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Design Rationale for:

**Proposed Commercial/Apartment Building, P.I.D. 00076927
Market Street at Sackville Street Halifax, NS**

The project provides an excellent opportunity for the redevelopment of a prominent corner and integrate some new commercial and residential facilities in downtown Halifax. The intent is to provide a high quality design and form a catalyst for the further upgrading of the area. The site is well located on one of Halifax's most popular streets for foot and car traffic. And is fully serviced with municipal infrastructure including transit.

Currently on site there is an old three story brick building that represents earlier generations of Halifax architecture. This building houses commercial space on the first and basement levels and residential units on the second and third levels. Next door and also on our site is a one level prefab steel commercial building.

The proposed building will be a welcome re-development to the downtown as it will house commercial space on street level and residential units on the remaining seven stories. The project is located close to all the amenities and attractions of an urban centre, including schools, the Citadel, restaurants, the downtown business district, the new convention centre, and within walking distance of most urban amenities. Bus stops are conveniently located steps from the building for easy access throughout the city.

As a design team, we were looking to keep the unique front facade of the existing building since it already was a prominent civic / cultural frontage with character and a strong street wall presence (or edge). We will carry the three story street-wall to the other side of the site using different materials to keep the scale and celebrate the existing facades. The three story street-wall will maintain the presence of a pedestrian scaled downtown and the architectural integrity of the street. Using high quality and articulated materials on the street face of the new construction will give the building a welcoming aspect and should encourage future uses for the area. The stepped back portion of the tower will give a contrast of historic and modern architectural techniques and materials within one building without trying to mimic the existing building.

People want to move back into the cities, this means redevelopment of some of the older neighbourhoods with larger structures. The commercial area will house three units to attract locals and passer-by's to the area. The residential portion will consist of 37 units made up of bachelor, one and two bedroom apartments which will attract a variety of residents and users.

Overall this building will help boost the area economically and socially and will be a main stay for future generations to enjoy.

Paul Skerry
Architect

Greg Johnston
Intern Architect

