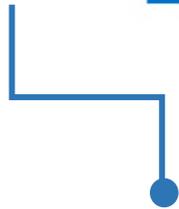


Hemlock Drive Development

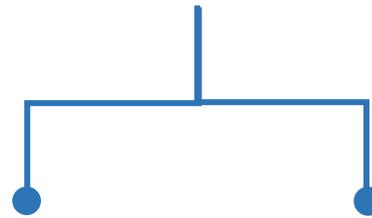
Public Hearing
March 8th, 2023



Who We Are



Chris Markides



Jeff Marchand

Trevor Adams

Past Projects

Multi-Unit



Homebuilding



Why now?

Upper Tantalum population grew 7% in the last 5 years

During that same period, the housing stock only grew by 2.8%

Vacancy Rate in the area is 0.3% (2022)

Housing composition does not match the current need

THE VISION



Single Family Rentals

- Family-oriented rental housing
- Match the housing stock with the increased demand for rental housing
- Age in place (in community)



Sustainable Neighbourhood

- Analysis to preserve as much land as possible as open space or conservation lands
- Aim to maintain the development pattern of the existing neighbourhood to keep “neighbourhood feel”

An aerial photograph of a residential neighborhood with a yellow 'Development Area' overlay and a white boundary line. The development area is a large, irregularly shaped region in the center-right of the image, outlined in white. The rest of the neighborhood is green, indicating open space or conservation lands. The houses are scattered throughout the area, with some clustered together and others more isolated. The roads are visible, showing a mix of straight and curved paths.

Development Area

THE CONCEPT



Concept Plan



Open Space

- Ecologically Sensitive Areas
- Wetlands/watercourse (and 20m buffer)
- Development Area is 29% of total land area.
- **61% conservation or open space**



CONSIDERATIONS



Traffic

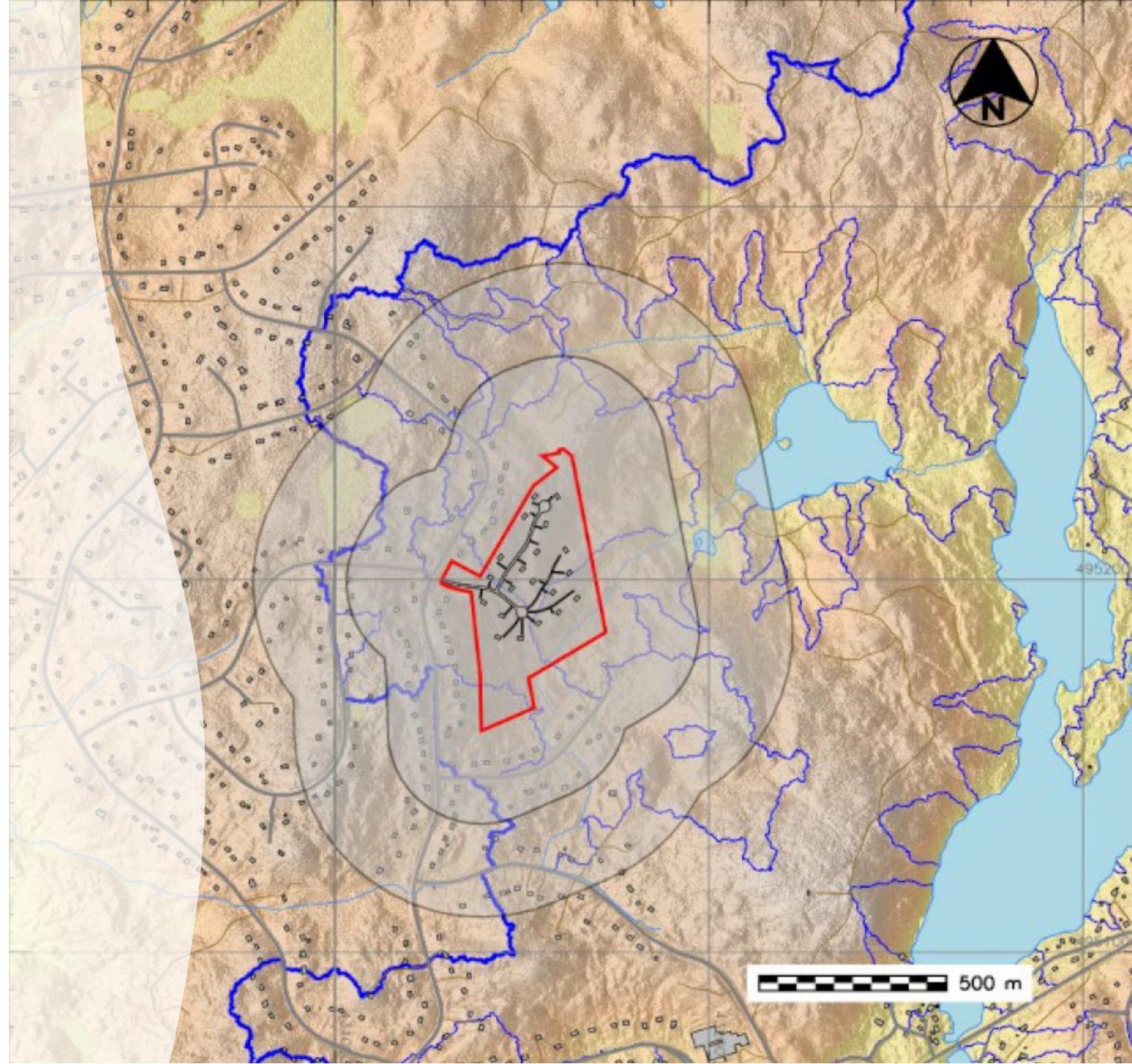
Hemlock Drive	Vehicle Trips per Hour (vph)
Current Peak Hour Traffic	100
Expected Peak Hour Traffic	117
Maximum Capacity of Road	1,700

Traffic volume increase is negligible and well below maximum capacity



Groundwater

- Groundwater Assessment Completed
- Inner ring aquifer currently accommodates 60 homes
- Capacity for **198 homes**
- Impact of 20 additional homes on groundwater quantity is negligible



Hemlock Drive Development

Thank You!

