

# TWIN LAKES DEVELOPMENT

Dartmouth Living - at its finest

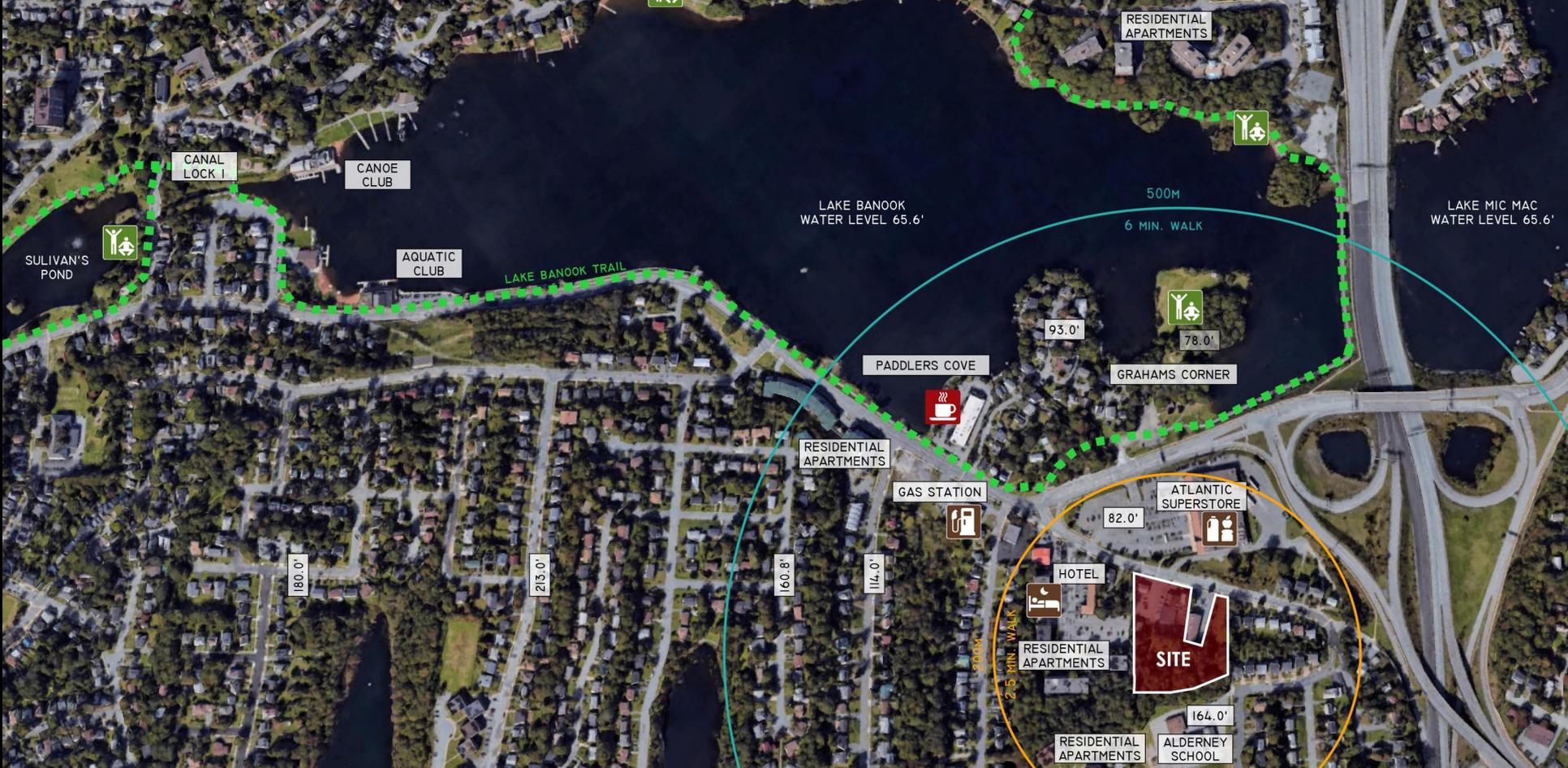
MITCH DICKEY, MCIP LPP  
Urban Planning Consultant



Kassner Goodspeed Architects Ltd.



Zwicker  
Zareski  
architecture +  
planning



- INSIDE THE CENTRE PLAN BOUNDARY
- GRAHAM'S CORNER CORRIDOR MIXED USE NODE
- PRINCE ALBERT RD – TRANSIT SERVICE, COLLECTOR ROAD
- WALKABLE NEIGHBOURHOOD - WITH SHOPPING, PARKS & RECREATIONAL AMENITIES NEARBY

## SITE CONTEXT |

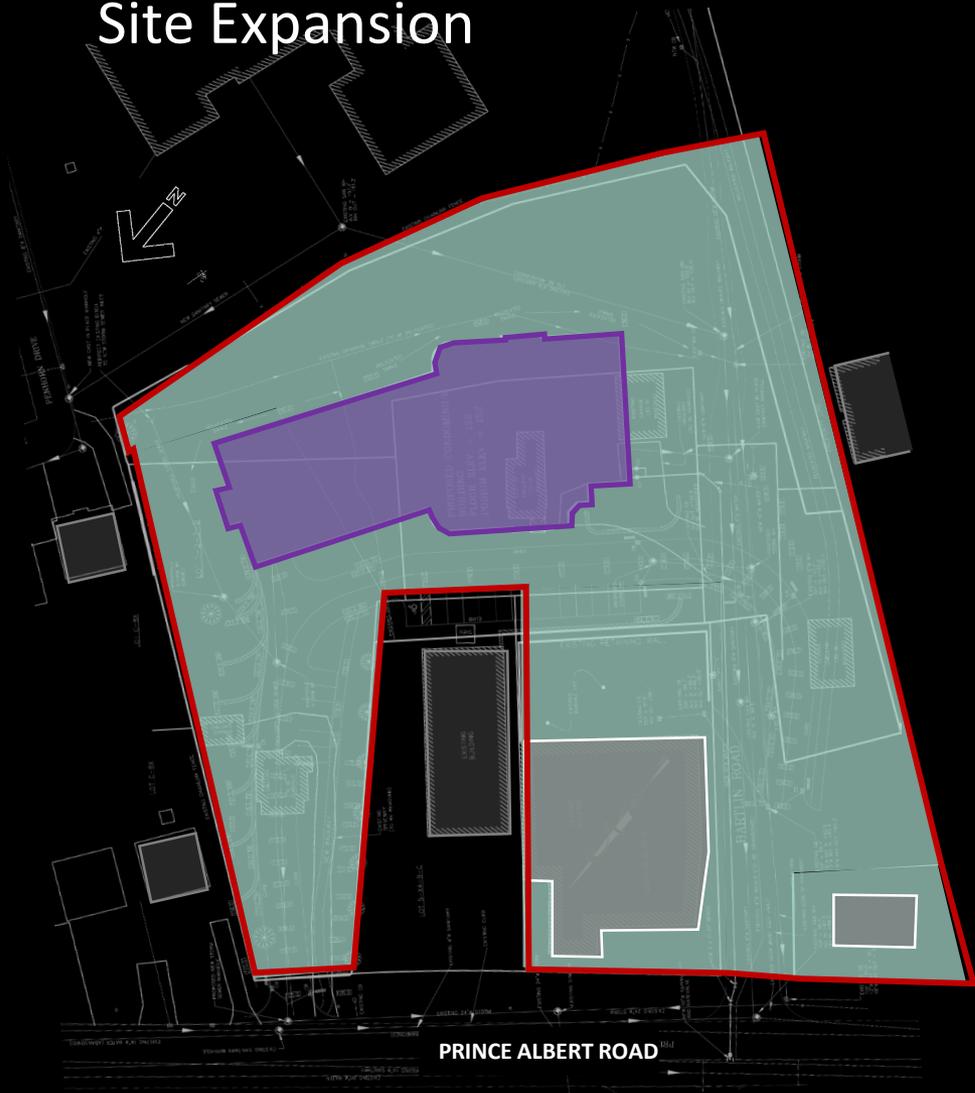
# 2006 Approval



- SITE AREA – 2.27 acres
- BARTLIN ROAD WAS CLOSED, ADDED TO SITE
- PORTION OF ALDERNEY SCHOOL LANDS ADDED TO SITE
- 12 STOREY, 84 UNIT BUILDING APPROVED BY COMMUNITY COUNCIL

2006 – APPROVED PROPOSAL |

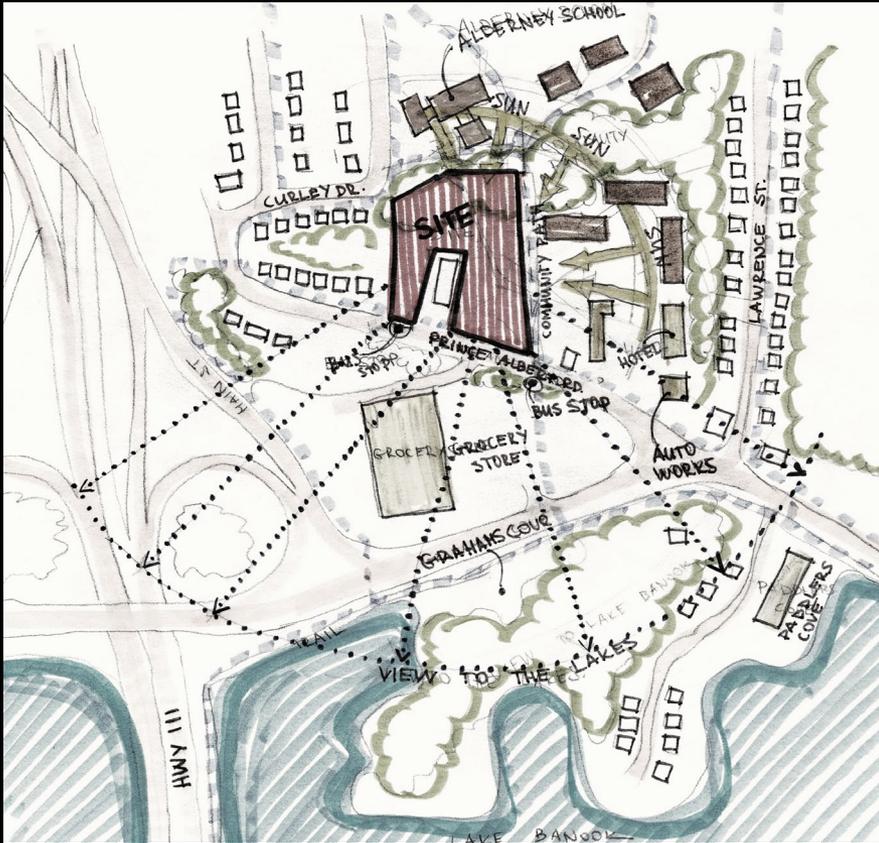
# Site Expansion



- INITIAL SITE AREA – 2.27 acres
- INITIAL BUILDING MASSING
  - 325A & 327 PRINCE ALBERT RD – ADDED
- NEW SITE AREA - 3.24 acres total

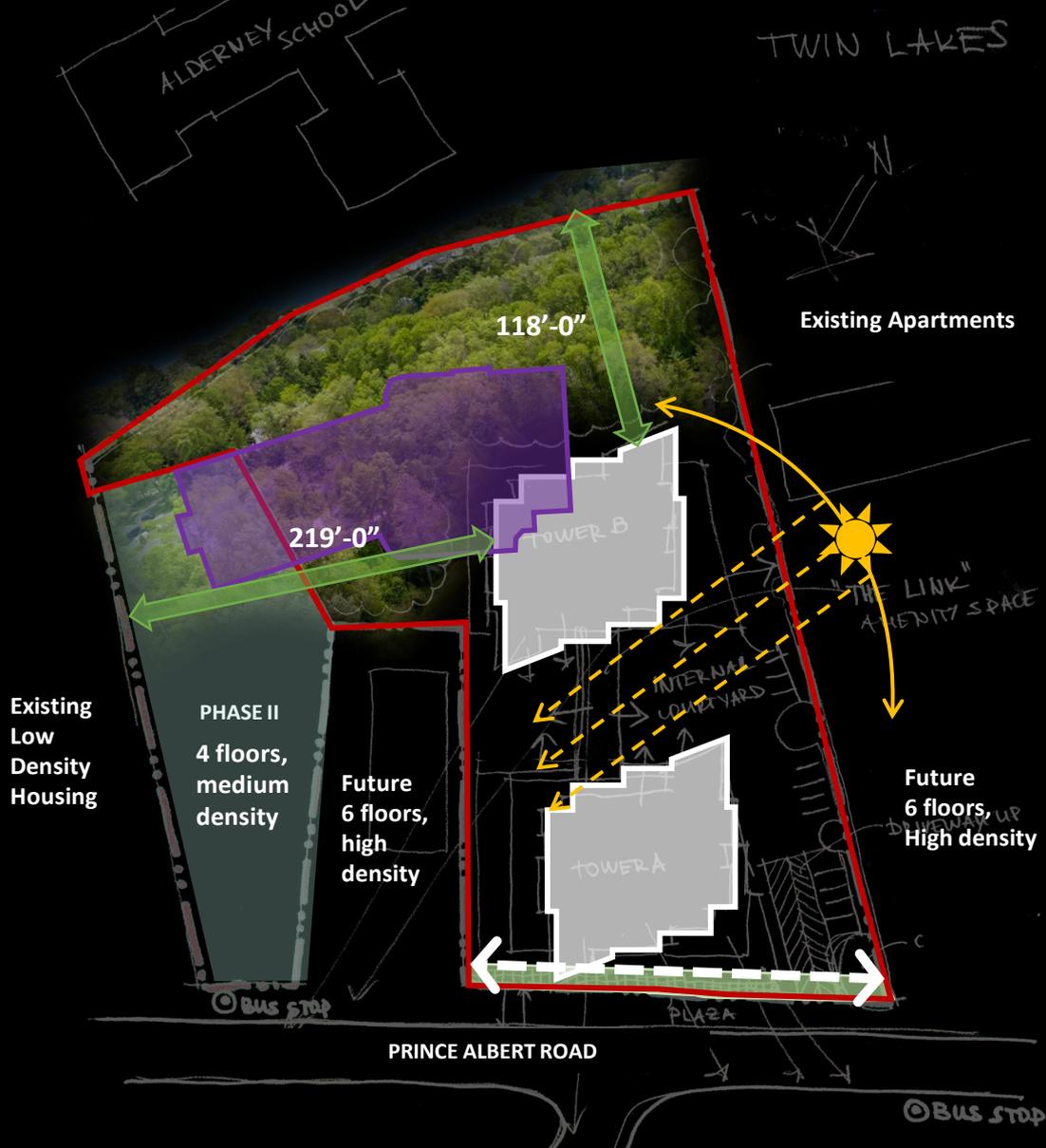
2019 – REVISED PROPOSAL | project site

# Context-Sensitive Design

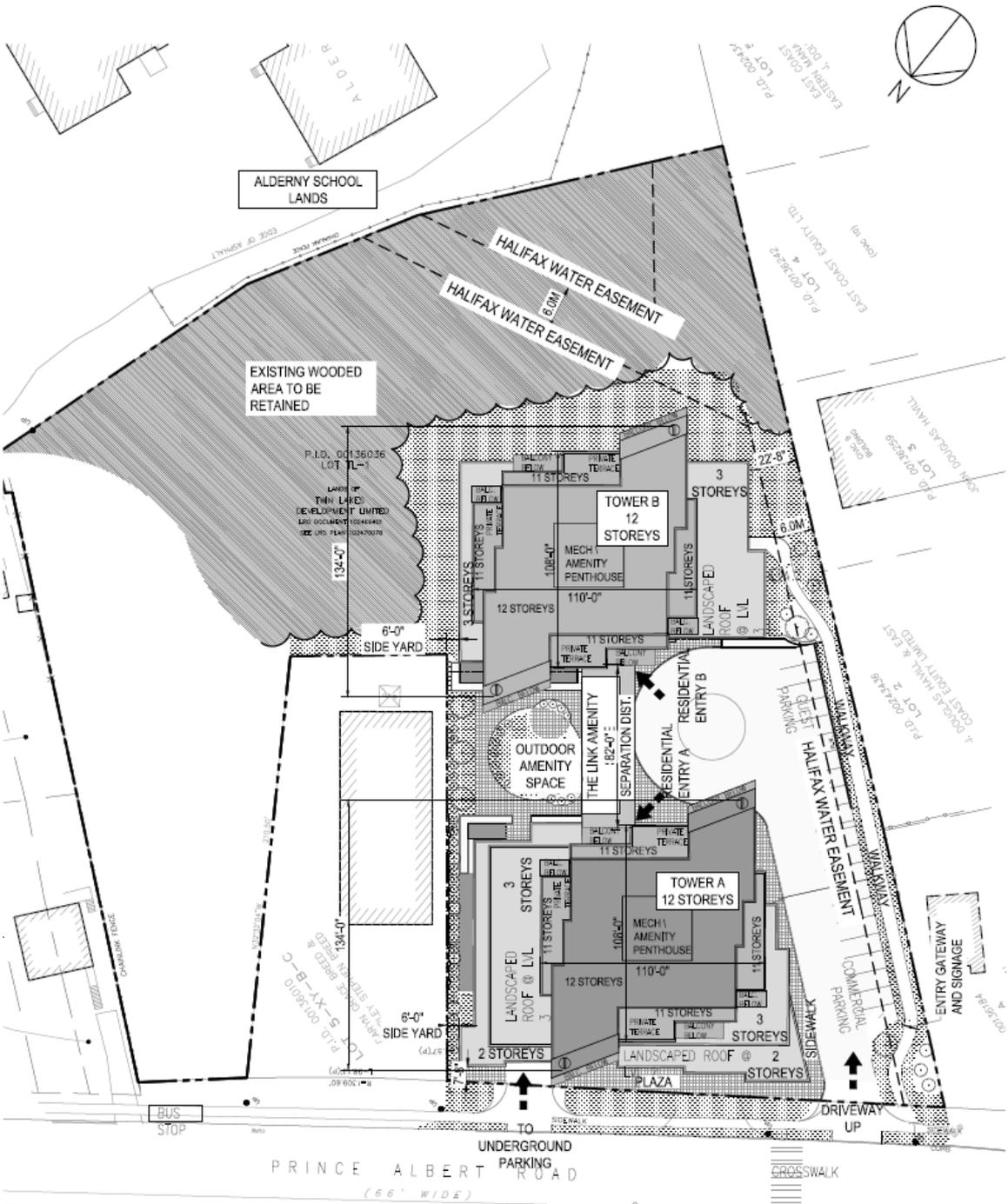


- MINIMIZE SITE DISRUPTION
- IMPROVE TRANSITION TO THE SURROUNDINGS
- ENHANCE STREET PRESENCE

2019 – REVISED PROPOSAL | design intention



- MINIMIZE SITE DISRUPTION
  - EXISTING TREE BUFFER RETAINED
  - MAJOR MASS MOVED TOWARD PRINCE ALBERT RD, LOT COVERAGE KEPT LOW.
  - TWO SLIMMER MASSES SET PERPENDICULAR TO HILLSIDE
  
- IMPROVE TRANSITION TO THE SURROUNDINGS
  - INCREASED SETBACK FROM SCHOOL & ADJACENT LOW RESIDENTIAL
  - RESERVED LOT FOR FUTURE LOW RISE BUILDING
  - REVISED LOT SIZE: 2.6 acres total
  - EXCELLENT TRANSITIONS IN SCALE TO EXISTING AND FUTURE DEVELOPMENT
  
- ENHANCE STREET PRESENCE
  - STREET PLAZA ESTABLISHED
  - STRONG EXPRESSION OF STREETWALL INTRODUCED WITH TOWERS STEPPING BACK ABOVE
  - DAYLIGHT-OPTIMIZED FOOTPRINT

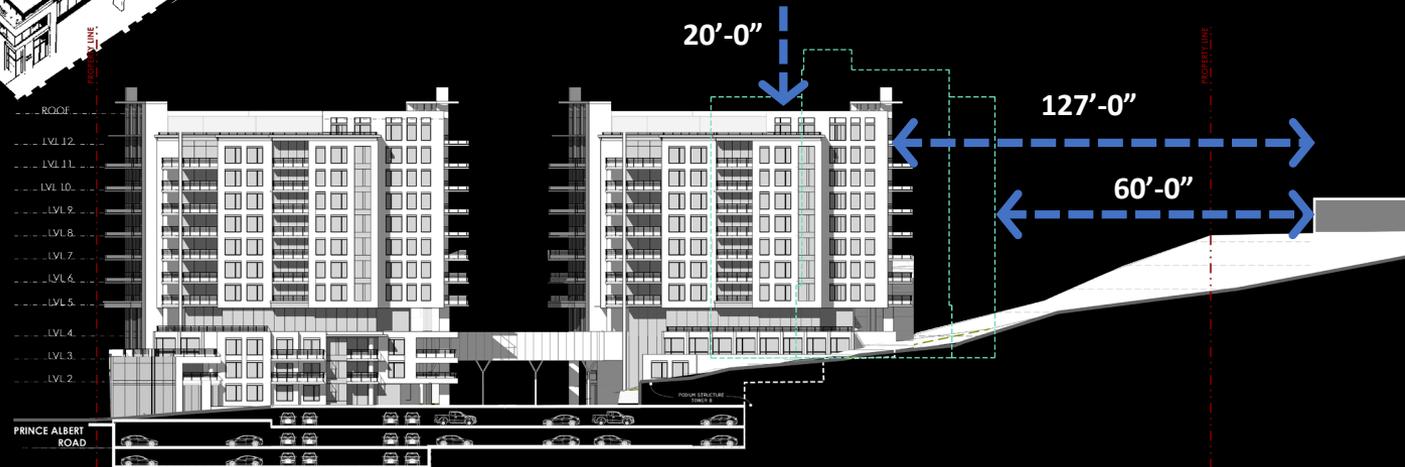


**2019 – REVISED PROPOSAL | site plan**





- LOW RISE 2-3 FLOOR PODIUMS
- SLENDER TOWERS ABOVE
- EXTENSIVE LANDSCAPED SETBACKS AT GRADE
- WELL ARTICULATED AND INTERESTING MASSING
- ALL RESIDENT PARKING UNDERGROUND



2019 – REVISED PROPOSAL | building form



**BUILT FORM  
INFLUENCED BY  
LOCAL INDUSTRIAL  
HISTORY**



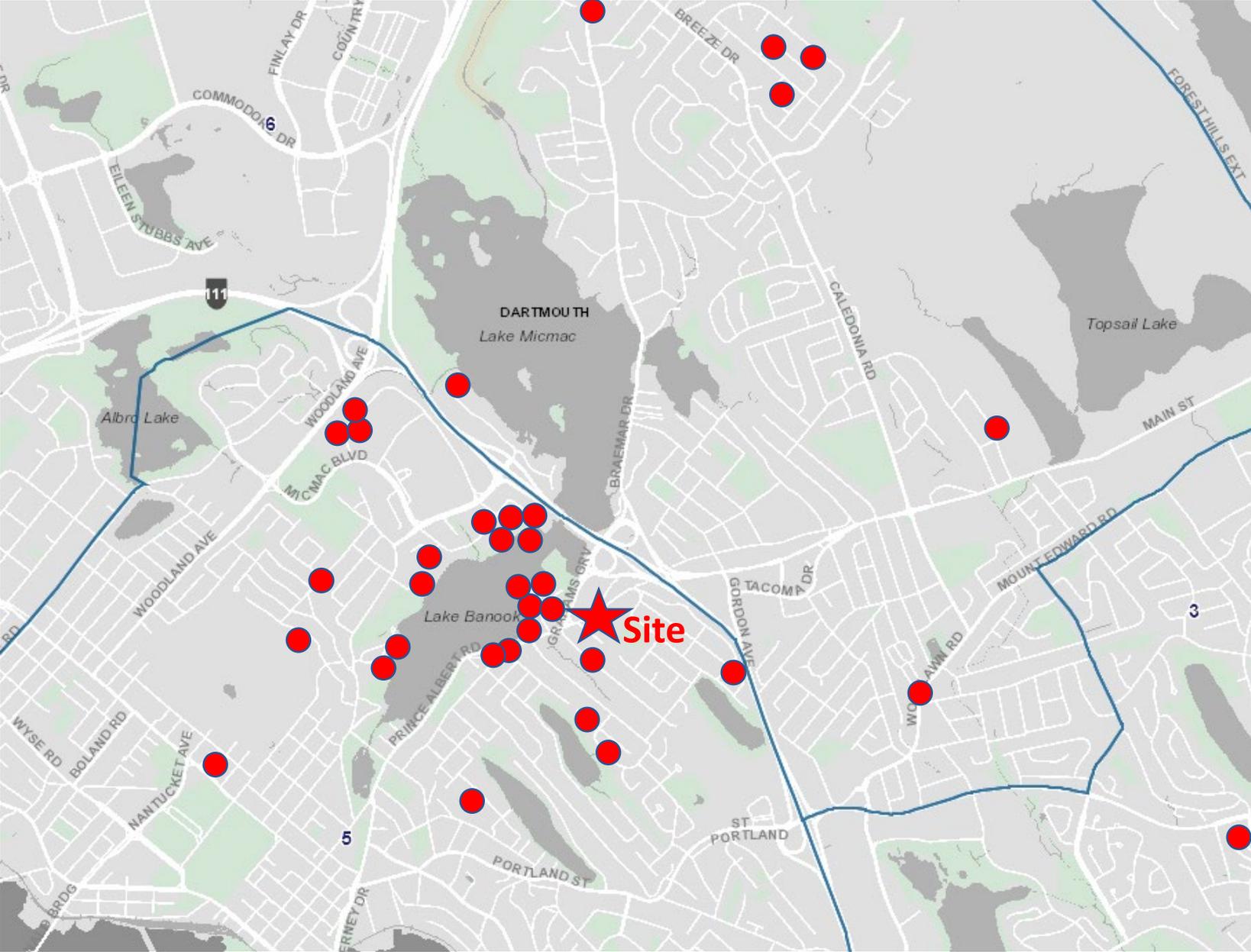
**2019 – REVISED PROPOSAL | architectural  
character**



- NUMBER OF FLOORS - 12
- 3-STOREY STREETScape
- SMALL FLOOR PLATES, 8 SUITES PER FLOOR WITH ENHANCED EXPOSURE
- VARIETY OF RESIDENTIAL HOUSING TYPES :
  - 1 BR, 2 BR, 3 BR
  - GROUND RELATED UNITS
- 175 UNITS total
- PRIVATE BALCONIES OR TERRACES
- INDOOR & OUTDOOR AMENITY SPACE
- UP TO 8500 SF OF GROUND FLOOR LOCAL COMMERCIAL \ OFFICE SPACE
- OVER 200 UNDERGROUND & 20 SURFACE PARKING SPACES

**2019 – REVISED PROPOSAL | project summary**

# Strong Public Support for Project





THANK YOU



Kassner Goodspeed Architects Ltd.



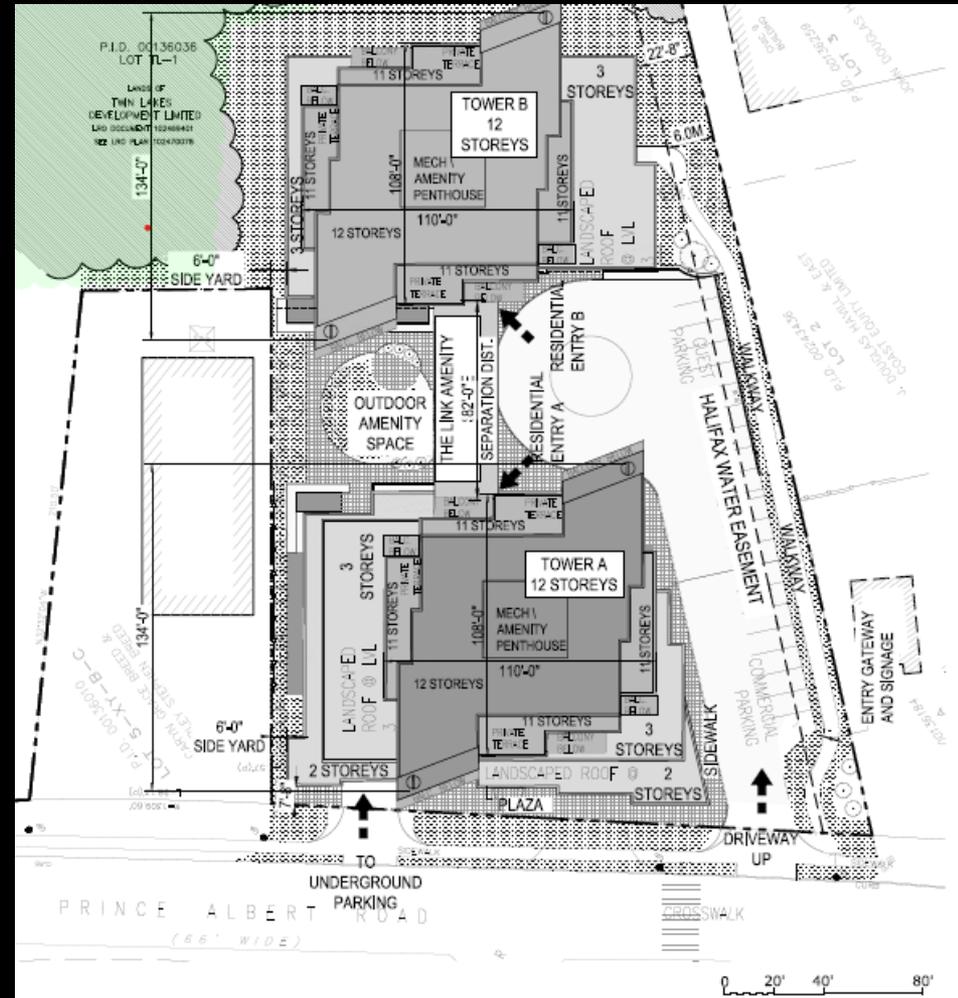
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- Landscaped setbacks at grade for low rise 2-storey podium
- 3<sup>rd</sup> floor stepped back slightly
- Tower floors well stepped back
- Gap between buildings to ensure sunlight penetration
- Approved 12 storey building would cast broad shadow



Relationship to 335 Prince Albert

# Zoning Context

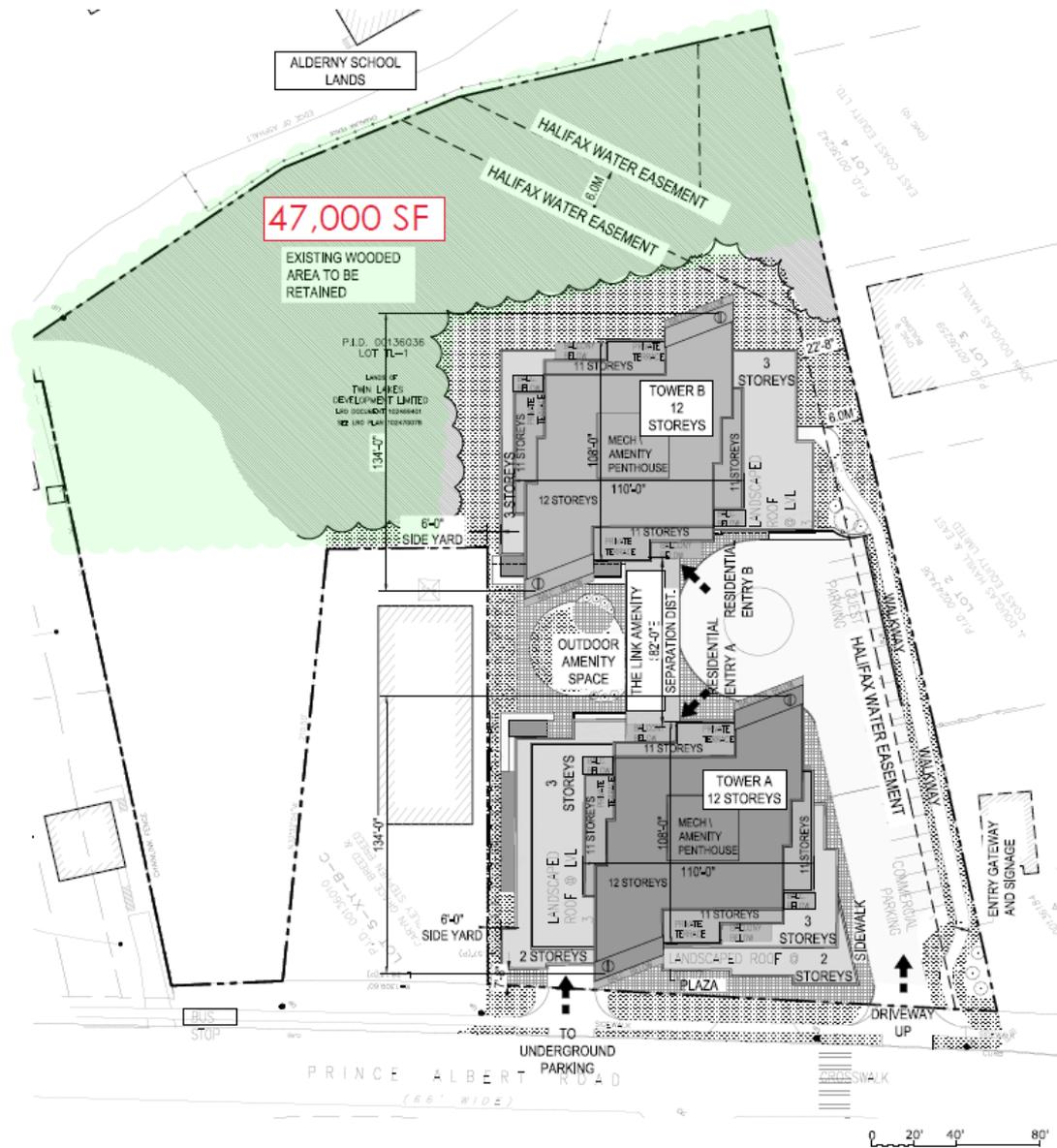


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# Land Use Context

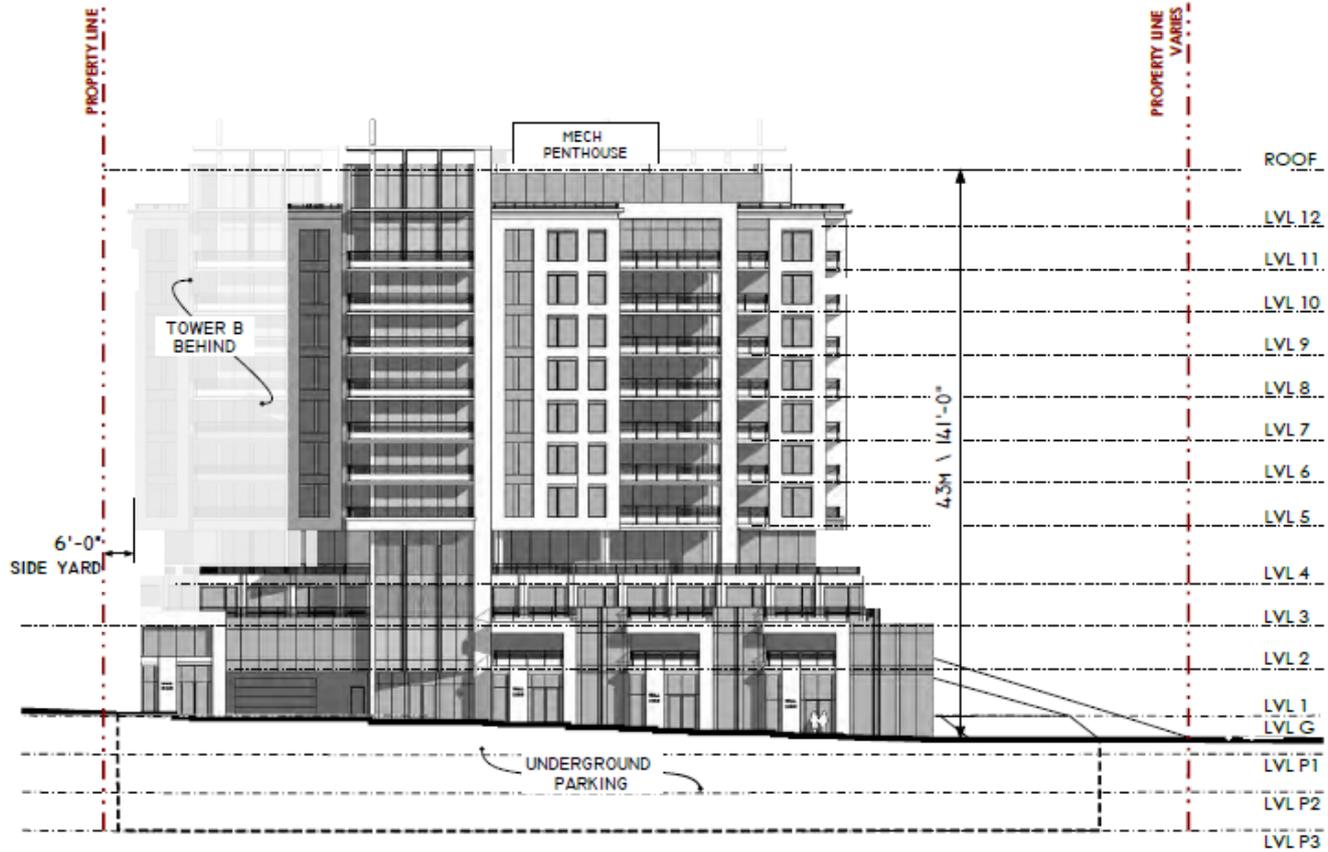






2019 – REVISED PROPOSAL | Tree Retention

**SCHEDULE D - PRINCE ALBERT ROAD (NORTH) ELEVATION**



NOTE: PARAPET EXTEND ABOVE THE ROOFLINE AS AN ARCHITECTURAL FEATURE.

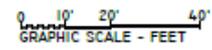
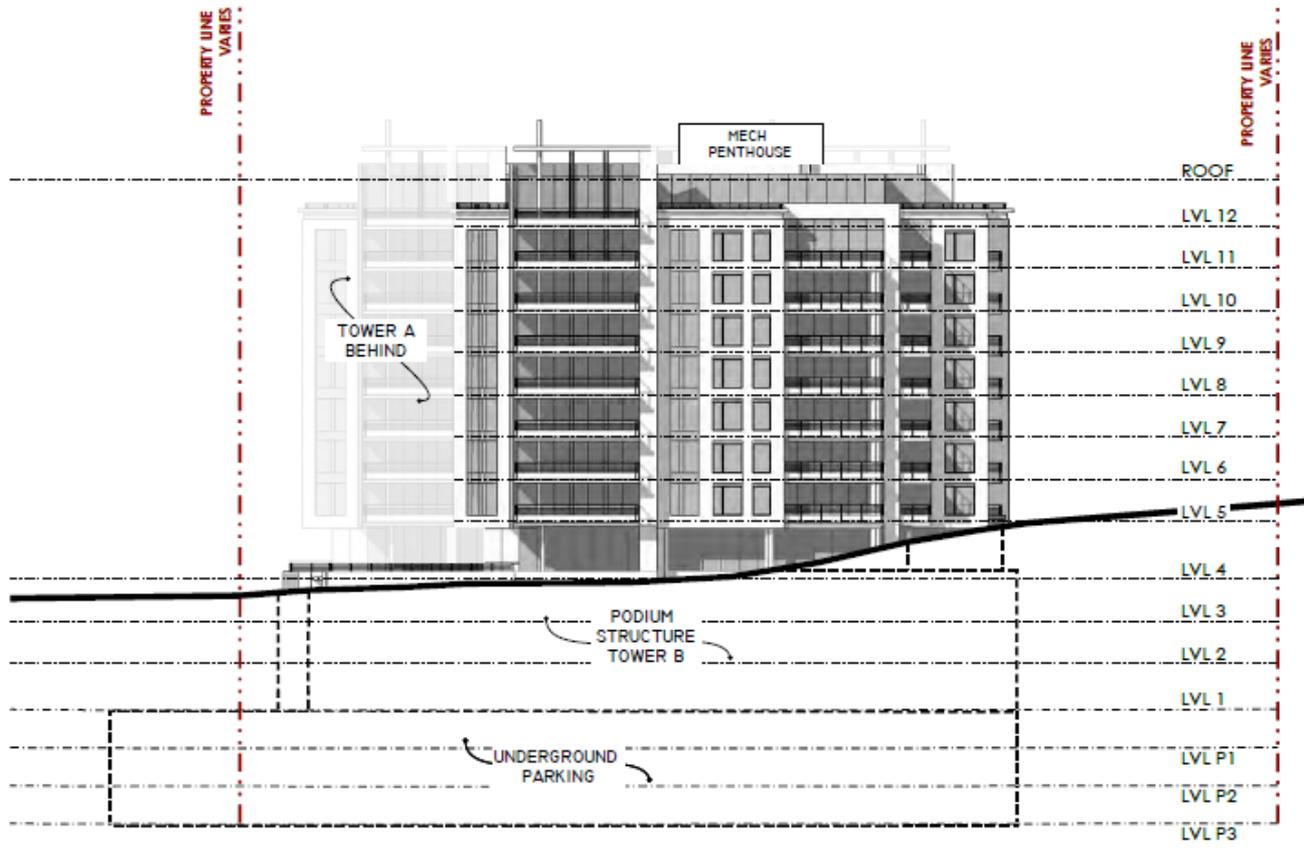


**Kassner  
Goodspeed  
Architects Ltd.**

**TWIN LAKES RE-DESIGN**  
**Two Residential Towers with Tower A ground floor commercial**  
 Prince Albert Rd, Dartmouth NS

May 2020

**SCHEDULE E - REAR (SOUTH) ELEVATION**

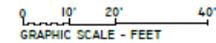
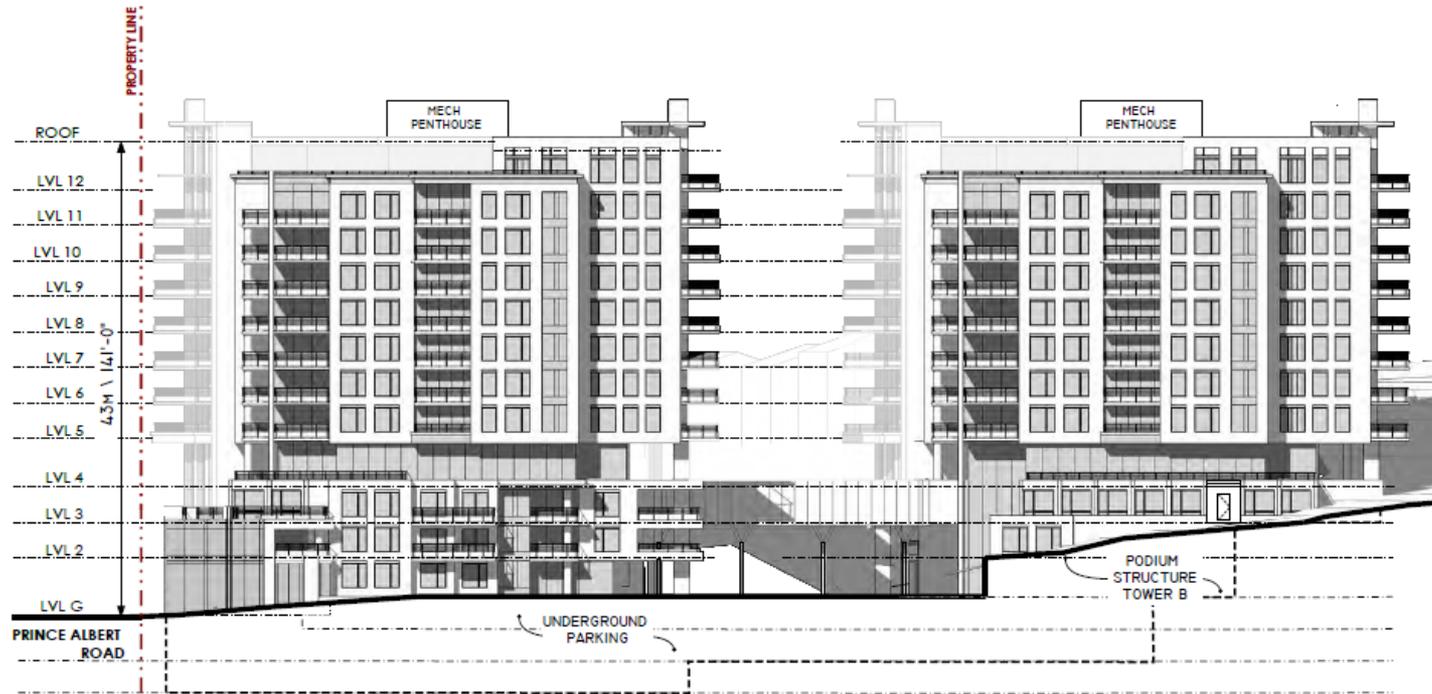


NOTE: PARAPET EXTEND ABOVE THE ROOFLINE AS AN ARCHITECTURAL FEATURE.

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**SCHEDULE F - WEST ELEVATION**



NOTE: PARAPET EXTEND ABOVE THE ROOFLINE AS AN ARCHITECTURAL FEATURE.

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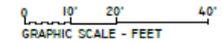
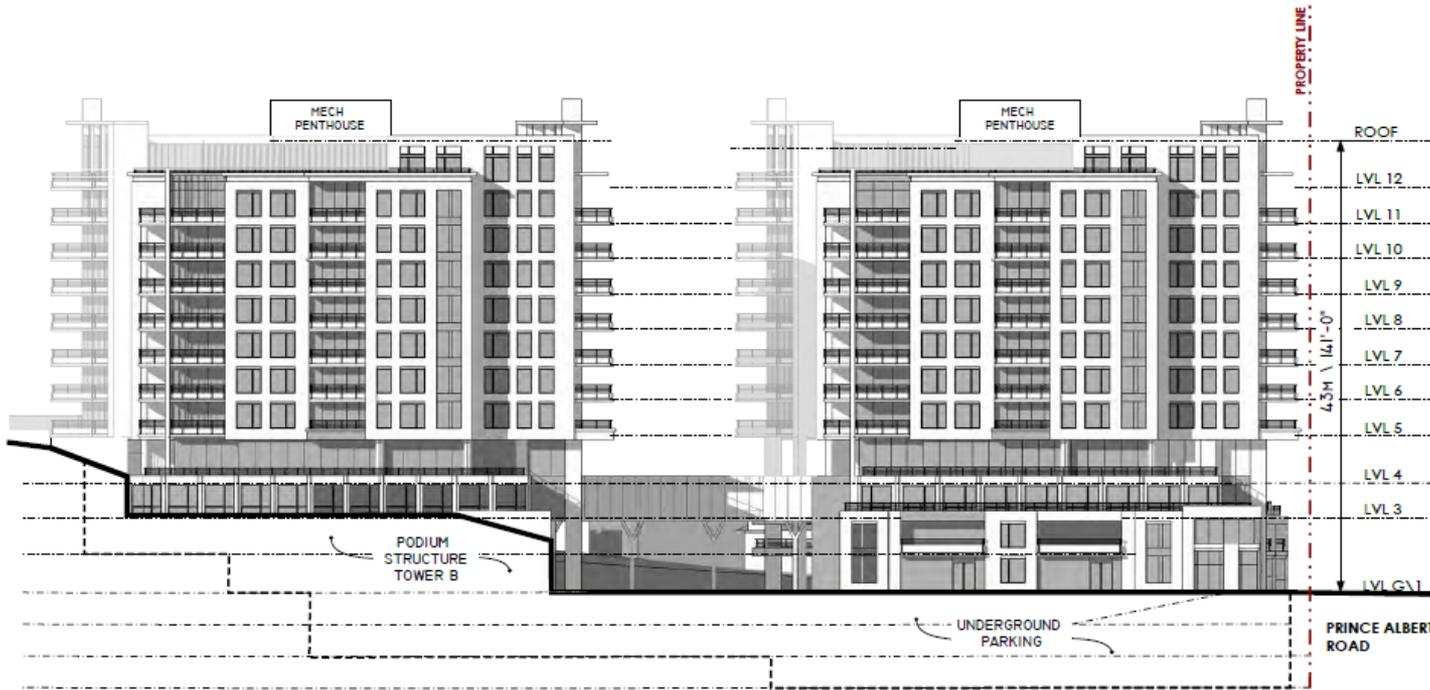


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May 2020

**2019 – REVISED PROPOSAL**

**SCHEDULE G - EAST ELEVATION**



NOTE: PARAPET EXTEND ABOVE THE ROOFLINE AS AN ARCHITECTURAL FEATURE.

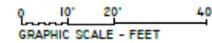
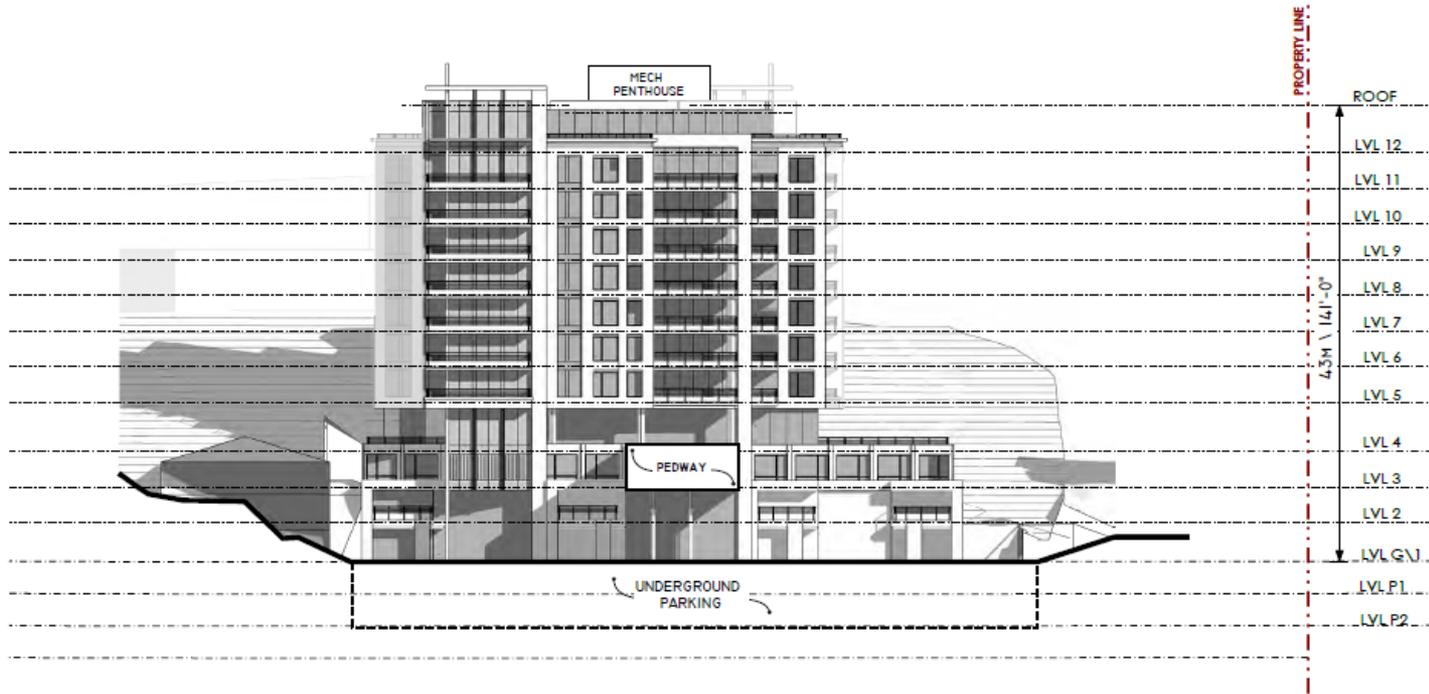
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SCHEDULE H - INTERNAL ELEVATION - NORTH WEST

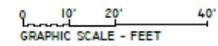
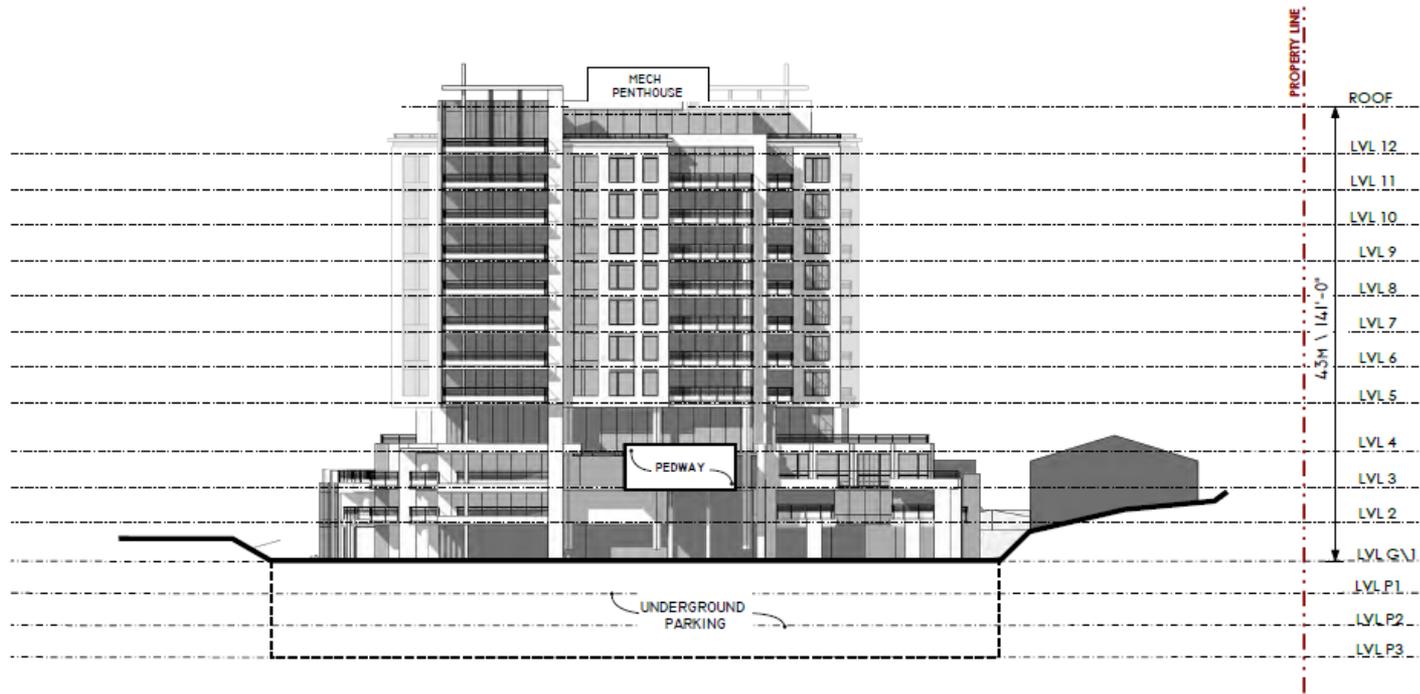


NOTE: PARAPET EXTEND ABOVE THE ROOFLINE AS AN ARCHITECTURAL FEATURE.



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**SCHEDULE I - INTERNAL ELEVATION - SOUTH EAST**



NOTE: PARAPET EXTEND ABOVE THE ROOFLINE AS AN ARCHITECTURAL FEATURE.



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