



ARMOUR GROUP

The Terraces at Kings Grove: Case No. 21951

September 10, 2020



The Armour Group Limited

- The Armour Group Limited is a multidimensional investment firm based in Halifax, Nova Scotia. Our practice encompasses a variety of businesses within Atlantic Canada, but primarily, we are defined by our leading position as an integrated real estate development and construction firm. Our multi-generational practice is dedicated to the principles of excellence and is built on the mandate of creating a “sense of place” with our work. The company is unique in its integration of the concept design, development, construction and internal management of all real estate assets.





Kings Wood and Kings Arms: “Kings Grove”



Context: Kings Wood and Kings Arms

- **Neighbourhood & Location**

- Kings Wood was built by Armour in 1979
- Kings Arms (x6 apartments) were built by Armour throughout the 1980's
- Nestled amongst the trees, properties are on the boundary of Low and High-Density neighbourhoods
- Dartmouth has experienced – and continues to experience – significant residential growth over the past 40 years

- **Access to Amenities & Nature:**

- Parks & Schools
- Transit Facilities
- Employment Nodes
- Highway 111







**The Terraces at Kings Grove:
Development Agreement
Design Proposal**



Architecture

- **Practicing Good Urban Design**
 - Base – Middle – Top
 - Base:
 - Human Scale
 - Townhomes
 - Middle:
 - Building Stepbacks
 - Rooftop Vegetation
 - Top:
 - Building Stepbacks
 - Lighter Materials

Architecture

- **Practicing Good Urban Design**

- Base – Middle – Top

- Base:

- Human Scale
- Townhomes

- Middle:

- Building Stepbacks
- Rooftop Vegetation

- Top:

- Building Stepbacks
- Lighter Materials

- **Materials**

- Brick
- Metal Siding
- Wood Accents

- **Landscape Design**

- Integrated with Nature
- Maximize Tree Retention
- Active Street Frontage
- Pedestrian Connections
- Outdoor Amenities





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Landscape Design

- **The Terraces**
 - Enhanced “Curb Appeal” along Micmac Boulevard
 - Terraced Landscape to account for Steep Grades
 - Four Townhouse-Style Units (Commercial Conversion Units)
 - Rooftop “Solarium” and Garden Plots
- **“Main Street”**
 - Enhanced “Curb Appeal” along Driveway Entrance
 - Four Townhouse-Style Units (Commercial Conversion Units)
- **Multi-Use Trail**
 - Proposed connection between Micmac Boulevard and Crichton Avenue
 - Active Residential Frontage fronting on HRM Park





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Program

- **15-Storey Apartment Building**
 - 2-Storey 'Podium' (base) with Townhouse-Style Units
 - Commercial Conversation Units fronting Main Driveway and Micmac Boulevard
 - 11-Storey 'Tower' (middle) with Apartment-Style Units
 - 2-Storey 'Penthouse' (top) with Apartment-Style Units
- **147 Units (DA permits 148)**
 - 1BR: 48 (33%)
 - 1BR + Den: 28 (19%)
 - 2BR: 38 (26%)
 - 2BR + Den: 33 (22%)
 - TOTAL: 147 (100%)

(Unit count and unit mix subject to change through detailed design)

Program: Commitment to the Community

- **Accessibility**

- 24 Barrier-Free Units (16% of the total units)
 - 20 Barrier-Free Design Units
 - 2 Adaptable Design Units
 - 2 Universal Design Units
- All common elements designed to Barrier-Free Standards

- **Affordability**

- 20% of the units have rents 30% lower than the median household income

“The initiative focuses on standard rental apartment projects in Canada with general occupants where there is a need for additional rental housing supply.” - CMHC

Program: Amenities

- **Indoor**
 - Large Common Lobby (L1)
 - Bike Storage (L1)
 - Wellness/Fitness Centre (L2)
 - Entertainment/Social Room (L3)
 - Private Dining Room (L3)
 - Two Guest Rental Suites (L3)
 - Solarium (L3)

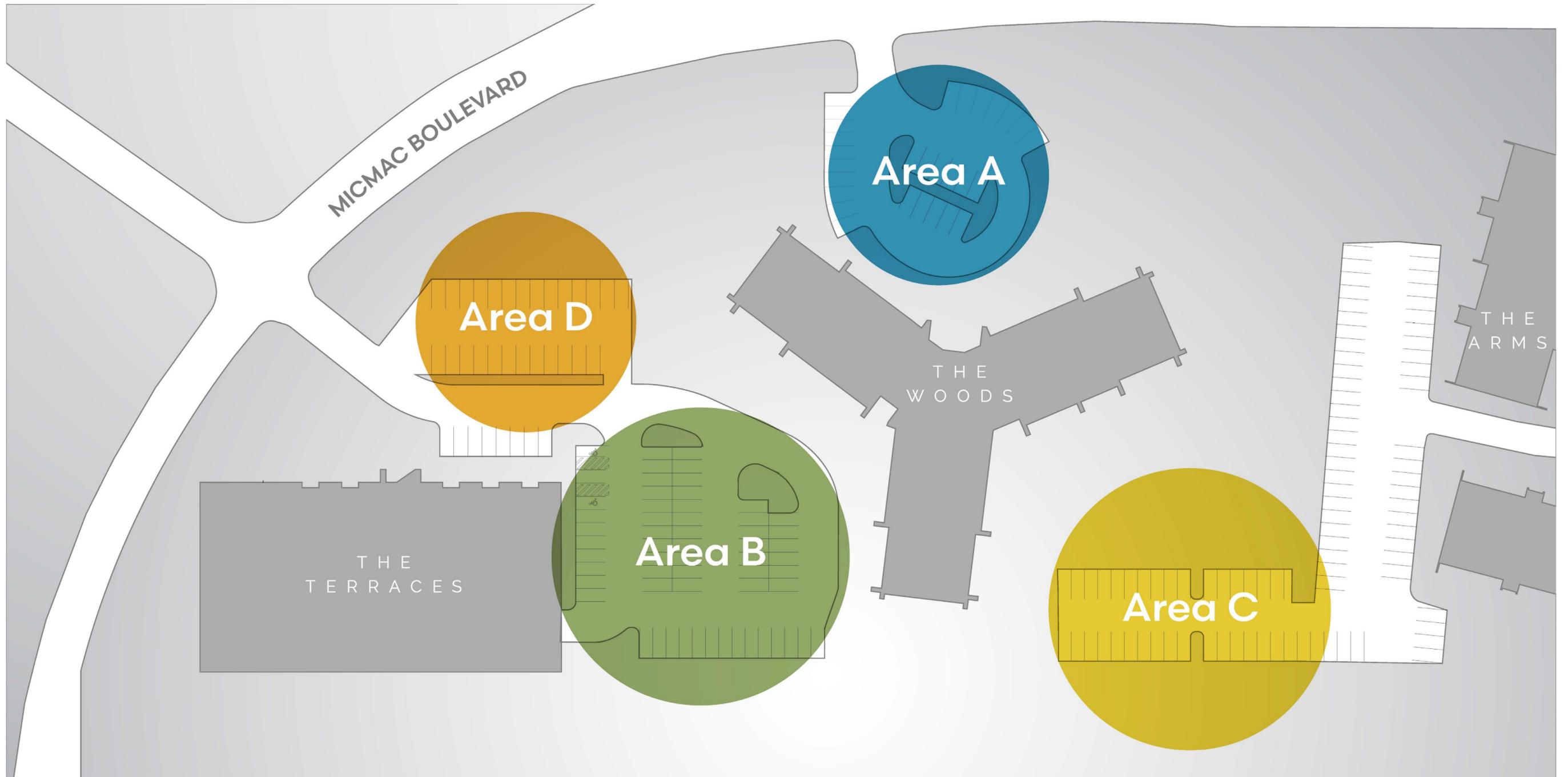


Program: Outdoor Amenities

- **Three Green Roofs/Common Terraces**
 - L2: accessed from the Wellness/Fitness Centre
 - L3: accessed from the Entertainment/Social Room
 - L3: accessed from the Sidewalk and the Solarium
- **Enhanced Entrance to Kings Grove**
 - New “Mainstreet” Entrance into the Community
 - Retained Vegetation
 - Upgraded Surface Parking Areas

Program: Parking

- **Indoor**
 - P1: 75
 - L1: 41
 - **Total Indoor Parking: 116 Stalls (DA Requires 100)**
- **Outdoor**
 - Four Outdoor Parking Areas (Not Required as part of the DA)
 - Enhanced Front Parking (Area A): +/- 30 Stalls
 - Resurfaced Main Parking (Area B): +/- 70 Stalls (20 as part of the DA)
 - New Rear Parking (Area C): +/- 35 Stalls
 - Temporary Construction Parking (Area D): +/- 35 Stalls (Future Building)
 - **Total Outdoor Parking: 170 Stalls ---> TOTAL PARKING: 286 STALLS (>1:1 Ratio)**



Public Consultation

- **Tenant Information Meeting**
 - When: March to Nov. 11, 2019
 - Where: Kings Wood, 1000 Micmac Boulevard, Dartmouth, NS
- **Public Information Meeting**
 - When: November 27th, 2019
 - Where: Alderney Gate Public Library - Helen Creighton Room - 60 Alderney Drive, Dartmouth, NS
- **What We Heard:**
 - Trees are Important
 - Parking is Important
 - Amenities are Important

Public Consultation

- **What Changed?**
 1. Additional Tenant Information and Details:
 - Submitted a “Construction Information Manual” outlining the following:
 - Parking Layout, Design and Strategy
 - Tree Retention Strategy
 - Confirmed Upgrades to existing Residential Assets (The Woods and The Arms)
 2. Landscape Design
 - Micmac Boulevard Frontage
 - Multi-Use Trail
 3. Building Colour: Grey to Red

Public Consultation

- **What Changed?**
 4. Converted Level 2 Parking into Residential Units
 - Walk-out access to Multi-Use Trail
 5. Reduced Total Number of Units: 162 to 147
 - Larger Unit Sizes
 6. Accessible Unit and Amenity Design
 7. Affordability Component



Next Steps



Enhancing a Community

- **Kings Grove**
 - The Terraces (Construction: 2020 to 2022)
 - The Woods (Renovations: 2021)
 - The Arms (Renovations: 2021 to 2022)
 - Future Developments (Construction: 2022 to 20XX)
- **Crichton Park**
 - Neighbourhood Improvements
 - Multi-Use Trail
 - Enhanced Curb-Appeal
 - Additional Rental Housing Supply (at and below market rates)

THANK YOU!

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