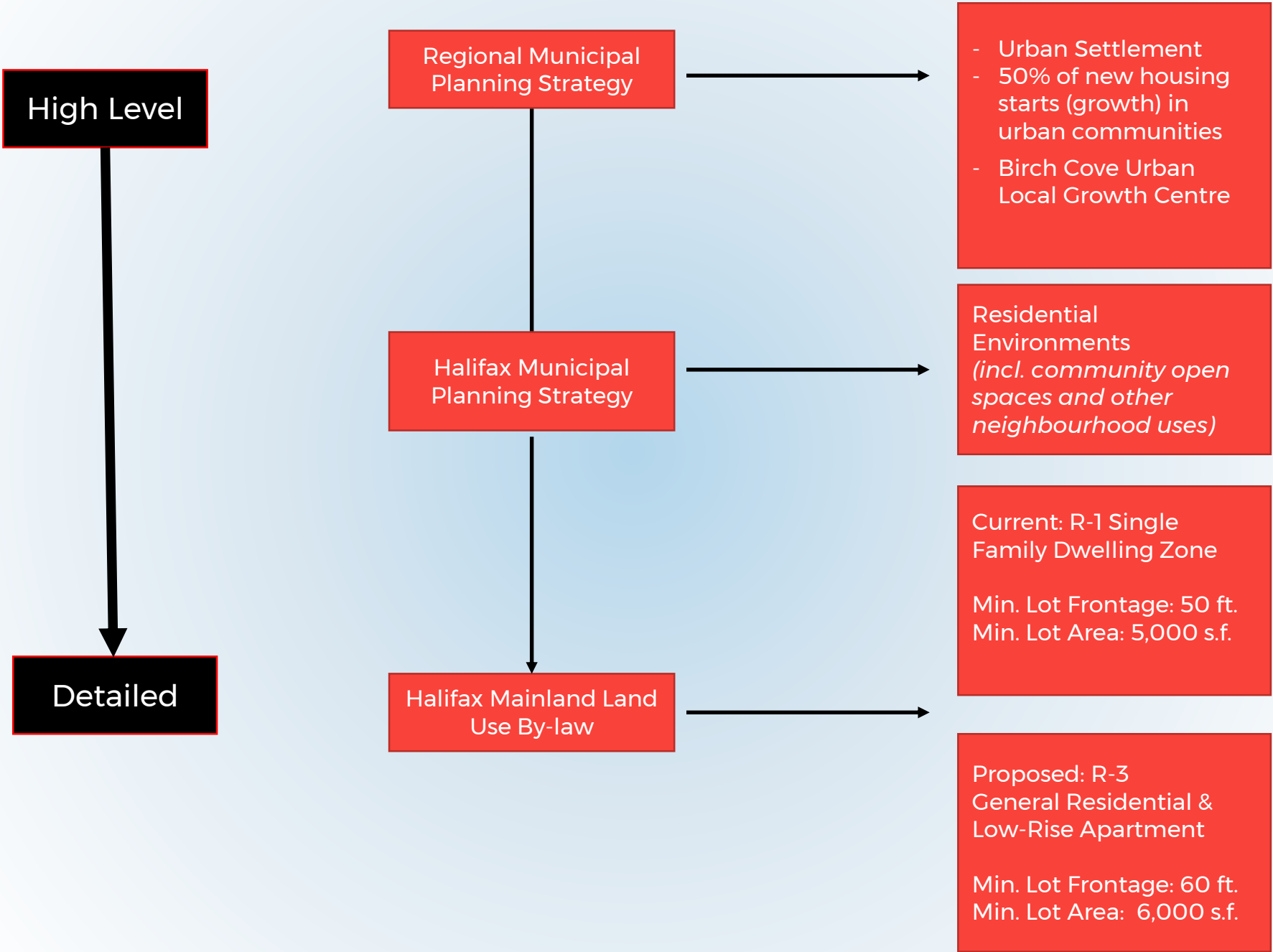


Case 21081: 59 Kearney Lake Road

Residential Rezoning Application: General Residential & Low-Rise Apartment Building



Regional Perspective



A story of a City

Regional Perspective

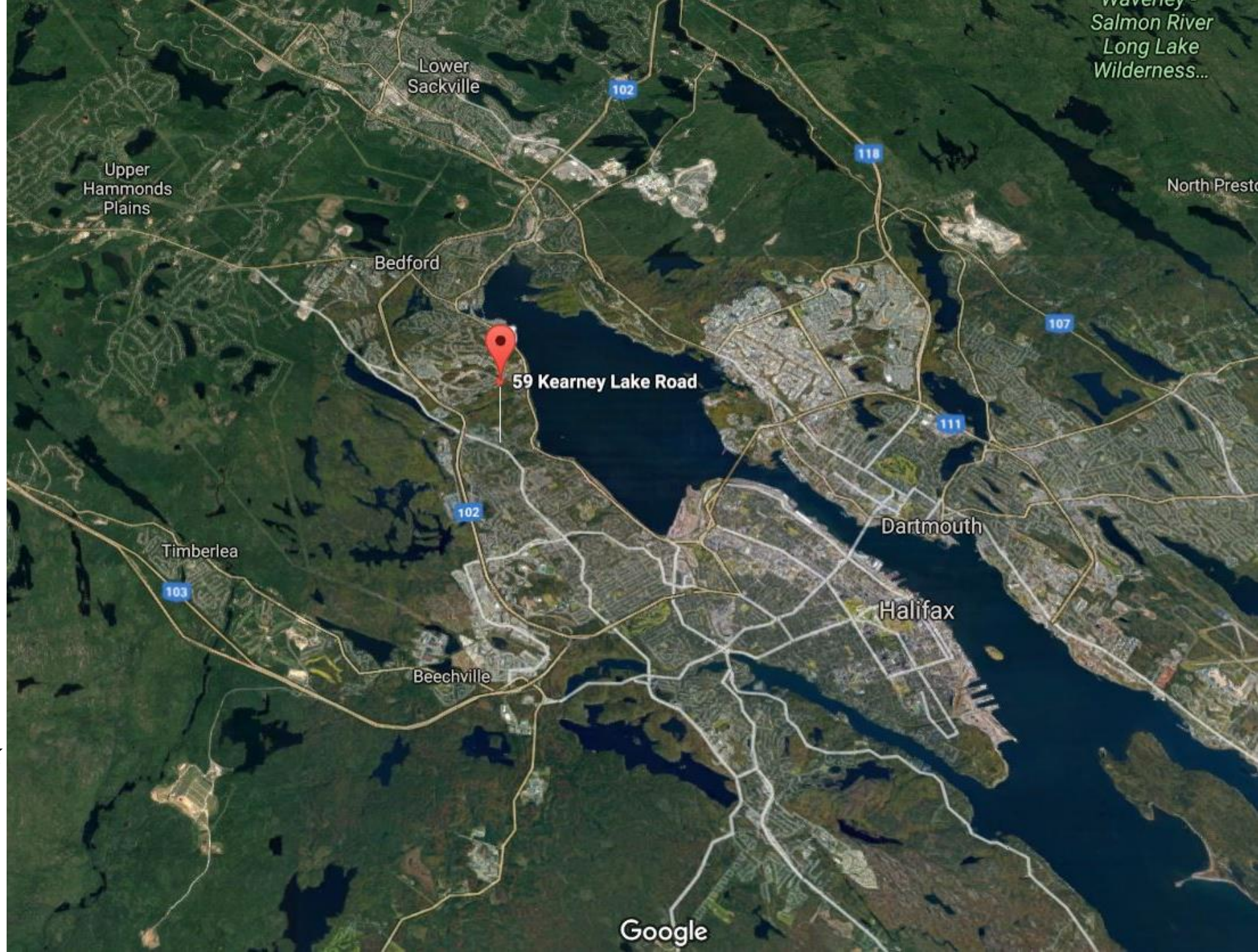
*Within Urban Service
Boundary*

Within Urban Community

*Birch Cove Urban Local
Growth Centre*

*Good Regional
transportation network
connectivity*

*In proximity of Blue
Mountain Birch Cove Lakes
Wilderness Area & Hemlock
Ravine Park (Regional
Parks)*



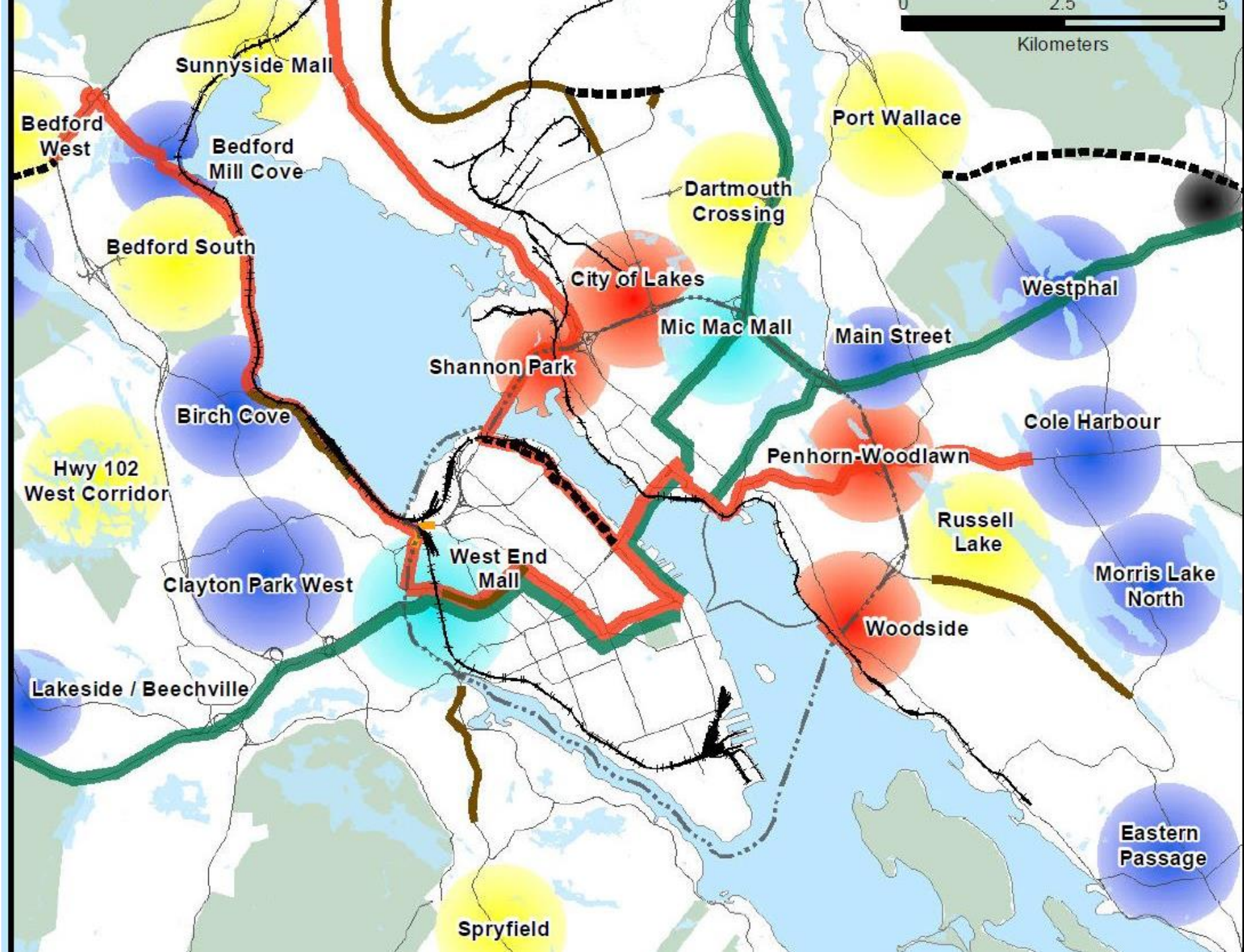
Regional Perspective

Growth Centres

- Regional Centre
- Regional District Growth Centre
- Regional Local Growth Centre
- Urban District Growth Centre
- Urban Local Growth Centre
- Rural District Growth Centre
- Rural Local Growth Centre

Transit

- MetroLink
- Rural Express Bus



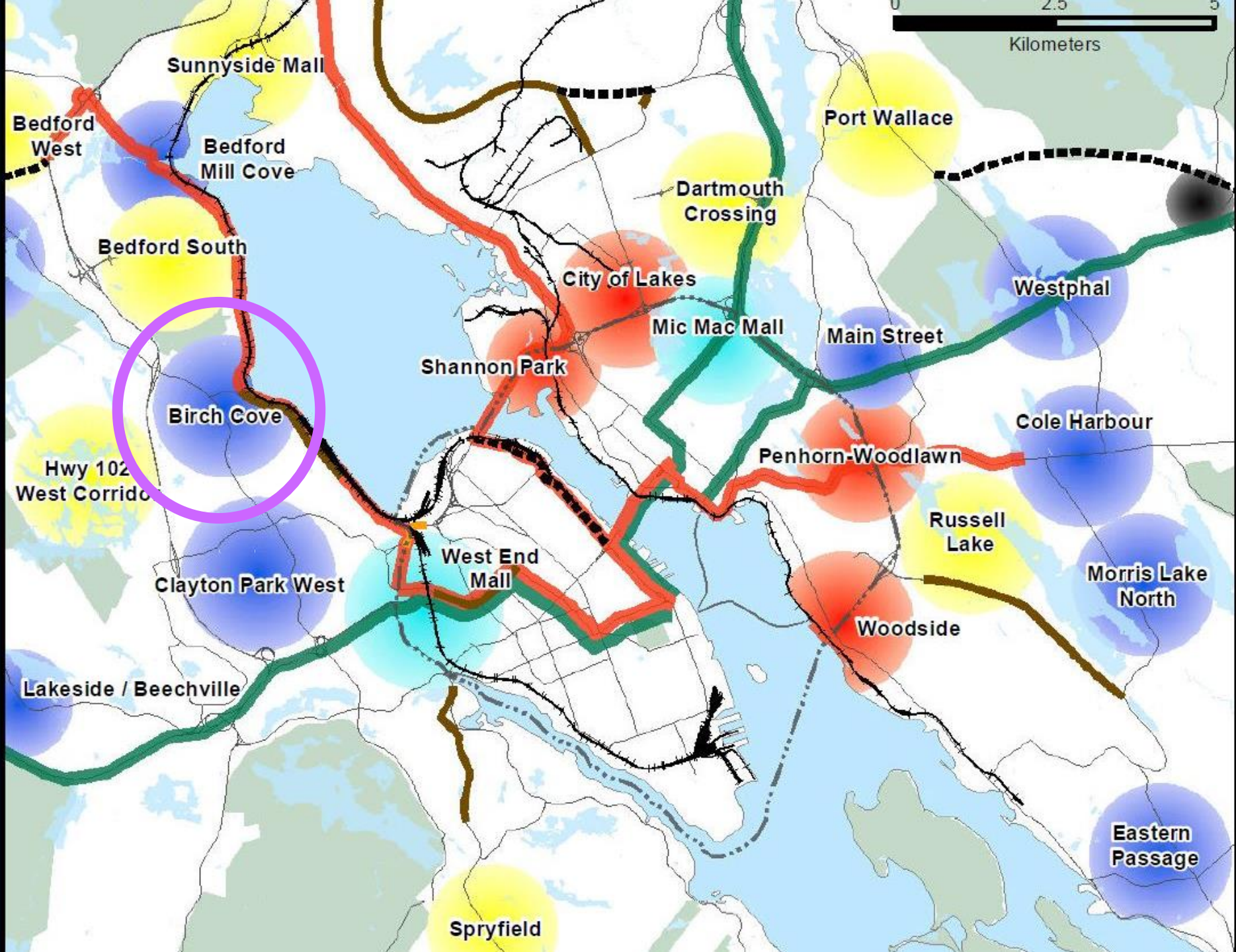
Regional Perspective

Growth Centres

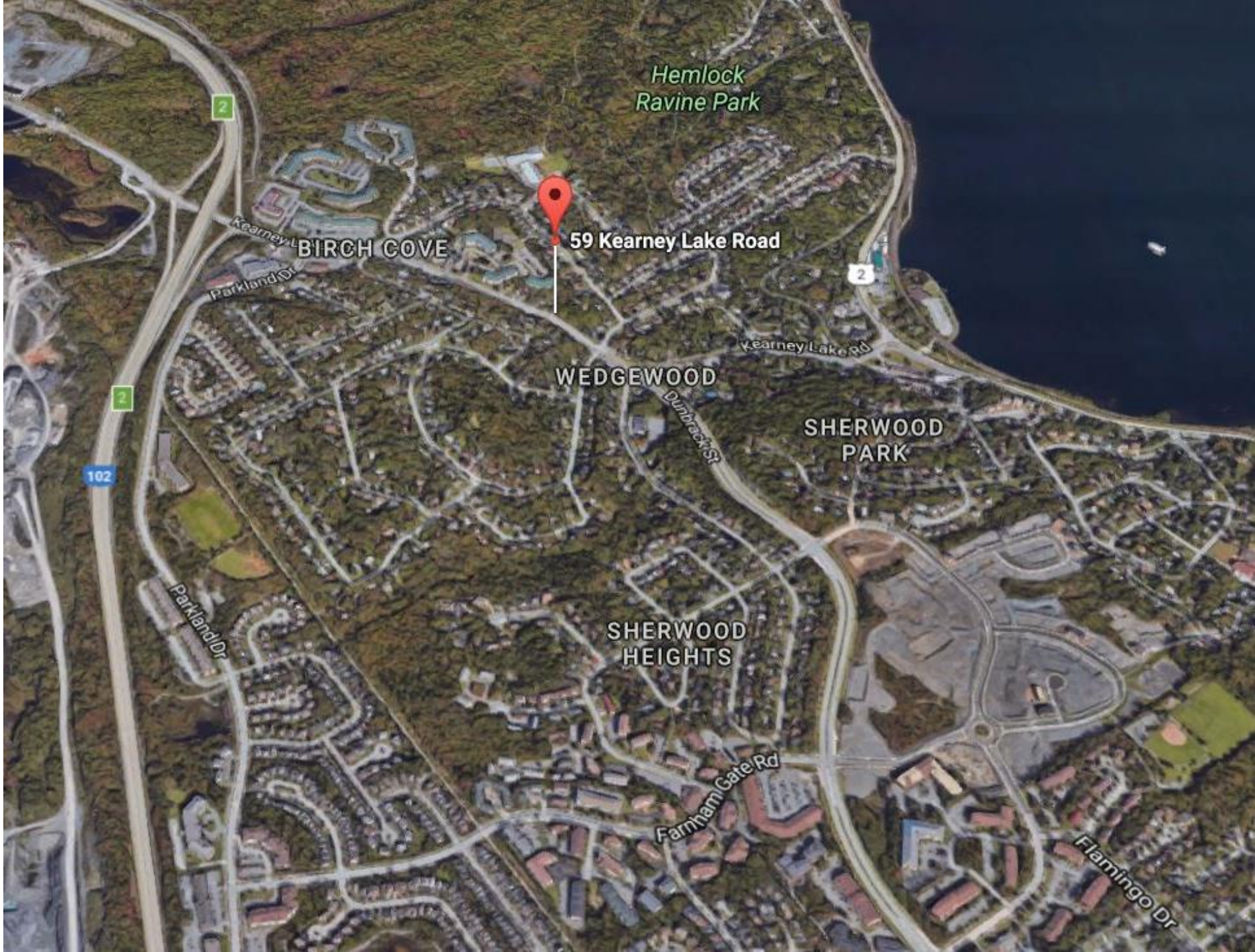
- Regional Centre
- Regional District Growth Centre
- Regional Local Growth Centre
- Urban District Growth Centre
- Urban Local Growth Centre
- Rural District Growth Centre
- Rural Local Growth Centre

Transit

- MetroLink
- Rural Express Bus



Neighbourhood Perspective



Neighbourhood Perspective

Expressway



Arterial



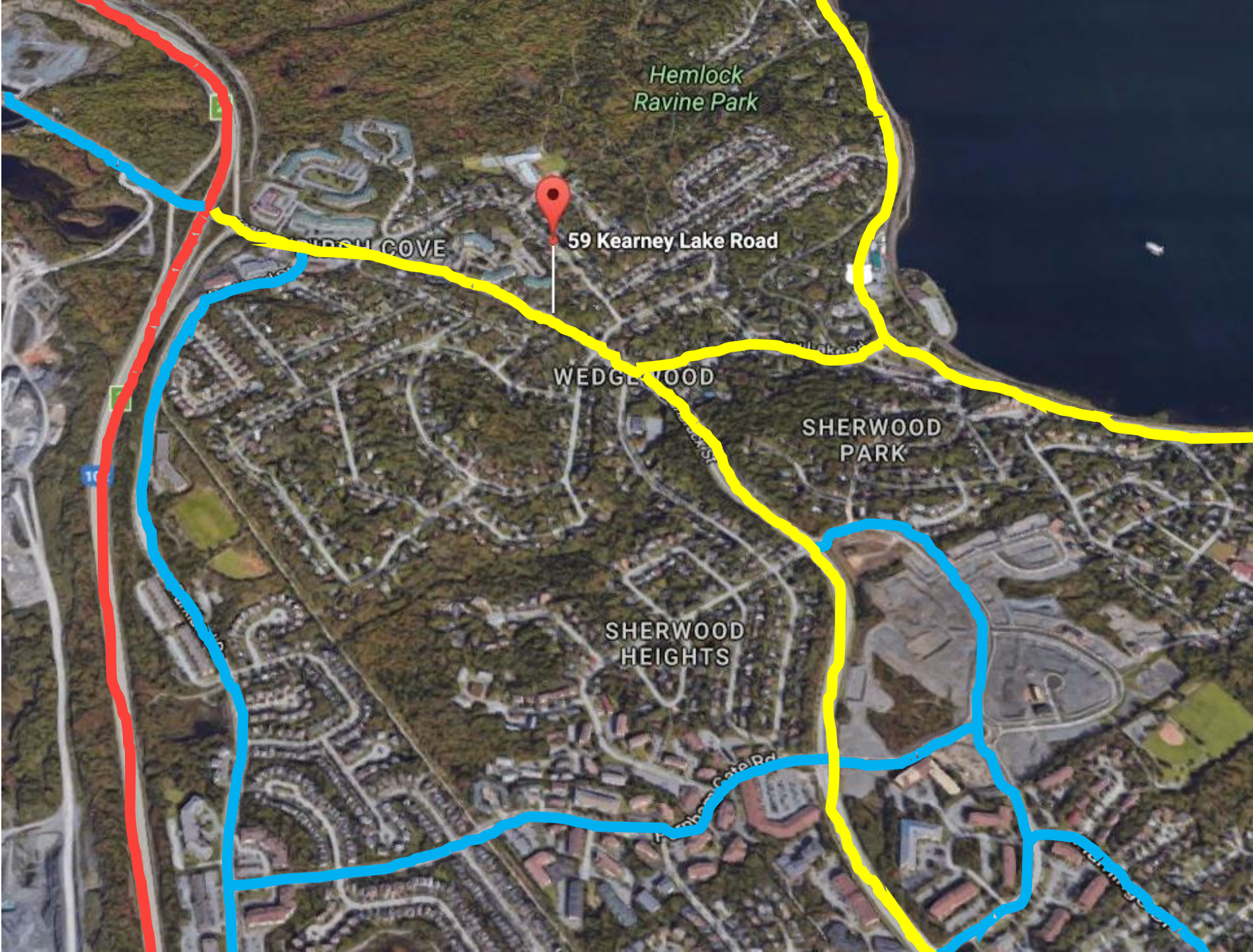
Collector



Remaining - Local Street



IMP

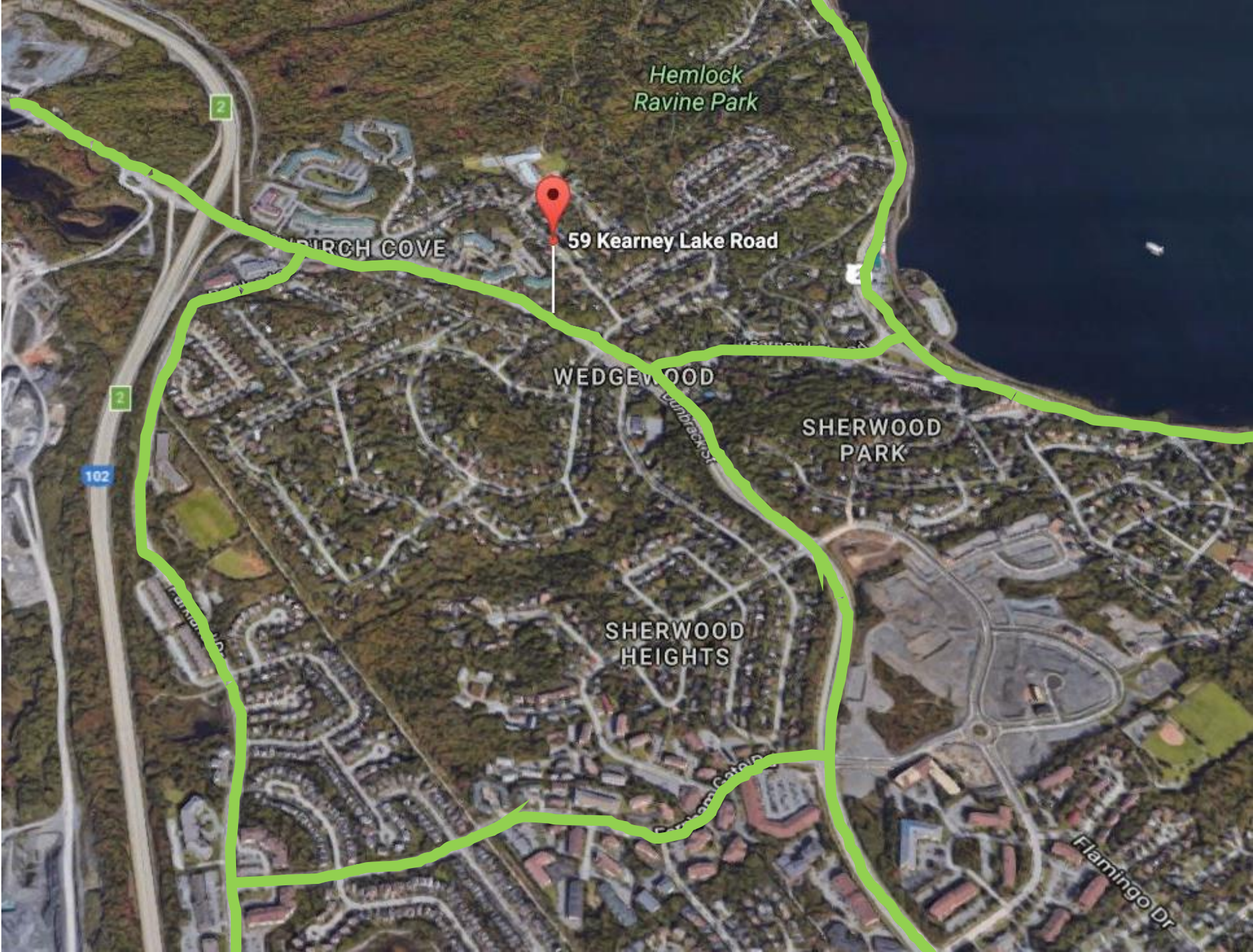


Neighbourhood Perspective

Candidate Bike Routes



IMP



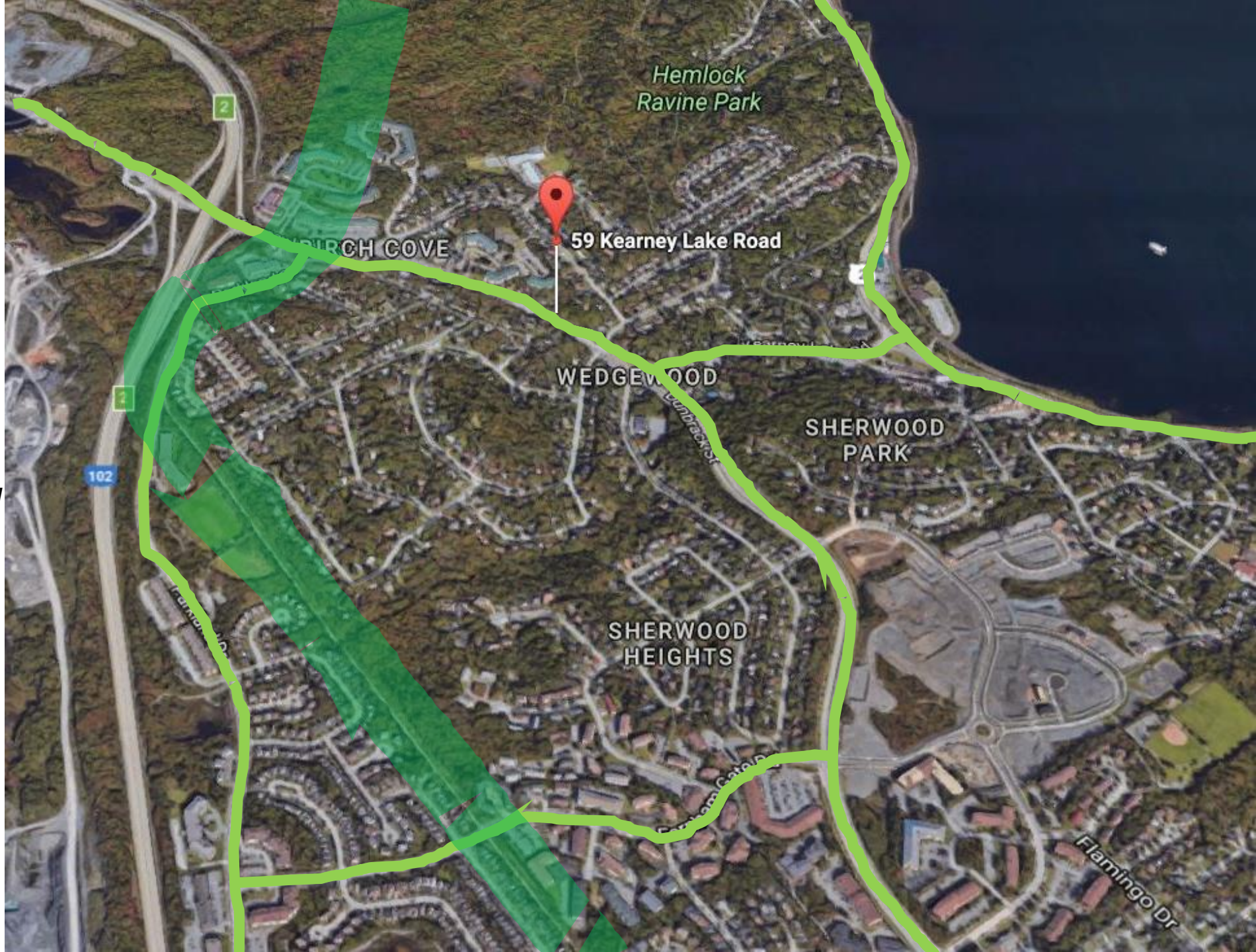
Neighbourhood Perspective

Candidate Bike Routes

Greenway Vision (Mainland North Linear Parkway)



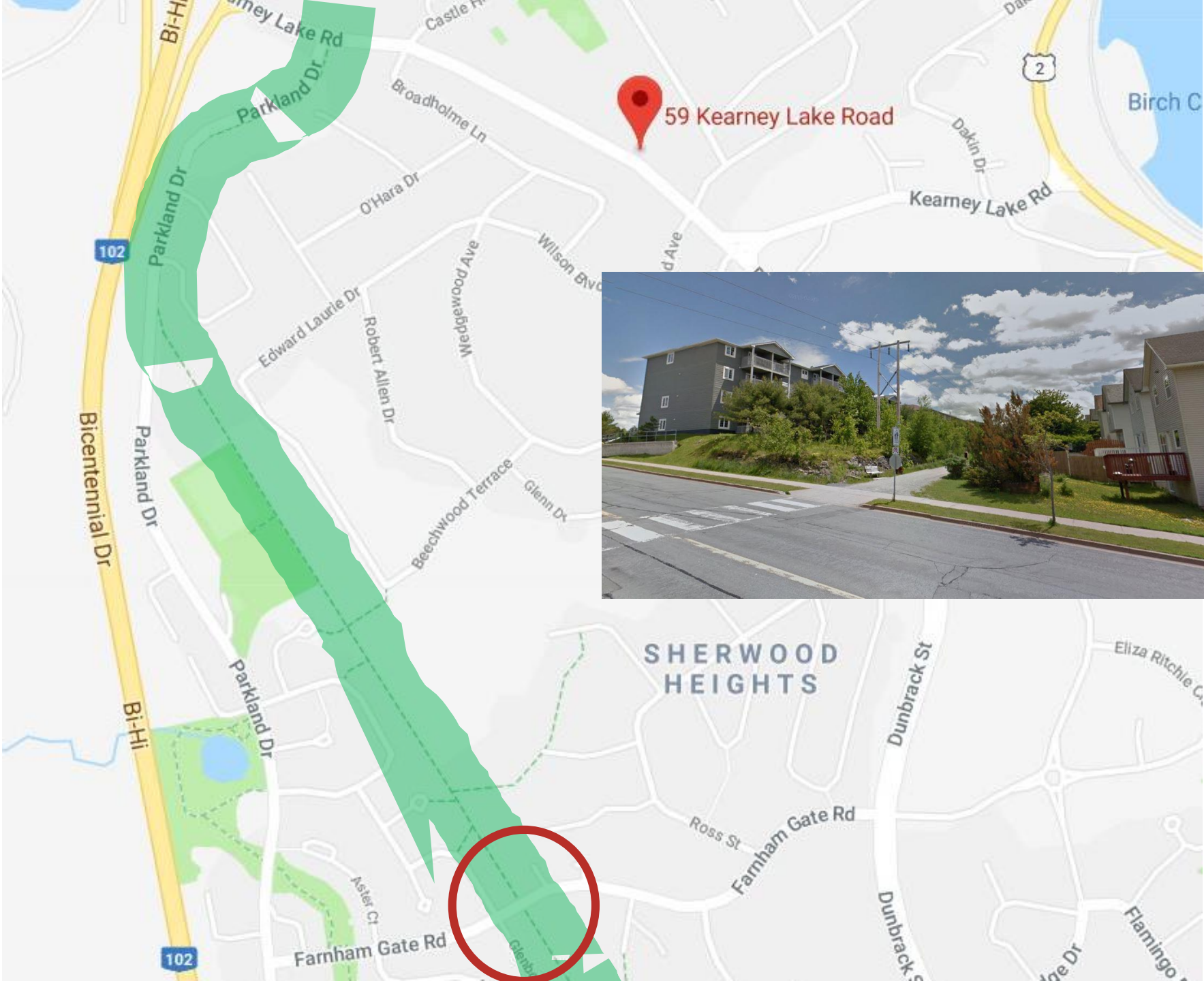
IMP



Neighbourhood Perspective

Greenway:

Mainland North Linear
Parkway



Neighbourhood Perspective

Halifax Transit:

Bus routes:

- 2 (Wedgewood)
- 16 (Parkland)
- 33 (Tantallon Express)
- 86 (Basinview Express)
near the site on Kearney Lake Road.

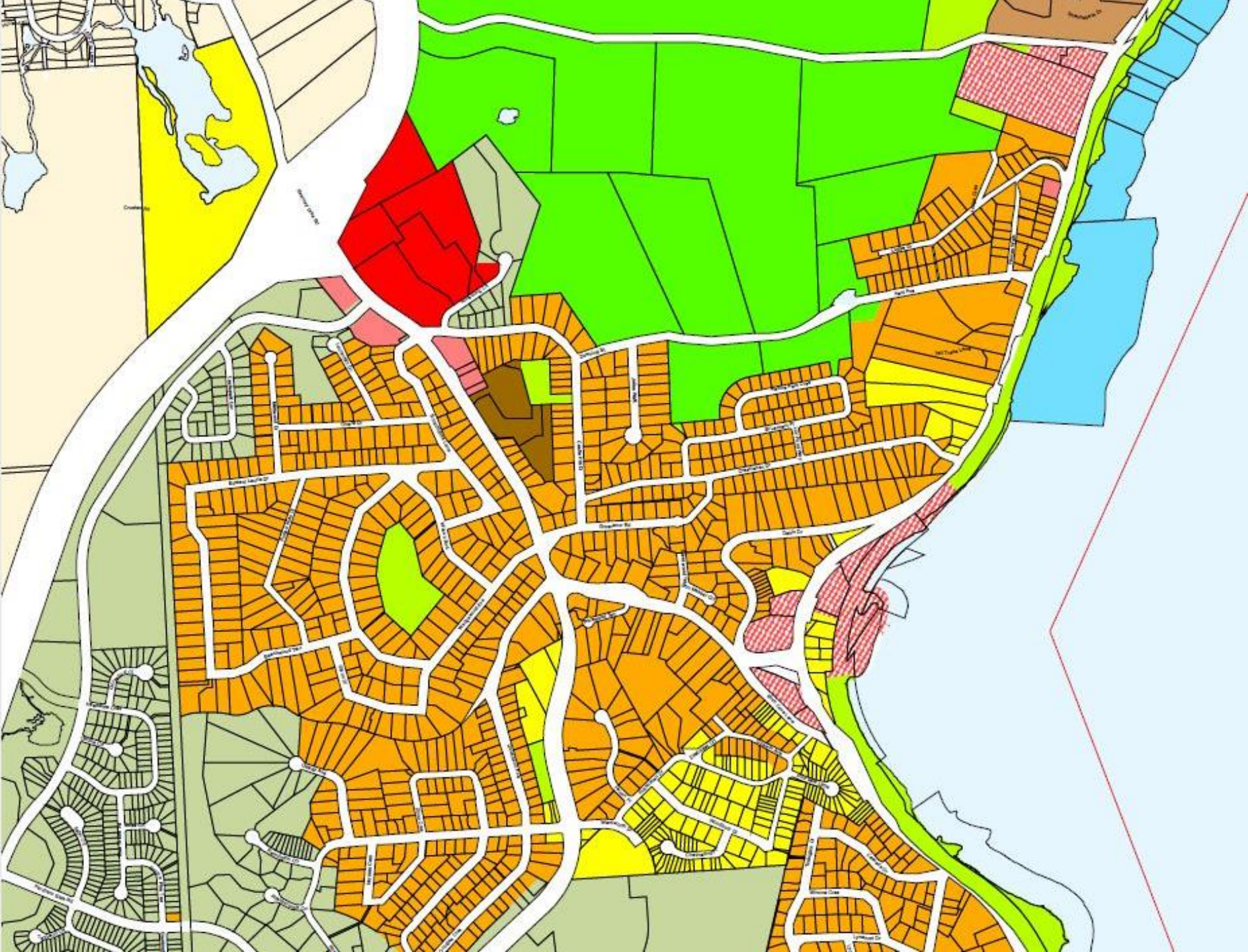
There is a westbound stop located app. 200m west of the site and an eastbound stop near the east end of the site.



Neighbourhood Perspective

Legend

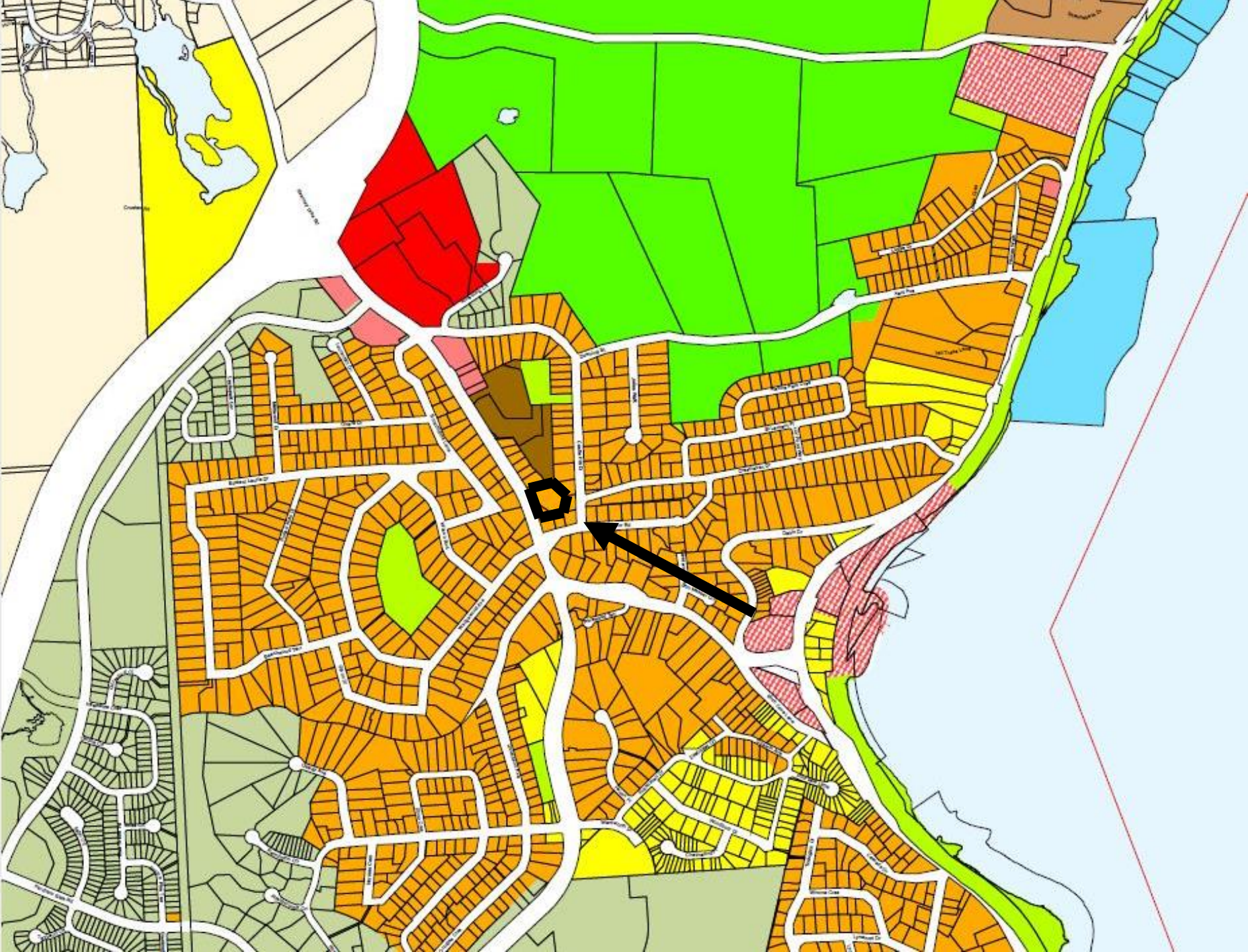
R-1	Single Family
R-2	Two Family Dwelling
R-2P	General Residential
R-2T	Townhouse Zone
R-2TA	
R-2AM	Gen. Res. Conversion
R-3	Low-Rise Apartment
R-4	Multiple Dwelling
R-4A	



Neighbourhood Perspective

Legend

R-1	Single Family
R-2	Two Family Dwelling
R-2P	General Residential
R-2T	Townhouse Zone
R-2TA	
R-2AM	Gen. Res. Conversion
R-3	Low-Rise Apartment
R-4	Multiple Dwelling
R-4A	



Neighbourhood Perspective

SCHOOL CAPACITY Based on School Board Calculations

- *40-unit apartment building could generate a potential total of 5 school aged children/ youth*
- **Three P-6; one 7-9; and one 10-12 students.**
- **Grosvenor-Wentworth Park Elementary has capacity for 415 students with an enrollment of 408;**
- *Fairview Junior High (7-9) Early French Immersion has capacity for 594 students with an enrollment of 433;*
- *Clayton Park Junior High (7-9) has capacity for 384 students with an enrollment of 339; and*
- *Halifax West High School (10-12) has capacity for 1,847 students with an enrollment of 1,509.*

Neighbourhood Perspective



Neighbourhood Perspective



Travelling West on Dunbrack to Kearney Lake Road

Neighbourhood Perspective



Travelling West on Kearney Lake Road

Neighbourhood Perspective



Travelling West on Kearney Lake Road

Neighbourhood Perspective



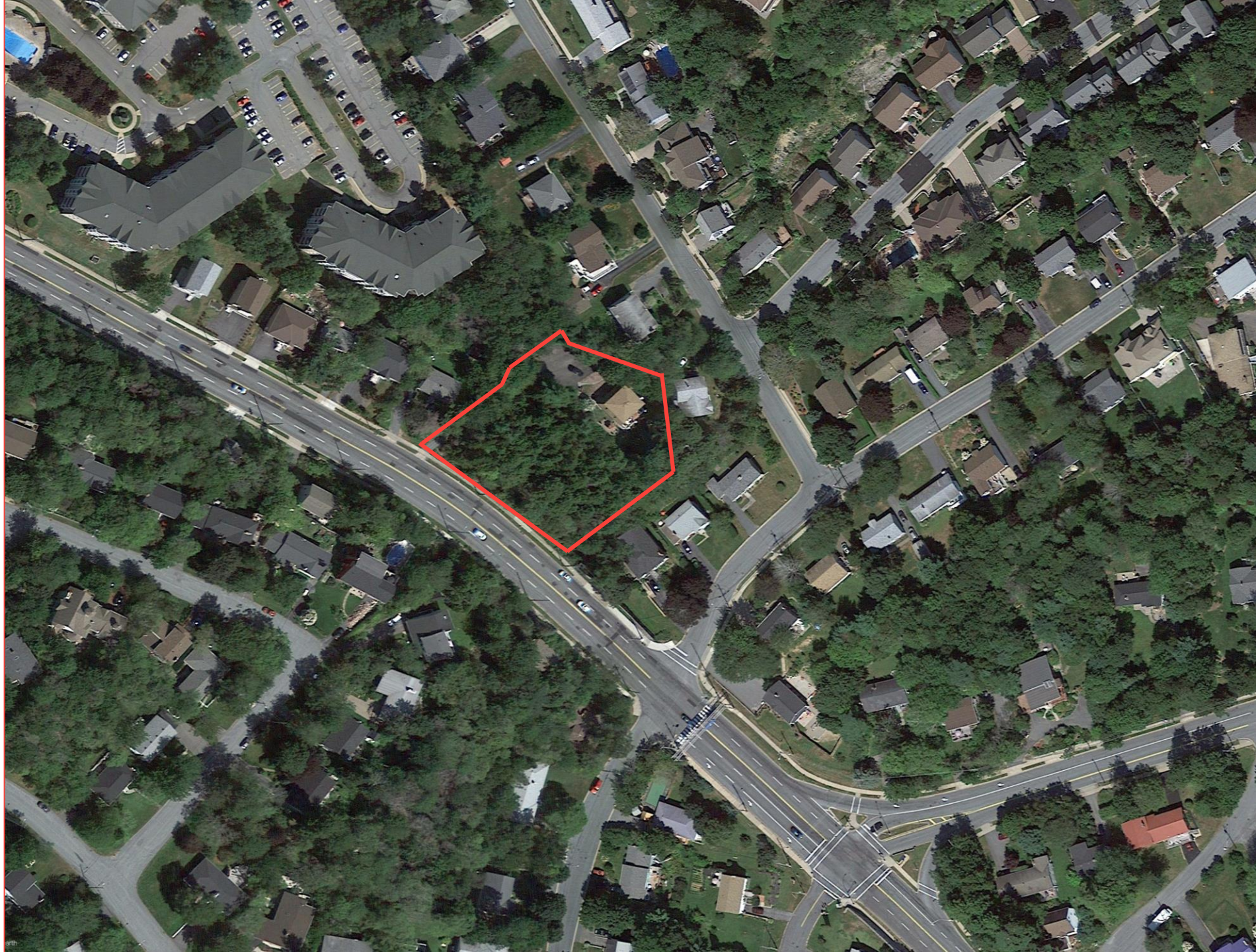
Travelling West on Kearney Lake Road

A story of a Place

Site Perspective

Area: 1.03 acres (44,855 s.f.)

Frontage: 67.4 m (221 ft)



Site Perspective

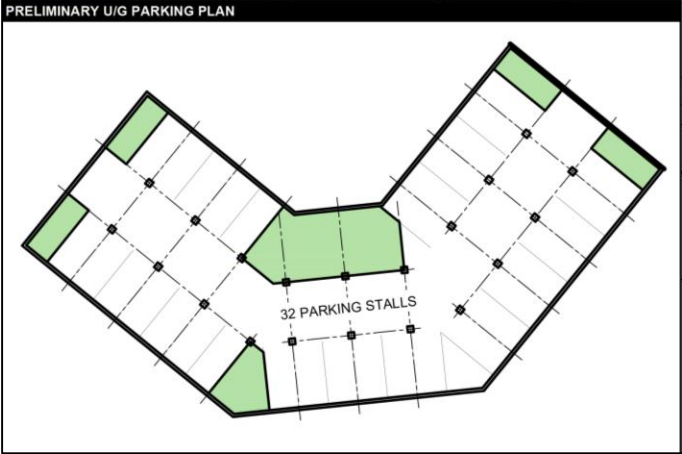
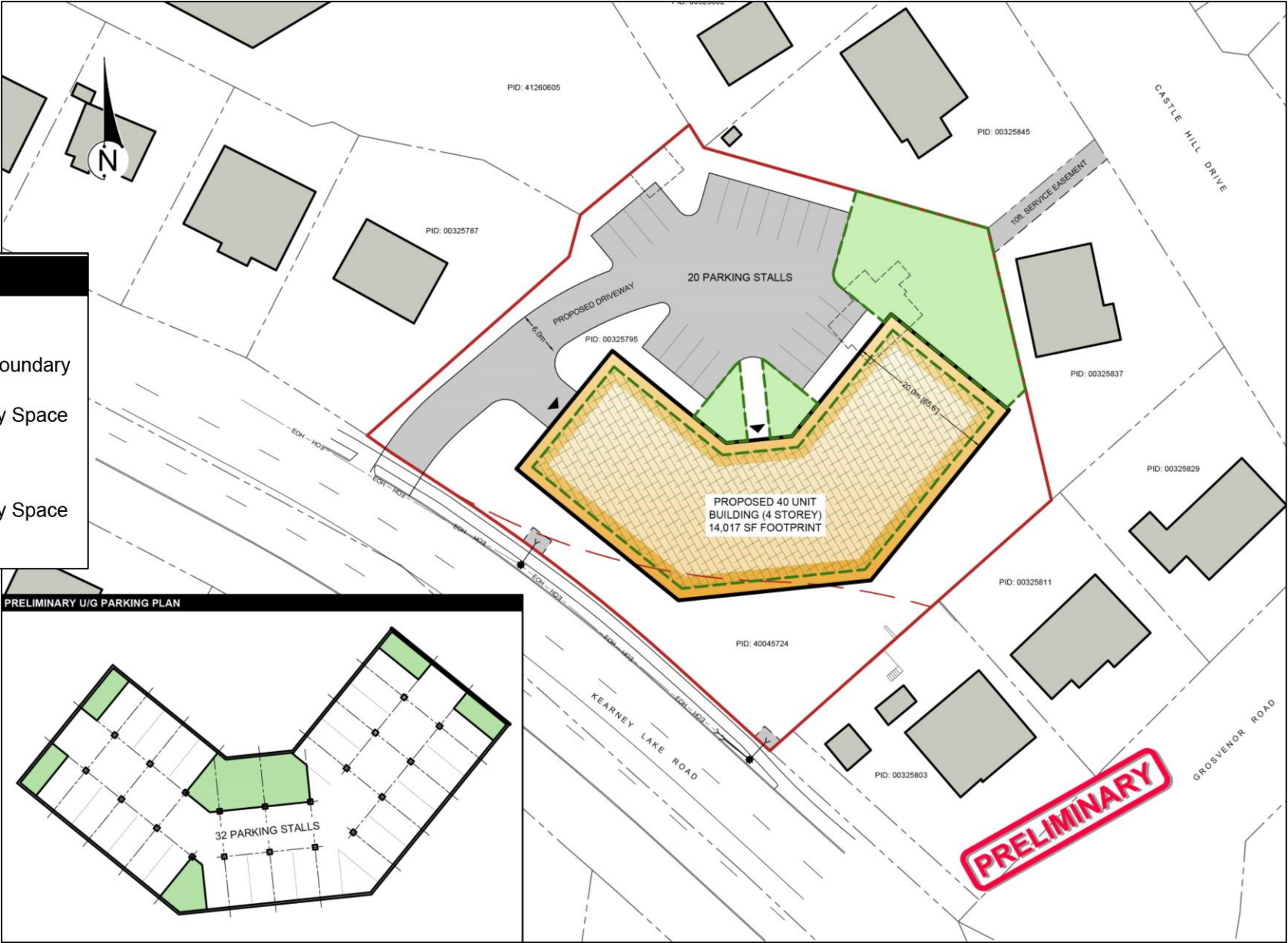


Preliminary Concept Plan – 40 units

Site Perspective

LEGEND





Site Boundary

Adjacent Property Boundary

Site Perspective

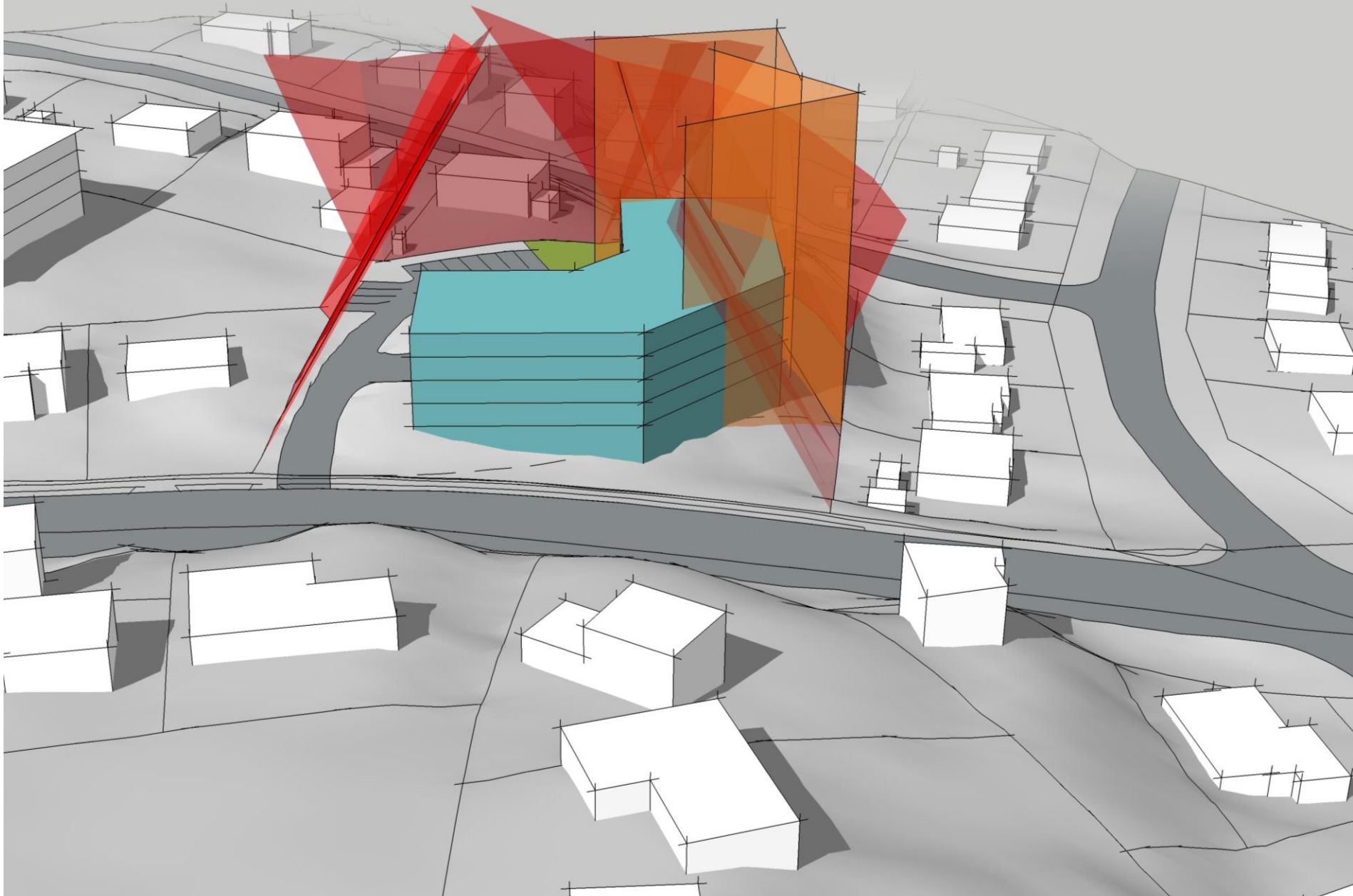
South West Facing View with Angle Controls

LEGEND:

-  PROPOSED BUILDING MASSING
-  PROPOSED OUTDOOR AMENITY SPACE AREA
-  60 DEGREE ANGULAR PLANE FROM SUBJECT SITE BOUNDARY
-  80 DEGREE PROJECTION THROUGH AN ANGULAR PLANE FROM SUBJECT SITE BOUNDARY







Angle Controls Massing Model



Site Perspective

Plan View with Angle Controls

LEGEND:

-  PROPOSED BUILDING MASSING
-  PROPOSED OUTDOOR AMENITY SPACE AREA
-  60 DEGREE ANGULAR PLANE FROM SUBJECT SITE BOUNDARY
-  80 DEGREE PROJECTION THROUGH AN ANGULAR PLANE FROM SUBJECT SITE BOUNDARY

Angle Controls Massing Model – PLAN VIEW



Site Perspective

TRAFFIC IMPACT STATEMENT (Vehicle Impact Statement)

- HRM Machine counts indicate 2-way avg. annual weekday traffic volumes of **16,200 vehicles per day** (based on 2015 data).
- Access via a driveway on Kearney Lake Road located approx. 200m west of Dunbrack Street.
- Stopping sight distances on both approaches to driveway found to be adequate based on observed approach grades and an approach speed of 55km/h.
- Estimated that a 40 units will generate a total of **20 2-way vehicle trips (4 entering and 16 exiting) during the AM peak** hour and **25 2-way vehicle trips (16 entering and 9 exiting) during the PM peak hour**.
- Given the limited number of apartment units being proposed and good connectivity to higher order streets and transit, site generated trips **are not expected to significantly impact levels of performance on the adjacent streets and intersections**.
- Another statement/study typical during Permitting Stage

Site Perspective

4-storey, 32 units (8 per fl.)
(Mix of 1, 2, and 3 bdr)

Underground parking

Maintain existing driveway

Existing buffer and
improved buffer to north
and northwest

Green space, green roof,
retain uniqueness

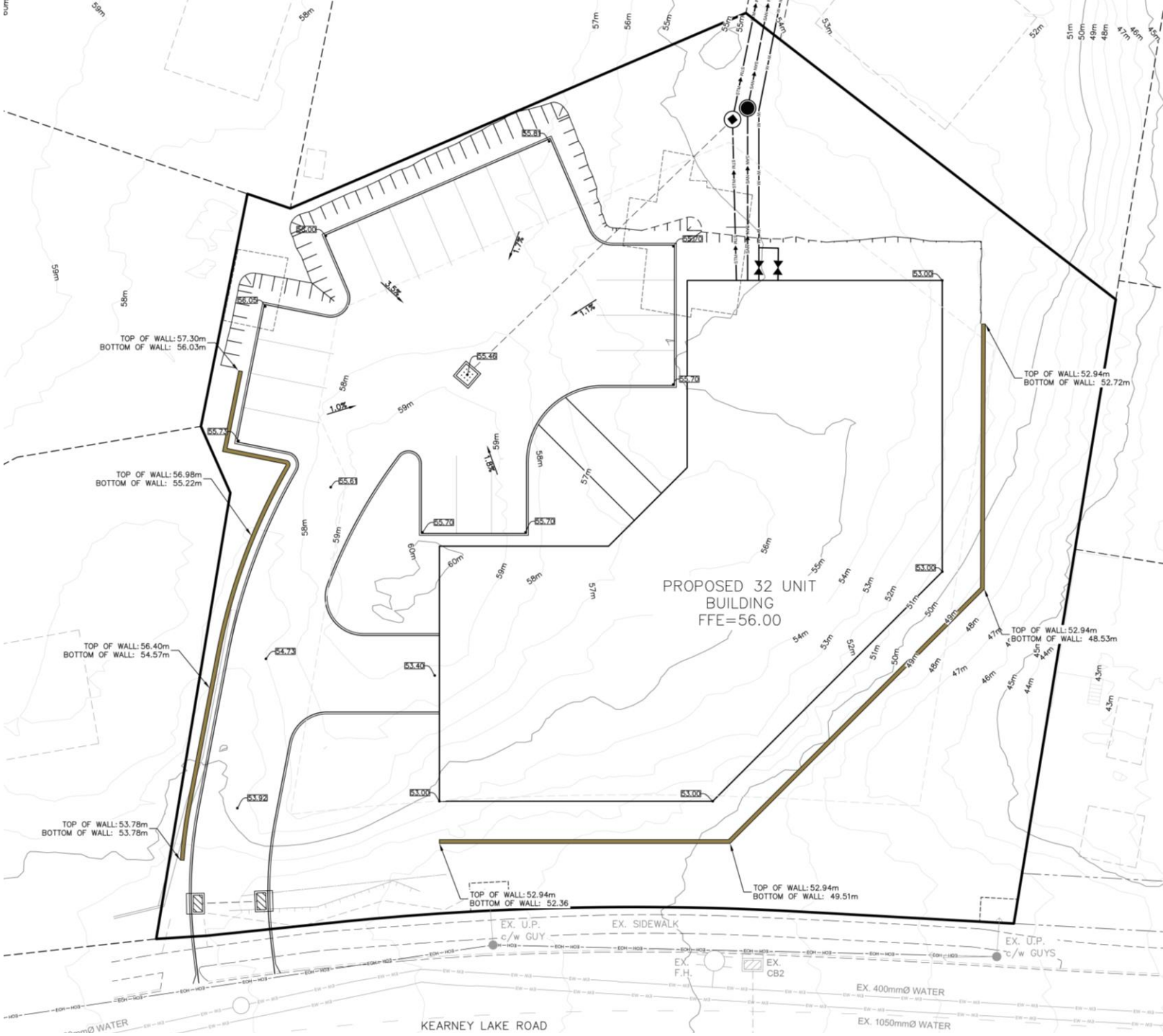


Site Perspective

Preliminary Grading Plan

Proposed retaining walls

2 m reduction at highest point



A story of a Place

Site Perspective

Photographic Perspective

Castle Hill Dr.



A story of a Place

Site Perspective

Photographic Perspective

3 Storeys

Castle Hill Dr.



A story of a Place

Site Perspective

Photographic Perspective

4 Storeys

Castle Hill Dr.



Site Perspective

Photographic Perspective

Corner of Castle Hill Dr. and
Grosvenor Rd.



Site Perspective

Photographic Perspective

3 Storey

Corner of Castle Hill Dr. and
Grosvenor Rd.



Site Perspective

Photographic Perspective

4 Storeys

Corner of Castle Hill Dr. and
Grosvenor Rd.



Site Perspective

Photographic Perspective

Corner of Grosvenor Rd. and
Kearney Lake Rd.



Site Perspective

Photographic Perspective

3 Storeys

Corner of Grosvenor Rd.
and Kearney Lake Rd.



Site Perspective

Photographic Perspective

4 Storey

Corner of Grosvenor Rd.
and Kearney Lake Rd.



A story of a Place

Site Perspective

Photographic Perspective

Kearney Lake Rd.



A story of a Place

Site Perspective

Photographic Perspective

3 Storeys

Kearney Lake Rd.



A story of a Place

Site Perspective

Photographic Perspective

4 Storeys

Kearney Lake Rd.





Thank You

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