

Substantive Amendment to Lake Loon Development DA

Dear Jennifer,

Hi Jennifer, thanks for meeting us out on the site last month to discuss the proposed changes to the Lake Loon DA with the new owners who have now assembled both properties. As we may have mentioned onsite, the new owners are keen to develop a seniors oriented development with two 300 units buildings, and a lakefront park and trails. The owners would like to file a substantive amendment to the current DA to amalgamate the two separate properties (613 Highway 7 - 6 acres and 32 Loonview Lane - 7 acres) into one DA. These properties were previously owned by two different owners who pursued individual development agreements (Cases 18288 and 18684). We anticipate maintaining the current property lines rather than consolidating the properties. The DA for 32 Loonview Lane was approved in 2014 for one 7-storey 70 unit building, one 6-storey 48 unit building and 44 townhouse units with 162 units. A 4-unit townhome was built but the remaining development was never realized. As far as we know, the DA for 613 Highway 7 property was never completed.

The Proposal

Quest Capital purchased both properties in 2021, and their new proposal in this application proposes one 7-storey, 300 multi-unit 55+ building and one 6-storey, 300-unit Retirement Living Complex. Both buildings are oriented towards seniors due to the proximity of the lake and proposed trail systems, the Sobeys across the street and the Gateway Meat Market next door, as well as all the other restaurants and living amenities in the immediate neighbourhood. The proposal will allow many existing Westphal home owners to eventually age in place.

Under the Regional Plan, the property is designated Urban Settlement and is part of the Commuter Express route along highway 107. The lands fall within the Urban Settlement boundary and the Urban Transit Service Boundary and are fully serviced with sewer and water. HRM has recently completed its protected bikeway along the Forest Hills Parkway ending at this site and is continuing to develop its Paved Shoulder Bikeway along Highway 7, with a notable stretch missing in front of this property.

Much of the same rationale for proposing density on this site in 2014 still stands today. The area has notable walkable amenities, it is in an urban settlement area within the servicable boundary, and the site is adjacent to a protected bikeway network which is growing through Cole Harbour and Westphal.

Issued
Aug 3, 2021

The Retirement Living Complex (300 Units)

Building B shown on the plan straddles the western boundary of the property and includes a 300 unit Retirement Living Complex with an average unit size of 65 sq.m. and about 200 sq.m. of indoor amenity space, and possibly a small grocery store for residents only. There may be some small commercial uses on the ground floor accessible only to residents of the two buildings. The building also includes two outdoor landscaped courtyards (1,600 sq.m.), and a resident rooftop courtyard on the 5th floor of the building overlooking the lake (1,100 sq.m.). The building will include 1 level of underground parking for residents with space for about 100 cars. There will also be parking for another 110 outdoor parking spaces for a total parking count of 210 parking spaces and a parking ratio of 0.7. The developer anticipates private bus shuttles for residents to go shopping and to other outings around the city on a regular basis.

The total gross floor area for this building will be about 24,500 sq.m. with about 2,900 sq.m. of indoor and outdoor amenity space. The lot coverage for this building on 613 Highway 7 is about 20% (4,500 sq.m. plate on a 24,280 sq.m. site). The site will be accessible via Loonview Drive and a right-in/Right-out onto the Highway 7. There may be room for a dedicated cycleway on the south side of the site bordering the highway if HRM wanted to secure the land for this use or for a dedicated, off-road bus stop. The developer would be prepared to deed over 3-5m along the right-of-way for these special mobility uses. An easement to the neighbouring property to the west of this site is shown on the plan. The developer will propose to relocate this easement through the eventual parking lot once the project is built so the neighbour retains access.

Seniors Building			
Building B (Seniors)			
	Parking	GFA	Units
P1	100		
Floor 1		4500	55
Floor 2		4500	55
Floor 3		4500	55
Floor 4		4500	55
Floor 5		4500	55
Floor 6		2000	25
Outdoor Parking	110		
Total	210	24500	302
Avg Unit Size	65		
Parking Ratio	0.70		

The 55+ Complex (300 Units)

Building A shown on the plan sits on the east side of the site and includes an additional 300 units geared towards 55+ seniors, with an average unit size of 100 sq.m. and about 200 sq.m. of indoor amenity space. There are no planned commercial uses in this building. Like Building B, this building includes two outdoor landscaped courtyards (2,000 sq.m.), and two resident rooftop courtyards on the 6th floor of the building overlooking the lake (1,000 sq.m.). The building will include 1 level of underground parking for residents with space for about 200 cars. There will also be another 130 outdoor parking spaces for a total parking count of 330 parking spaces and a parking ratio of 1.09. The private bus shuttle will serve both buildings for residents that want to go shopping and to other outings around the city.

The total gross floor area for this building will be about 32,800 sq.m. with about 3,000 sq.m. of indoor and outdoor amenity space. The lot coverage for this building on 32 Loonview Lane is about 18% (5,000 sq.m. plate on a 28,300 sq.m. site). The site will be accessible via Loonview Drive and a right-in/right-out onto the Highway 7. The plan preserves the stormwater management pond which has been currently built on the site.

55+ Apartments			
Building A			
	Parking	GFA	Units
P1	200		
Floor 1		5000	43
Floor 2		5000	43
Floor 3		5000	43
Floor 4		5000	43
Floor 5		5000	43
Floor 6		5000	43
Floor 7		5000	42
Outdoor Parking	128		
Total	328	30000	300
Avg Unit Size	100		
Parking Ratio	1.09		

Lakefront Park

The developer has proposed maintaining a 14,400 sq.m (3.5 acre) lakefront park which includes a lake setback of at least 25m for any building. The park will include a 2m wide crusher dust trail system for walking, a small dock for taking residents over to the Montague Golf Course (which proposed in the original DA), some community gardens, an outdoor amphitheatre, and other seniors amenity park uses. The park will include lots of seating for residents as well as some stormwater management features for managing site runoff into the lake (see the stormwater management report).

Additional Attachments to the Application.

The application includes a Traffic Impact Statement prepared by Roger Boychuk at Fathom, some 3D massing renderings to convey the scale of the project, and a stormwater management plan and Servicing Schematic prepared by the owners representative (Soori Sooriyakumaran, p.Eng). If there are any additional required submissions, please let us know at your earliest convenience. Thanks for advancing this project as a substantive amendment to the previous DA.

The owners representative for this application is:

Harold Daley, Quest Capital
902-223-1401

If you have any questions, please feel free to reach out to me at your convenience.

Sincerely,

original signed

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LAKE LOON

DARTMOUTH, NS

DEVELOPMENT PLAN

Scale = 1:1000

0 20 40m

August 2021

fathom







GATEWAY
MEAT MARKET

VIEW

FAST
FUEL