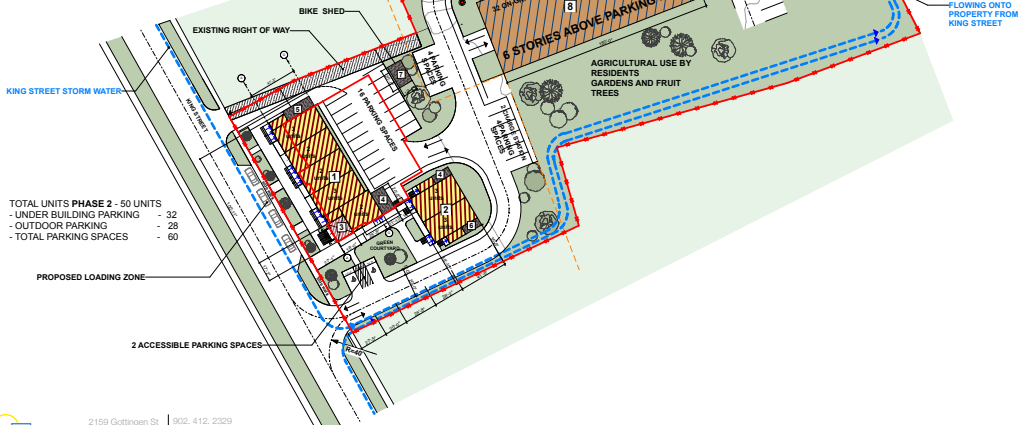


411 King Street Development Windsor Nova Scotia



PHASE 2 SITE AREA - 78,702 SQ.FT
 BUILDING PHASE 2 - 11,519 SQ.FT
 ROAD/PARKING- 9,028 SQ.FT
 AMENITY - 58,155 SQ.FT

PHASE 1 SITE AREA
 PHASE 2 SITE AREA



TOTAL UNITS PHASE 2 - 50 UNITS
 - UNDER BUILDING PARKING - 32
 - OUTDOOR PARKING - 28
 - TOTAL PARKING SPACES - 60

PROPOSED LOADING ZONE

2 ACCESSIBLE PARKING SPACES

2159 Gottingen St
 Halifax, Nova Scotia
 B3K 3B2

902.412.2329
 info@ecogreenhomes.ca

411 King Street

An introduction to EcoGreen Homes

In our decades of designing, building and managing properties, five key principles have informed our work and are been critical in shaping this proposal. Samples of how these principles have come to life in other projects are provided later in the document.

1

COMMITMENT TO COMMUNITY

With a Master's degree in Waldorf Education, EcoGreen President, Edward Edelstein, has woven the sense of community inherent to Waldorf schools, into the work of his design-build company. Today, this philosophy guides all of EcoGreen's projects, where we are focused on contributing to and enlivening communities through physical spaces.

2

INTEGRATION WITH THE NATURAL WORLD

EcoGreen's buildings are never just about four walls and a roof. They're designed thoughtfully to create both residential and work spaces that meet a key need of human beings: to be connected with nature. Lots of light, green spaces where possible and a priority for natural materials informs our design. We prioritize natural light over floor area maximization.

3

COMMITMENT TO SUSTAINABILITY

All EcoGreen buildings meet three standards to optimize energy use: ultra-high levels of insulation, triple glazed windows and air tightness. We also employ cost-wise, natural materials, such as marmoleum, that are recyclable and at the end of their lifecycle. Other energy saving measures are often layered on top of these foundational practices.

4

QUALITY OF LIFE AND LIVING

We strive to maximize spatial opportunities to enhance the quality of life and the quality of a tenant's lived experience. Meaning is layered into our design decisions.

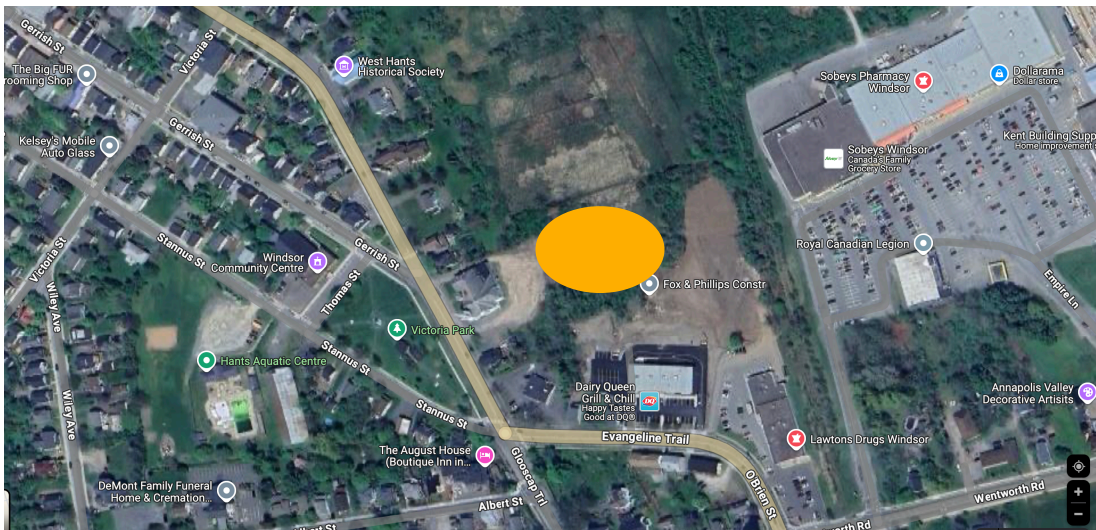
Wagners Court Re-Imagined

EcoGreen Homes is currently nearing completion on the historic re-creation of the homes built on Wagners Court in 1898 to house people after the Great Windsor Fire of 1897. Rather than make a simple row townhouse, we decided to re-create the appearance and size of the Wager's Court subdivision. We are building 11 units of new energy efficient housing as two multi unit residential buildings, all housed in the heritage looking facades appearing as 6 houses which existed and were no longer safe to inhabit.



“Good Common Sense” Housing

There is an urgent need for quality rental housing in the Province as a whole and in the Town of Windsor in particular. Cities become more sustainable when it people can meet their basic needs within a short walk or bike ride. It is “good common sense” to make quality housing available in the “heart centre” of the Town for many reasons; for community, for the local economy and to contribute to the growth of the Town and its resources. This site is in the centre of Windsor and close to downtown, parks and Sobeys. The increased density will contribute to enlivening this central part of Town.



Project: Phase 1

Several years ago, in prior discussion with the Town, staff suggested a two phase approach as the Town sewage capacity was in process of being quantified. Meanwhile, we have designed Phase 1 as an 18 unit project with 1, 2 and 3 bedroom units as a Townhouse to accommodate this timeline. We will create a heritage style low rise facade along King Street adjacent to the central park of the Town.

Phase 1 has been approved by the public information process of Development Agreement. The existing church is in poor condition and not convertible to housing. The Demolition Permit is approved and partial demolition will start this year.

Although not a registered heritage building, we wish to respect the heritage value of the existing Church. We have designed the project in a heritage style and proposed keeping the steeple and showing on the exterior some of the amazing stained glass within the Church. The project will hopefully become a local landmark and be an example of retaining significant aspects of the heritage church while creating needed new housing facing Victoria Park.



Project Phase 2: Concept, Stormwater and Flood-proofing

A six-storey multi-unit, exceptionally energy efficient residential building is proposed with diverse unit sizes, an affordable component, a storm water retention area, a permaculture/garden area, and adequate parking. This height minimizes the building footprint and hard surface runoff, allows for wood frame construction, good for carbon sequestering, and enables density of living units. The height will not be visible from King Street as we have “hidden” it behind the heritage style townhouses.

In August 2024 in discussion with the Director of Public Works for the Municipality of West Hants, we were informed that the Town of Windsor has more than adequate sewage capacity for this project. For stormwater management generated from any new hard surfaces, the Director looked favourably on a proposed solution to run any new hard surface runoff to the rear and keep it separate from the sanitary sewage line. Phase 2 will therefore not create any sewage capacity or stormwater issues for the Town.

As shown on the site plan, Town water already flows occasionally onto this site from King Street to the rear of the property in existing ditches along the south and east edges of the property going then downstream to the St Croix River. While it is likely not our responsibility to accept Town stormwater runoff, we have no objection to the status quo until the Town builds storm sewers. Hard surface runoff from Phase 2 will be engineered and retained at the rear storm water retention area provided.

The design of the new building is elevated to account for soil conditions and future flood proofing. The first floor living area and associated mechanical rooms will be built elevated about 14' above grade and above a semi-enclosed screened parking lot with no electrical or mechanical equipment. Parking on site outside the building perimeter will be designed to be permeable surface such as gravel or “pervious pavers” to minimize storm water runoff.

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