

# BUILDING SPRING GARDEN WEST

HOW  
CAN  
WE

LIVE  
LIFE  
WELL?



YOUR OPINION  
MATTERS  
TO US



LIVEWELLONSGW.COM

LAWEN  
GROUP

MANAGED BY

DEVELOPED BY

PARAMOUNT  DEXEL

- Locally owned and operated
- Owns, develops and manages its buildings for life
- Focus on residential rental buildings with commercial spaces
-  **DEXEL** is known for developing exceptional residential & mix-use buildings
- **PARAMOUNT**  has less than 1% annual vacancy rate





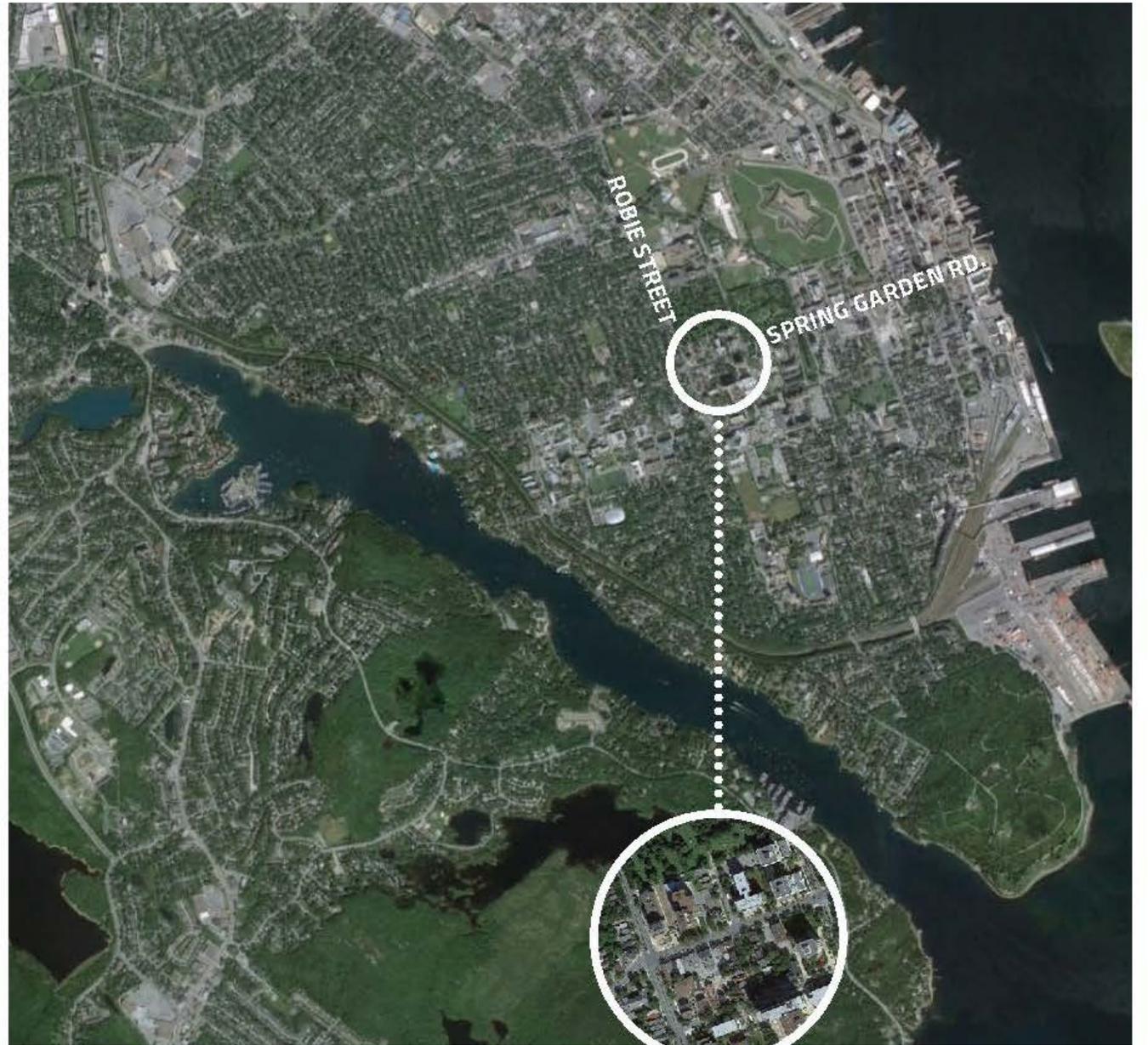
## Where It All Began

Lawen family members operated the Little General Store starting in 1972

First Spring Garden property purchased in 1996

# Where is Spring Garden West?

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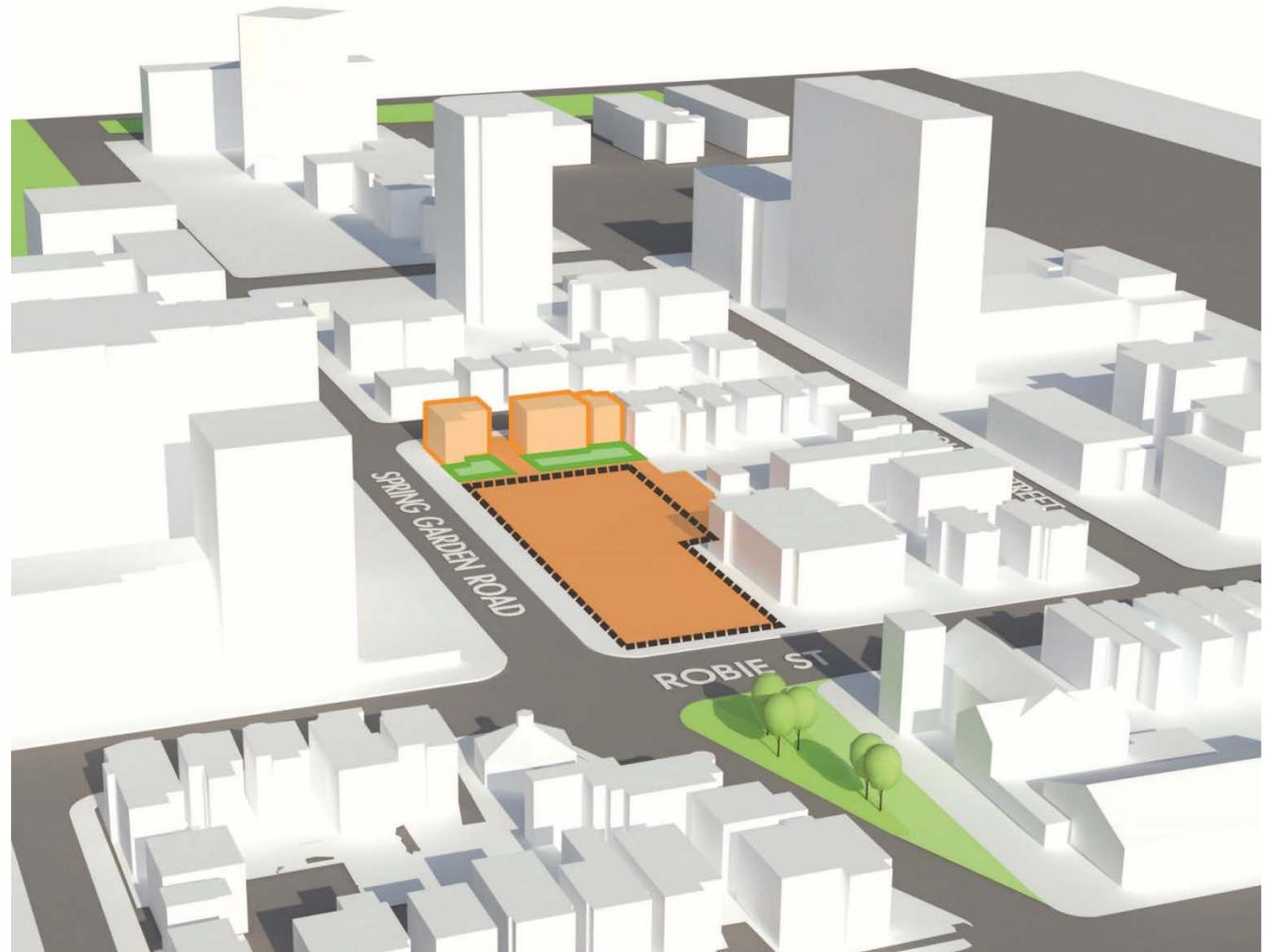




**Where:** South-West Corner of Spring Garden Rd.

# Spring Garden West Site Footprint

- South frontage on Spring Garden Rd from Robie to Carlton St.
- Includes restoration of 3 registered heritage homes on Carlton St.



# Developer-Led Public Engagement

May 2015

☒ May 2015: Informal public meeting about potential future development

October 2015

☒ October 14: Dexel submits a DA application for 2/3 of the SWG properties

November 2015

☒ Addition of New Properties

HOW  
CAN  
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LIFE  
WELL?



January 2016

February 2016

March 2016

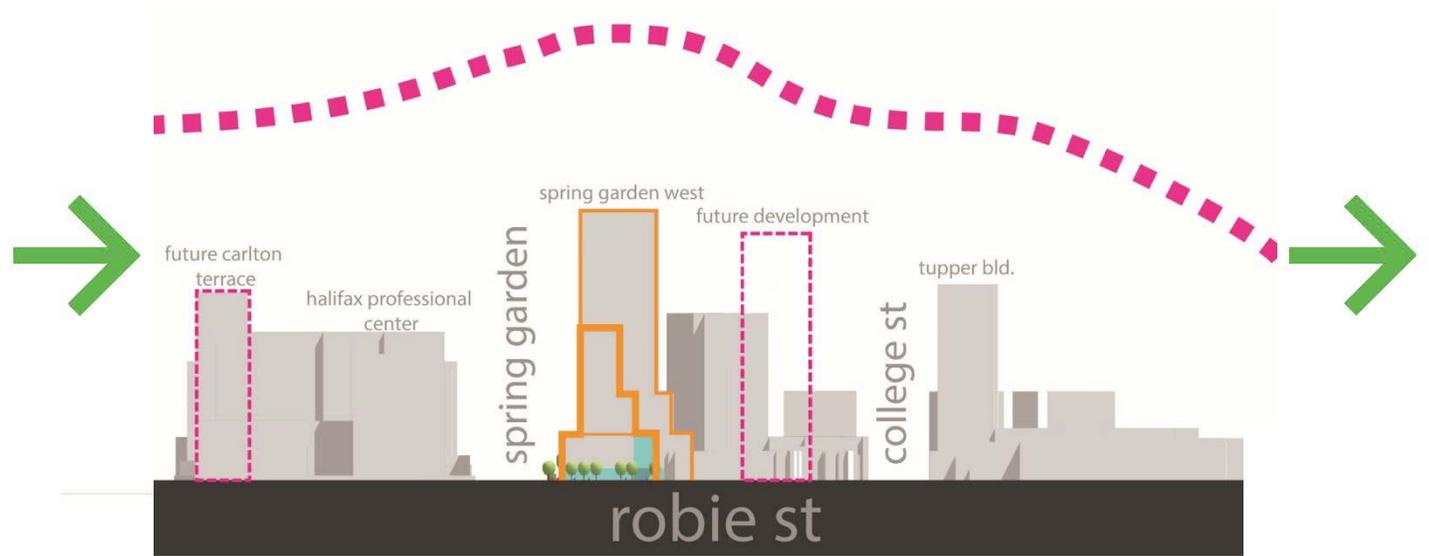
April 2016

☒ April 6–7: Three stakeholder events

BUILD THE TEAM AND PUBLIC ENGAGEMENT PROCESS

PREPARE FOR AND CONDUCT STAKEHOLDER ENGAGEMENT SESSIONS

How can we  
live life well?



# Developer-Led Public Engagement



## Forming the Engagement Team December to February 2016



# April 2016

☒ April 18: 'Density Done Well' lecture by Brent Toderian

# May 2016

☒ April 19: PE Session One ☒ May 11: PE Session Two ☒ May 31: PE Session Three

PREPARE FOR PUBLIC ENGAGEMENT WORKSHOPS

ITERATIVE PROCESS OF GATHERING INPUT TO INFORM DESIGN



# Developer-Led Public Engagement



How can this  
development  
*rejuvenate*  
SGW?

**TUESDAY**  
**APRIL 19<sup>TH</sup>**



What Public  
*Spaces* do you want  
to see on  
SGW?

**WEDNESDAY**  
**MAY 11<sup>TH</sup>**



You told us!  
We listened!  
What's your final  
*advice?*

**TUESDAY**  
**MAY 31<sup>ST</sup>**

# Public Engagements April-May 2016

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# SPRING GARDEN WEST DISTRICT

## ROUND 1: IDEAS

- underground power lines
- Spring garden theme! lots of flower
- do not lose parking spaces

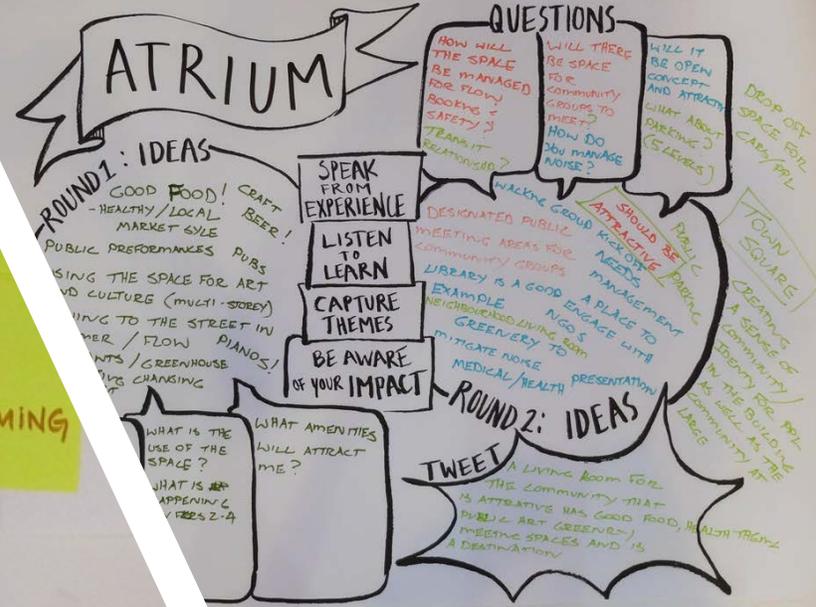
SPEAK FROM EXPERIENCE

QUESTIONS  
 - Traffic (how will it work)  
 - Trees? how will it work.

# PE1

ISOLATE BIKE LANES  
 PARKING - CAN WE AFFORD TO LOSE IT?  
 BURY POWER & UTILITIES  
 BUS LANE INSTEAD OF BIKE LANE  
 SPRING GARDEN AS THEME  
 SHOW EXISTING PROPERTY/BLDG ON PLANS FOR REFERENCE

WIDER SIDEWALK  
 updating area - newer buildings  
 energy efficient area.  
 MATERIAL KEEPING  
 NEIGHBOUR KEEP CHARM  
 TRAFFIC CONTROL / TRAFFIC CALMING







# PE 3



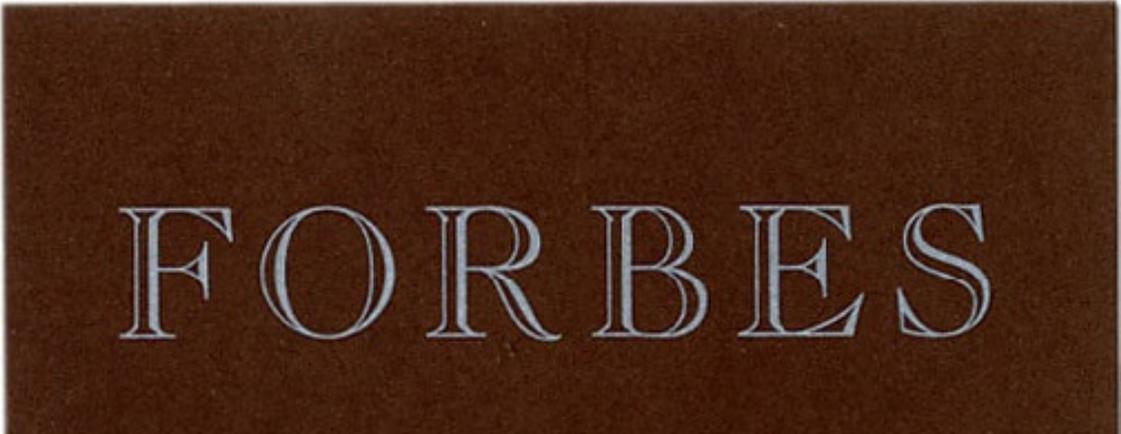
# Partners for a Better Design

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ANNE SINCLAIR  ARCHITECT

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FORBES

**Developer-Led Public Engagement**



## Community Partners

**Developer-Led Public Engagement**

# Citizens of the Halifax Regional Municipality

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**Developer-Led Public Engagement**

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June/July 2016

August 2016

☒ August 29: DA Addendum Submitted

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PREPARE DOCUMENTS FOR HRM APPROVAL



**Developer-Led Public Engagement**

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# March 2018

☒ Commissioning of Heritage Impact Statement &  
Application to Substantially Alter the Exterior of Heritage Properties

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Application to Substantially Alter Heritage Properties

ARCHITECTURE | 49



**Developer-Led Public Engagement**



1478 CARLTON ST. - EAST ELEVATION



1480-1484 CARLTON ST. - EAST ELEVATION



1494 CARLTON ST. - EAST ELEVATION

# Carlton St. Elevations Existing & Proposed



1478 CARLTON ST. - EAST ELEVATION



1480-1484 CARLTON ST. - EAST ELEVATION



1494 CARLTON ST. - EAST ELEVATION

# Developer-Led Public Engagement

# DRAFT REPORT CARD

## FOR A SUCCESSFUL HIGH DENSITY MIXED USE SITE

	<b>Walkable to the central business district (12min walk).</b>
	<b>Walkable to places of concentrated employment and / or people: hospitals, universities, offices, ect.</b>
	<b>Access to amenities, parks and recreational spaces.</b>
	<b>Located on multiple public transit routes, and well connected to destinations</b>
	<b>Existing neighbourhood has high-rise buildings and / or buildings of varying scale</b>
	<b>Opportunities for energy sharing / sustainable energy</b>

	<b>Availability of municipal service infrastructure capacity</b>
	<b>Strategic parking combined with support for multi-modal choices</b>
	<b>Opportunity to improve vitality and street level activity</b>
	<b>Opportunities for fine grained street retail ( new or improvement of existing)</b>
	<b>Site area large enough to accommodate a well designed development.</b>
	<b>Site is clear of any established view plane restrictions.</b>



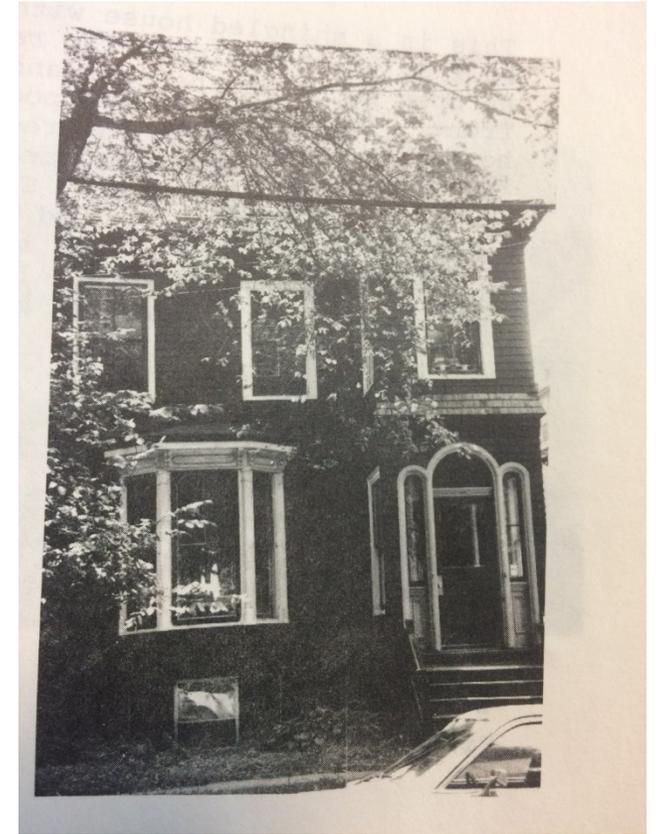
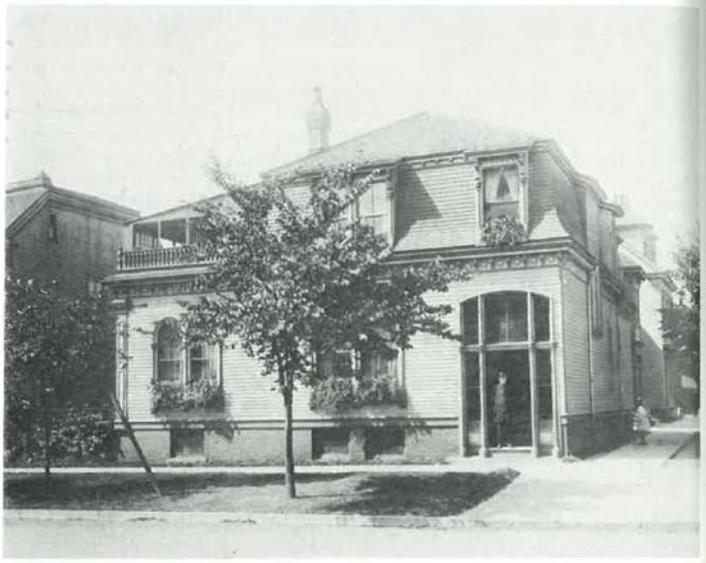


# Transition: Neighbourhood (looking east)



# Transition: Height in the Area





# Transition: Carlton Street Heritage

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# Transition: Carlton St. Elevations Existing & Proposed



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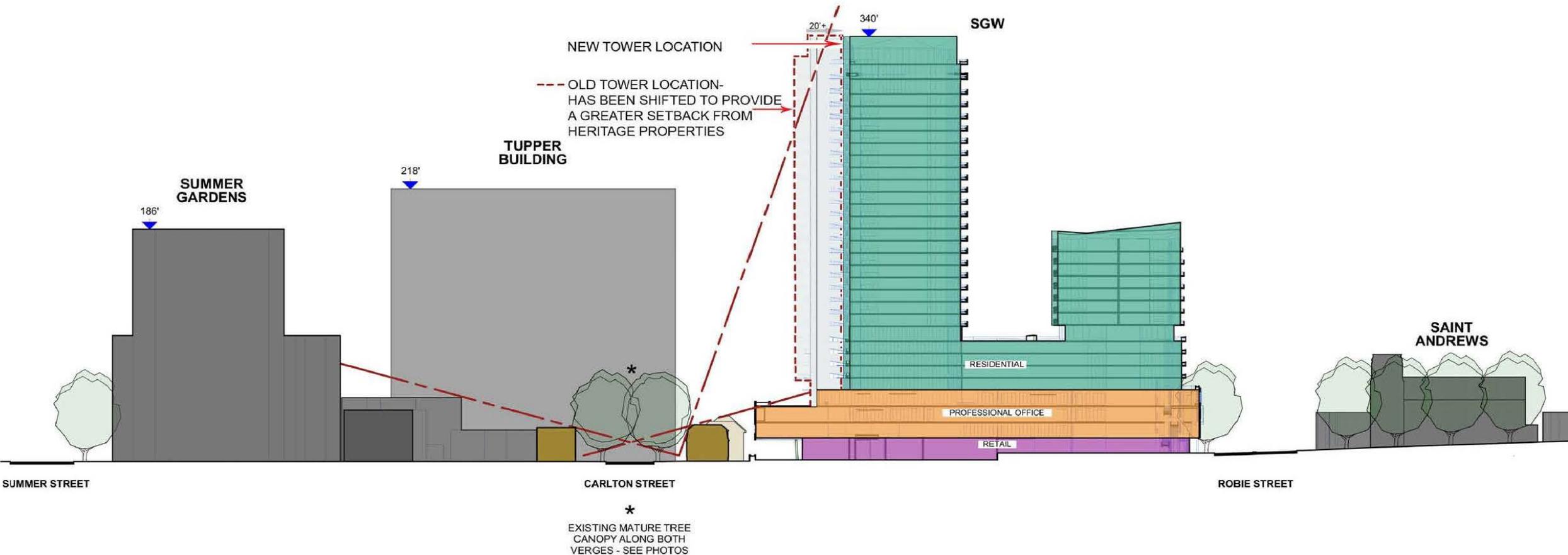
1480-1484 CARLTON ST. - EAST ELEVATION



1494 CARLTON ST. - EAST ELEVATION



# Transition: Carlton St. Sightlines





# Transition: Landscaping

- Continuous street rhythm
- Providing a buffer
- Large soil cells for large tree growth



# Pedestrian Oriented: Sticky Streets

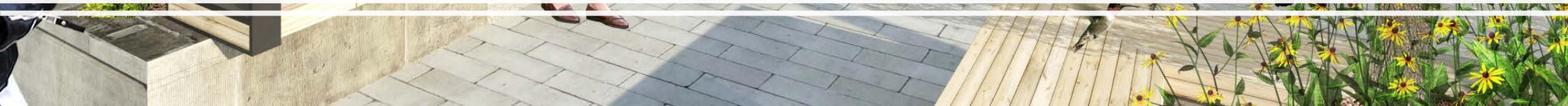
- Seating
- Windbreaks
- Underground Utilities
- No blank walls

HOURS	
Monday	Closed
Tuesday	10 - 6
Wednesday	10 - 7
Thursday	10 - 8
Friday	10 - 8
Saturday	9 - 5
Sunday	Closed





# Pedestrian: Retail Spill Out Space & Sidewalk Animation



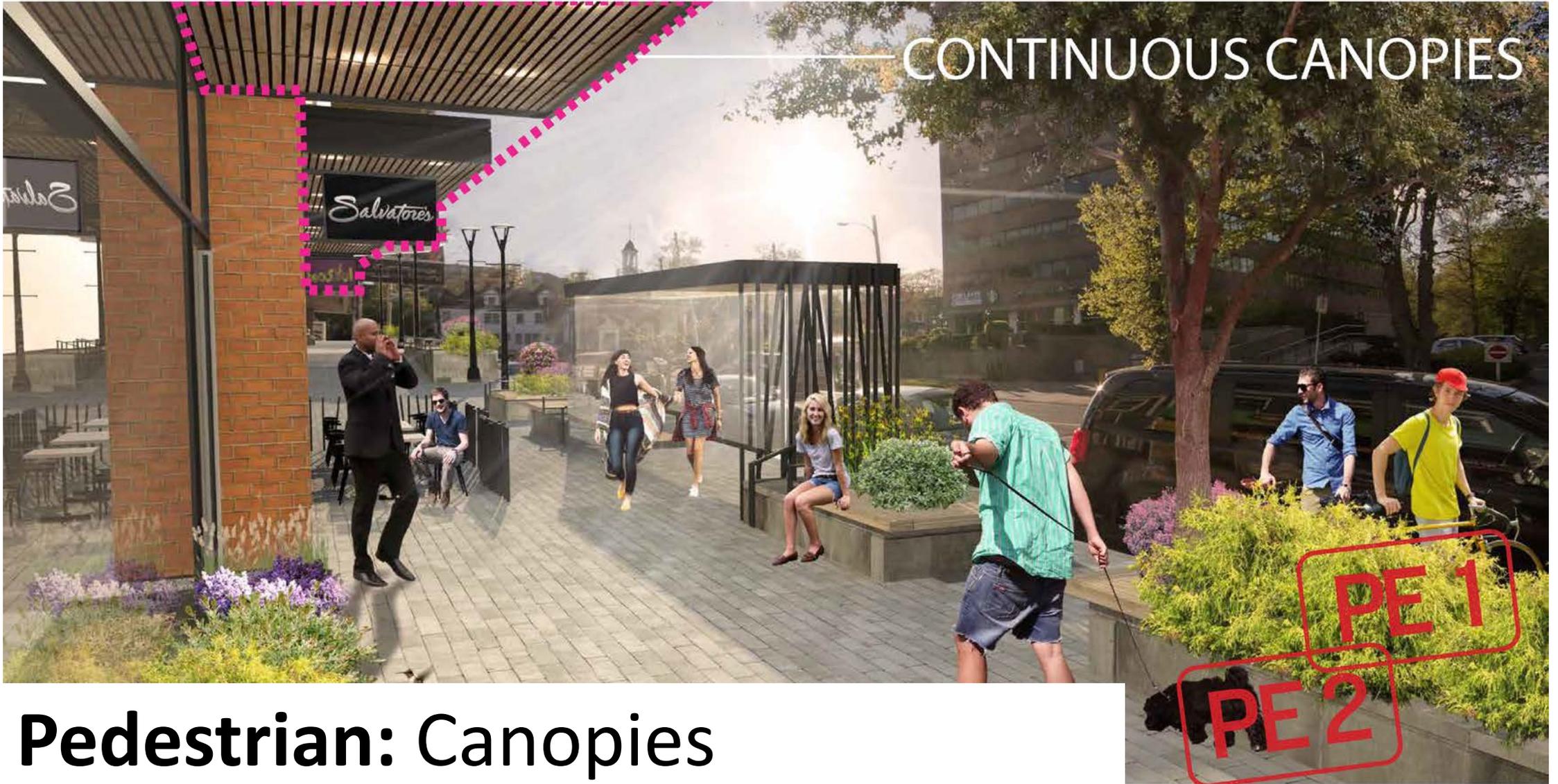
# Pedestrian: Entries



PE 2

PROMINENT ENTRIES

CONTINUOUS CANOPIES



**Pedestrian: Canopies**

## **Pedestrian: Creation of a Linear Park**

- Continuous placement of planters
- Planters, drawing inspiration from the Public Gardens
- Maintaining an interactive street



# Pedestrian: Service Courtyard

- Loading & Garbage Bays Enclosed
- Screening service areas from neighbors
- Creating publicly accessible underground parking



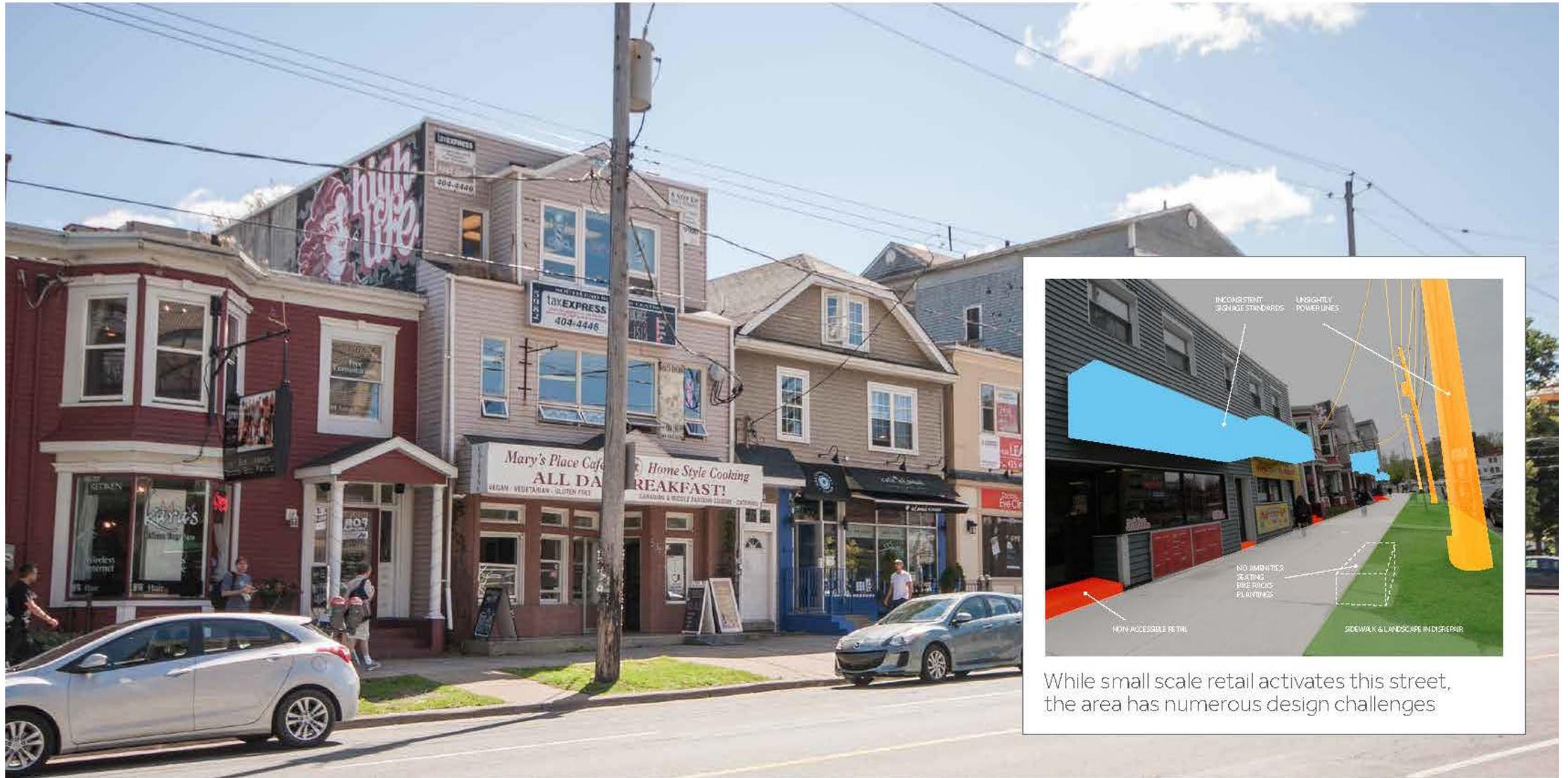


## **Pedestrian: Safety & Accessibility**

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- Well-lit building & sidewalk 24/7
- Snow melt technology to make the building accessible year round
- IBeacon technology
- Enclosed bus shelters

# Human Scale: Existing



While small scale retail activates this street, the area has numerous design challenges

# Human Scale: Details and Materials



HUMAN-SCALE DETAILS  
AND MATERIALS

PE 2

# Human Scale: Articulated Massing



PE 2

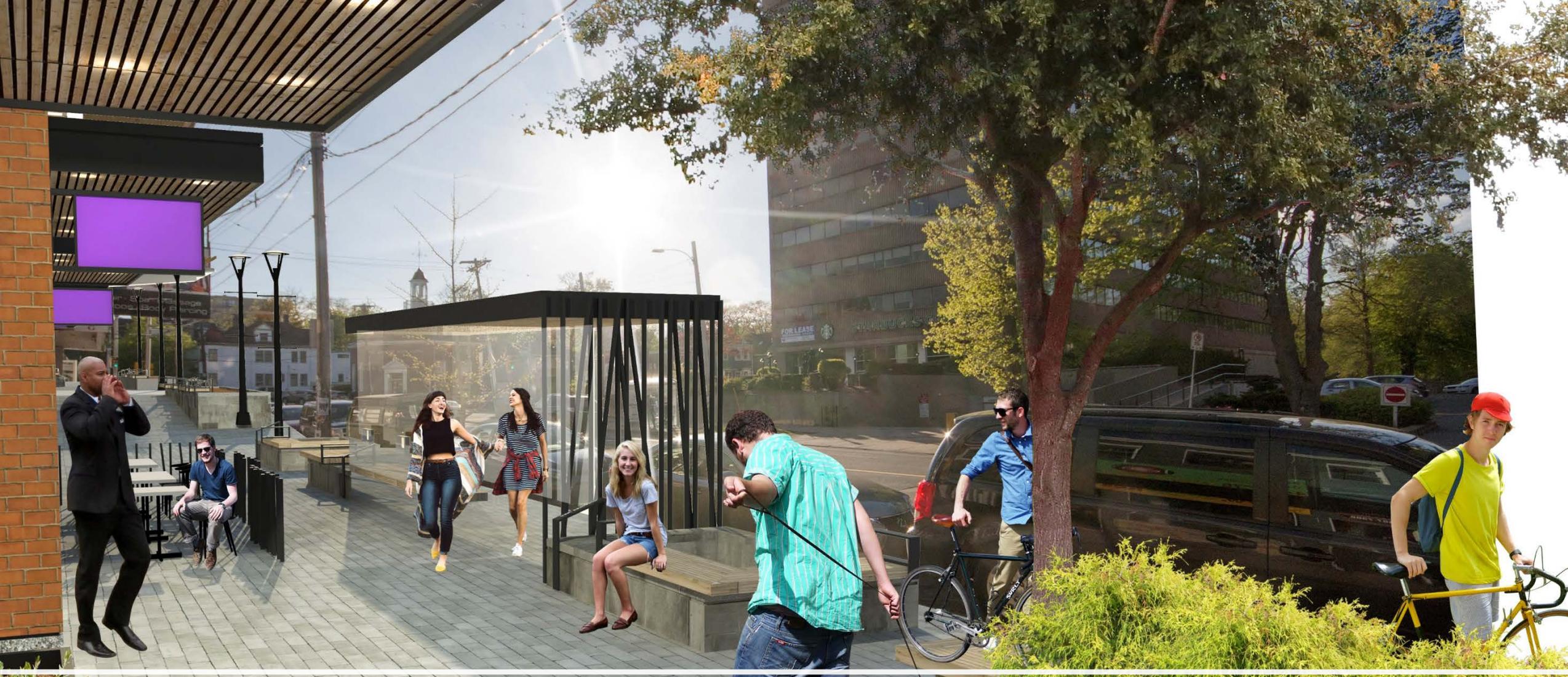
ARTICULATED MASSING



**Human Scale: Podium at 4 Stories**



**Human Scale: Second Podium at 8 Stories**



# Human Scale: Wide Sidewalks

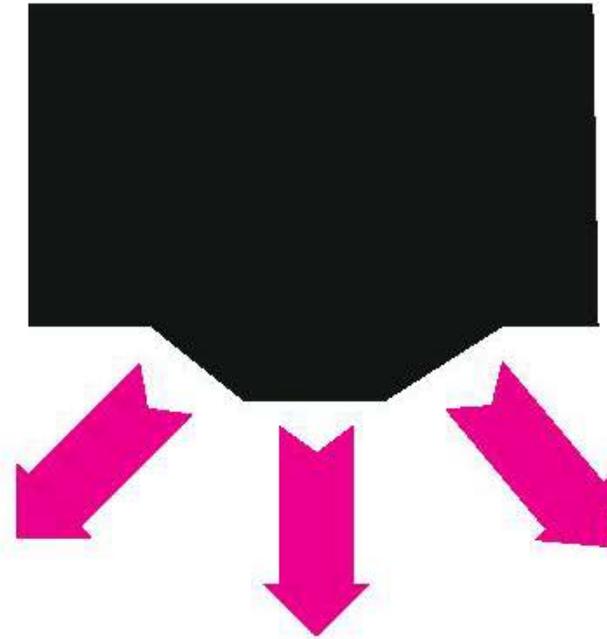
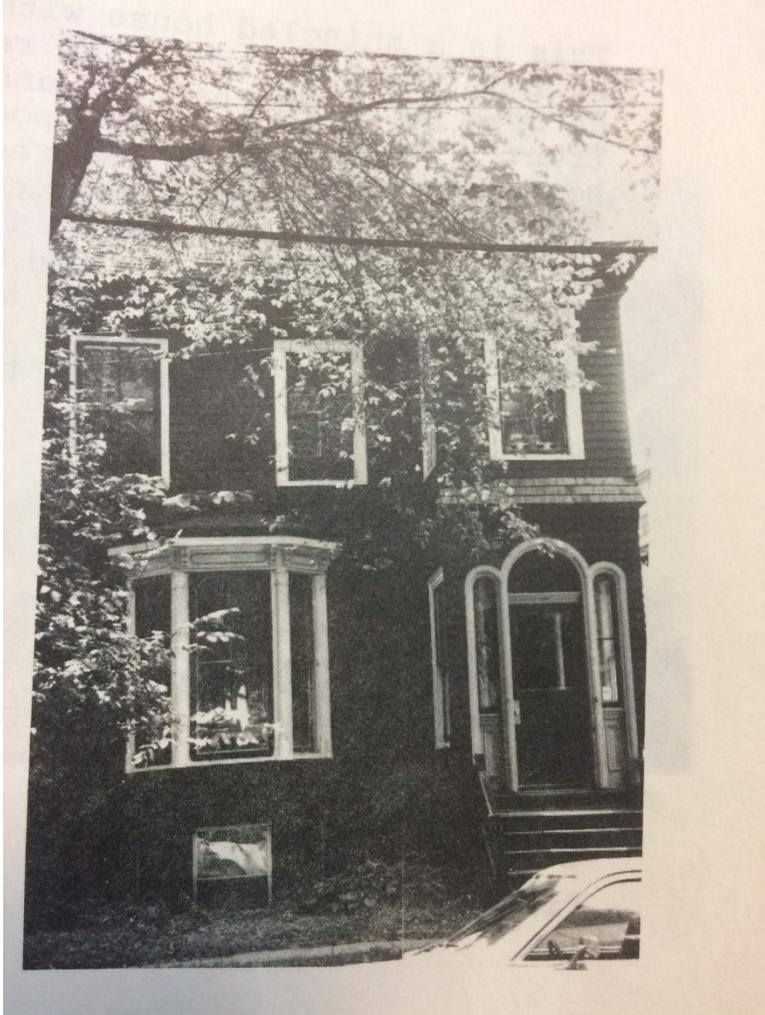


# Building Design: Ravelin Inspiration

The rythm of ravelin form creates spaces that both reveal and protect



# Building Design: Heritage Inspiration

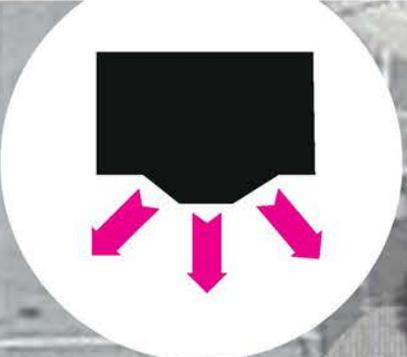


The protruding form of the bay window connects to the street and creates an articulated massing

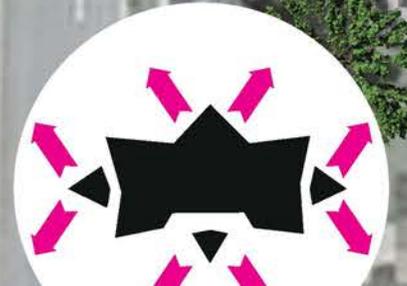
# Building Design: Ravelin & Heritage Inspiration



spring garden rd



robie.st.





**Building Design: Podium at 4 & 8 Stories**





**Building Design: Articulated Tower Massing**



**Building Design: Articulated Tower**

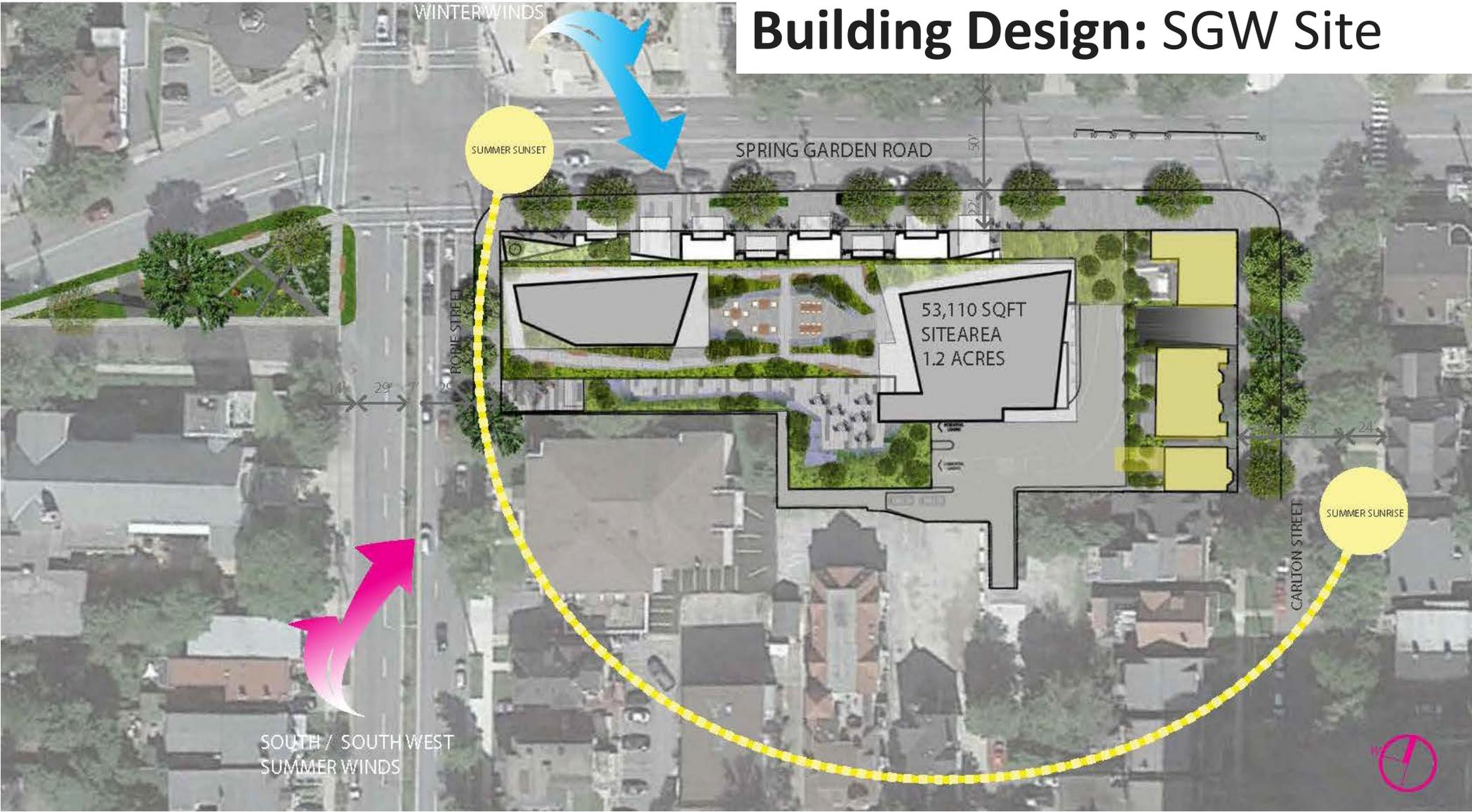


**Building Design: Building Massing Reduced**

# Building Design: Using Void Space



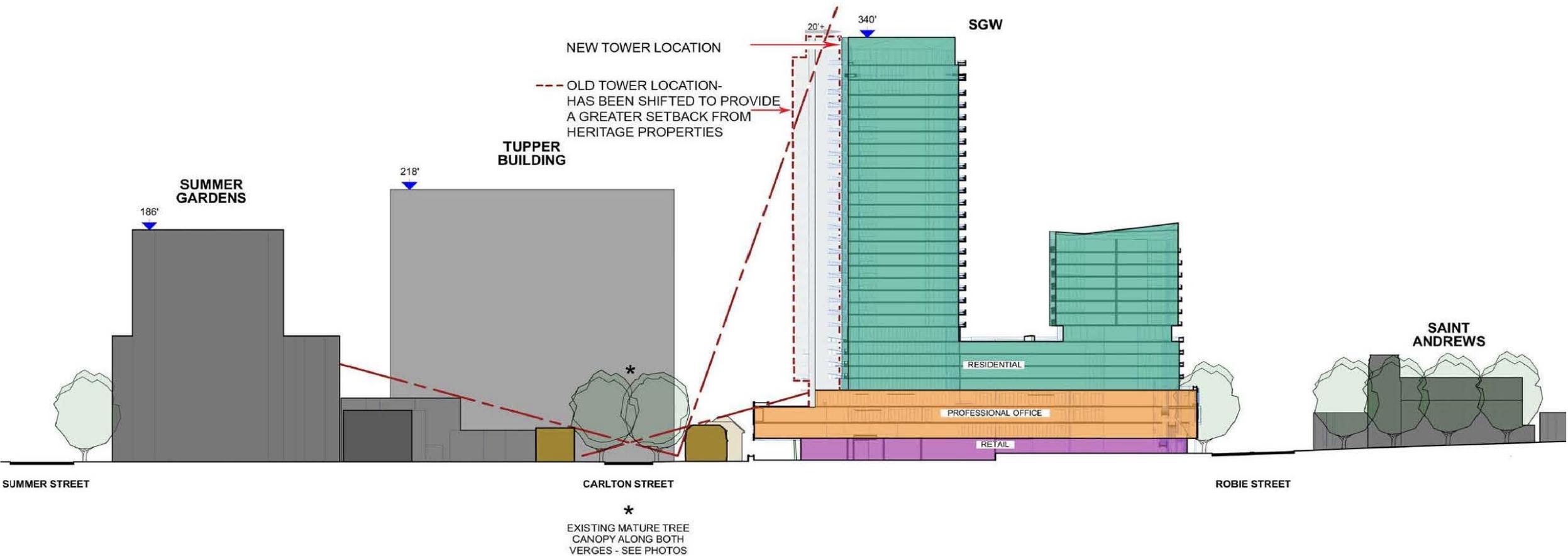
# Building Design: SGW Site





**Building Design: SGW Looking South-East**

# Building Design: Carlton St. Sightlines



# Building Design: Carlton St. Design Existing & Proposed



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# Building Design: Wind Wash



# Building Design: Four Season Public Atrium



# Building Design: Public Living Room





# Building Design: Vertical Garden

# Context Sensitive: Site Location



■ HIGH DENSITY RESIDENTIAL ■ LOW DENSITY RESIDENTIAL ■ INSTITUTIONAL ■ PUBLIC GREEN SPACES ■ SITE

An architectural rendering of a modern urban building. The building features a mix of brick and glass facades, with green roofs on the upper levels. The ground floor has large glass windows and a sidewalk with people walking, sitting, and riding a bicycle. A street lamp and a planter box with flowers are also visible. The address "5958 SGW" is visible on the building's facade.

## Context: Servicing the Community

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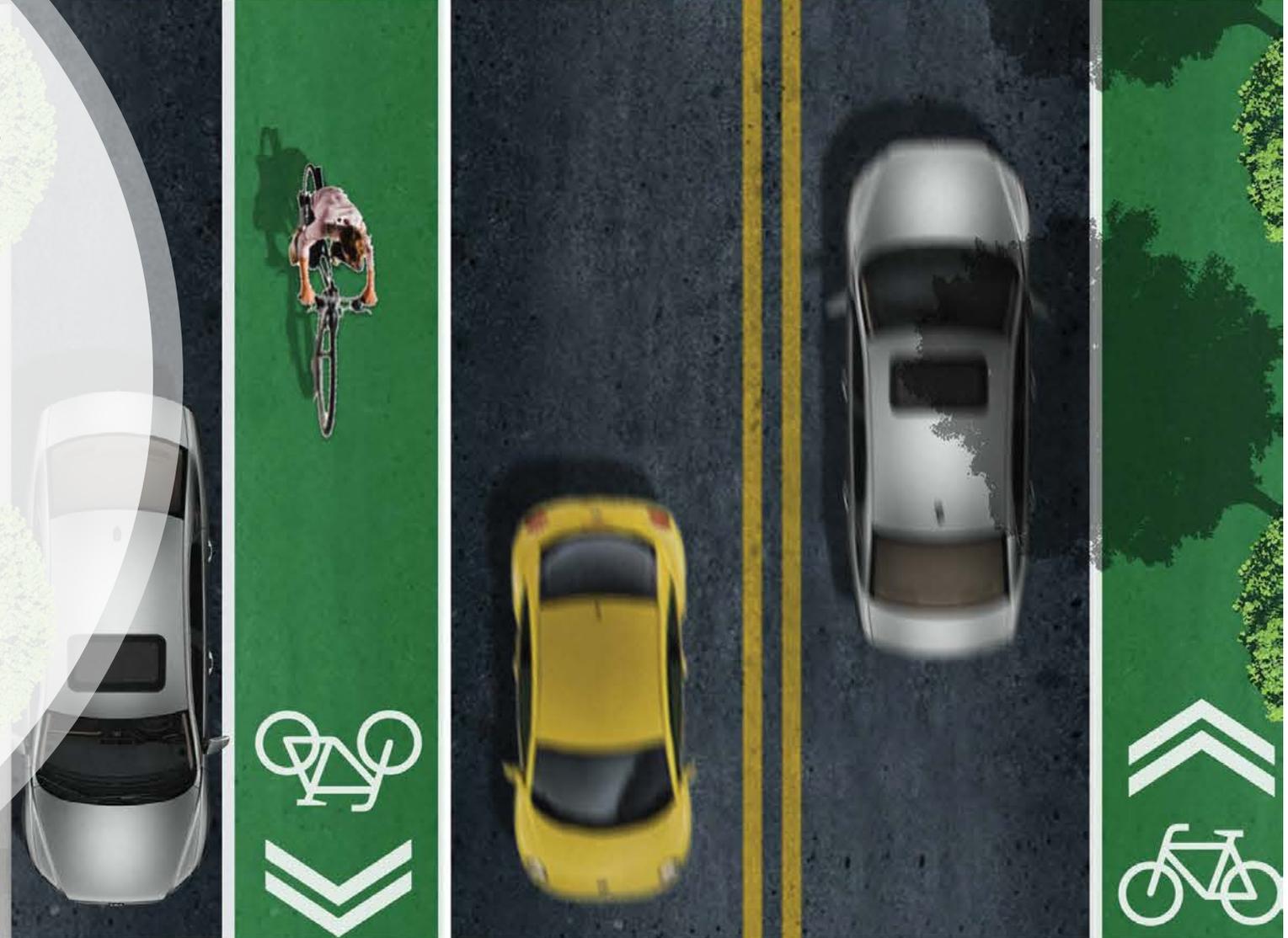
- Small scale affordable retail
- Establishing the urban fabric between two areas
- Accessible and safe sidewalk
  - Snow melt technology
  - IBeacon technology
  - Exterior lighting & security 24/7

# Context: Balcom Square



# Context: Bike Lanes

- Active Transportation
- Free underground bike parking



POTENTIAL FUTURE STREET PLAN

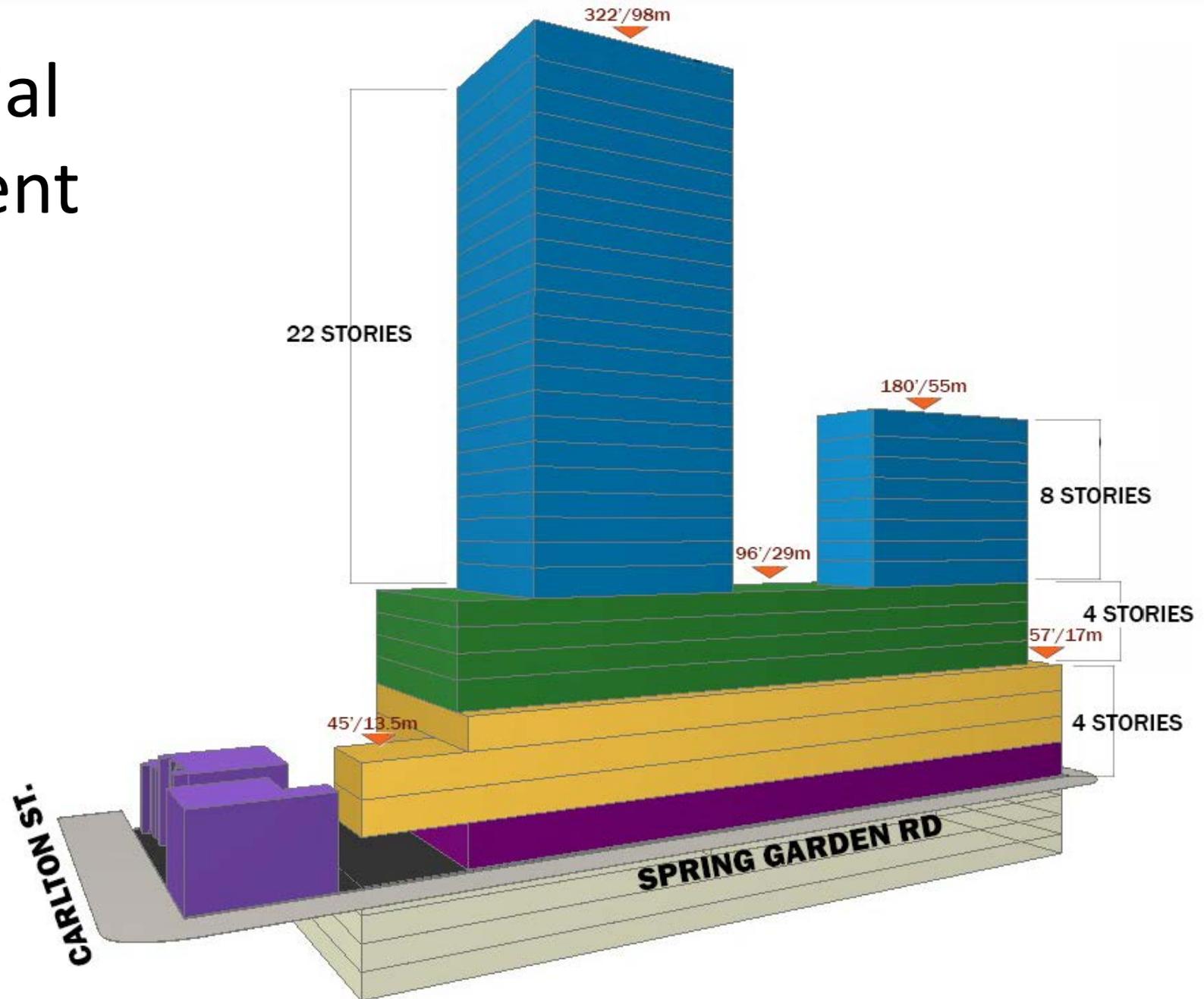
# Context: Bike Lanes



POTENTIAL FUTURE STREET SECTION

# Mix-Use Residential Rental Development

<b>RESIDENTIAL</b>
<b>RESIDENTIAL</b>
313,970 SQFT - 250 UNITS
<b>PROFESSIONAL OFFICES</b>
110,640 SQFT
<b>RETAIL</b>
35,900 SQFT
<b>UNDERGROUND PARKING</b>
361 PARKING STALLS
<b>HERITAGE BUILDINGS</b>
FULLY RESTORED



# Spring Garden West Building Features

- Owned by developer and management co.
- Prime central location
- Exceptional building design
- Community minded building
- Walkable community
- Bikeable community
- Driveable area
- Rental building
- LEED Inspired
- IBeacon Technology
- Separate loading bay and screened garbage area
- Fully mix-use building
- Office space designed for medical use

# Spring Garden West Building Features (continued)

- Unparalleled views
- 15,000 sq. ft of amenity space
- Landscape 8<sup>th</sup> floor roof
- State of the art fitness facilities
- Pool
- Gardening plots
- Resident lounge
- Resident kitchen and dining area
- Resident BBQ area
- Resident outdoor lounge
- Resident library and games room
- Parcel storage area
- Guest Suite(s)
- Supply of all suites blinds
- Self metering to control and monitor utilities

# Public Amenities as a Result of Public Engagement

- 5% Affordable Housing
- 1% Social Housing
- 6% Affordable Office Space for NGOs
- LEED Inspired
- Building materials with longevity
- Four Season Public Atrium
- Public Living Room
- Public Performance Space
- Public Restrooms
- 24/7 well-lit building with security
- Fully accessible building using universal design standards
- Spring Garden Road as a destination on both sides of the public gardens
- Creating a complete community

# Public Amenities as a Result of Public Engagement (continued)

- 3 Fully Restored Heritage Properties & Surrounding Lands
- Revitalization of Balcom Park
- 643 ft of Linear Park
- To the curb maintenance including construction and maintenance of linear park
- Public Parking
- Public Bike Parking
- Improved streetscape with wider sidewalks
- Snow melt sidewalks
- Underground of services
- Small scale retail
- Removal of loading and garbage areas to rear of building and screened from neighbors

# Results: Summary of Public Amenities

Prepared by Cantwell & Company Consulting Ltd

August 2016

Item	Description	Quantity	Units	Rate	Total Cost	Public Amenity Component	Amenity Value
1	Affordable Housing	16	units	\$ 96,842	\$ 1,549,474	100%	\$ 154,947
2	Affordable Office Space	348	SM	\$ 1,078	\$ 375,000	100%	\$ 375,000
3	Public Atrium & Living Room	409	SM	\$ 5,379	\$ 2,200,000	50%	\$ 1,100,000
4	Free Indoor Public Bike Parking	37	SM	\$ 2,703	\$ 100,000	100%	\$ 100,000
5	Public Park Improvements	1171	SM	\$ 538	\$ 630,250	100%	\$ 630,250
6	Streetscape Improvements	1307	SM	\$ 603	\$ 787,808	100%	\$ 787,808
7	Streetscape Improvements	11148	SM	\$ 54	\$ 600,000	50%	\$ 300,000
8	Heritage Façade Restoration	1045	SM	\$ 1,130	\$ 1,181,250	50%	\$ 590,625
9	Contribution to Underground Power	214	Lin M	\$ 4,673	\$ 1,000,000	33%	\$ 333,000
<b>TOTAL CONTRIBUTIONS</b>							<b>\$ 5,766,157</b>

# DRAFT REPORT CARD

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