

An architectural rendering of a multi-story brick building, likely a residential or commercial development. The building features a central entrance with a covered walkway and multiple windows. It is surrounded by a landscaped area with green grass, several tall evergreen trees, and a parking lot with a few cars. A road, labeled "Hammonds Plains Road", runs along the top of the scene. The overall style is a soft, slightly faded architectural visualization.

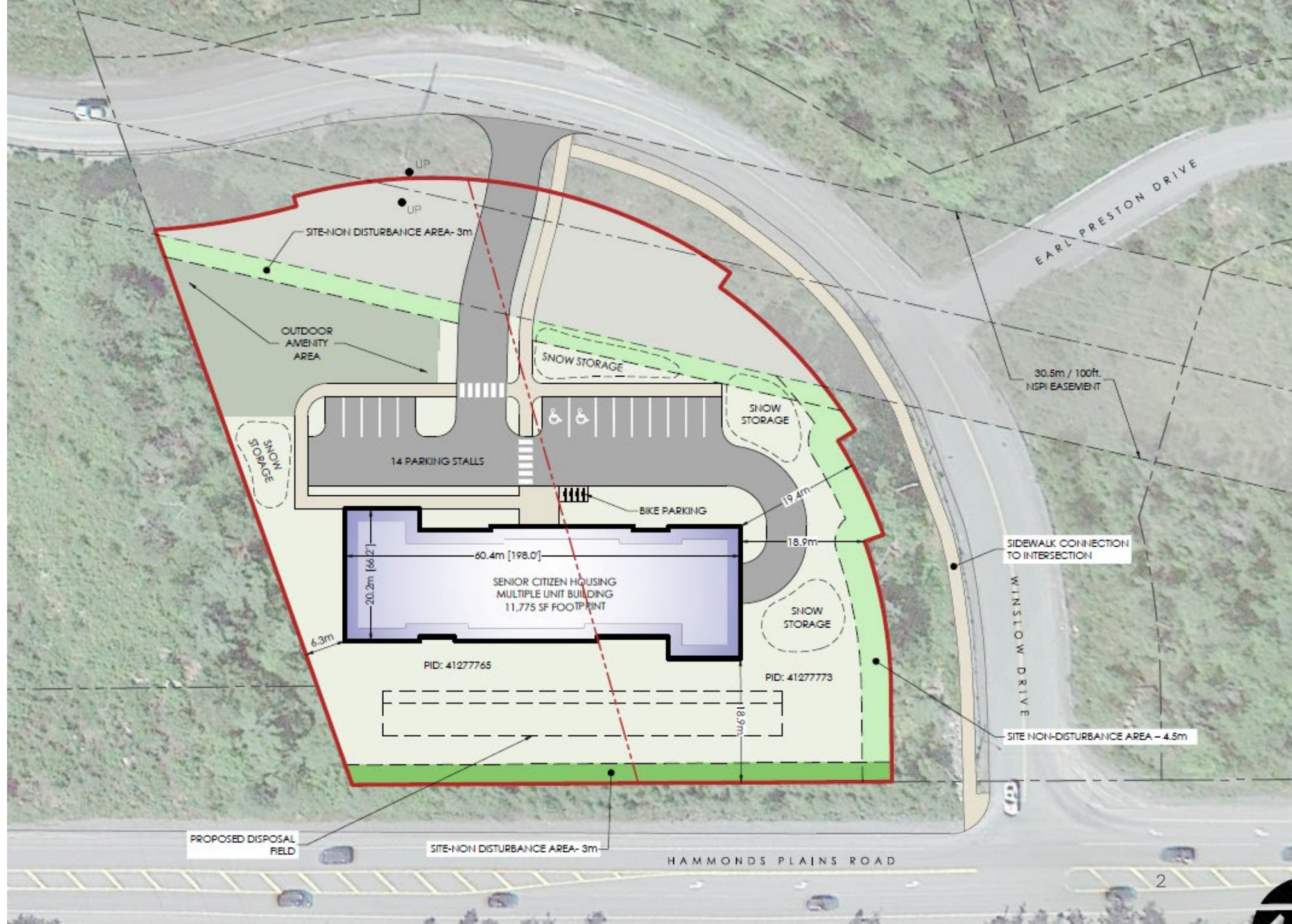
**PLAN APP 2023-00340**

**Development Agreement Application  
445 Winslow Drive, Upper Tantallon**



# THE SITE

- 1.95-acre site
- Vacant land adjacent to Hammonds Plains Road & Winslow Drive
- Buffered by existing vegetation & crown lands
- Close to commercial amenities (Tantallon Plaza, St. Margaret's Centre)
- Snow Storage Areas
- Pedestrian Connectivity
- Outdoor Amenities
- On site servicing areas



# THE BUILDING

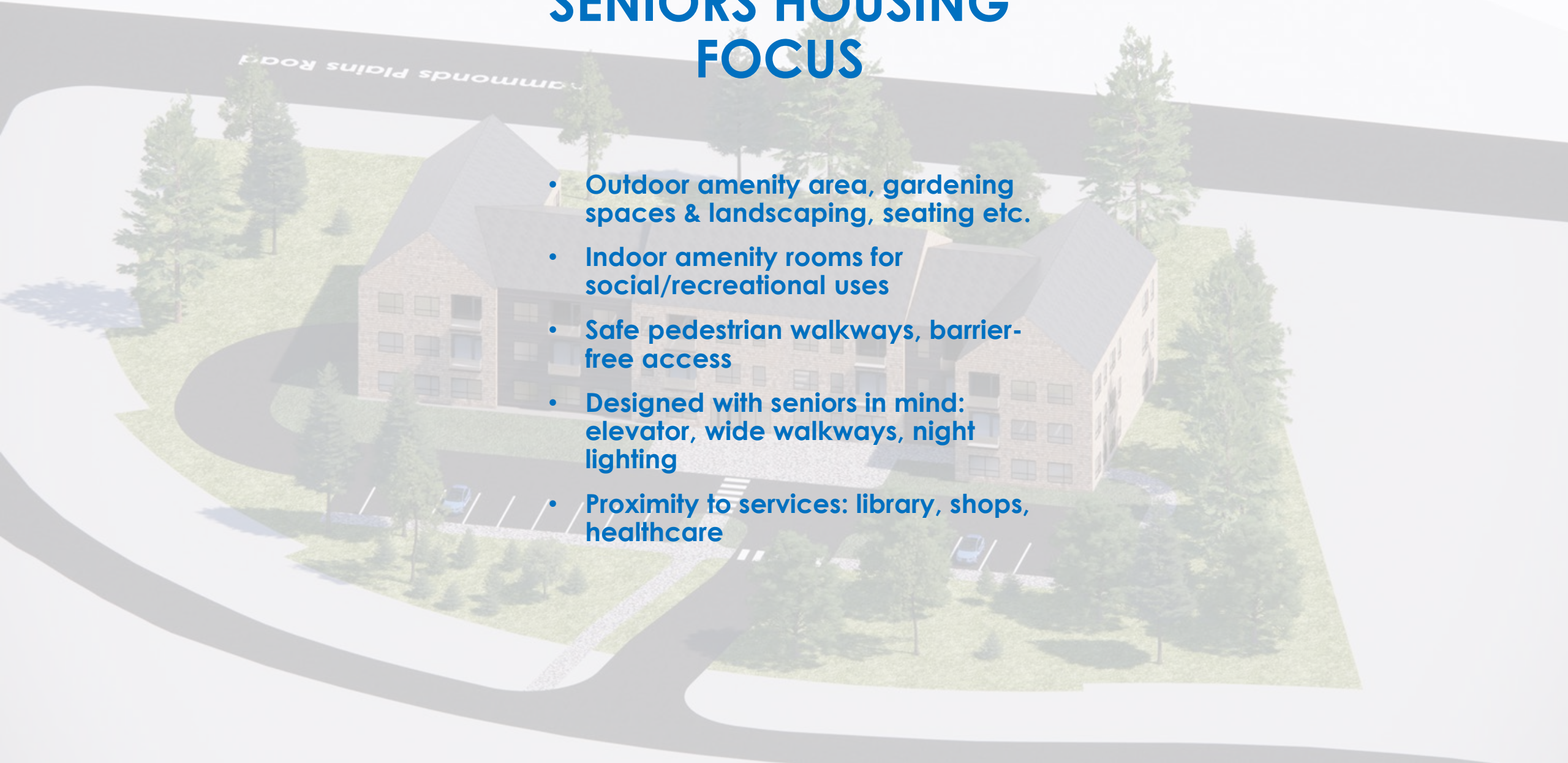
- 3-storey, 31-unit seniors housing building
- Pitched rooflines & mixed-material façade for residential character
- Designed for visual compatibility with surrounding area
- 40 parking spaces (26 underground, 14 surface)
- Indoor Amenity Spaces
- Accessibility





# AMENITIES & SENIORS HOUSING FOCUS

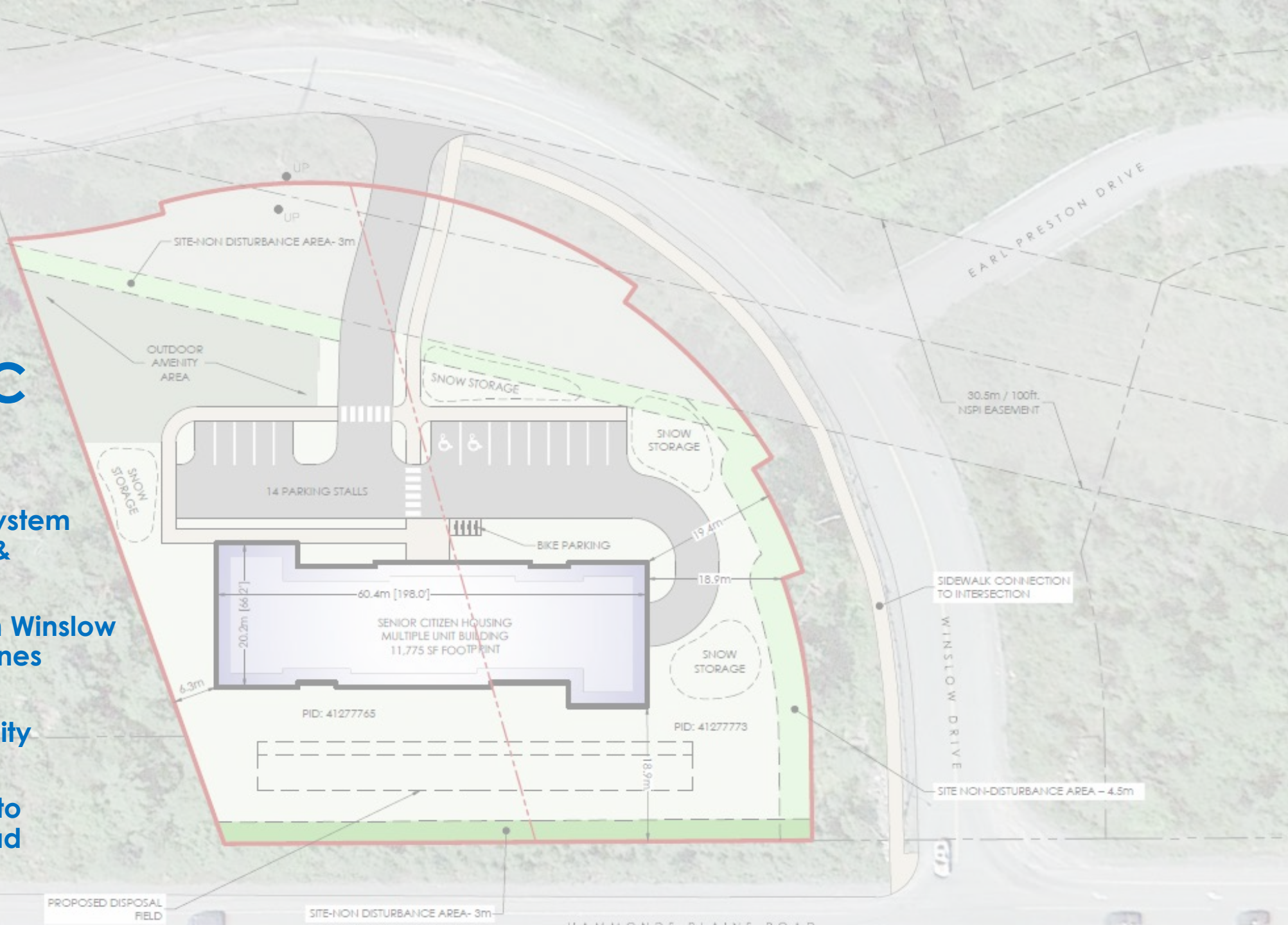
- Outdoor amenity area, gardening spaces & landscaping, seating etc.
- Indoor amenity rooms for social/recreational uses
- Safe pedestrian walkways, barrier-free access
- Designed with seniors in mind: elevator, wide walkways, night lighting
- Proximity to services: library, shops, healthcare





# SERVICING AND TRAFFIC

- On-site septic & well system (two production wells & storage tank)
- Driveway access from Winslow Drive with clear sightlines
- Traffic study: low trip generation; no capacity concerns
- Sidewalk connection to Hammonds Plains Road



# GROUNDWATER REPORT ANALYSIS AND RESULTS

- Hydrogeological assessment confirmed adequate water supply
- Two production wells + domestic storage tank recommended
- Backwash will be managed to avoid impact on septic, wells & neighboring properties
- Potential methods: vegetated swale or dry well, downgradient of wells & septic
- Systems sized & sited for gradual infiltration, minimizing contamination risk
- Final design to meet provincial requirements & reviewed at permitting stage



*Fracflow Consultants Inc.*

Environmental, Hydrogeological and  
Geotechnical Engineering Consultants

## TECHNICAL MEMORANDUM

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TO:	Chris Marchand, Ramar Construction Limited	File 879
FROM:	Fracflow Consultants Inc.	
DATE:	August 18, 2024	
SUBJECT:	Level 1 and Level 2 Groundwater Assessment, Winslow Drive, Upper Tantallon, NS - Response to Technical Review by CBCL - HRM Case No. 2023-00340	

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What We Heard	How Our Project Responds
<b>Strong need for seniors housing with accessible, safe design</b>	31-unit seniors-focused building with barrier-free ready design, indoor/outdoor amenity spaces, elevator access, and enhanced walkability
<b>Desire for proximity to services and community amenities</b>	Site is within walking distance to shopping, health care, library, transit, and community centres.
<b>Concern about traffic and road safety</b>	Traffic study confirms minimal impact; safe driveway access; new sidewalk connection to Hammonds Plains Road improves walkability
<b>Groundwater supply and environmental protection concerns</b>	Two production wells and a domestic storage tank planned; backwash managed on-site with vegetated swale/dry well system as required
<b>Compatibility with neighbourhood scale and character</b>	Low-rise 3-storey design with pitched rooflines, quality materials, and substantial perimeter landscaping to blend with surroundings



# THE OPPURTUNITY



Meets strong local demand for senior's housing

Promotes age-in-place and allows community members opportunity to stay connected

Provides accessible, safe, well-designed housing

Responds to feedback received, desiring residential uses, as opposed to commercial





Thank you !  
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