

# GREEN LANTERN NEXT

**PRELIMINARY PRESENTATION TO DESIGN REVIEW COMMITTEE  
AUGUST 13, 2015**

## **PROJECT BACKGROUND**

Green Lantern is one of the most significant heritage buildings on Barrington Street. The building façade along Barrington Street remains in a healthy state with articulations that are a reminder of the historic memories along the Street. While some of the heritage values on the ground floor have been compromised over the years, the building is in a good standing overall.

After many years of uncertainty surrounding the fate of the building, the project team took a collaborative process to find a solution to reintroduce vibrancy back into Green Lantern. The challenge was finding a balanced approach that will preserve the heritage aspect of the building, meet design and heritage guidelines, and make the project financially feasible. The project team has succeeded and excelled in achieving these goals.

As the first step, a Heritage Impact Statement was completed to fully understand the heritage character of the building. Through this analysis it was determined that not only the façade, but the entire front half of the building facing Barrington Street has historic significance. While there are traces of damages from the Hurricane Juan, the front portion of the building is in a relatively good condition. The next step included a comprehensive review of planning, design, and heritage guidelines to understand development opportunities and limitations. Combining the collective knowledge of the design team and the Developer's ambitions for a great project, we are excited to present Green Lantern Next to the Design Review Committee.

## **PROJECT BRIEF**

The subject site is approximately 9,600 sq. ft. in area and is located between Barrington Street and Granville Street on the block framed by Sackville St. and Blowers Street. The building fronts on Barrington Street with a rear façade on Granville St. The Barrington Street portions of the building comprise the principle elements of heritage value and the proposal will protect and rehabilitate the portions that carry this significance. These features include entries to the street, masonry walls including elevator shaft and safe vaults, general volume, and floor levels. An addition will be added to the Granville street side and will also extend the building vertically to increase its capacity.

The Granville Street side will have 3 levels of underground parking accessed from an adjacent building development, a ground floor commercial area, 9 residential stories, plus a sculptural rooftop structure housing amenity and residential programming. The Barrington Street side will essentially maintain the original floor levels, including 1 basement, 1 level of commercial at the Barrington level, 3 levels of historic lofts, 2 levels of additional residential plus 1 penthouse. Residential units will have an industrial loft design that will be supported by the exposed historical elements throughout the original building.

The Barrington Street commercial frontage will be reinstated following the original intention of the 1896 design. Granville Street will be revitalized with a commercial façade at pedestrian level. The Granville Street façade as well as the vertical addition will be simple in design and detail so as not to overwhelm the historic character and importance of the original building. Rhythm, materiality and scale of the new portion of the building will be complimentary to the original structure as well as the surrounding historical city fabric.

The original building is referred to as the Green Lantern, referencing a former restaurant tenant of the building. Pulling from this history, the topping roof element will be constructed of a copper green material. It will be set back from street view providing privacy for residents. The design will be modern, sculptural and full of light.

There will be 63 total residential units plus approximately 3,900 sq. ft. of commercial space at grade. A total of 29 parking stalls are provided, this represents less than a 2 to 1 unit to parking ratio.

### **POSSIBLE VARIANCES**

There are some minor variances that we are currently considering and would like to get the Design Review Committee member's input on them:

#### Awnings and Canopies along Barrington Street

Barrington Street is recognized as a Pedestrian-Oriented Commercial area. The Design Manual encourages "Protection of pedestrians from the elements with awnings and canopies is required along the pedestrian -oriented commercial frontages". While some historic images of the Green Lantern illustrate awnings along the Barrington Street façade, the original fabric of the building did not include any awnings. We recommend not providing any awnings to preserve the historic character of the building, or to provide modern glass awnings that will not block the façade of the building.

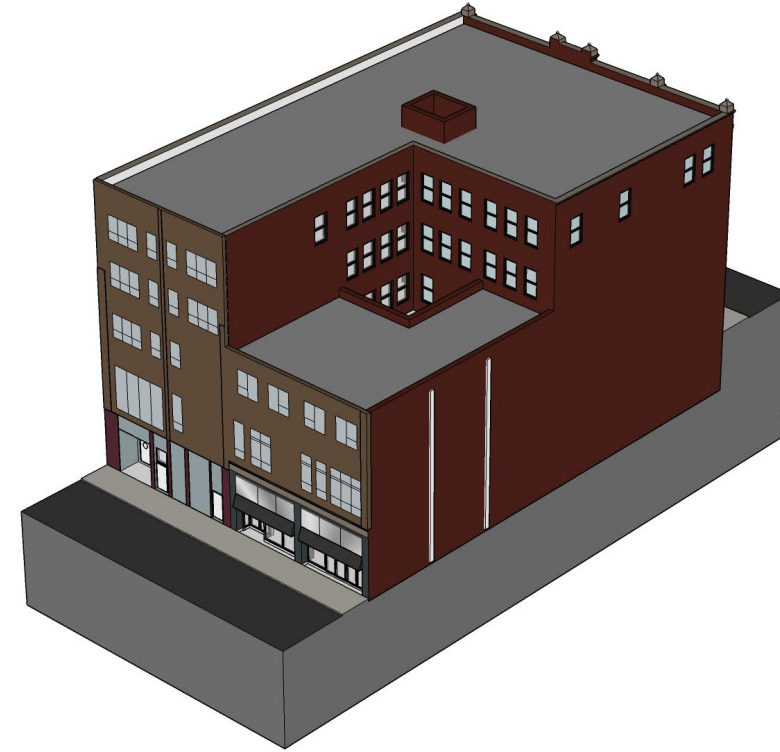
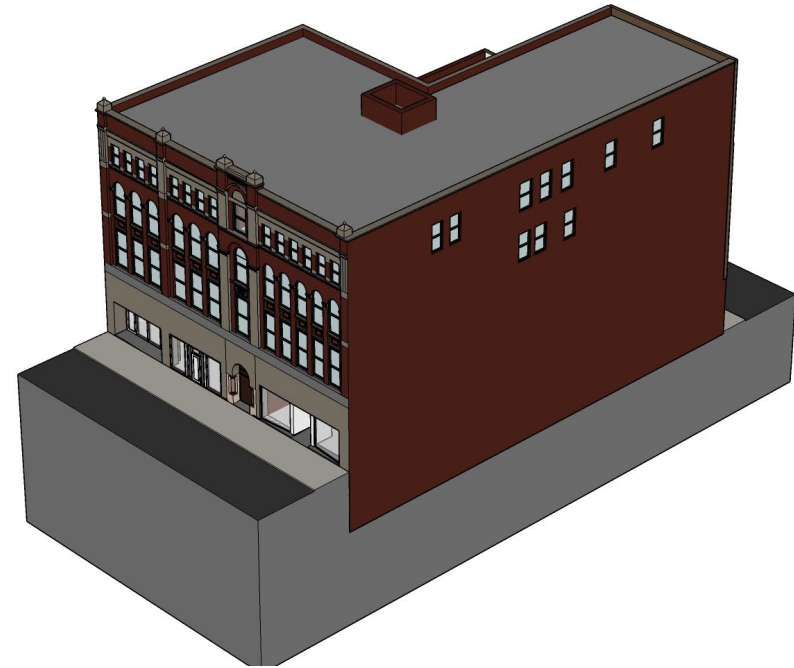
#### Streetwall Height along Barrington

The required streetwall along Barrington Street is 15.5 m. However, the historic façade has a streetwall height of approximately 17.5 m. As such, we propose maintaining the 17.5 m streetwall along the Barrington façade.

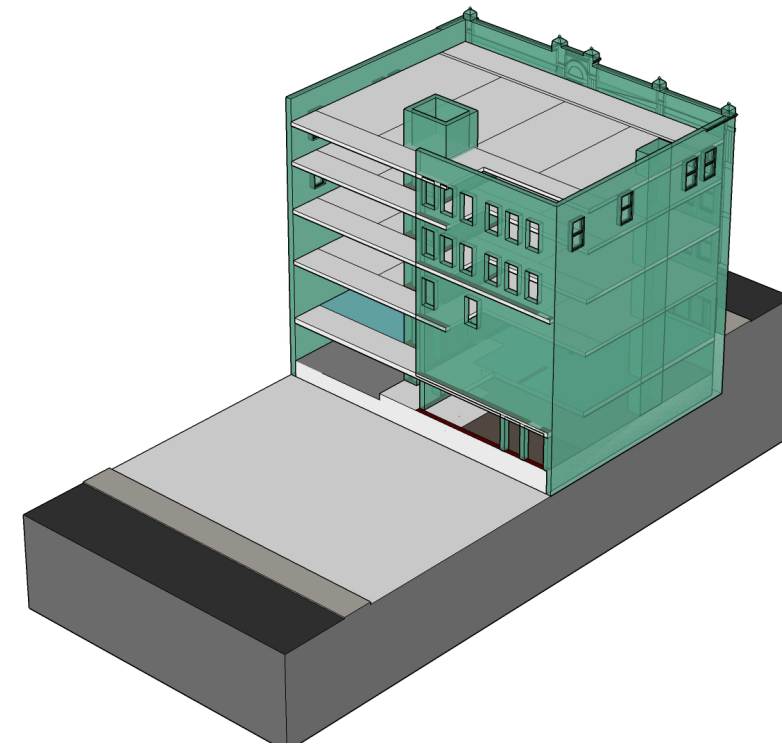
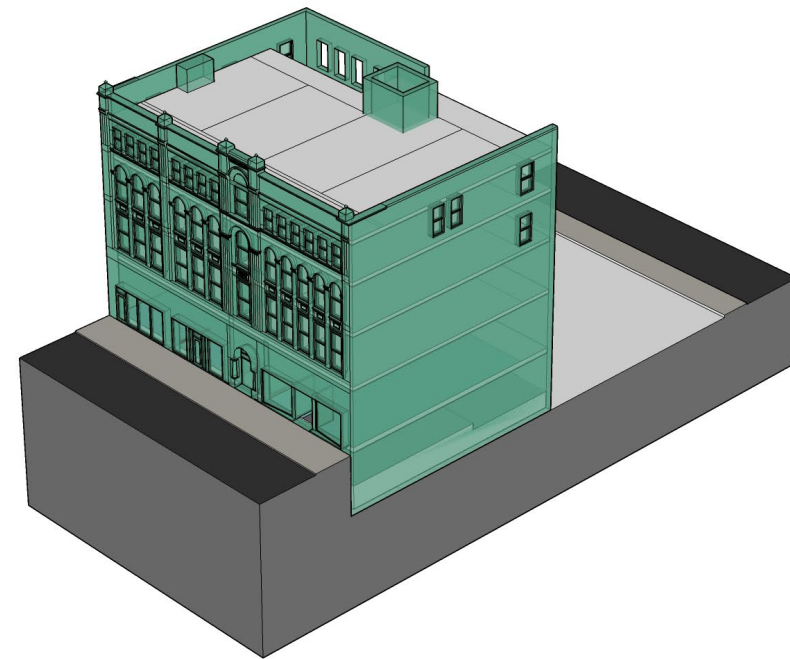
#### Streetwall Height along Granville Street

The required streetwall along Granville Street is 18.5 m. There is also a grade difference of 4.2 m between Barrington and Granville Streets. We propose increasing the streetwall height to approximately 20 m on Granville Street to help with the transition from the front to the back of the building. This increase will also provide for a better visual connection of the building.

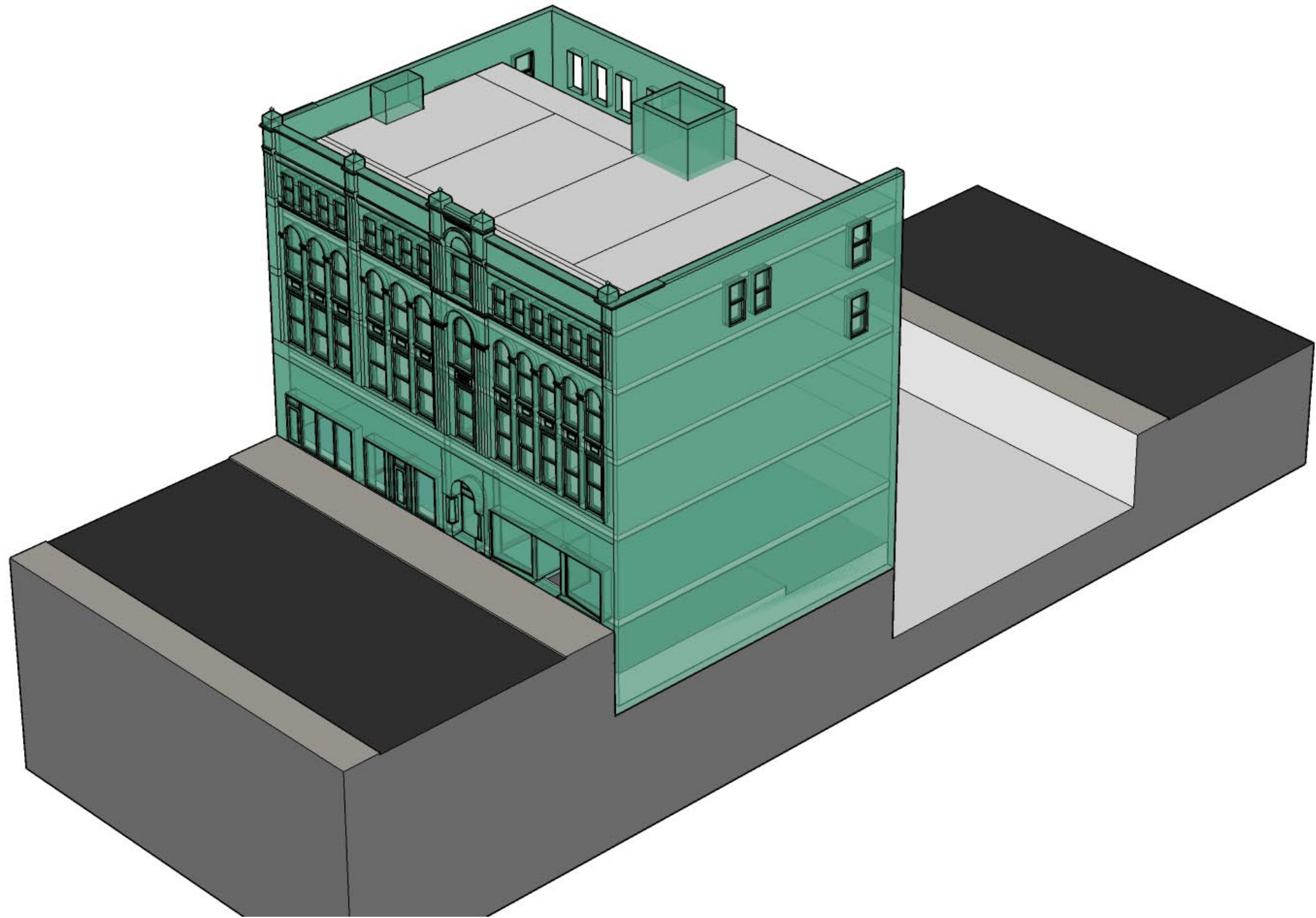
Existing



Retained

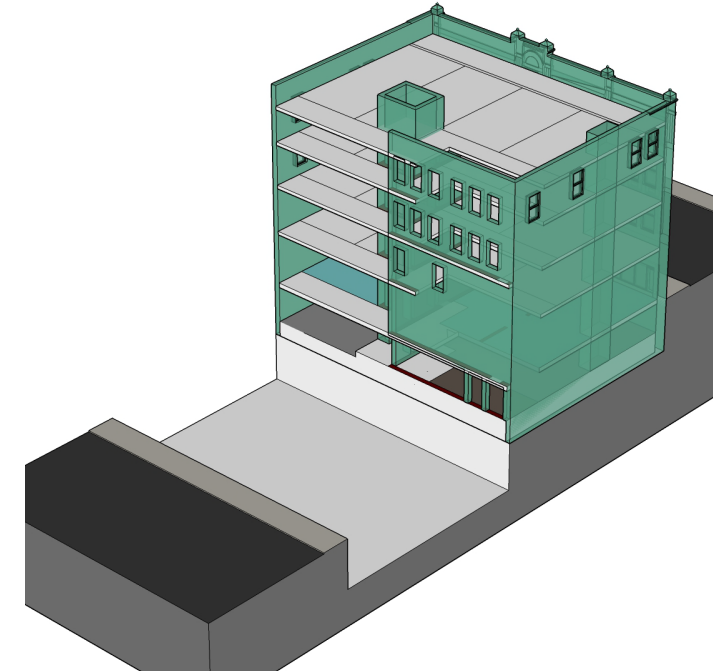
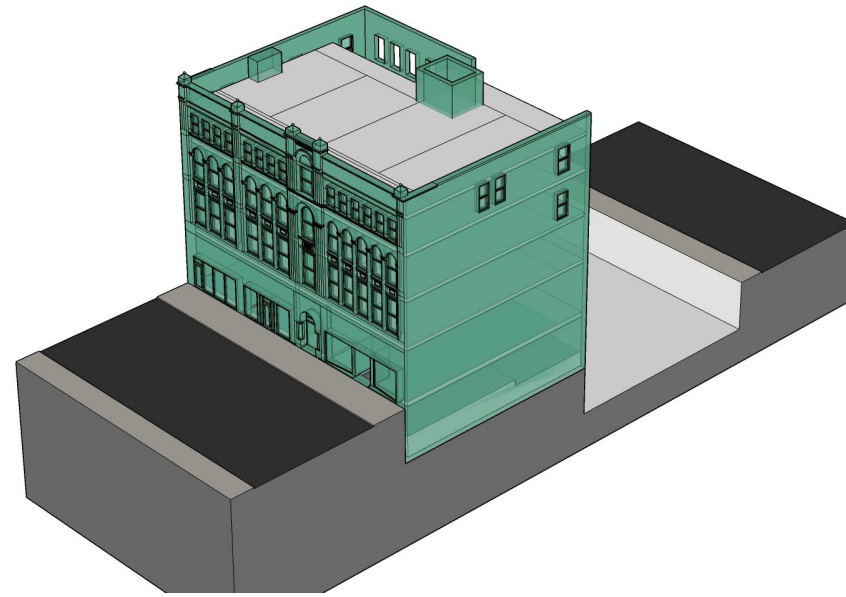


RETAINED HERITAGE ASPECTS

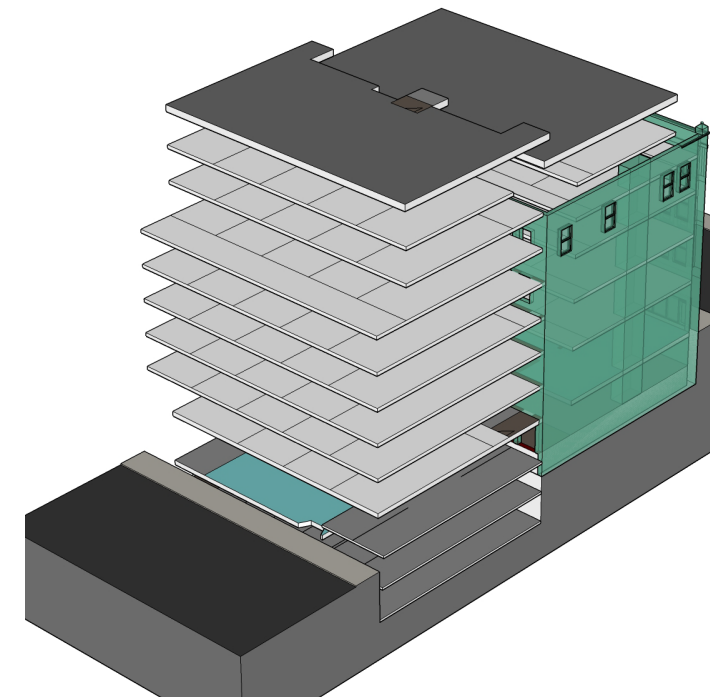
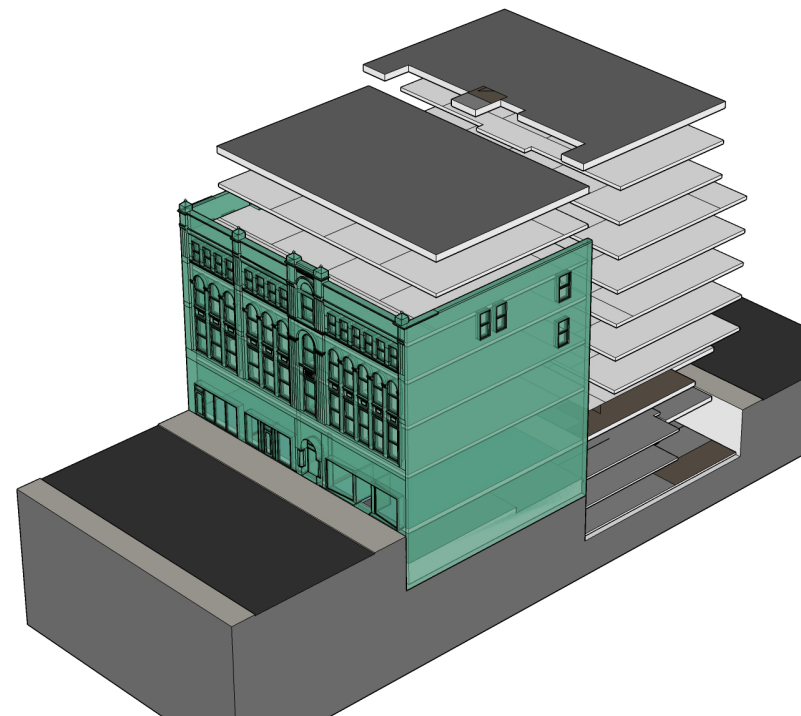


EXCAVATION

Rehab



New



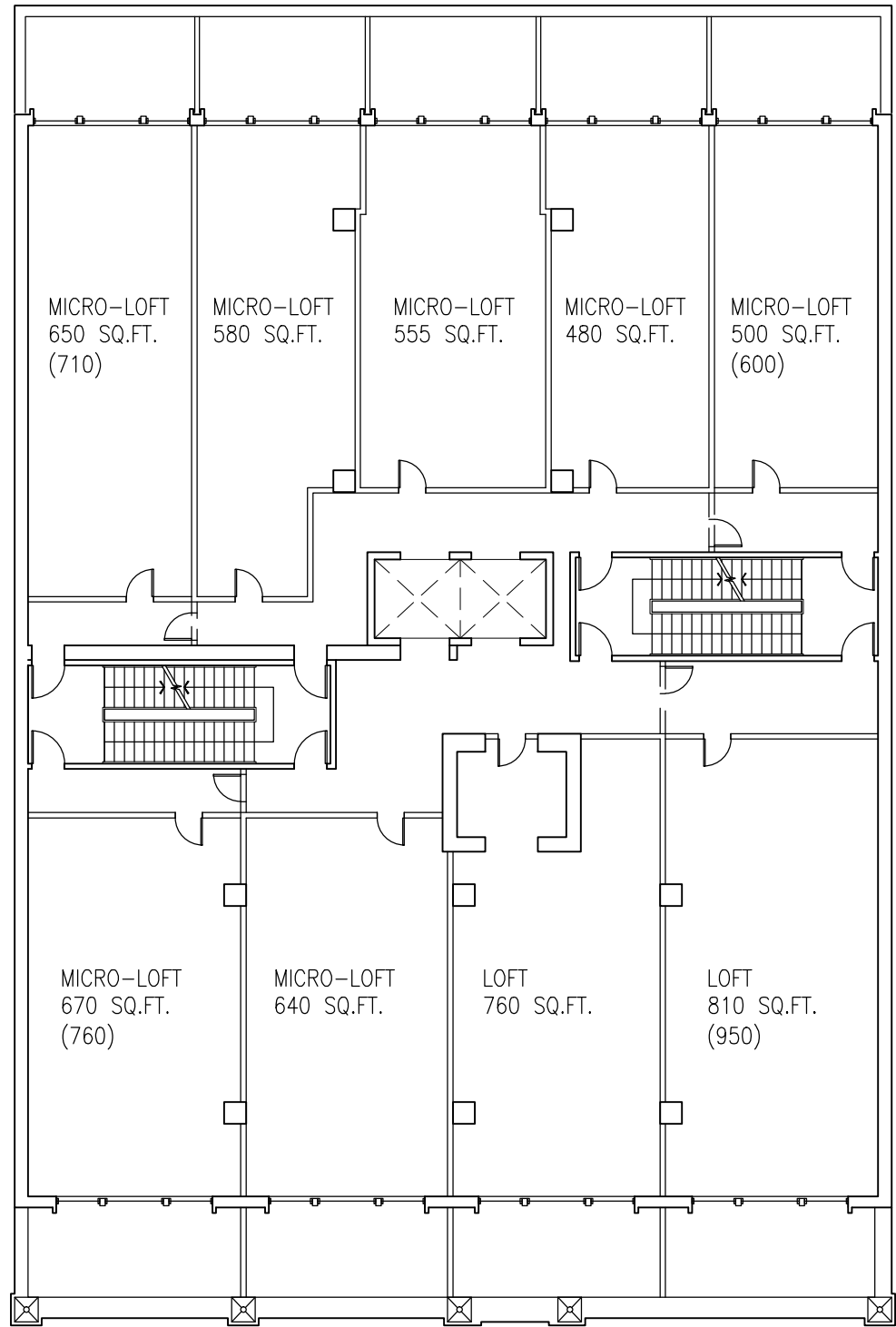
REHABILITATED AND NEW FLOOR PLATES



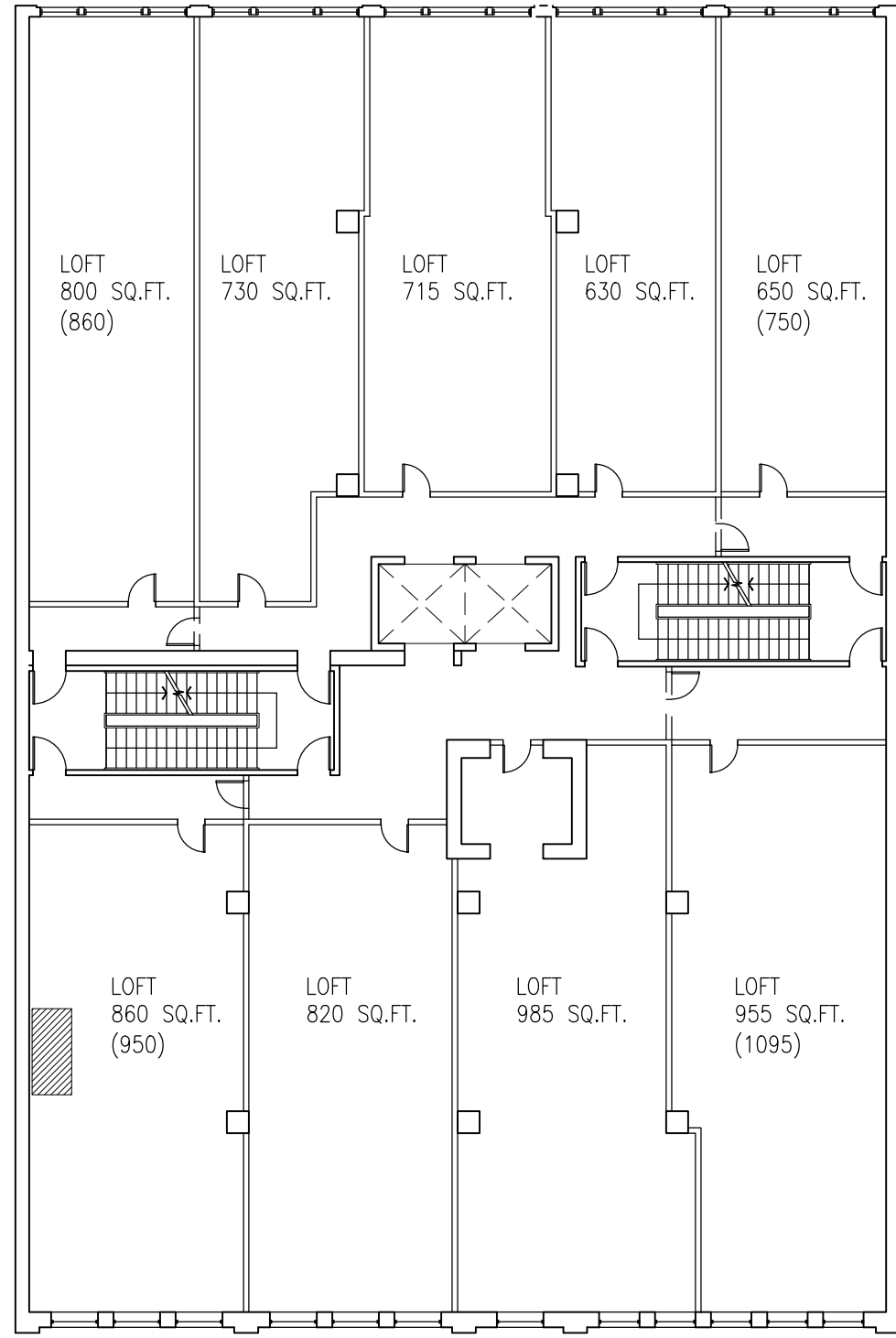
PERSPECTIVE VIEW: BARRINGTON ST



PERSPECTIVE VIEW: GRANVILLE ST



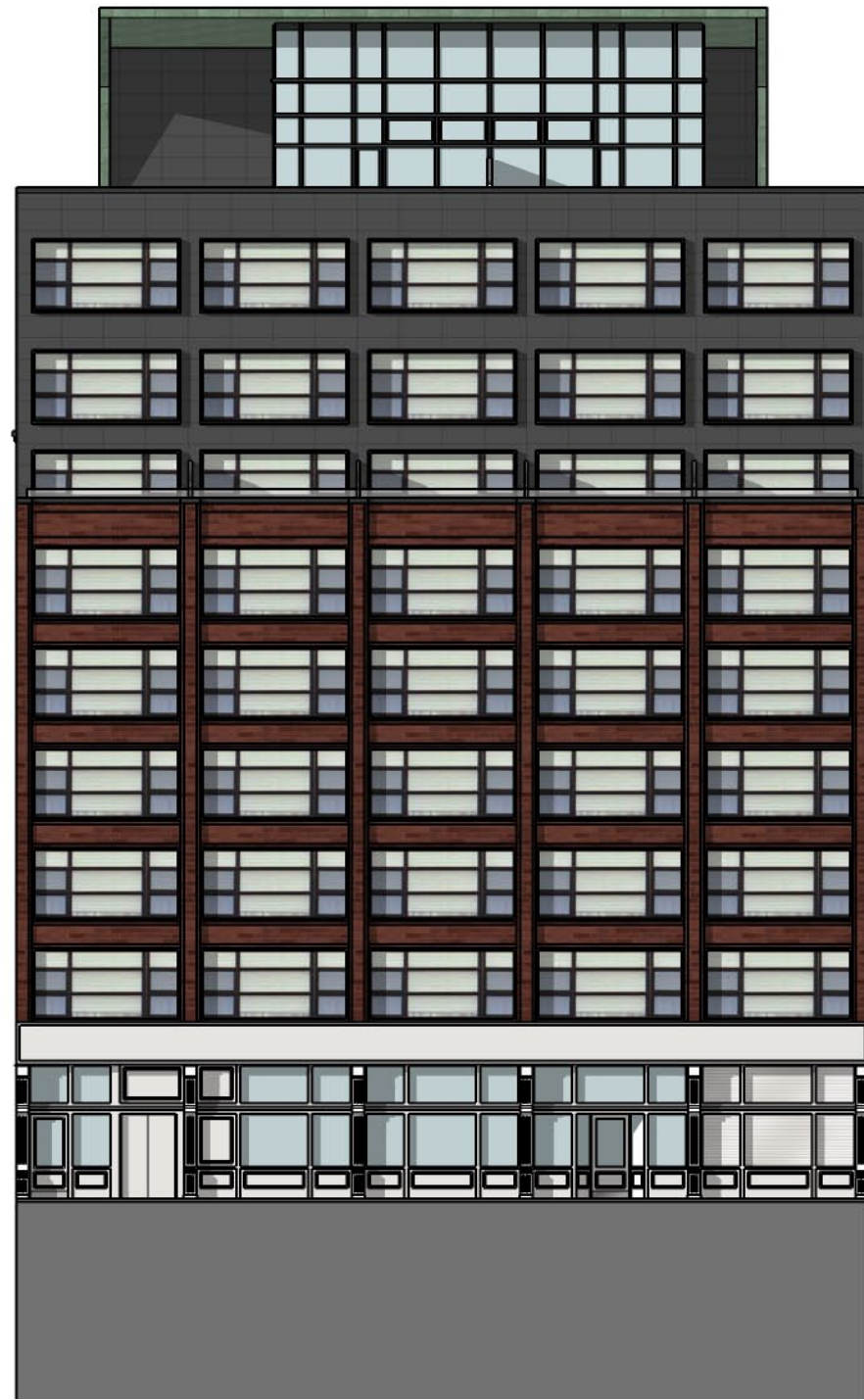
Upper Overall Plans (Typ)



Lower Overall Plans (Typ)

**RESIDENTIAL PLANS**



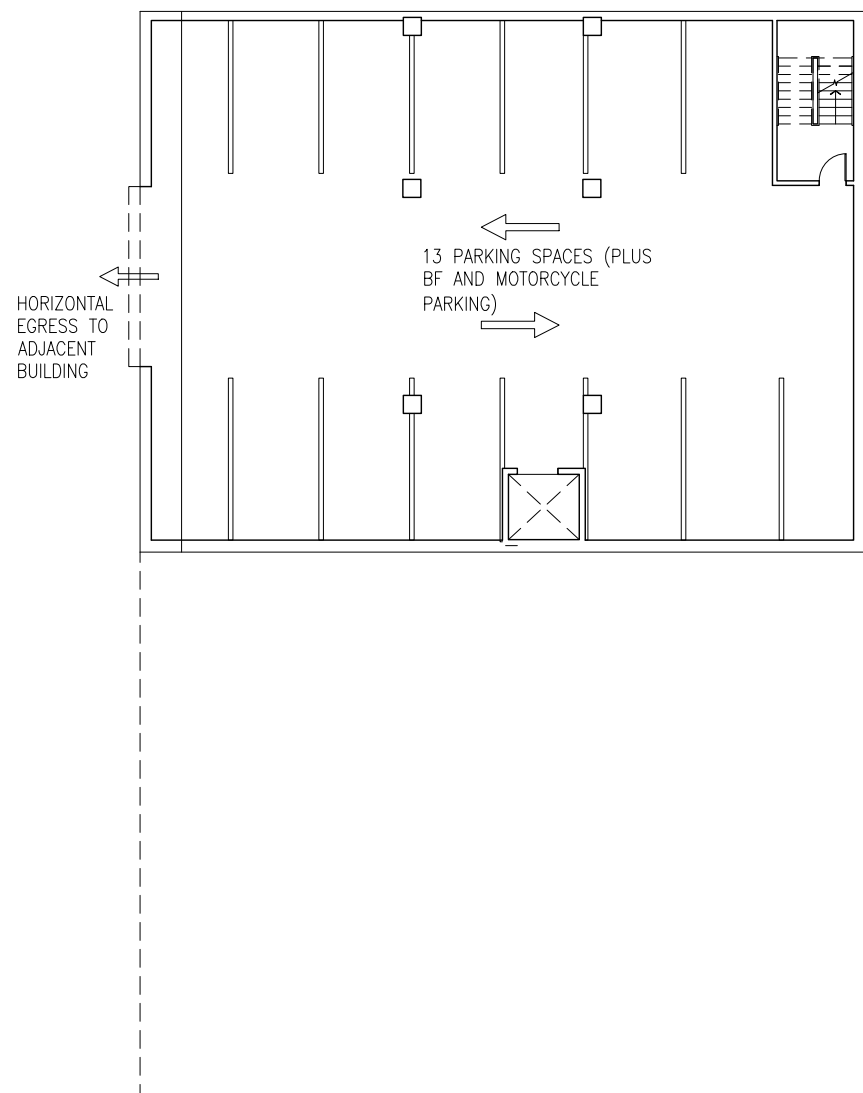


Granville St. (Back)

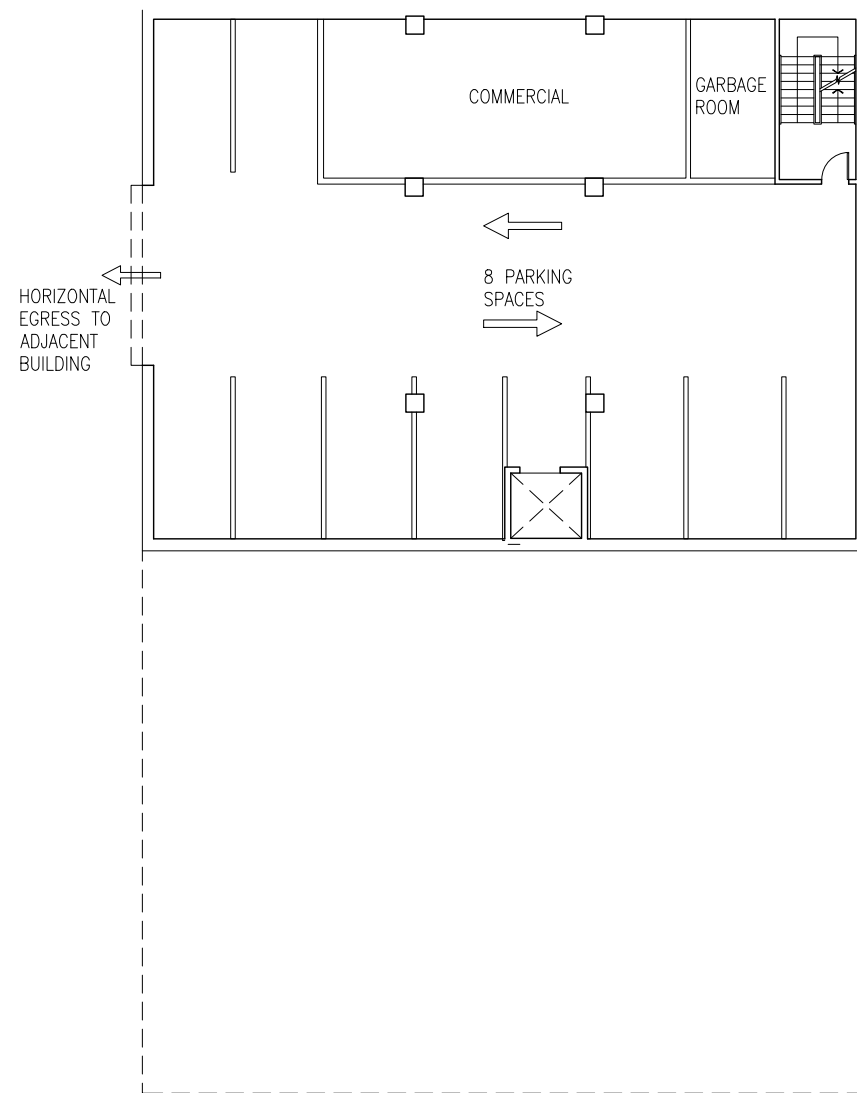


Barrington St. (Front)

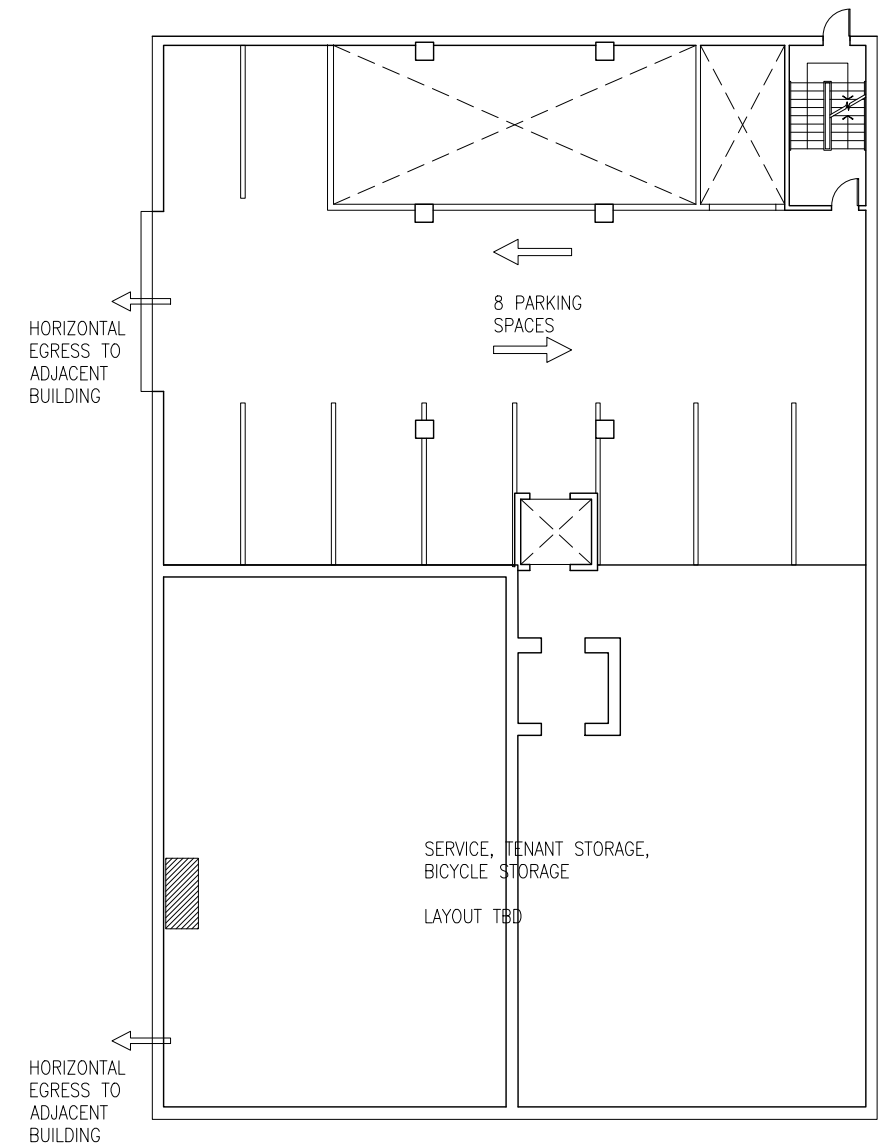
ELEVATIONS



P3



P2



P1

PARKING PLANS

Total Units: (60 plus Penthouse: 3 units) = 63 units

Microlofts: 17 units

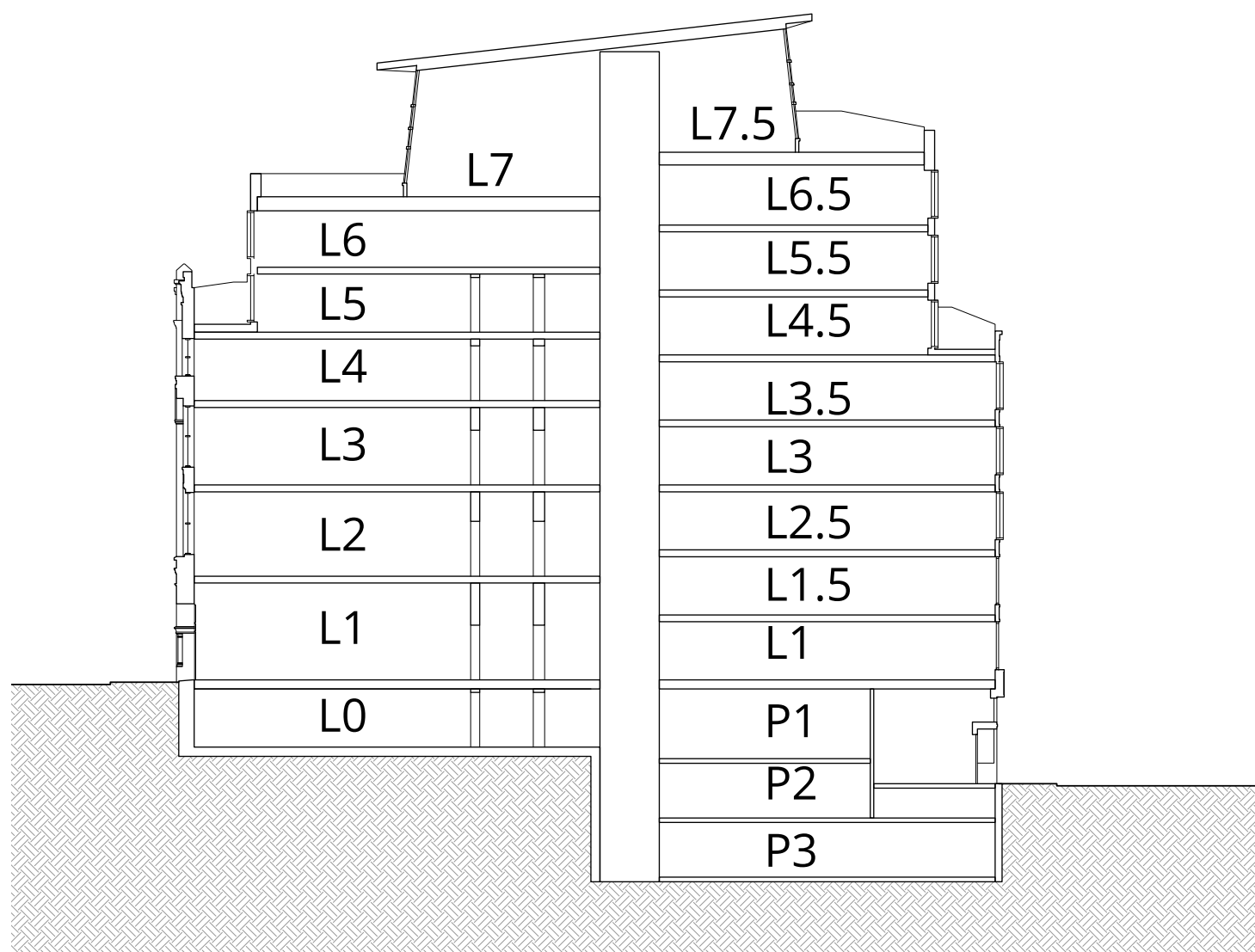
Possible 2 Bedroom: 18 units

Possible 3 Bedroom: 1 unit

2 small levels at front = 8 units

3 large levels at front = 12 units

2 Commercial units at Barrington  
Commercial unit A @ 1750 sq ft  
Commercial unit B @ 1425 sq ft



3 roof top units

3 levels at rear = 15 units

5 levels at rear = 25 units

Rear commercial @ 725 sq ft  
Parking spaces: 29`

BARRINGTON ST

GRANVILLE ST.

SECTION

A | 49

