



# OLD ROAD HILL NEIGHBOURHOOD CONCEPT PLAN

OCTOBER 2024 | PREPARED FOR THE MUNICIPALITY OF THE DISTRICT OF ST. MARY'S



## ABOUT US

zzap is an architecture and planning firm based out of Dartmouth, Nova Scotia.

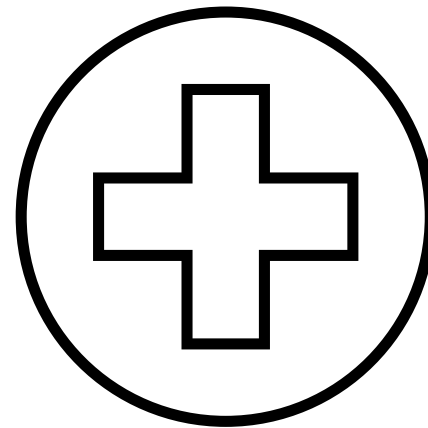
We specialize in multi-family and mixed-use development across Nova Scotia and the Maritimes and have walked projects all the way from planning to move in day.



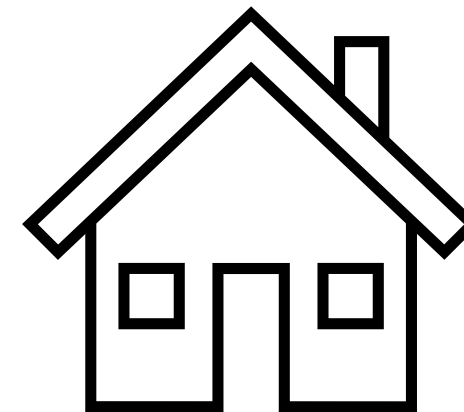


# PROJECT INTRODUCTION

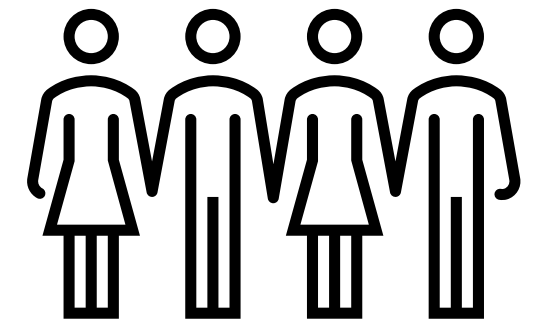
Building on past work done by the Land Development Committee, zzap has been brought in to develop a vision and plan for a new neighbourhood in the Village of Sherbrook on Municipally owned land with the goal to:



Create a complete community around future care facilities



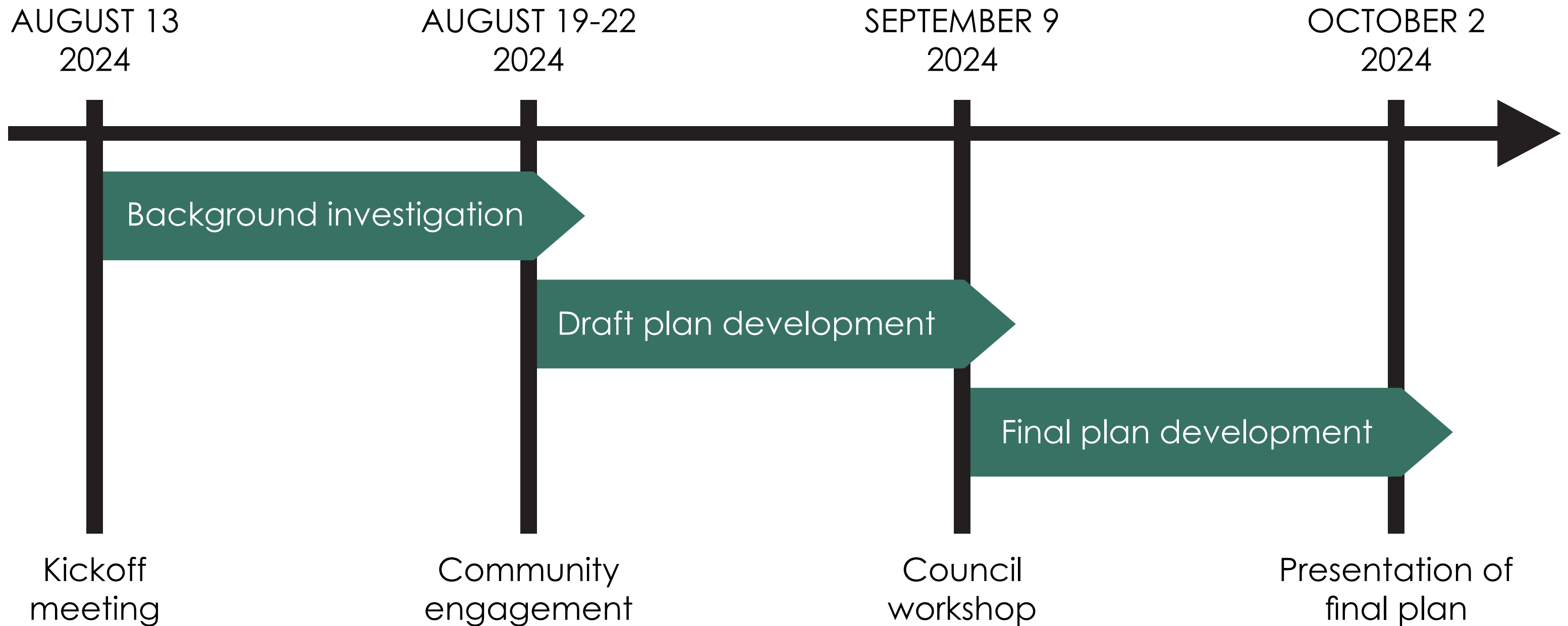
Increase the supply of affordable housing options in St. Mary's



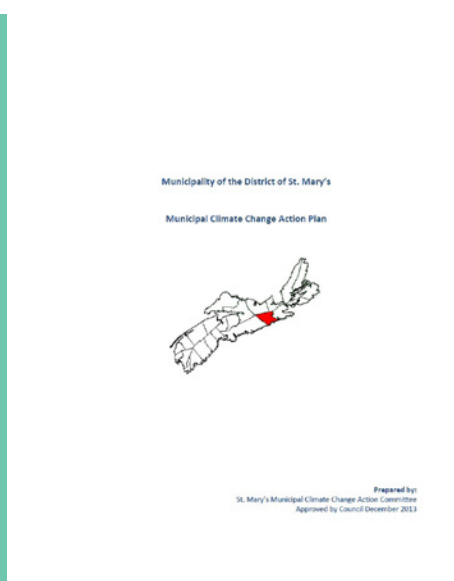
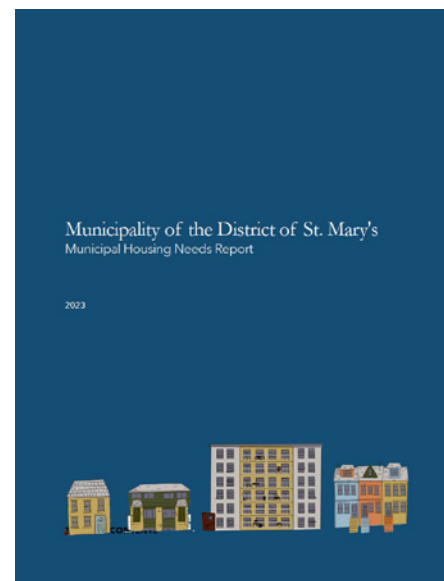
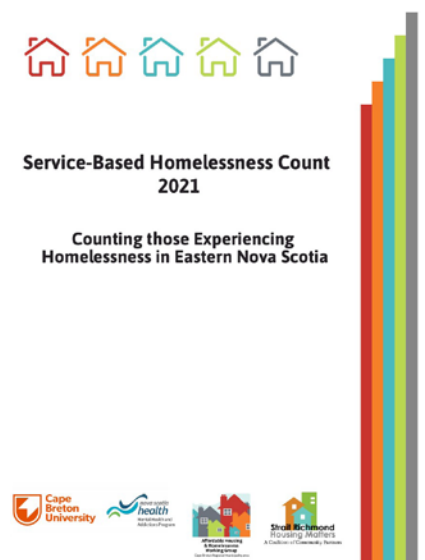
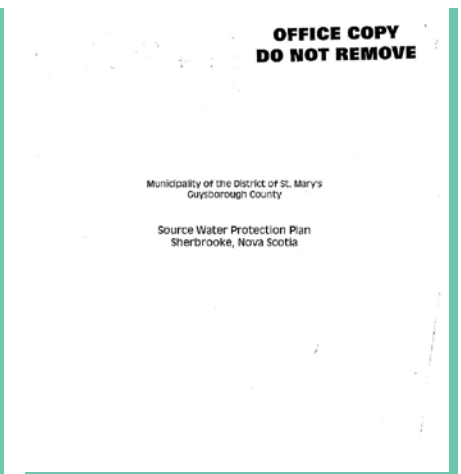
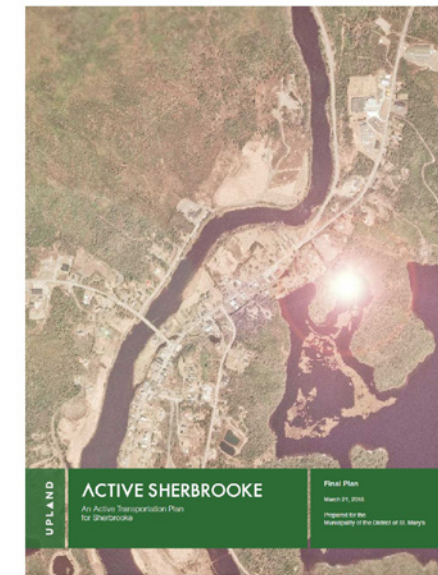
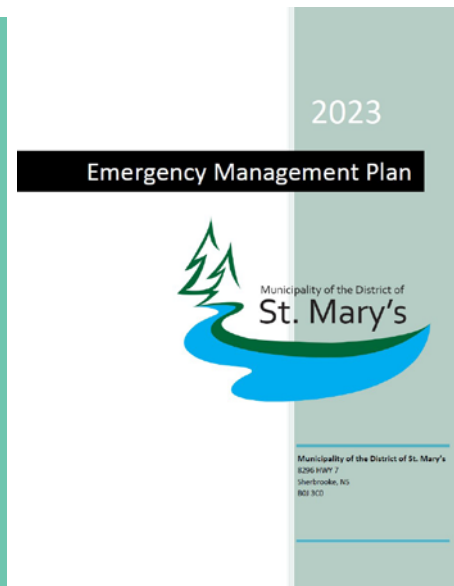
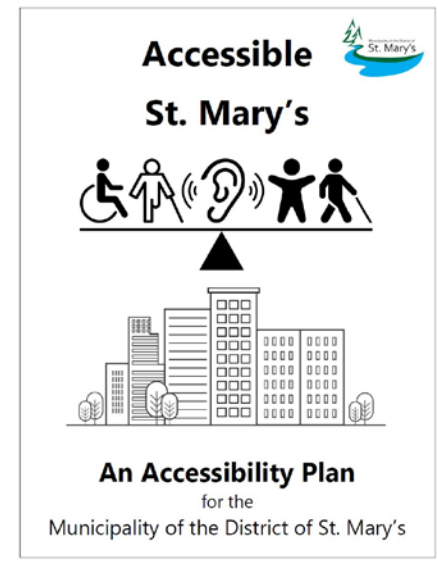
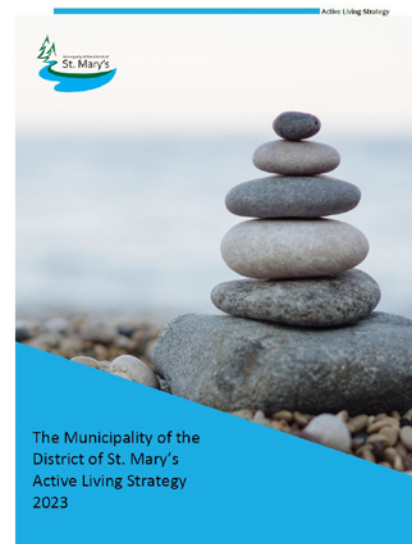
Create a community-led vision for growth and development



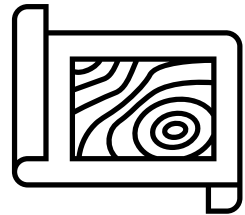
# PROJECT TIMELINE



# BACKGROUND DOCUMENTS



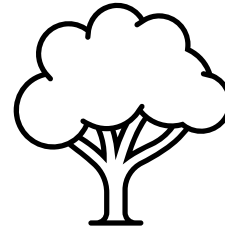
## LIMITATIONS:



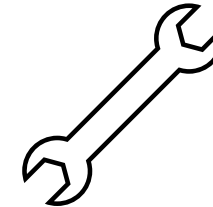
**Sloping  
topography**



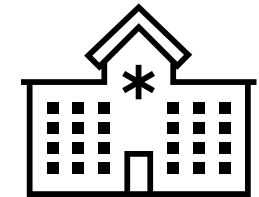
**Source water  
protection  
area**



**Stonewall  
Park**

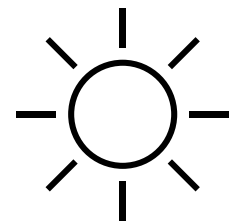


**Lack of  
municipal  
services**



**Large-scale  
institutional  
uses**

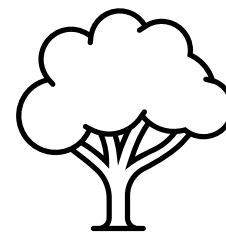
## OPPORTUNITIES:



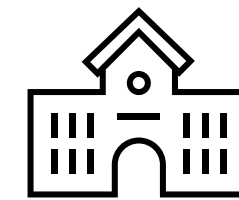
**South facing  
slopes**



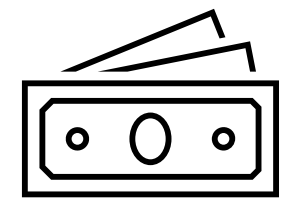
**Natural  
landscape**



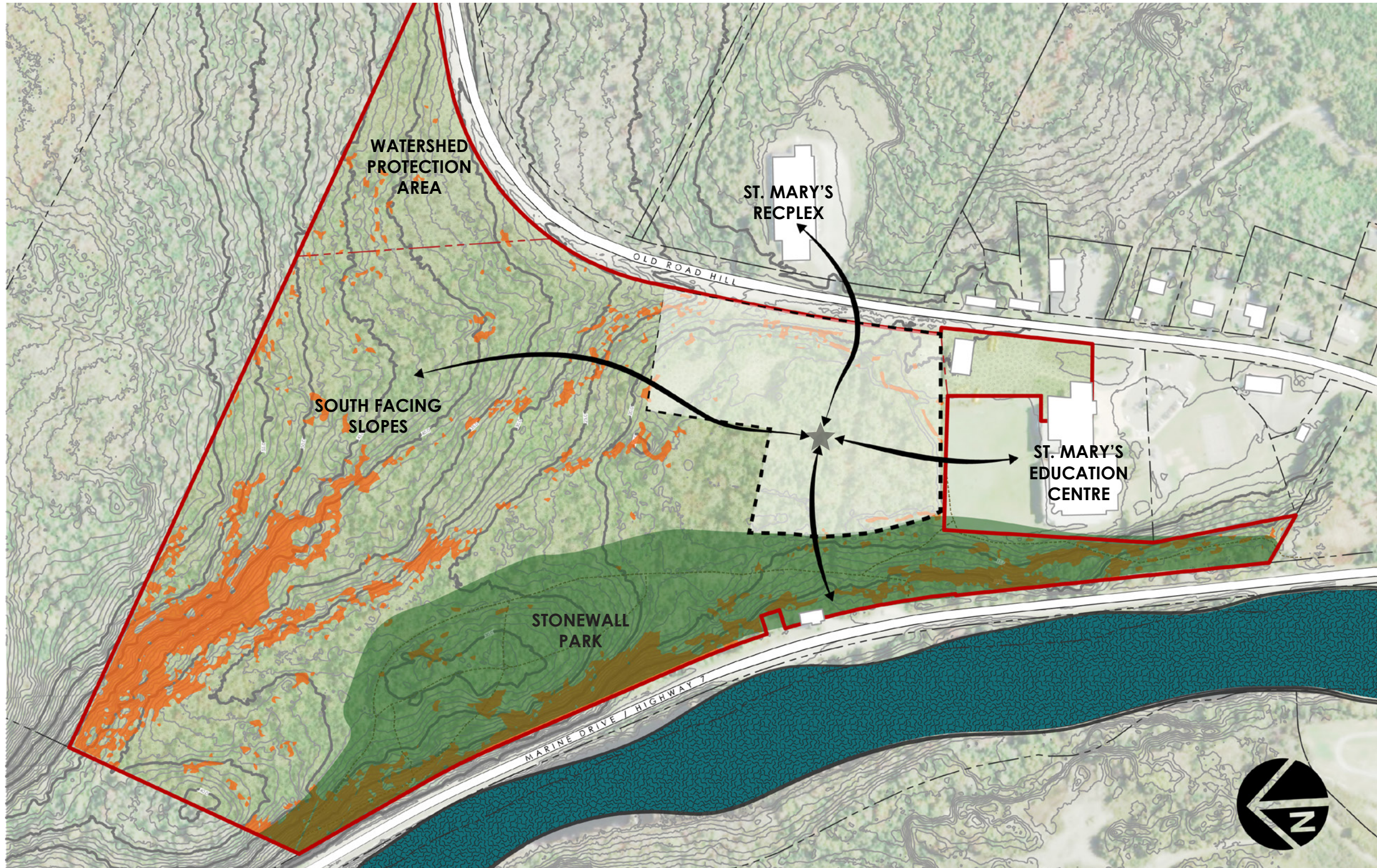
**Stonewall  
Park**



**Connection  
to school and  
Recplex**



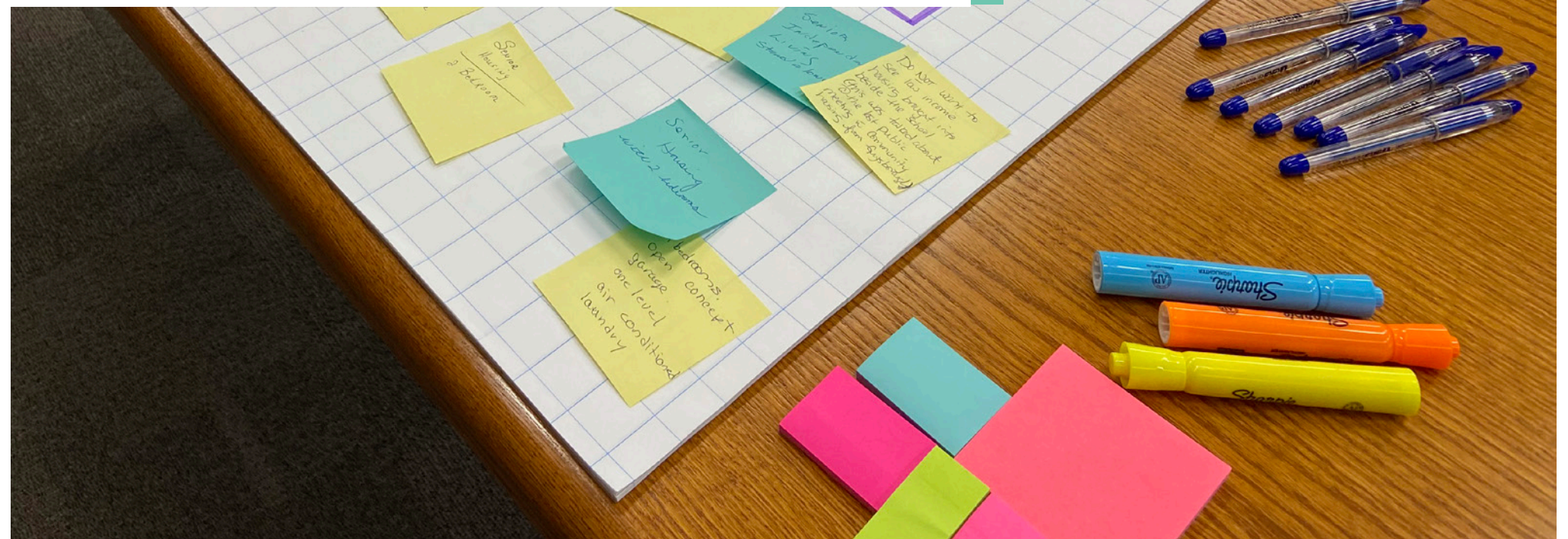
**Investment from  
other levels of  
government**



- [- - -] Approximate area required for long term care and hospital
- [Orange Box] Slopes exceeding 30%



# COMMUNITY ENGAGEMENT



# WHAT WE HEARD: HOUSING GAPS

Affordable  
housing

Single-level  
living

Supportive  
independent  
living



First time home  
ownership



Short and long-  
term rentals

Small, low-  
maintenance  
units



Housing for  
healthcare  
workers



Walkable  
housing

# 80%

OF PARTICIPANTS  
WHO FILLED OUT THE  
QUESTIONNAIRE HAD  
STRUGGLED TO FIND  
HOUSING IN ST. MARY'S  
THEMSELVES, OR KNEW  
SOMEONE ELSE WHO  
HAD.



# WHAT WE HEARD: OTHER COMMUNITY NEEDS

Community  
garden



Flexible  
healthcare  
space

Sustainable  
buildings

Alternative  
transportation

Community/  
wellness centre

Daycare  
space

Play spaces for  
kids and youth

Preservation of  
natural spaces

Retail and  
shops

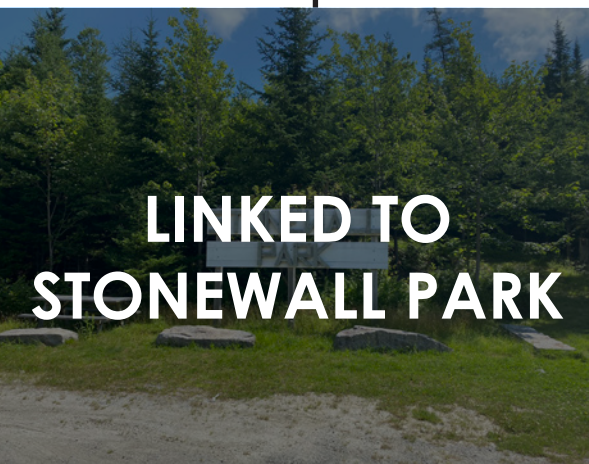


Accessible  
trails in the  
community

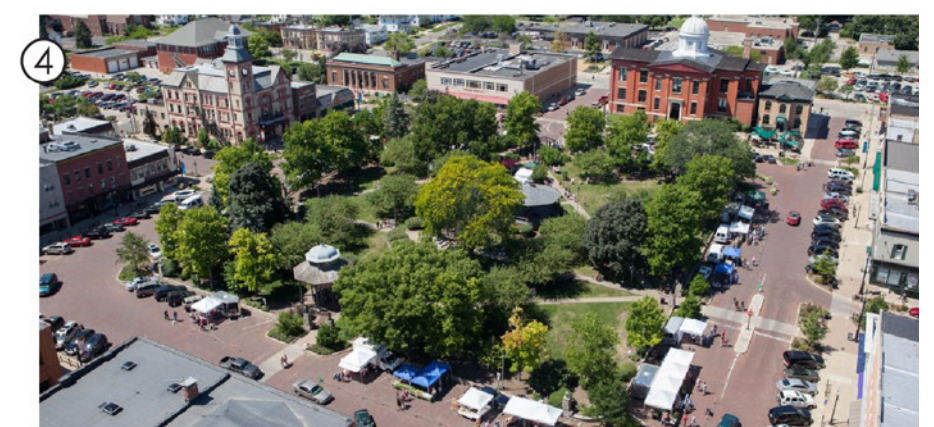
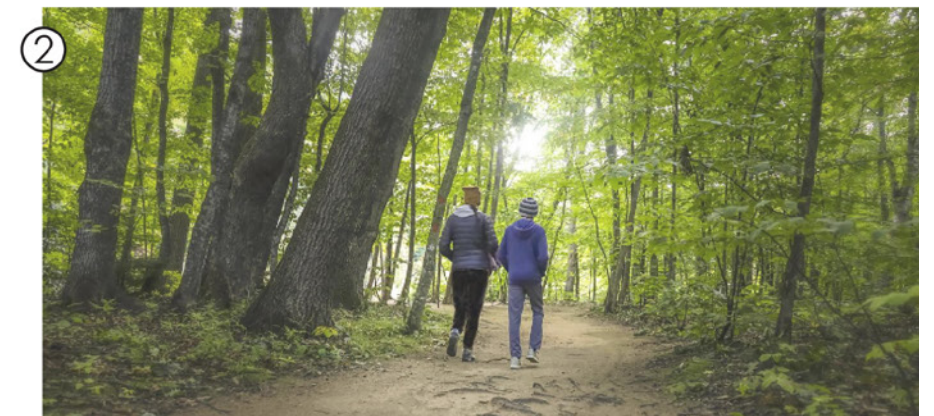
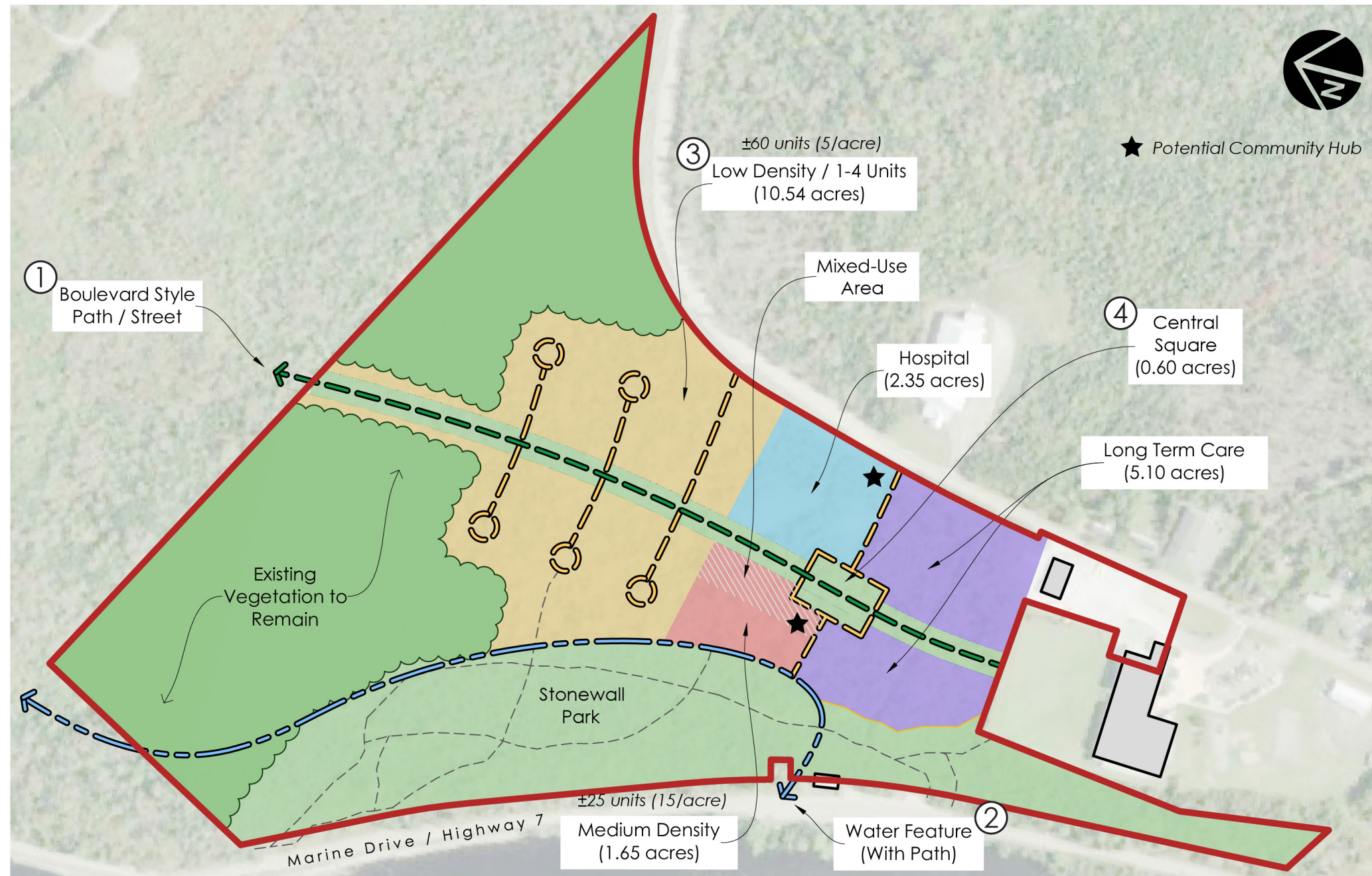


# OLD ROAD HILL CARE VILLAGE CONCEPT PLAN

# THIS COMMUNITY MUST BE....

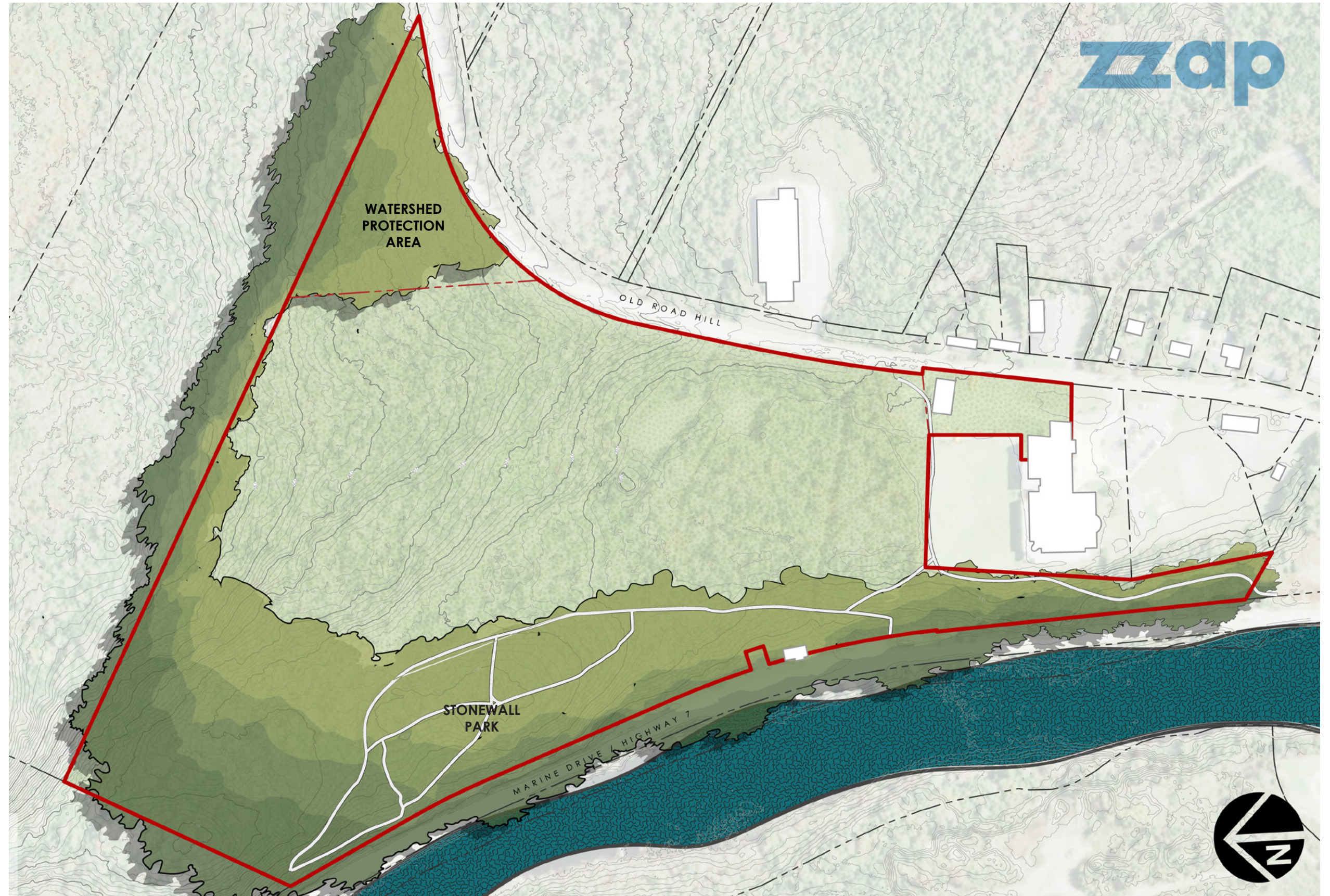


# INITIAL CONCEPT: COMPLETE CARE COMMUNITY



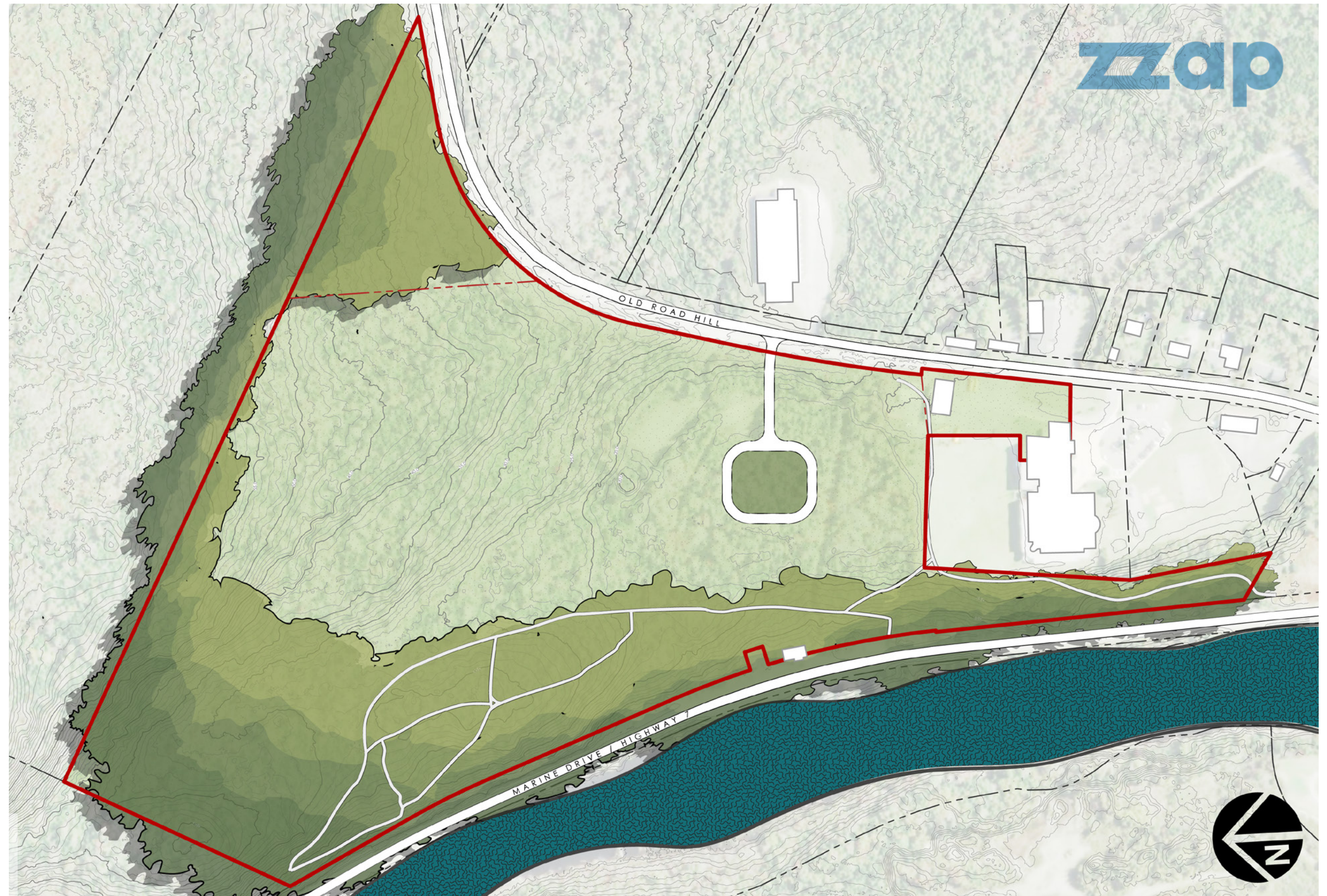
## PHASE 1:

- Preserve Stonewall Park trails
- Preserve land in the Watershed Protection area
- Exclude steepest slopes from developable area



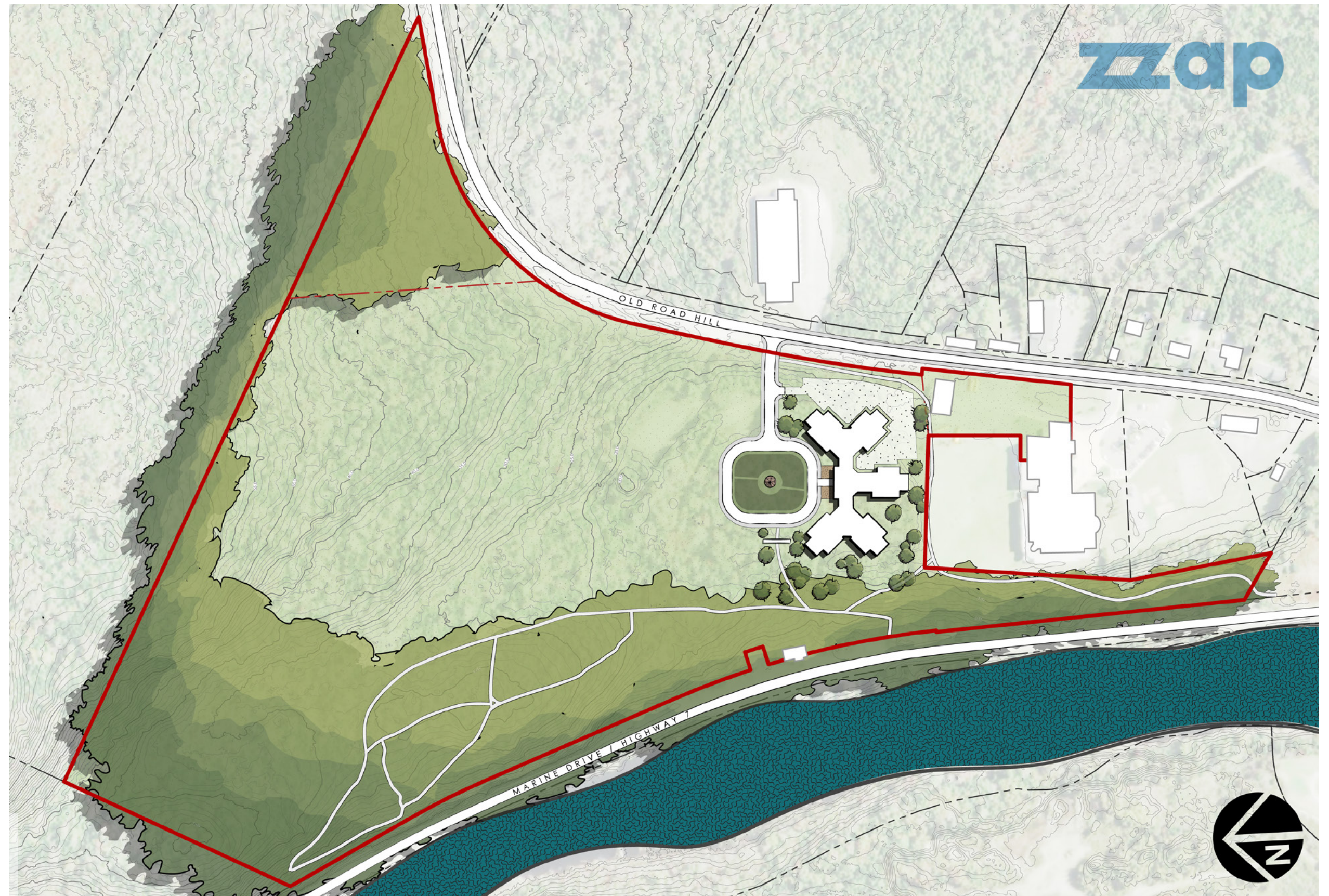
## PHASE 2:

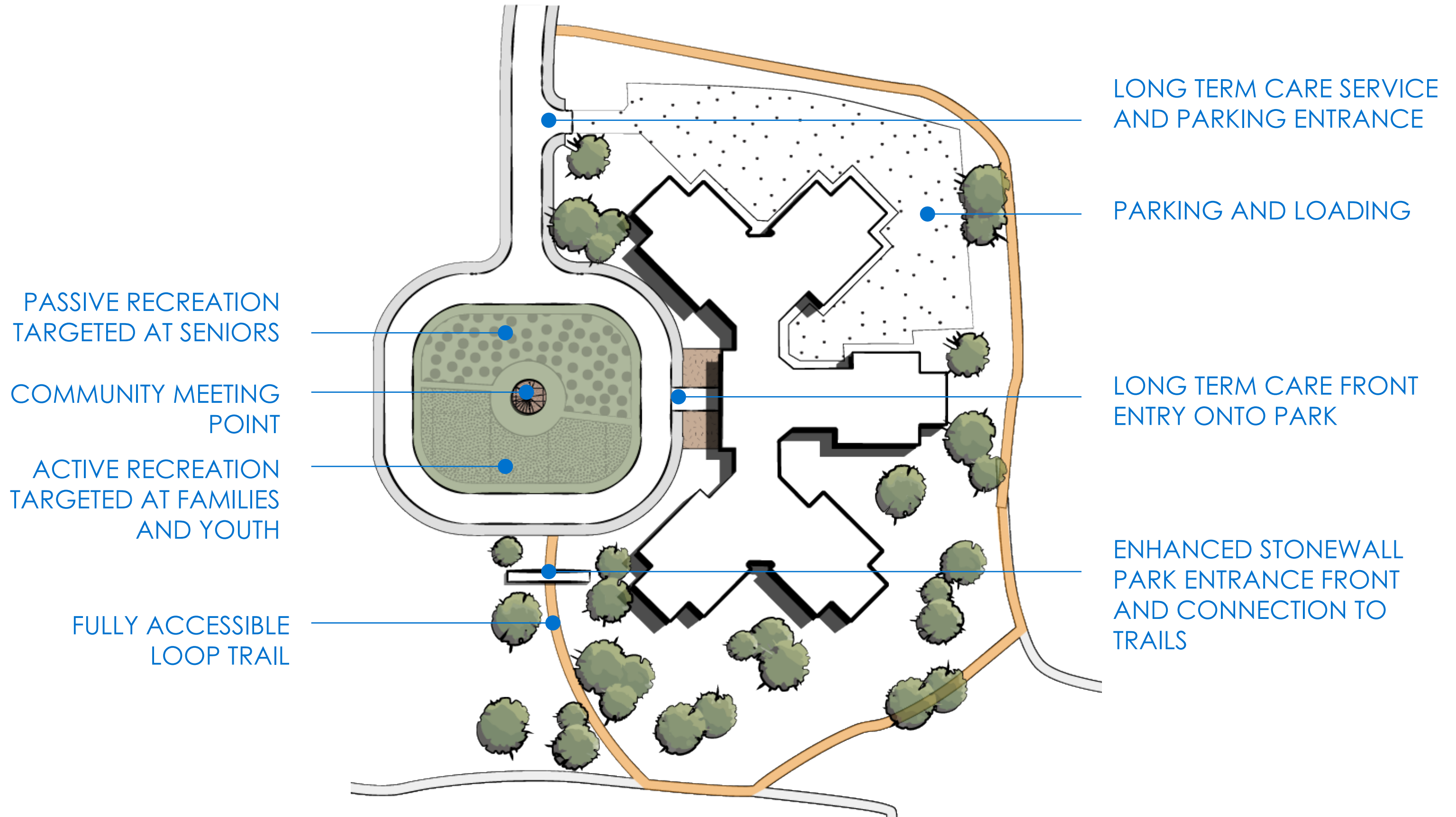
- Access and services extended into the site
- Define community core



## PHASE 3:

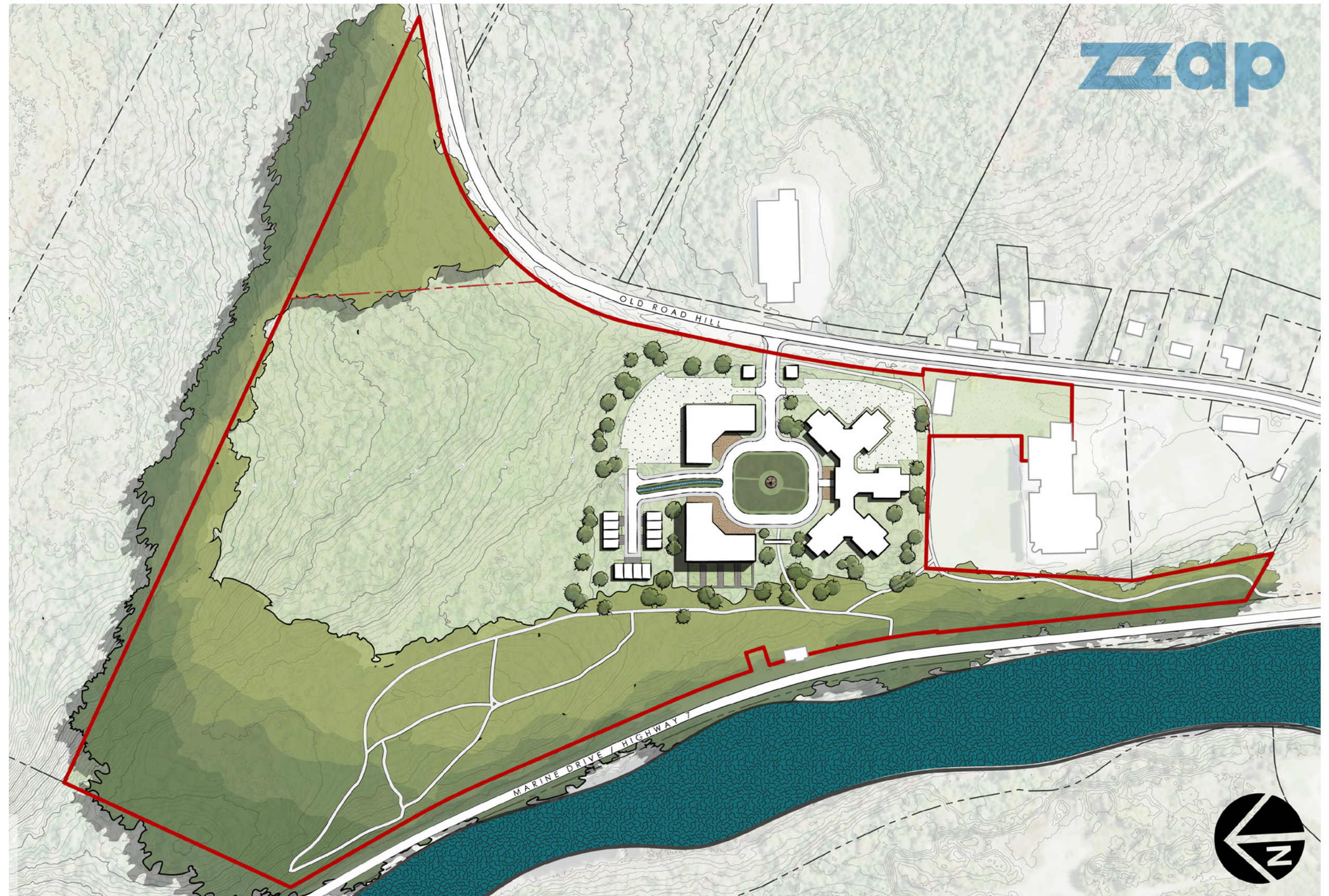
- Long term care site
- Intergenerational park
- Stonewall Park trailhead

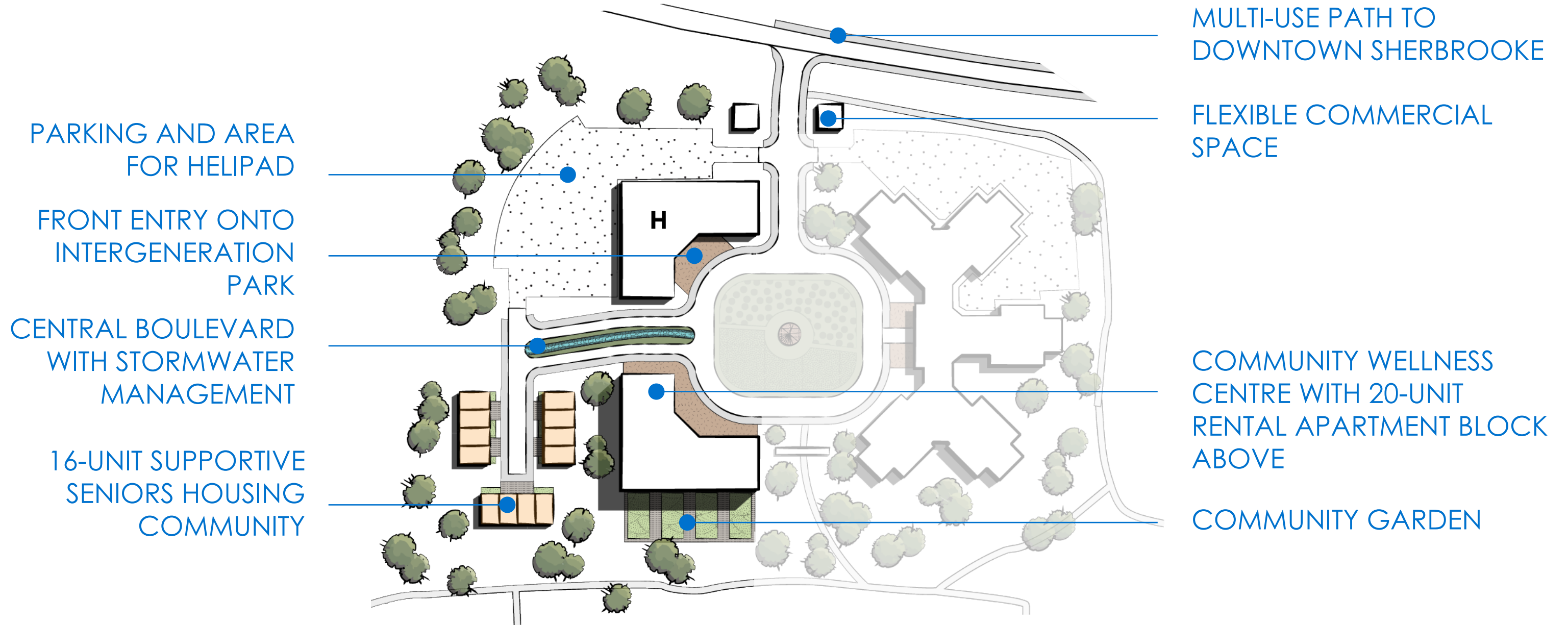




## PHASE 4:

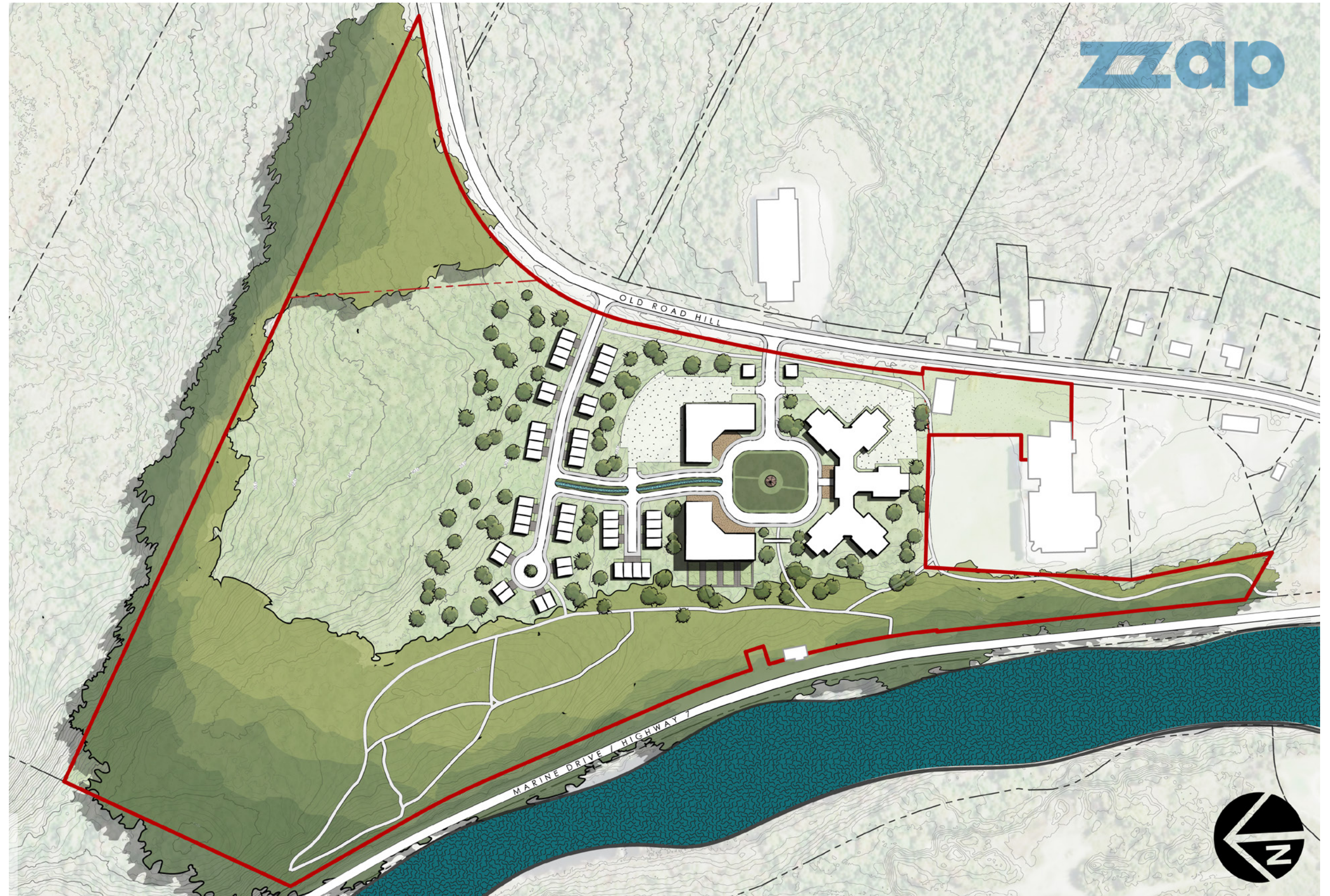
- Hospital site
- 20 unit apartment with community care services
- 16 unit seniors pocket neighbourhood
- Flexible commercial front Old Road Hill





## PHASE 5:

- 16-unit seniors pocket neighbourhood
- 20 to 40 dwellings



EXTEND PAVING AND MULTI-USE PATH

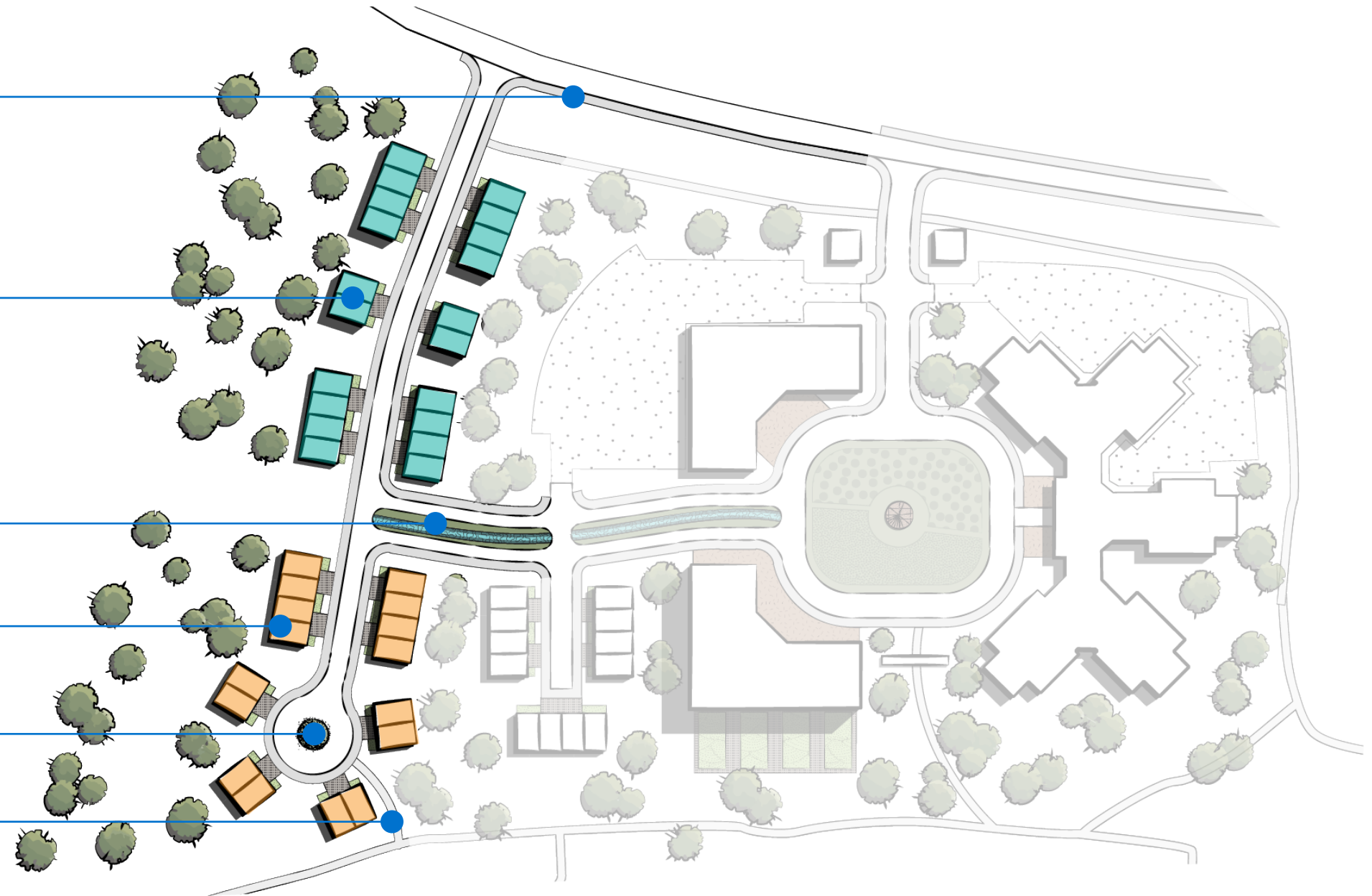
20 - 40 DWELLINGS (MIX OF STACKED AND SINGLES)



16-UNIT SUPPORTIVE SENIORS HOUSING COMMUNITY

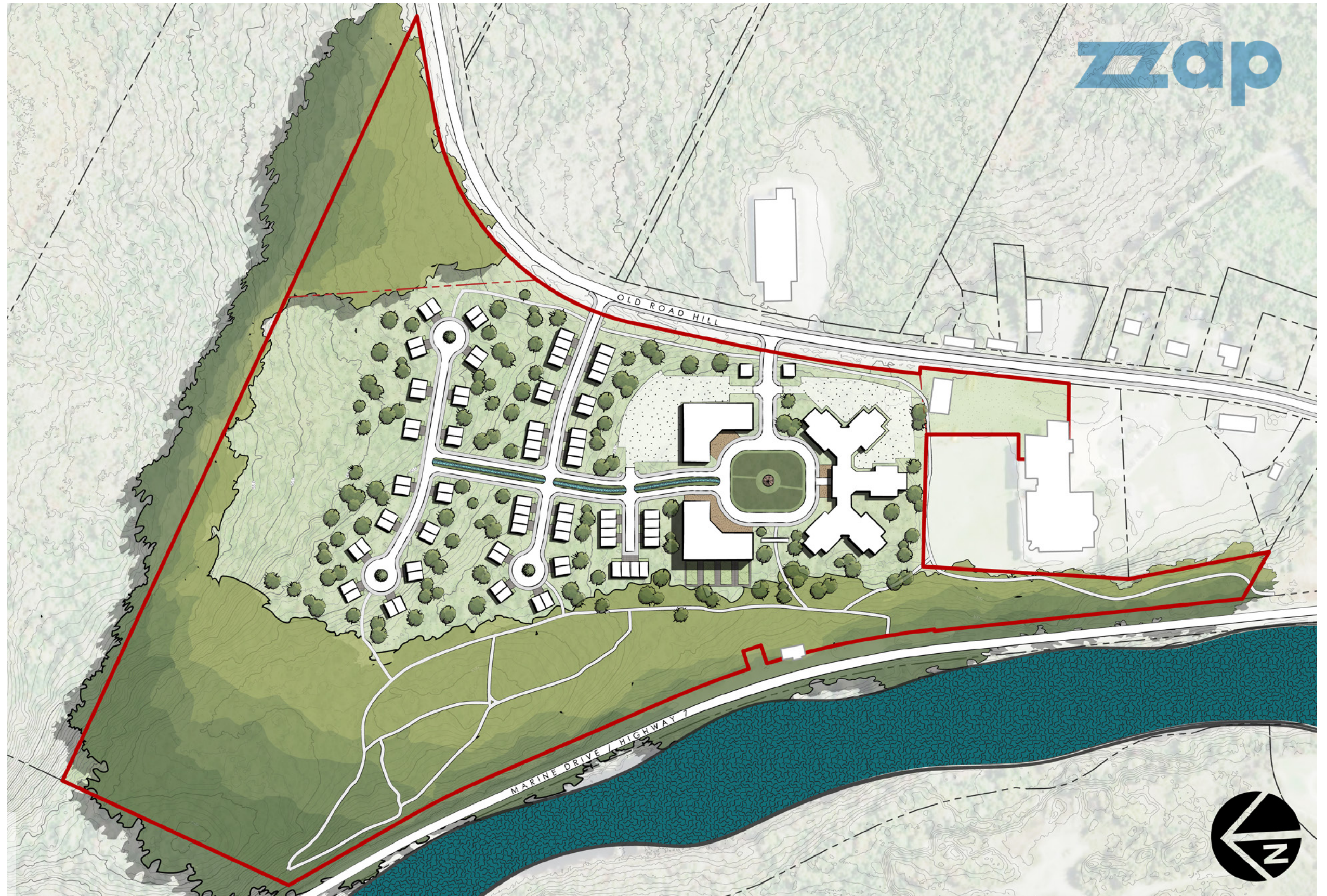


TRAIL CONNECTION



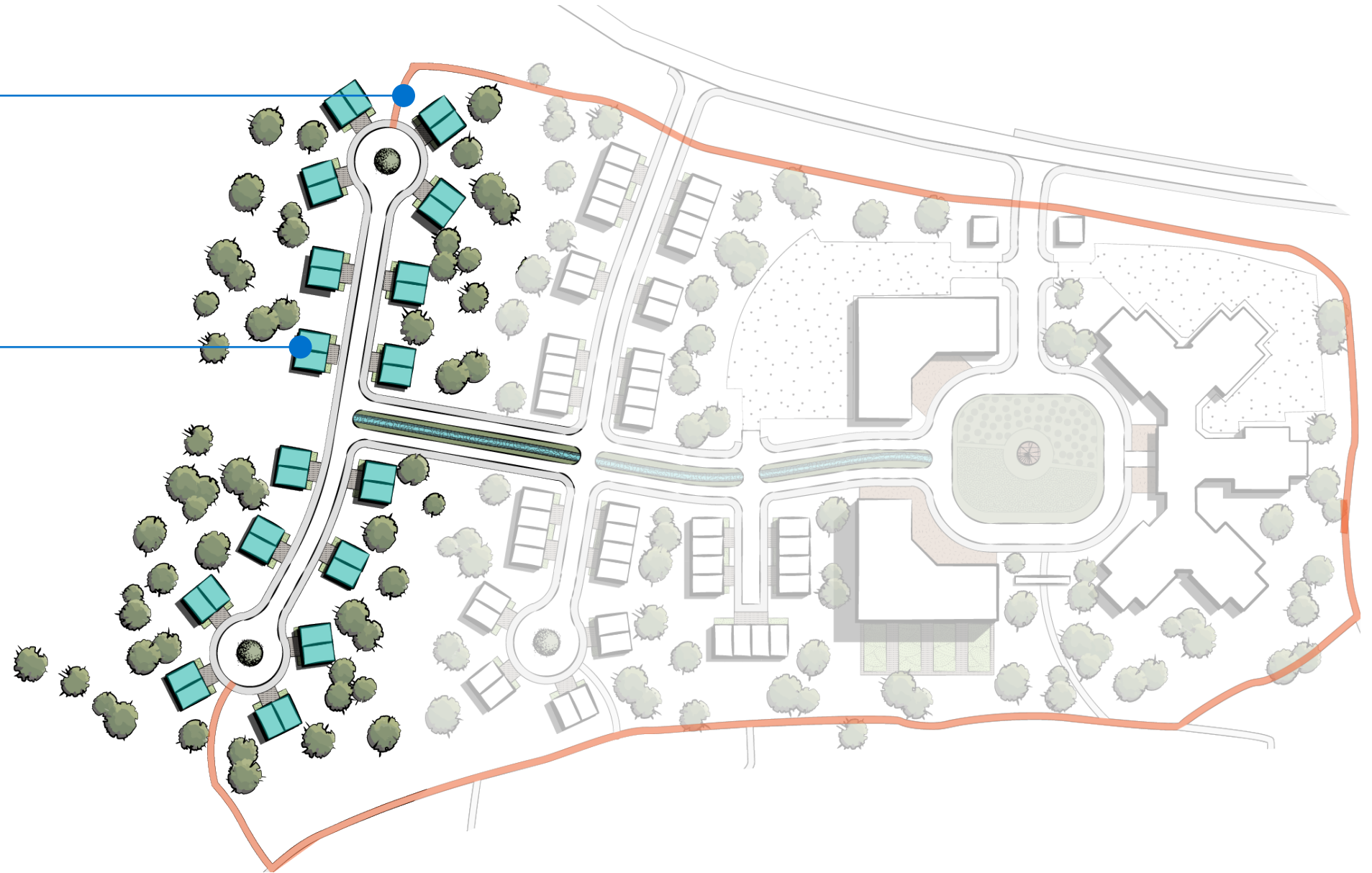
# PHASE 6:

- 16 to 32 dwellings



EXPANDED NEIGHBOURHOOD  
LOOP TRAIL

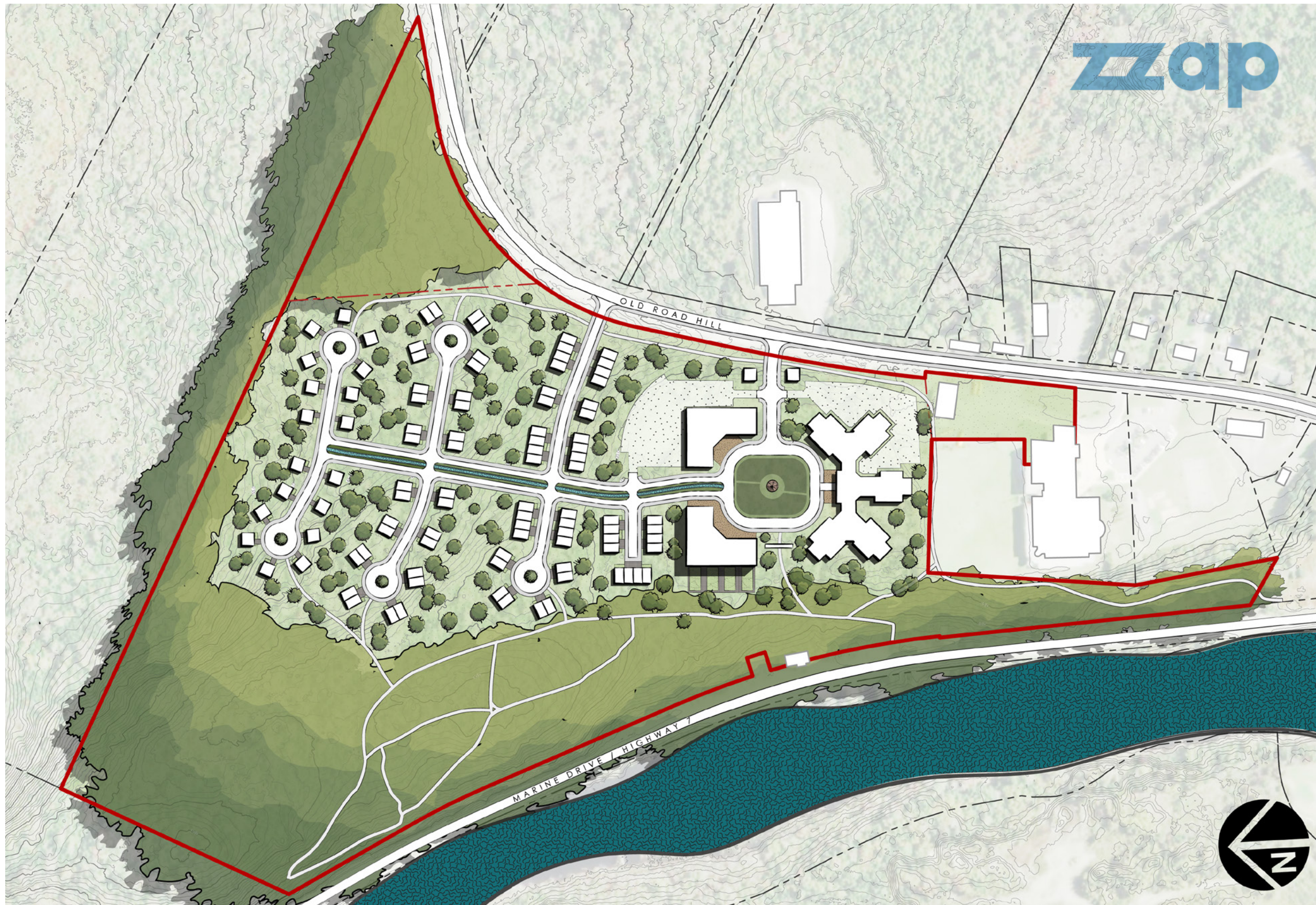
16-32 DWELLINGS (MIX OF  
STACKED AND SINGLES)



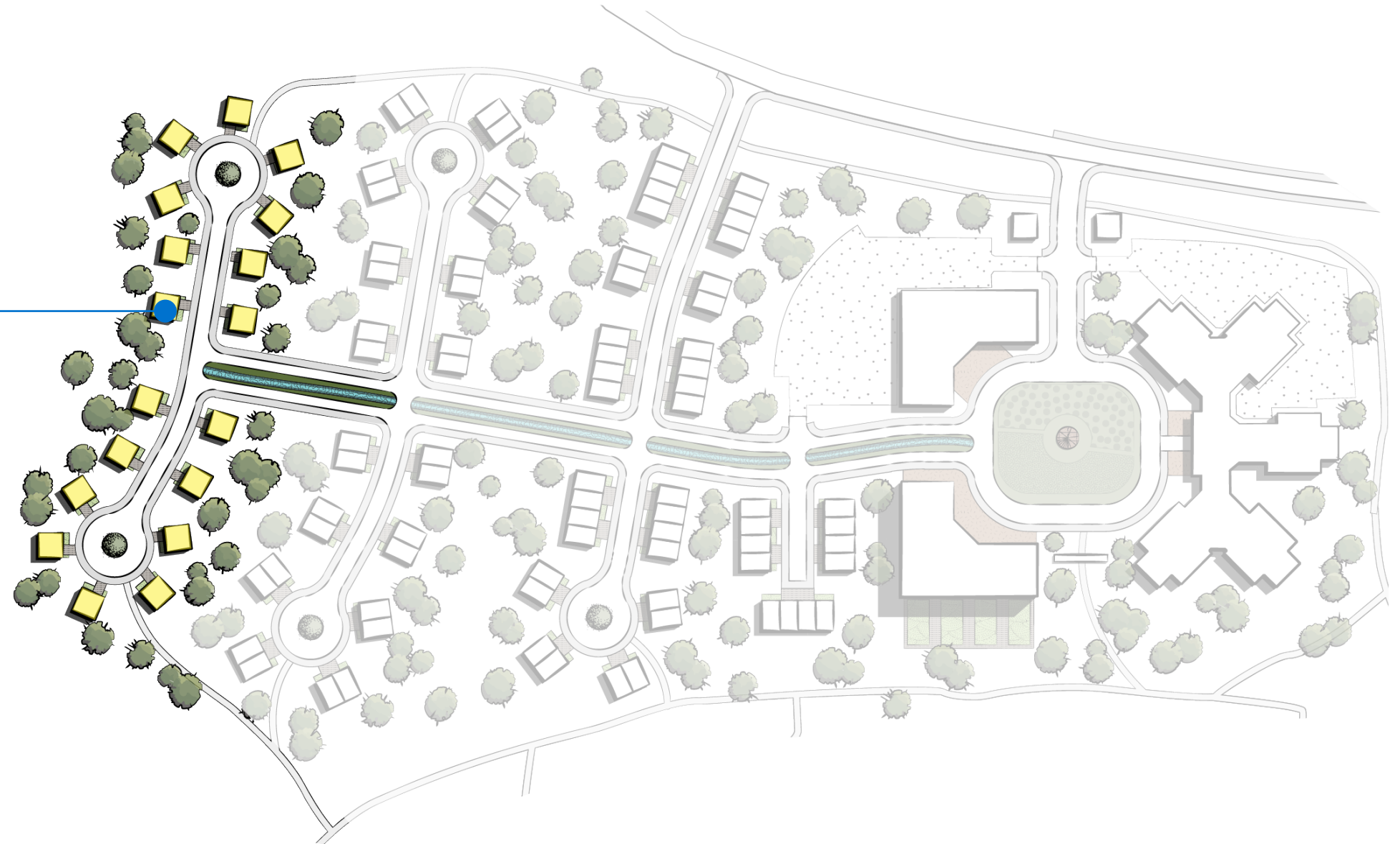
# PHASE 7:

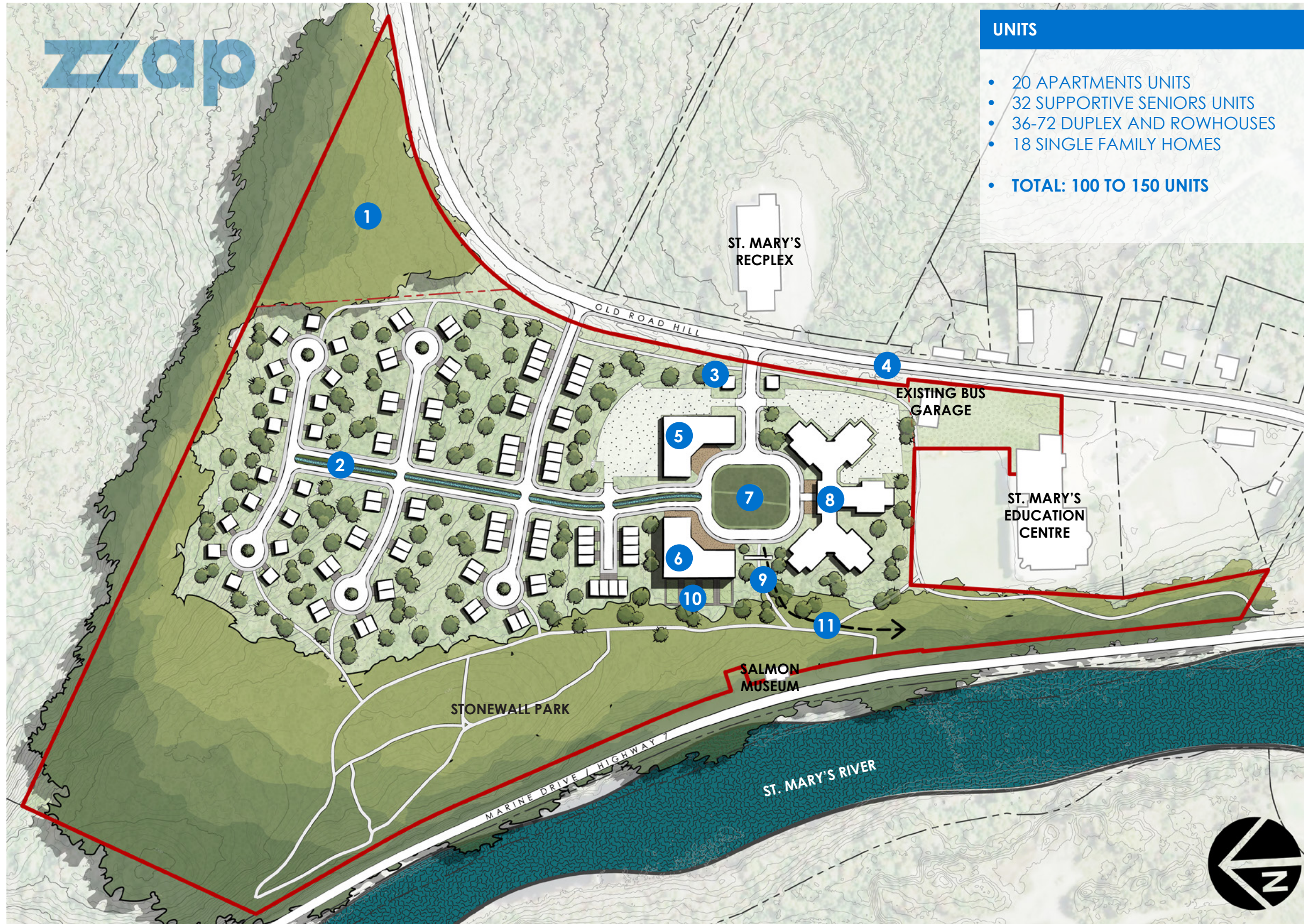
- 18 single-family lots

**FULL BUILDOUT:**  
100 TO 150  
UNITS



18 SINGLE-FAMILY LOTS



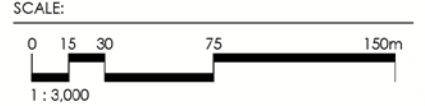


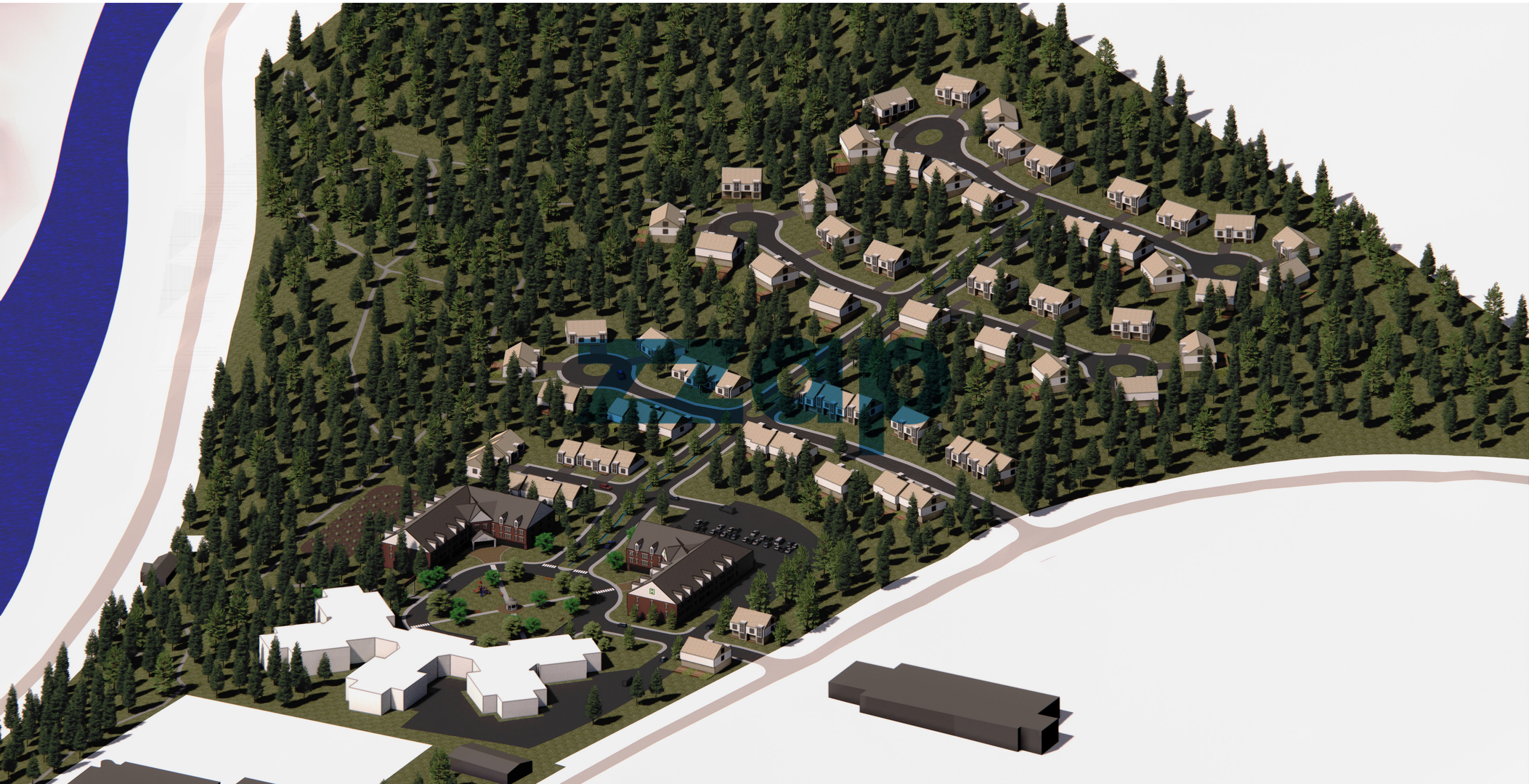
**UNITS**

- 20 APARTMENTS UNITS
- 32 SUPPORTIVE SENIORS UNITS
- 36-72 DUPLEX AND ROWHOUSES
- 18 SINGLE FAMILY HOMES
- **TOTAL: 100 TO 150 UNITS**

**LEGEND**

- 1** WATERSHED PROTECTION AREA
- 2** CENTRAL BOULEVARD WITH STORMWATER MANAGEMENT AND MULTI-USE PATH
- 3** FLEXIBLE COMMERCIAL BUILDINGS
- 4** MULTI-USE PATH ON OLD ROAD HILL
- 5** HOSPITAL
- 6** APARTMENT WITH GROUND FLOOR COMMUNITY CARE HUB
- 7** INTERGENERATIONAL PARK
- 8** LONG-TERM CARE
- 9** STONEWALL PARK ENTRANCE
- 10** COMMUNITY GARDEN
- 11** EMERGENCY ACCESS









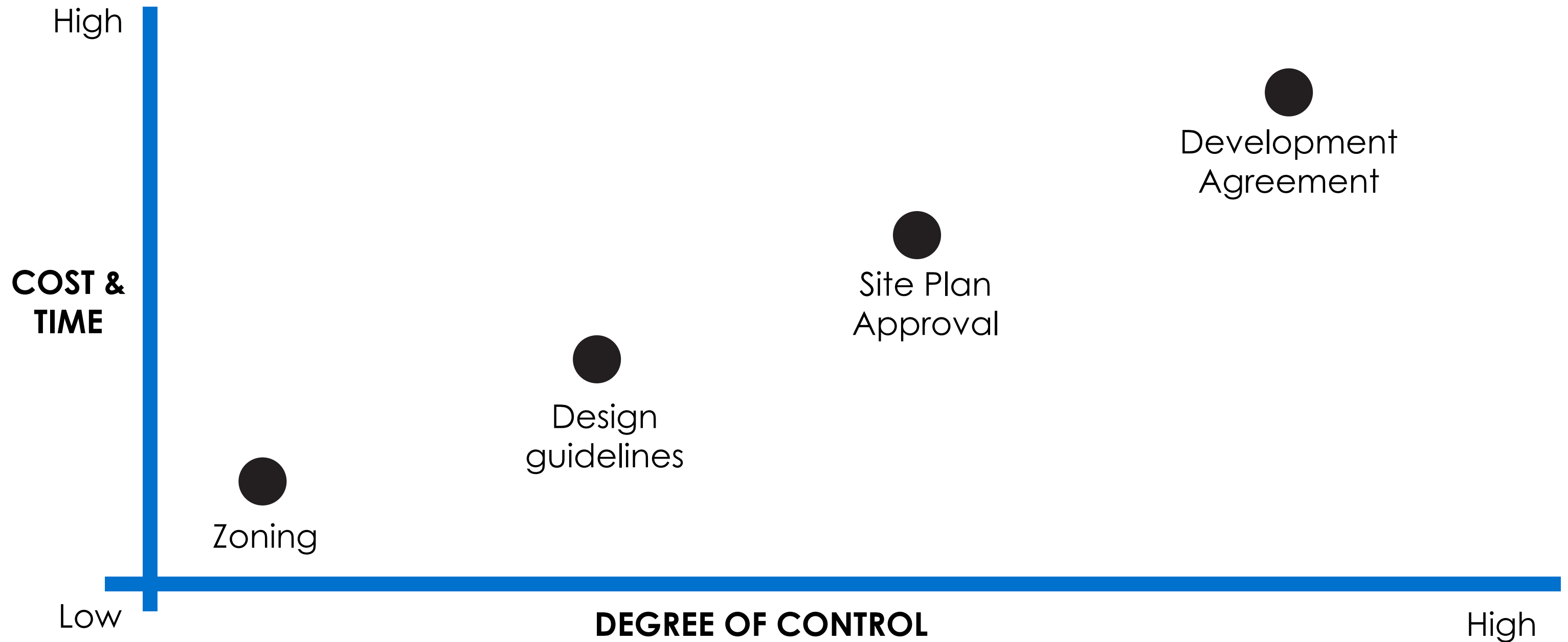






# IMPLEMENTATION

# IMPLEMENTATION: PLANNING CONTROLS



# IMPLEMENTATION: OWNERSHIP OPTIONS

**SALE OF THE  
ENTIRE LOT  
UNSERVICED**

**SUBDIVIDE AND  
SALE OF BARE  
LAND**

**INSTALL  
SERVICES AND  
SELL SERVICED  
LOTS**

**BARELAND  
CONDOMINIUM**

# IMPLEMENTATION: INCENTIVES

## ***MUNICIPAL***

- Waive permit fees
- Complete infrastructure studies
- Free/low-cost lands
- Tax breaks
- Municipal funds towards servicing
- Employer lease commitments
- Pre-approved building designs
- Partnerships and connections

## ***PROVINCIAL***

- Community Housing Transformation Centre seed funding (\$50,000)
- Nova Scotia Affordable Housing Fund

## ***FEDERAL***

- Canada Housing Infrastructure Fund
- CMHC Affordable Housing Fund (\$75,000/unit)
- CMHC Apartment Construction Loan Program



**zap**