



ARCHITECTURE • PLANNING • INDUSTRIAL DESIGN • PROJECT MANAGEMENT

MEMO: St. David's Church Redevelopment

DATE: November 21, 2014 -Revised June 24, 2015

**TO: Planning Applications, Western Region
P.O. 1749, Halifax, Nova Scotia B3J 3A5
490-5113**

RE: Downtown Halifax Site Plan Approval Pre-Application Design Rationale

St. David's Church 1537 Brunswick St.

Zone: ICO

Precinct 6: Upper Central Downtown

Existing Site

The existing site has frontage on both Brunswick St. and Grafton St. and includes St. David's church and hall. Like many churches in Halifax, St. David's is facing a declining congregation and the cost of maintaining a heritage building. To ensure future financial sustainability, the portion of the property containing the church hall is to be leased and developed into a mixed use building.

Currently zoned ICO, the site has been rezoned to DH-1 in order to be developed as a mixed use building. St. David's Church is a registered provincial heritage building and both the church and the hall are registered municipally. The site also needs to be subdivided for servicing and financing purposes.

Proposed Use

The proposed use of the new development is a seven storey mixed use building with commercial use at grade on Brunswick St., a church hall space for St. David's congregation and 66 residential units above.

Design Rationale

See attached Design Manual Review.

The location is optimal for residential and commercial uses, located just off spring garden road. Building massing and height are consistent with adjacent properties; viewplane 7 and 8 are over the site restricting the maximum height below that allowed by the land use bylaw. The upper two floors are setback to add interest to the facade, and large terraces for the upper units. The building is oriented to the street with grade level commercial. Base, middle and top are articulated by setbacks and changes in material. The roofline is emphasized further by an overhang. The appearance of the building is modern, but with a loft-like feel achieved through fenestration. The use of historic materials (ironstone at the base) and a colour palette sympathetic to the existing church will link the new and old visually. The new building abuts the Church at rear, and is set back from the church 12'-0" and is designed to not compete with the church when viewed from Grafton St.



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Variations Requested

Land Uses at Grade Variance

Brunswick street is sloped enough at the site that an entire storey would be lost in stepping the building up the street, and the lowest portion of commercial would have a floor to floor height of +/- 25'-0". Because of the steep slope of grade, a portion of the commercial floor will be below grade, but the corner closest to Spring Garden Road (Pedestrian Corridor) will be at grade. The proposed floor to floor height of 13'-0" is sufficient for commercial uses, which is consistent with the objectives of the Design Manual.

Streetwall Setback Variance

Due to a curved streetline, the western corner of the streetwall is setback 8.4' (2.6m) instead of 5' (1.5m)

Streetwall Height

The height of the streetwall is 19.4m instead of 18.5m. This height is consistent with neighboring buildings on Brunswick Street.

Supporting documentation of survey plans, building drawings and a sketchup model are included in this package. Other information is available by request.

Respectfully Submitted,

Ronald Smith, MRAIC, MNSAA
Studioworks International Inc.
Tel: (902) 429-3359
Fax: (902) 429-1672



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Schedule S-1 Design Manual Review

1537 Brunswick St. Halifax, N.S.

Zone: DH-1

Precinct: 6

Pedestrian oriented Commercial Street: no

Pre-bonus height: 23m (75.45')

Post bonus height: 23m (75.45')

Streetwall setback: 0-1.5m (0-5')

Streetwall height: 18.5m (60.69')

Central block: no

Visual terminus: no

Archaeological resources: yes

3: General Design Guidelines

3.1: The Streetwall

3.1.1: Pedestrian Oriented Commercial

The site is not on a pedestrian oriented street, but it has commercial use at grade. This commercial use is defined by:

B. High levels of transparency (non-reflective and non-tinted glazing on a minimum of 75% of the first floor elevation).

D. Protection of pedestrians from the elements with awnings and canopies.

E. Patios and other spill-out activity is permitted and encouraged where adequate width for pedestrian passage is maintained.

3.1.2: Streetwall Setback

A. Minimal to no setback (0-1.5m): corresponds to the traditional retail streets and business core of the downtown. Except at corners or where an entire block length is being redeveloped, new buildings should be consistent with the setback of the adjacent existing buildings.

3.1.3: Streetwall Height: 18.5m = 60.69'

See 3.6

3.2.1 Design of the Streetwall

A. Articulated vertically through inset balconies and glazing patterns, although this section of Brunswick St. doesn't have a prevailing pattern.

B. Occupies 100% of building frontage

D. Contiguous heritage building (Saint David's Church) does not have a streetwall or a strongly defined horizontal that could be used in new development. (See 4.3.1)

E. Materials to be high quality panel systems, stone and metal.

F. Streetwall has many windows.

G. Pedestrian frontage to be glazed.

3.2.2: Building Orientation and Placement

A. Building placed at and oriented to the street edge



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3.2.3: Retail Uses

- A. Glazed area exceeds 75%
- D. Retail adjacent to and accessible from sidewalk
- E. Building projects less than 5'
- F. Single retail use on a sloping site- a stepped slab does not make sense, and retail entrance is located at grade at corner closest to the Spring Garden Road Pedestrian corridor. (See 3.6)
- G. Signage to be high quality

3.2.4: Residential Uses

- A. The individually accessed unit is setback from the laneway, and it is a second storey unit, which afford more privacy.
- B. The residential entry is lower than grade due to slope of the site, but is clearly defined by a signage canopy and is as open as possible, with stairs and a ramp down, and transparent guardrails to retain views to and from the entrance
- D. All units with multiple bedrooms have accessible balconies.

3.2.5: Sloping Conditions

- A. Single retail use at grade
- B. Façade materials to be high quality
- C & D. Windows, doors and articulation located along façade
- E. Commercial windows wrapped 18'-6" around corner.
- F. Pedestrian entrance provided at sidewalk grade at lowest corner of site.

3.3: Building Design

3.3.1: Building Articulation

- A. Building has clear base of transparent glazing, middle and top with a setback and roof overhang to clearly articulate rooftop.
- B. Building design and style is contemporary and unique to surrounding buildings, but uses materials (ironstone, terracotta to coordinate with brick) traditional to downtown Halifax.
- C. Vertical articulation through recessed balconies and a horizontal recess further articulates the base.
- D. Side facades to have consistent style and materials to front façade.

3.3.2: Materials

- A. Materials are to be high quality, easily maintained and designed to last for years
- B & C. Material palette limited to 3-4 complimentary materials applied consistently over the building.
- D. Changes in material occur at recesses and setbacks, not building corners.
- E-H. Materials proposed are stone, glass, concealed fastener metal panels and terra cotta panels (concealed fasteners).
- I. Clear glass used throughout building.
- J. Balconies to be concrete construction with aluminum and glass railings.

3.3.3: Entrances

- A. The residential entrance has a distinctive canopy, and the retail entrance will be located at the corner of the building, and will be visible from spring garden road.
- B. Main building entrances are covered with a recess to provide pedestrian weather protection.



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3.3.4: Roof Line and Roofscapes

- A. The upper two storeys are setback with a prominent overhang and are to be lit with building lighting.
- B. The expression of the building 'top' (see previous) and roof incorporate the same materials as the lower stories.
- C. The rooftop is directly under a viewplane and not accessible, landscaping would be limited to an extensive green roof or a patterned roof surface.
- D. Mechanical rooms are not to be located on the rooftop, and the elevator penthouse does not project past the rooftop.

3.5 Parking, Services and Utilities

- A. Parking located underground
- B. Ensure vehicular and service access has a minimal impact on the streetscape, by minimizing the width of the frontage it occupies, and by designing integrated access portals and garages.
- C. Loading, storage, utilities, areas for delivery and trash pick-up located at rear of building off of Blowers St. out of view from public streets and spaces, and residential uses.

3.5.4: Lighting

The building is to be well lit to highlight architectural and landscape details, using a variety of light types.

3.6 Site Plan Variances

3.6.1: Streetwall Setback Variance

Due to a curved streetline, the western corner of the streetwall is setback 8.4' (2.6m) instead of 5' (1.5m), curving the front façade of the building to match the streetline would be impractical, and the increased setback is consistent with neighboring buildings.

3.6.3: Streetwall Height Variance

The height of the streetwall is 19.4m instead of 18.5m. This height is consistent with neighboring buildings on Brunswick Street.

3.6.15: Land Uses at Grade Variance

- A. The proposed floor to floor height of 13'-0" is sufficient for commercial uses, which is consistent with the objectives of the design manual.
- B. Because of the steep slope of grade, a portion of the commercial floor will be below grade, but the corner closest to spring garden road (pedestrian corridor) will be at grade with a glazed corner.
- E. Brunswick Street is sloped enough that stepping the floorplate wouldn't be practical, especially with only one retail tenant.

4: Heritage Design Guidelines

4.1: New Development in Heritage Contexts

- 2. The proposed building will be abutting a heritage resource (Saint David's Church) on the rear side.

4.1.3: Contemporary Design

The design of the proposed building is contemporary in expression.



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4.1.4: Material Palette

Proposed materials incorporate traditional materials (ironstone) used in a contemporary fashion with modern detailing, modern materials that reference traditional materials in colour and materiality (terra cotta panels resemble brick but not enough to be mistaken for brick), and modern materials (concealed fastener metal panels and glass) detailed in a contemporary way.

4.1.5: Proportion of Parts

The abutting historic building is a church, and in this context we feel it is more respectful of the built heritage to not match the proportions, but emphasize its uniqueness through contrast.

4.1.6: Solidity vs. Transparency

The street frontage of the proposed building on Brunswick St. does not contain heritage resources immediately adjacent to the proposed building.

4.3: Guidelines for Abutting Developments

4.2.1: Cornice Line

The church has a strong horizontal line at the eaves, but matching the eave along the side of the building doesn't follow the intention of the design guidelines, and as previously stated, a church is one condition where matching the church is would not be the desired approach.

4.3.2 -4.3.4:

No abutting heritage buildings along streetwall.



VIEW NORTH ALONG BRUNSWICK STREET



AERIAL VIEW FROM GRAFTON STREET



RETAIL ENTRY FROM BRUNSWICK STREET



CHURCH HALL ENTRY FROM LANEWAY

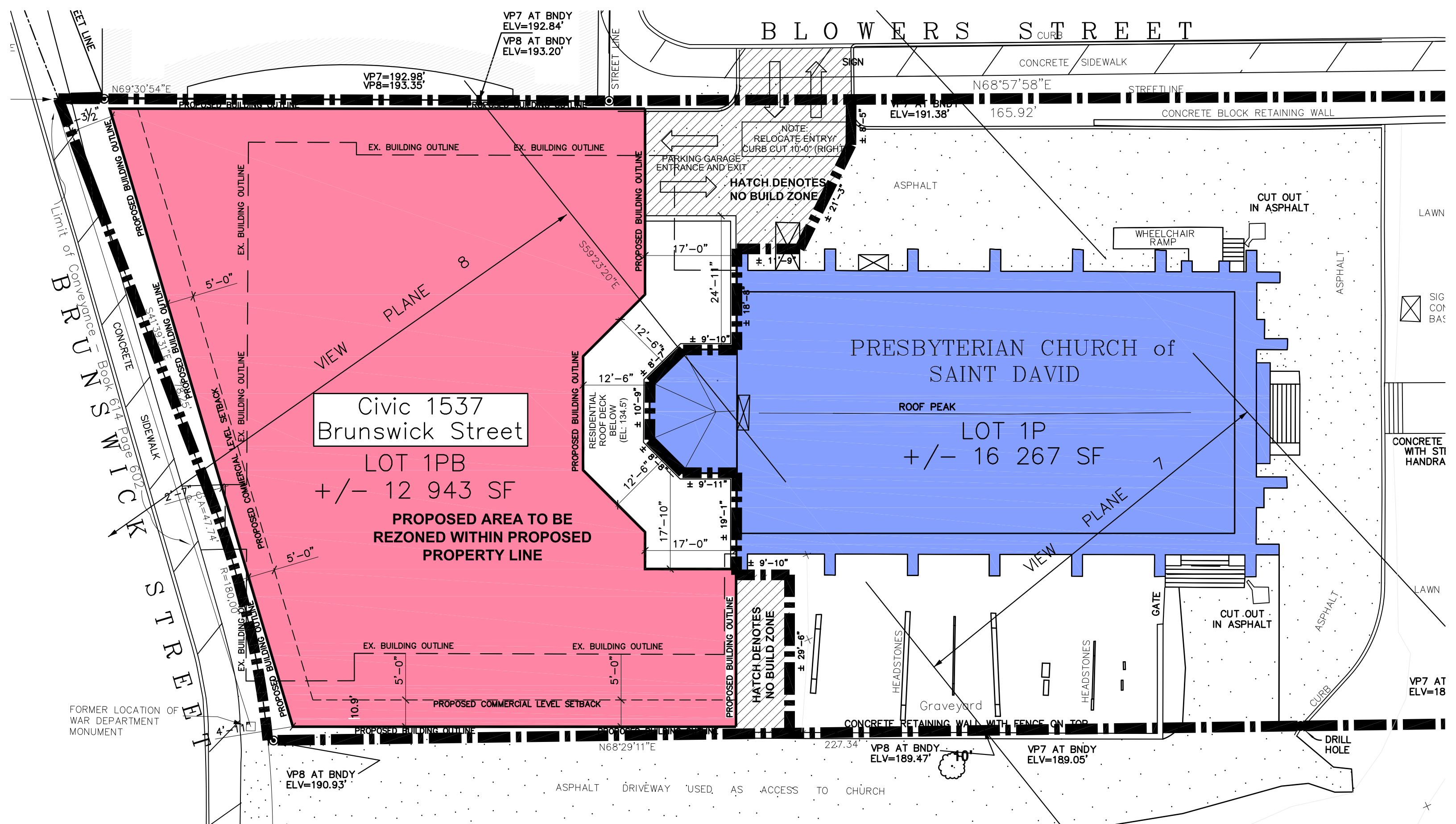
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title **GREENWOOD LANE DEVELOPMENTS
RENDERINGS**

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scale NTS
date June 24, 2015
drawn LG
proj. GW1201

dwg no:
R01
rev.

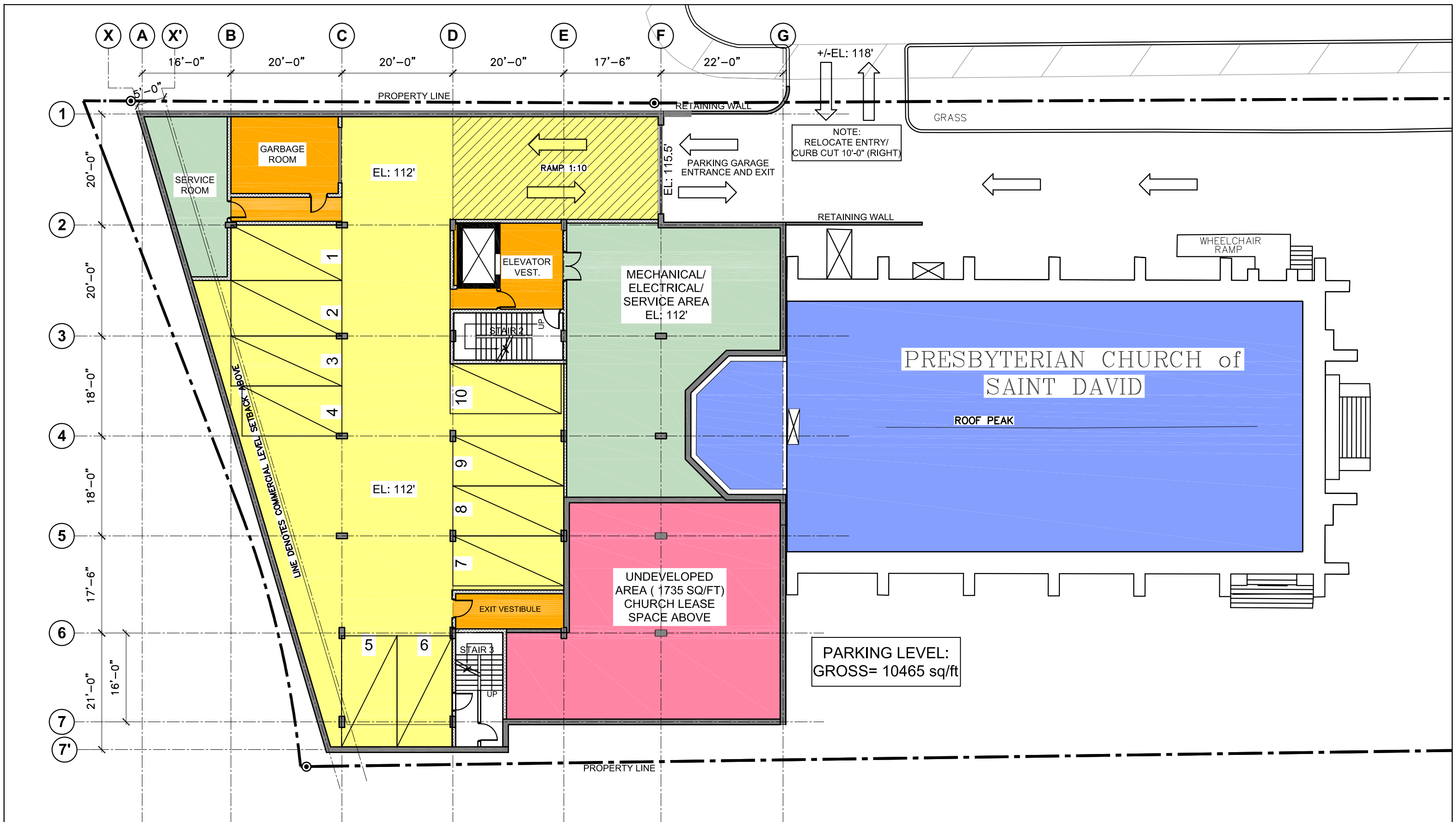


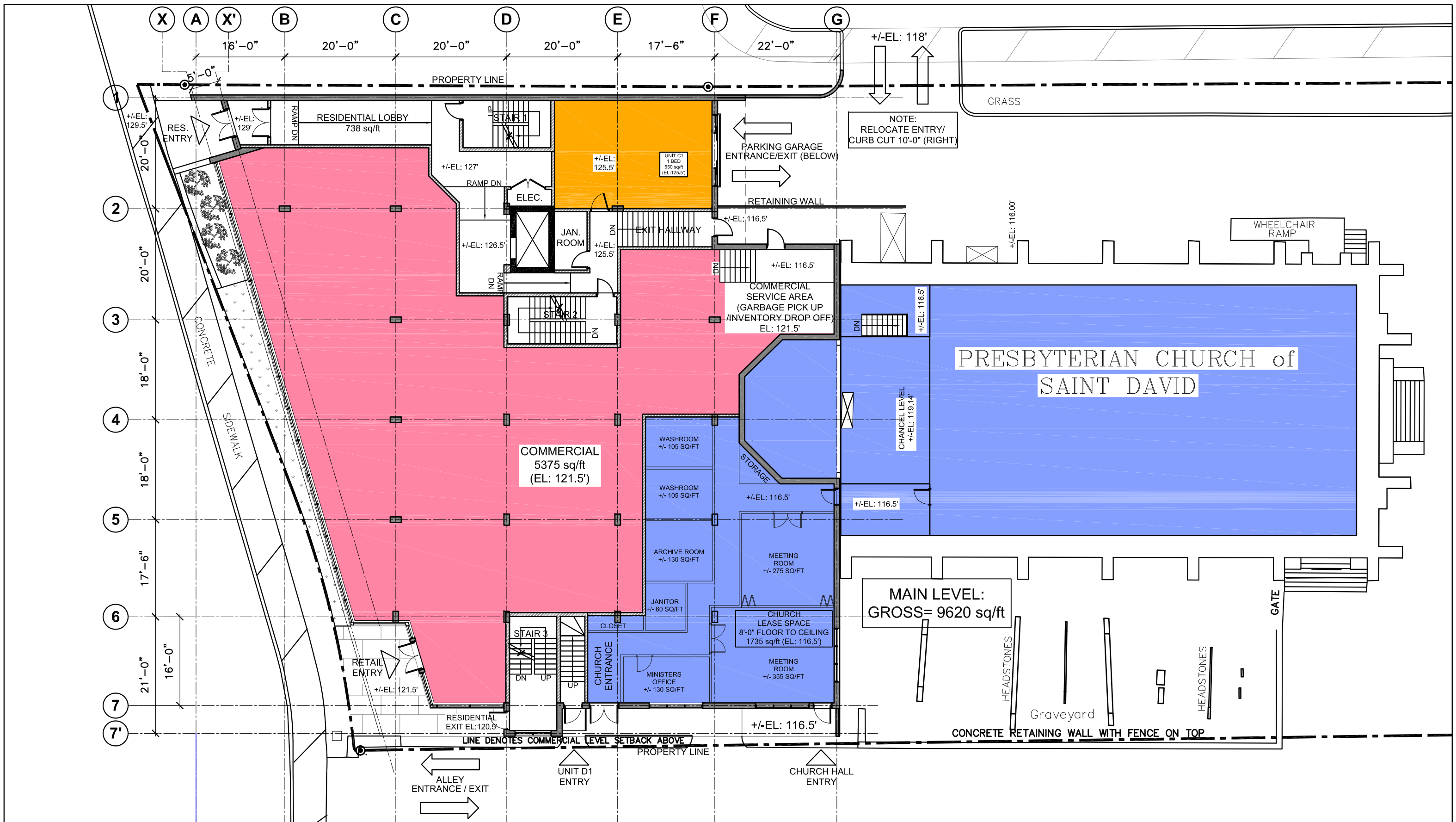
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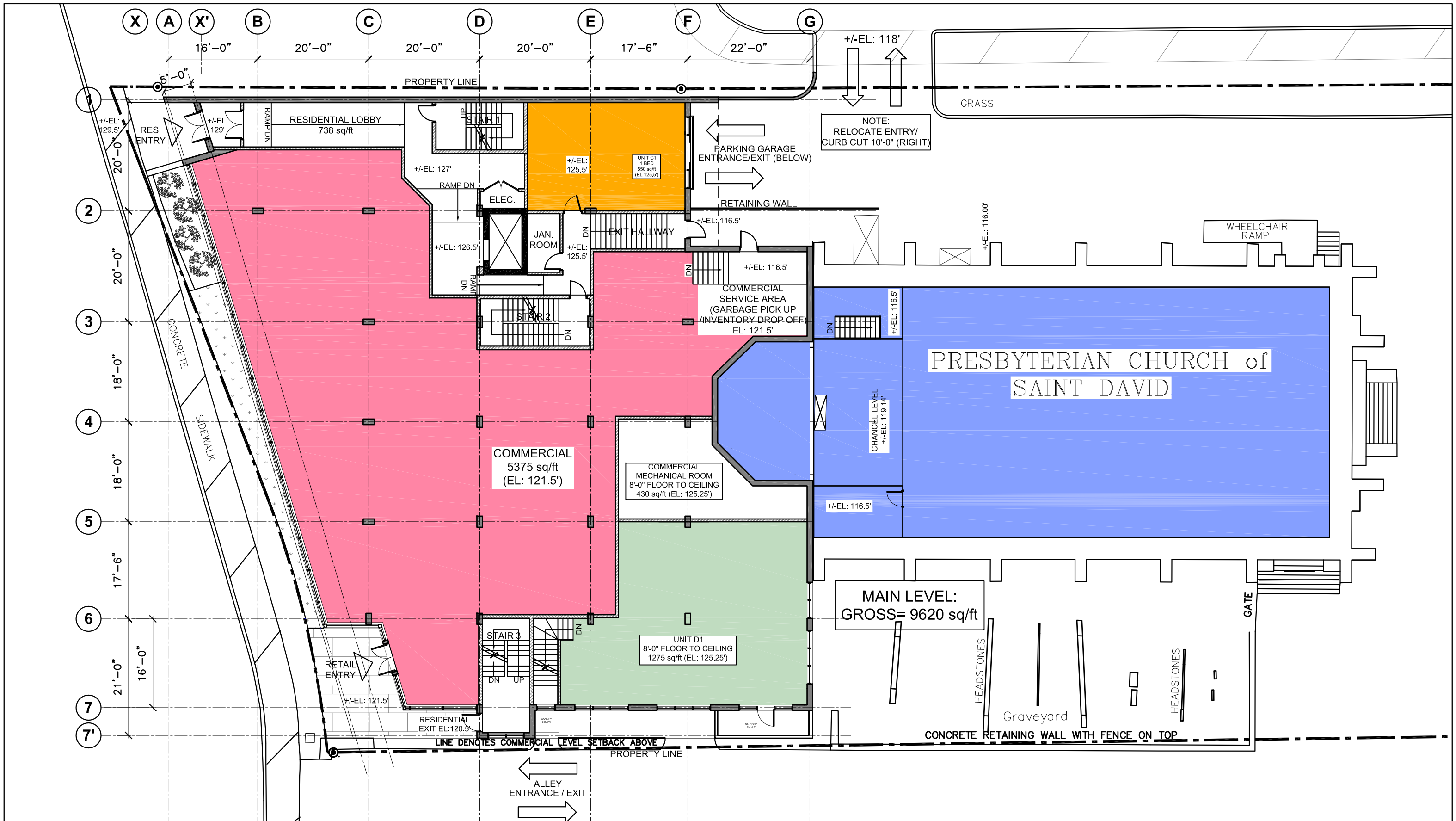
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title
**GREENWOOD LANE DEVELOPMENTS
 SITE LAYOUT**
 location
 1537 BRUNSWICK ST. HALIFAX, N.S.

scale	1/16"=1'-0"	dwg no:	S01	
date	11/21/14	rev.		12/03/14
drawn	AM			
proj.	GW1201			







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title
**GREENWOOD LANE DEVELOPMENTS
MAIN LEVEL FLOOR PLAN- COMMERCIAL LEASE SPACE (EL: 125.5')**

location
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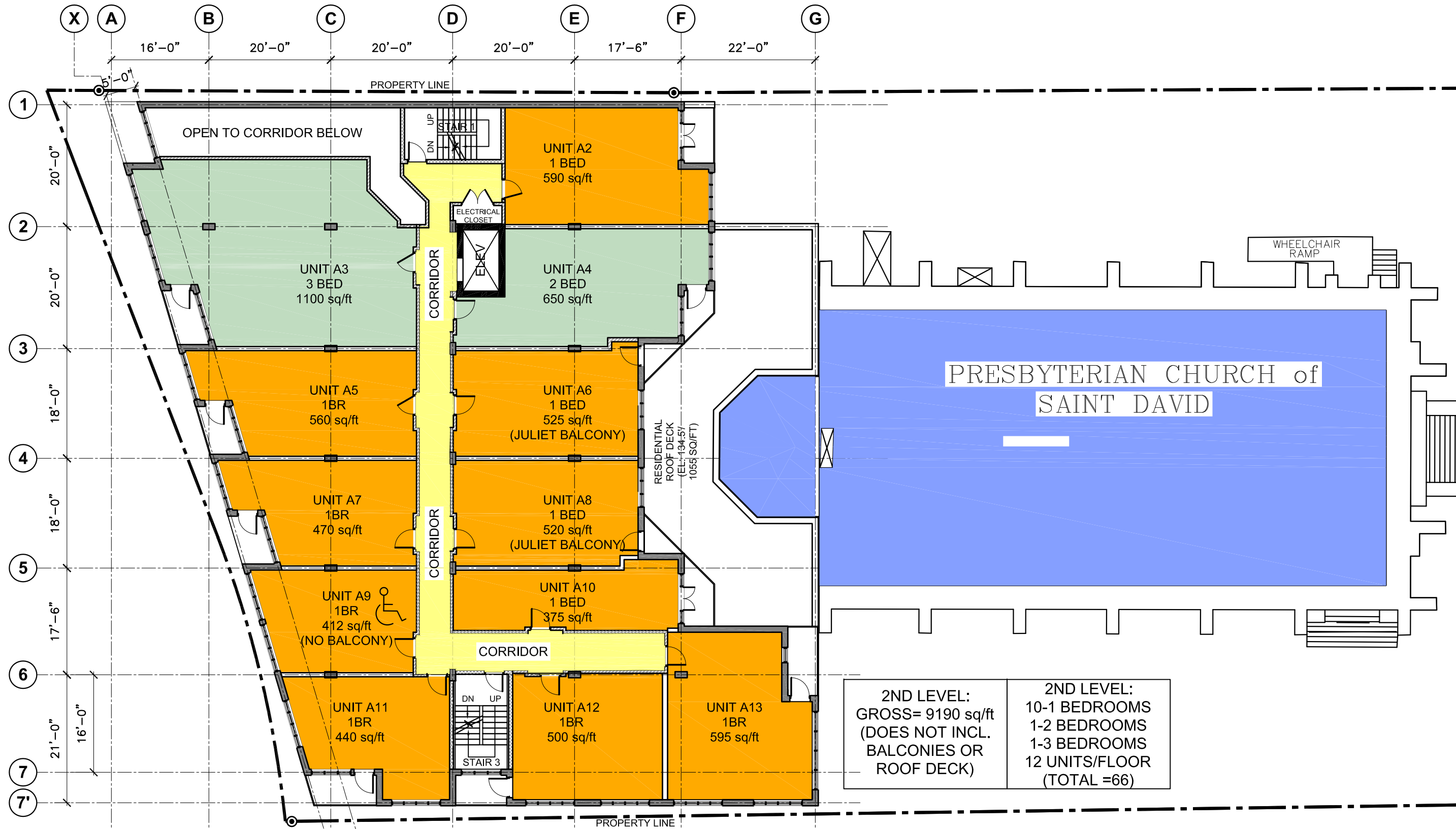
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AM

proj.
GW1201

dwg no:
A02B

rev.
06/24/15



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title
**GREENWOOD LANE DEVELOPMENTS
 2ND LEVEL FLOOR PLAN**

location
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date 11/21/14

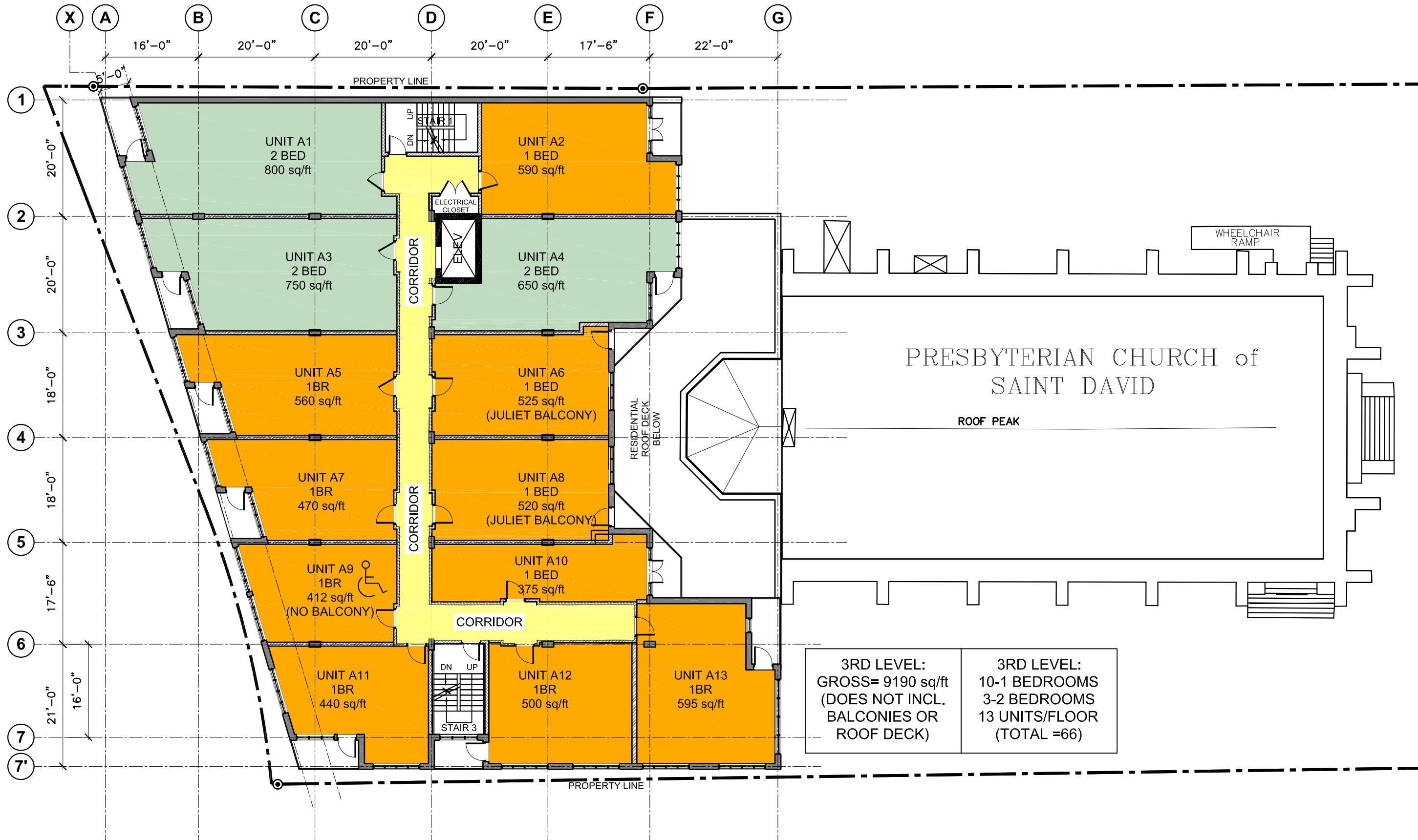
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dwg no:

A03

rev. 06/24/15



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title
**GREENWOOD LANE DEVELOPMENTS
 3RD LEVEL FLOOR PLAN**

location
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scale
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date
 11/21/14

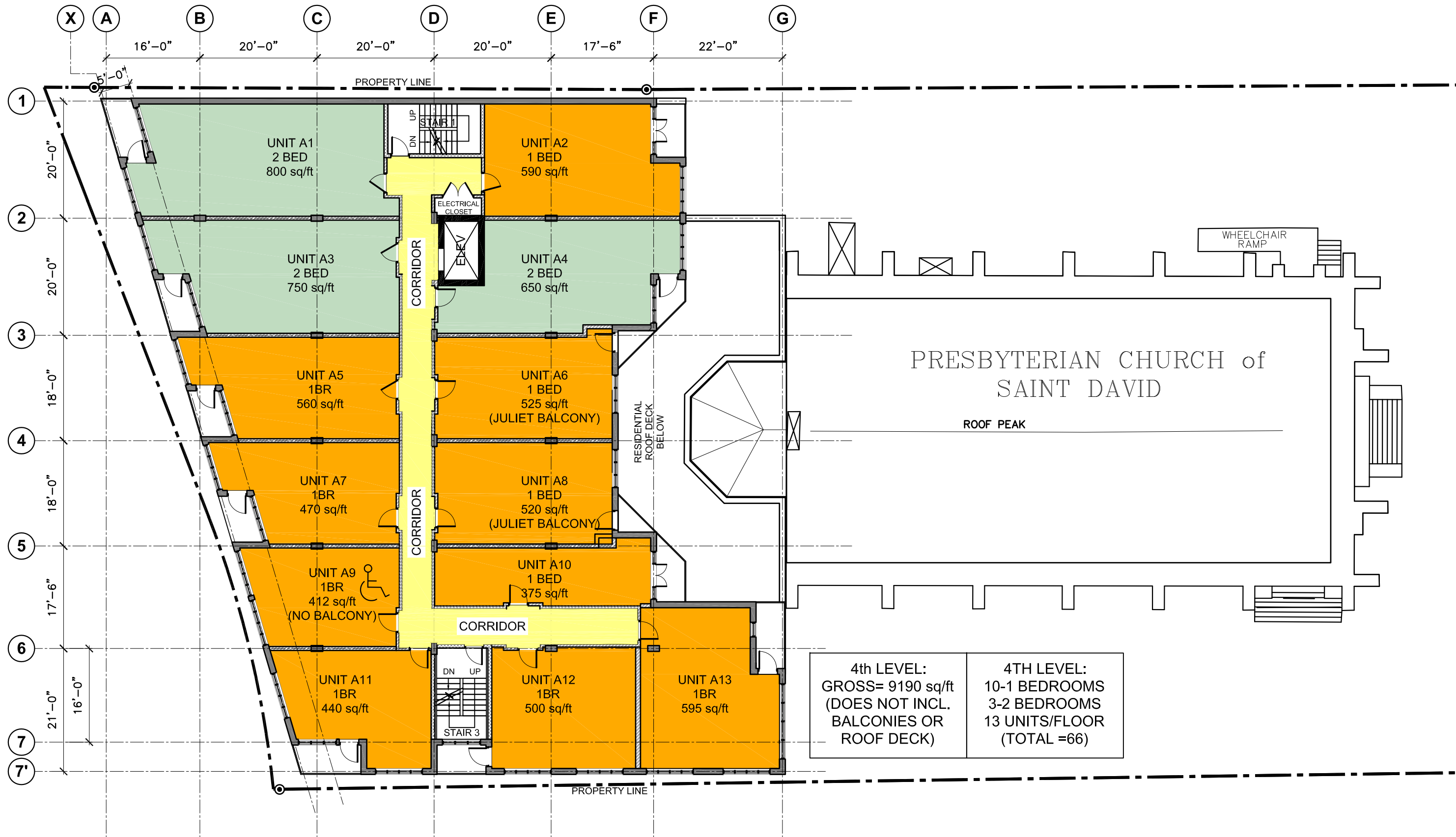
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dwg no:

A04

rev. 06/24/15



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title
**GREENWOOD LANE DEVELOPMENTS
 4TH LEVEL FLOOR PLAN**

location
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scale 1/16"=1'-0"

date 11/21/14

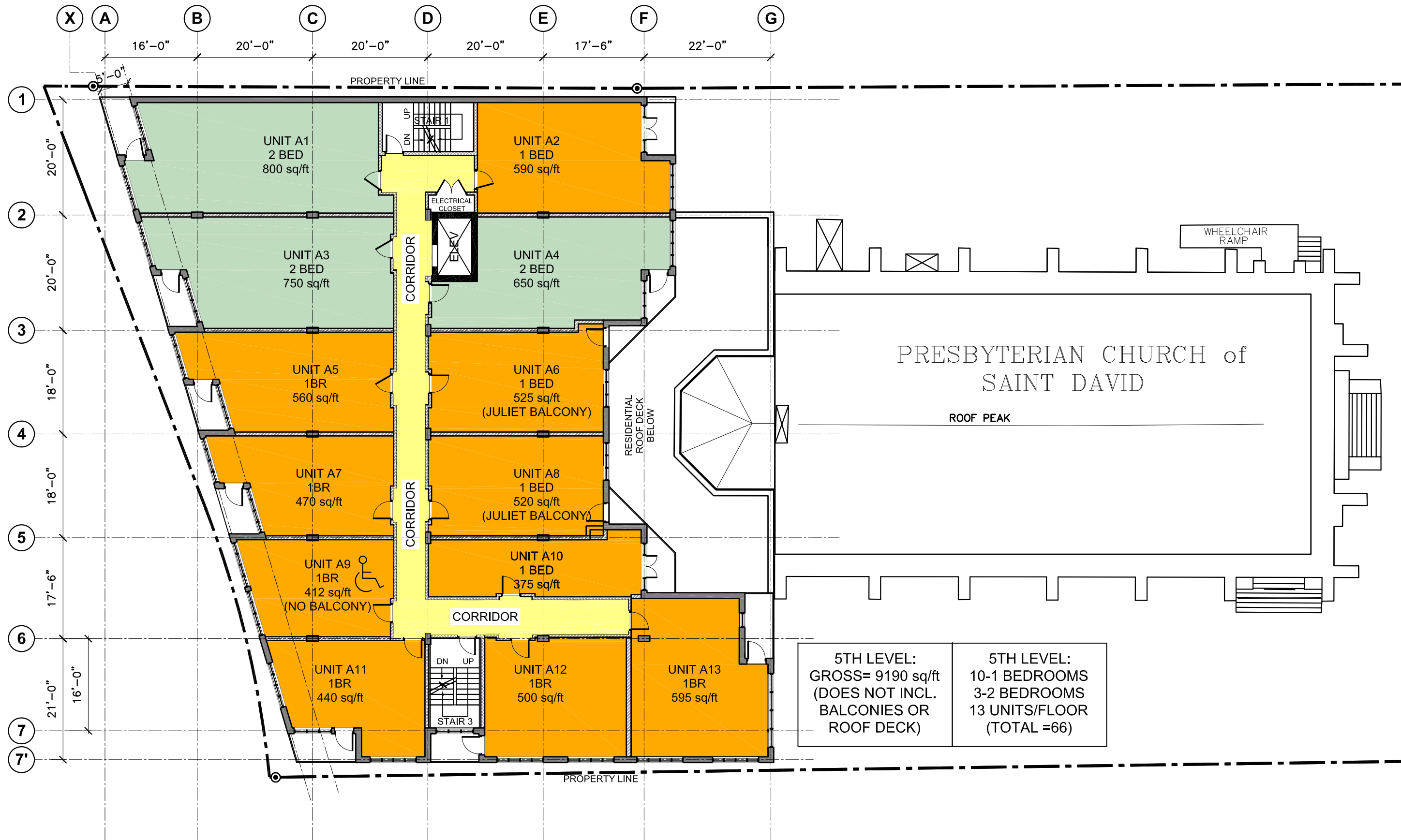
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proj. GW1201

dwg no:

A05

rev. 06/24/15



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title
**GREENWOOD LANE DEVELOPMENTS
 5TH LEVEL FLOOR PLAN**

location
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scale 1/16"=1'-0"

date 11/21/14

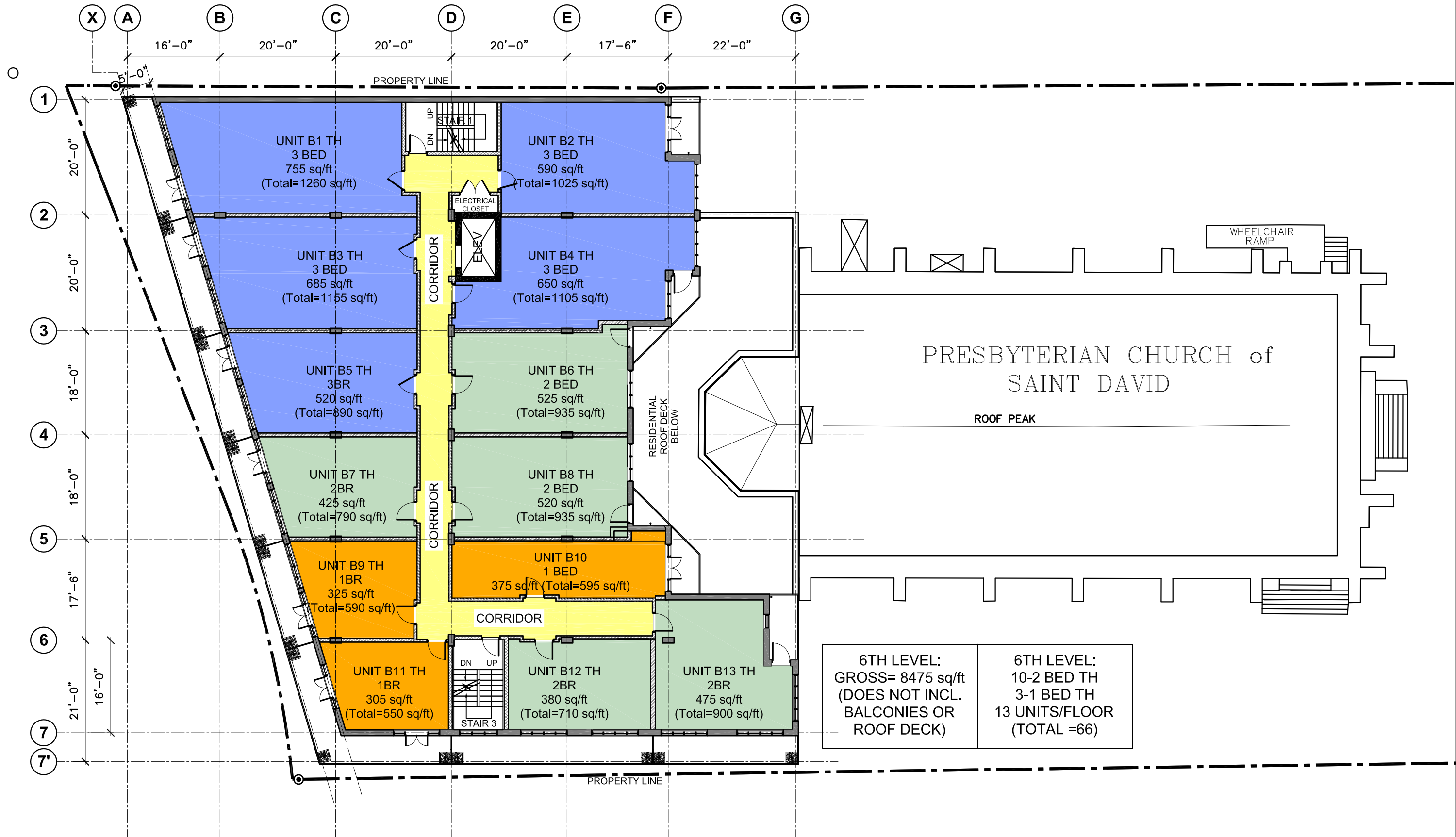
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proj. GW1201

dwg no:

A06

rev. 06/24/15



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title
**GREENWOOD LANE DEVELOPMENTS
 6TH LEVEL FLOOR PLAN**

location
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scale 1/16"=1'-0"

date 11/21/14

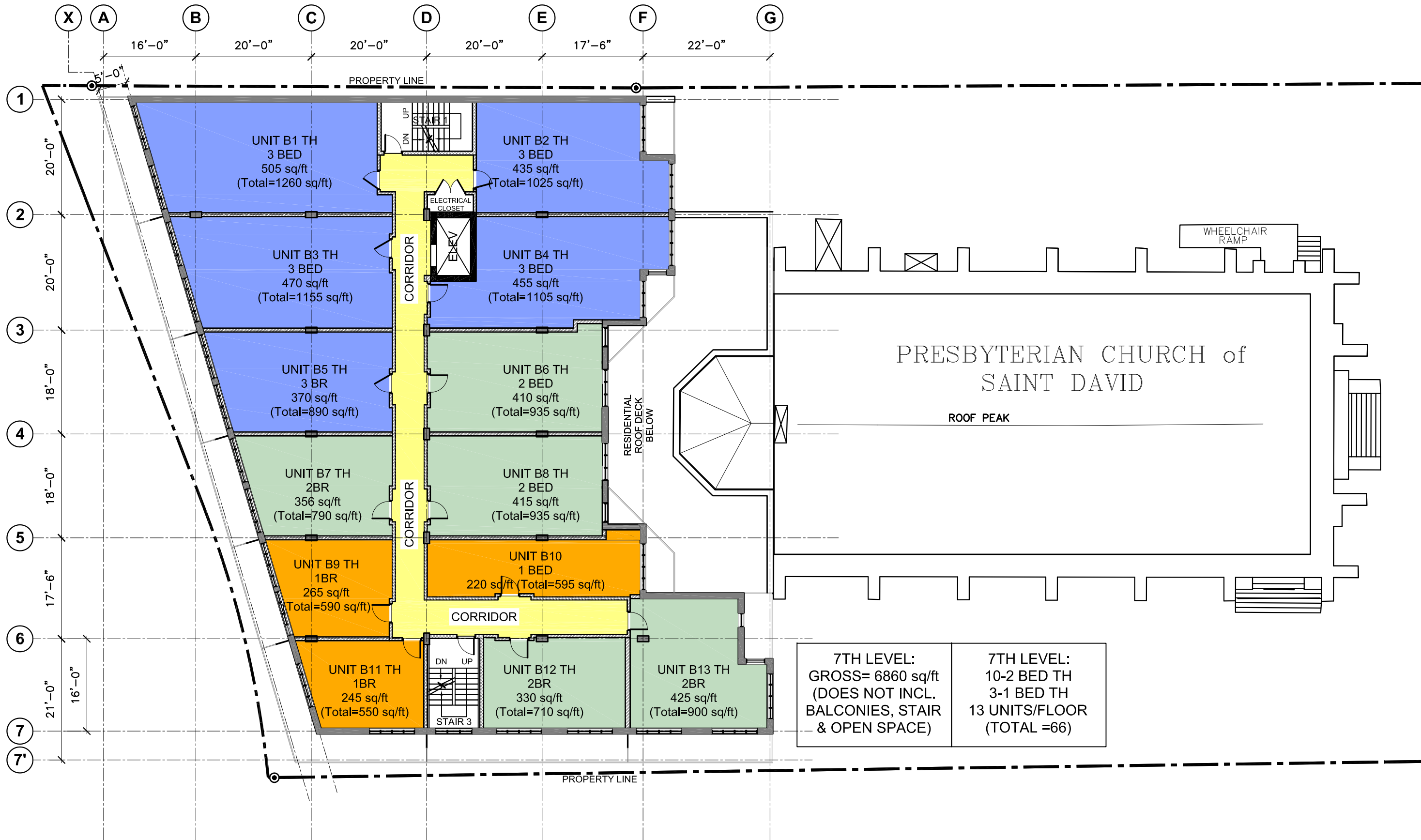
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rev. 06/24/15



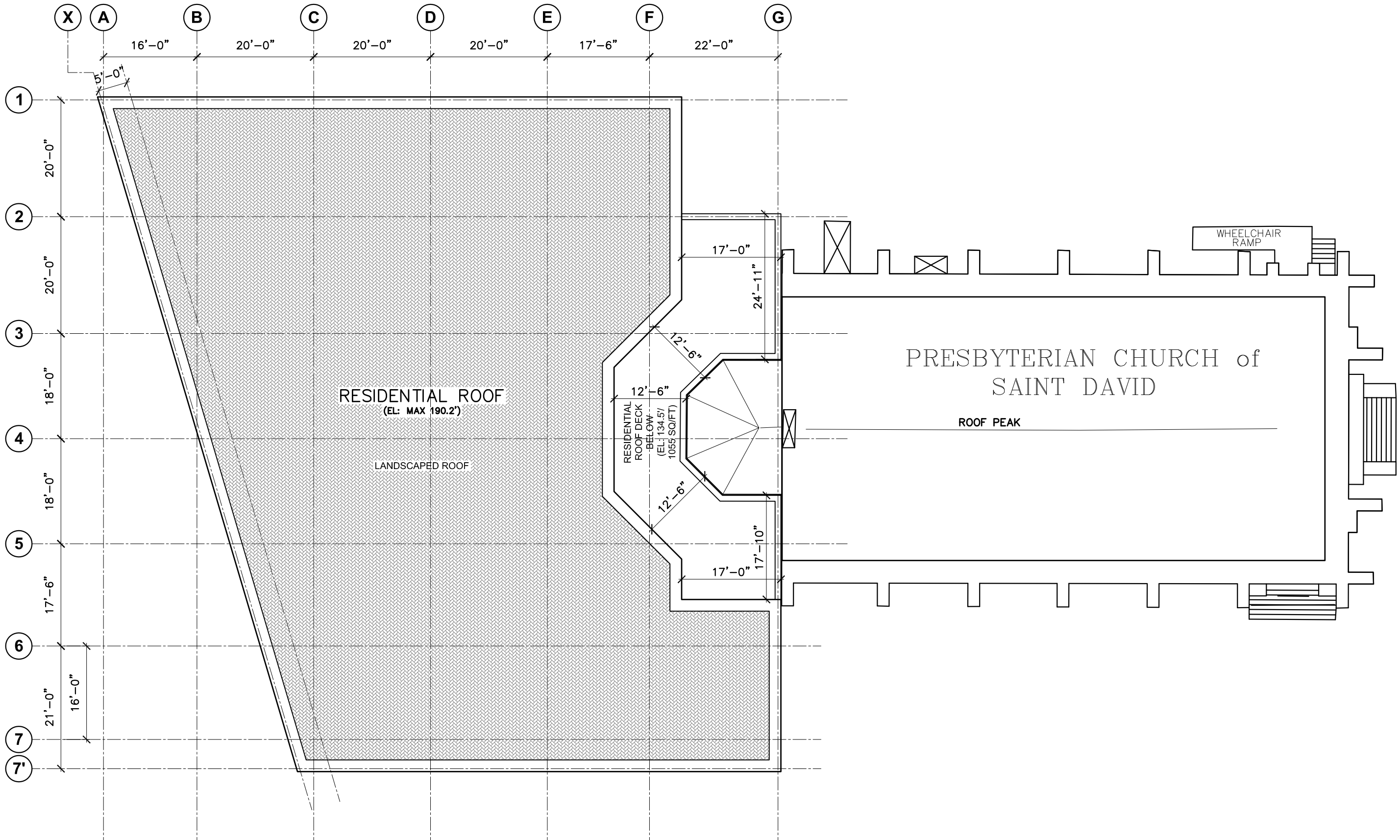
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title	GREENWOOD LANE DEVELOPMENTS 7TH LEVEL FLOOR PLAN (6TH FLOOR MEZZANINE)
location	1537 BRUNSWICK ST. HALIFAX, N.S.

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date	11/21/14
drawn	AM
proj.	GW1201

dwg no:	A08
rev.	06/24/15



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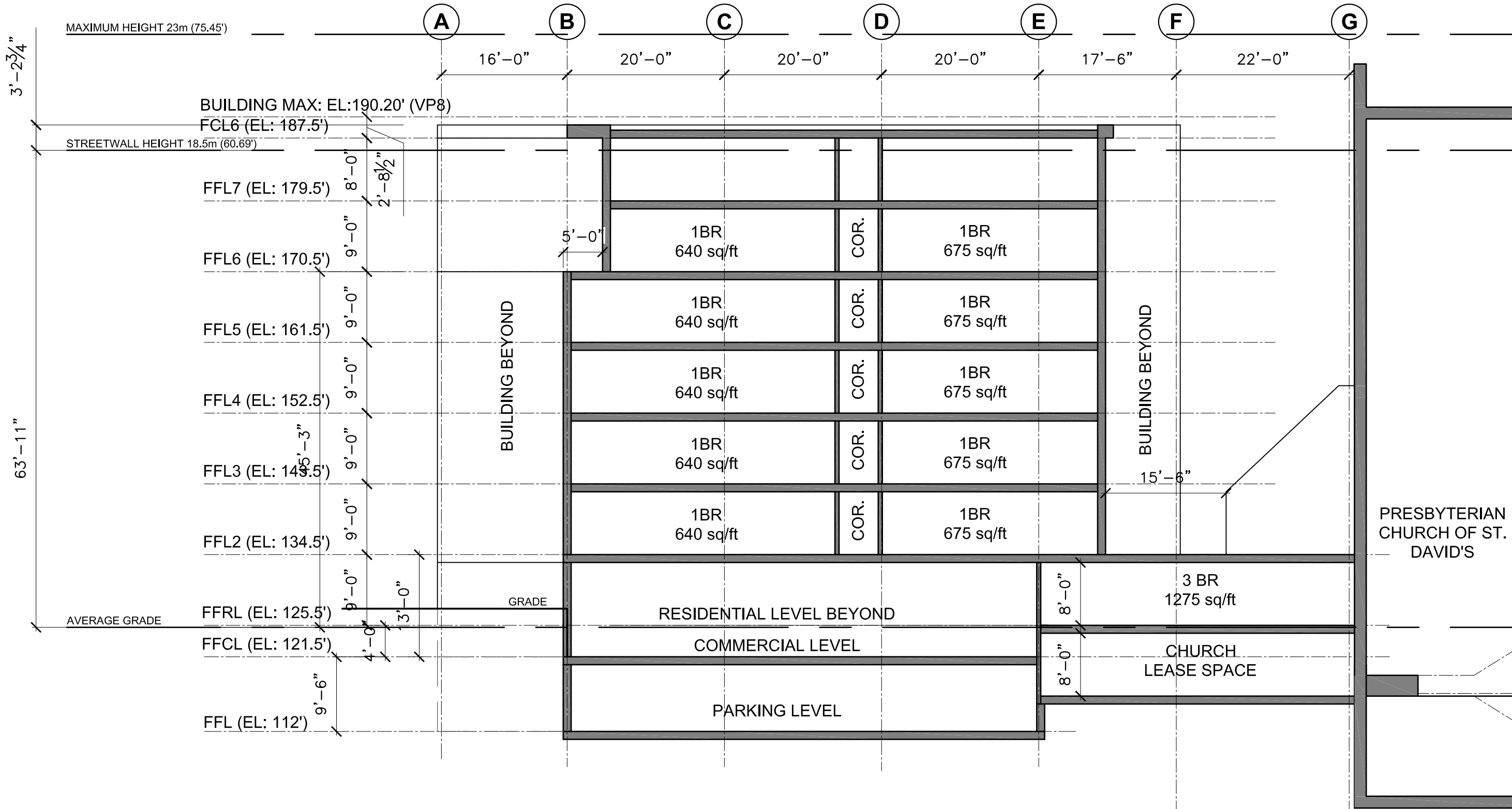
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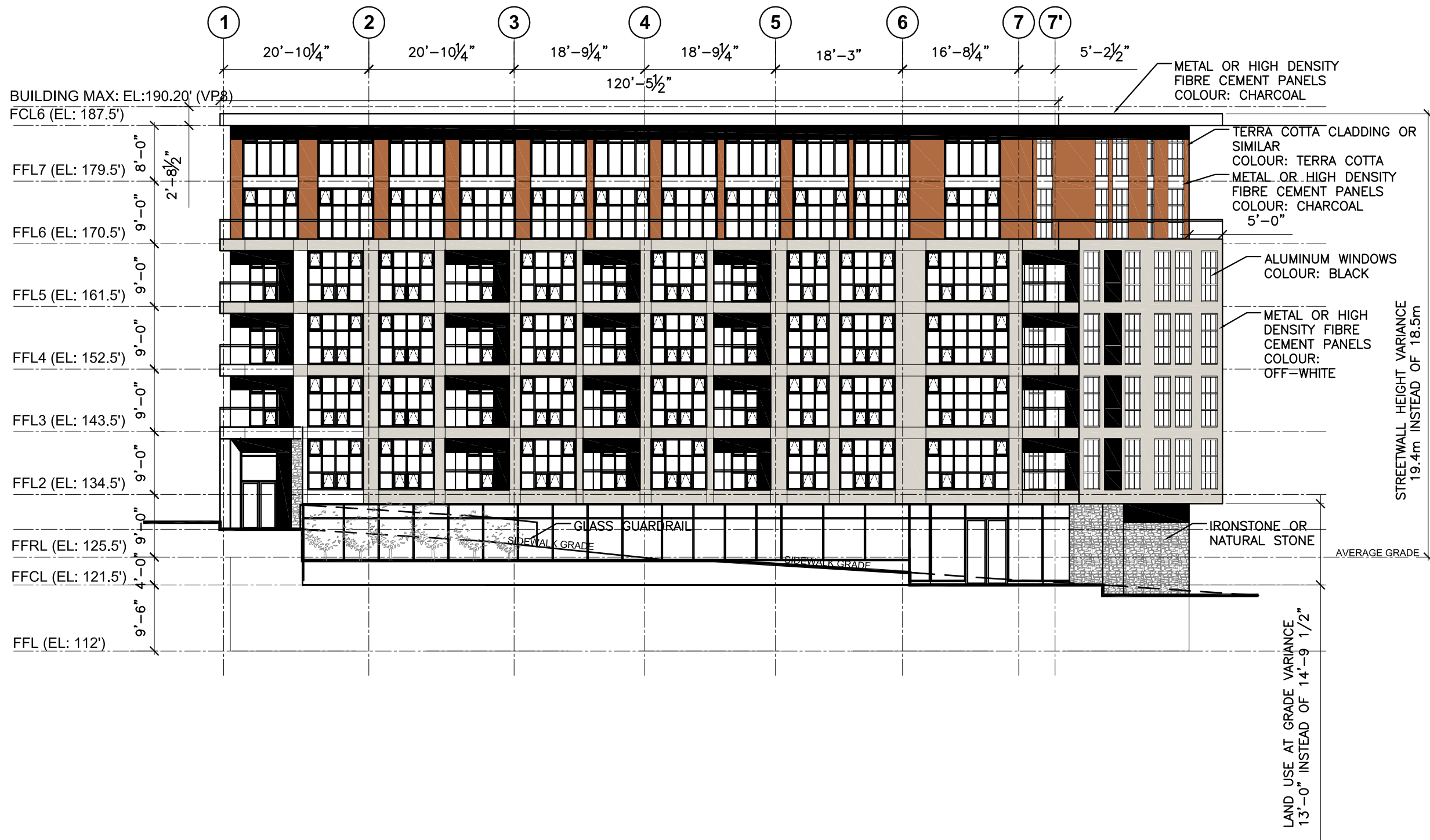
PRESBYTERIAN CHURCH OF ST. DAVID'S



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proj.	GW1201

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rev.	



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title
**GREENWOOD LANE DEVELOPMENTS
WEST ELEVATION (BRUNSWICK STREET)**

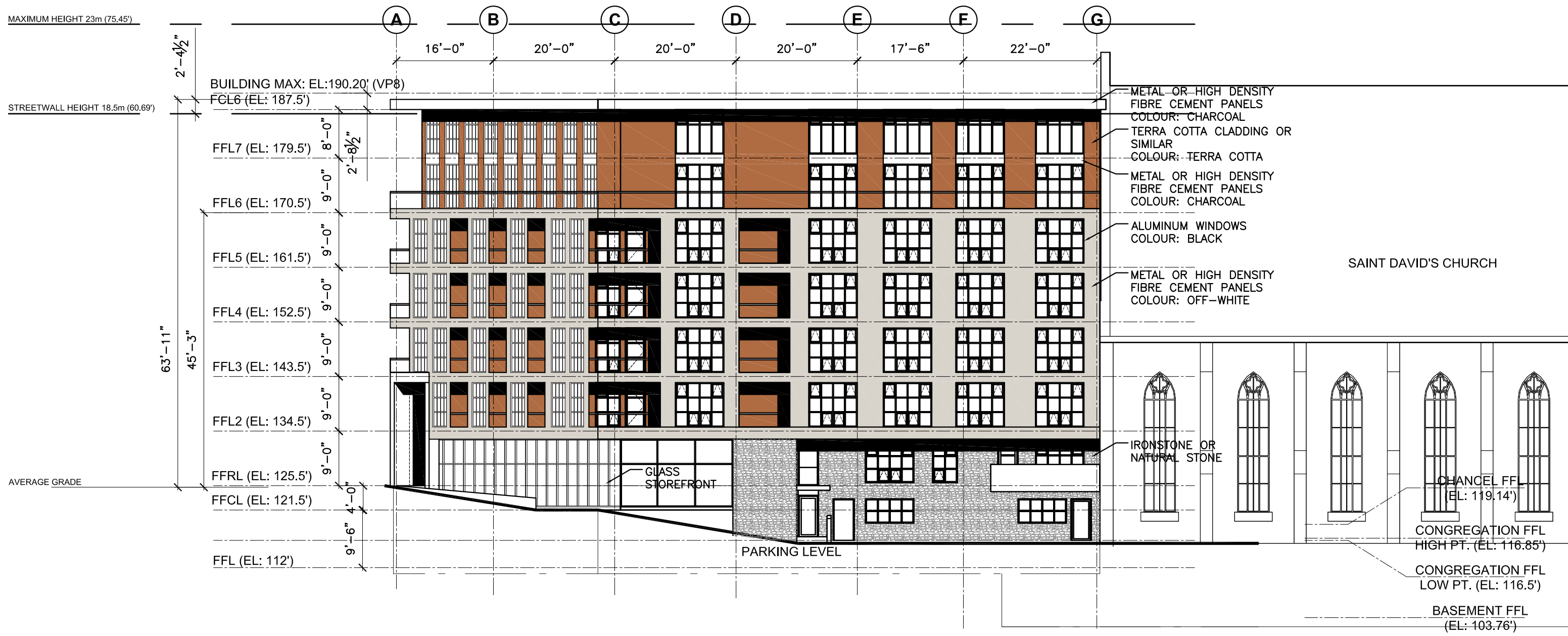
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date 11/21/14
drawn LG
proj. GW1201

dwg no:
A11
rev. 05/26/15

MAXIMUM HEIGHT 23m (75.45')

STREETWALL HEIGHT 18.5m (60.69')



SAINT DAVID'S CHURCH

IRONSTONE OR NATURAL STONE

GLASS STOREFRONT

PARKING LEVEL

CHANCEL FFL (EL: 119.14')

CONGREGATION FFL HIGH PT. (EL: 116.85')

CONGREGATION FFL LOW PT. (EL: 116.5')

BASEMENT FFL (EL: 103.76')

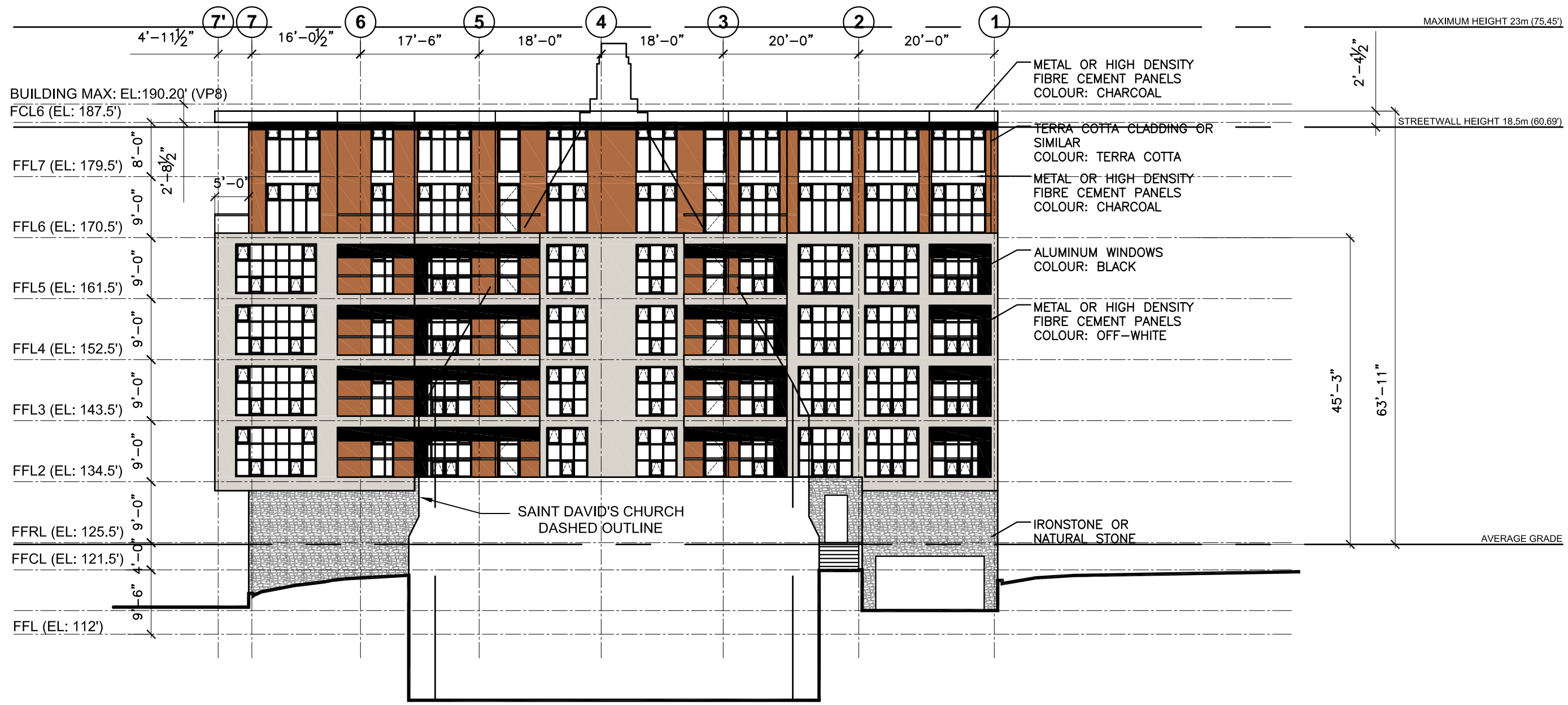
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title	GREENWOOD LANE DEVELOPMENTS SOUTH ELEVATION
location	1537 BRUNSWICK ST. HALIFAX, N.S.

scale	1/16"=1'-0"
date	11/21/14
drawn	LG
proj.	GW1201

dwg no:	A12
rev.	06/24/15

scale	1/16"=1'-0"
date	11/21/14
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proj.	GW1201



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title
**GREENWOOD LANE DEVELOPMENTS
EAST ELEVATION**

location
1537 BRUNSWICK ST. HALIFAX, N.S.

scale
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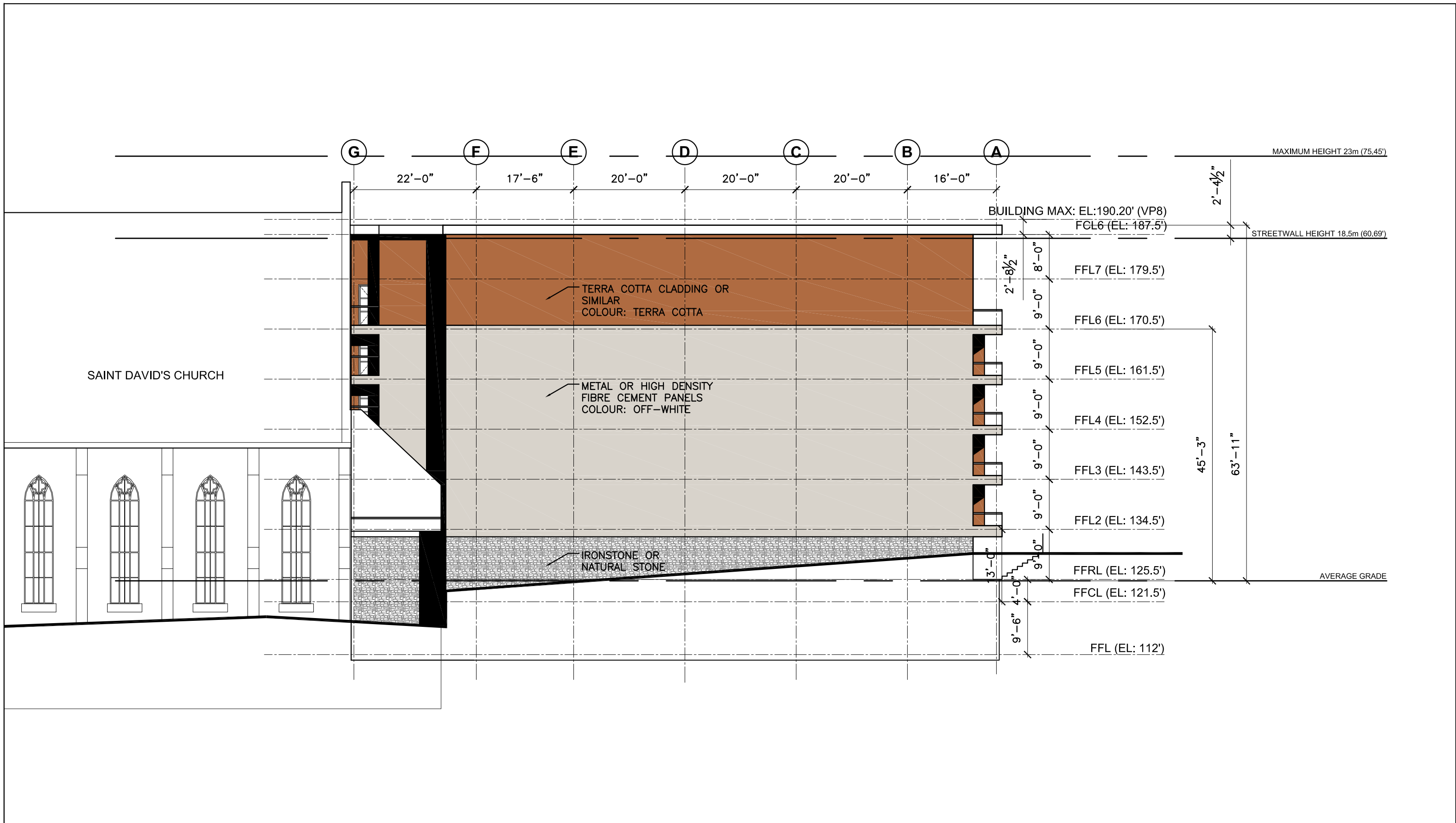
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dwg no:
A13

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title
**GREENWOOD LANE DEVELOPMENTS
 NORTH ELEVATION**

location
 1537 BRUNSWICK ST. HALIFAX, N.S.

scale 1/16"=1'-0"
 date 11/21/14
 drawn LG
 proj. GW1201

dwg no:
A14
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