDERATIONS:

## Compliment historic fabric and open space qualities:

- Continued green band along streetscape in line with heritage property
- Improvement to existing lot (from all sides)

## Minimal loss of landscaped open space:

- Existing parking lot will be moved inside the new underground parkade
- Neglected 'greenspace' will be replaced with improved gardens and an intimate courtyard for residents

## Parking facilities:

- Parking will be moved inside the new underground parkade

## Utility equipment:

- Utility equipment will be placed at rear and / or inside the parkade in order to maintain the building character or architectural integrity of the heritage property



lotus  point  
relaxed living