

GREENWOOD LANE DEVELOPMENTS SAINT DAVID'S CHURCH REDEVELOPMENT DESIGN REVIEW COMMITTEE JULY 9, 2015





SITE PLAN OF PROPOSED BUILDING

7 storeys

Mixed use building with ground level commercial of +/- 5400 sf.

6 floors of residential and 1 level of underground parking. +/- 66 Residential Units

Plan drawing shows various planning relationships.



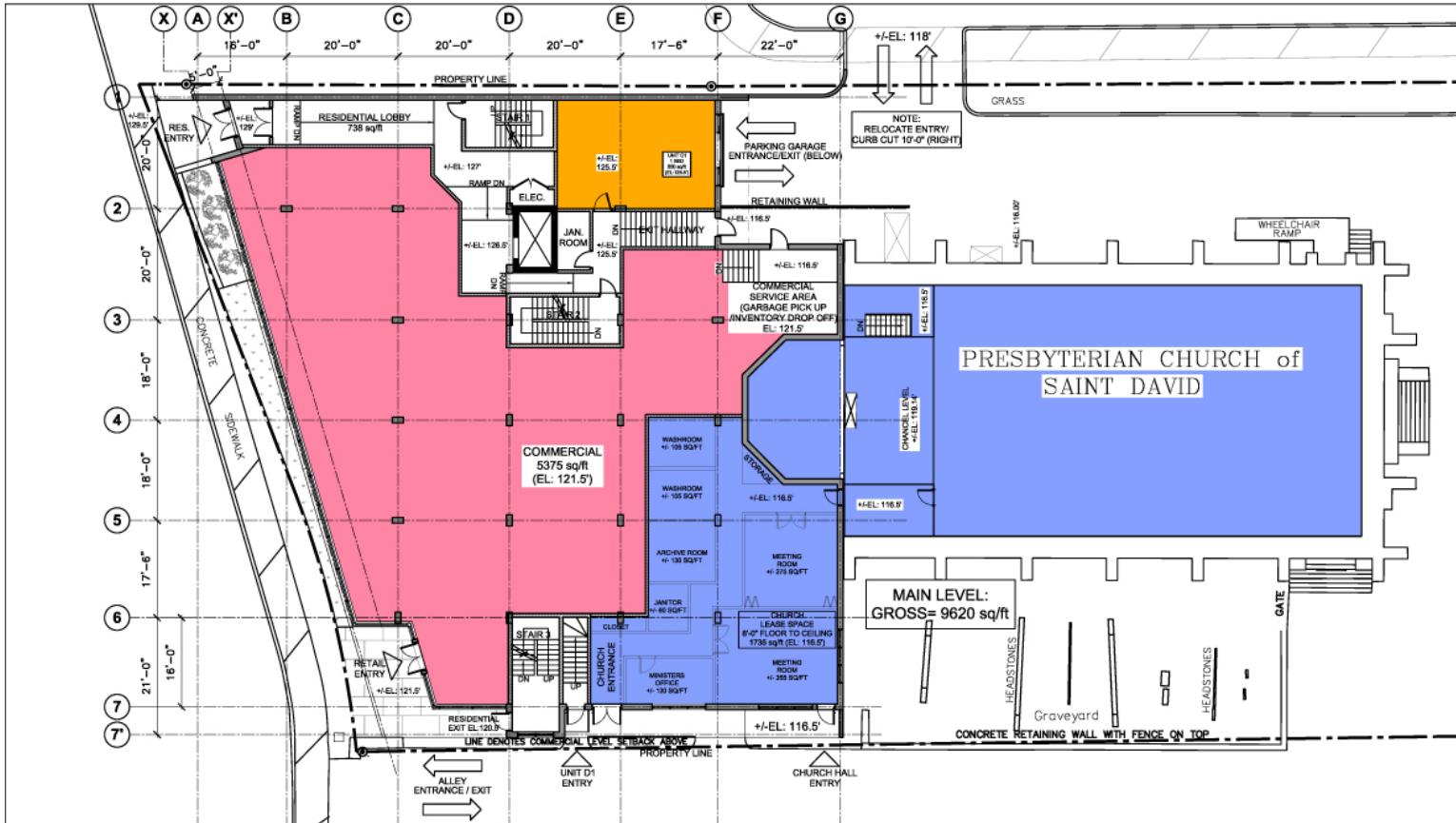
VIEW NORTH ALONG BRUNSWICK STREET

- Proposed 7 storey building to be constructed under the DH-1 Land Use Bylaw.
- Main church structure facing Grafton Street shall be retained.
- Easement between the former library shall retain the existing street connections between Brunswick and Grafton Streets



AERIAL VIEW FROM GRAFTON STREET

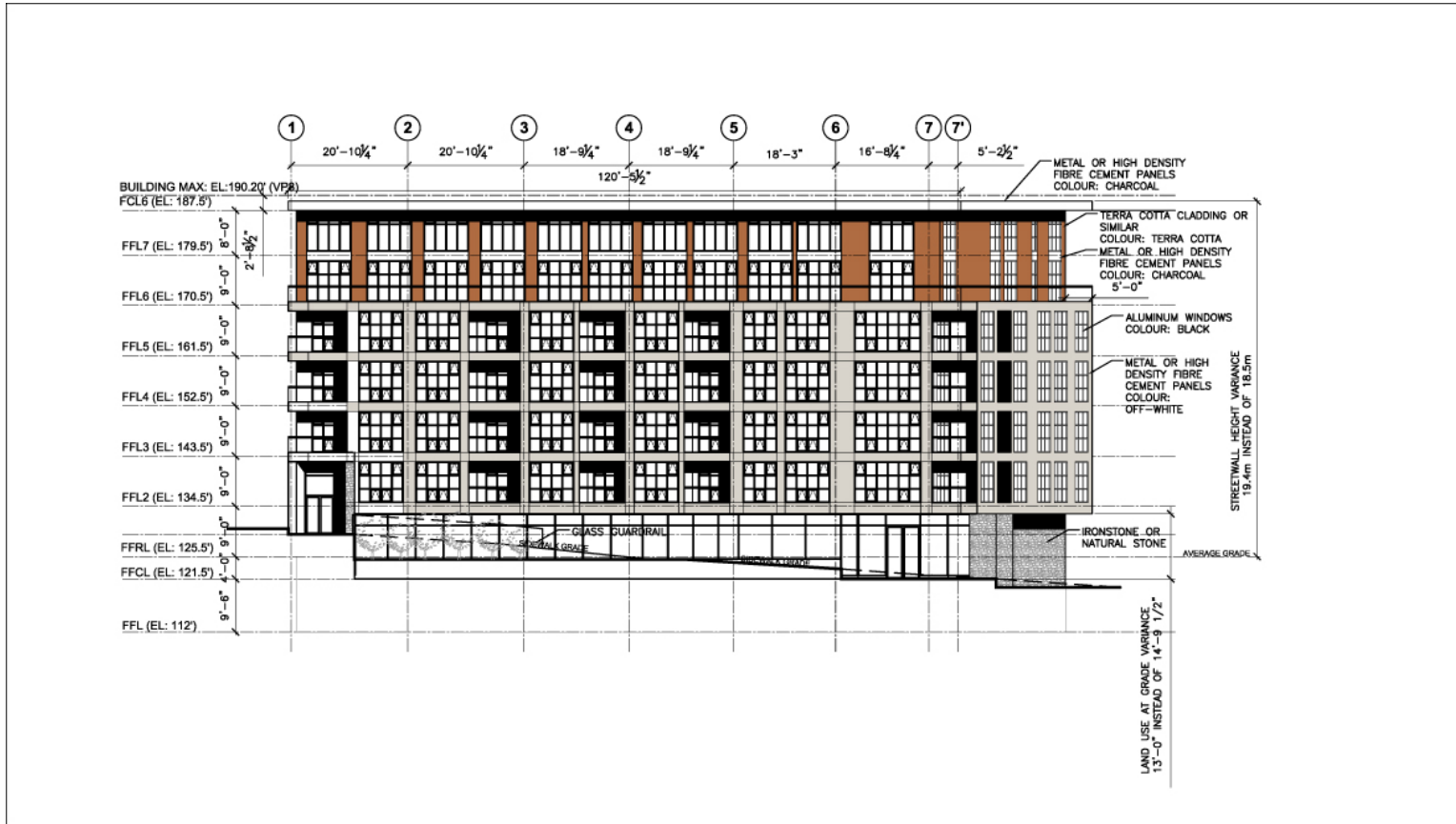
- The main church and façade and heritage graveyard shall remain featured and unaltered along Grafton Street.
- - View shows a visual relationship of the material selection closely matching the heritage building.



GROUND FLOOR PLAN

Streetwall Setback Variance

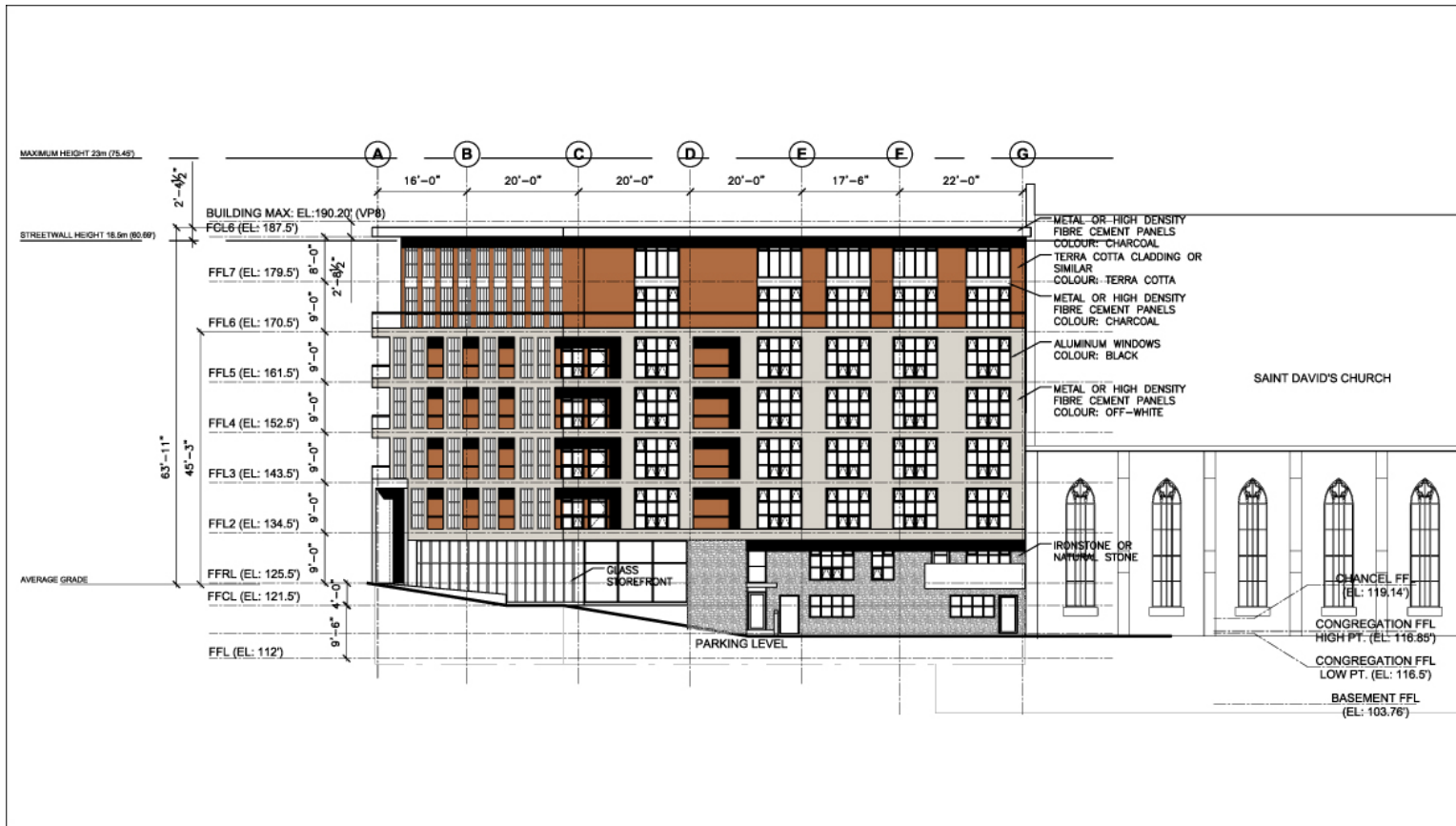
Western Corner of streetwall is 8.4' instead of 5'



BRUNSWICK STREET ELEVATION

West Elevation –

- Showing Streetwall Height Variance 3.6.3 and Land Uses at Grade Variance 3.6.15
- Limits to building height from two view planes.



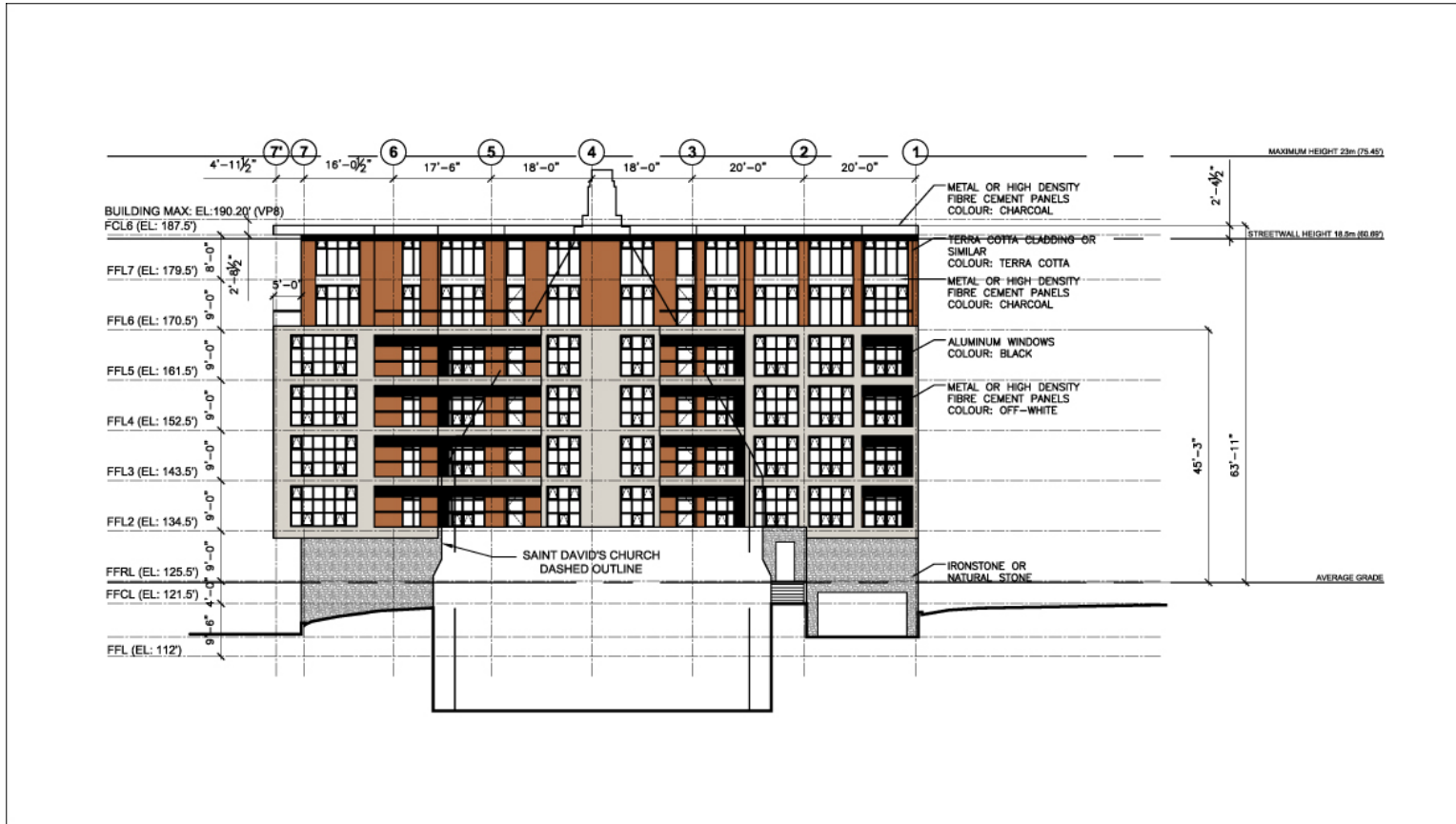
SOUTH ELEVATION

- Clear view of street wall profile
- South pedestrian entrance and drop off for church related functions.
- Retention of the heritage grave yard.
- Retention of the current walk and roadway by easement between Brunswick and Grafton Streets.



AERIAL VIEW

Top of Blower and Grafton Streets. Saint David's Church with new development to right.
- Recessed inner courtyard to allow rear of church structure to be viewed.



EAST ELEVATION

Back of the residential portion of the building. Outline of church in foreground. Fire shutters shall be employed where limiting distance protection is required. All rear facing units have balconies.



VIEW FROM GRAFTON STREET

It was an important consideration the new building behind the heritage structure shall not compete nor overwhelm the older church.



NEW CHURCH HALL

This view point shows the entrance for the church hall off the side walkway. It also shows the edge of the graveyard which will remain a public interpretive stop for both tourists and Halifax citizens.



Brunswick St.

Questions?