



# PUBLIC HEARING

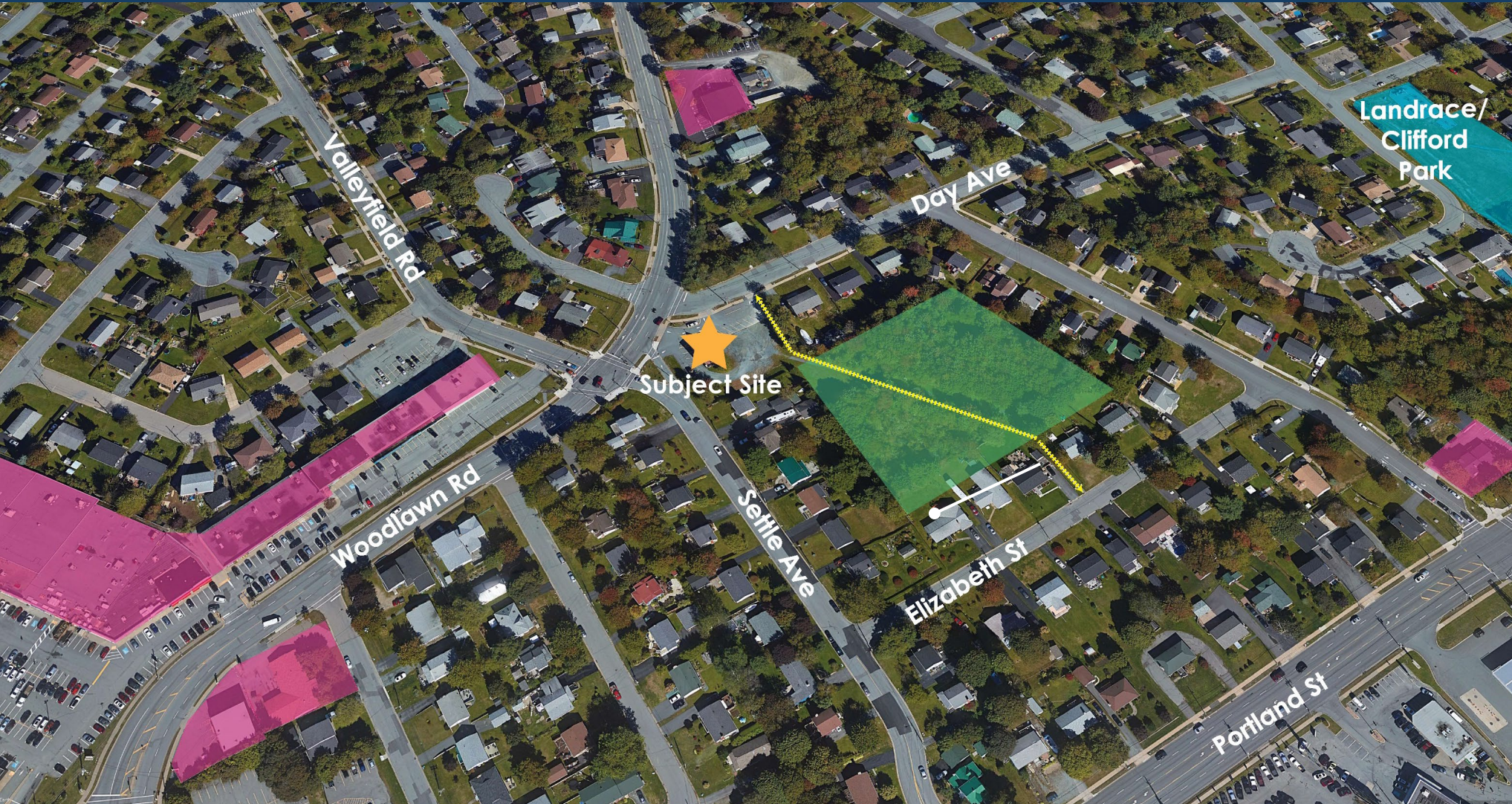
FEBRUARY 6, 2025

PLANAPP-2023-00159

PRESENTED BY **zap** ON BEHALF OF  
architecture + planning FE2 HOLDINGS.



# SITE LOCATION



## SITE ADDRESS

107 Woodlawn Rd  
& 4 Settle St.

## PIDs

- 00244285
- 00072819

## SITE AREA

- 2,209.5 sm  
(23,783 sf)

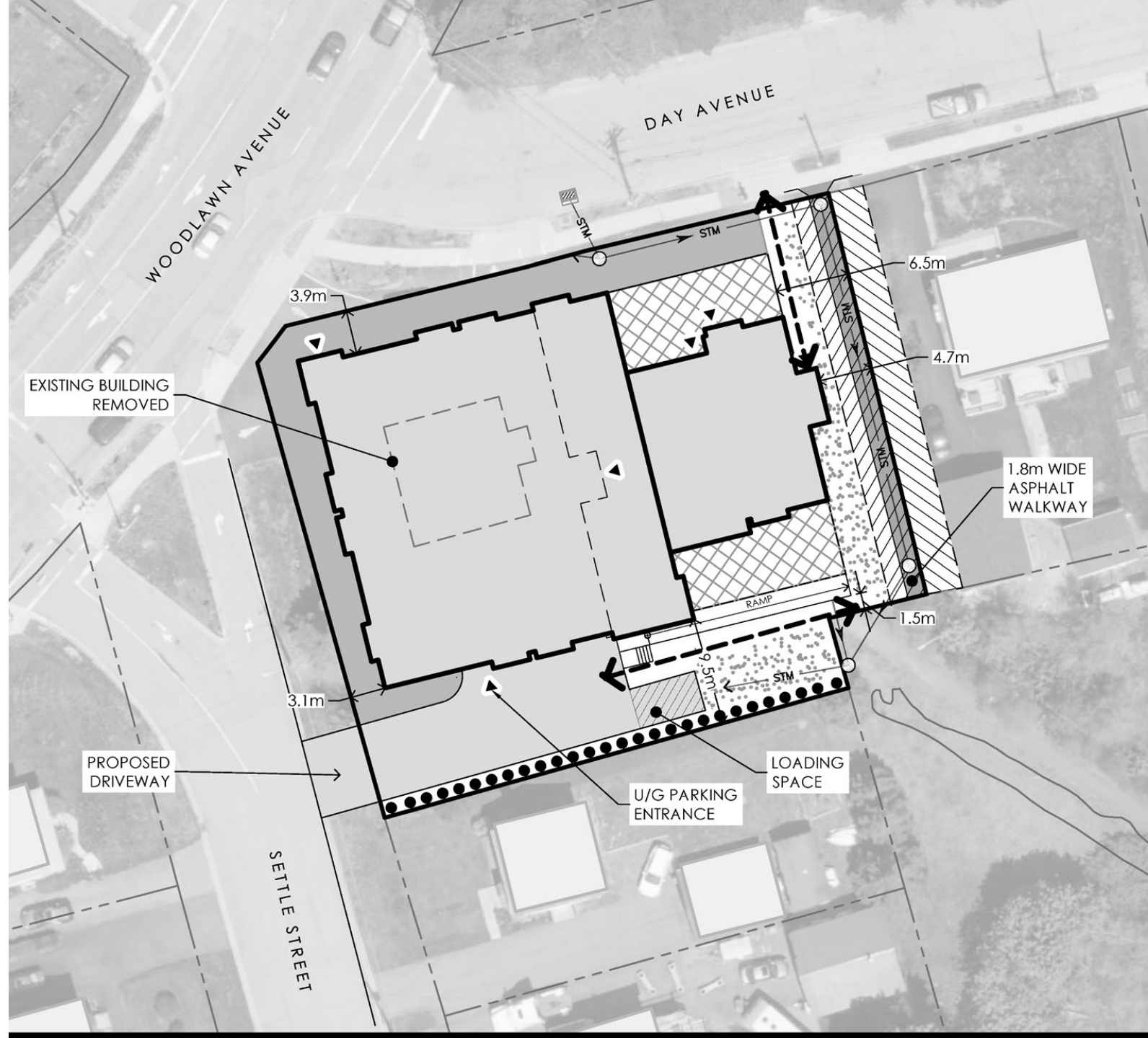
Commercial   Greenspace   Public Park



# SITE PLAN

## KEY FEATURES

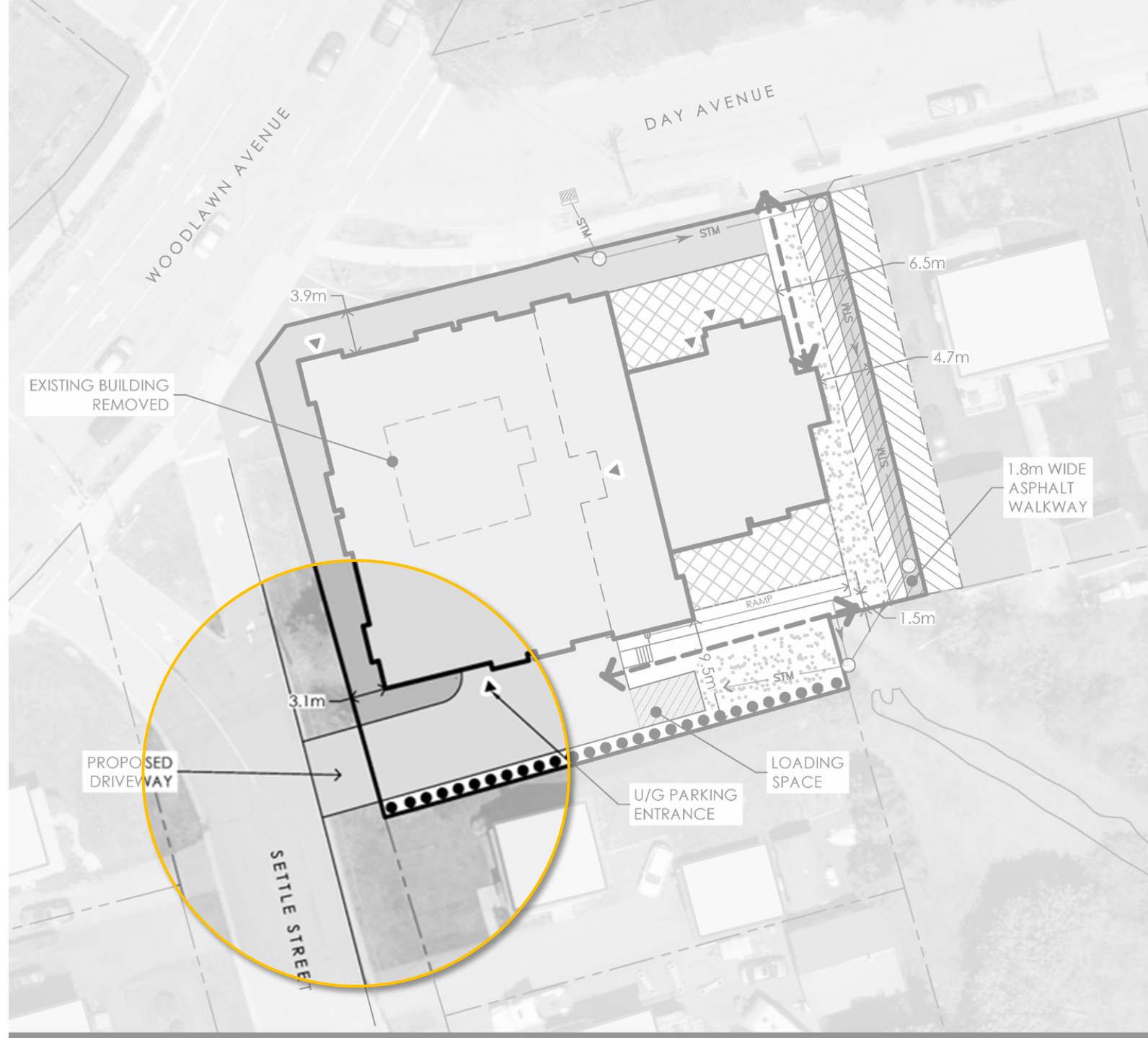
- Corner Location



# SITE PLAN

## KEY FEATURES

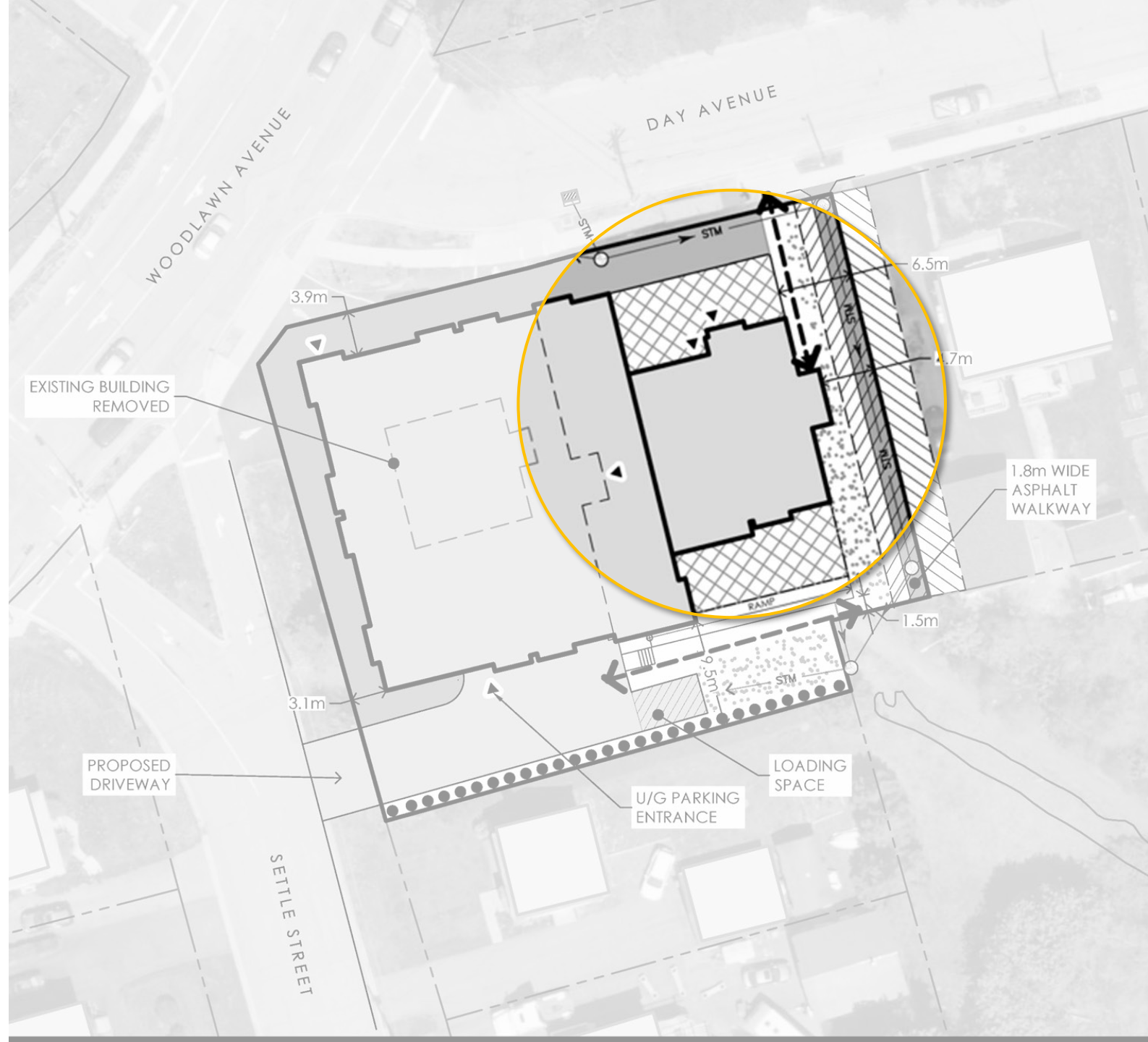
- Corner Location
- Access to underground parking from Settle Street



# SITE PLAN

## KEY FEATURES

- Corner Location
- Access to underground parking from Settle Street
- Portion of building setback to maintain existing residential street rhythm

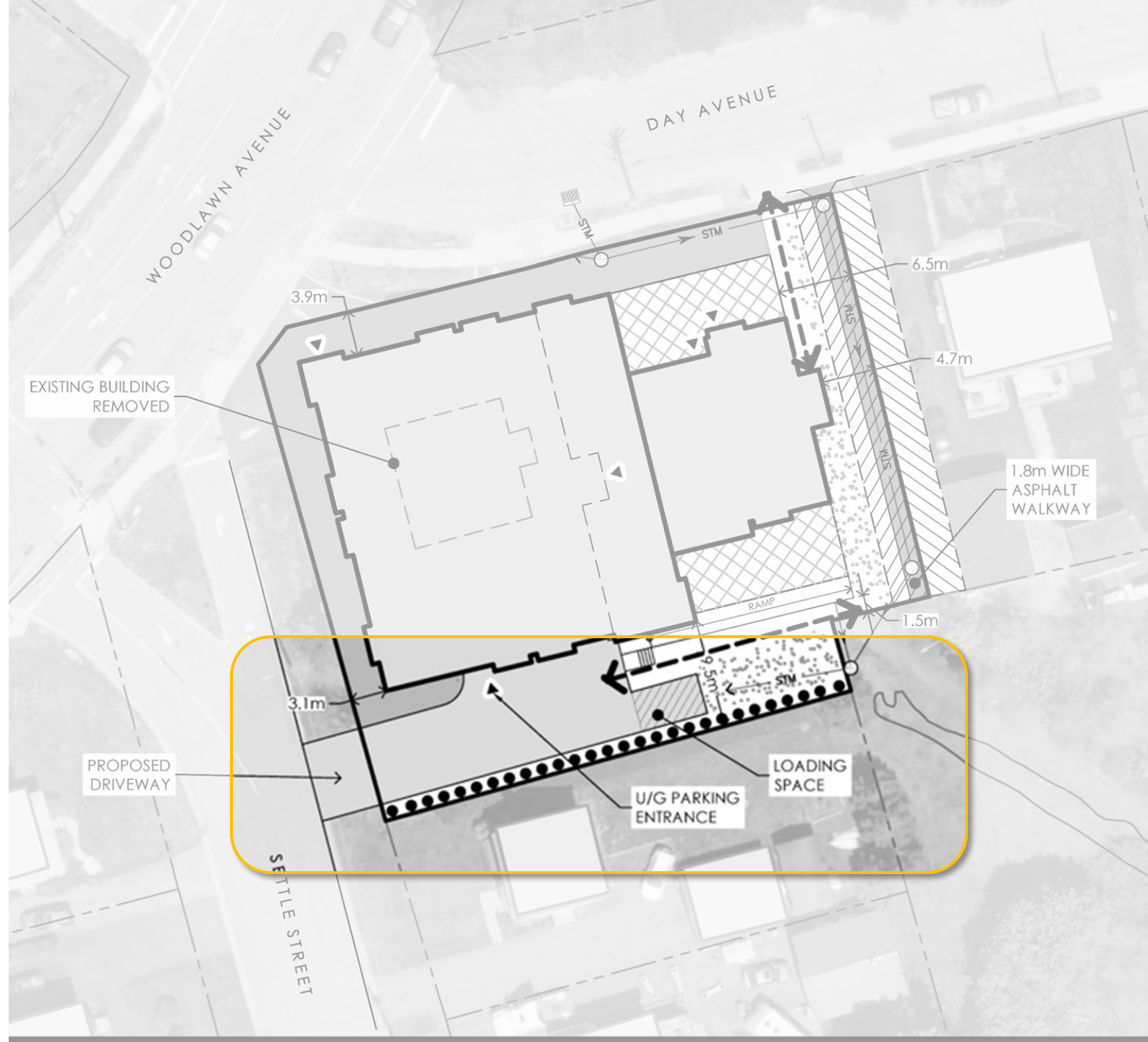




# SITE PLAN

## KEY FEATURES

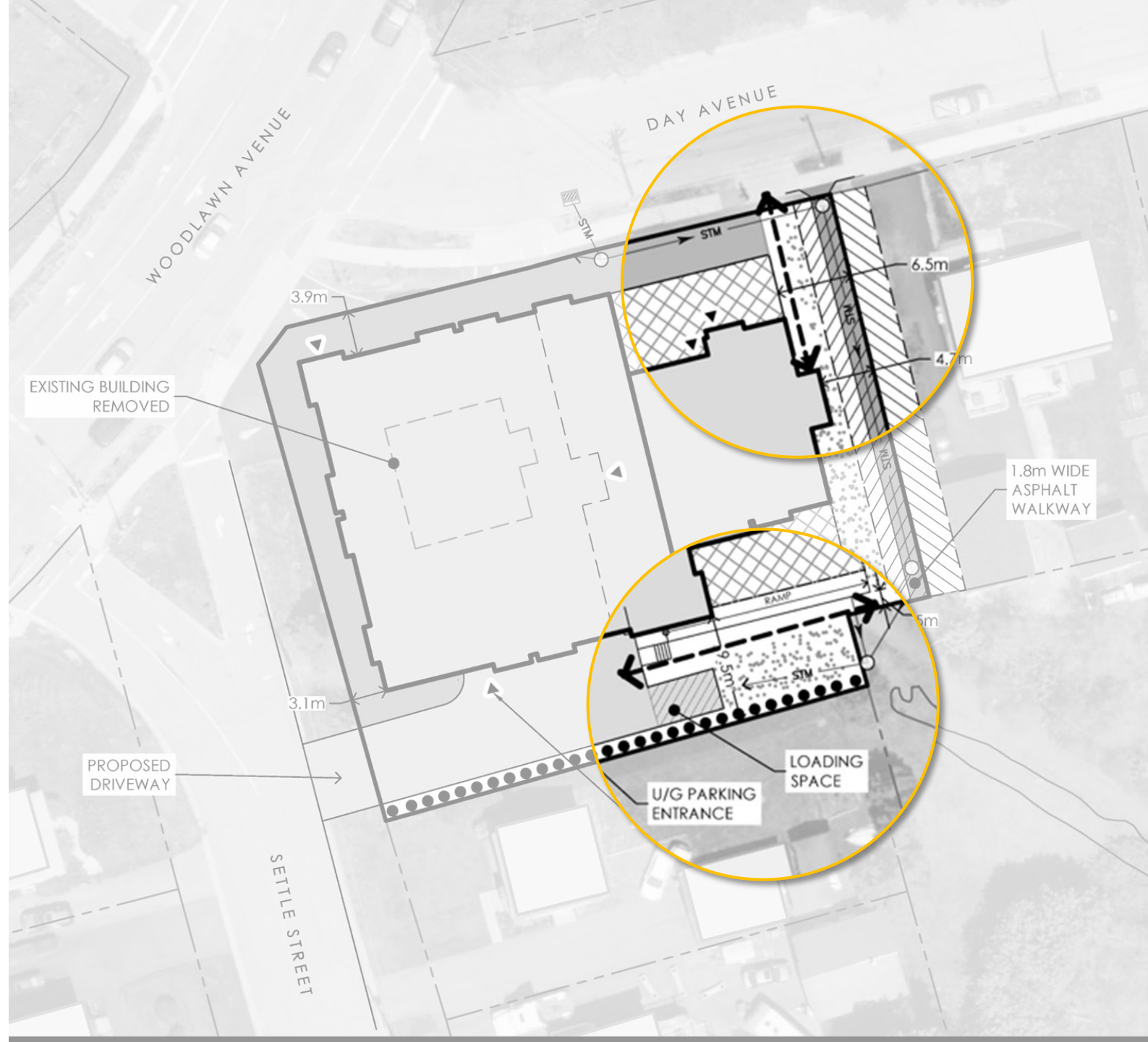
- Corner Location
- Access to underground parking from Settle Street
- Portion of building setback to maintain existing residential street rhythm
- Privacy Screening along southern property line



# SITE PLAN

## KEY FEATURES

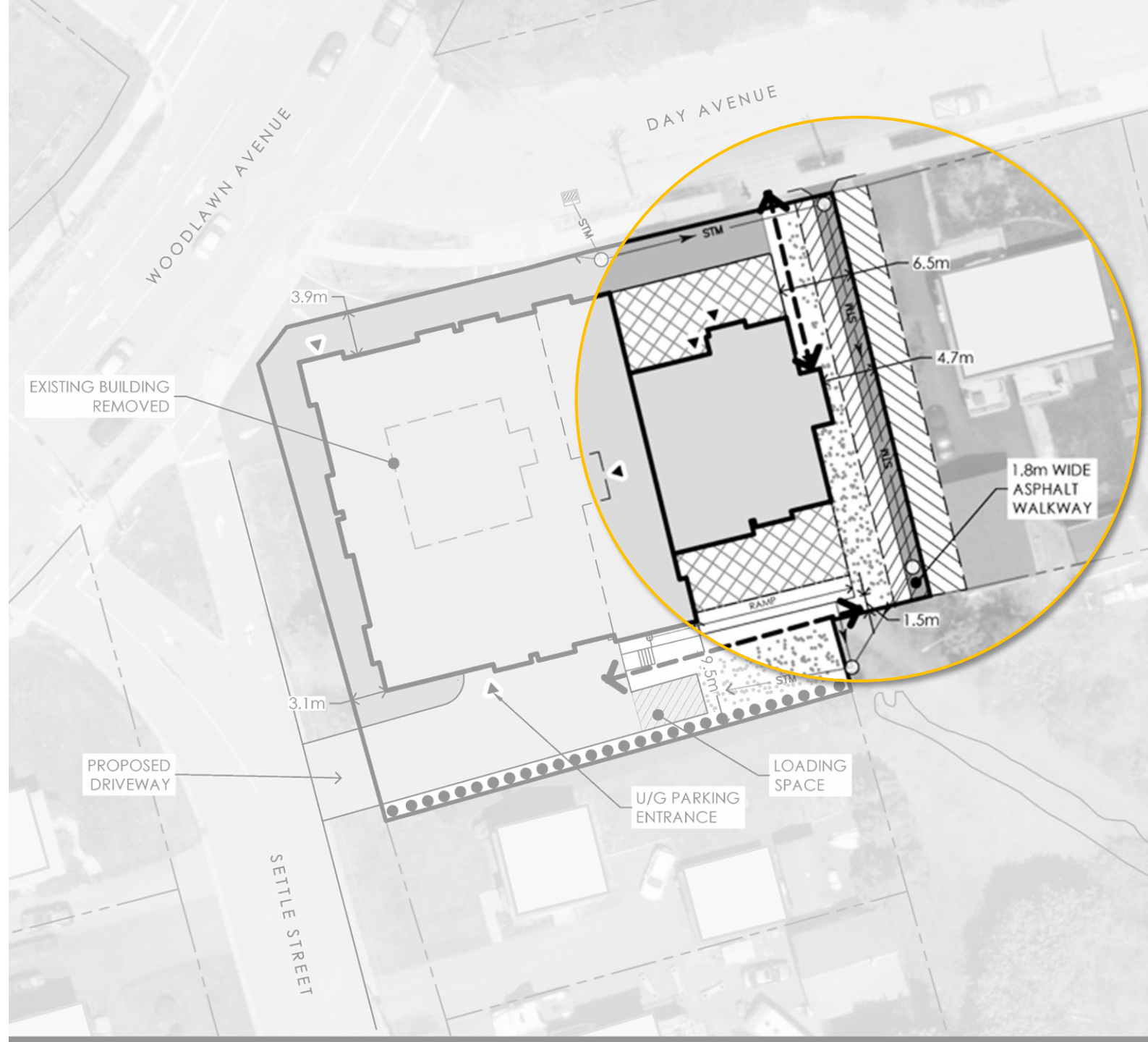
- Corner Location
- Access to underground parking from Settle Street
- Portion of building setback to maintain existing residential street rhythm
- Privacy Screening along southern property line
- Private Pathway Connections



# SITE PLAN

## KEY FEATURES

- Corner Location
- Access to underground parking from Settle Street
- Portion of building setback to maintain existing residential street rhythm
- Privacy Screening along southern property line
- Private Pathway Connections
- Easement to be combined with HRM ROW to accommodate stormwater and public pathway.





# BUILDING FEATURES - View from Woodlawn Road

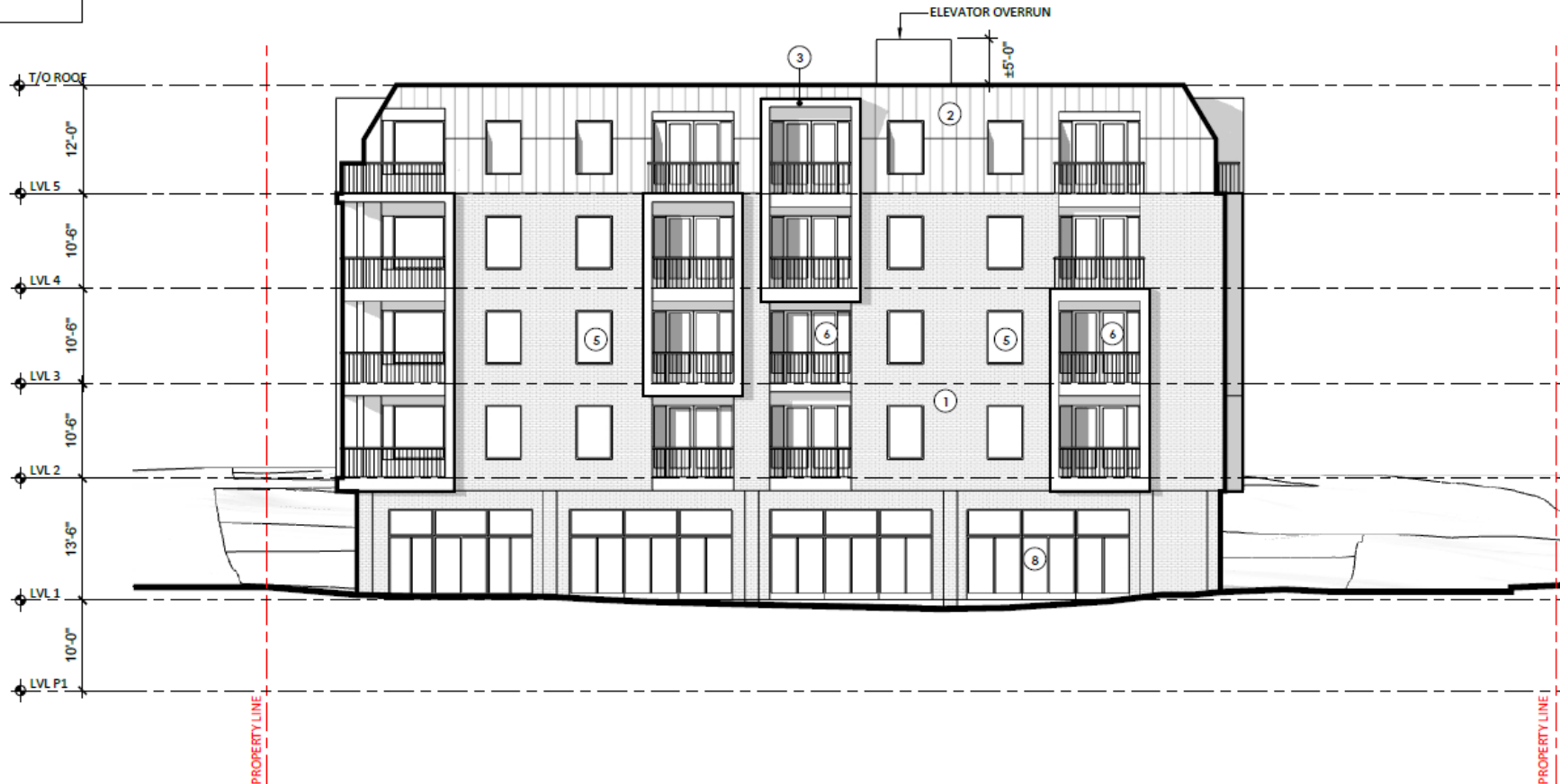
EXTERIOR MATERIALS LEGEND	
1	CLADDING A
2	CLADDING B
3	CLADDING C
4	ALUMINUM CURTAIN WALL
5	PVC/ALUMINUM WINDOW
6	8' PVC/ALUMINUM PATIO DOOR
7	GARAGE DOOR
8	10' STOREFRONT GLAZING
9	ENTRANCE CLADDING



- 3 Storeys transitioning to 5 Storeys
- 39 Units
- Local commercial uses on the ground floor
- Commercial entrance on Woodlawn Rd.
- Grade Related Dwelling Units
- Pedestrian lobby access from both front and rear of property

# BUILDING FEATURES – View from Settle Street

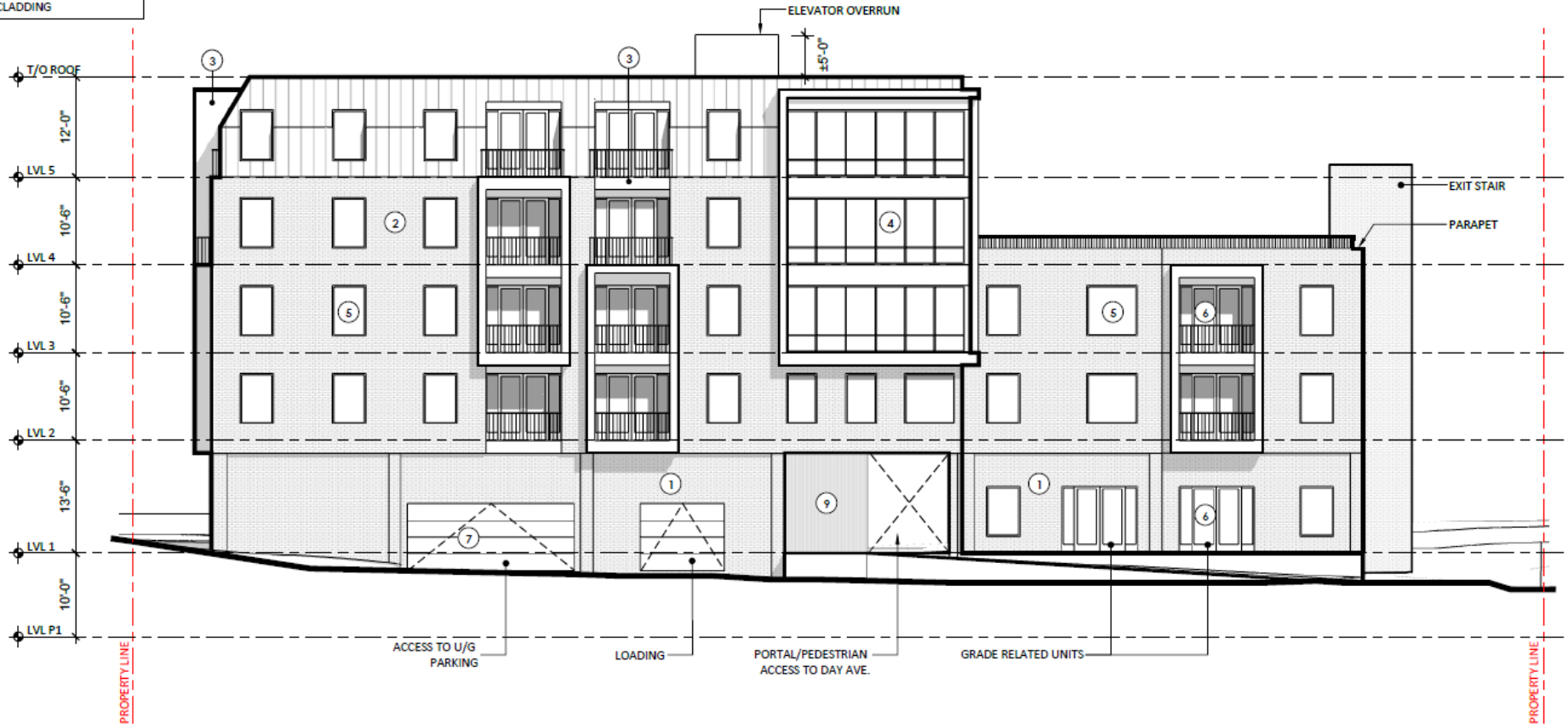
EXTERIOR MATERIALS LEGEND	
1	CLADDING A
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# BUILDING FEATURES – South Elevation

EXTERIOR MATERIALS LEGEND	
1	CLADDING A
2	CLADDING B
3	CLADDING C
4	ALUMINUM CURTAIN WALL
5	PVC/ALUMINUM WINDOW
6	8' PVC/ALUMINUM PATIO DOOR
7	GARAGE DOOR
8	10' STOREFRONT GLAZING
9	ENTRANCE CLADDING

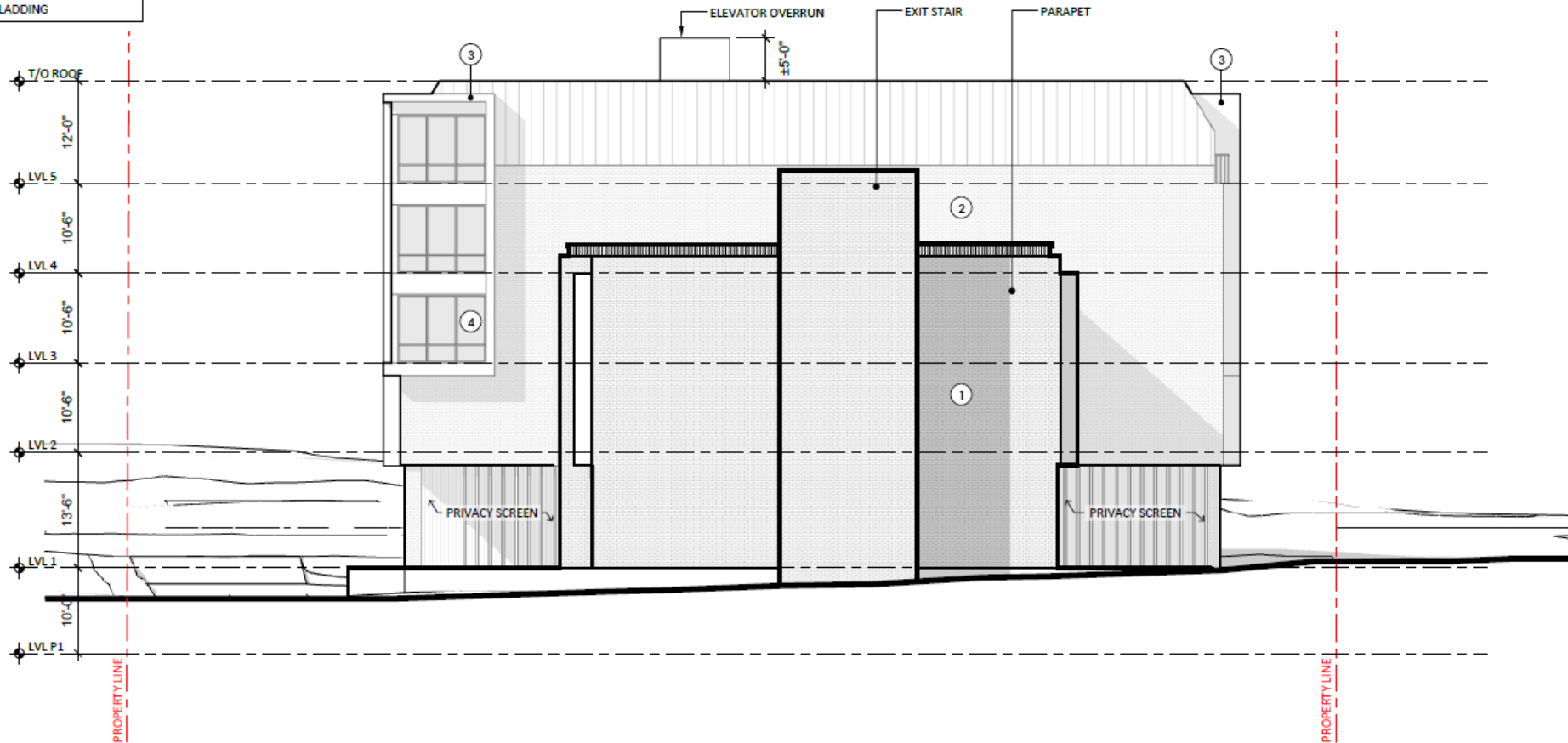


- Underground parking entry
- loading area
- Landscaped terraces for grade-related dwellings

# BUILDING FEATURES – East Elevation

## EXTERIOR MATERIALS LEGEND

1	CLADDING A
2	CLADDING B
3	CLADDING C
4	ALUMINUM CURTAIN WALL
5	PVC/ALUMINUM WINDOW
6	8' PVC/ALUMINUM PATIO DOOR
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9	ENTRANCE CLADDING







# Conceptual Renderings

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**THANK YOU**  
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architecture + planning