

Design Summary

The proposed design reflects the nearby zoning and land use bylaws allowing for 5 storey buildings along Sackville Drive and is well integrated with the immediate context as well as the greater Sackville area where a variety of building types range from single family homes to multi-unit and mixed use residential.

Visible from the prominent intersection at Beaverbank Road and Sackville Drive, the project will help define the area and add much needed residential density in this well-served area. Consistent with the current mix of uses found on Sackville Drive, the building provides a ground floor commercial space facing the street and sidewalk, which is prominent location well suited for a variety of tenants throughout the year serving the community. This approach also allows for the creation of pedestrian friendly streets with direct access to commercial spaces and well integrated into the HRM public transit infrastructure.

The site conditions work in favor of the proposed building orientation and site location as there is a significant hill and tree cover separating the property from the residential areas along the rear property line. The placement of the building considers this site feature as well as the relationship to the sidewalk providing an opportunity for a small commercial terrace facing the street.

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View From Sackville Drive looking towards Beaverbank Road

The gable roof design reflects the traditional single family home styles in the area as well as the Holy Trinity church on the neighbouring property facing the intersection. As a contemporary gable form, the design merges the existing context with a 5 storey building form and addresses the growing need for larger multi-unit residential projects without imposing on the neighbouring properties. Although simple in form, the massing of the building is well articulated to provide definition from the ground floor to the roof. The ground level faces are recessed along the facade resulting in a colonnade of masonry and varying entries to the public spaces of the building such as the lobby, bike storage, and the amenity room. Within this articulation, the residential entry is clearly defined and visible from the street/sidewalk.

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View down Sackville Drive from Beaverbank intersection

Various quality materials are utilized to further articulate the massing and provide a tactile feel to the building. The masonry at the ground level provides a human scale material where residents and pedestrians will interact with the building. The variety of texture and colours further enhance the overall building design and articulate on where the material language cohesively design language.

Private balconies and an accessible rooftop provide outdoor amenity for the units and two amenity rooms will result in a variety of amenity uses for the residents. The amenity room on level 05 has access to a small rooftop amenity space as well.

The design also reflects an approach to energy efficiency with its simple form and proposed wood structure. Where the client intends to apply for CMHC subsidies supporting an increase in energy efficiency, it will be feasible and cost-effective to achieve the requirements with the involvement of a professional building energy modeller and engineer as the project progresses. The combination of modern and efficient mechanical systems with a good building envelope design will result in an energy-efficient building.

Furthermore, the design utilizes wood construction and design parameters as a means to increase the building's carbon sequestration. For example, the increased floor-to-floor heights shown in the drawings are based on standard wood floor construction and this has been considered throughout the design. The grids, structural considerations, and overall layouts are also based on a wood structure, and the design reflects the intent to achieve an energy-efficient and sustainable building using a wood structure.

We are confident that the proposed design is consistent with the local context and in line with the overall development policies of the area. Furthermore, the design reflects the Municipal Planning Strategy for the area and will result in a quality building that helps define pedestrian-friendly commercial streets with added residential density.



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