

Bayers Road Parking Garage

Halifax, Nova Scotia



In the 1980's the Bayers Road Shopping Centre was one of the main shopping districts in Halifax but with bigger box stores being built around them at an alarming pace, the shopping centre couldn't keep up with the changes. In an attempt to modernize the complex the owners renovated and gave it a European flavor and renaming it "The Village at Bayers Road", but it was not enough. After having their major tenants move out and relocating the centre continued its demise until the early 2000's when the complex was sold to the Ramia family.

In the next couple of years Joe, George and family began turning the complex into what it was named - a village, introducing offices where the stores were once located and the empty spaces quickly filled up. To keep up with the demand, they added a 5-storey office building in the parking lot. Once the mall's last anchor store moved out, the Ramias capitalized on growing demand and built a modern, 5-storey glass office tower where Zeller's once stood.

Knowing they would need to accommodate the extra number of people the Ramia's contacted Strescon about building a total precast parking garage. They wanted a high quality garage with little maintenance which could stand up to the coastal Halifax climate.



Strescon's high-strength concrete mixes were used to prevent chloride attack, while the pretopped double tees reduce maintenance required with site topped tees or cast in place garages. They also wanted an open garage with few obstructions, so tenants could feel secure when coming to and leaving work. Strescon's specially designed litewalls and shearwalls provide many openings through the concrete walls so there are no blind spots where people can hide. After many layouts and options were explored a three level, single-helix, two-way traffic design was picked. The resulting 500x117 foot garage would add just over 700 parking stalls – giving them more than 2000 stalls on the entire site, while allowing for future expansion.

In September 2009, the construction began and while the site work started, Strescon began production on the 316 precast components (200 – 10ft double tees; 24 columns; 40 loadbearing spandrels; 9 non-loadbearing spandrels; 4 inverted tee beams; 6 shearwalls; 16 litewalls; 3 stair panels; and 16 stairs with landings) which was completed as the site work wrapped up. In less than 4 weeks later all 316 precast pieces were installed – an average of more than 20 pieces a day.



Project: **Bayers Road Parking Garage - Halifax, NS**
 Owners: **Page Management Realty - Halifax, NS**
 Architects: **Noel Fowler Architecture - Halifax, NS**
 Engineer: **BMR Structural Engineering - Halifax, NS**
 Construction Manager: **Eisner Contracting - Halifax, NS**



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