

Case 23720

Seniors Housing Development

9 Crestfield Drive, Hammonds Plains

zap

architecture + planning

nestwell



As of 2016 in Canada, there are more people over the age of 64 than children under 15 for the first time in history.

It is projected that by 2031, close to one in four Canadians will be 65 years or older. These numbers are projected to be even higher in Nova Scotia as our province has a larger proportion of aging population than the national average.

Based on CMHC data for the Hammonds Plains community, 20.2 percent of the population is 55 years or older. That equates to 3,550 residents within the community being 55 years or older, 1,465 of these residents being 65 years or older and 1,090 of that population being within the age of 65- to 74 years.

Seniors Housing Demand

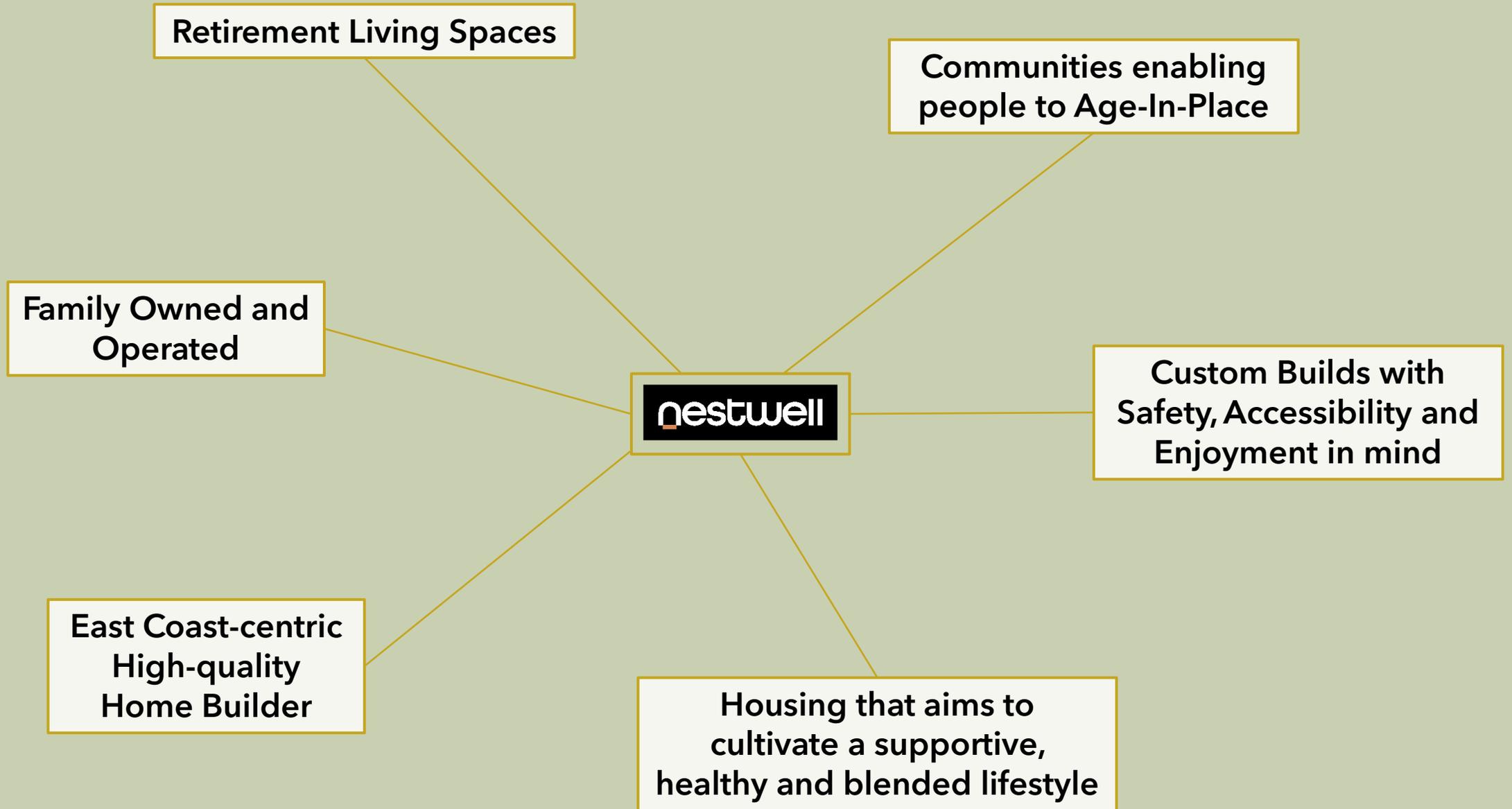
The Data:



The Benefit:

Currently, the surrounding area offers very limited options for older adults looking to 'downsize' and stay within their community. Although there are other applications for seniors housing in the area, the statistics highlight an obvious gap between demand and supply.

By addressing this demand, more residents have an option stay in the community they are familiar with, close to their friends, family and existing social support systems. This will help to maintain those residents' social participation and inclusion in their communities. Furthermore, retaining older adults who might otherwise leave a community can be an important part of an overall economic success for a region



Original Development Proposal



- Concern with buffering to neighbouring properties and impact on privacy
- Traffic concerns, particularly regarding Crestfield/Hammonds Plains Rd. intersection
- Size/footprint of townhouse units abutting existing dwellings on Crestfield Drive.
- Loss of community parking area
- Concern with construction impact and stormwater runoff
- Stronger pedestrian connectivity required

What We Heard:



How We Responded:

- Increased setback between townhouse units and abutting lots on Crestfield Drive
- Comprehensive traffic report completed and accepted. Site distance improvements will be implemented.
- Footprints of townhouse units abutting Crestfield lots were reduced
- Comprehensive stormwater management plan will be completed
- Pedestrian connectivity increased, sidewalk and pathway connectivity is provided throughout the development and connects to Crestfield Drive

- Trip generation analysis
- 22 morning peak hour trips. 27 afternoon peak hour trips. Assuming full occupancy plus 2 staff.
- Included Traffic Light Warrant Analysis, factoring in Guy's Frenchys and Kenwood Ave. development
- Included site distance analysis at Crestfield Drive access and Crestfield/Hammons Plains Rd. intersection
- Reviewed and accepted by HRM Traffic & Engineering.

Traffic:

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GRIFFIN
transportation group inc.



Revised Development Proposal





Accessible entrances

Underground Parking

**Elevator access for
Apartment building**

**Single Level Living
Townhomes**



**Accessibility features
Included in units**

**Additional accessible
Units beyond building
code minimum**

**Common indoor and
Outdoor areas**



Accessible pathways

Thank you

