

# *Rockwinds on the Basin*

An Affordable Mixed-Use Multi-Family Housing Development

A Nick Stappas (Pathos Properties Inc.) Development

205 Bedford Highway, Rockingham, HRM

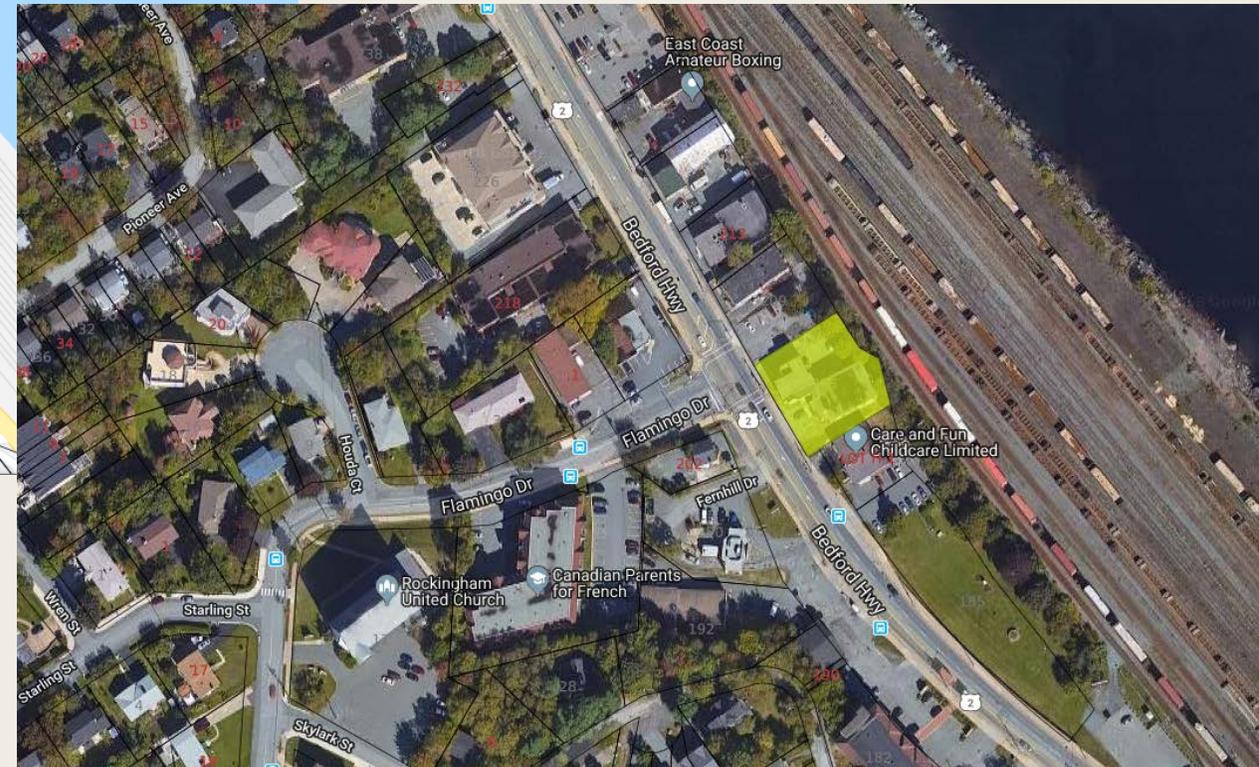
Paul Skerry Associates Ltd.



KWR Approvals Inc.



# Location Map of 205 Bedford Highway



## Photographs of the Existing 13 unit 70 +/- Year Old Apartment Building



View of existing building from southwest corner



View of existing building from northwest corner

# Professional Development Team

Project Team Member	Project Responsibility	Principle Contact	Contact Information
<b><i>Pathos Properties Inc.</i></b>	Developer/Applicant	Nick and Bess Stappas, Owners	<b><i>Pathos Properties Inc.</i></b> c/o Nick Stappas 3 Swallow Street Halifax, Nova Scotia B3M 2T7 <a href="mailto:nickstappas@gmail.com">nickstappas@gmail.com</a>
<b>KWR Approvals Inc.</b>	Urban Planning and Management of Planning Application & Approvals	Kevin W. Riles, President & CEO <b>(Main Contact – KWR Approvals Inc.)</b>	(w) 902.431.1700 (c) 902.403.7847 <a href="mailto:kevin@kwrapprovals.com">kevin@kwrapprovals.com</a> P.O. Box 44153 Bedford, Nova Scotia B4A 3Z8
<b>Paul Skerry Associates Ltd.</b>	Architecture and Design	Greg Johnston, Architect, LEED AP BD+C	(w) 902.455.4631 est. 3 <a href="mailto:gregj@pskerry.ca">gregj@pskerry.ca</a> 5514 Livingstone Place Halifax, Nova Scotia B3K 2B9
<b>JRL Consulting Inc.</b>	Traffic Impact Statement and Analysis	Jeff LeBlanc, P. Eng., Transportation and Traffic Consultant	(w) 902.405.5584 <a href="mailto:jeff.leblanc@jrlconsulting.ca">jeff.leblanc@jrlconsulting.ca</a> 45 Thorndale Terrace Bedford, Nova Scotia B4A 0B7
<b>SDMM Ltd.</b>	Civil Engineering, Surveying and Servicing	Geoff MacLean, P. Eng., Project Engineer	(w) 902.445.1537 <a href="mailto:gmaclean@sdmm.ca">gmaclean@sdmm.ca</a> 36 Oland Crescent Halifax, Nova Scotia B3S 1C6
<b>Ingram Varner &amp; Associates</b>	Market Rent Analysis	John A. Ingram, President	(w) 902.835.5385  15 Dartmouth Road, Suite 310 Bedford, Nova Scotia B4A 3X6

## Key Background Information

- ✓ Existing 13 unit apartment building has existed since the 1950's and in the Stappas Family since 1990's. At the end of its life cycle.
- ✓ From 2004 - 2015 the maximum height was 35 ft. changed to 50ft. in 2015 which matched the height from 1998-2004
- ✓ March 30, 2016 Nick Stappas received development permit from HRM to construct 5 storey multiple family building with 31 units as of right. The Project at this scale was not easily funded and affordable units not feasible.
- ✓ The March 2016 approved HRM Development Permit approved the proposed driveway entrance that is still part of this Rockwinds on the Basin application.
- ✓ In 2017 KWR Approvals Inc. was retained to be project manager to review the feasibility of a major affordability mixed use multiple-family apartment building with ground floor commercial.
- ✓ Have been working with current application for approximately 3+ years.
- ✓ 6 public transit stops are located with 1-2 minutes walking distance.
- ✓ Significant public, commercial, office, medical and entertainment amenities are located within a 2-10 minute walk, bus or car ride.
- ✓ This is a mixed use area of office, commercial building, restaurants and apartment buildings.
- ✓ CHMC has supported the project and provided SEED funding for the review and analysis of affordable housing.
- ✓ Independent comparable market rent analysis by a well known appraisal firm was submitted to and accepted by HRM.
- ✓ Rockwinds meets a strong need for both affordable and rental units in community to meet a significant vacancy shortage not meeting residents demand. CMHC considers 3% a balanced rental market. CMHC confirms in 2018 the overall vacancy rate in HRM is at a problematic 1.6%. Vacancy rate for the Clayton Park/Rockingham Area is only at 0.8%.

## Summary of the Rockwinds

Eight stories (7 floors with 3 penthouses) that would include 55 housing units and ground floor commercial space.

- ✓ 55 total residential units on 15,402 square foot (slightly more than 1/3 of acre) property.
- ✓ 18 AFFORDABLE HOUSING units at 30% below market value for 15 years minimum. This represents 32.7% of the total units. UNPRECEDENTED FOR HRM.
- ✓ Total public amenity is estimated at \$1,252,800 through affordable housing rental discounts.
- ✓ 11 BARRIER FREE UNITS. This represents 20% of the total units, FOUR times the requirement.
- ✓ 2,070 square feet of ground floor commercial;
- ✓ 54% lot coverage;
- ✓ Estimated \$14,000,000 high-quality, mixed-use building;
- ✓ Underground parking with significant access to multiple nearby public transit stops;
- ✓ 12 one-bedroom units averaging in sizes of 505 – 693 square feet;
- ✓ 14 one-bedroom + den units averaging in sizes of 777 – 793 square feet;
- ✓ 28 two-bedroom units averaging in sizes of 834 – 1,139 square feet;
- ✓ 1 three bedroom penthouse unit at 1,754 square feet;
- ✓ Average unit size is 896 square feet;
- ✓ 15,806 square feet of total open space;
- ✓ 56 total parking spaces, two exterior (above ground) with four physically challenged spaces; and
- ✓ GFAR of 5.52
- ✓ Total gross buildable area is 85,086 sq. ft. (includes parking) and total gross buildable area for residential is 63,492 sq. ft.
- ✓ Developer is proposing to operate his own Spa on ground floor

## Affordable Rent Reductions

Affordable Housing Unit Number	Number of Bedrooms	Unit Type	Floor Number	Market Rent as per Appraisal Analysis (per month)	Affordable Housing Market Rent (30% less per month)	Rent Reduction in Dollars
1	2 Bedroom	A	1 <sup>st</sup>	\$1,600	\$1,120	\$480
2	1 + Den	B	1 <sup>st</sup>	\$1,400	\$ 980	\$420
3	1 + Den	B	1 <sup>st</sup>	\$1,400	\$ 980	\$420
4	2 Bedroom	C	1 <sup>st</sup>	\$1,600	\$1,120	\$480
5	1 + Den	B1	2 <sup>nd</sup>	\$1,400	\$ 980	\$420
6	1 + Den	B2	2 <sup>nd</sup>	\$1,400	\$ 980	\$420
7	1 Bedroom	E	2 <sup>nd</sup>	\$1,285	\$ 900	\$385
8	1 Bedroom	E	2 <sup>nd</sup>	\$1,285	\$ 900	\$385
9	1 Bedroom	B1	3 <sup>rd</sup>	\$1,285	\$ 900	\$385
10	1 Bedroom	B2	3 <sup>rd</sup>	\$1,285	\$ 900	\$385
11	1 Bedroom	E	4 <sup>th</sup>	\$1,285	\$ 900	\$385
12	1 Bedroom	E	4 <sup>th</sup>	\$1,285	\$ 900	\$385
13	1 Bedroom	E	5 <sup>th</sup>	\$1,285	\$ 900	\$385
14	1 Bedroom	E	5 <sup>th</sup>	\$1,285	\$ 900	\$385
15	1 Bedroom	E1	6 <sup>th</sup>	\$1,285	\$ 900	\$385
16	1 Bedroom	E2	6 <sup>th</sup>	\$1,285	\$ 900	\$385
17	1 Bedroom	E1	7 <sup>th</sup>	\$1,285	\$ 900	\$385
18	1 Bedroom	E2	7 <sup>th</sup>	\$1,285	\$ 900	\$385

## Key Technical Studies

- ✓ Technical Studies
  - ✓ **Environmental Phase 1a Study** indicated no wetlands and/or watercourses.
  - ✓ **Traffic Impact Study and Supplemental Study** by Owners Traffic Engineer indicated:
    - ✓ *“The addition of site generated at the Bedford Highway/Flamingo Drive intersection only has a minimal impact on this intersection with no increase to the overall Level of Service.”*
    - ✓ *“We have not identified any potential significant impacts to the existing transportation network as a result in the area as a result of this proposed development at 205 Bedford Highway with the proposed driveway.”*
- ✓ **Shadow Study** showed minimal impact on neighboring properties.
- ✓ **Climate, Wind and Noise Review by Architecture Team.**
  - ✓ The lowest parking garage level at the Rockwinds is at 4.1 metre geodetic elevation, meeting HRM’s 3.8 metre minimum requirement protecting from storm surge/rising sea levels.
  - ✓ This modern design, materials and approaches protects residences from major wind events. The current building over 80 years of age has not been significantly damaged from many hurricanes over the decades.
  - ✓ The design, materials, layouts and architecture approach took into account the proximity of the CN Railyard to ensure quality of life and safety for residents.

# Architecture and Design

# *Rockwinds on the Basin*



**STREETSCAPE  
RENDERING  
LOOKING  
NORTHBOUND  
ON BEDFORD  
HIGHWAY**



**STREETSCAPE  
RENDERING  
LOOKING  
SOUTHBOUND  
ON BEDFORD  
HIGHWAY**



Thank You and  
Questions