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Tantallon Land Planning Assessment

Dear Paul,

We have reviewed the zoning for your property on Hubley Mill Lake Road (PID 40225310) and we offer the following initial analysis of the site. Please note that this process did not include meetings with city planning staff to confirm our findings so the information in this report should be used as a preliminary analysis of potential yield to be confirmed by HRM.

Zoning Summary

The subject property is located within the Village Residential (VR) zone which is intended to support rural and residential uses while also accommodating "well designed, sensitively sited multiple-unit residences to offer a wider variety of housing options." All abutting properties are also zoned VR. This zone was created as a part of the Tantallon Crossroads planning initiative in 2014 and the built form details of the zone are as follows:

Min. Front or Flankage Yard Setback: 6m (20ft)

Min. Side or Rear Yard Setback: 2.4m (8ft)

Min. Frontage: 30.5m (100ft) for a single-unit dwelling, 7.6m (25ft) for an individual townhouse unit

Min. Lot Area: 3,176m² (40,000ft²) for a single-unit dwelling, 1,486m² (16,000ft²) for an individual townhouse unit

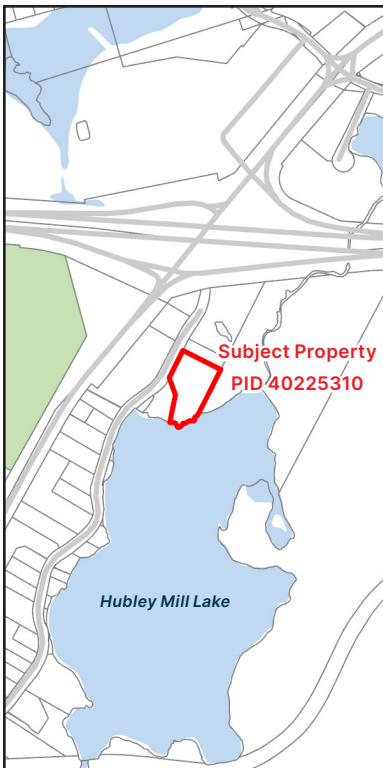
Max. Height: 10.7m (35ft)

Max Lot Coverage: 35%

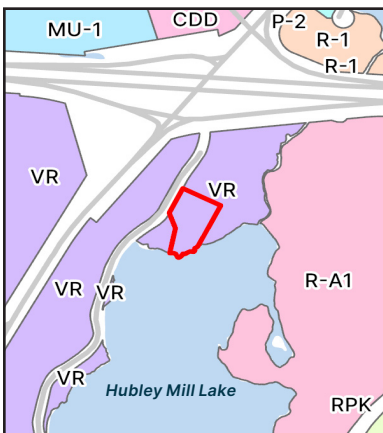
Required Vehicle Parking: 1.5 spaces per unit

Site Plan and Development Yield

There were a number of constraints that influenced the design of the conceptual site plan. The most significant were the minimum frontage and lot area requirements. The site has an approximate frontage of 61m which is just enough to support the existing single-unit dwelling (30.5m minimum) and up to four proposed townhouses (7.6m each). However, the site only had enough area to accommodate the existing dwelling alongside three new proposed townhouse dwellings. For the existing dwelling and three townhouses, the total lot would have to be at least 8,174m² (88,000ft²) as per the requirements of the land use by-law (LUB). This figure grows to 9,661m² (104,000ft²) when considering four potential townhouses. With an area of approximately 9,238m² (99,437ft²), the site is not large enough to fit four townhome dwellings while also obeying the minimum lot area requirements.

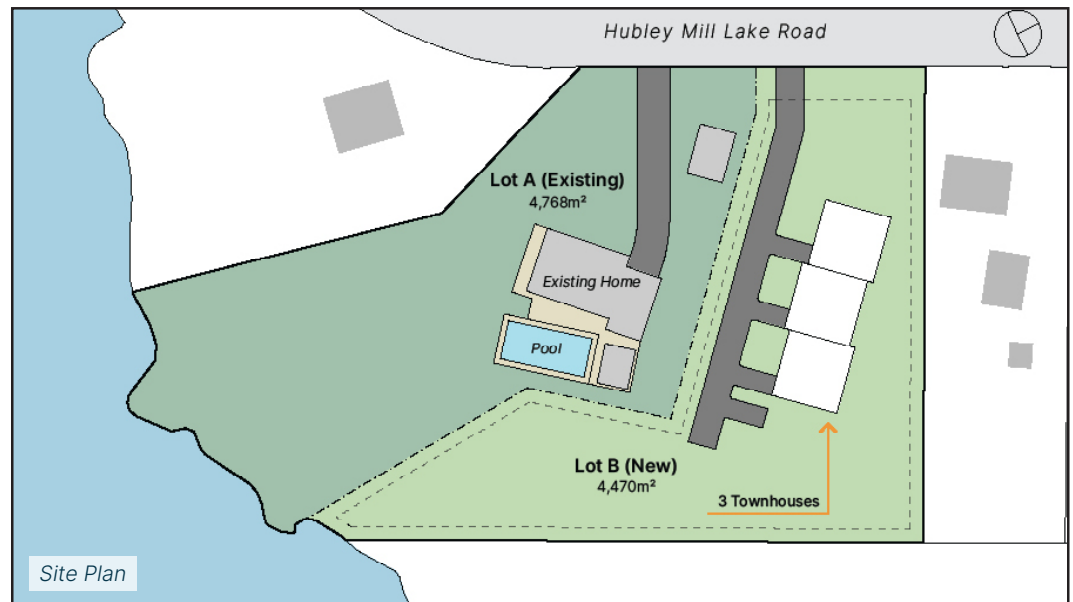


Context Map



Zoning Map

Other lot design considerations include setbacks for both the new buildings and existing buildings while also ensuring that both lots have waterfront access. In terms of the new townhouses, they are located at an angle to leave more room by the property boundary for privacy and screening purposes. The accompanying driveway also features a hammerhead to allow for large/emergency vehicles to be able to turn around.



Following a review of the planning documents and design considerations, the above conceptual site plan was created. It envisions the lot being split into two new parcels with the existing dwelling on one property and three townhouse dwellings on the other. To fit within the height limit, the townhouses are two storeys each. The townhouse dwellings could either be rented or sold as individual units under a bare land condominium.

A few considerations for the property should be noted if you intend to pursue development. Under section 5A.4 of the LUB, properties within the VR zone must adhere to a series of design guidelines that control elements such as roofs, siding, and walkways. Section 11A.4 of the LUB prohibits garages from occupying more than 50% of the building's facade. Additionally, the site plan only shows one parking space per townhouse even though the parking requirement for the site is 1.5 spaces per unit. This is because some municipalities treat townhouses and semi-detached dwellings differently than regular multi-unit buildings, potentially allowing for less required parking subject to discussions with the municipality. Finally, the site is not serviced by municipal water or sewer so the size and location of a septic field may affect the location of buildings/lot lines.

Conclusion

We have no geotechnical or environmental information available on the site which could impact the feasibility of development so those factors do not play into this assessment. The study maximizes the as-of-right yield on this site but there are many ways to arrange the site to achieve a similar yield. If you have any questions about our assessment, please feel free to reach out to me at your convenience.

Sincerely,

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3D Perspectives



3D Perspectives

