



# STONEHAVEN

## AT ROCKINGHAM SOUTH

**Development Application**

**Arnaout Investments Inc.**

KWR Approvals Inc.   
*The Art of Approvals*

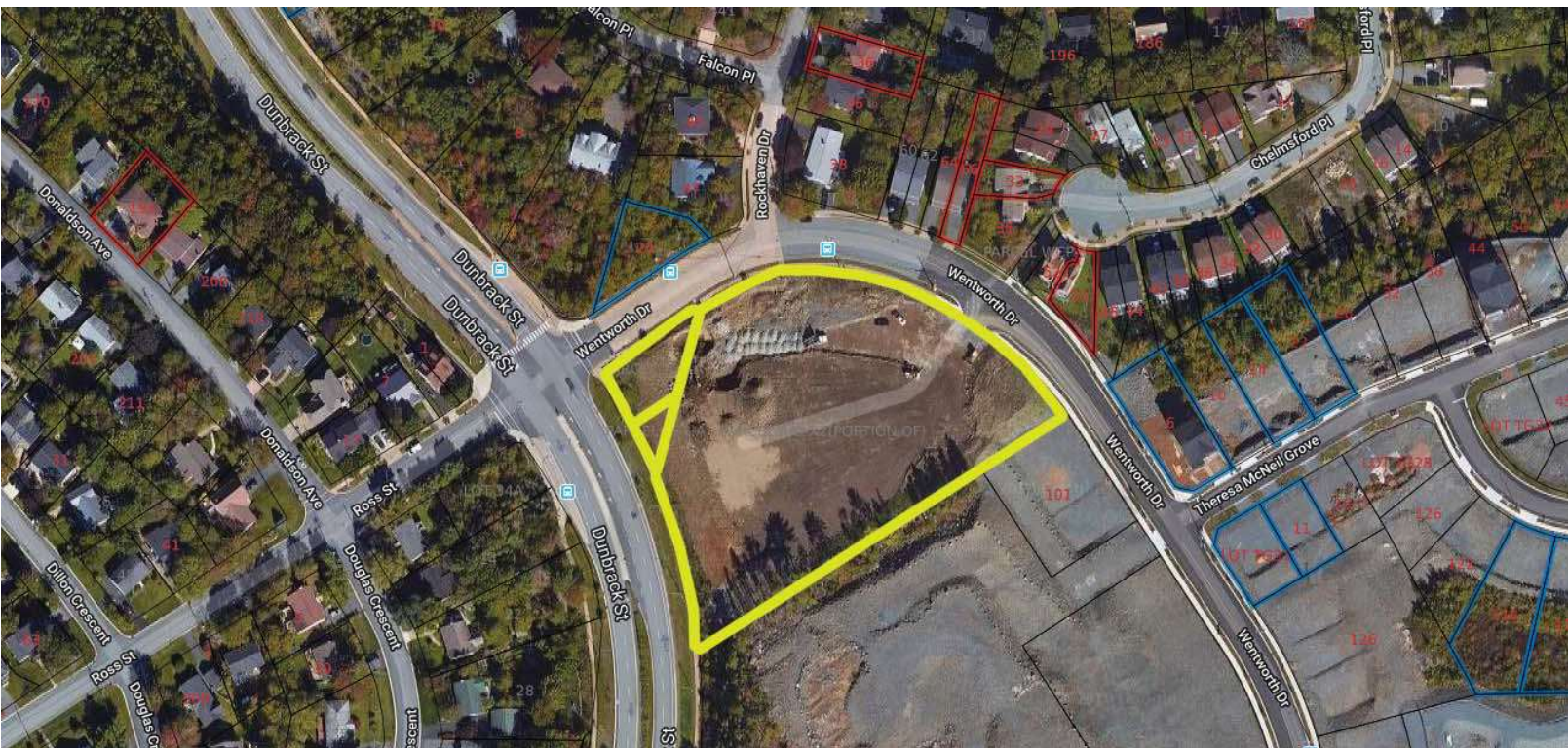


**30**  
*Years*

of Expertise in  
Successful municipal  
planning approvals



# Aerial Image of Three Parcel Land Assembly



# Background Information

- Azmi Arnaout has owned the property since 1994
- Experienced Developer/Builder with over three decades of experience (Clayton Park West, Larry Uteck, Rockingham & Regatta Point)
- Three parcels combined are 2.98 acres at corner of Wentworth Drive & Dunbrack Street
- Development is named 'Stonehaven at Rockingham South'
- Design process wanted to transition between the residential neighbourhood in an around Chelmsford to Rockingham South (behind Stonehaven)
  - Have 10 townhomes facing Wentworth Street with no private driveways on this street.
  - Respecting residents concerns with traffic we looked at a couple of options.
  - Multiple Family Building would be five stories maximum and 93 residential dwelling units in total. One to one parking underground.
  - Multiple-family building was located facing Dunbrack Street and at the rear of the property
  - High quality architecture design and materials
  - Major environmental, servicing, stormwater and transportation studies completed.

# Traffic Impact Studies & Review

- Two Traffic Impact Statements (TIS) completed by Developers traffic expert JRL Traffic Consulting on December, 2016 & March 2018
- Both Traffic Studies reviewed independently by HRM's Traffic Authority
- Findings of both studies are as follows:
  1. There are no issues with stopping site distance for vehicles to brake adequately with good visibility for the proposed entrance.
  2. Estimated the proposed development creates only 68 vehicle trips in the morning AM peak hour period and only 85 vehicle trips in the PM peak hours.



Stonehaven proposed entrance looking southeast along Wentworth Drive towards Rockingham South



Stonehaven proposed entrance off Wentworth Drive looking northwest towards Dunbrack Street

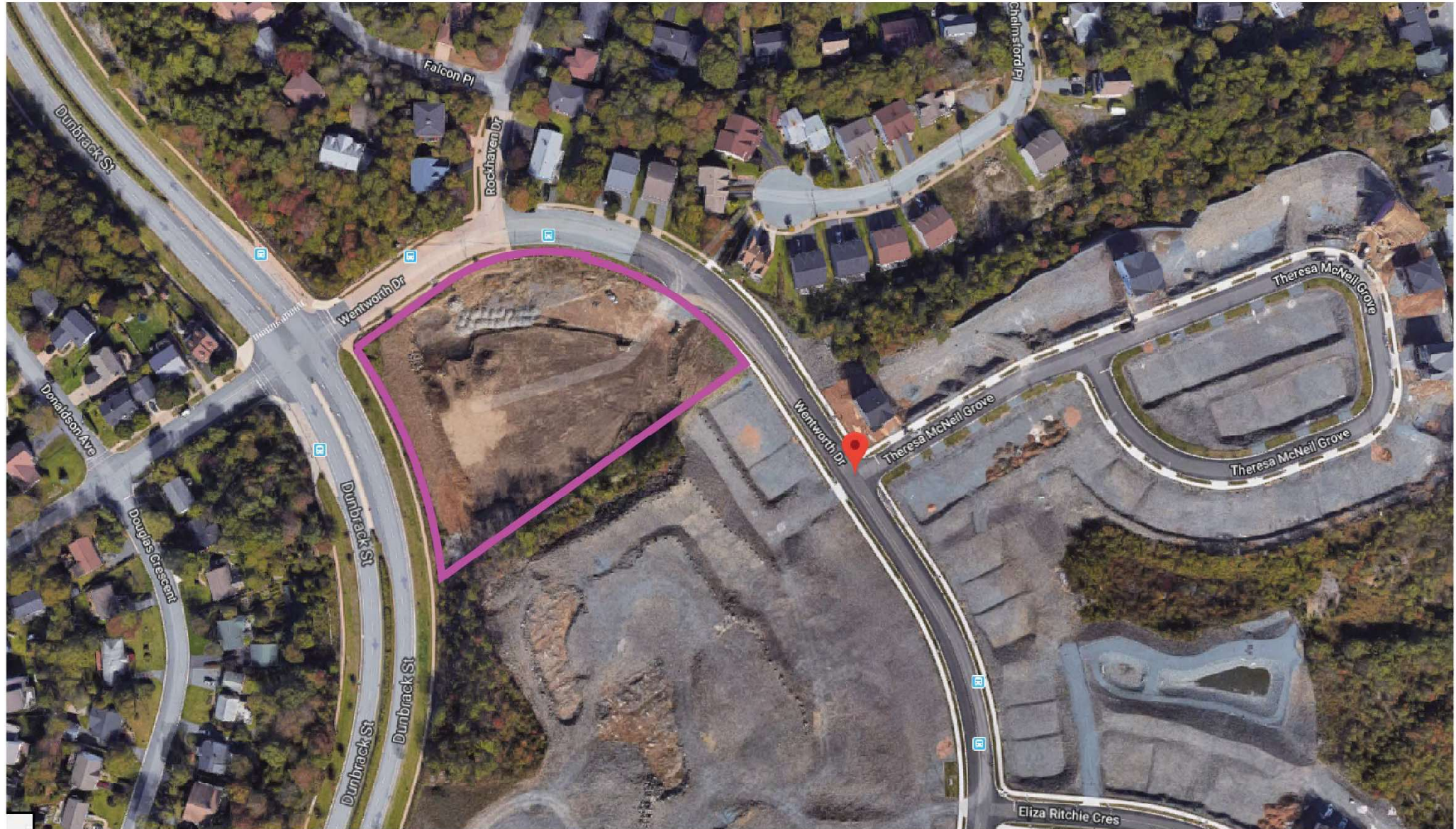


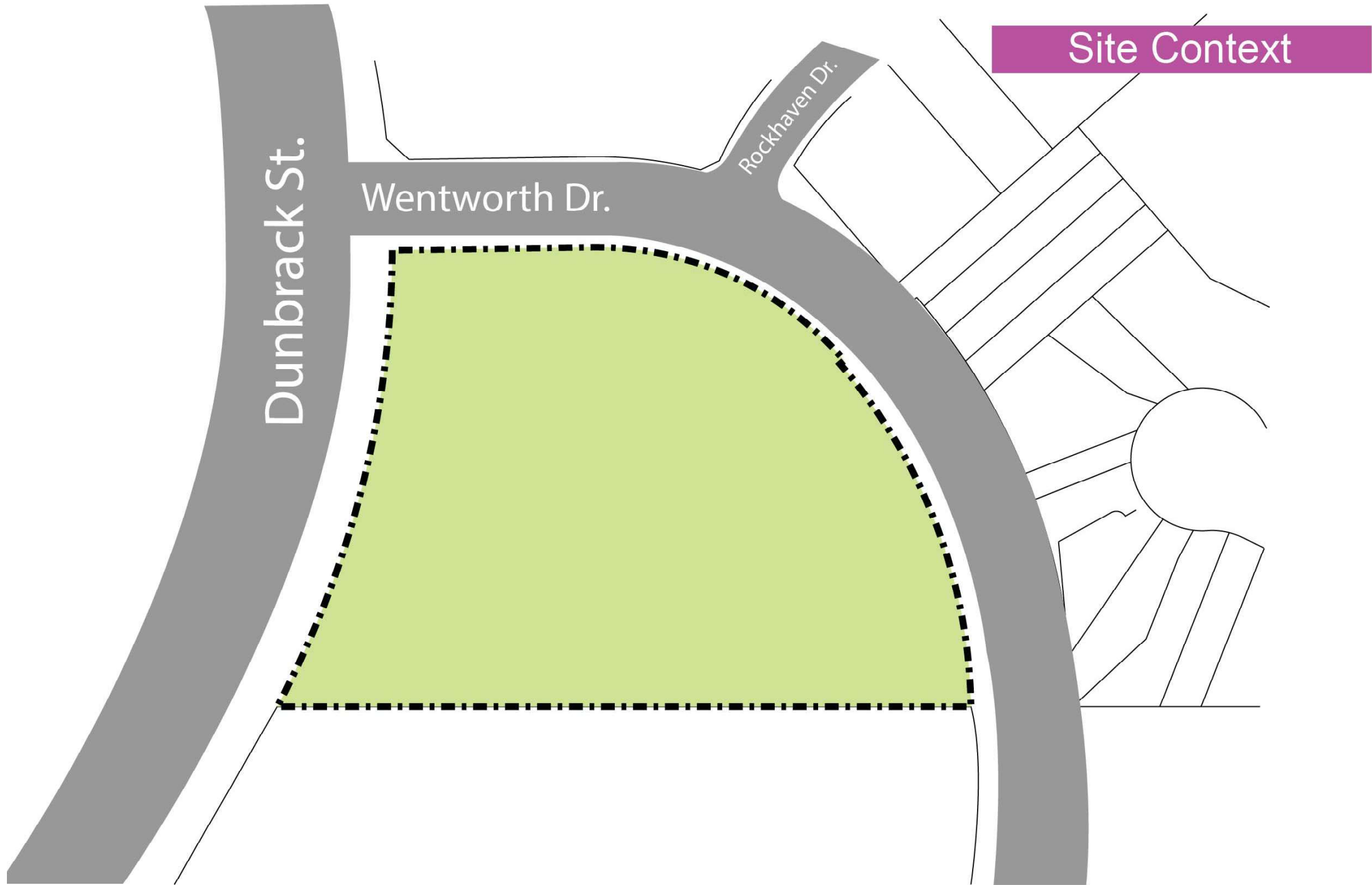
# Professional Development Team

Developer	Azmi Arnaout, President Arnaout Investments Limited
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)
Project Consultant	Paul Behner, Greentree Management Consultant
Traffic	JRL Traffic Consulting
Environmental	Englobe & McCallum Environmental
Archeological	Davis MacIntyre & Associates

# Design rationale

Ekistics Architecture & Landscape Architecture



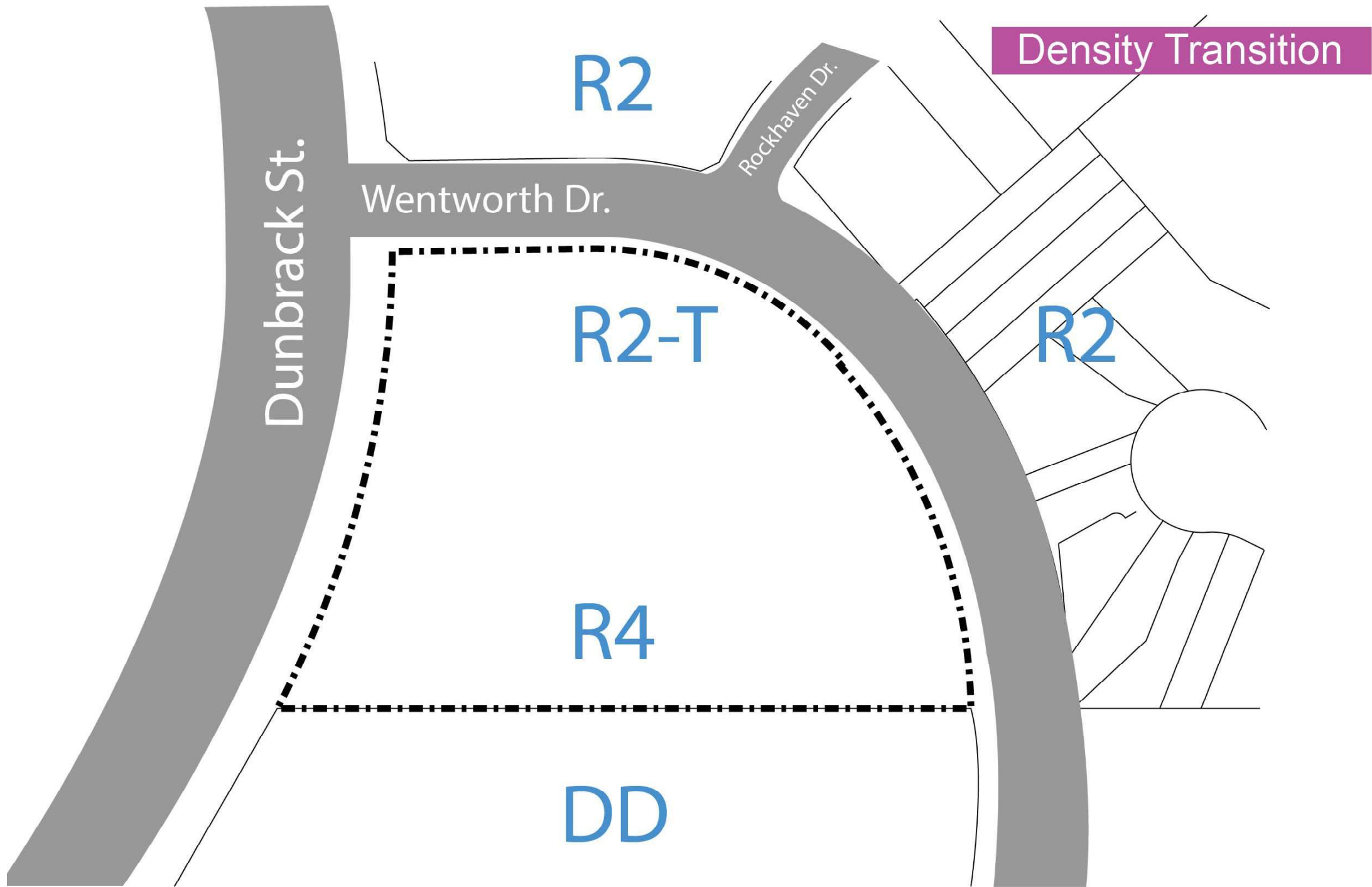


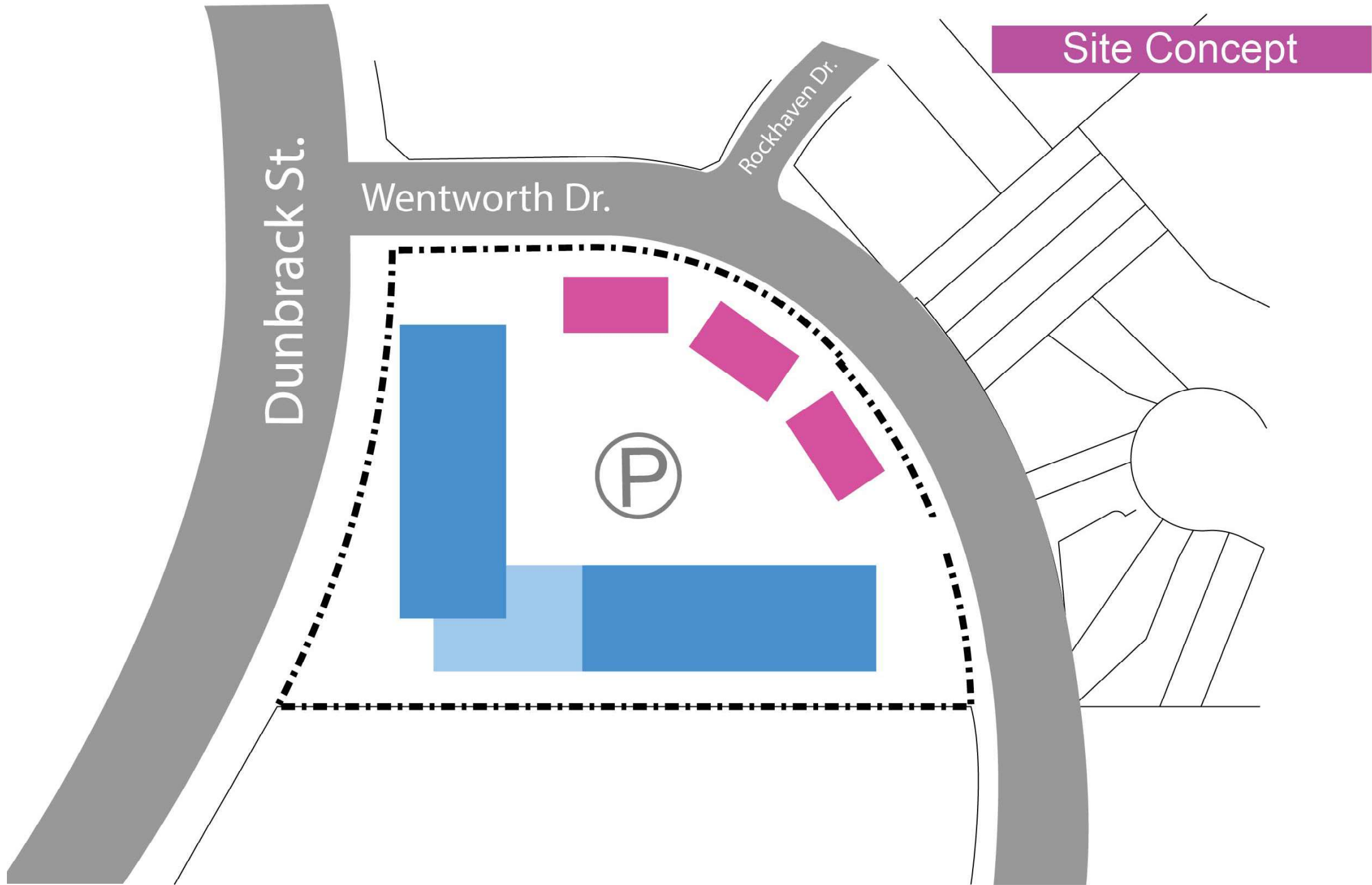
Dunbrack St.

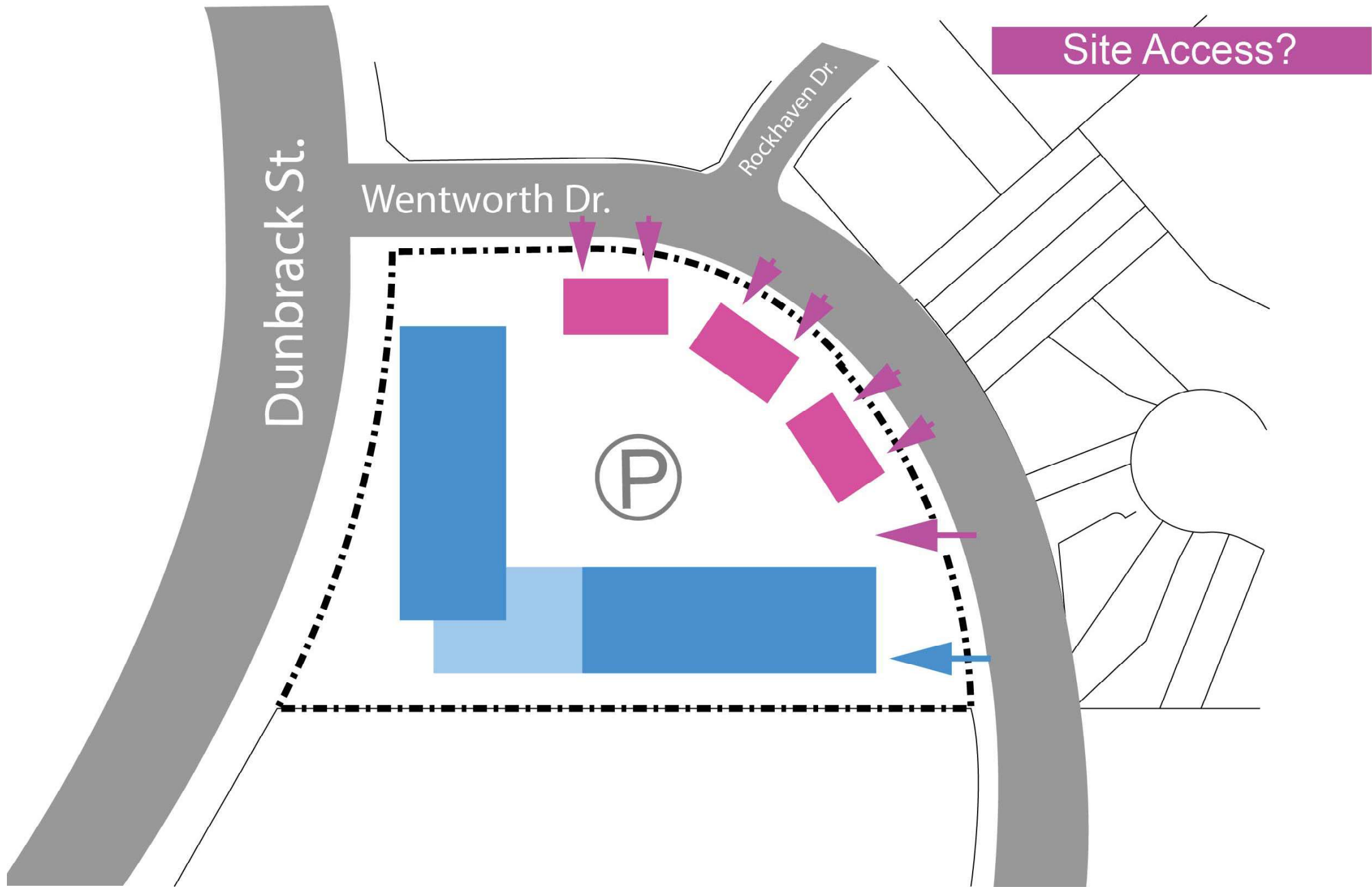
Wentworth Dr.

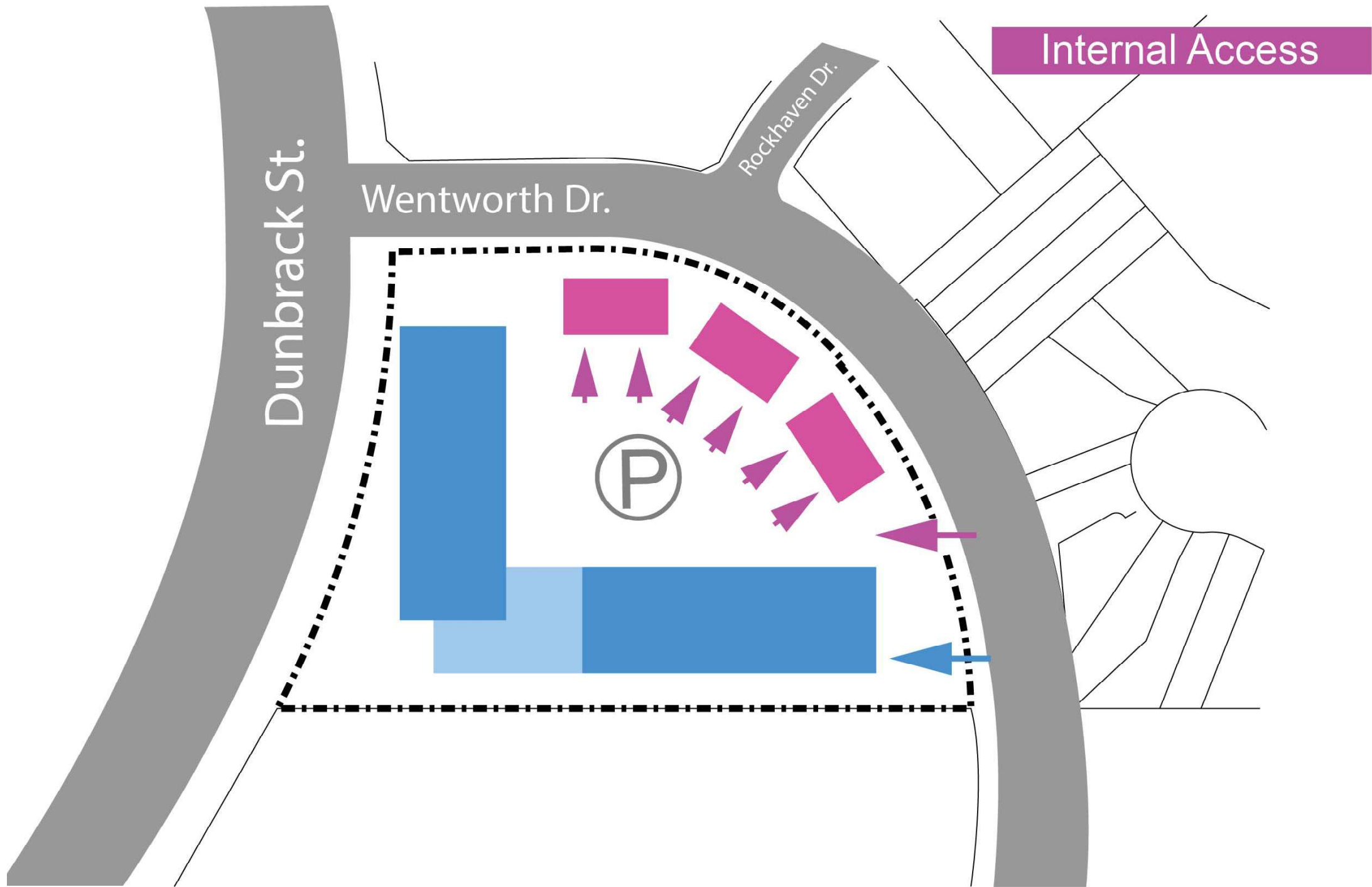
Rockhaven Dr.

Site Context

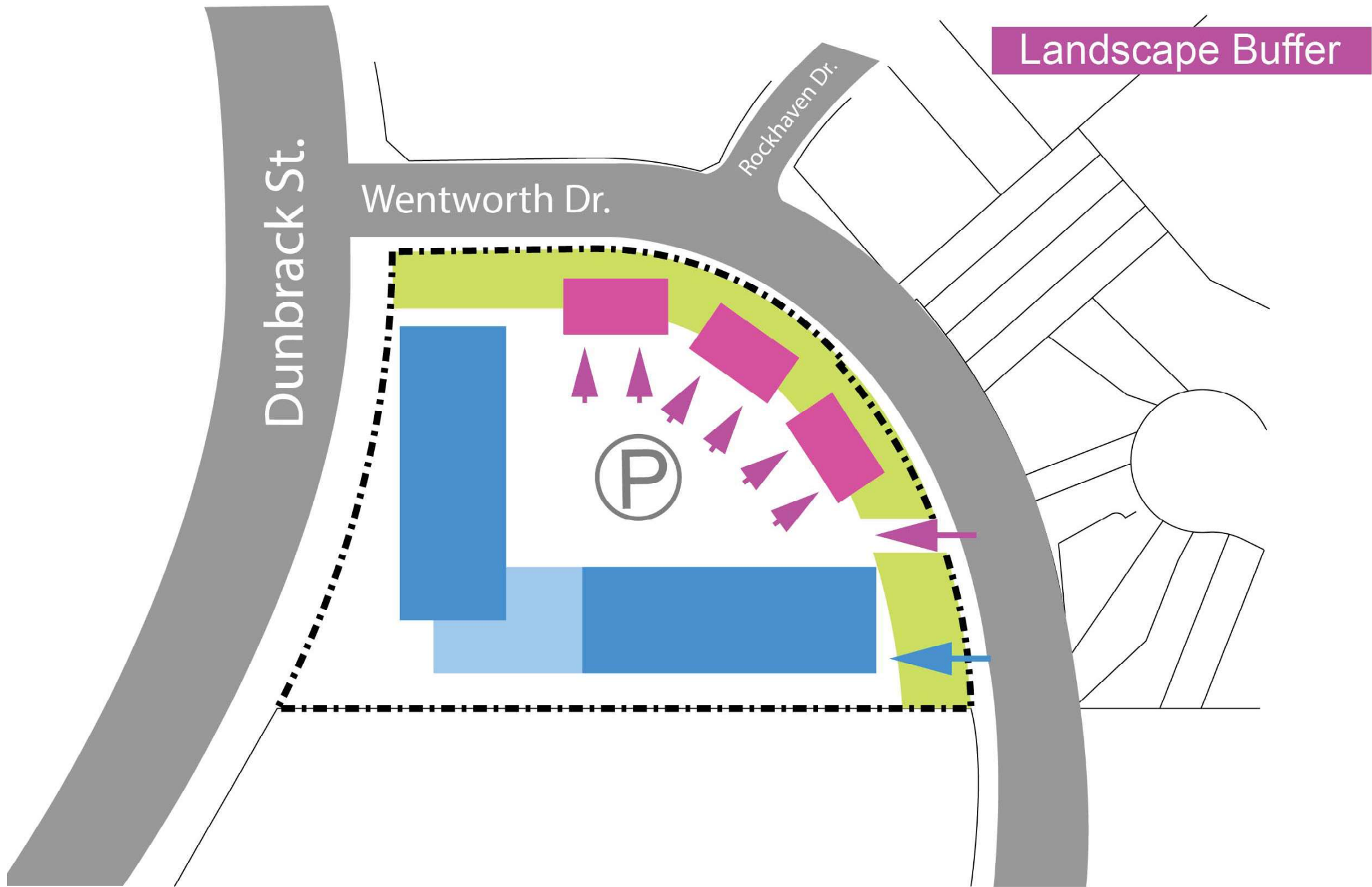


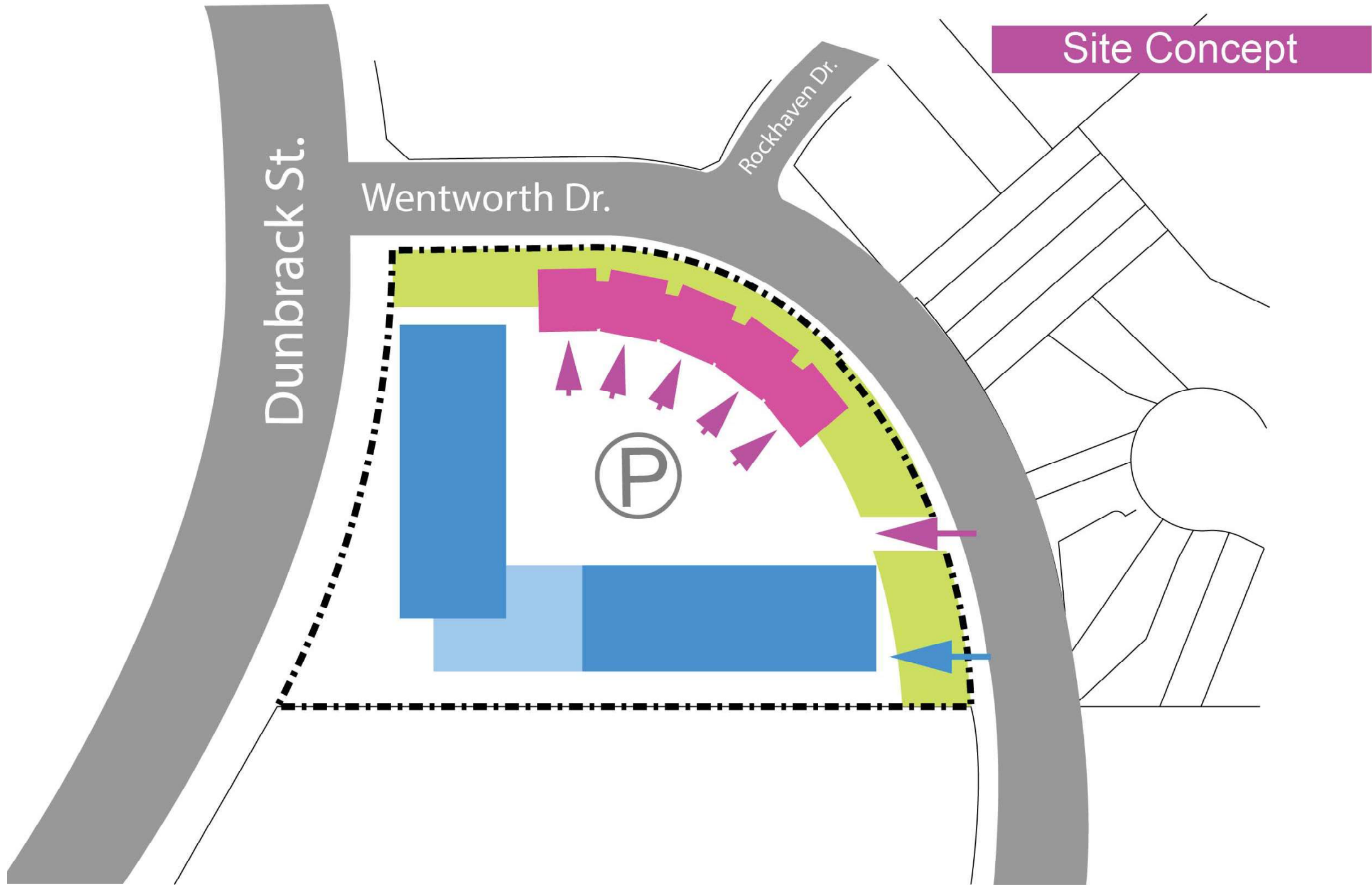


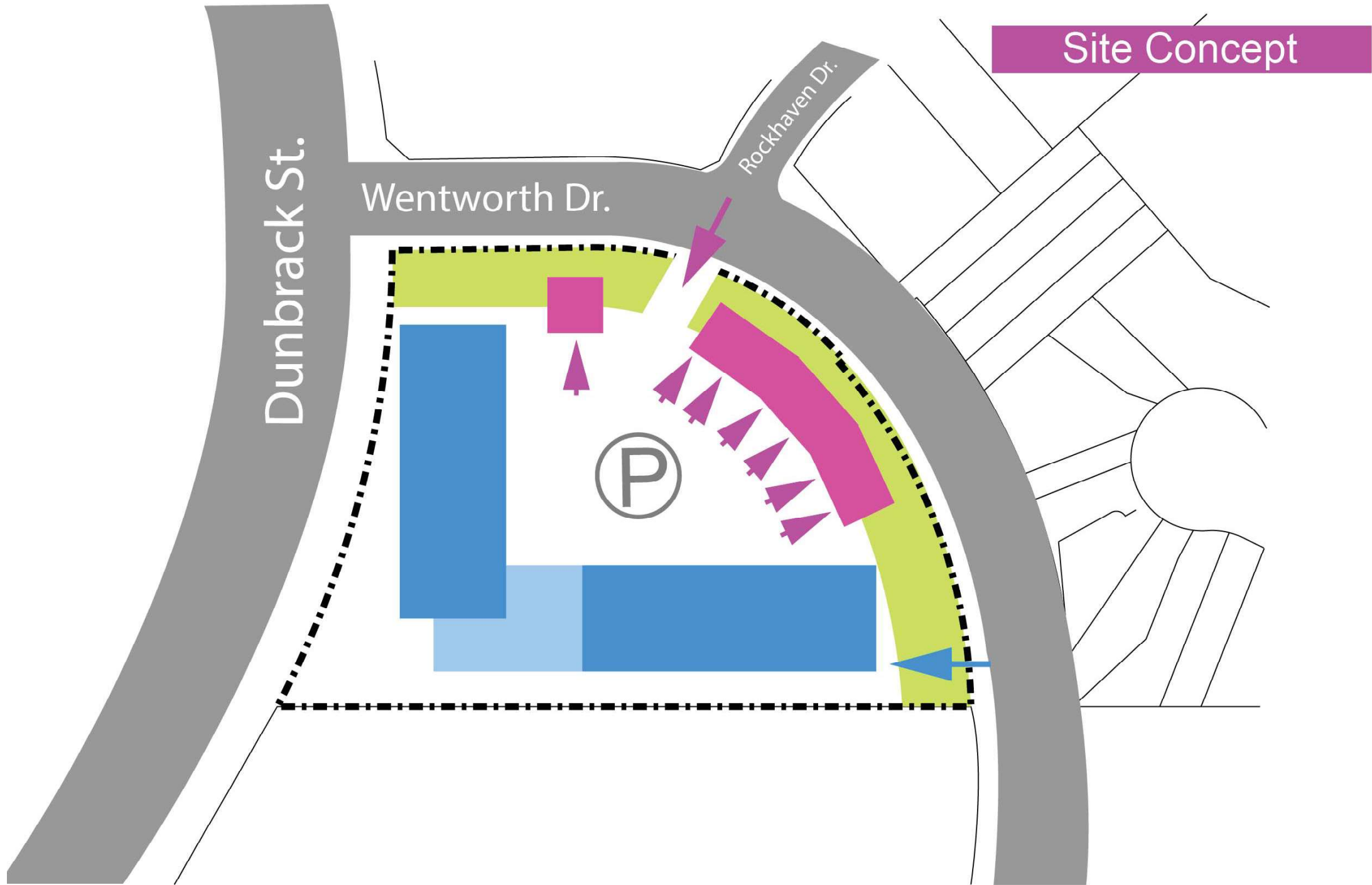


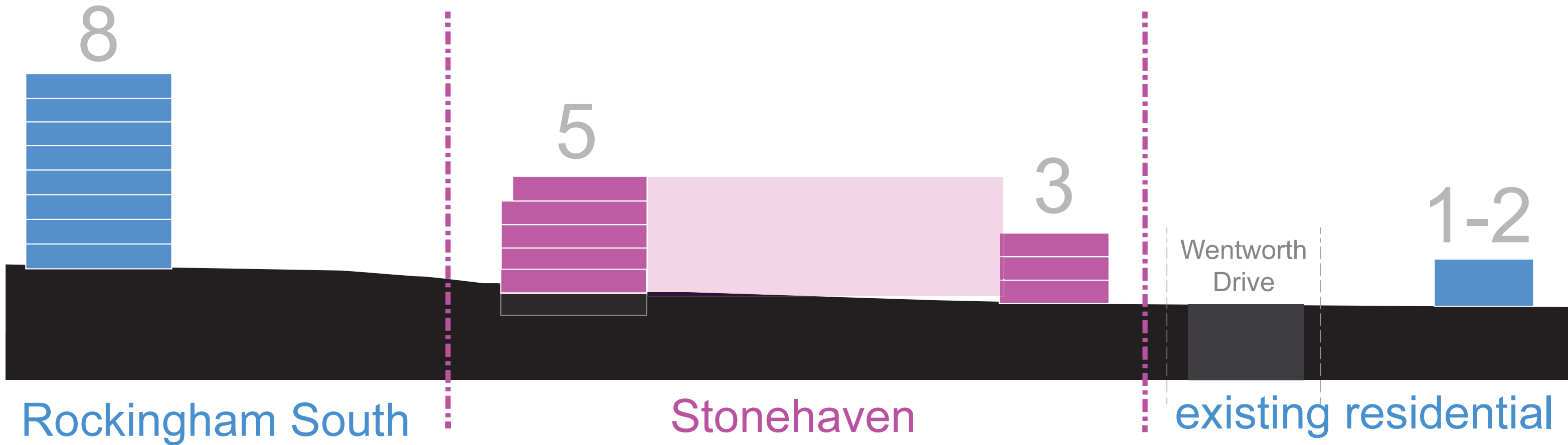
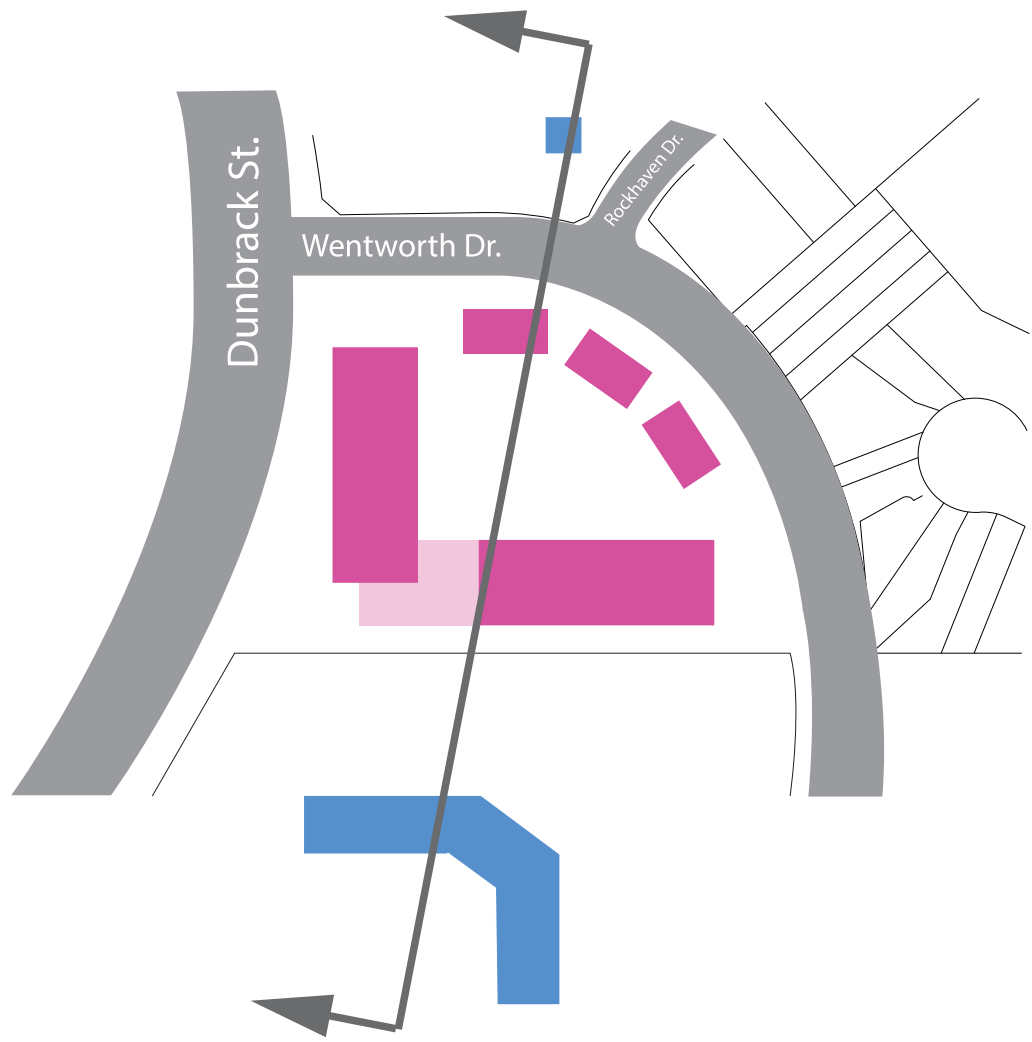














Stonehaven

Rockingham  
South

1-2

3

5

5

8

8

7

MU3

MU4

Wetland

Pond

Wetland

Wetland

Land dedicated for  
Park Dedication

Farnham Gate Road

Ross Street

Chelmsford Place

Oakhill Drive

Crest Street

Tremont Drive

Dunbrack Street

Knightsbridge Drive

Height Transition  
Rockingham South  
to Stonehaven



Wentworth Dr.

Dunbrack St.

townhomes

multi-unit building

WING A

WING B



Dunbrack St.

Wentworth Dr.



townhomes

multi-unit building



01 view from corner of Wentworth & Dunbrack





Dunbrack St.  
Wentworth Dr.

townhomes

multi-unit building

WING A

WING B



02 view from Wentworth St.



Dunbrack St.  
Wentworth Dr.

townhomes

multi-unit building

WING A

WING B



03 view of townhouse back yards



Dunbrack St.  
Wentworth Dr.

townhomes

multi-unit building

WING A

WING B



04 view from courtyard entrance



Dunbrack St.

Wentworth Dr.

townhomes

multi-unit building

WING A

WING B



05 walk-up units