

CONRAD BROTHERS LTD. PROPERTY





Waverley Rd.

LAKE CHARLES

318

107

Lake Charles Dr
Craigburn Dr

Charles Keating Dr

Montague Rd
Wilcot Ln

Bluestone Rd

Gono Dr

Montague Rd.

Google Earth

2003

Imagery Date: 9/5/2015 -44°43'50.32" N 63°32'40.66" W elev 61 m eye alt 1.38 km

LAND SUITABILITY ASSESSMENT CATEGORIES

CATEGORY	FEATURE	SCORE RANGE	MAXIMUM SCORE ON CONRAD'S LANDS
1	Forest	0-4	3 - Moderately Constrained
2	Watercourse	0-4	1 - Low Constraint
3	Wetland	0-4	2 - Minor Constraint
4	Steep Slopes	0-4	3 - Moderately constrained
5	Potential Contamination	0-4	1 - Low Constraint
6	Heritage and Cultural Landscape	0-4	0 - No Constraint

0 means no constraint for category

4 means maximum constraint for category (avoid development if possible)

OTHER DESIGN CONSIDERATIONS

In addition to the LSA constraints, a number of other considerations have gone into development of the concept plans including:

- Safe sight distances for street intersections and driveways.
- Through street grades and street curvature which can accommodate transit services.
- Low density development adjacent to existing lands.
- Compliance with watershed study storm water discharge quantity and quality guidelines
- Municipal Planning Strategy Guidelines.
- HRM and Halifax Water design guidelines.
- Safe and useable park land and walkways.
- Views and Site Lines.
- Potential to service industrial lands across highway 107 via gravity sewer.
- Financially viable development.

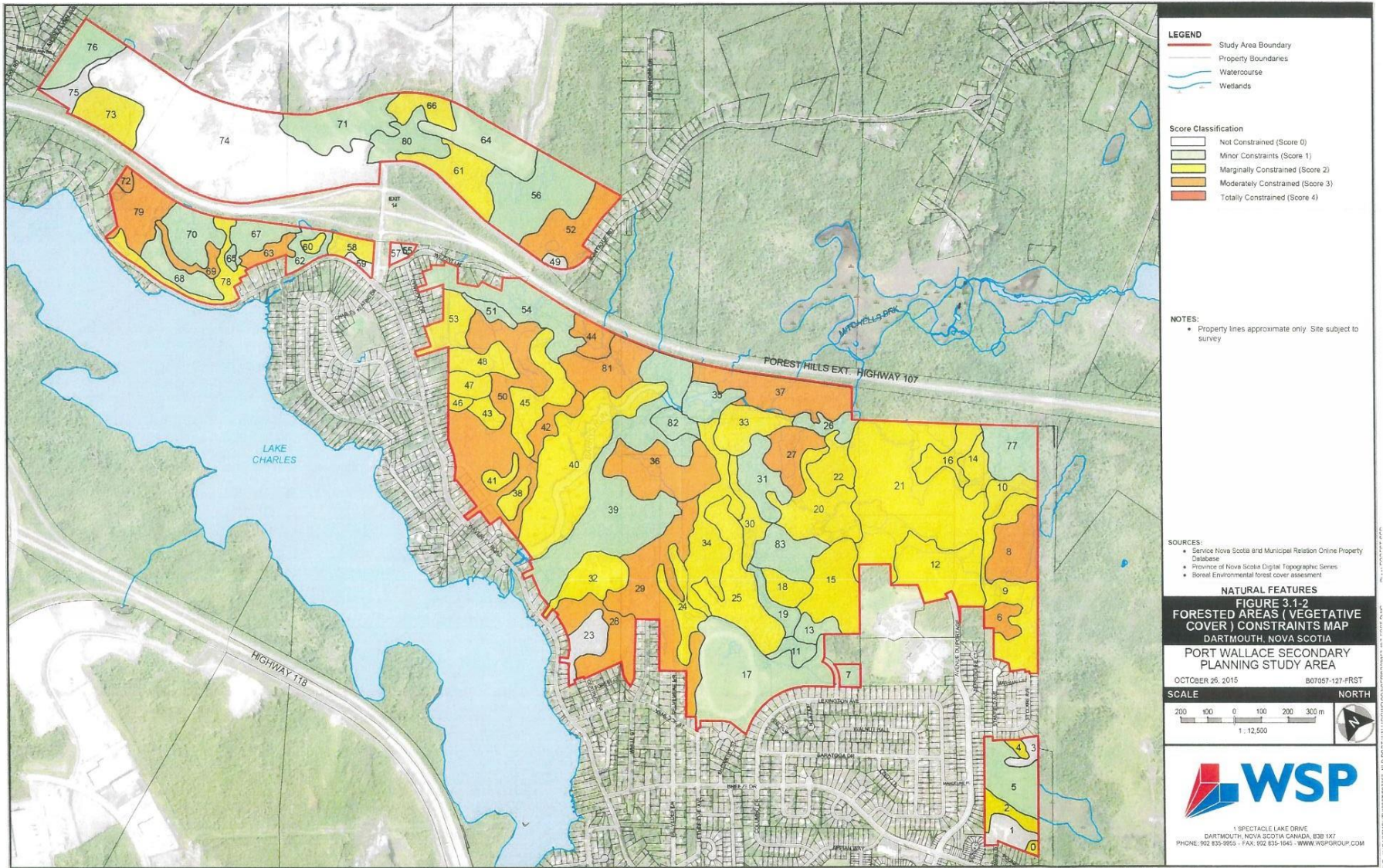
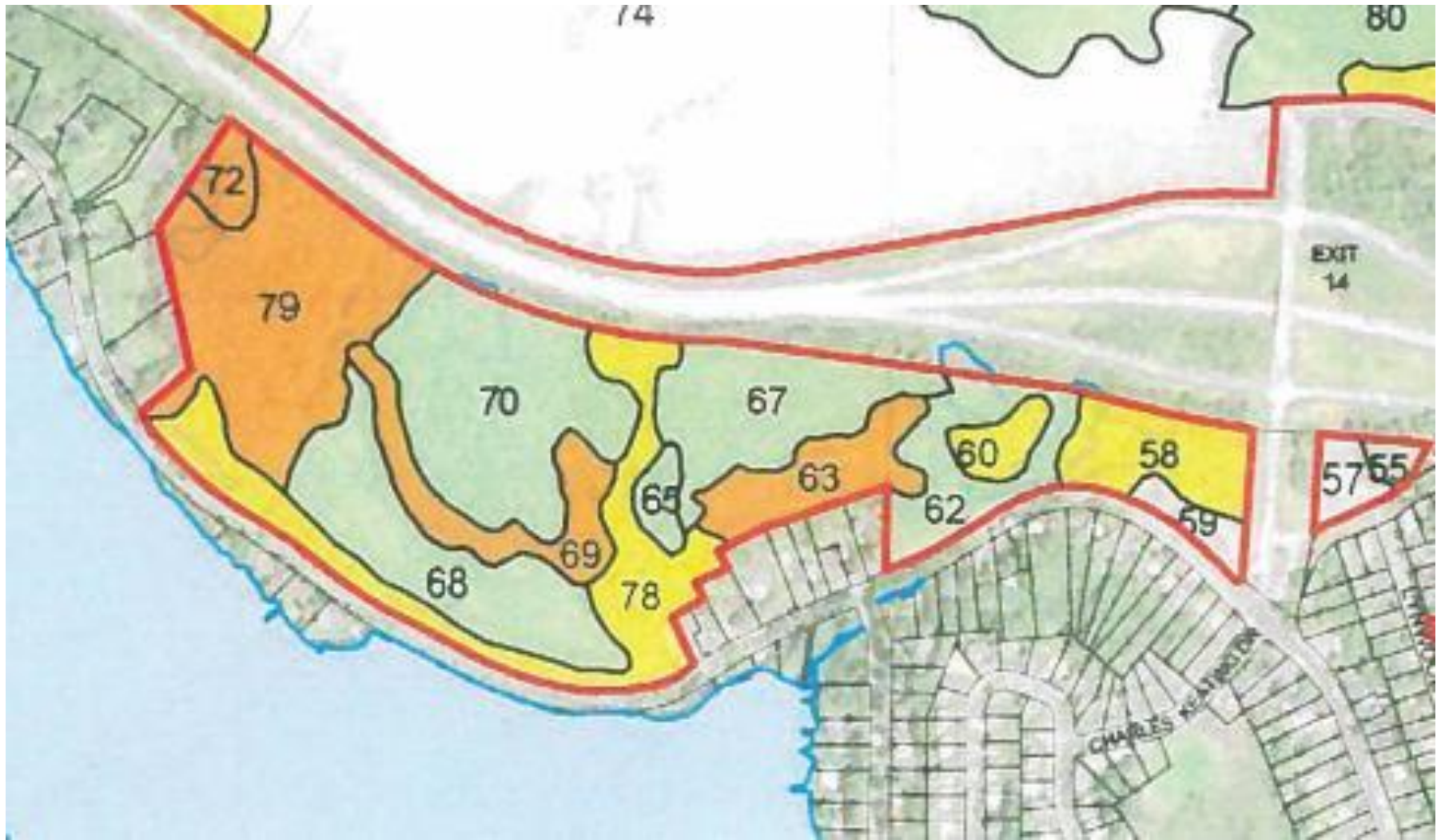


FIGURE 3.1.2

FORESTED AREAS CONSTRAINTS MAP



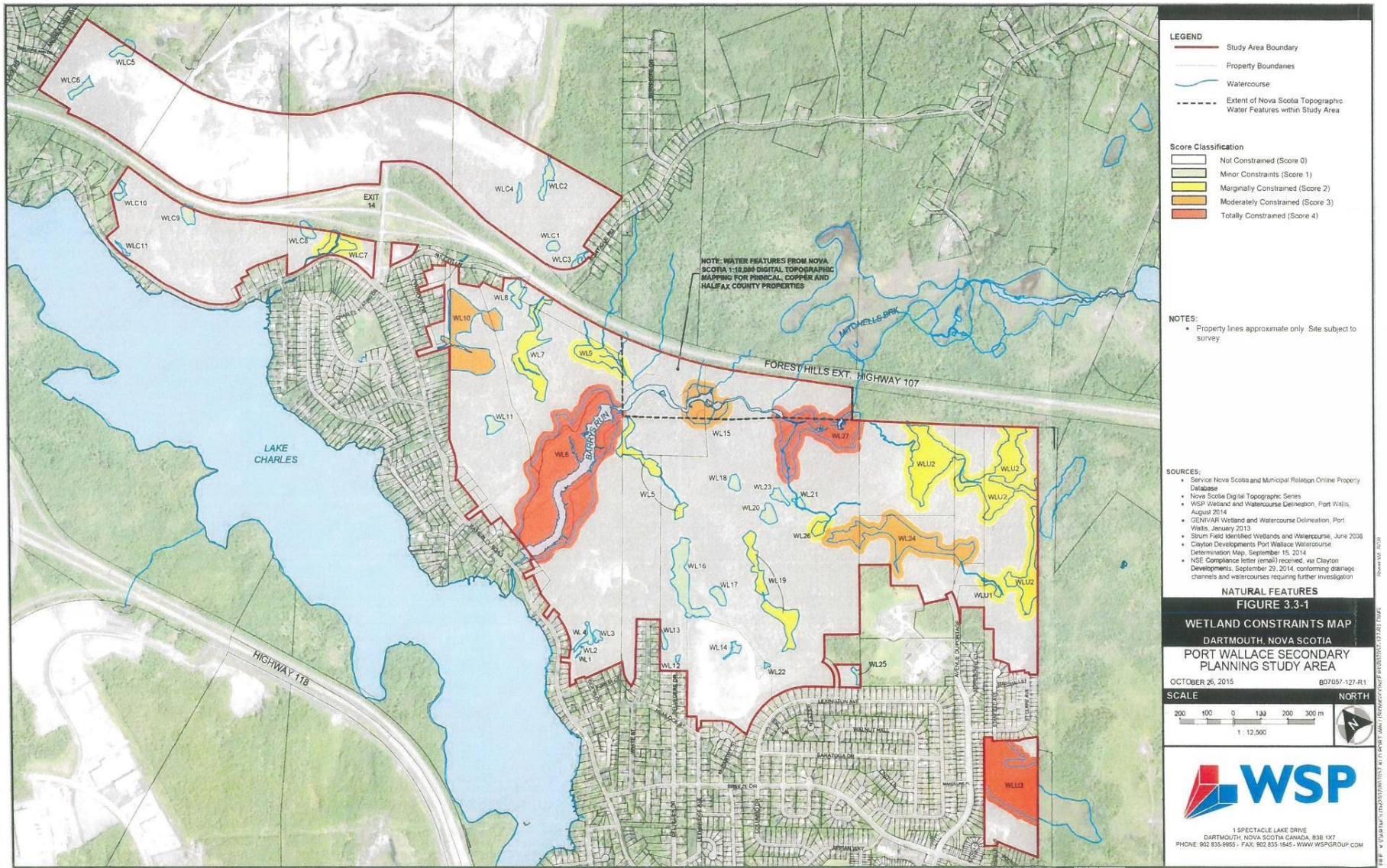


FIGURE 3.3.1

WETLAND CONSTRAINTS MAP



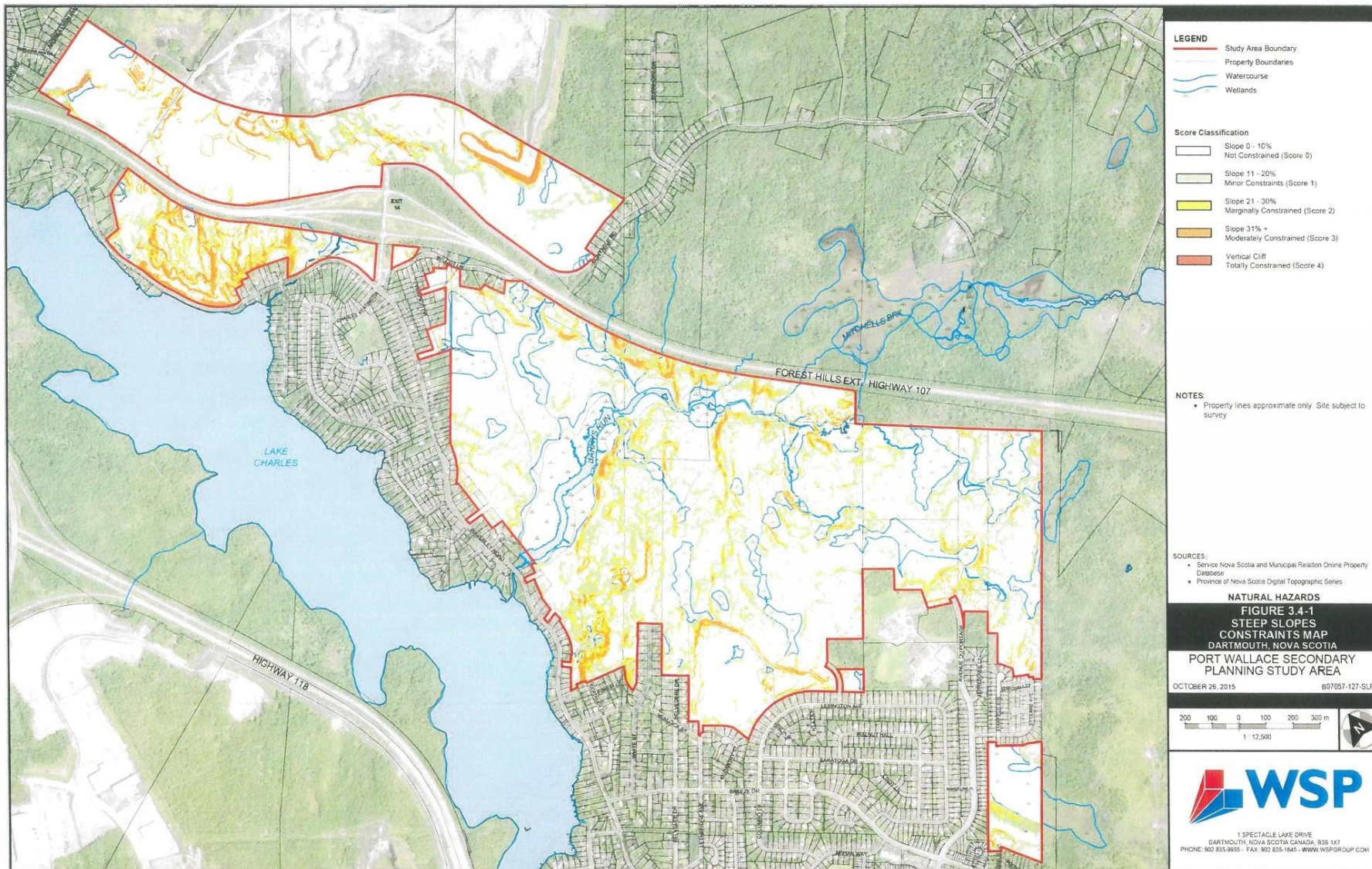


FIGURE 3.4.1
STEEP SLOPES CONSTRAINTS MAP





WAVERLEY ROAD LOOKING SOUTH

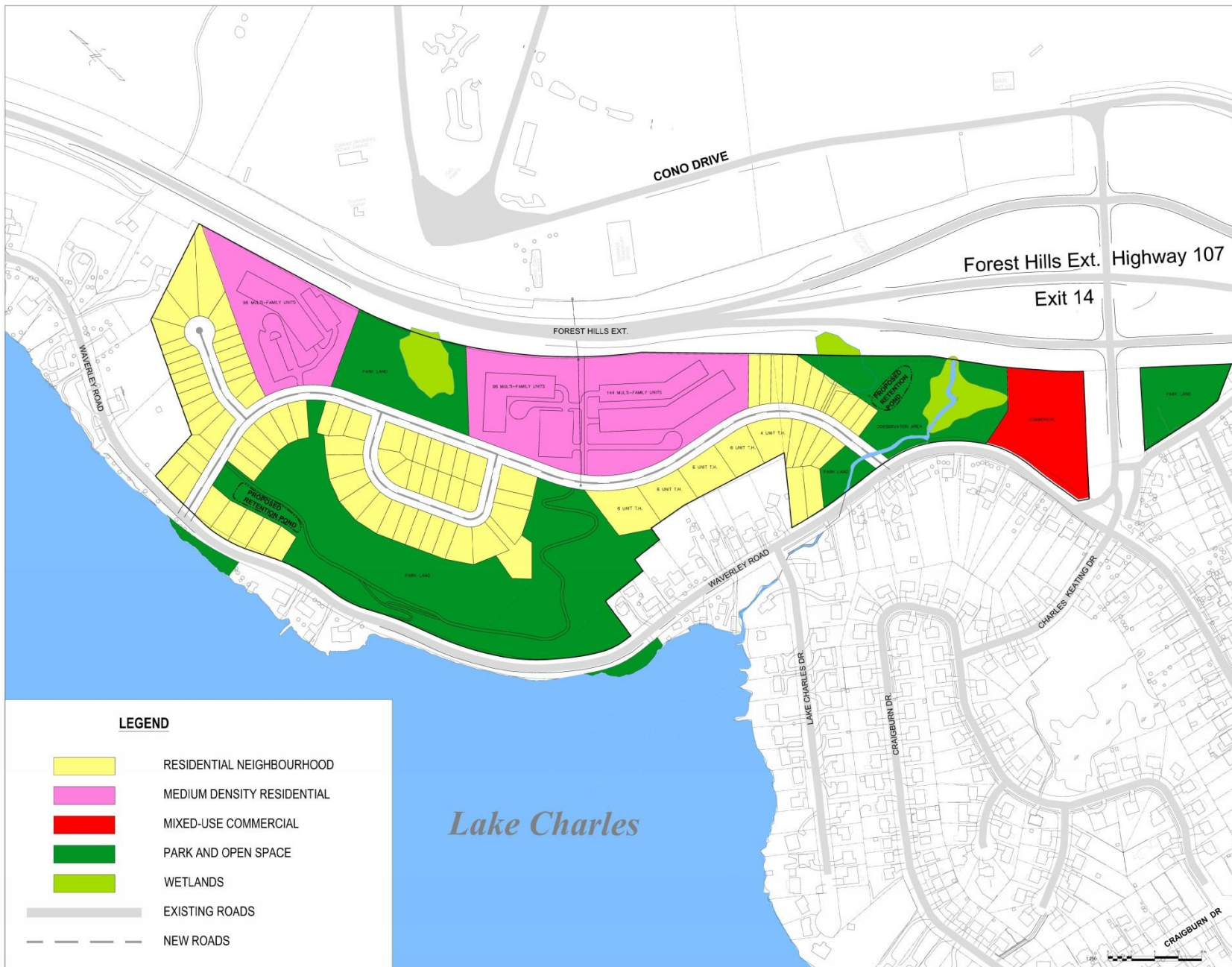
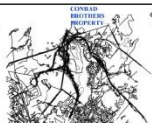


WAVERLEY ROAD LOOKING NORTH









LEGEND

- RESIDENTIAL NEIGHBOURHOOD
- MEDIUM DENSITY RESIDENTIAL
- MIXED-USE COMMERCIAL
- PARK AND OPEN SPACE
- WETLANDS
- EXISTING ROADS
- NEW ROADS

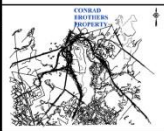
REV	DESCRIPTION	TS	DATE
1			Nov. 2018

PROJECT NAME:
CONRAD BROTHERS LTD. RESIDENTIAL LANDS

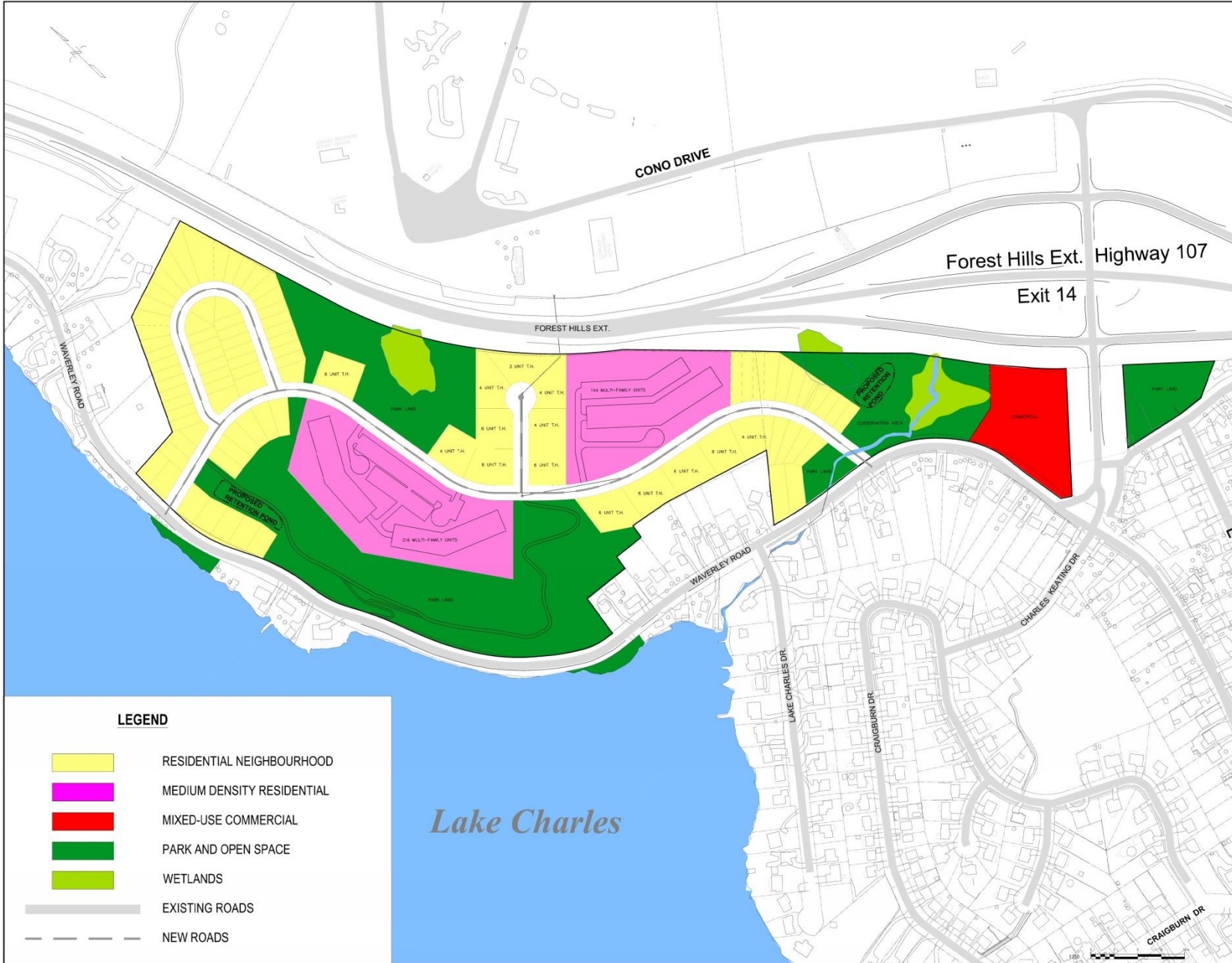
JOB LOCATION:
WAVERLEY N.S.

DRAWING TITLE:
CONCEPT ALTERNATIVE 1

DRAWN BY:	HW	CAD BY:	TS
DES BY:	TS	SHT NO.:	
SCALE:	1:1000		
CLIENT JOB NO.:	EASTPOINT JOB NO. 140701		
DRAWING NO.:	140701-01	REV	1



NOTE:
EXISTING RECREATIONAL AREA ACROSS
WAVERLEY ROAD - 1.55 Ha



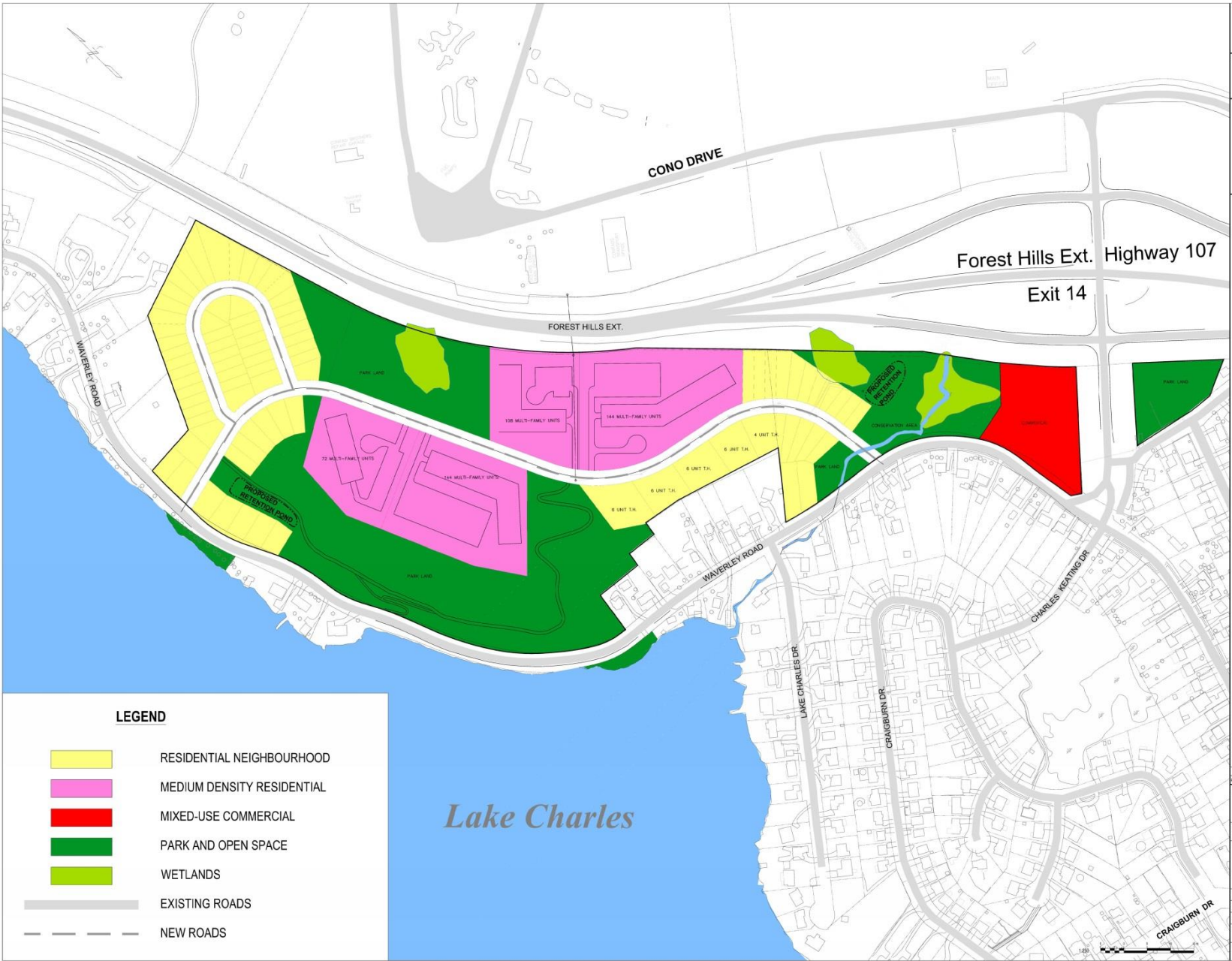
LEGEND

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REV	DESCRIPTION	TS	APP	DATE
1				Nov. 2018

PROJECT NAME: CONRAD BROTHERS LTD. RESIDENTIAL LANDS
 JOB LOCATION: WAVERLEY N.S.
 DRAWING TITLE: CONCEPT ALTERNATIVE 2

OWN BY:	HW	CHK BY:	TS
DES BY:	TS	SH NO:	
SCALE:	1:1000		
CLIENT JOB NO:	BATHURST/CONRAD	140701	
DRAWING NO:	140701-01	REV	1



LEGEND

- RESIDENTIAL NEIGHBOURHOOD
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- MIXED-USE COMMERCIAL
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- WETLANDS
- EXISTING ROADS
- NEW ROADS

Lake Charles

REV	DESCRIPTION	TS	REV 2018
1			

PROJECT NAME:
CONRAD BROTHERS LTD. RESIDENTIAL LANDS

JOB LOCATION:
WAVERLEY N.S.

DRAWING TITLE:
CONCEPT ALTERNATIVE 3

DWN BY:	HW	CHK BY:	TS
DES BY:	TS	APP NO.:	

SCALE: 1:1000

CLIENT JOB NO:	84870001 JOB NO:
140701	140701

DRAWING NO: 140701-01 REV: 1

CONRAD LANDS CONCEPT COMPARISONS
(22.3 Hectares Total Area)

LAND USE	CONCEPT 1		CONCEPT 2		CONCEPT 3	
	UNITS	% OF TOTAL AREA	UNITS	% OF TOTAL AREA	UNITS	% OF TOTAL AREA
Single Family Units	86	24.5	80	18.8	80	18.8
Town House Units	28	4.2	71	10.6	28	4.2
Multiple Family Units	336	21.0	360	19.1	468	25.3
	450		511		576	
Neighborhood Commerical	1.0 Ha	4.50%	1.0 Ha	4.50%	1.0 Ha	4.50%
Streets	2.1 Ha	9.30%	2.1 Ha	9.30%	1.87 Ha	8.40%