

210/214 Willett Street

Presentation to Halifax Regional Council

February 23rd, 2021

Who are we?



Chris Markides MCIP, LPP
Project Planner



Greg Zwicker MCIP, LPP
Project Manager



Mike Cook NSAA, MRAIC
Project Architect



hazelview
INVESTMENTS

formerly



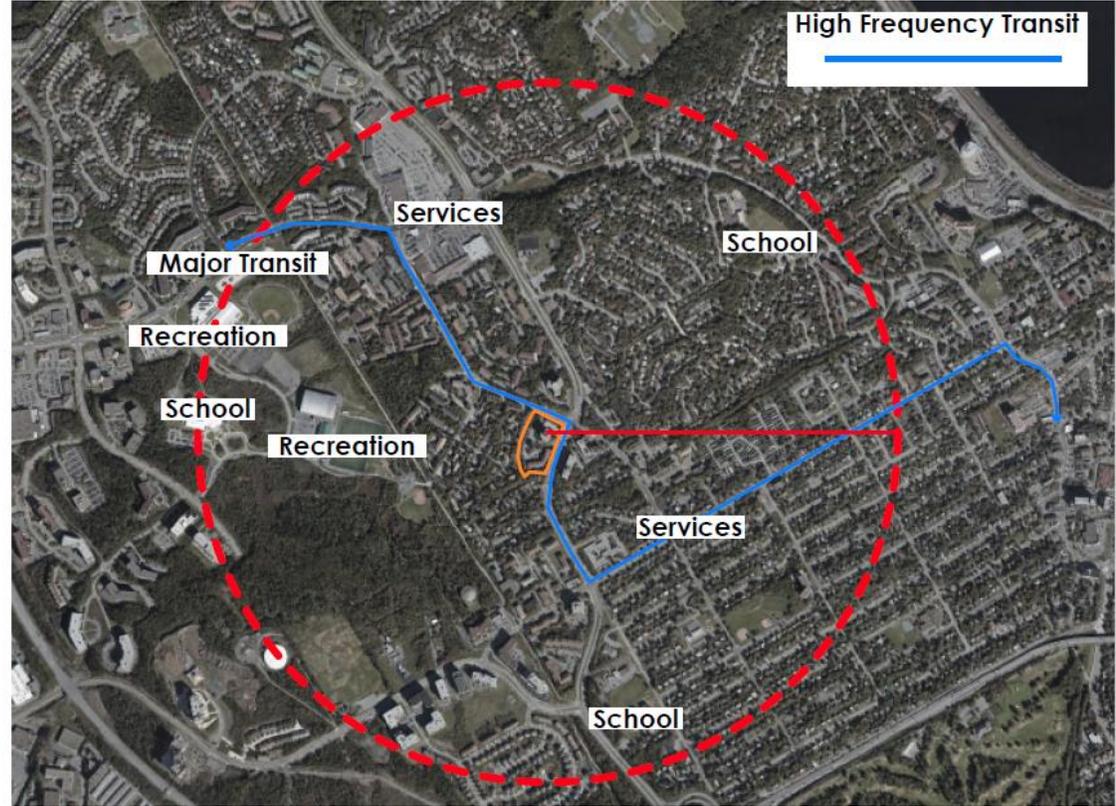
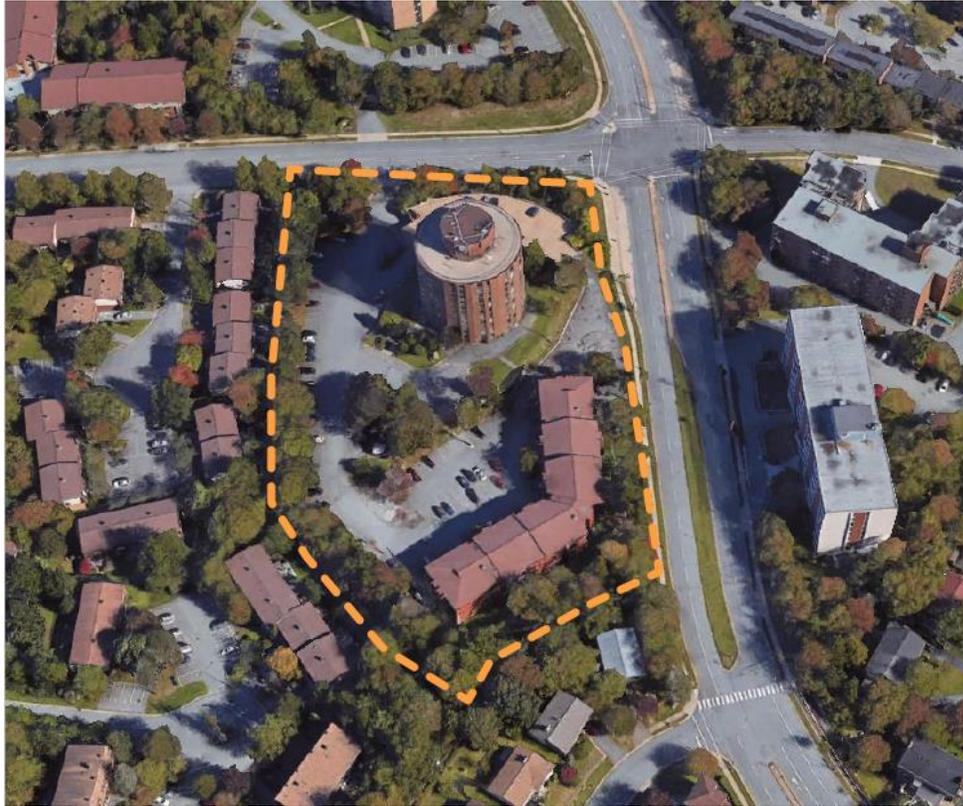
Michael Williams
Executive Director
Real Estate Development



Aimée Grigg
Associate, Real Estate



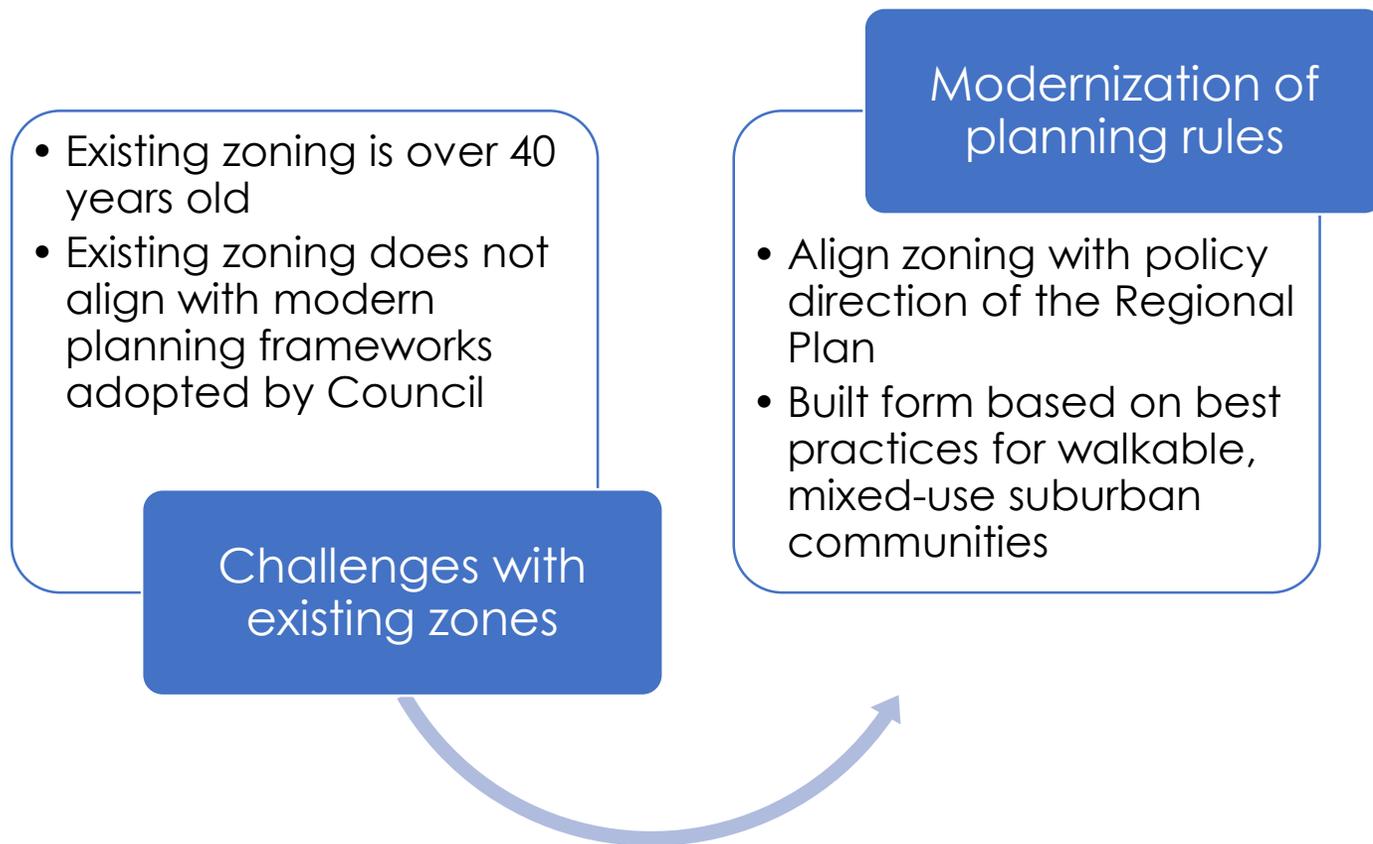
Derek Wei MREI
Associate, Real Estate



Subject Site

- Existing multi-unit buildings (11 storey tower, and 4 storey apartment)
- Both buildings are currently vacant
- Close proximity to many existing amenities

What is the context?



Vacancy Rates in Clayton Park/Rockingham

Year	Vacancy Rate
2017	2.2%
2018	0.8%
2019	0.9%
2020	1.0%

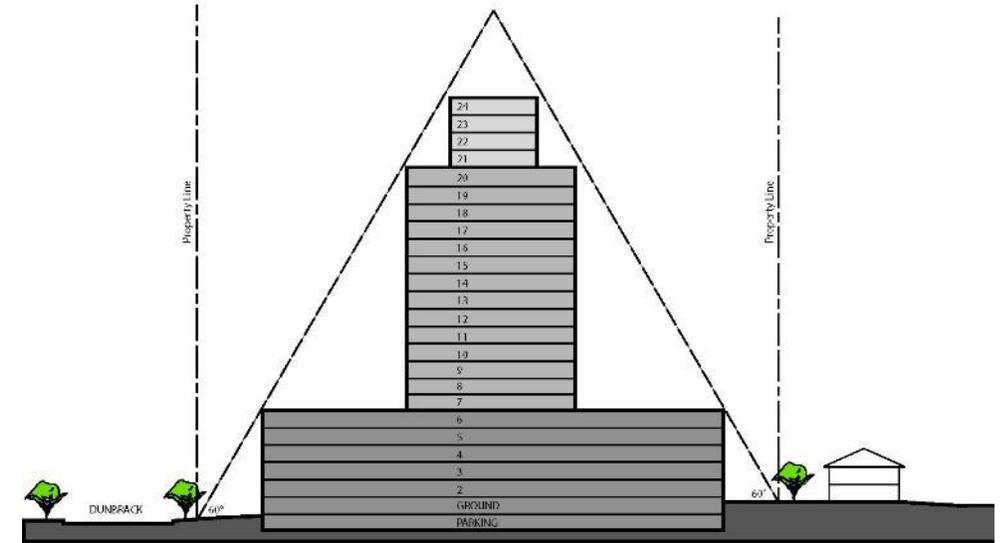
Source: CMHC Rental Market Survey

How we got here

- Existing zoning permits taller building but limits design flexibility
- Presented original proposal at community meetings in March 2019 and February 2020.
- Revised design based on draft zone prepared by HRM



What the existing zone allows
(24 storeys)



Original Proposal
(19 storeys + Townhouses)





Height (m) measured from intersection of Willett & Dunbrack



6 storeys

17 storeys
50m

8 storeys

8 storeys
31m

13 storeys
46m

Dunbrack Street

Willett Street

Dunbrack Street Elevation



Willett Street Elevation



Project Highlights

Unit Count	~500
Unit Mix	At least 25% two-bedroom or larger
Parking Ratio	0.9 spaces per unit
Bike Parking Ratio	~0.7 spaces per unit
Outdoor Amenity Space	~100,000 sqft
Indoor Amenity Space	~20,000 sqft
Commercial Space	~7,000 sqft

1. Courtyard bus stop and spill out space



2. Naturalized walking trail



3. BBQ/Outdoor Lawn Area



DUNBRACK STREET

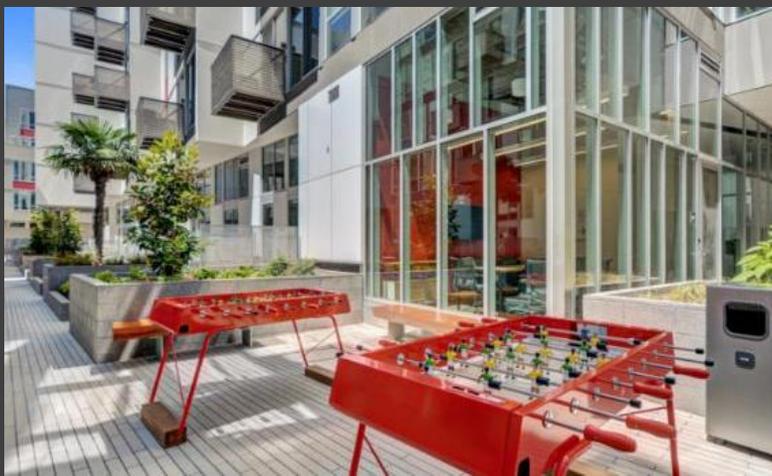
WILLETT STREET

10



Typical Amenities

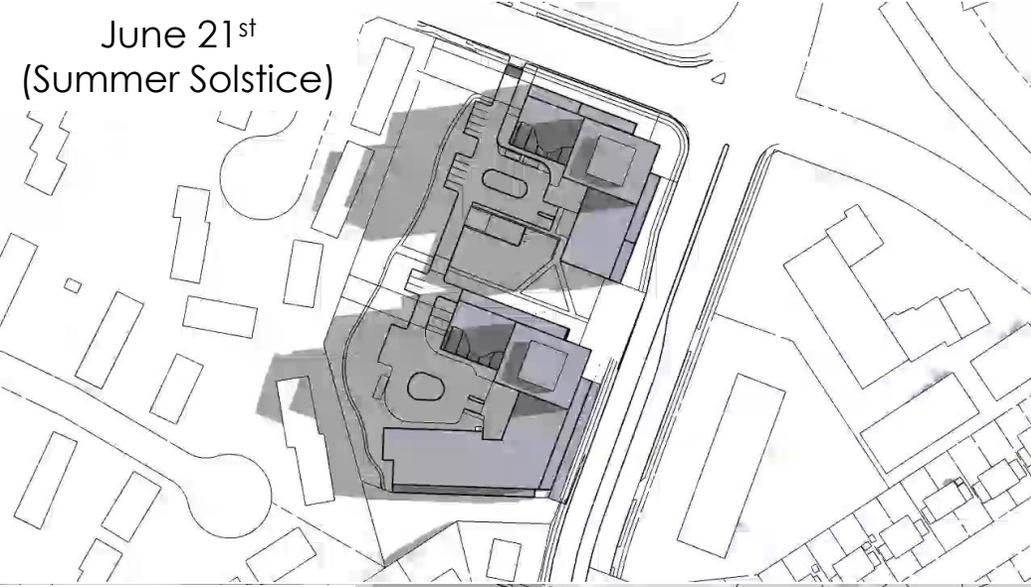
- Dog Runs
- Maker spaces
- Co-working space
- Rooftop terraces
- Intergenerational learning opportunities



How we've responded : Shadows & Privacy

Shadows

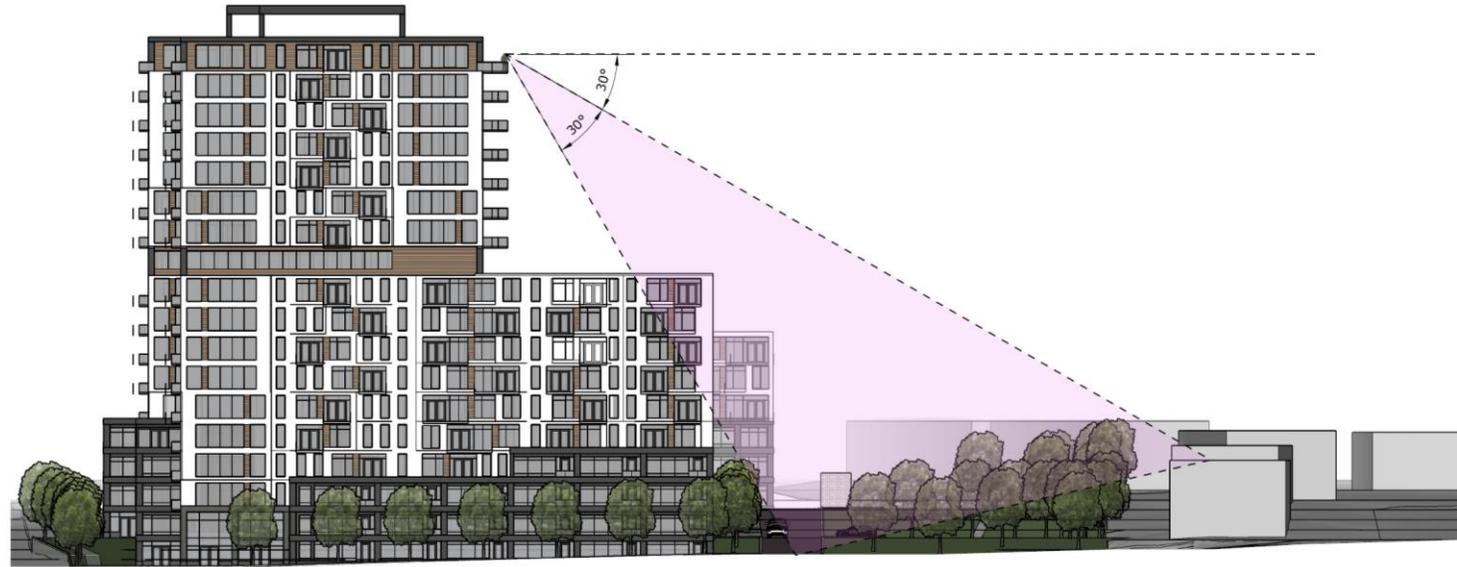
June 21st
(Summer Solstice)



December 21st
(Winter Solstice)



Privacy



How we've responded: Servicing & Traffic

Servicing capacity

- “The existing system along Willett Street and Glenforest Drive **is adequate**...Upgrades to the existing wastewater system analyzed are **not anticipated to be required.**” – DesignPoint Engineering Servicing Study (2019)

Traffic

- “The proposed development will **not have an appreciable impact** on traffic operations... The additional traffic generated by the development will result in **negligible increases** in average delay per vehicle... (1.0 second or less per vehicle) and **will not significantly contribute** to the deterioration of existing/background operational issues.” – Harbourside Transportation Consultants (2019)

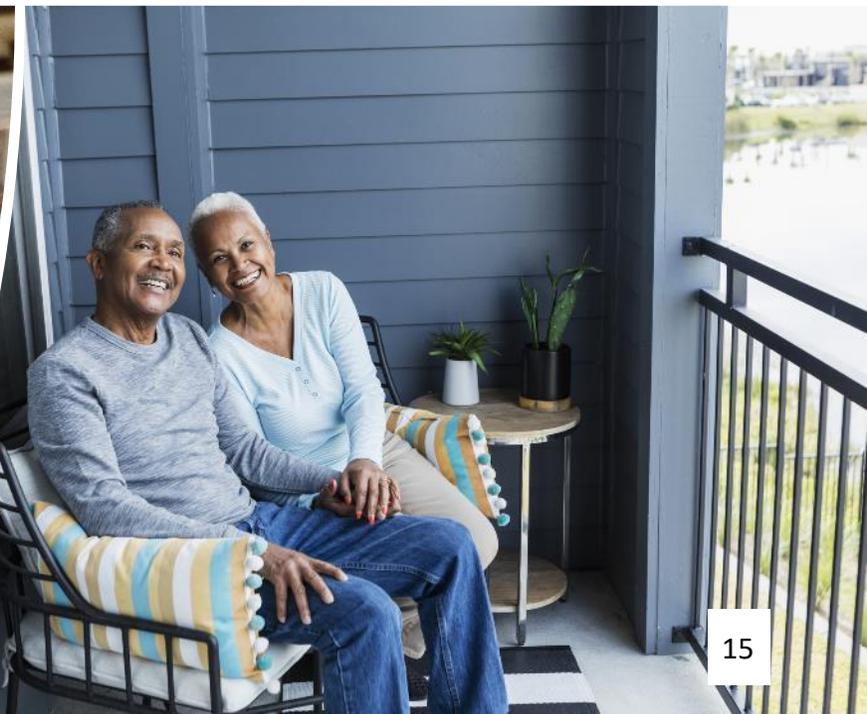


How we've responded: Parking & Construction Mitigation

- Parking
 - Committed to a parking ratio of 0.9 spaces per unit
 - Exceeds the Halifax Regional Parking Study recommendation for new development in the area and proposed land use bylaw requirement
- Construction Mitigation
 - Required to submit a construction mitigation plan
 - All work will be in accordance with the HRM by-law B-600, Respecting Blasting and HRM noise by-law N-200.
 - Regular sweeping and watering of the construction area to contain dust during construction

How this project serves the community

- Housing choice/aging in place
- Contributing to vibrant, walkable neighbourhood
 - Coffee shop/café
 - Boutique grocer
- Supporting transit growth



Thank You!



hazelview
INVESTMENTS

zap

architecture + planning