

RESPONDING TO URBAN CONTEXT

- Higher level contextual analysis identified two urban forms that the site in question should respond to and reflect upon. One being of a commercial nature fronting Chebucto Road, and the other being of a low-scale residential neighborhood fabric along both Beech and Elm Streets.
- The overall massing of the building also responds to the above contextual analysis whereby the tallest portion (5 floors) is condensed to the centre of the building with various setbacks from an established 3 to 4 storey streetwall. The streetwall facing Chebucto varies from 3 to 4 storeys as the mass adjusts to the change in grade. The streetwall facing Elm street is capped at 3 storeys, and the streetwall along Beech is bookended at 3-storeys, with two central pitched roof form to respond to the preexisting single family housing typologies.
- Interior lot line setbacks reflect a larger spacial separation with a 14-foot setback at grade, and 24-foot setback for the building mass above 3 storeys.
- Having identified that Elm Street retains commercial use deeper into the street than Elm, and considering a lower grade at this end of the site, the parking entrance was deliberately reserved for this location to retain and reinforce a more continuous residential fabric along Beech street with multiple townhouse style entries.
- The buildings footprint general takes up all 3 street frontages in width as a means to define an urban edge. Setbacks along Beech and Elm Street generally align with adjacent building for street continuity. The setback along Chebucto is virtually zero, with pocket setbacks at the primary residential entrance and where the commercial form transitions into the residential form at the Chebucto/Beech Street intersection.

ARTICULATION + STREETScape

- The building's articulation and ground floor treatments respond to current urban design principles for mixed use buildings that is being employed across Canadian and North American municipalities in similar contexts to inform warm, animated streetscapes.
- The building mass has been broken up into multiple vertically proportioned volumes. Each volume is then characterized by a change in material form to reinforce the volumetric distinction and create a sense of rhythm across each façade.
- Ground floor materiality differs from the floors above as a means to further break the mass and to establish appropriate proportions for the distinct vertical volumes. Ground Floor materiality along commercial frontages include large display windows within solid forms. Full-height glazing system has only been reserved for the corner articulation at the Elm Street intersection whereby it has been coupled with a wrapping brick volume above.
- Upper Storey articulation above the streetwall have been simplified to one material form as a continuous paneling system. This 'less' articulated form is deliberate in part to reinforce the streetwall massing and materiality below. In other words, the textured materiality is focused within the pedestrian's field of view within the first 3 to 4 storeys.
- Primary Residential entrance is located off Chebucto Road where commercial typology meets the residential typology at the Beech Street Corner. The entrance can be identified by the coupling 'red' volume and a wood canopy + planter detail.
- Units along Beech Street have their own private entrance that is paired with planters and a vertical thresholds (stairs) from the sidewalk.

- All balconies within the streetwall are inset and enclosed to create a 'seamless' volumetric affect across the façade.

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