

# Habitat Way

An Affordable Master Planned Community  
Spryfield, HRM

KWR Approvals Inc.



*The Art of Approvals*

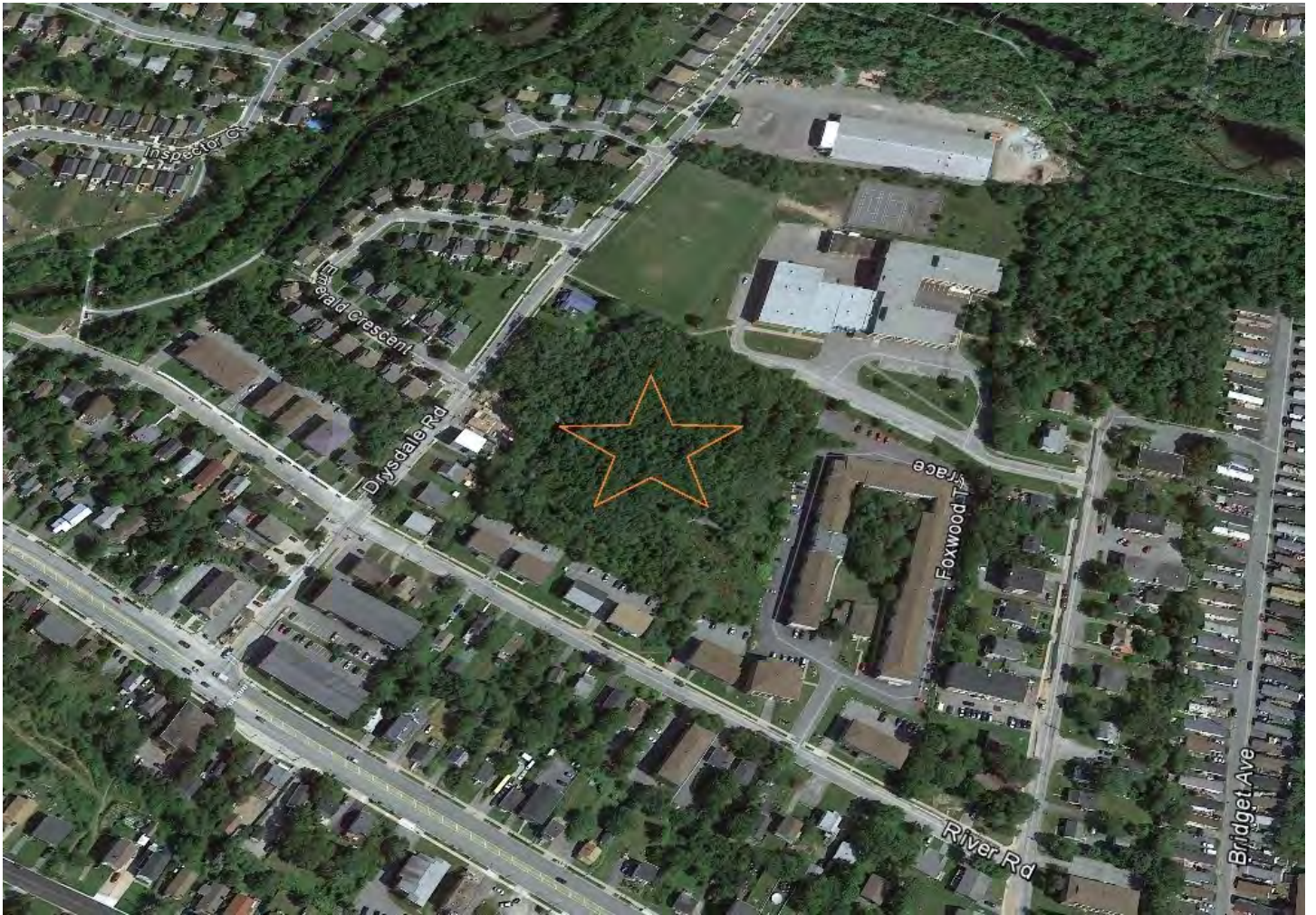


**30**  
*Years*

of Expertise in  
Successful municipal  
planning approvals







# Background Information

- Habitat For Humanity Nova Scotia is a not for profit organization dedicated since 1992 to providing affordable housing opportunities to HRM and Nova Scotia families.
- The hallmark of Habitat is home ownership program and the belief of how it contributes to strong stable communities by providing a 'hand up' to deserving Nova Scotia families
- Two parcel 5.39 acre property
- Access from Drysdale Road and River Road near Herring Cove Road and adjacent to J.L. Ilsley High School
- Habitat Way is a 78 dwelling unit master planned community consisting of townhomes, condominium townhouses and a four storey multiple-family residential building with a signature half acre active park in the middle of the neighbourhood.
- All servicing, traffic, environmental, stormwater and archeological studies were positive.

# Habitat Way Site Plan



- 9 condominium townhouses off River Road
- 29 townhouses on P-Loop off Drysdale Road
- 4 storey 40 unit multiple-family residential building on P-Loop off Drysdale Road
- Signature ½ acre center island park in middle of P-Loop proposed to be basketball court and community garden

# Professional Development Team

Developer

Habitat For Humanity Nova Scotia

Project Manager

Kevin W. Riles, KWR Approvals Inc.

Urban Planning & Municipal Approvals

KWR Approvals Inc.

Architects & Design

Ekistics Architects Limited

Engineering (Civil, Stormwater & Servicing)

Servant Dunbrack (SDMM)

Traffic

JRL Traffic Consulting

Environmental

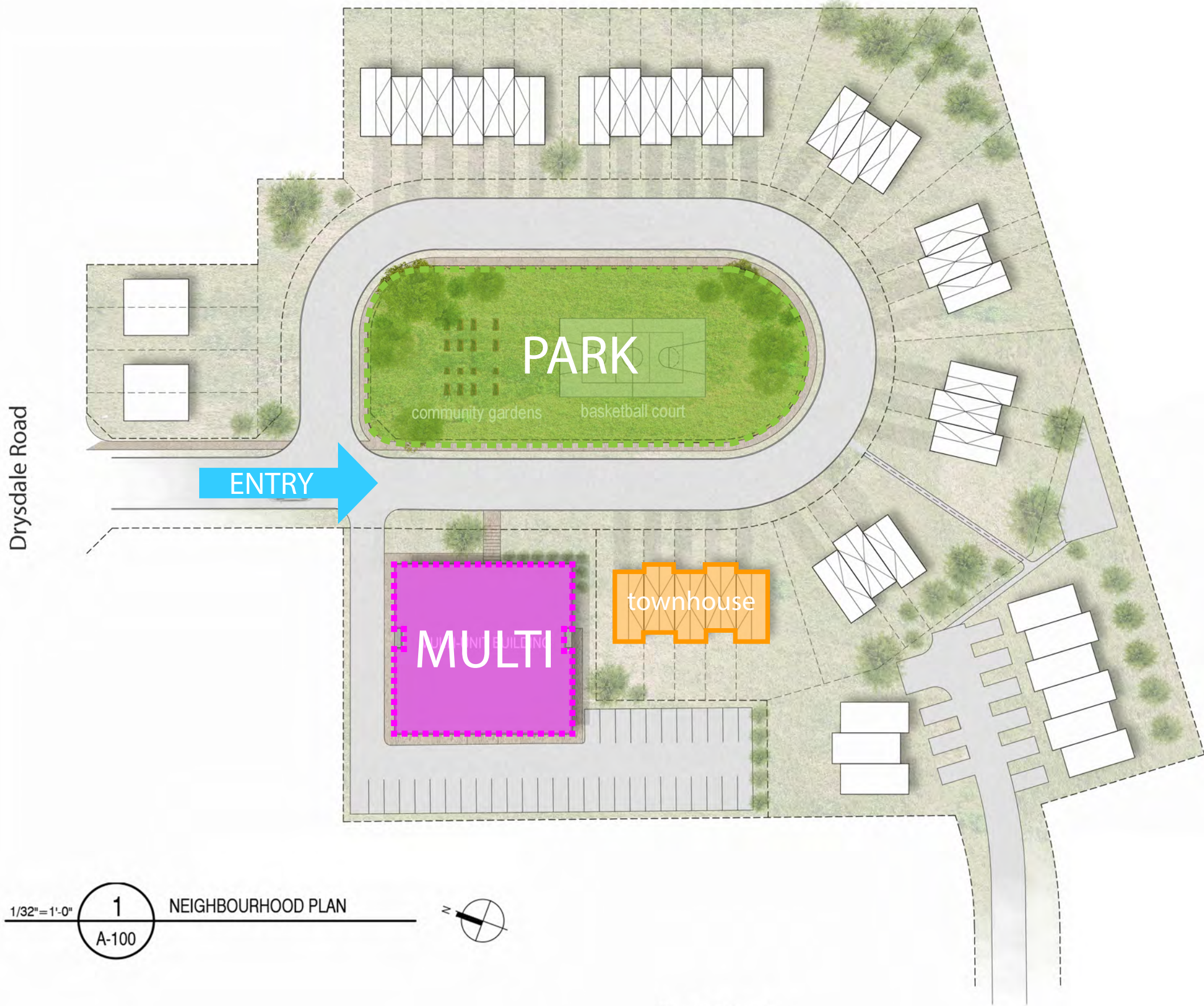
Englobe & McCallum Environmental

Archeological

Davis MacIntyre & Associates

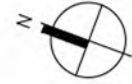
Ekistics Architecture Ltd.





1/32" = 1'-0"  
1  
A-100

NEIGHBOURHOOD PLAN



River Road







# landscape features





# corner emphasis

The community room and the window design at the corner addresses the of development





# articulated massing

through massing articulation and material changes, the building reads as various masses







REVISIONS	DATE
02	SCHEDULE 4 SUPPLEMENT 2017.11.17
01	DESIGN SUPPLEMENT 2017.06.29

PROJECT  
**HABITAT FOR HUMANITY**

CONCEPT DEVELOPMENT

CLIENT

SCALE	DATE
	2017.11.17

DRAWN BY	CHECKED	REVIEWED
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APPROVED

SEAL

**NOT FOR  
CONSTRUCTION**

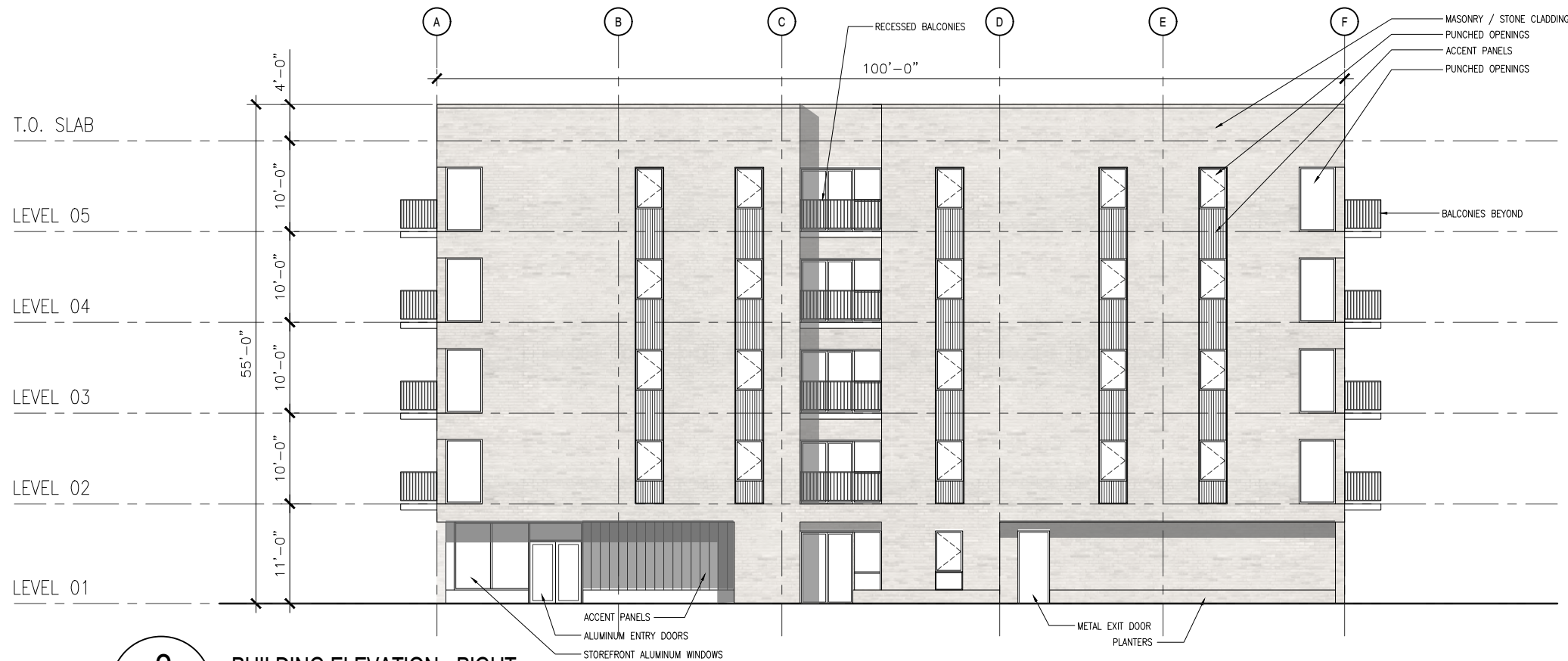
DRAWING  
**BUILDING\_ELEVATIONS**

DRAWING NO.  
**A-201**



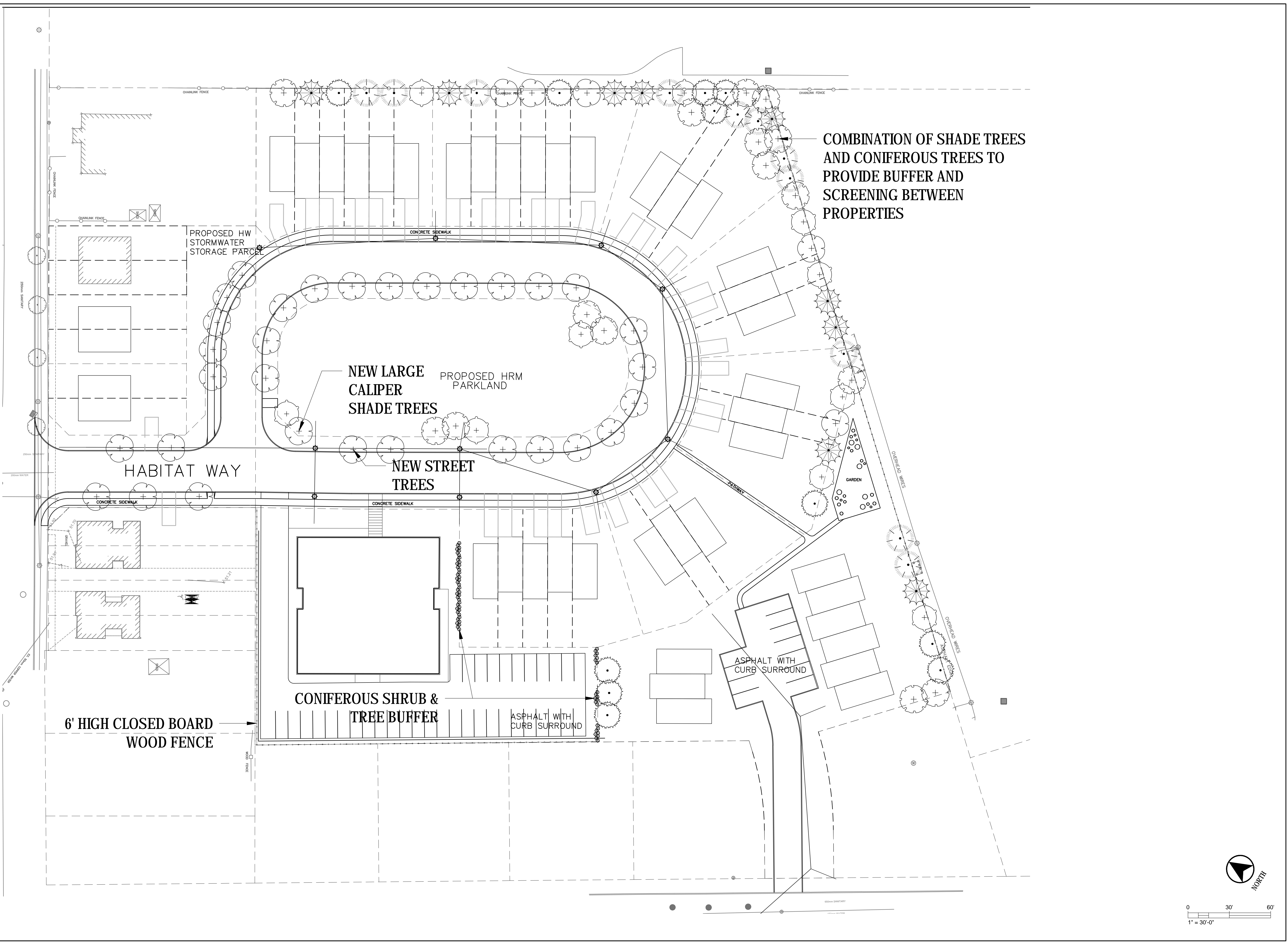
1/16"=1'-0" **1** BUILDING ELEVATION - FRONT

A-201



1/16"=1'-0" **2** BUILDING ELEVATION - RIGHT

A-201



COMBINATION OF SHADE TREES AND CONIFEROUS TREES TO PROVIDE BUFFER AND SCREENING BETWEEN PROPERTIES

NEW LARGE CALIPER SHADE TREES

NEW STREET TREES

CONIFEROUS SHRUB & TREE BUFFER

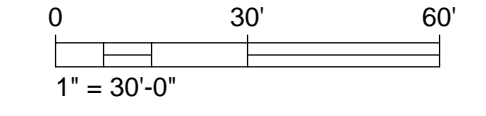
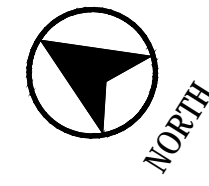
6' HIGH CLOSED BOARD WOOD FENCE

PROPOSED HW STORMWATER STORAGE PARCEL

PROPOSED HRM PARKLAND

ASPHALT WITH CURB SURROUND

ASPHALT WITH CURB SURROUND



KEY PLAN SCALE: N.T.S.

**ekistics plan+design**  
 1 Starr Lane, Dartmouth, NS B2Y 4V7  
 902.461.2525 www.ekistics.net  
 Landscape Architects | Engineers | Architects

NO.	REVISION	DATE

CLIENT

PROJECT  
**HABITAT FOR HUMANITY**

DRAWING  
**LANDSCAPE PLAN**

SCALE 1" = 30'-0"	DATE 2018.02.01
DRAWN BY KP	CHECKED
APPROVED	DEPT. APPROVAL
SEAL	SEAL

**NOT FOR CONSTRUCTION**

DEPT. PROJECT NO.	DRAWING NO.
CONSULTANTS NO.	<b>L101</b>
TENDER NO.	

June 14, 2018







# Habitat Way

Community Development...



Stephen Doane  
CEO  
Habitat for Humanity Nova Scotia



**Habitat**  
for Humanity®  
Nova Scotia

A photograph of three children playing soccer in a grassy backyard. A boy in a white t-shirt and green shorts is kicking a blue and white soccer ball. A girl in a striped shirt and blue pants is running towards him. Another boy in a blue shirt is in the background. A green wooden fence is behind them, and a house is visible in the distance.

**every parent**  
wants a better future for their  
children.



**every family**  
deserves a decent place to live.



1 out of every **5** Canadian households does **not** have the resources to afford both good-quality homes and other health & wellness enhancing expenditures, such as nutritious food or access to recreational activities



# every parent

wants better opportunities for their kids.



## Our Partner Families are selected based on...

- Level of need
- Ability to repay a no-interest, no down-payment mortgage
- Willingness to work in partnership with Habitat





# every home

helps a family help themselves.

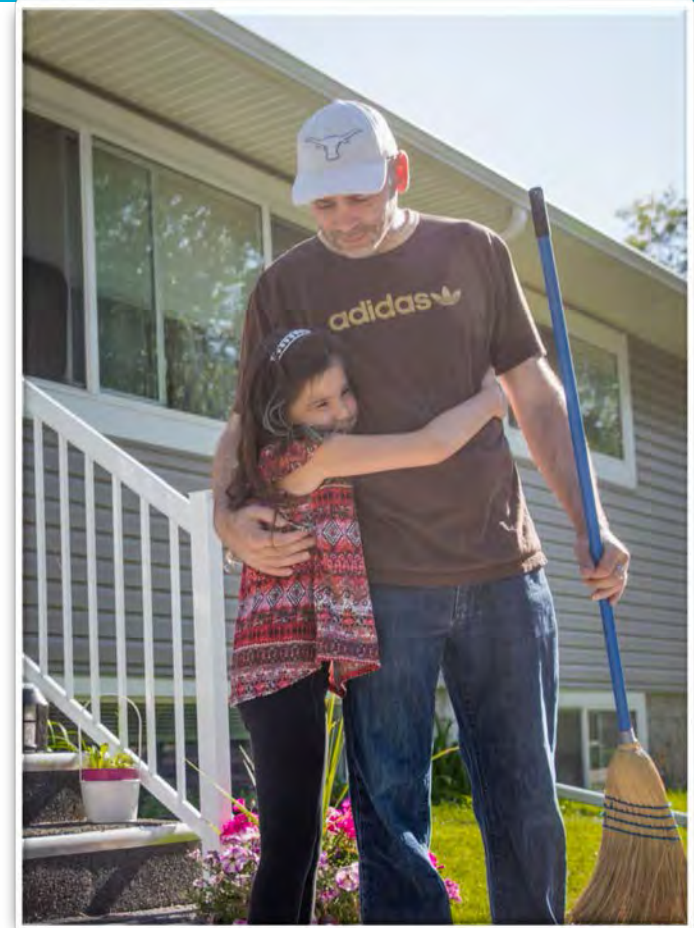
Habitat for  
Humanity  
provides hard  
working families  
with a hand up,  
*not* a hand out.



# every family

the time is right now.

- Cost of homeownership within 30% of gross household income (CMHC standard)
- No-down-payment, interest-free mortgage
- Town homes and condos
- Rental options
- Green space
- Community space



# every day

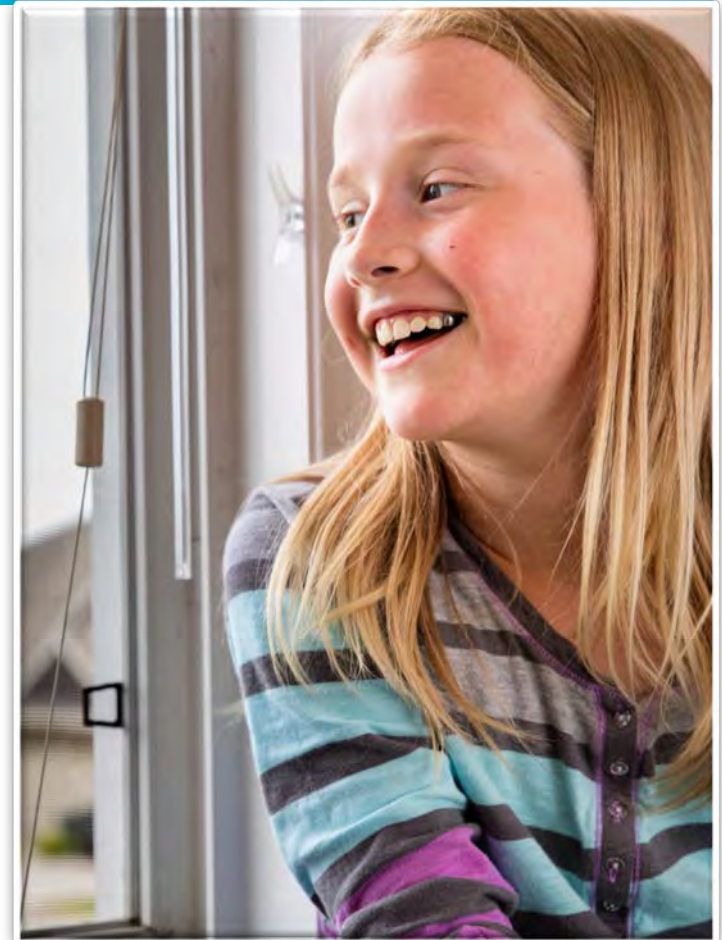
in their own home means a better future.



## How we measure success

Research shows Habitat family children are:

- ✓ More likely to graduate high school
- ✓ More likely to pursue post-secondary
- ✓ Healthier
- ✓ More active in extracurricular/ sporting activities
- ✓ More likely to volunteer, donate to charity and vote
- ✓ Enjoy a more positive family life
- ✓ Happier & more confident







**Habitat**  
for Humanity®  
Nova Scotia

# every voice

helps families build strength,  
stability & independence.

Strength | Stability | Self-Reliance

Sept, 2018