

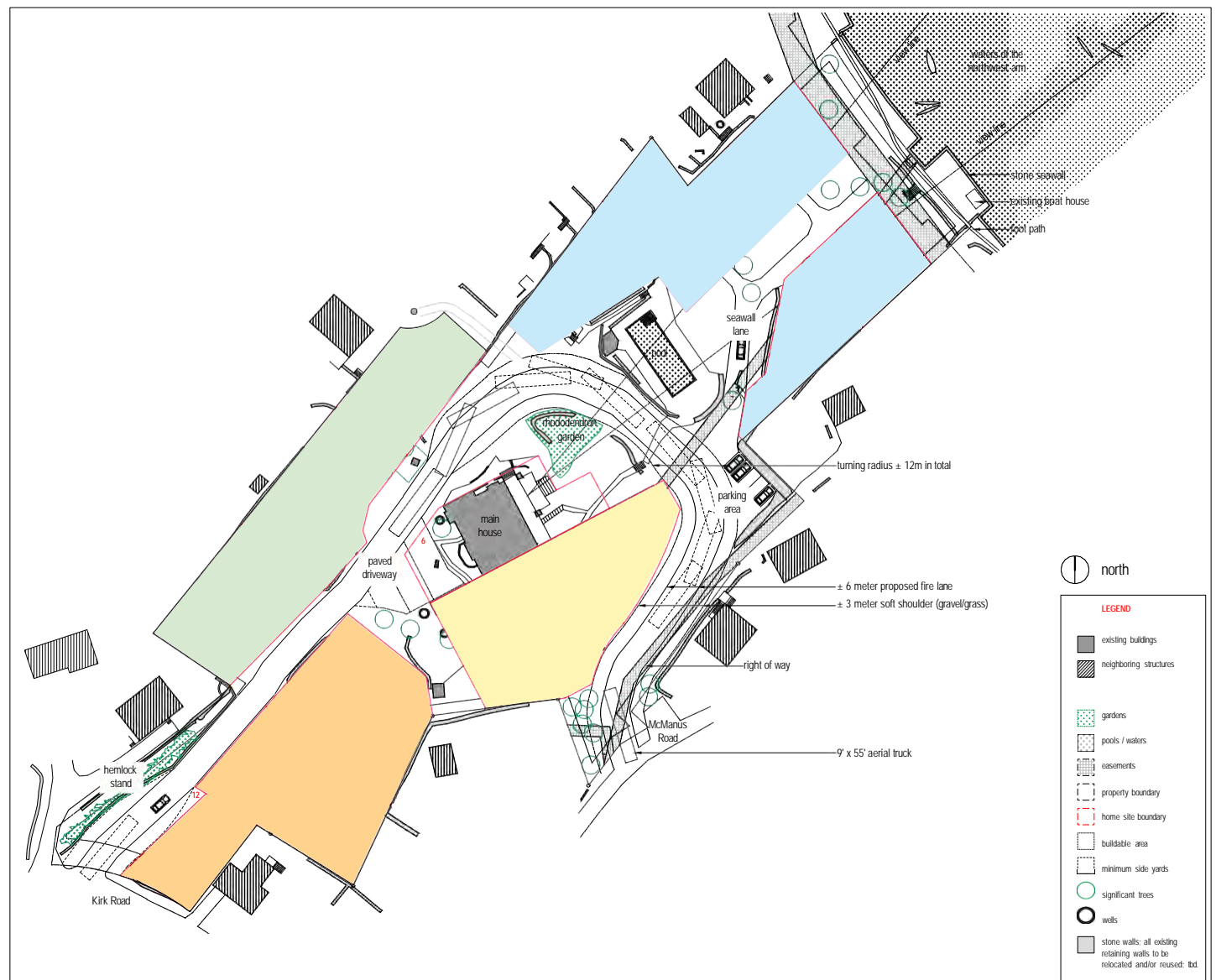
## **10 KIRK ROAD DEVELOPMENT CONCEPT**

---

**Item 10.1.1**  
**Halifax and West Community Council**  
**May 20, 2025**

# PROPERTY ZONES / VILLAGE SCALE

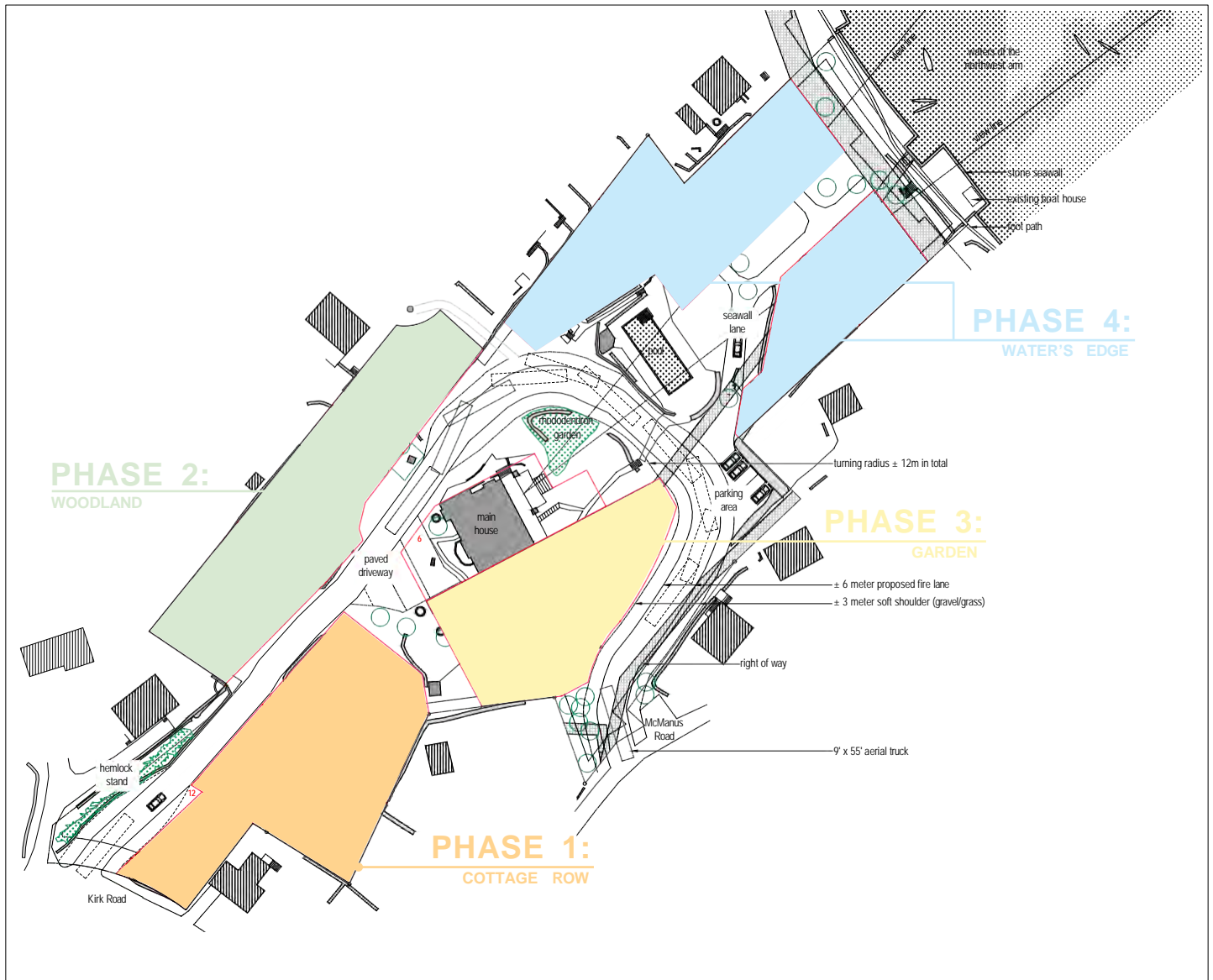
- |   |  |
|---|--|
| <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #f4a460; margin-right: 5px;"></div> <b>COTTAGE ROW</b> </div> <ul style="list-style-type: none"> <li>+ HOME SITES 10-12 LOCATED ON THE SOUTH SIDE OF THE ACCESS LANEWAY EXTENDING FROM KIRK ROAD;</li> <li>+ VIEWS OF THE DENSE HEMLOCK STAND EXTENDING ALONG THE NORTH SIDE OF THE ACCESS LANEWAY;</li> <li>+ SOUTHEAST-FACING BACKYARDS OPPOSITE THE LANEWAY;</li> <li>+ LOW STONE WALLS DEFINING THE LANEWAY EDGE; AND</li> <li>+ FLAT TOPOGRAPHY EXTENDING FROM THE LANEWAY, FALLING-OFF TO THE EAST.</li> </ul> | <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #add8e6; margin-right: 5px;"></div> <b>WATER'S EDGE</b> </div> <ul style="list-style-type: none"> <li>+ HOME SITES 1-5 WITH DIRECT VIEWS OF THE NORTHWEST ARM;</li> <li>+ STEEPLY SLOPING TOPOGRAPHY TOWARD THE NORTHEAST;</li> <li>+ ADJACENT TO THE SWIMMING POOL AND STONE TERRACE;</li> <li>+ HOME SITE 4 UTILIZES THE ROOST AS AN ACCESSORY BUILDING;</li> <li>+ FRONT ON AN ACCESS AND VIEW CORRIDOR EXTENDING NORTHEAST FROM THE MAIN HOUSE TO THE WATER; AND</li> <li>+ ADJACENT TO THE BOATHOUSE AND WHARF.</li> </ul> |
| <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #f4e18c; margin-right: 5px;"></div> <b>GARDEN</b> </div> <ul style="list-style-type: none"> <li>+ HOME SITES 13-15 ON THE EAST SIDE OF THE MAIN HOUSE;</li> <li>+ VIEWS OF THE RHODODENDRON GARDEN AND INDIRECT VIEWS OF THE NORTHWEST ARM;</li> <li>+ MATURE CONIFEROUS AND DECIDUOUS TREES;</li> <li>+ EASTERN BOUNDARY DEFINED BY A TALL STONE RETAINING WALL; AND</li> <li>+ SLOPING TOPOGRAPHY DOWN TO THE SOUTH.</li> </ul>  | <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #90ee90; margin-right: 5px;"></div> <b>WOODLAND</b> </div> <ul style="list-style-type: none"> <li>+ HOME SITES 7-9 ON THE NORTH SIDE OF THE ACCESS LANEWAY EXTENDING FROM KIRK ROAD;</li> <li>+ DIRECT VIEWS OF THE MAIN HOUSE;</li> <li>+ LOW AND TALL STONE WALLS DEFINING THE LANEWAY EDGE;</li> <li>+ MATURE CONIFEROUS TREES AND EXPOSED GRANITE BOULDERS; AND</li> <li>+ SLOPING TOPOGRAPHY UP FROM LANEWAY.</li> </ul>   |



# CONSTRUCTION TRAFFIC / PHASING IN ZONES

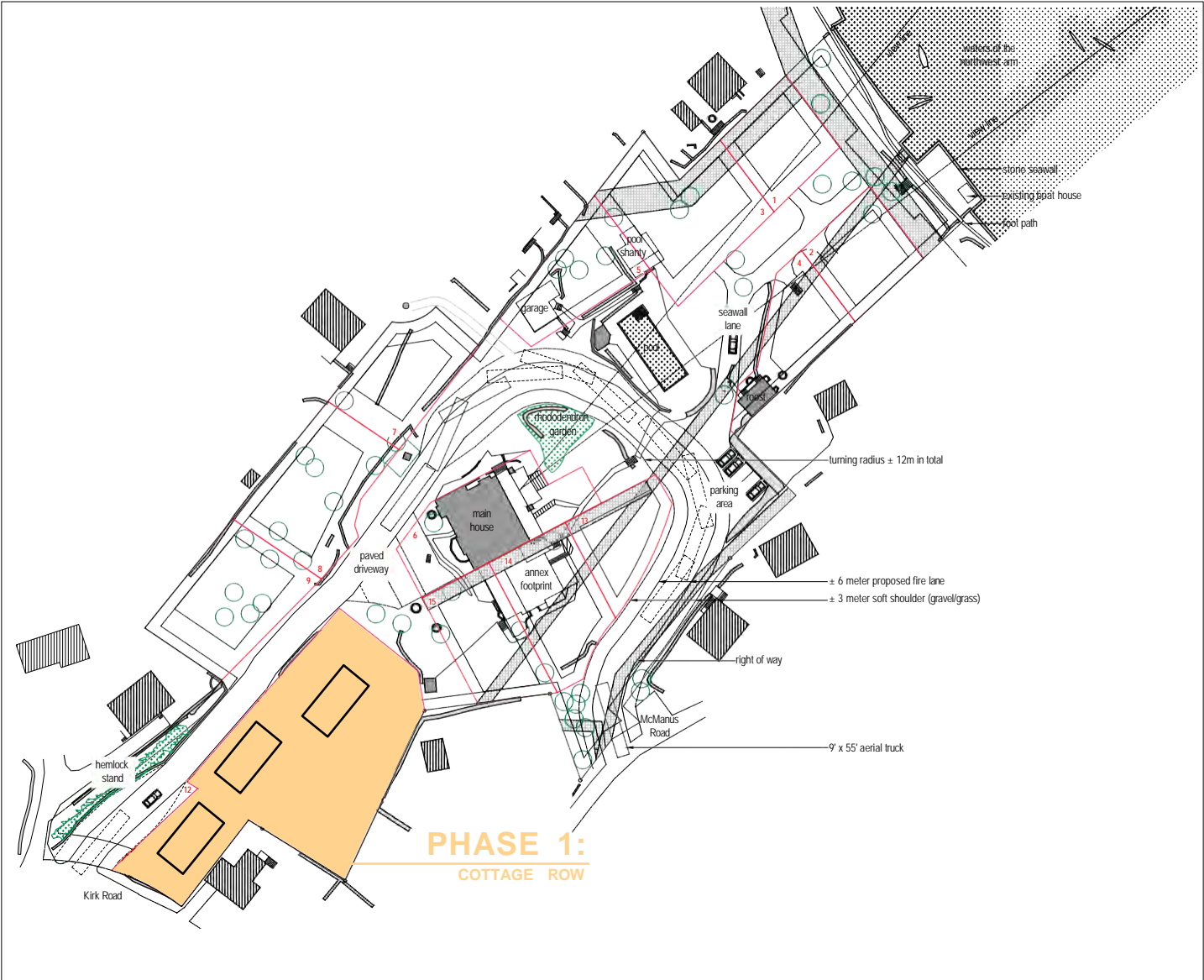
## PHASING / SCHEDULE

- + BUILDING IS DONE IN PHASES/ZONES: 3-5 HOMES WILL BE CONSTRUCTED AT ONE TIME
- + SMALLER DELIVERY TRUCK WITH HOURS BETWEEN 9AM AND 3:30PM
- + POTENTIAL PRE-FAB OFF-SITE IN PANELS = MINIMIZE FRAMING SCHEDULE WITH LESS CONSTRUCTION TRAFFIC, NOISE, AND DISRUPTION ON SITE
- + ALL BUILDINGS ARE MADE OF LIGHT TIMBER CONSTRUCTION (NO MAJOR STEEL)
- + ALL CONSTRUCTION TRAFFIC TO BE WITHIN SITE BOUNDARIES



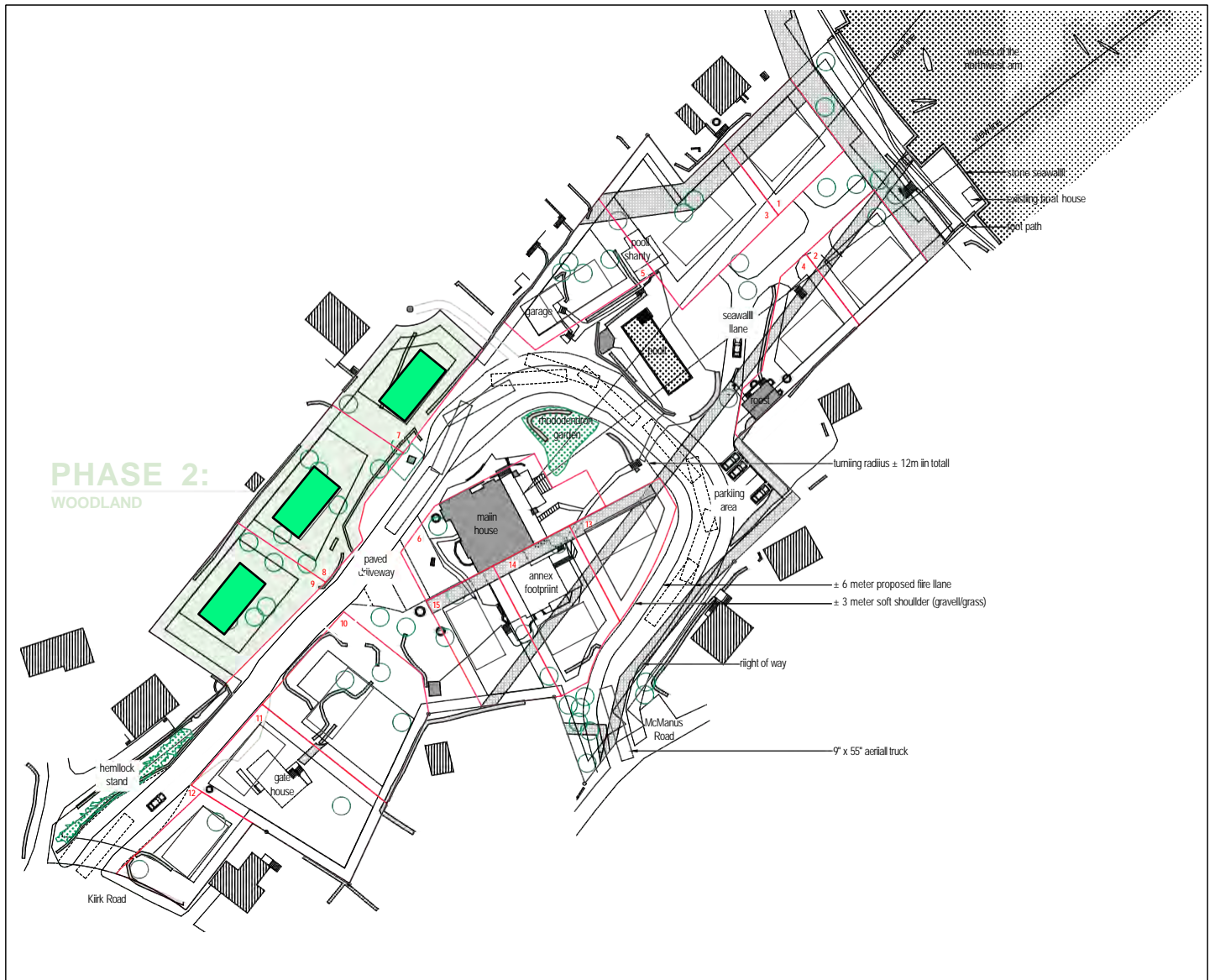
# PHASE 1: COTTAGE ROW

+ 3 BUILDINGS @ PHASE 1



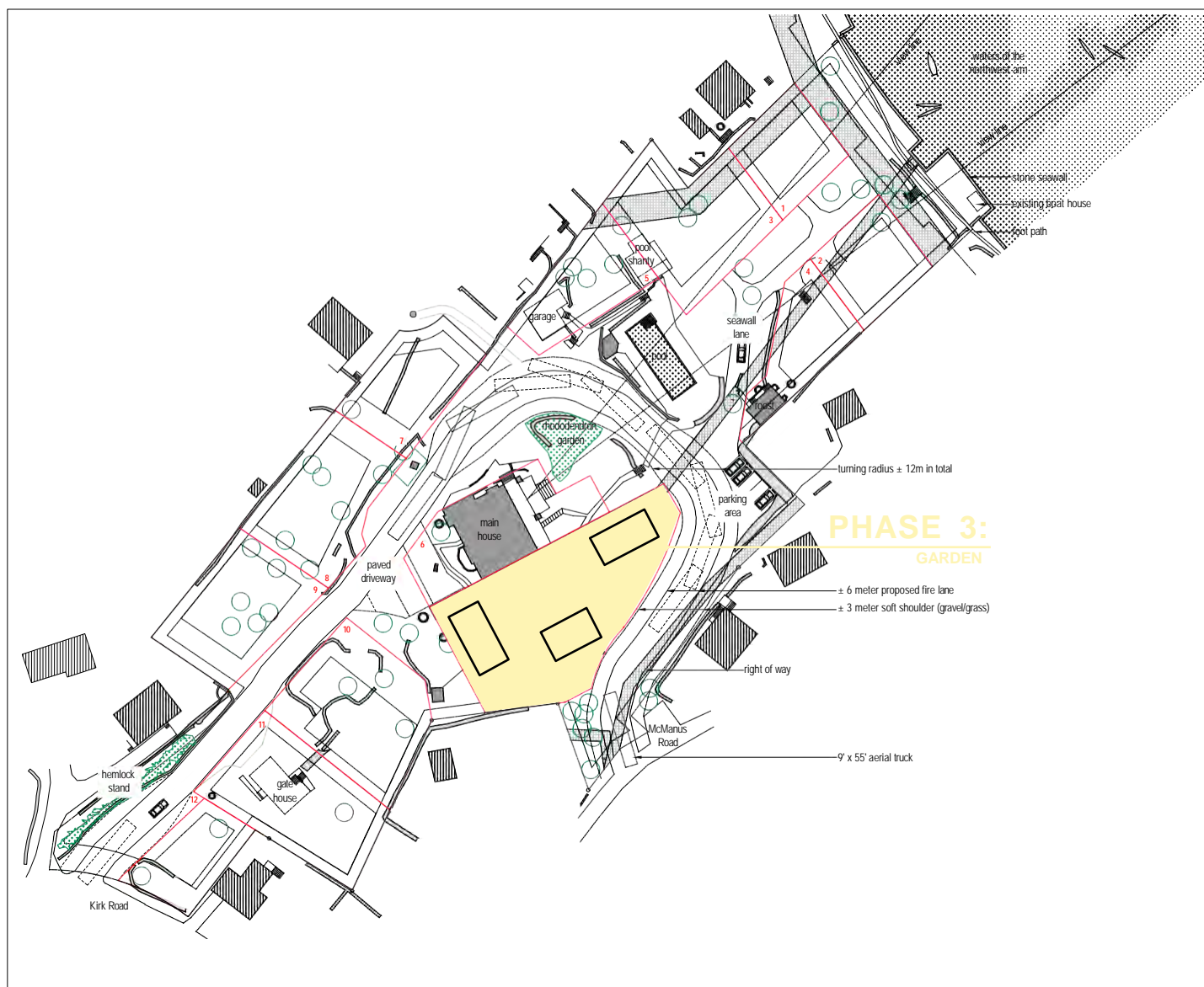
## PHASE 2: WOODLAND

+ 3 BUILDINGS @ PHASE 2



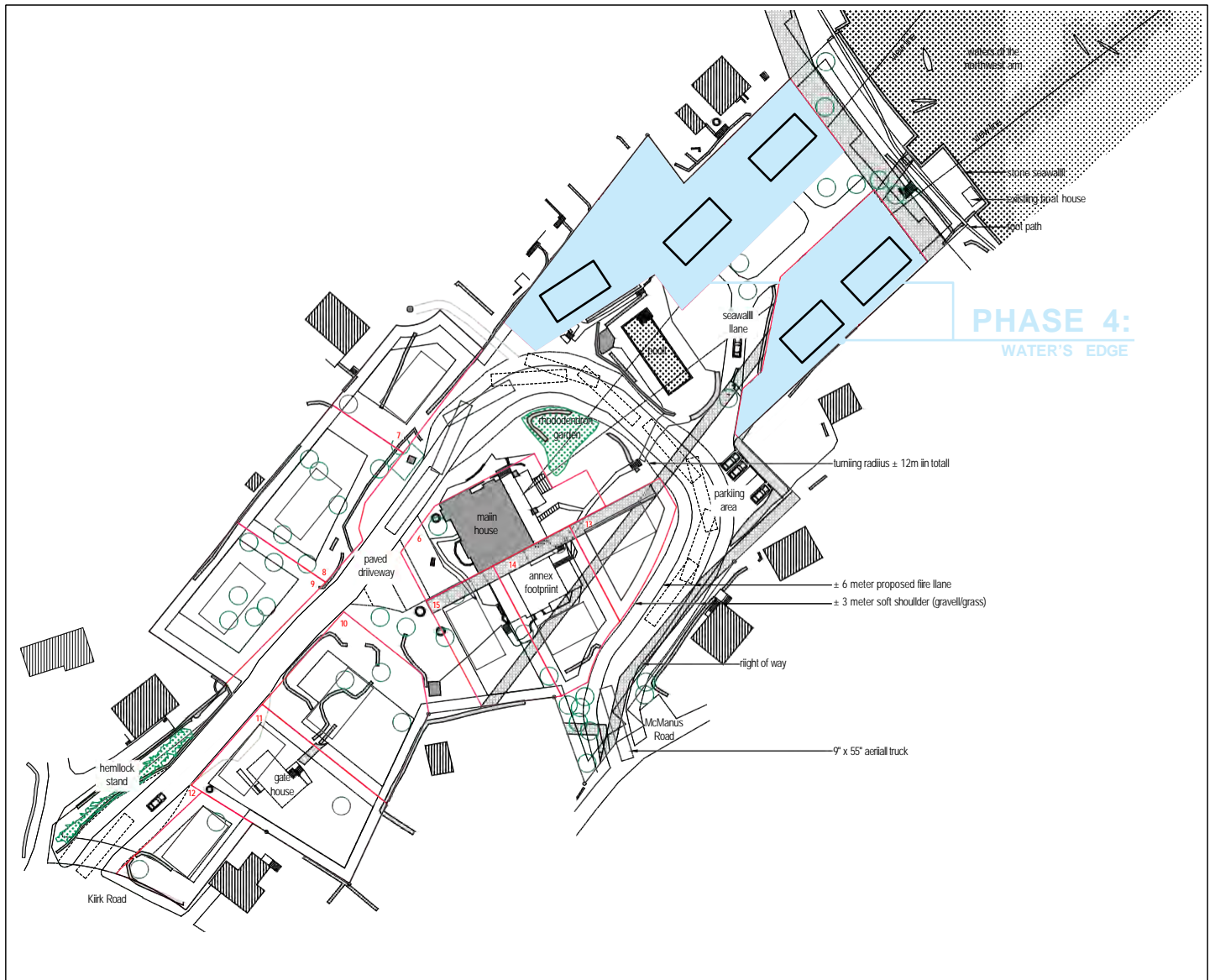


+ 3 BUILDINGS @ PHASE 3



## PHASE 4: WATER'S EDGE

+ 5 BUILDINGS @ PHASE 4



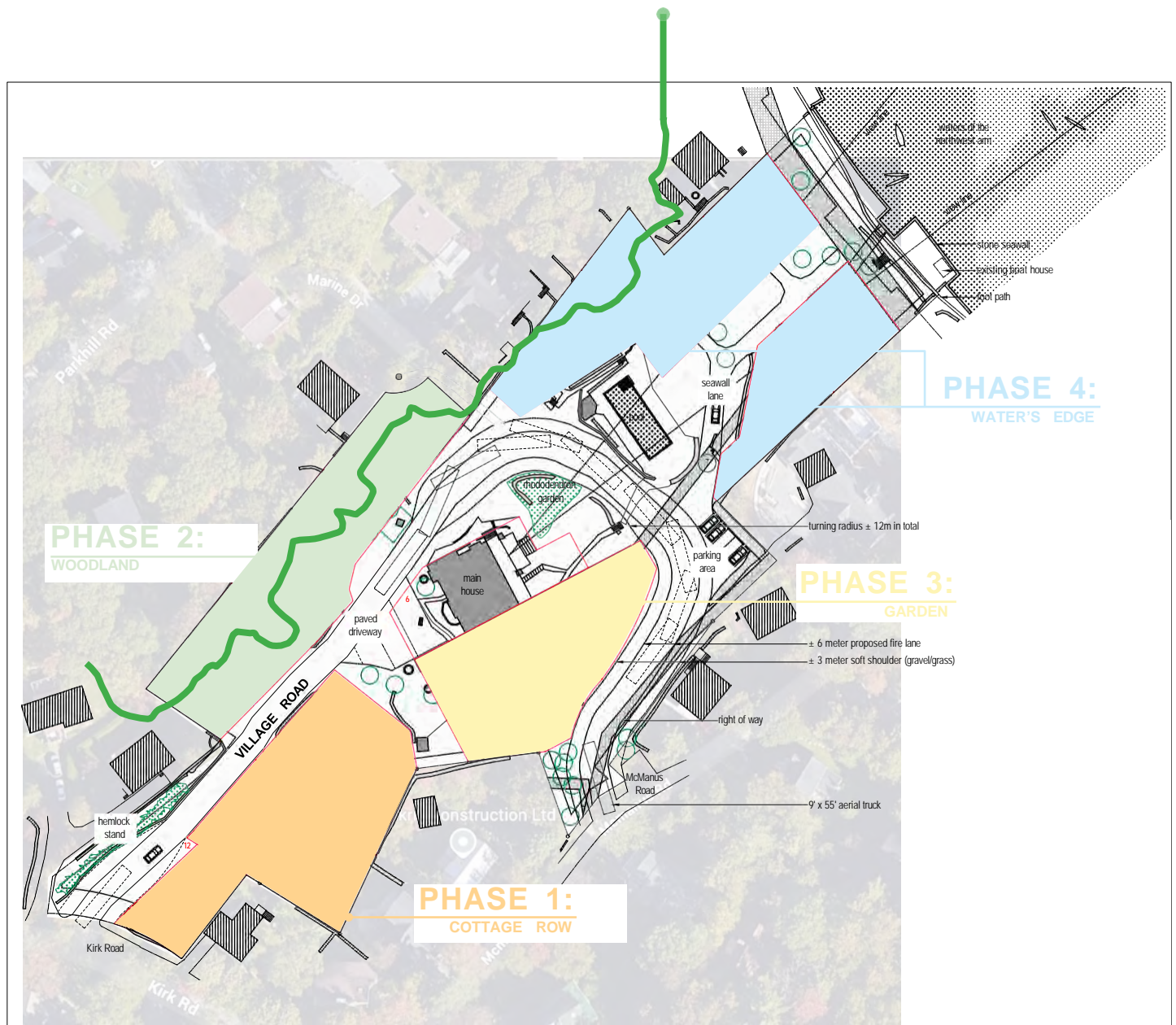
# VILLAGE SCALE DEVELOPMENT

## RESPECTING ADJACENT NEIGHBOURHOOD

- + PROPOSED BUILDINGS FOOTPRINT AND HEIGHT ARE IN SCALE WITH THE NEIGHBOURHOOD

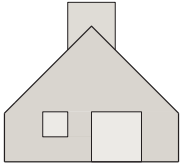

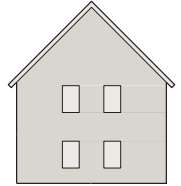


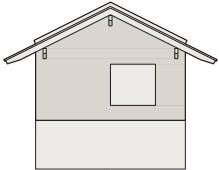


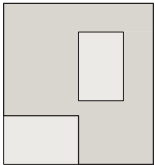



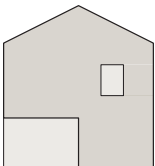



### (CONCEPT)

PROPOSED BUILDINGS TO BE CLOSER TO THE 'VILLAGE ROAD' =  
CREATES MORE BUFFER ZONES BY MAINTAINING EXISTING TREELINE





# STYLES

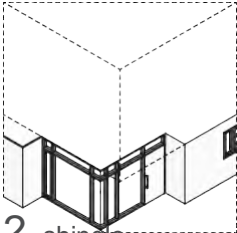
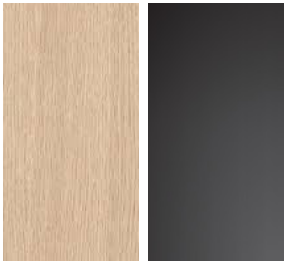

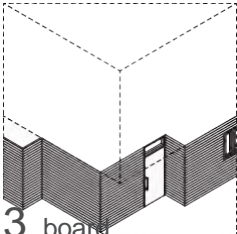


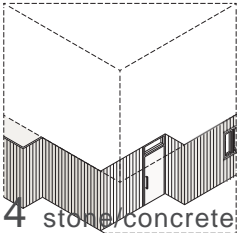
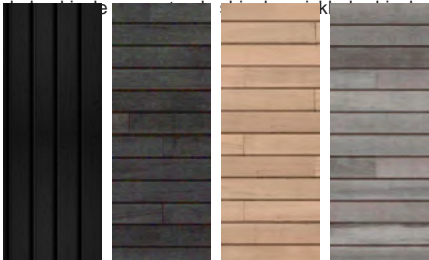
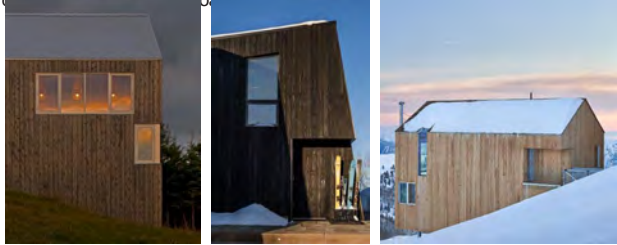
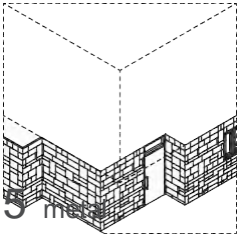
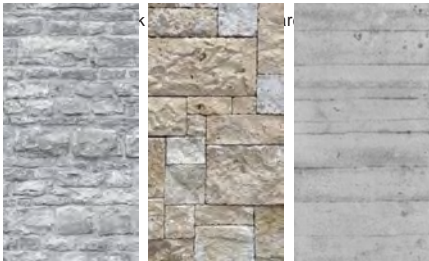

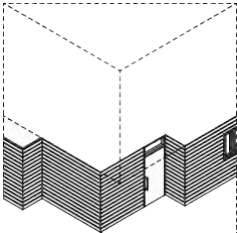


TYPE	DESCRIPTION	PRECEDENTS
<b>1</b> cottage 	+ cottage row zone + steep pitch gable roof + dormers	
<b>2</b> farmhouse 	+ cottage row or garden zone + steep pitch with thin, shallow overhangs	scottish village homes  lake house   olson kundig 
<b>3</b> arts & crafts 	+ garden or woodland zone + low pitch gable roof with deep overhangs + exposed rafters	jackson meadows   ealmela architects  penn. farmhouse   cutler 
<b>4</b> modern 	+ garden, woodland, or water's edge zone + flat roof with or without overhangs	gamble house   greene & g   
<b>5</b> coastal 	+ water's edge zone + low pitch gable with no overhangs	  

# ROOF

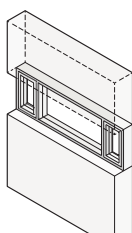
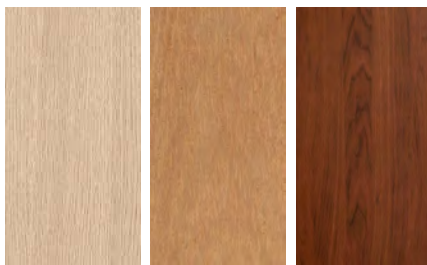

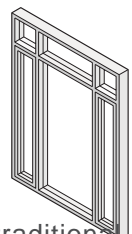


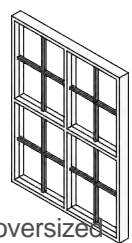
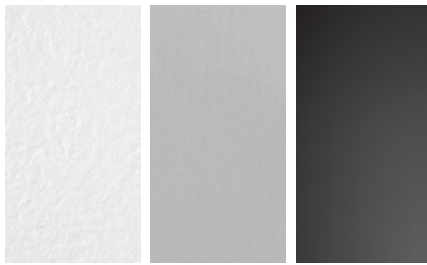

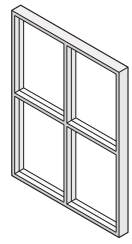
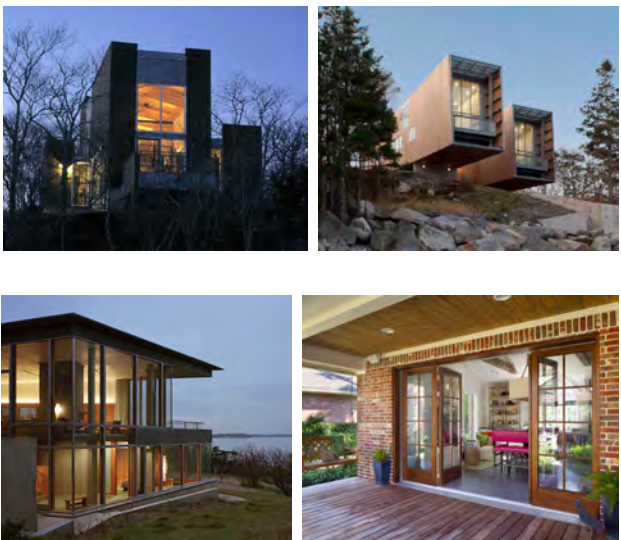
COMPONENT	MATERIAL	PRECEDENTS
<div>1</div> <div>steep pitch gable</div> <div></div>	<div></div> <div></div> <div></div>	<div></div> <div></div> <div>overhanging steep pitch gable</div> <div>tight steep pitch gable</div>
<div>2</div> <div>thin overhang steep pitch gable</div> <div></div>	<div></div> <div></div> <div></div>	<div></div> <div></div> <div></div> <div>this overhang steep pitch gable</div>
<div>3</div> <div>deep overhang low pitch gable</div> <div></div>	<div></div> <div></div> <div></div>	<div></div> <div></div>
<div>4</div> <div>flat roof</div> <div></div>	<div></div> <div></div> <div>corten</div>	<div></div> <div></div>
<div>5</div> <div>no overhang low or steep pitch gable</div> <div></div>	<div></div> <div></div> <div>standing seam</div> <div>standing seam</div> <div>*MATERIALS NOT SPECIFIC TO COMPONENT*</div>	<div></div> <div></div> <div>no overhang steep pitch gable</div> <div>roof + parapet</div>



# WALLS



COMPONENT	MATERIAL	PRECEDENTS
<div>1 glass</div> 	 <div>wood (varies)alum (varies)</div>	 <div>glassglass</div>
<div>2 shingle</div> 		 <div>dark shingle &amp; dark boardnatural shingle</div>
<div>3 board</div> 		
<div>4 stone concrete</div> 		
<div>5 metal</div> 	 <div> <div>*MATERIALS SPECIFIC TO COMPONENT*</div> <div>silver corr.    dark corr.    corten</div> </div>	 <div>silver corrugated    silver corrugated</div>

# WINDOWS

COMPONENT	MATERIAL	PRECEDENTS
<b>1</b> punched 	 white oak    spanish cedar    mahogany	 punched   alum.    punched   dark aluminum
<b>2</b> curtain wall 	 white oak    spanish cedar    mahogany	 curtain wall   board & batten    curtain wall   silver aluminum
<b>3</b> traditional 	 white alum.    silver alum.    dark alum. *MATERIALS NOT SPECIFIC TO COMPONENT*	
<b>4</b> oversized 		 duratherm   aluminum & wood    nanawall   mahogany



# TERRACE

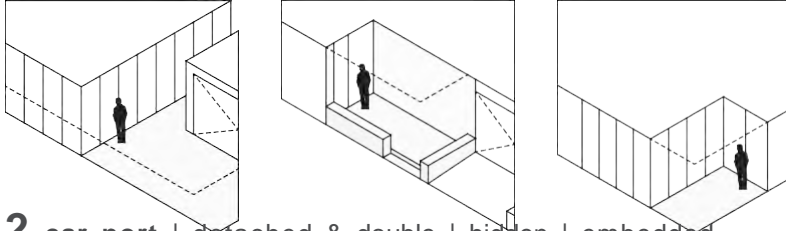
COMPONENT	MATERIAL	PRECEDENTS
<div>1 covered</div> 	  	 <div>wrap around terrace - open   stone</div>
<div>2 wrap around - open</div> 	  	
<div>3 corner - open</div> 	    <div>board form      arch. concrete</div> <div>*MATERIALS NOT SPECIFIC TO COMPONENT*</div>	<div>wrap around terrace - open   dark board</div>   <div>wrap around terrace - open   natural board</div> 

# FEATURES

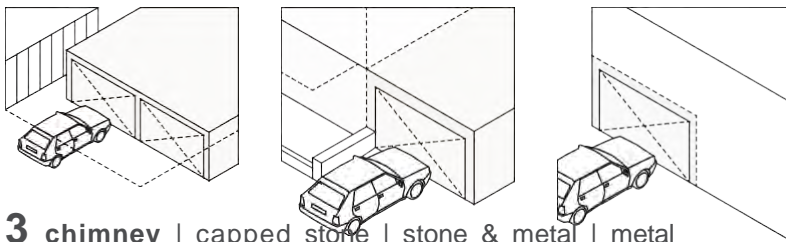
## COMPONENT

architecture features

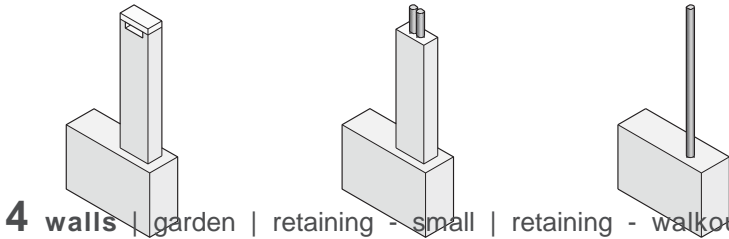
### 1 entry porch | dog trot | shotgun | sheltered



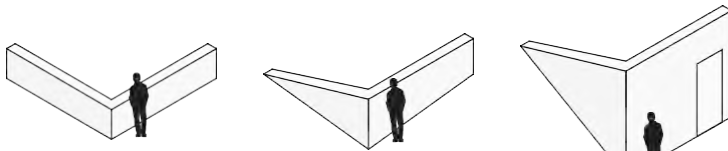
### 2 car port | detached & double | hidden | embedded



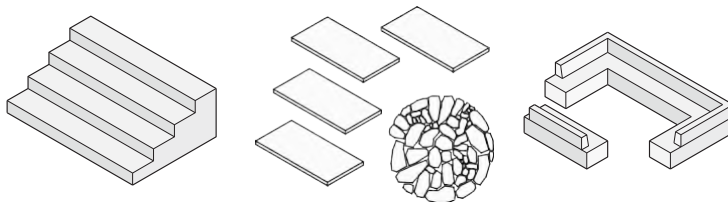
### 3 chimney | capped stone | stone & metal | metal



### 4 walls | garden | retaining - small | retaining - walkout



### 5 additional elements stairs | pathways | gathering

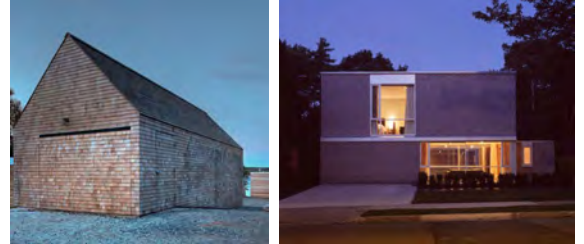


landscape features

## PRECEDENTS



dogtrot entry porch    shotgun entry porch    sheltered porch



stairs & walkway

flag stones    seating





- + pedestrian walkway
- + dense hemlock stand
- + accessed via kirk rd
- + flat sites along narrow laneway

**scene 1** | cottage row



- + pedestrian walkway
- + overlooking heritage craftsman house
- + accessed via kirk rd
- + sloping sites & granite walls
- + mature coniferous & deciduous trees
- + direct views of rhododendron
- + indirect water views

**scene 2** | woodland & garden



- + shared boathouse with views towards heritage house
- + steeply sloping sites
- + direct views of the northwest arm
- + accessed via mcmanus dr and existing laneway from kirk rd
- + adjacent to existing pool & terrace

**scene 3** | water's edge