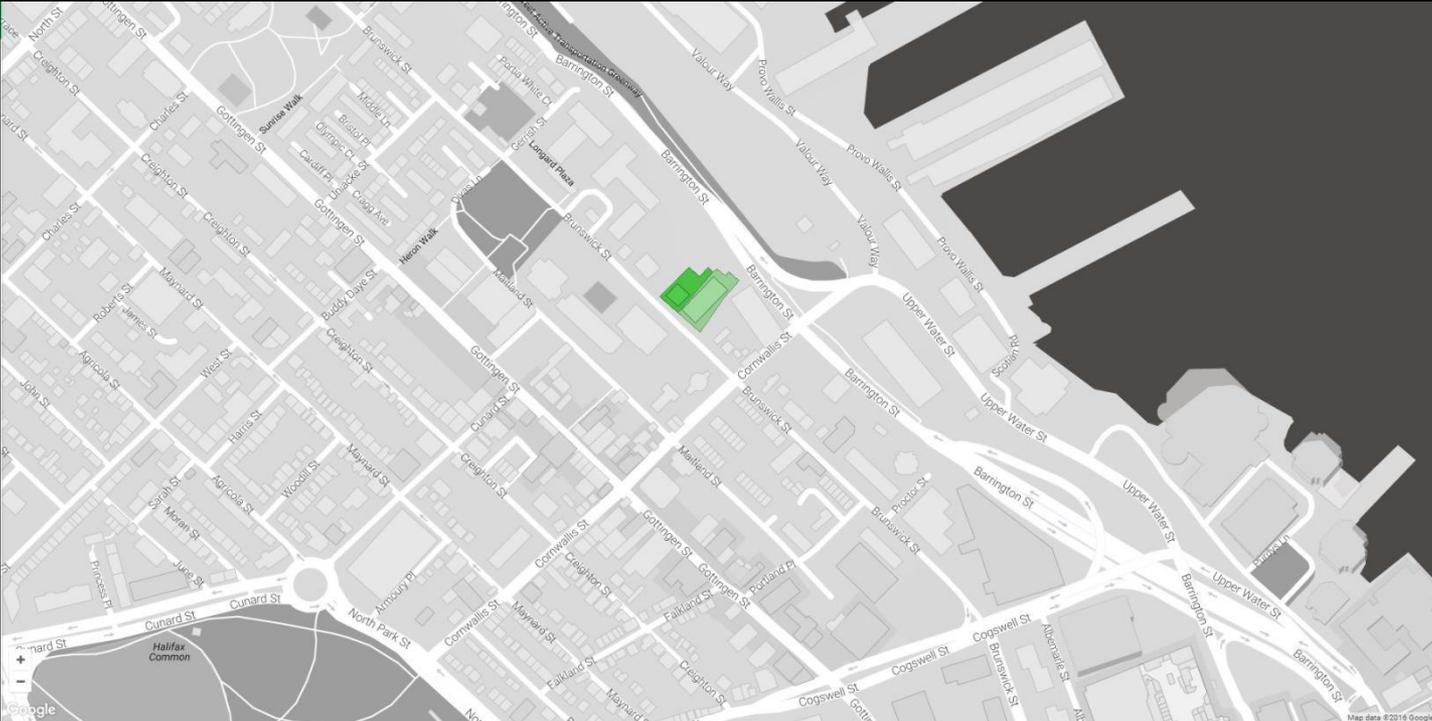


St. Patrick's Glebe Housing
HALIFAX & WEST COMMUNITY COUNCIL
November 14, 2018

Item 10.1.2





CONTEXT

Existing Site: North End East of Brunswick Street adjacent Historic St. Patrick's Church
Proposed Building Addition to the Former St. Patrick's Glebe House
Site Currently Zoned R2



2267 Brunswick Street Existing Context

- Heritage east side streetscape with renovated rectory in foreground.
- Heritage wood frame housing and existing Harbour View Apartments in background
- 12 Residential Units converted by AMK Barrett in 2015- 2016

SITE HISTORY AND CONTEXT

- 1885 - St. Patrick's Church constructed, designed by G.H.Jost.
- 1800 - St. Patrick's Rectory constructed
- 1982 - St. Patrick's Church and Rectory are both registered as Municipal Heritage Properties under the assumption that both share the same civic address.
- 2012 - A St. Patrick's Rectory development study was requested by the Parish Building Committee. Proposed sales from land purchase are to be directed on the renovation and maintenance for the provincially registered heritage church site.
- 2015 - the rectory is deregistered and St. Patrick's Church at Civic 2263 is correctly registered.
- The rectory is purchased by AMK Barrett based on the earlier concept designed for the church. The brick structure is initially renovated as a Phase 1 project and an DA application submitted for a larger addition

AMK Barrett TBD

- AMK Barrett Associates founded in 2010
- A quality developer with projects throughout HRM including ownership of two heritage buildings within the proposed Schmitville Heritage District. Adam Barrett is a builder and stakeholder in the urban revival of the Halifax Peninsula Community.
- St. Patrick's Rectory Conversion and recent renovation to Sisters of Charity House at 2287 Brunswick street.





Earlier Development Study for St. Patrick's Church



Early Development Study for St. Patrick's Church



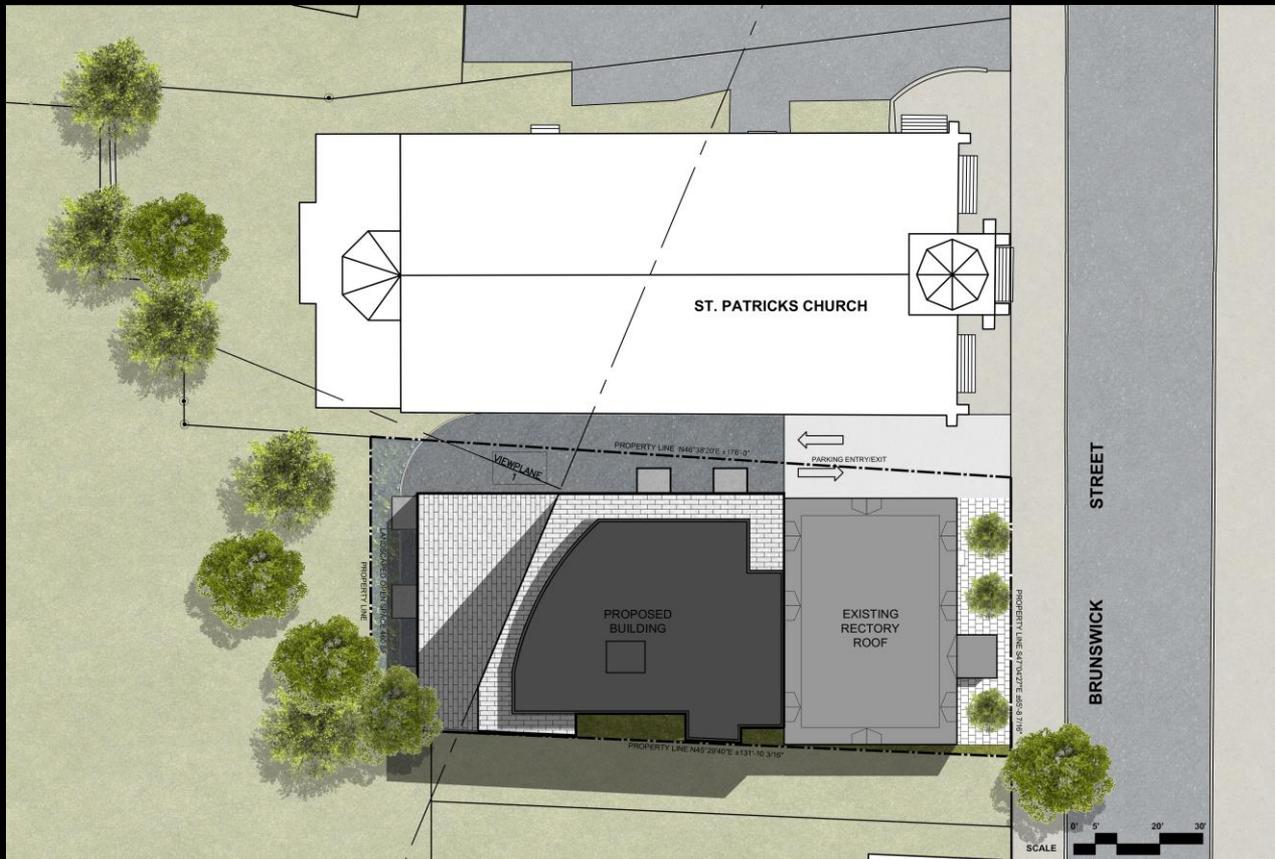
Early Version at 13 Stories



Harbour View: Previous Design at 13 Stories

Design Revisions since Public Information Meeting

- Building Height lowered from 13 stories to 9 storey height. The current building height is closer to the base of the church steeple.
- Building addition has more articulation on building frontage and the party line side wall facing north. Better scale and refinement to building new elements without duplicating and competing with the original building structure.
- Agreement with rear property owner to simplify the property line parcel and add more continuous green space at ground level.



SITE PLAN OF PROPOSED BUILDING

- 9 storey Multi – Unit Residential building with ground level parking
- 51 Residential Units
- Shared landscaped side yard with St. Patrick's Church

Proposed Project: Key Features

- The proposed addition and recent renovation to the former church rectory both support city wide objectives and policies to redevelop and increase the urban density of the Halifax peninsula.
- The project retains and celebrates the historic streetscape supporting the objectives of the Heritage District of Brunswick Street. The project also supports municipal heritage policies to retain and reuse existing building infrastructure while introducing new and updated housing to the north end of the peninsula.
- The Rectory continues the existing street scale of neighboring buildings and the higher new addition is placed in the background. The overall height is limited to be lower than the adjacent church steeple. (175.86 feet)
- The building will have 51 units including 2 accessible and some units of subsidized housing. There is a large common exterior amenity space facing the Halifax Harbour.
- Conditions of purchase and sale from St. Patrick's Church require a contribution of monies from the developer directly to the St. Patrick's Church, intended for maintenance funding.



Current Concept at 9 Stories