

University of King's College

The South-East Corner Project



Community Planning and Economic
Development Standing Committee

December 12, 2024

Team Composition
King's South East Corner Project



SUB-CONSULTANTS



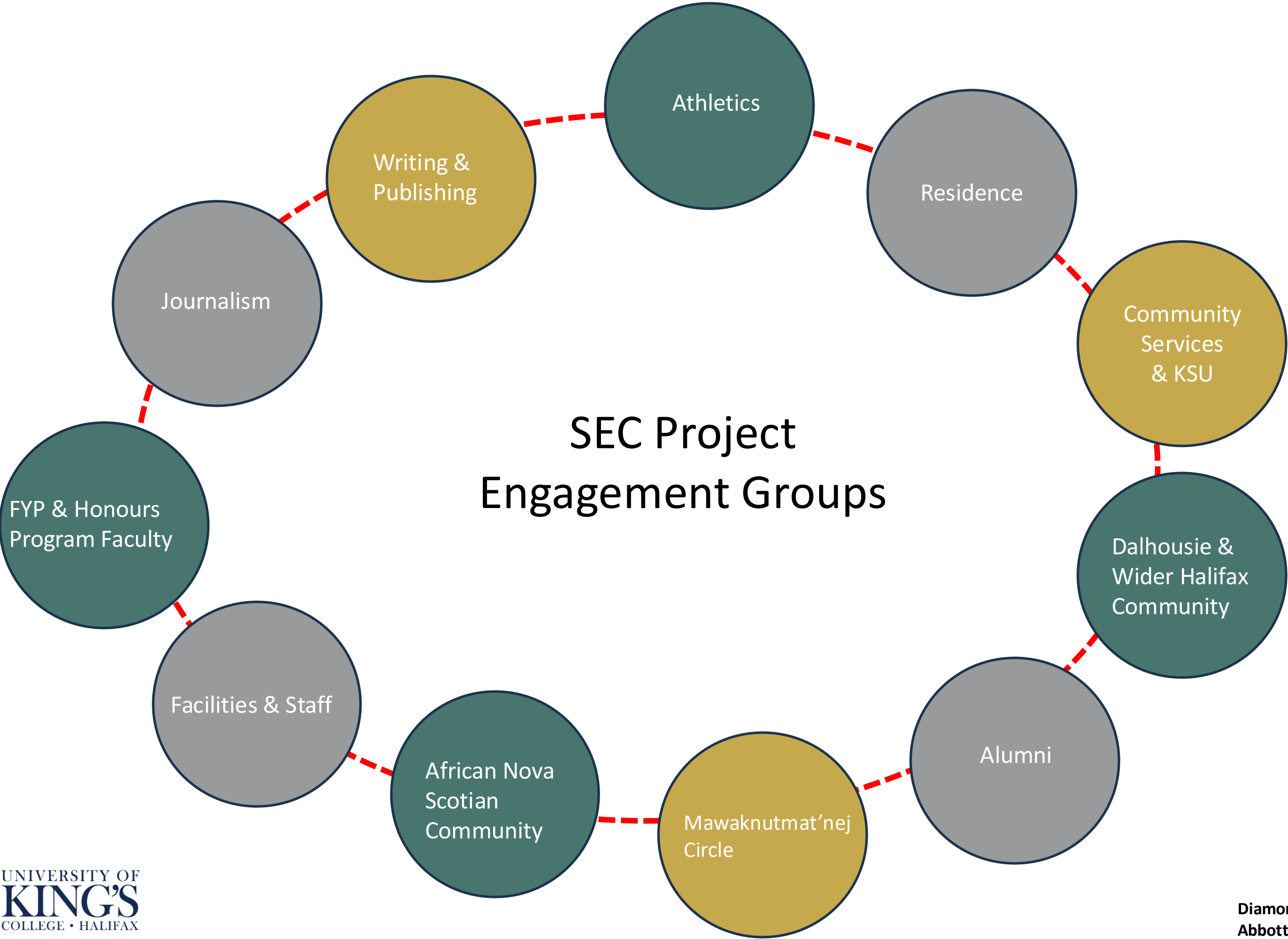
SEC PROJECT OBJECTIVES –Excellence & Commitment

- To pursue the mission of King's for educational excellence and community engagement within a 21st Century context.
- To increase availability of student housing in Halifax by increasing on campus residential opportunities.
- To establish a new student fitness and wellness center, including a full-size gymnasium and community accessible multi purpose studio.
- To achieve a campus hub that is Rick Hansen and LEED Gold certified.

SEC PROJECT OBJECTIVES – Excellence & Commitment

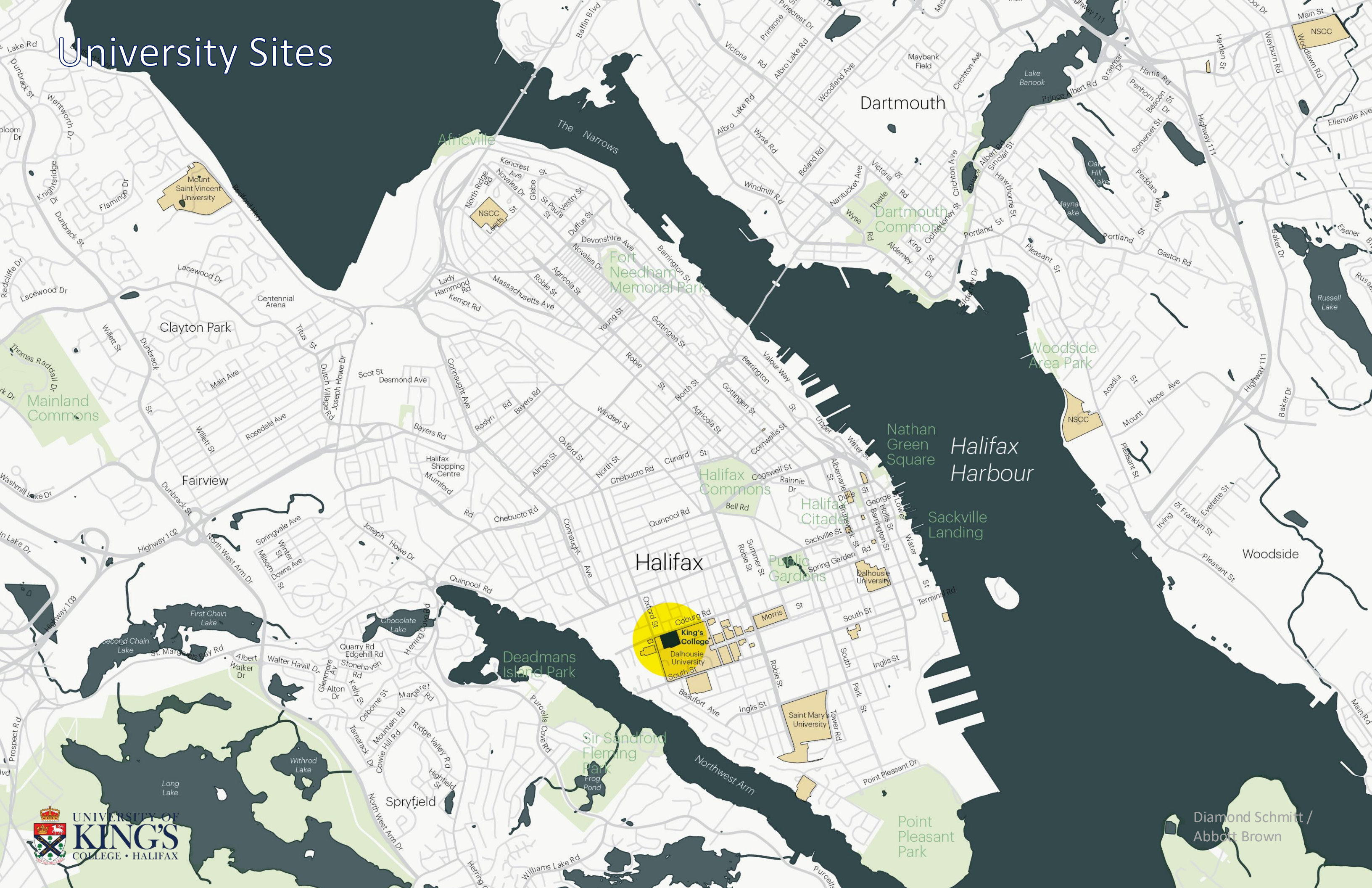
- To provide a state-of-the-art School of Journalism, Writing & Publishing, focusing on multimedia and data journalism education, for King's and the media and publishing ecosystems of Halifax, NS and eastern Canada.
- To advance Reconciliation and Accessibility, Equity, Diversity, and Inclusion, by designing, building and operating in collaboration with Mi'kmaq and African Nova Scotian partners.
- To work with the Municipality to align King's SEC project with HRM's development goals

SEC Project Engagement Groups



Site, Context and Zoning Analysis

University Sites



Mount Saint Vincent University

NSCC Leads

Fort Needham Memorial Park

Dartmouth Commons

Woodside Area Park

Mainland Commons

Halifax Commons

Halifax Citadel

Nathan Green Square

Sackville Landing

Halifax

King's College

Dalhousie University

Saint Mary's University

Deadmans Island Park

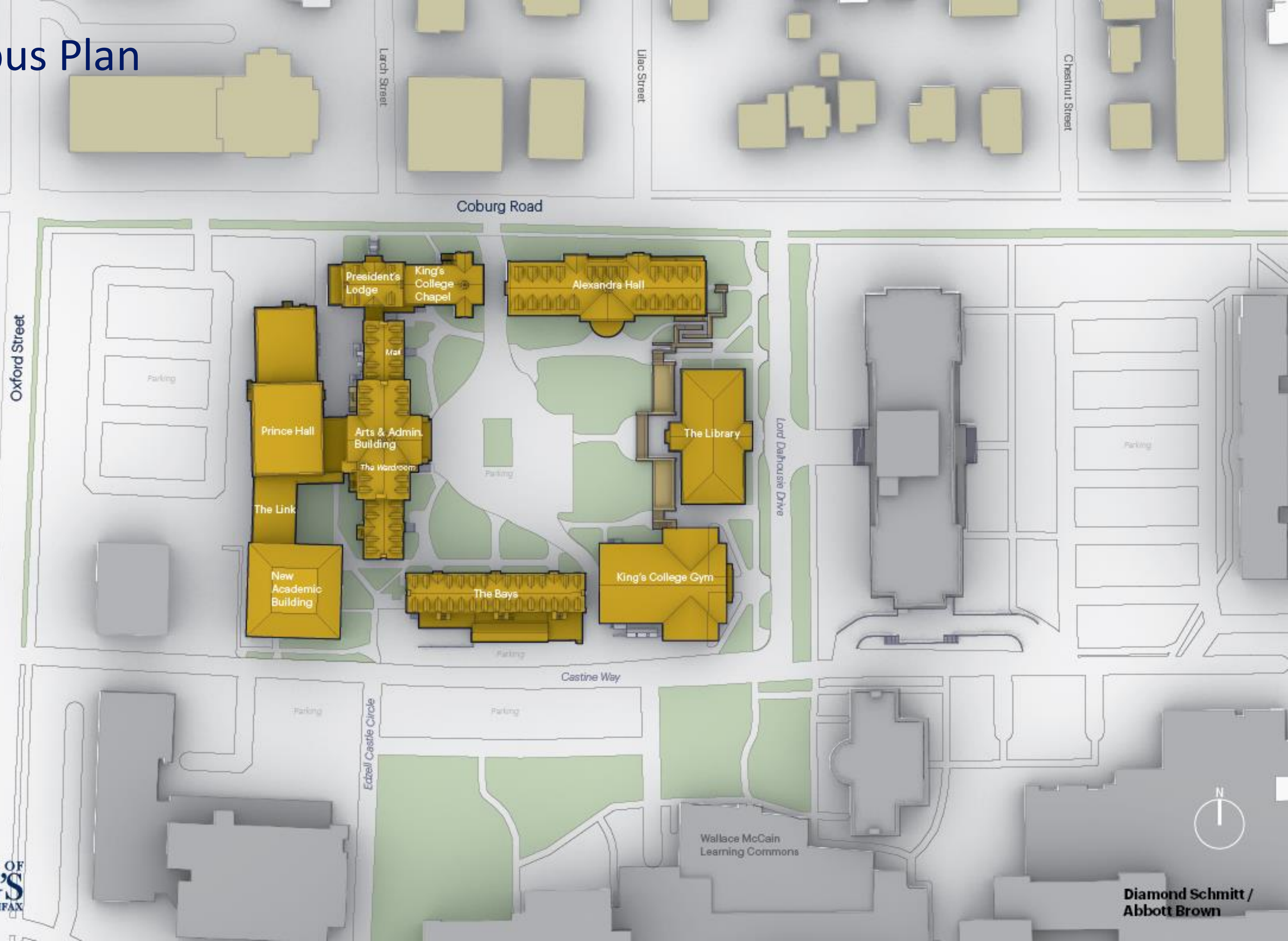
Sir Sandford Fleming Park

Point Pleasant Park

Diamond Schmitt / Abbott Brown

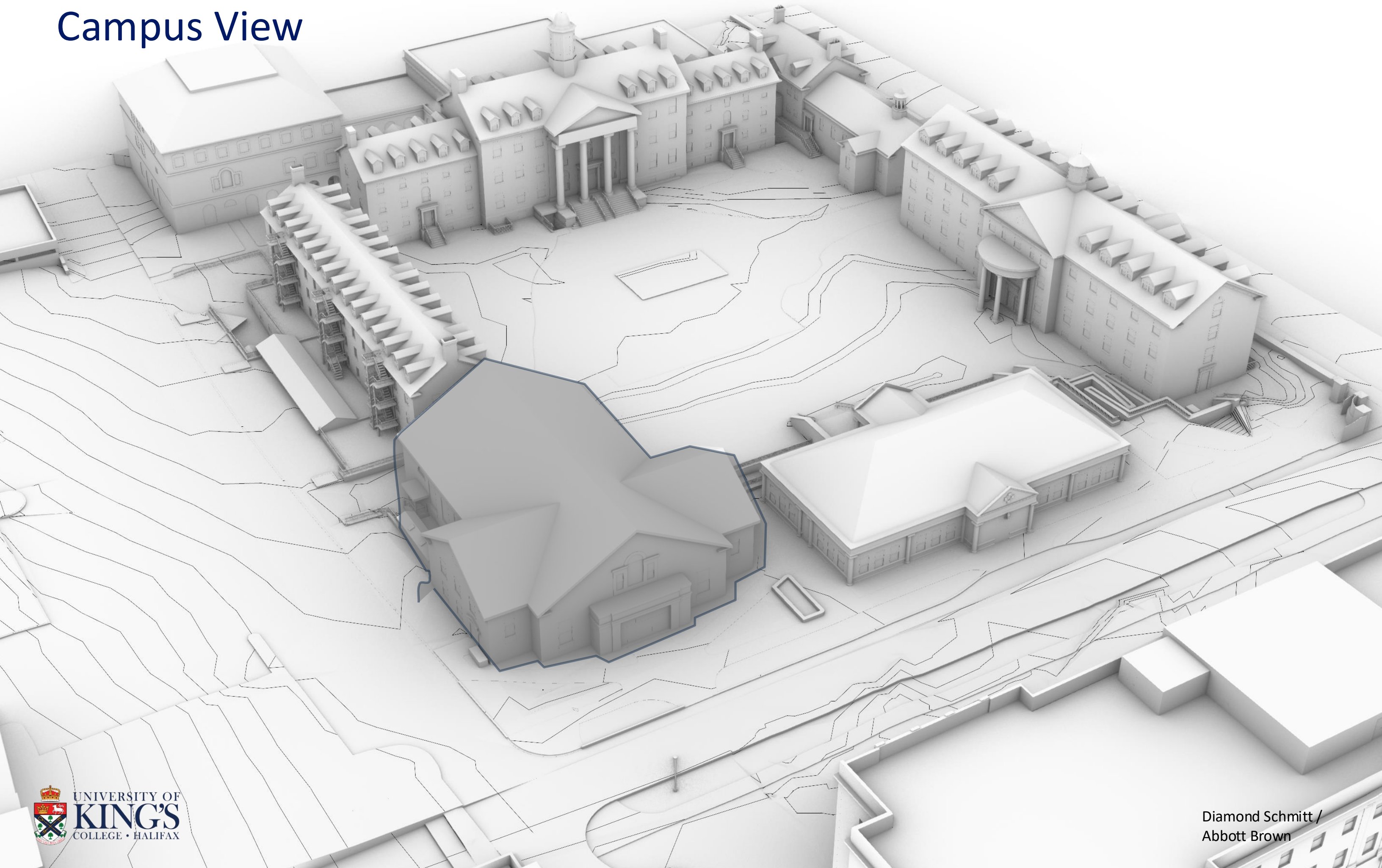


Campus Plan





Campus View

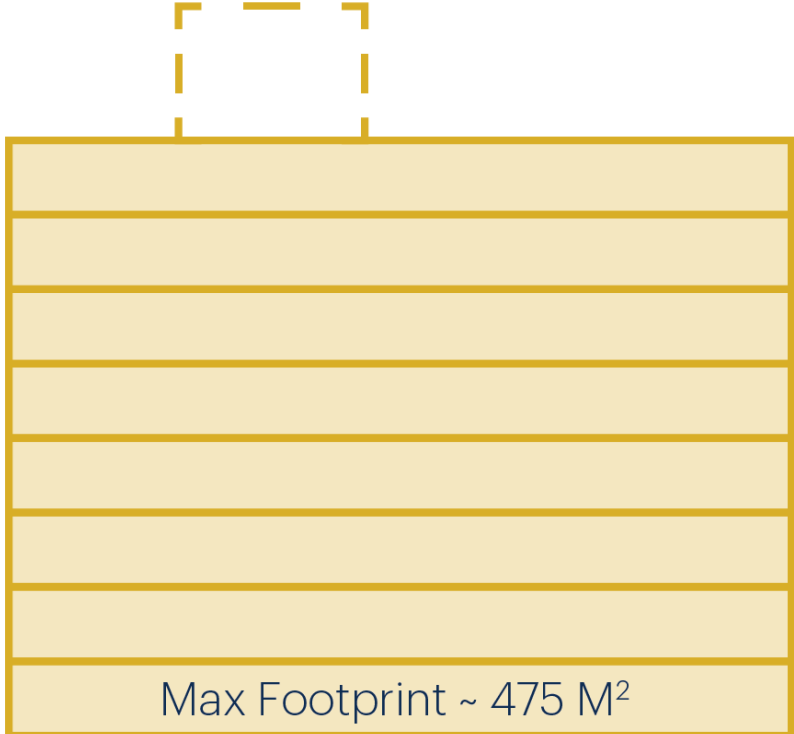


As of Right Zoning Envelope— High-Rise

- 38M Height Limit
- 12.5M Side Yard Setback
- 14.0 M Max Streetwall Height



Max Height 38.0 M

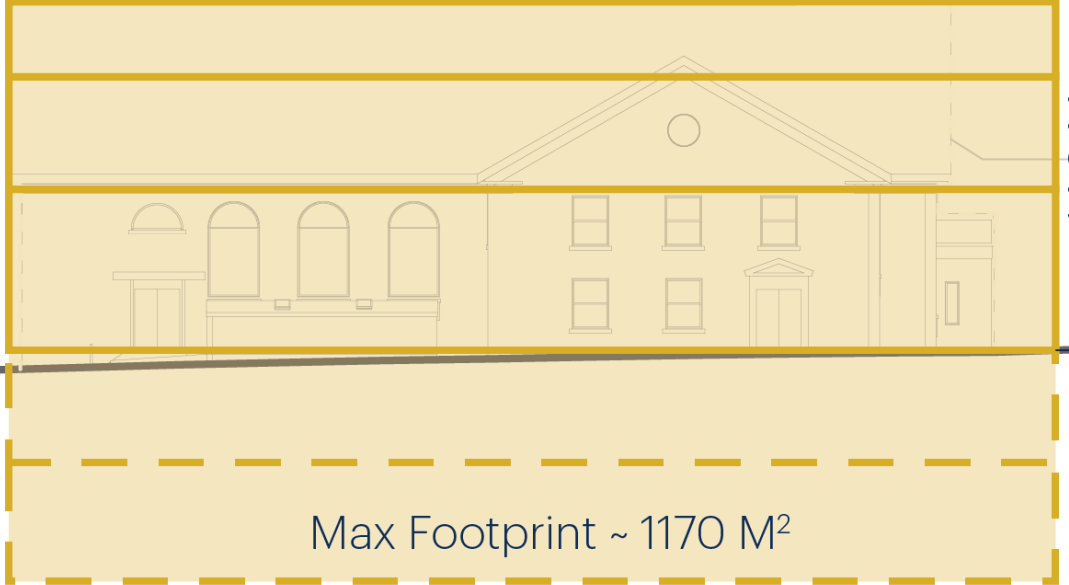


12.5 M

Max Footprint ~ 475 M²

14.0 M

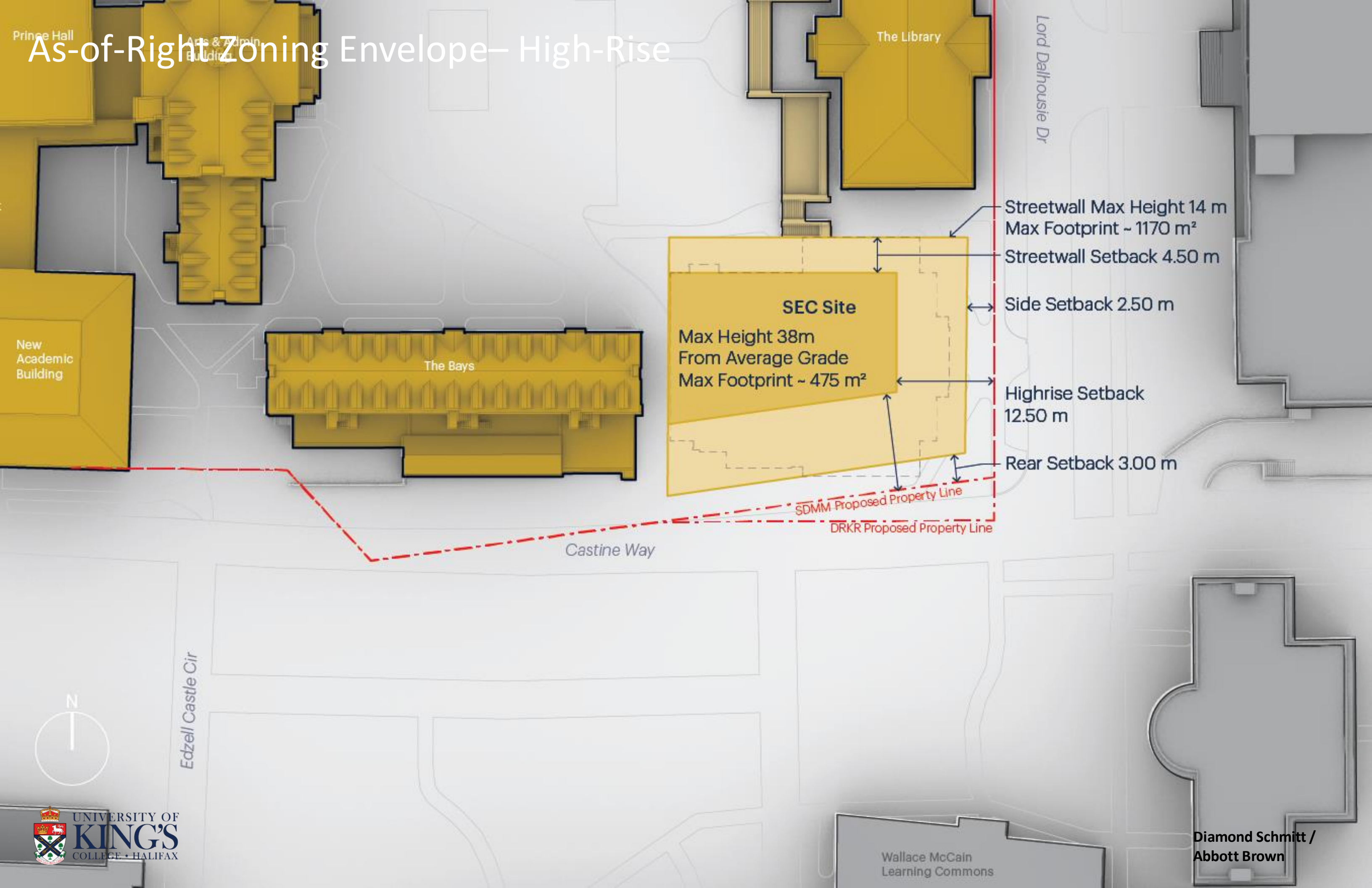
Max Street Wall Height 14.0 M



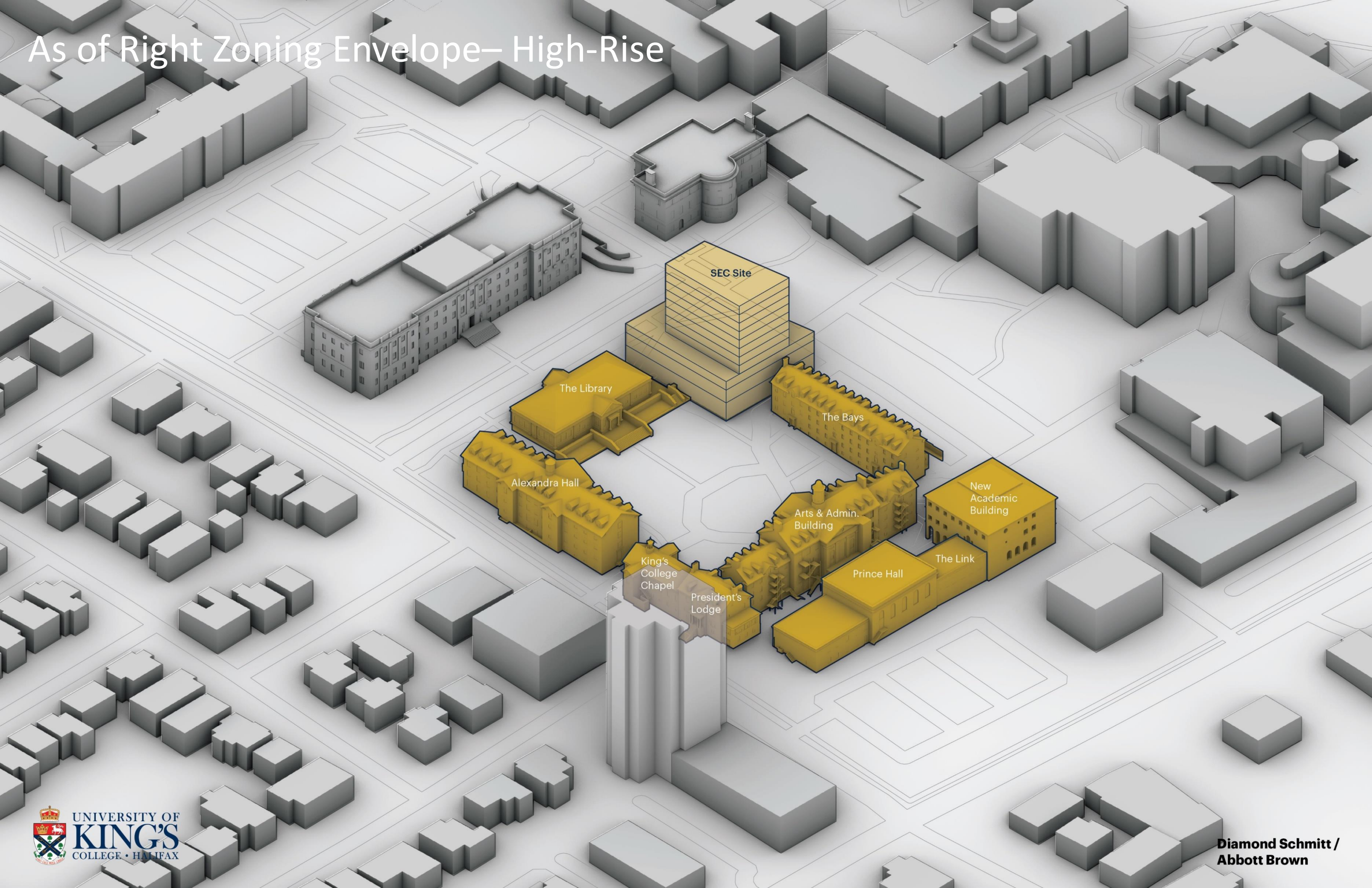
Max Footprint ~ 1170 M²

3.0

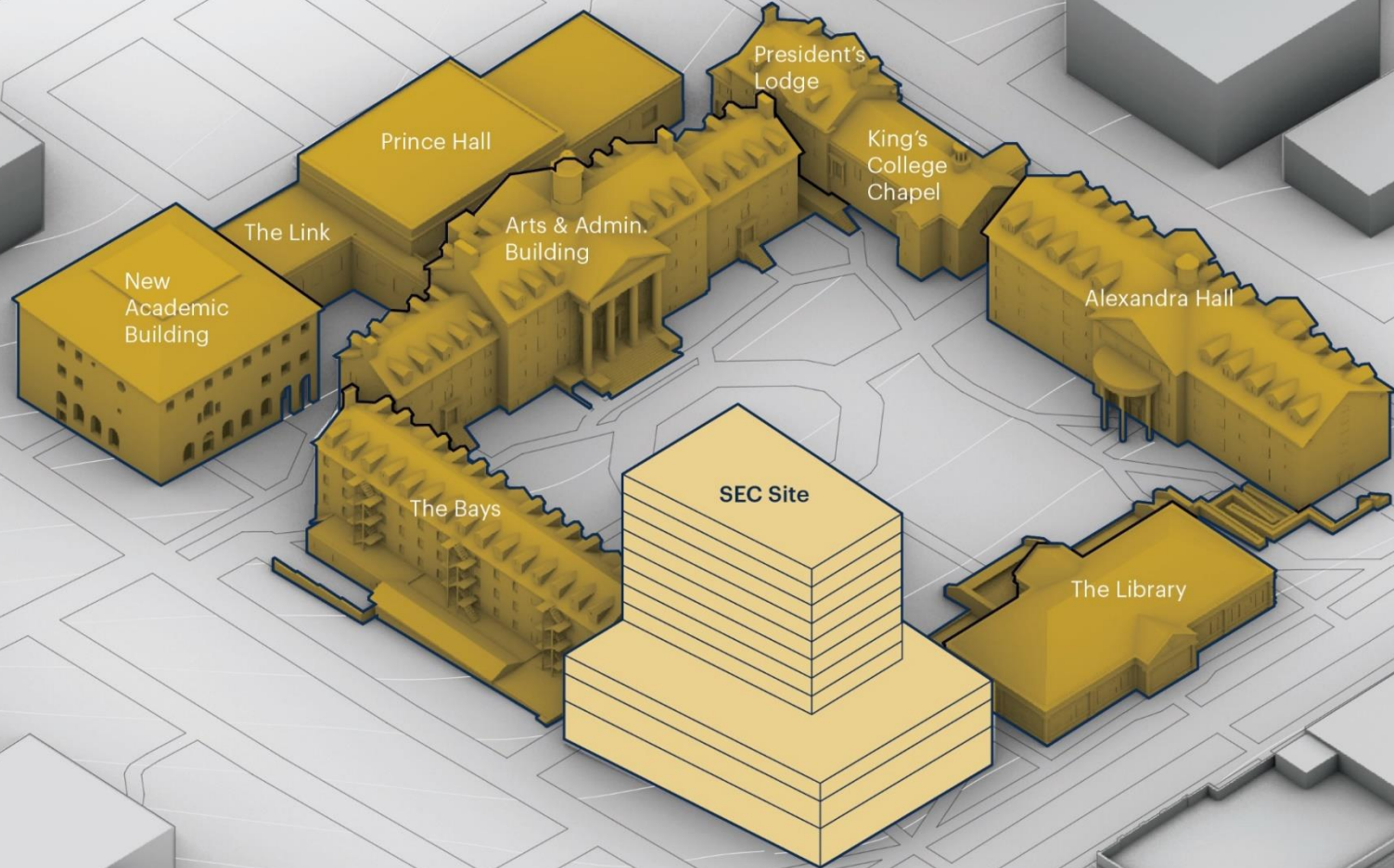
As-of-Right Zoning Envelope – High-Rise



As of Right Zoning Envelope— High-Rise

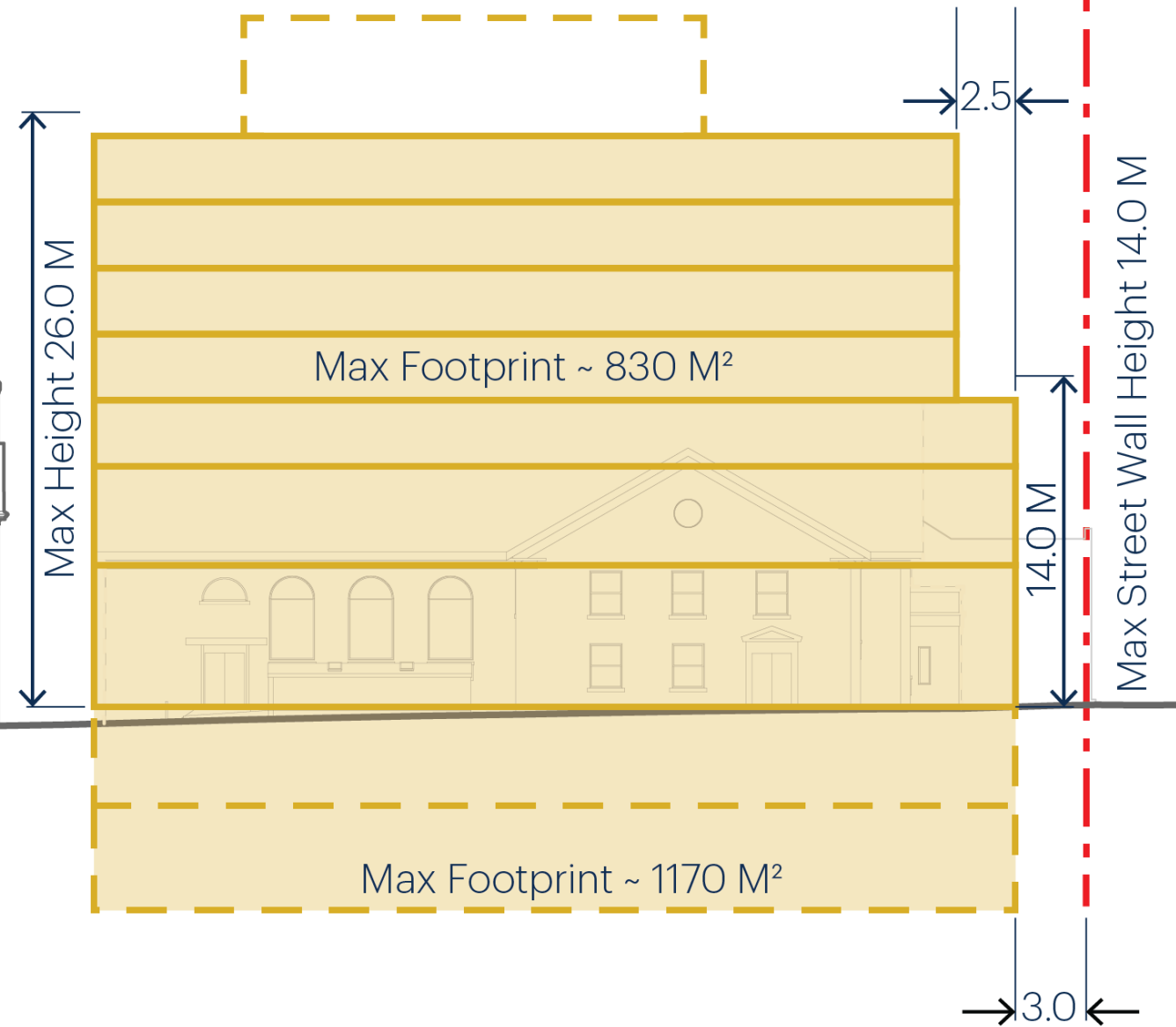


As of Right Zoning Envelope— High-Rise

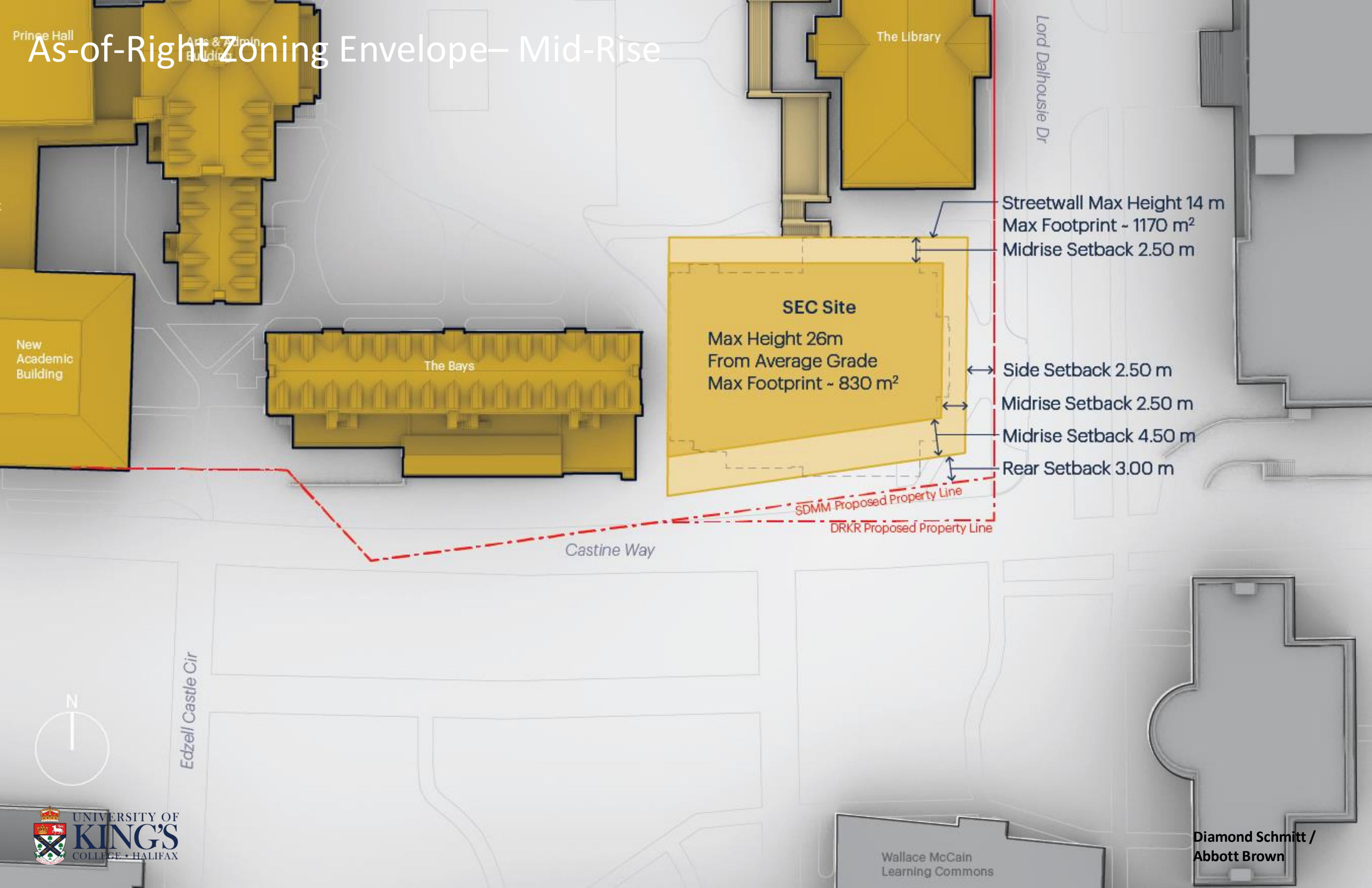


As of Right Zoning – Tall Mid-Rise

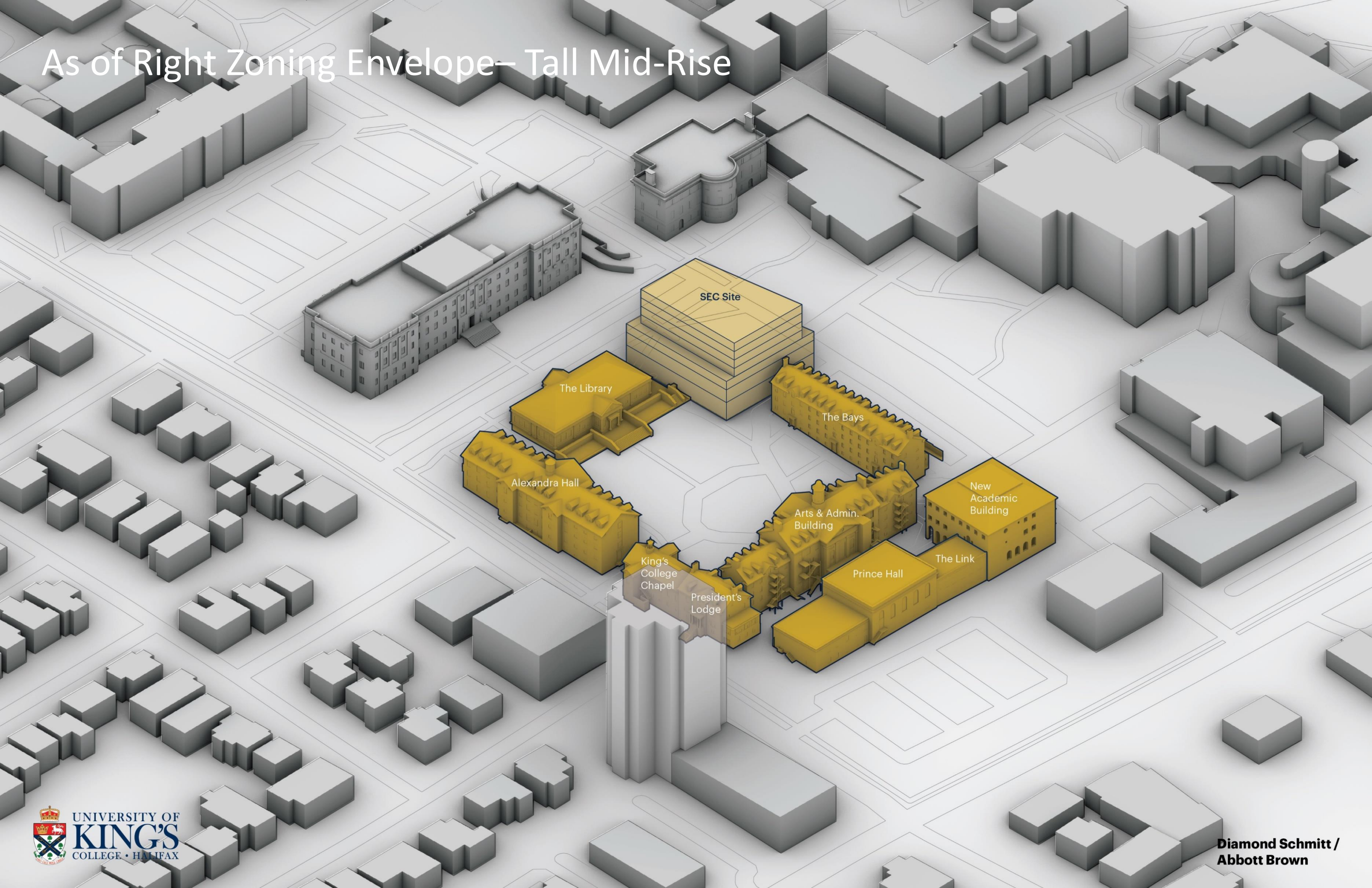
- 26.0 M Height Limit
- 5.5M Side Yard Setback
- 14.0 M Max Streetwall Height



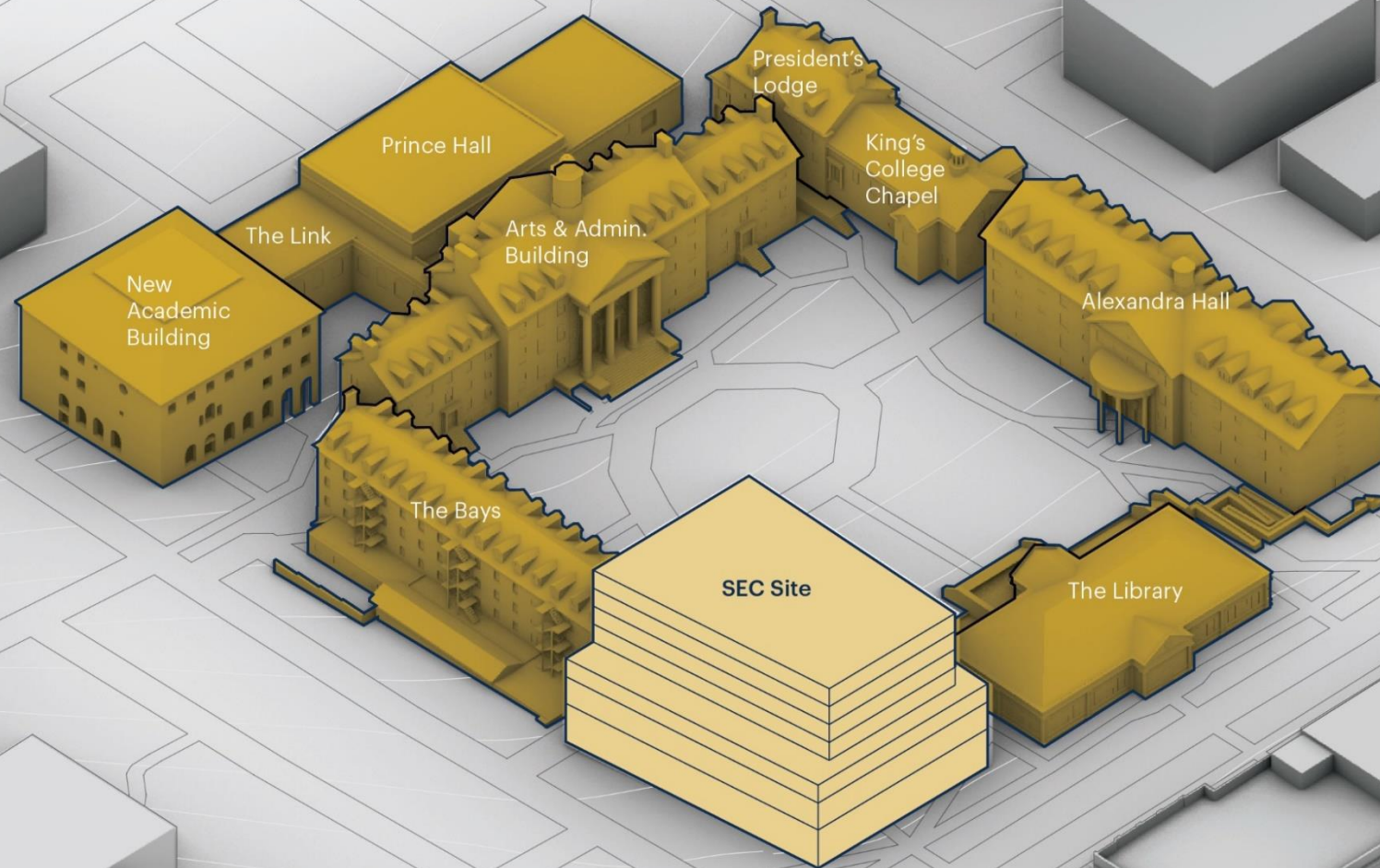
As-of-Right Zoning Envelope – Mid-Rise



As of Right Zoning Envelope— Tall Mid-Rise



As of Right Zoning Envelope— Tall Mid-Rise



SEC PROJECT OBJECTIVES –HRM Approval process

- To pursue variances through a development agreement with Halifax Regional Municipality in support of King's SEC Project, specifically:
- To minimize the impact of current zoning on the historic plan of the Andrew Cobb designed quad and open space
- To strengthen the built form and character along Lord Dalhousie Road and Castine Way
- To provide flexibility to the design team through minor adjustments to existing UC-1 zoning compliance (setbacks, streetwalls, etc).

Edge Alignment Possibilities

