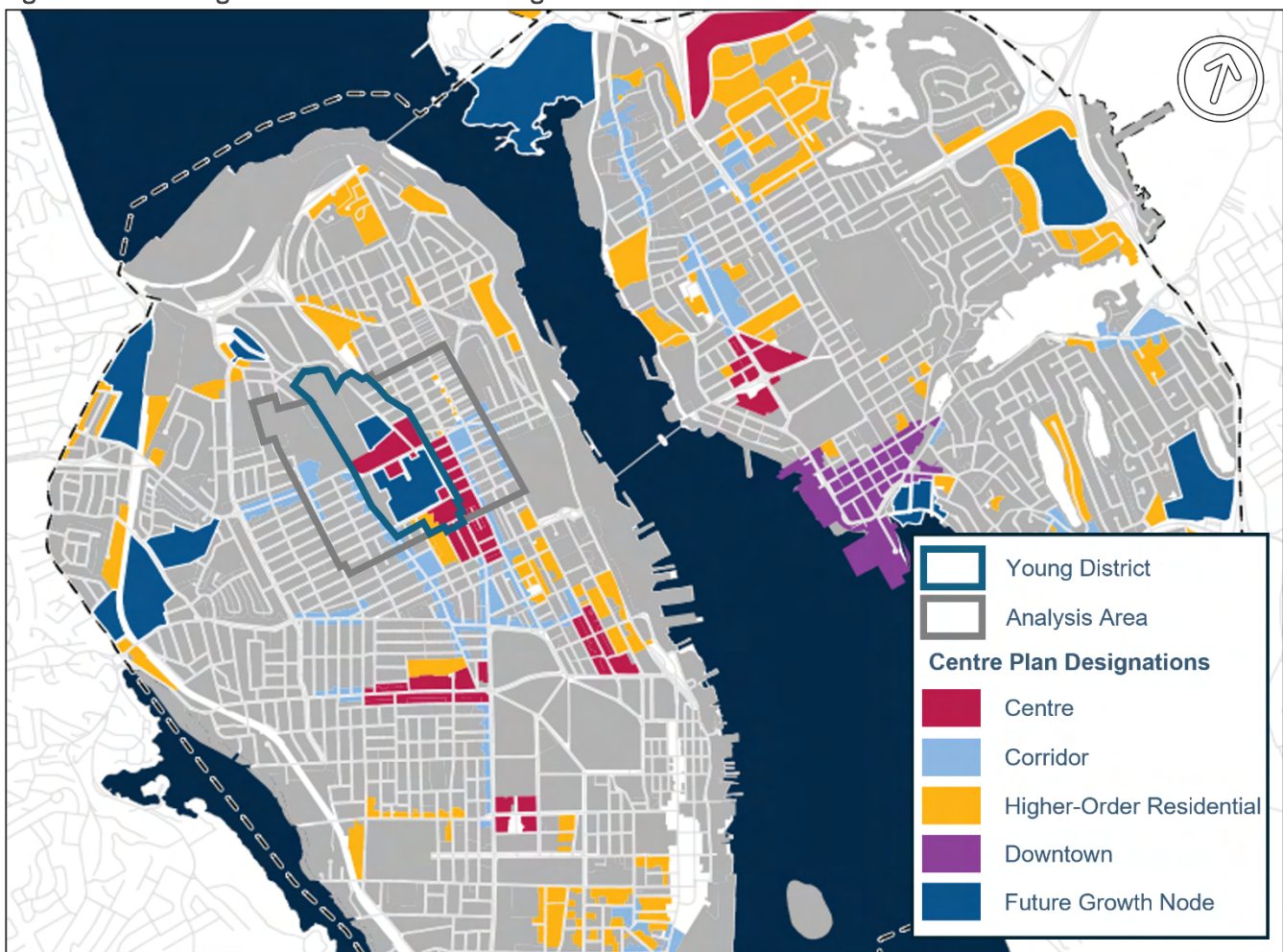


3.0 EXISTING CONDITIONS

3.1 LOCAL AND REGIONAL CONTEXT

The Young District is a key area in the local and regional context. It is anchored by the Halifax Forum, which formerly hosted notable concerts, hockey teams, and events. Over several decades of use, it now hosts many diverse events catering to the surrounding community. East of the Halifax Forum, land uses include the Canada Post Sorting Facility, a mix of commercial and retail uses, as well as significant amounts of surface off-street parking. **Figure 3-1** illustrates the Young District within the larger regional centre context. In general, the surrounding area includes low and high-density residential developments, mixed-use residential and commercial areas, educational institutions, commercial hubs, and heritage areas including the historic Hydrostone Neighbourhood located just east of the Young District.

Figure 3-1: The Young District Context within the Regional Centre



Source: Integrated Mobility Plan (2017)

3.2 HERITAGE AND CULTURAL

3.2.1 ARCHAEOLOGICAL RESOURCE IMPACTS

Historic and archaeological research, as well as traditional knowledge, indicates that the Mi'kmaq and their ancestors have occupied the general Kjiptuk/Halifax region since time immemorial. Mi'kmaq took advantage of well-established travel routes via the lakes and rivers, to travel between the coastal and interior

regions and had encampments along these waterways, evidenced by the material remains left in the archaeological record. Much of this early Mi'kmaw landscape has been masked by encroachment and subsequent development, leaving little sign of their original course on the modern landscape. At least one of these watercourses ran through the study area but appears to have largely disappeared by the late 18th or early 19th century.

Historic encroachment in the 18th and 19th centuries and intensive development in the 20th and 21st centuries (**Appendix A**) has significantly altered the cultural landscape as it existed prior to European settlement. Therefore, the study area has been determined to be of low potential for archaeological resources related to past L'nuk use and occupation.

The study area itself is located well outside of the original palisaded 1749 town. Euro-Canadian settlement began here in the mid-18th century as 5-acre farm lots were granted initially to Foreign Protestants. Windsor Street may have existed as an Acadian drove road early in the 18th century but by the late century, it was a well-established road, and settlement appears to have been focused along this road. By early in the 19th century, expanding settlement called for the construction of Kempt Road, though rural farmsteads continued to occupy much of the study area at this time.

By the mid to late 19th century, Young Street, Almon Street, and Robie Street were established, and the study area was a mix of several large rural estates as well as commercial and industrial developments including slaughterhouses, a rope works and later cotton factory, a paint factory. Electric street trolleys were brought to the north end of Halifax at the end of the 19th century and within the first decade of the 20th century, a railyard was constructed in the north end of the study area.

Also, around this time, a large portion of the study area at Almon Street, Young Street, and Windsor Street became home to the Halifax Exhibition Grounds. In 1917, there was significant impact within the study area when much of the north end of the city suffered damage and complete destruction as a result of the Halifax Explosion. Much of the study area was levelled after the explosion and the Exhibition Grounds were redeveloped to temporarily house the city's residents. Ten years later, the Halifax Forum was built where the exhibition once stood and temporary barracks were later built on the same property near the Forum to house naval troupes. These were eventually demolished to make way for the Canada Post Sorting Facility.

It should be noted that auxiliary structures and features such as outbuildings, middens (garbage dumps), wells, privies, and drains, among many other features, are often not depicted on historic maps but form an important part of the historic landscape that may still exist buried beneath modern infrastructure. In at least three areas, heaving and/or subsidence of asphalt noted during the reconnaissance hint at potential buried archaeological resources that may have survived 20th through early 21st century developments.

Redevelopment throughout the 20th century had a significant impact on the historic landscape through cutting and infilling which is not well defined. Though many buildings have been constructed in the past half century, as well as below grade infrastructure which has necessitated mass excavation, there is still potential for intact archaeological resources throughout the study area, particularly in paved and gravel parking lots and beneath earlier buildings that have shallow foundations or are constructed on slab-on-grade foundations.

While the entire Young District study area was assessed in the desktop portion of the Archaeological Resource Impacts Assessment (ARIA) (produced by Davis MacIntyre & Associates Limited and NS Department of Communities, Culture, Tourism and Heritage), there are numerous private parcels as well as federal lands which were not included in the reconnaissance, as written landowner permission and security clearances were beyond the scope of this project. The ARIA recommended the following:

- Archaeological monitoring be conducted throughout the study area during any ground disturbance activities, including, but is not limited to, grubbing, grading, trenching, excavation, infilling, coring/drilling, and use of the area for staging/laydown during construction.
- Archaeological monitoring be conducted in these areas until the archaeologist(s) can determine the potential for intact archaeological resources, the extent of previous disturbance, or until glacial till or bedrock is reached.
- Areas that could not be accessed during the reconnaissance portion of this assessment be subjected to an archaeological reconnaissance prior to any ground disturbance in order to determine the potential for archaeological resources.
- Should development plans change, then a qualified archaeologist should be contracted to conduct an additional assessment on any new areas outside the project boundaries identified in this report.
- In the event that any archaeological resources are encountered during ground disturbance and an archaeologist is not already on site, all activity cease and the Coordinator of Special Places be contacted immediately regarding a suitable method of mitigation.

3.2.2 NATURAL HERITAGE

HRM grows increasingly vulnerable to impacts of flooding from sea-level rise and storm surge, as projections for upcoming decades indicate an increasing number of severe storm and weather events. The Young District is located roughly 900 to 1000m to the west of the harbour. A Flood Susceptibility Index developed by Natural Resources Canada in 2022 to provide a high-level identification of potentially flood susceptible areas for flood awareness communication and priority setting of flood mapping projects. This index was developed through the application of machine learning algorithms on historic national patterns of flood events and shows that the Young District is generally at a low risk for flood susceptibility (**Figure 3-2**).

Figure 3-2: Flood Susceptibility Index

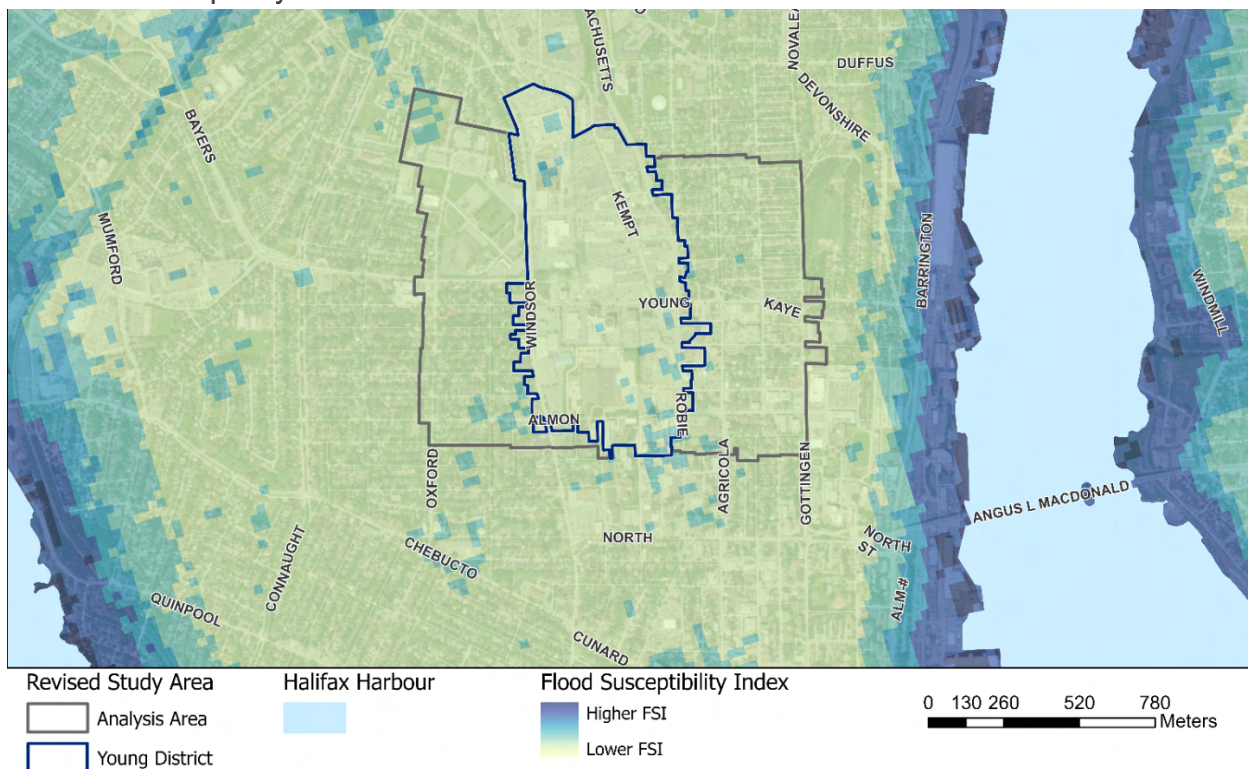
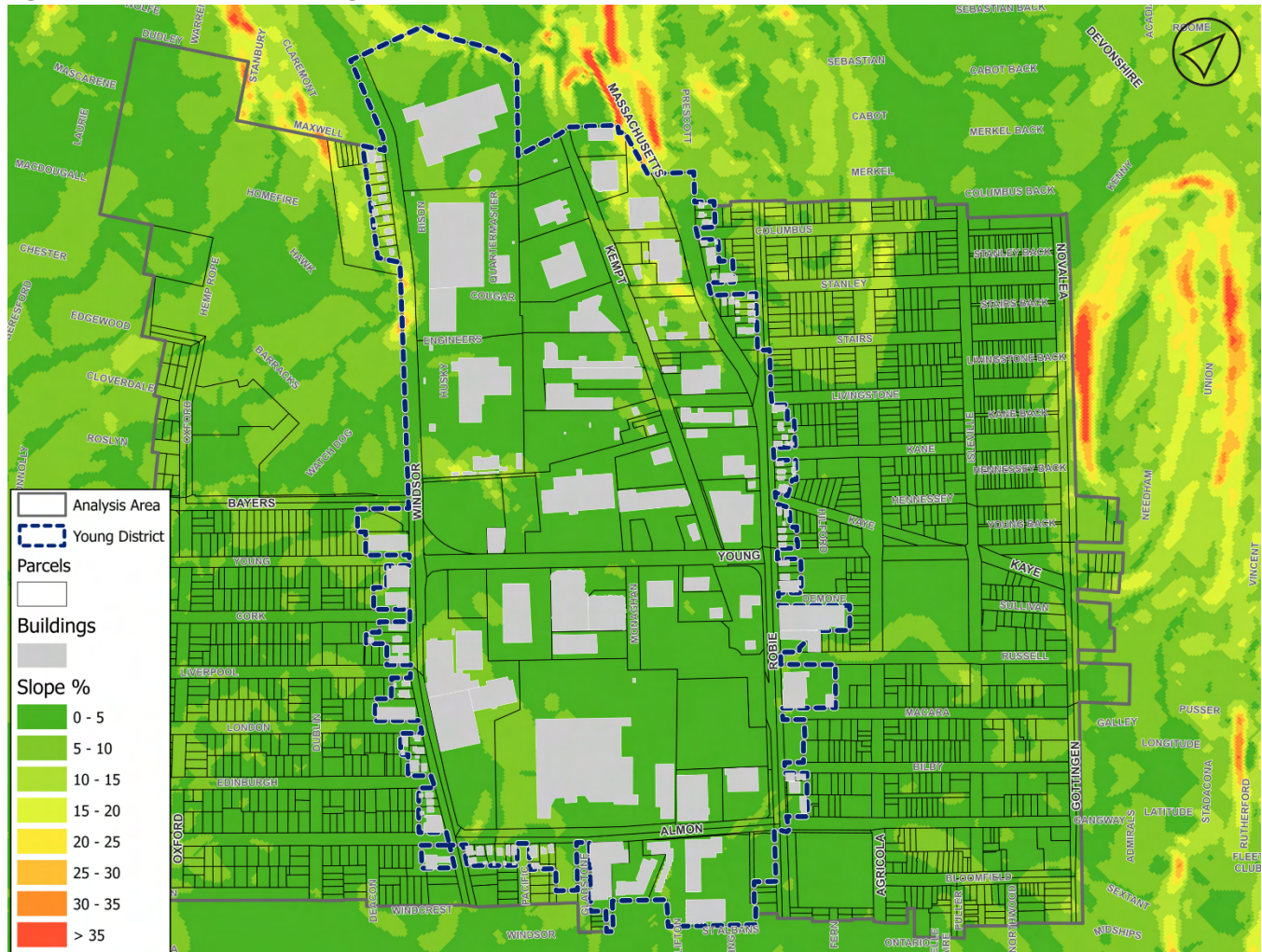


Figure 3-3 illustrates slopes of the Young District and shows that the general topography as being relatively flat. There are notable slopes in north end of the study area, particularly between Kempt Road and Massachusetts Avenue. Kempt Road begins at a low grade beneath the existing rail bridge, which rises towards Columbus Street. Similarly, Massachusetts Avenue is notably higher than Kempt Road, making east-west connections on Columbus Street and Stanley Street for example have significant grades across short segments.

Figure 3-3: Slope Map of the Young District



3.4 LAND USE AND DEMOGRAPHICS

3.4.1 EXISTING LAND USE

The Young District contains 150 parcels (inventory of buildings and parcels provided in **Appendix B**) and 182 structures, inclusive of main and accessory structures. Ownership of these buildings include private, municipal, provincial, and federal. A wide range of uses are located with the Young District, including retail, residential, office, recreational, and utility services.

Figure 3-5 identifies the different general major land uses. Commercial properties within the study area contain a variety of uses and include grocery, retail, and personal service businesses. **Figure 3-6** displays the buildings within the Young District by their construction year.

Heritage properties are depicted in **Figure 3-7**, which illustrates the Halifax Forum property as the only heritage property within the study area, in addition to other properties in the analysis area. The Bayers Road Windsor Street Park is the only park within the study area, with other parks such as Hydrostone Park and Bilby Street Park being within the analysis area (**Figure 3-8**).

Existing Conditions

Figure 3-5: Existing Building Footprints and Major Land Uses

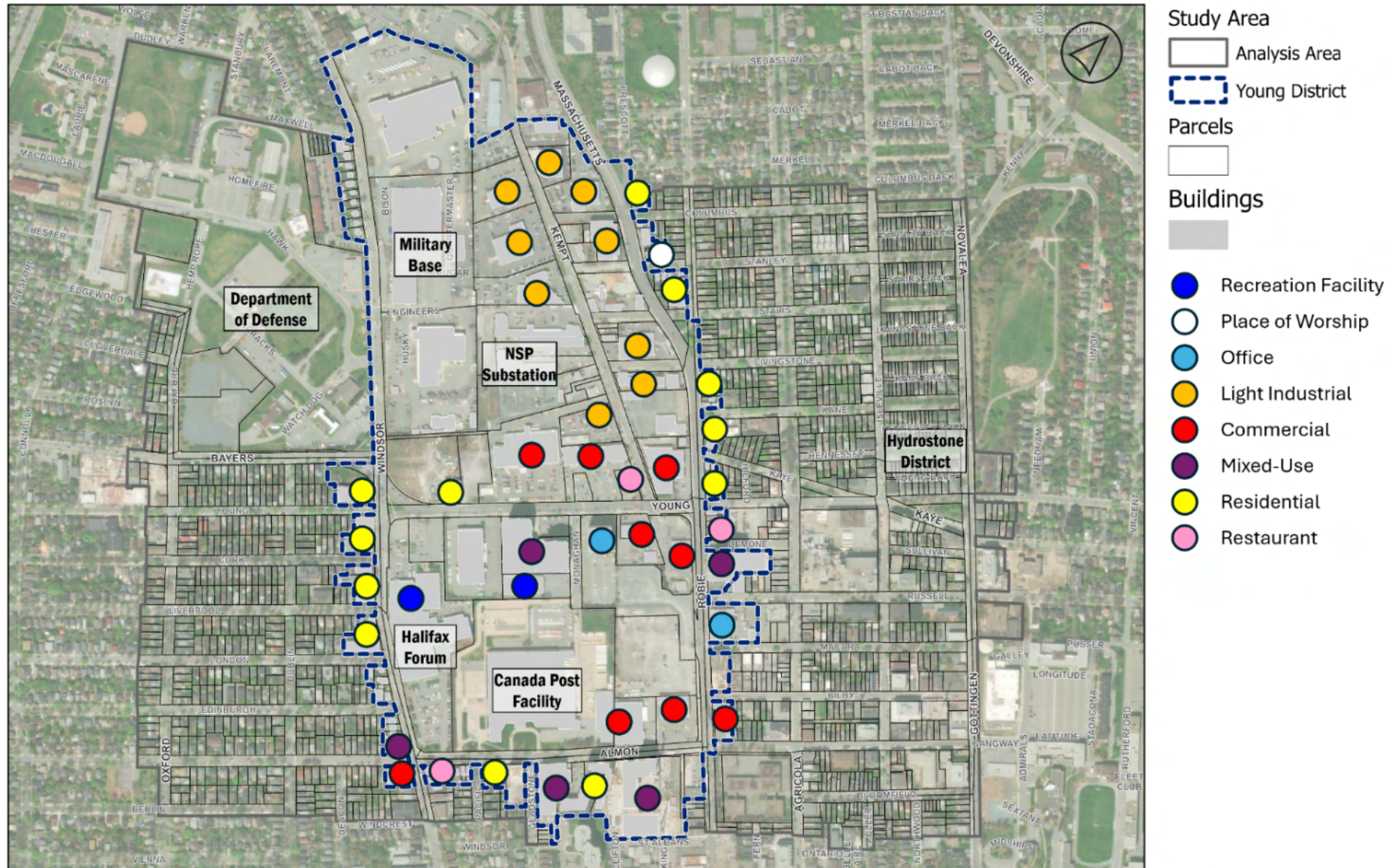


Figure 3-6: Building Construction Dates

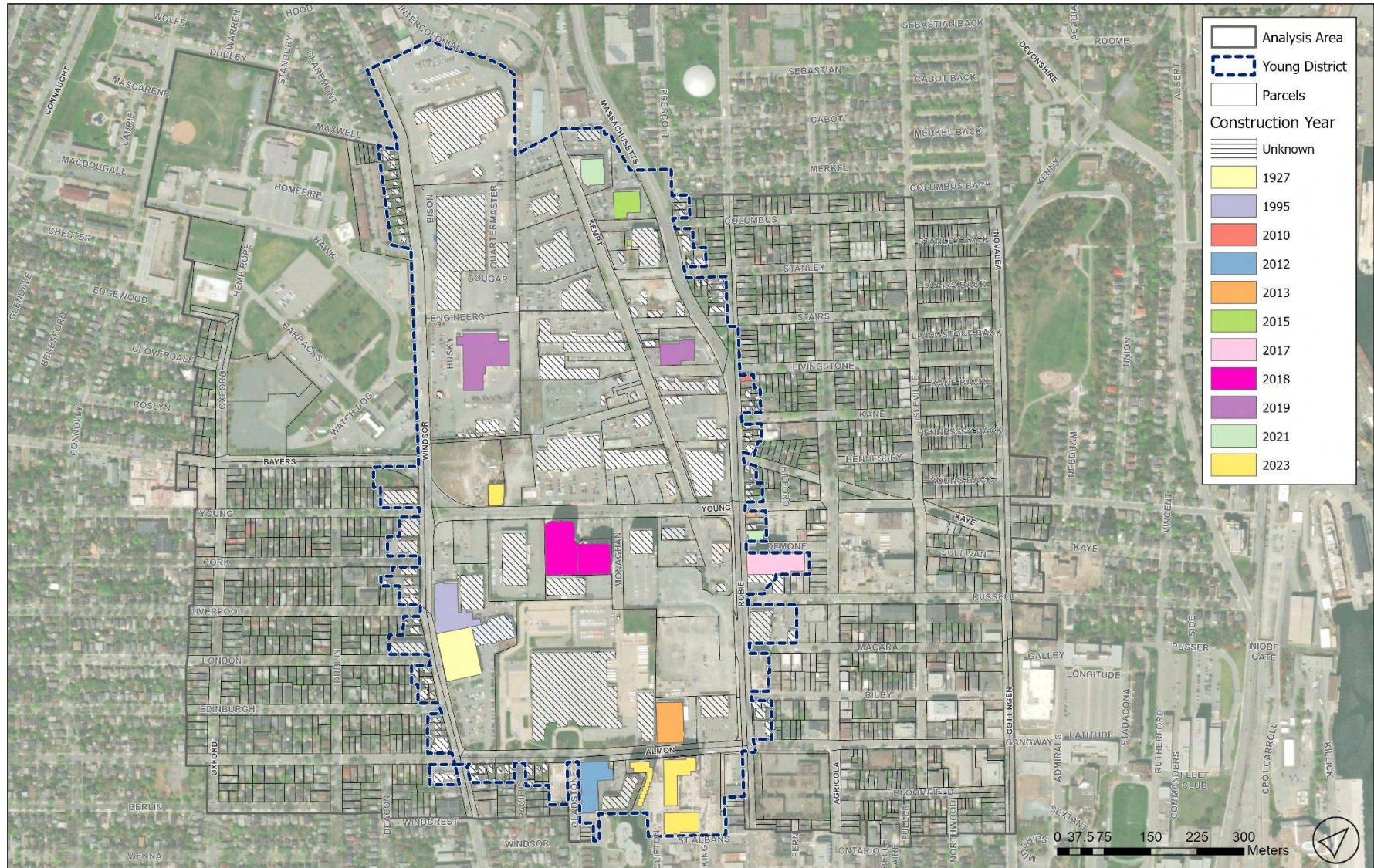


Figure 3-7: Heritage Properties



Figure 3-8: Municipal Parks Within the Study Area

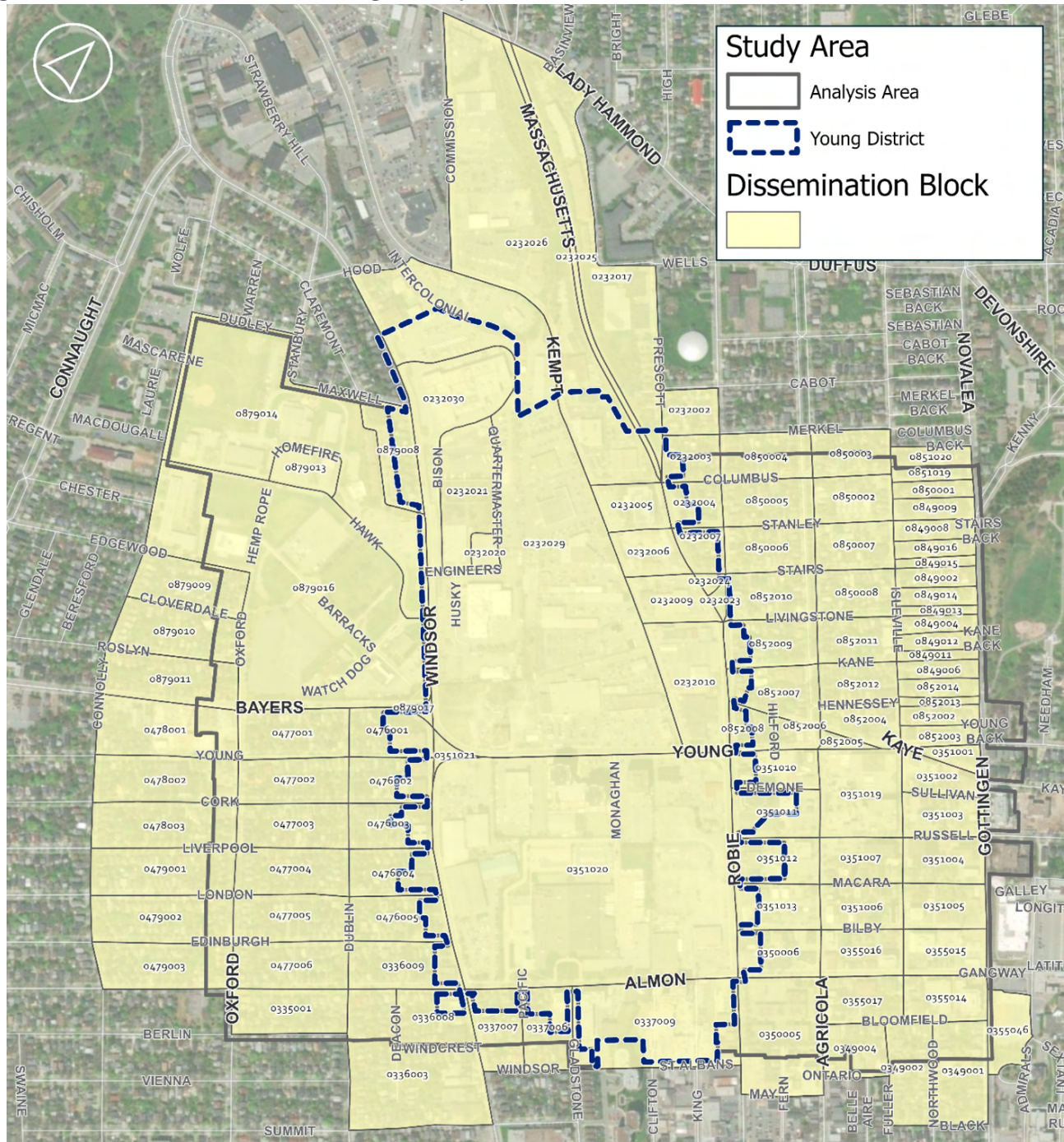


3.4.2 SOCIOECONOMIC PROFILE

The socioeconomic profile data was collected for any Census block or track partially or fully within the study area. The data presented summarizes a review of three sources:

- **Figure 3-9** illustrates dissemination blocks (BD) within the study area for 2016 and 2021 census years.
- Environics 2023 data which included a variety of demographic and travel information.
- Census tract (CT) which summarizes employment, income, and education from the 2016 and 2021 census years.

Figure 3-9: Dissemination Blocks Intersecting the Study Area Boundaries



3.4.2.1 POPULATION

Population information within the study area and analysis area was observed at the DB level:

- Between 2016 to 2021, population of the Young District and analysis area increased by approximately 1,450 people from 5,434 in 2016 to 6,839 in 2021 representing an approximately 26% increase over 5 years. The population increase is slightly less than the HRM-wide average change of 28% in the same period (**Figure 3-10, Figure 3-11**).
- Within the Young District, the population increased from approximately 1,197 in 2016 to 2,346 in 2021, an increase of 96%. Population increase was most prominent in the DB immediately south of Young Street (DB# 930) due to the construction of Monaghan Square.
- DB's in existing areas along Novalea Drive and Oxford Street had slight declines in units and population. This may be a reporting matter in the survey as no appreciable change in land use has occurred (**Figure 3-11**).
- Population data by age group from 2023, gathered from Environics™, is depicted in

Figure 3-12 and shows the proportion of each age group for areas that include the study area as well as surrounding areas. Age and population data specific for only the study area is not available.

- **Figure 3-13** summarizes the total number of dwelling units by DB for the 2021 Census, and **Figure 3-14** depicts the change in total dwelling units between 2016 and 2021. Most notable, there are significant existing residential developments in the south half of the analysis area.

Figure 3-10: Total Population by Dissemination Block, 2021

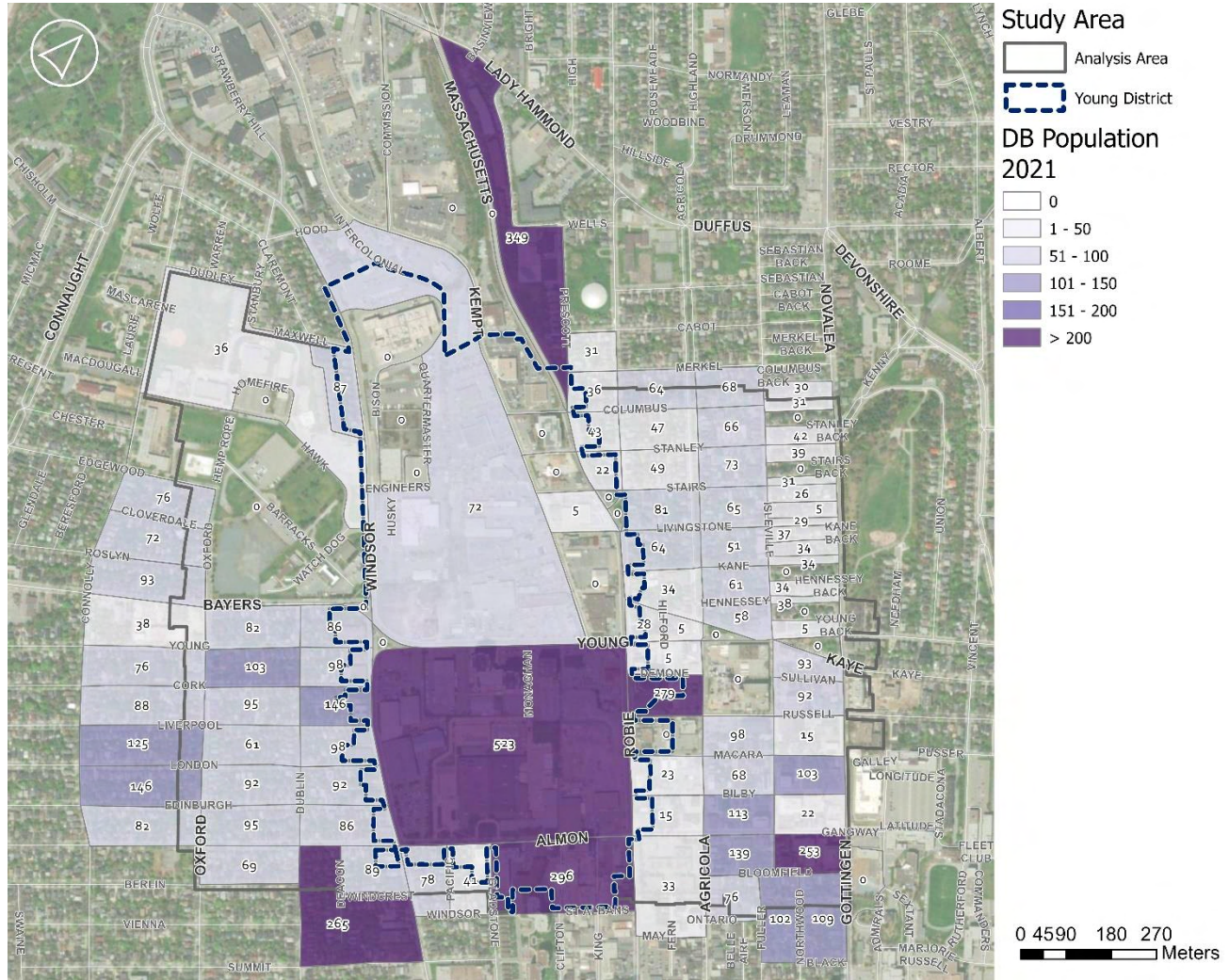


Figure 3-11: Dissemination Block Population Change between 2016 and 2021

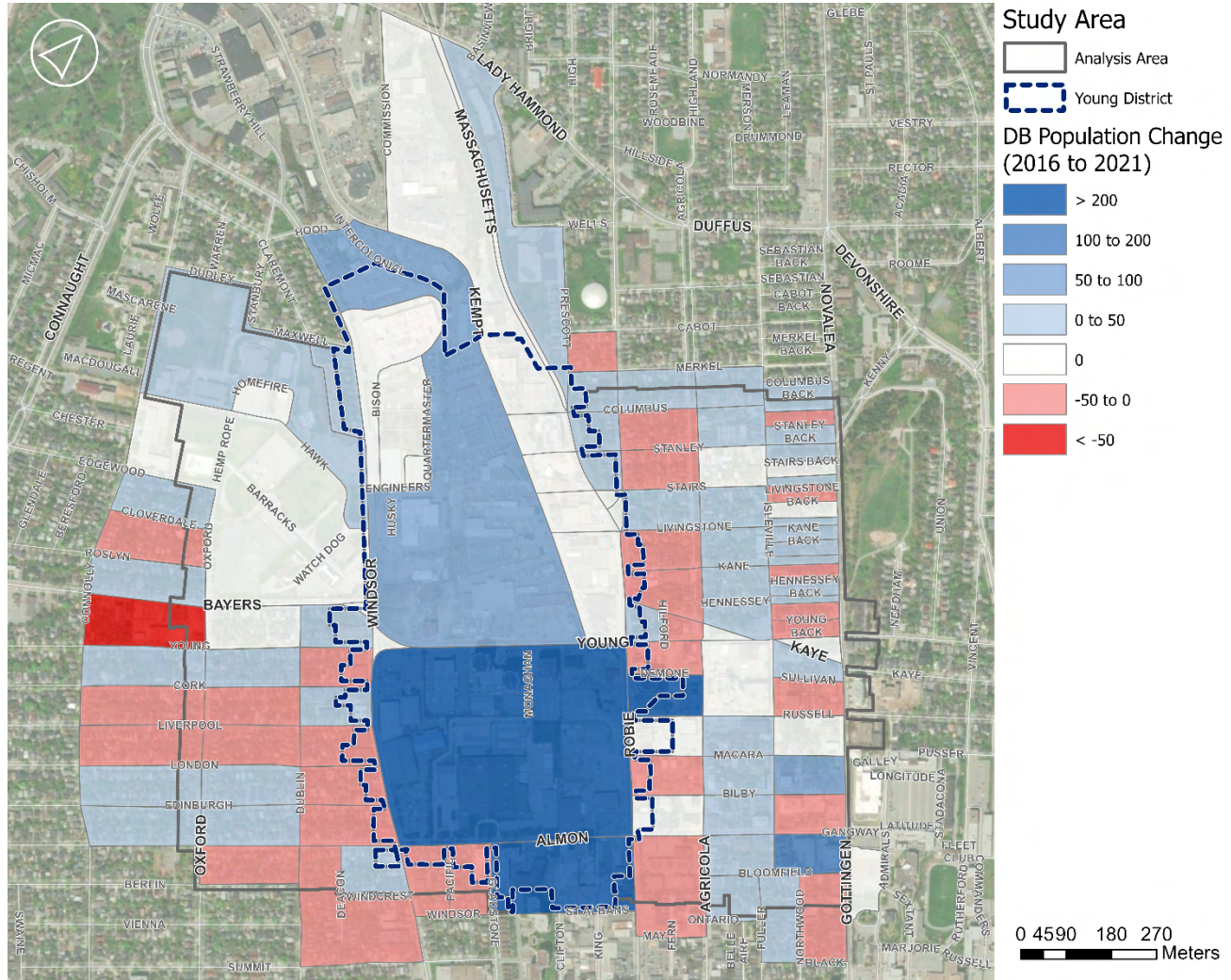


Figure 3-12: 2023 Population Breakdown by Age Group

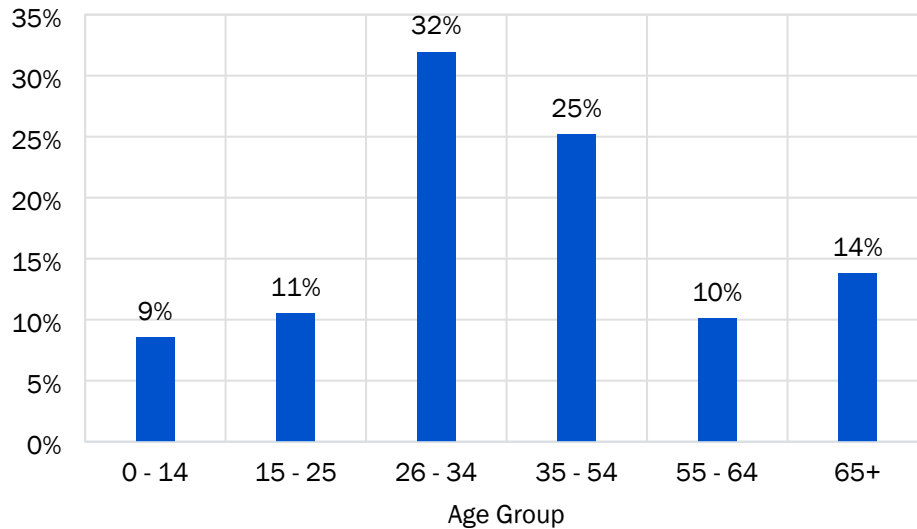
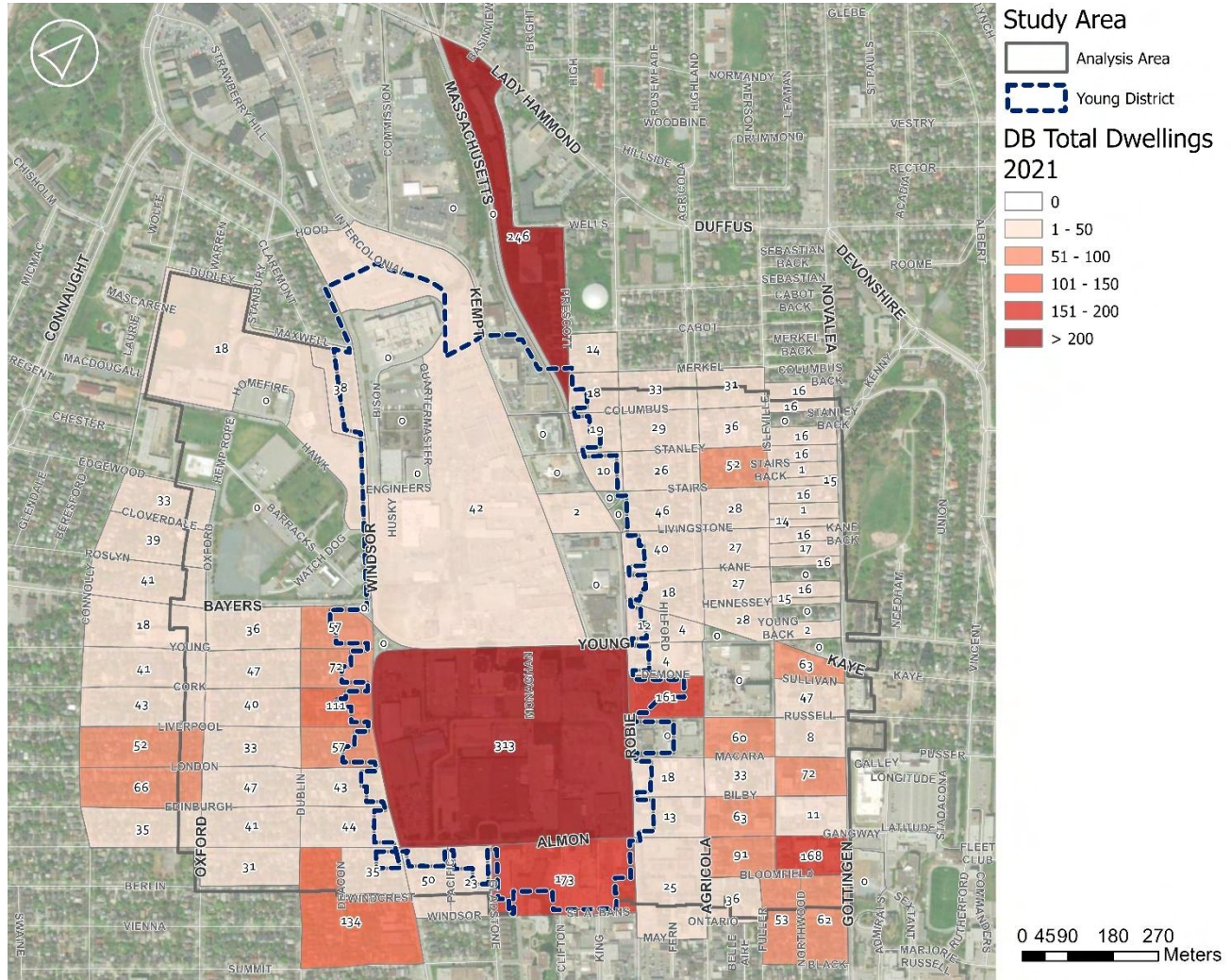
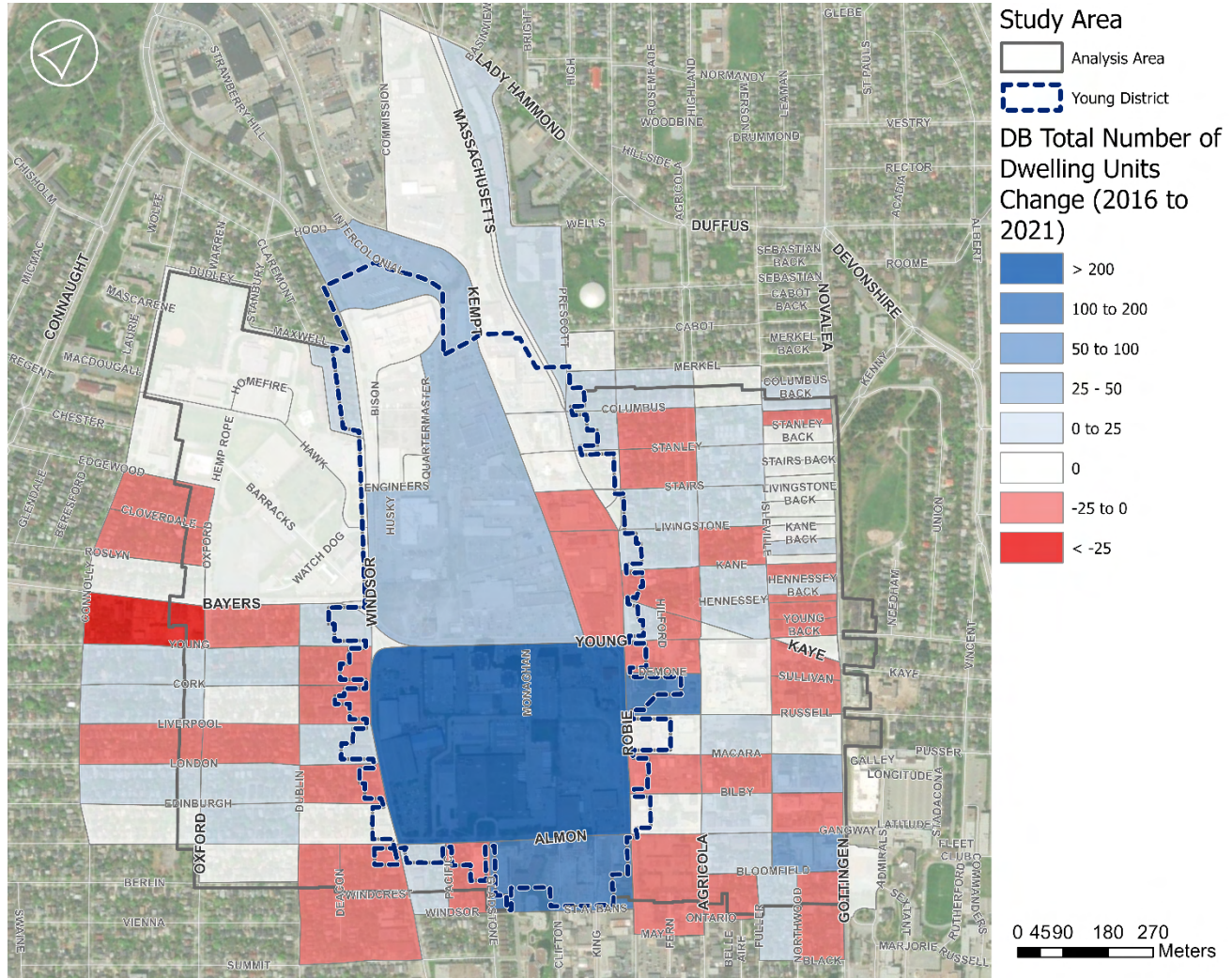


Figure 3-13: Total Dwellings by Dissemination Area, 2021



Existing Conditions

Figure 3-14: Change in Total Number of Private Dwellings per Dissemination Block from 2016 to 2021



3.4.2.2 EDUCATION

Education data for populations within the study area were observed at the CT level (**Figure 3-15**). In all CT areas, the proportion of the population with a postsecondary certificate, diploma, degree, or higher increased from an average of 64.7% in 2016 to 77.7% in 2021 (**Table 3-2**), compared to the HRM-wide rates of 60% in 2016 and 62.3% in 2021.

Figure 3-15: Census Tracts Intersecting the Study Area

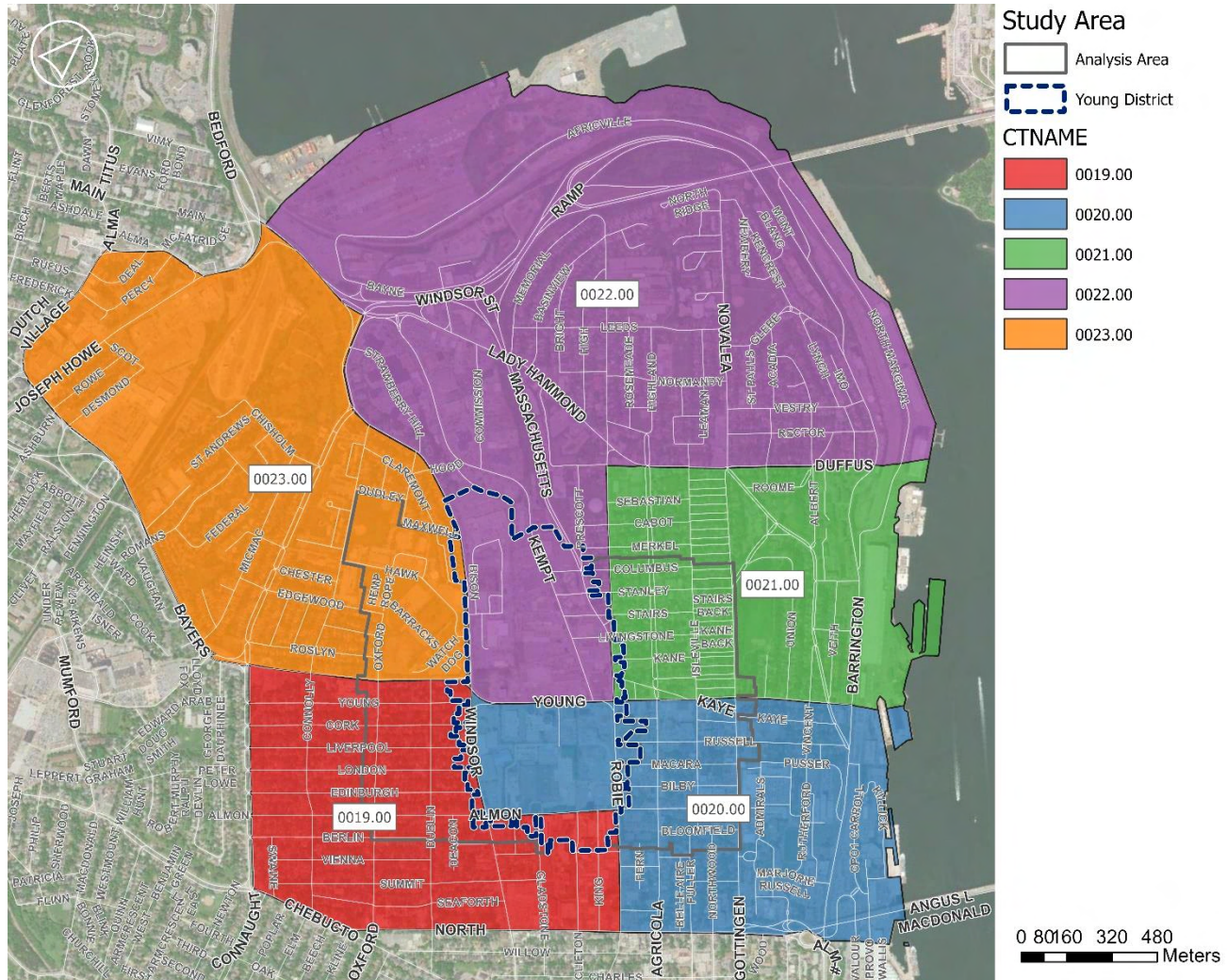


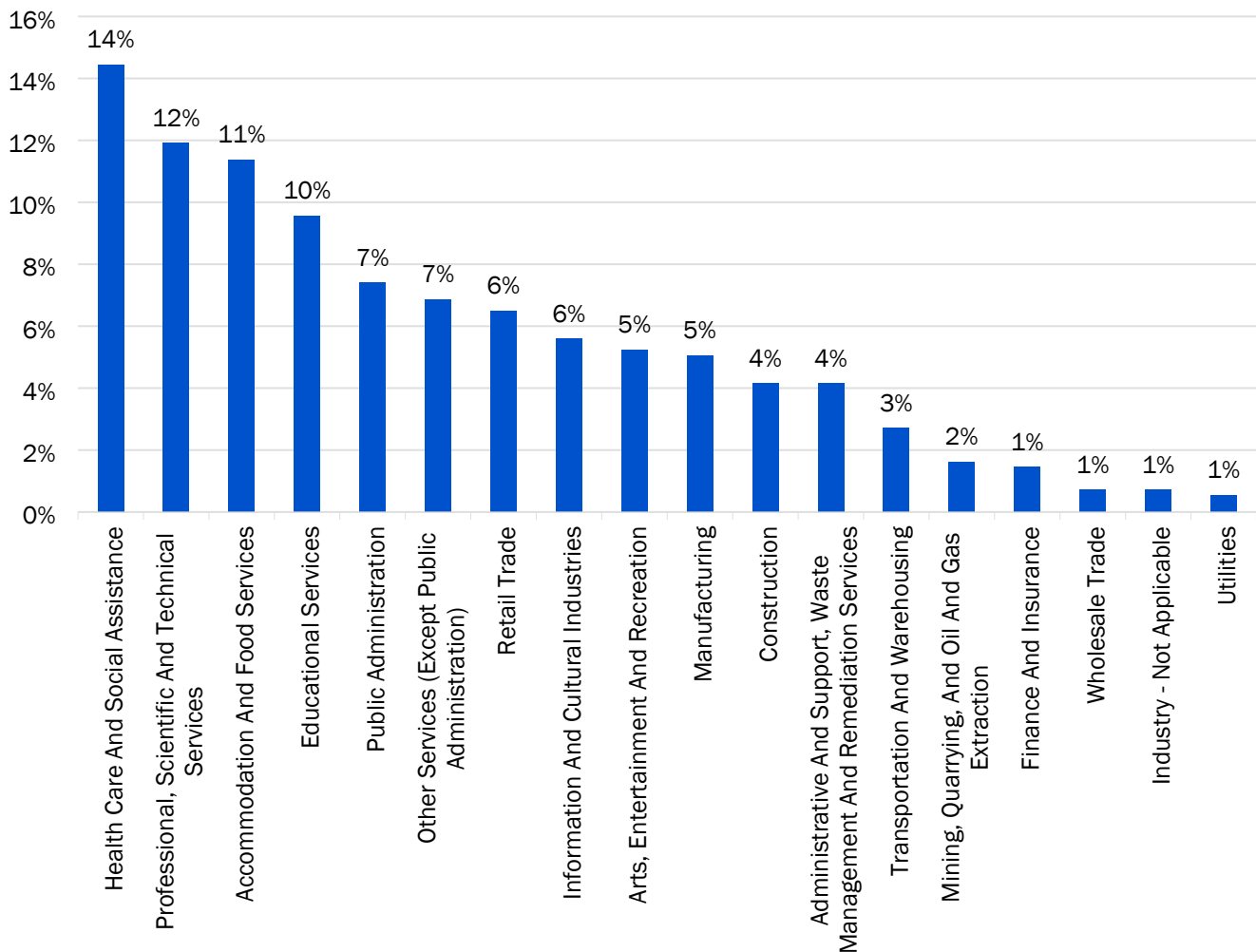
Table 3-2: Census Tract Population by Education Level, 2016 and 2021

Census Tract	No certificate (diploma or degree)		High school diploma or equivalency certificate		Postsecondary certificate (diploma or degree)	
	2016	2021	2016	2021	2016	2021
0019.00	9.3%	1.7%	20.5%	17.3%	70.1%	80.8%
0020.00	10.9%	1.1%	18.4%	15.4%	70.7%	83.5%
0021.00	14.3%	2.3%	19.2%	18.1%	66.5%	79.6%
0022.00	10.9%	4.8%	24.8%	19.5%	64.3%	75.5%
0023.00	19.6%	5.2%	25.5%	23.4%	54.9%	71.4%

3.4.2.3 EMPLOYMENT

Employment data for populations within the study area were observed at the CT level (**Figure 3-16**). Additional employment data was gathered from 2023 Environics™ datasets for areas that include the Young District. Employment rates in 2021 within the CTs ranged from 56.7% to 61.2% and were all higher than the provincial rate of 51.9%. The unemployment rates ranged from 11.9% to 15.7%. CT 0020.00 and 0023.00 had higher unemployment rates than the provincial rate of 12.7% at 12.9% and 15.7%, respectively. Data from 2023 indicates an employment and unemployment rate of 92% and 8% for the area. 2021 employment data was likely affected by the COVID-19 pandemic. In 2023, the most common industry amongst those employed was healthcare and social assistance (**Figure 3-16**).

Figure 3-16: Employment Industry Distribution, 2023



3.4.2.4 INCOME

Income data for populations within the study area were observed at the CT level (**Figure 3-17**). The median total income increased across all CTs between 2016 and 2021 by a range of 18% to 40% and all higher than the 2021 provincial median income of \$33,200. Increases in income are similarly seen in Environics™ data, which shows higher proportions of the population in higher income brackets from 2020 to 2023 (**Figure 3-18**) and an overall increase in average and median household income from \$80,873 and \$69,339 in 2020 to \$90,398 and \$76,981 in 2023, respectively.

Figure 3-17: Median Total Income by Census Tract, 2016 and 2021

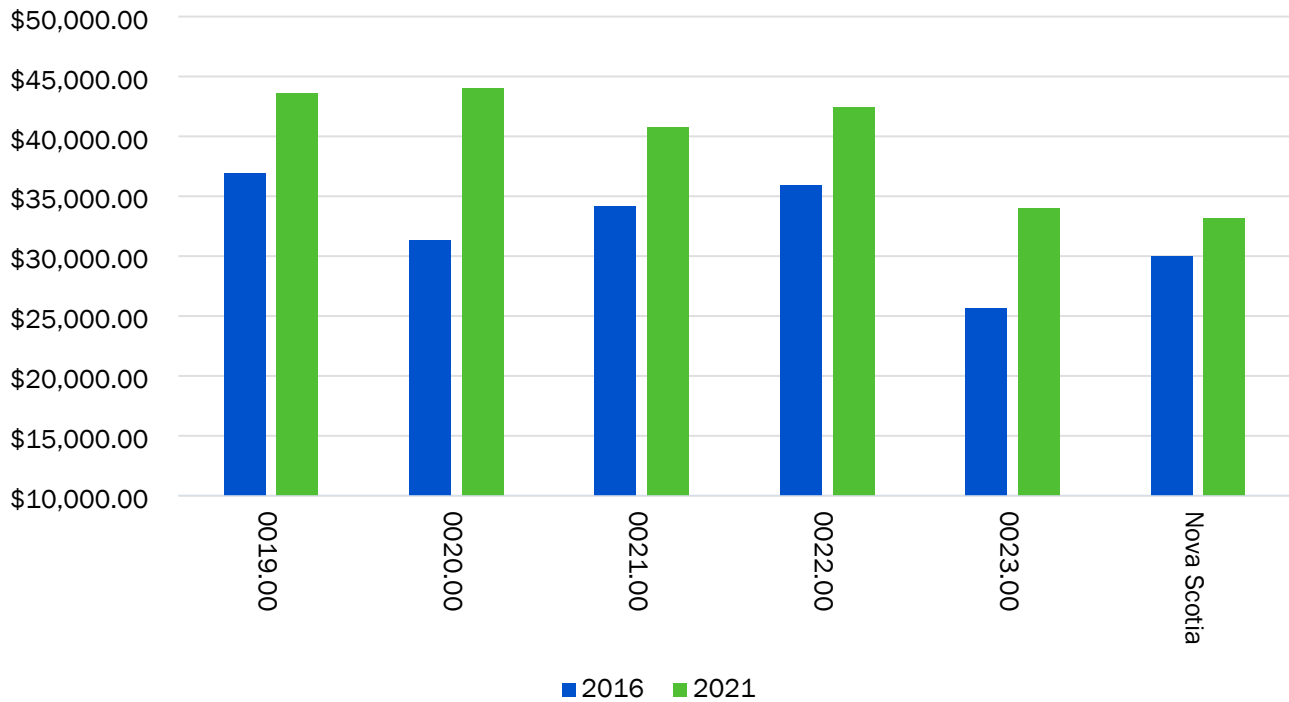
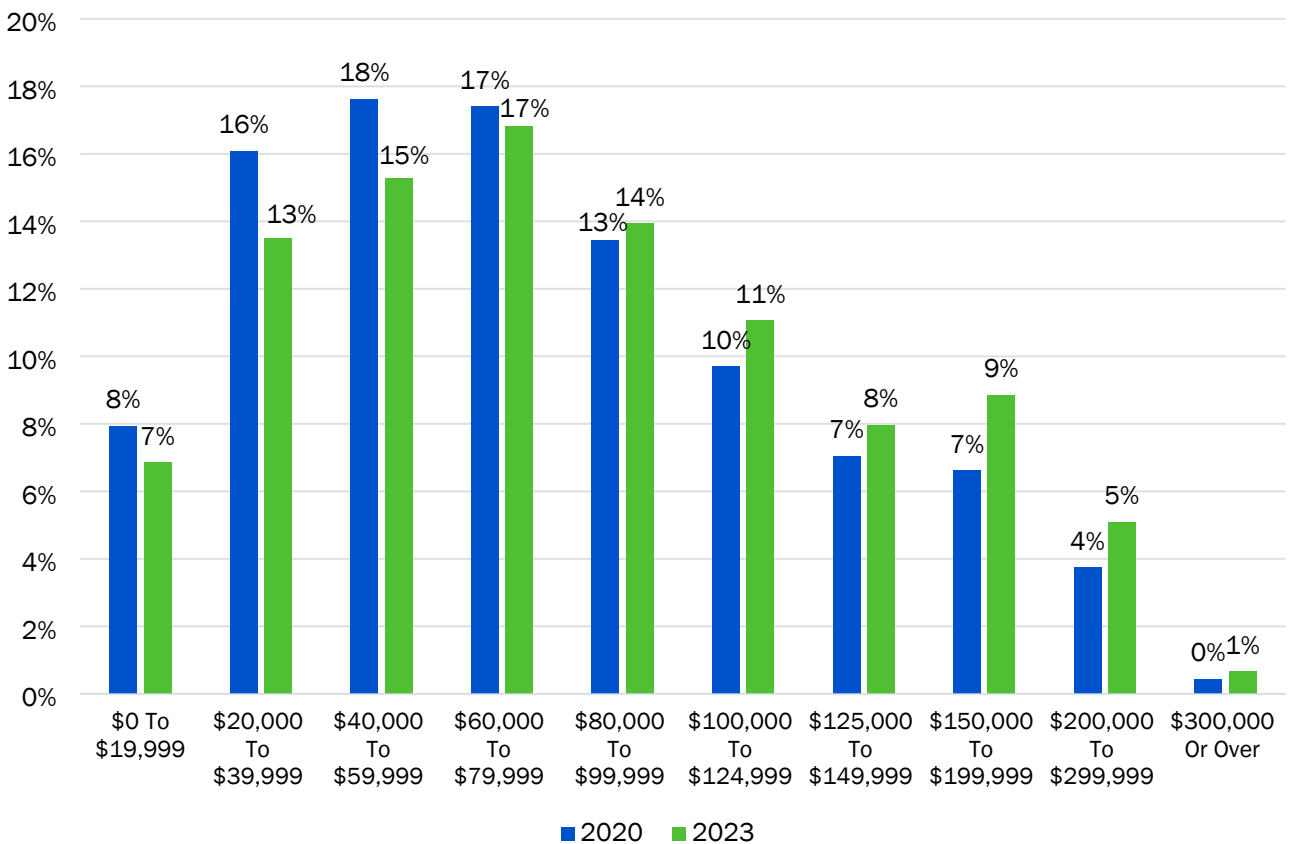


Figure 3-18: Population Proportion by Income Bracket, 2020 and 2023



3.4.2.5 RACE AND LANGUAGE

Race and language data was gathered from 2023 by Envirionics™ for areas containing the Young District. Most of the population noted English as their mother tongue (**Figure 3-19**), whereas Mandarin was the most common non-official language (**Figure 3-20**). Additionally, the majority of the population noted being a “Non-Immigrant”. Amongst those that identified as an immigrant, most were from North America, Europe, and Asia (**Figure 3-21**), with the highest proportion of immigrants being from the United States of America (**Figure 3-22**).

Figure 3-19: Mother Tongue Languages Distribution

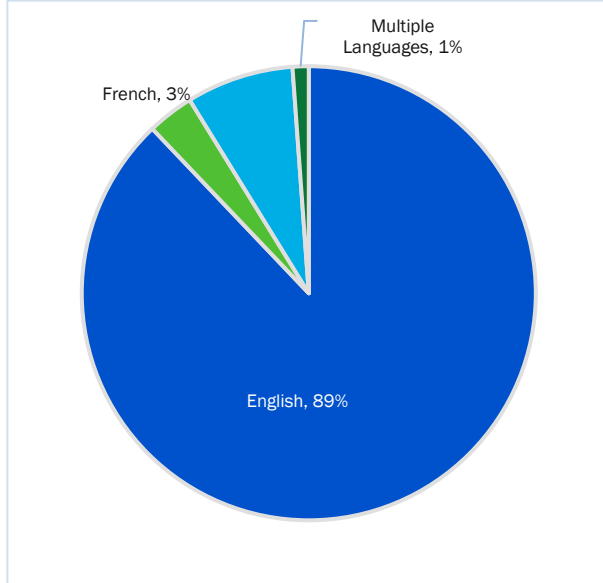


Figure 3-20: Distribution of Non-Official Mother Tongue Languages

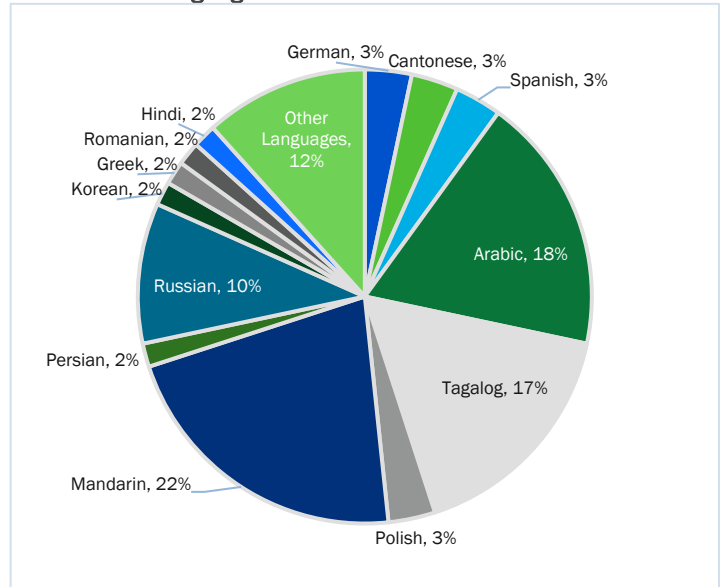


Figure 3-21: Immigration and Area of Origin

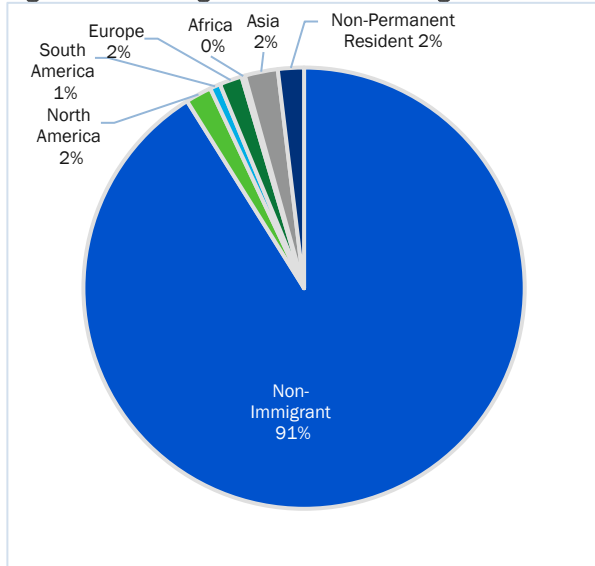
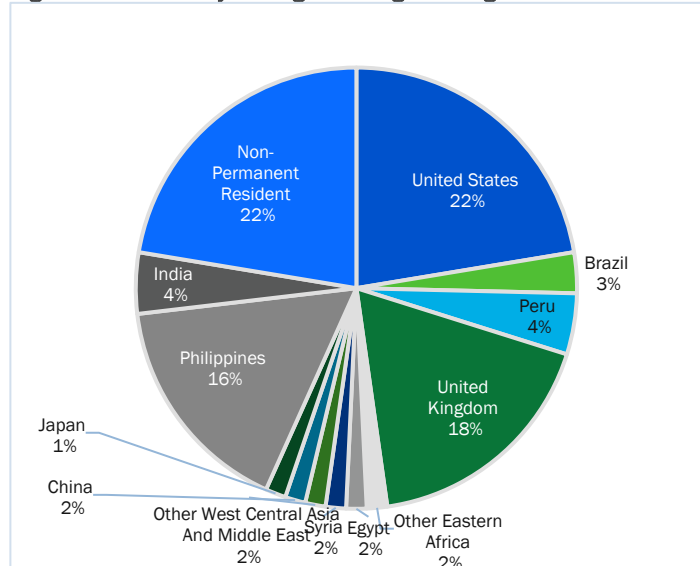


Figure 3-22: Country of Origin Amongst Immigrants



3.4.3 DEVELOPMENT ACTIVITY

To date, HRM has received 24 applications for commercial, residential, and mixed-use development within the study area and the surrounding properties within a 400m radius, that propose the addition of approximately 1,538 residential units within the Young District, 455 residential units in the analysis area, and 4,474 in the surrounding areas, a totaling 6,467 residential units (**Table 3-3**). Of the projects representing

Existing Conditions

mixed-use or commercial developments, a total of approximately 16,500m² of non-residential gross floor area is proposed within the study area. **Figure 3-23** highlights the location of the existing development applications and the number of units proposed.

Table 3-3: Overview of Development Activity *(these numbers are estimates only and are subject to change)*

Label	Address (Project Name)	Development Type	Location Relative to Study Area	Anticipated Construction Completion Year	Number of Residential Units	Number of Storeys	Non-Residential GFA (m ²)	Number of Parking Spaces
A	Strawberry Hills	Mixed-Use	Outside	TBD	3,656	Up to 42	Not Available	2,731
B	3521 Windsor Street	Residential	Outside	TBD	142	9	-	Not Available
C	3590 Commission Street	Commercial	Outside	TBD	-	2	830	Not Available
D	6045 Lady Hammond Road	Residential	Outside	TBD	49	Not Available	-	Not Available
E	3545 Robie Street	Residential	Outside	TBD	75	Not Available	-	Not Available
F	3036 Oxford Street	Residential	Within Analysis Area	TBD	68	7	-	Not Available
G	6193 Young Street (WAY)	Mixed-Use	Within	TBD	>850	33 to 40	9,660	Not Available
H	6189 Young Street (Ventura)	Mixed-Use	Within	2023	58	9	Not Available	Not Available
I	3000 Monaghan Drive (Mayflower Club)	Residential	Within	TBD	401	Not Available	Not Available	Not Available
J	5858 Macara Street (The Elevation)	Mixed-Use	Within	2024	124	19	771	Not Available
K	5543 Bilby Street	Mixed-Use	Within Analysis Area	TBD	105	10	Not Available	Not Available
L	5510 Macara Street (Macara Presidio)	Residential	Within Analysis Area	TBD	72	7	-	Not Available

Existing Conditions

Label	Address (Project Name)	Development Type	Location Relative to Study Area	Anticipated Construction Completion Year	Number of Residential Units	Number of Storeys	Non-Residential GFA (m ²)	Number of Parking Spaces
M	5511 Bilby Street (NRTH)	Mixed-Use	Within Analysis Area	TBD	72	9	325	31
N	2828 Gottingen Street (Admiral's Corner)	Residential	Within Analysis Area	TBD	40	7	-	27
O	2811 Isleville Street	Residential	Within Analysis Area	TBD	72	11	-	Not Available
P	2730 Agricola Street	Residential	Outside	TBD	44	5	-	Not Available
Q	2731 Robie Street	Mixed-Use	Within Analysis Area	TBD	26	8	Not Available	Not Available
R	6020, 6070, 6100 Almon St/ 2745, 2755 King Street/2735 Clifton Street (Richmond Yards)	Mixed-Use	Within	2024 2025	620	31	4,950	550
S	2705 Robie Street (Phoenix)	Mixed-Use	Outside	~2025	88	8	Not Available	Not Available
T	2688 Robie Street	Mixed-Use	Outside	TBD	82	10	Not Available	Not Available
U	2621 Clifton Street (Millenia Suites)	Residential	Outside	TBD	53	8	-	Not Available
V	6211 Willow Street (The Winslow)	Residential	Outside	2025	84	7	-	Not Available
W	2619 Oxford Street (Oxford North)	Residential	Outside	TBD	128	7	-	124
X	6427 North Street	Residential	Outside	TBD	73	7	-	Not Available
TOTAL					6,467	-	16,536 (Incomplete Data)	3,463 (Incomplete Data)

Figure 3-23: Existing Land Use Approval and Building Permits Within and Near the Study Area

