

Rockwinds on the Basin

An Affordable Mixed-Use Multi-Family Housing Development

A Nick Stappas (Pathos Properties Inc.) Development

205 Bedford Highway, Rockingham, HRM

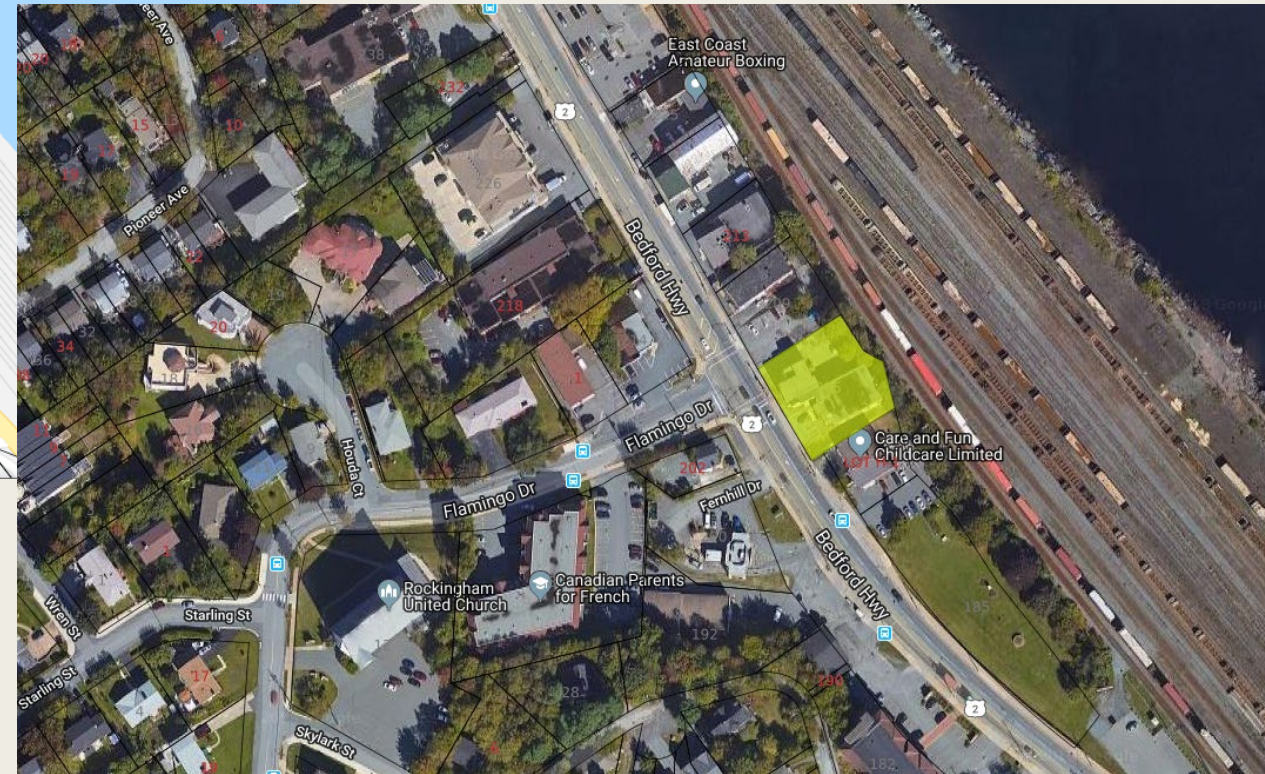
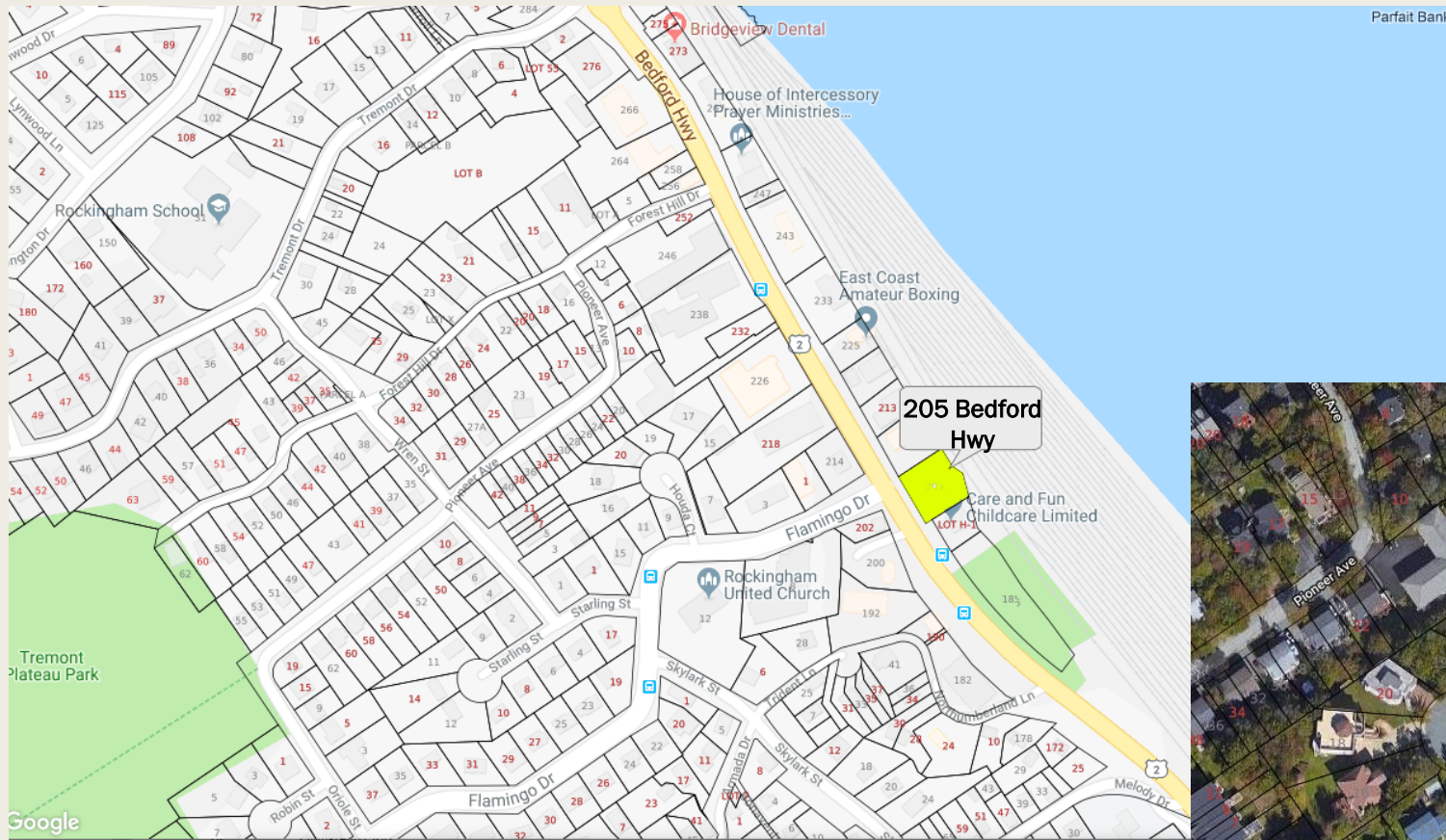
Paul Skerry Associates Ltd.



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
<i>Pathos Properties Inc.</i>	Developer/Applicant	Nick and Bess Stappas, Owners	<i>Pathos Properties Inc.</i> c/o Nick Stappas 3 Swallow Street Halifax, Nova Scotia B3M 2T7 nickstappas@gmail.com
KWR Approvals Inc.	Urban Planning and Management of Planning Application & Approvals	Kevin W. Riles, President & CEO (Main Contact – KWR Approvals Inc.)	(w) 902.431.1700 (c) 902.403.7847 kevin@kwrapprovals.com P.O. Box 44153 Bedford, Nova Scotia B4A 3Z8
Paul Skerry Associates Ltd.	Architecture and Design	Greg Johnston, Architect, LEED AP BD+C	(w) 902.455.4631 ext. 3 gregj@pskerry.ca 5514 Livingstone Place Halifax, Nova Scotia B3K 2B9
JRL Consulting Inc.	Traffic Impact Statement and Analysis	Jeff LeBlanc, P. Eng., Transportation and Traffic Consultant	(w) 902.405.5584 jeff.leblanc@jrlconsulting.ca 45 Thorndale Terrace Bedford, Nova Scotia B4A 0B7
SDMM Ltd.	Civil Engineering, Surveying and Servicing	Geoff MacLean, P. Eng., Project Engineer	(w) 902.445.1537 gmaclean@sdmm.ca 36 Oland Crescent Halifax, Nova Scotia B3S 1C6
Ingram Varner & Associates	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 4 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.
- ✓ 1,750 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;
- ✓ 15,806 square feet of total open space;

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