

# *Development Agreement Application*

Potential Development

Multi unit Residential

Three Miles Plains

Redfox Court (via Macleod Court via Panuke Road )

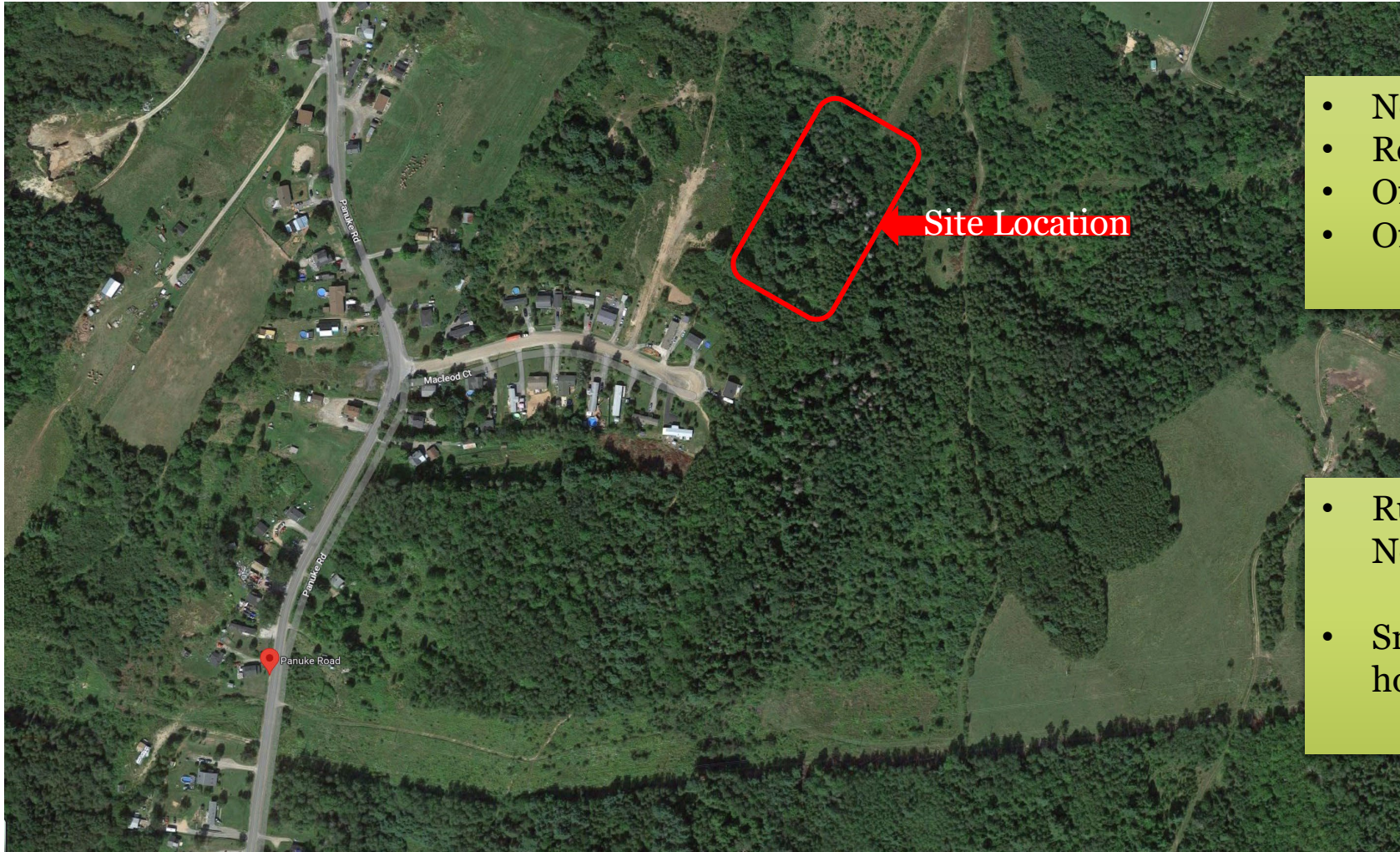
Presented by Monica Sweetapple, Architect on behalf of FH Development

March 9 2023

# Building Brief:

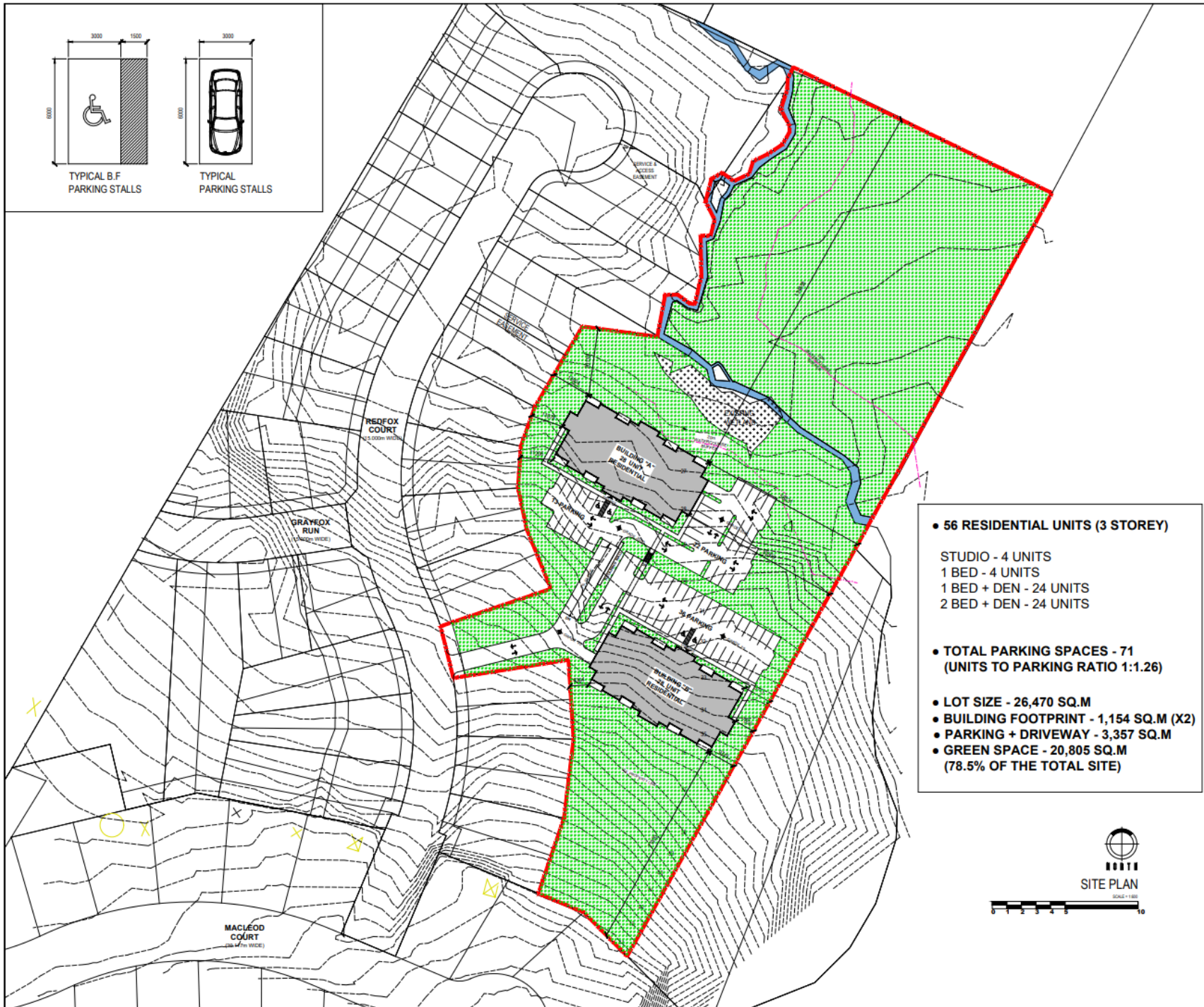
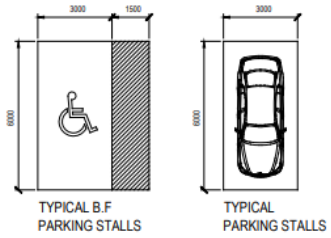
Grouped Dwellings- Two near identical newly constructed 3 story - **28 suite apartment buildings** located on Redfox Court in Three Miles Plains.



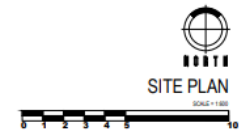


- New Street
- Redfox Court
- Off Macleod Court
- Off Panuke Road

- Rural Residential Neighbourhood
- Small single-family homes with acreage.



- 56 RESIDENTIAL UNITS (3 STOREY)
  - STUDIO - 4 UNITS
  - 1 BED - 4 UNITS
  - 1 BED + DEN - 24 UNITS
  - 2 BED + DEN - 24 UNITS
- TOTAL PARKING SPACES - 71  
(UNITS TO PARKING RATIO 1:1.26)
- LOT SIZE - 26,470 SQ.M
- BUILDING FOOTPRINT - 1,154 SQ.M (X2)
- PARKING + DRIVEWAY - 3,357 SQ.M
- GREEN SPACE - 20,805 SQ.M  
(78.5% OF THE TOTAL SITE)

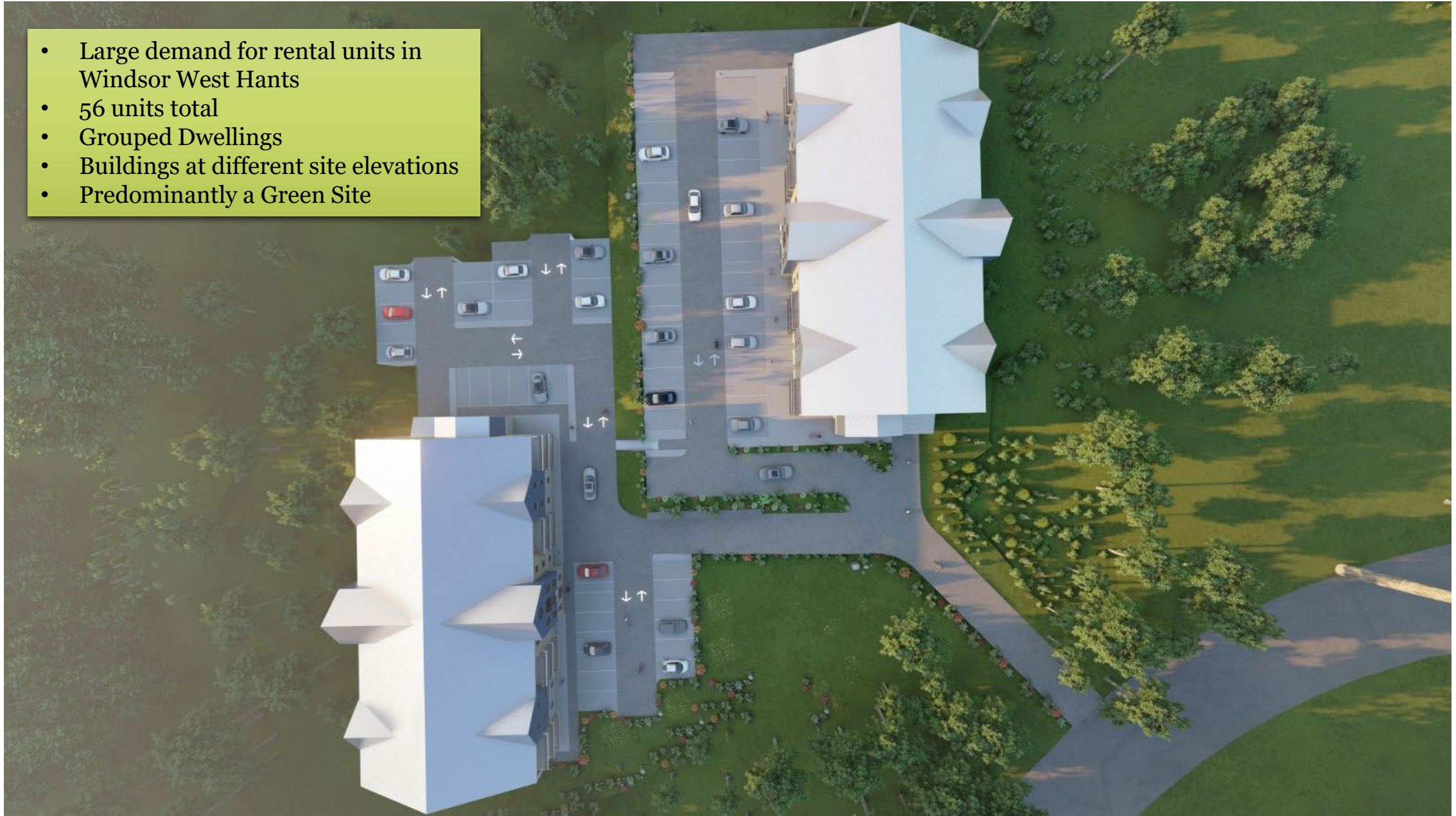


- Developing only 21.5% of the lot.
- Retaining existing Landscape for nearly 80% of the site.
- New Landscaping near buildings and in sideyards



- Site requirements of Land Use By Law to be met.
  - Setbacks
    - 71m (233') from McLeod Neighbours
    - 20m (65') from brook
    - 134m (439') back yard set back
    - 6.3m (20.6') smallest sideyard
    - Wetlands and brook will be protected during construction and undisturbed
  - Parking - 71 spaces for 56 units

- Large demand for rental units in Windsor West Hants
- 56 units total
- Grouped Dwellings
- Buildings at different site elevations
- Predominantly a Green Site



- Rural or Country look and feel.
- Small scale and massing.
- Pitched roofs and variation.
- 3 Stories.
- Change in materials and colour. Siding in colours and wood pattern, Masonry Base.
- Balconies or decks for all units.
- Lots of Natural light in each unit.



- Nearly identical Buildings at two different elevations on the site
- Sloping to a valley

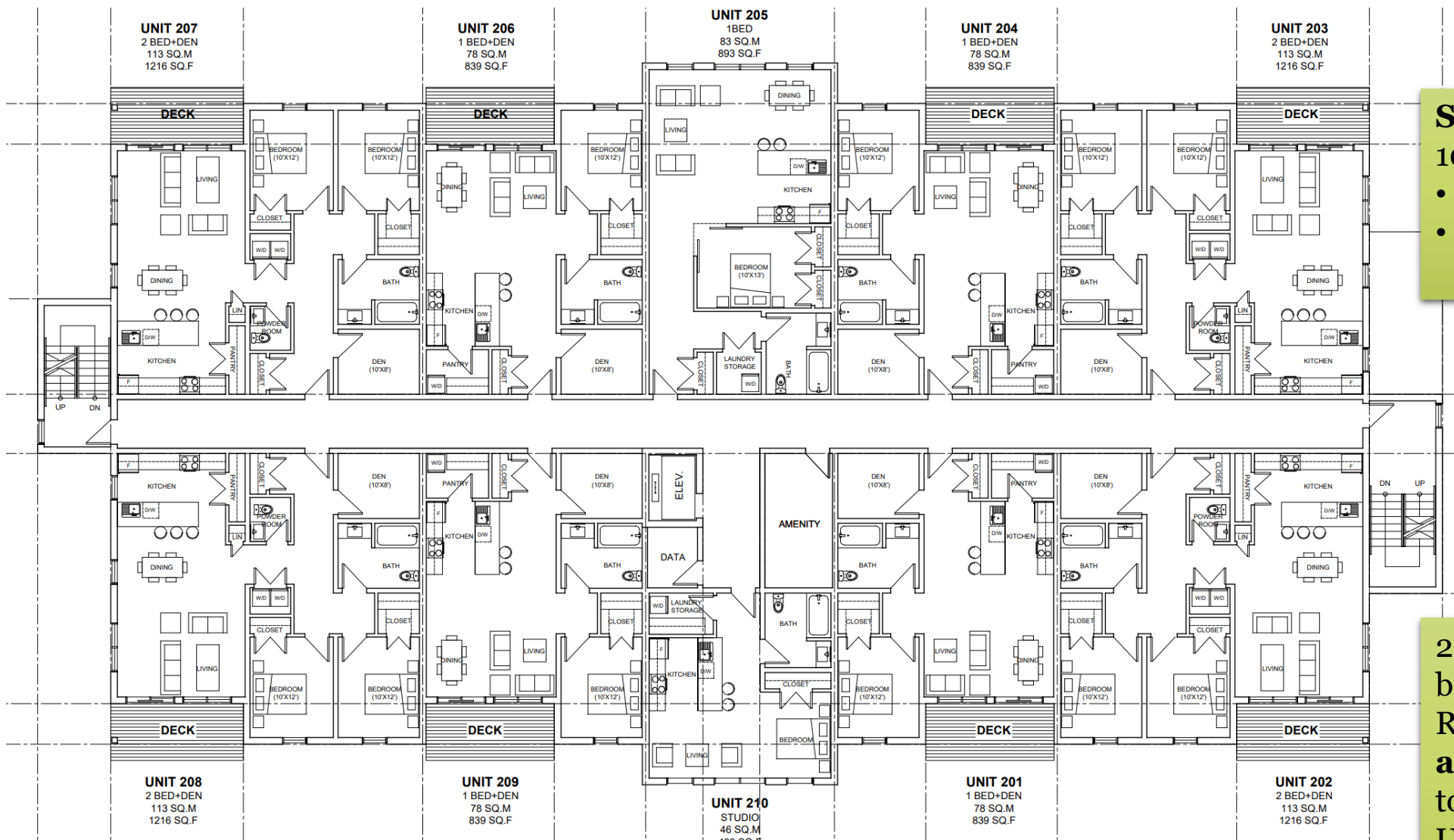


**Main Floor**  
 Amenity space  
 (lounge or party room)  
 8 units

- 4- 1 Bedroom + Den
- 4 - 2 Bedroom + Den



- All unit's Contemporary open planning.
- Average size 840sq' and 1200sq'



**Second and Third Plan**  
 10 units per floor

- 5 - 1 Bedroom per floor
- 5 - 2 Bedroom per floor

**2 accessible** apartments per building.  
 Remaining Units built to be **adaptable** to easily change to Accessible.  
 Units and Public Spaces all **visitable** for persons with Disabilities.

## Questions

<https://www.dropbox.com/t/WMCWojj6eDZfKXn8>