

# FH Development Group

## Development Agreement Proposal for Three Mile Plains

West Hants - Public Hearing

November 28<sup>th</sup>, 2023



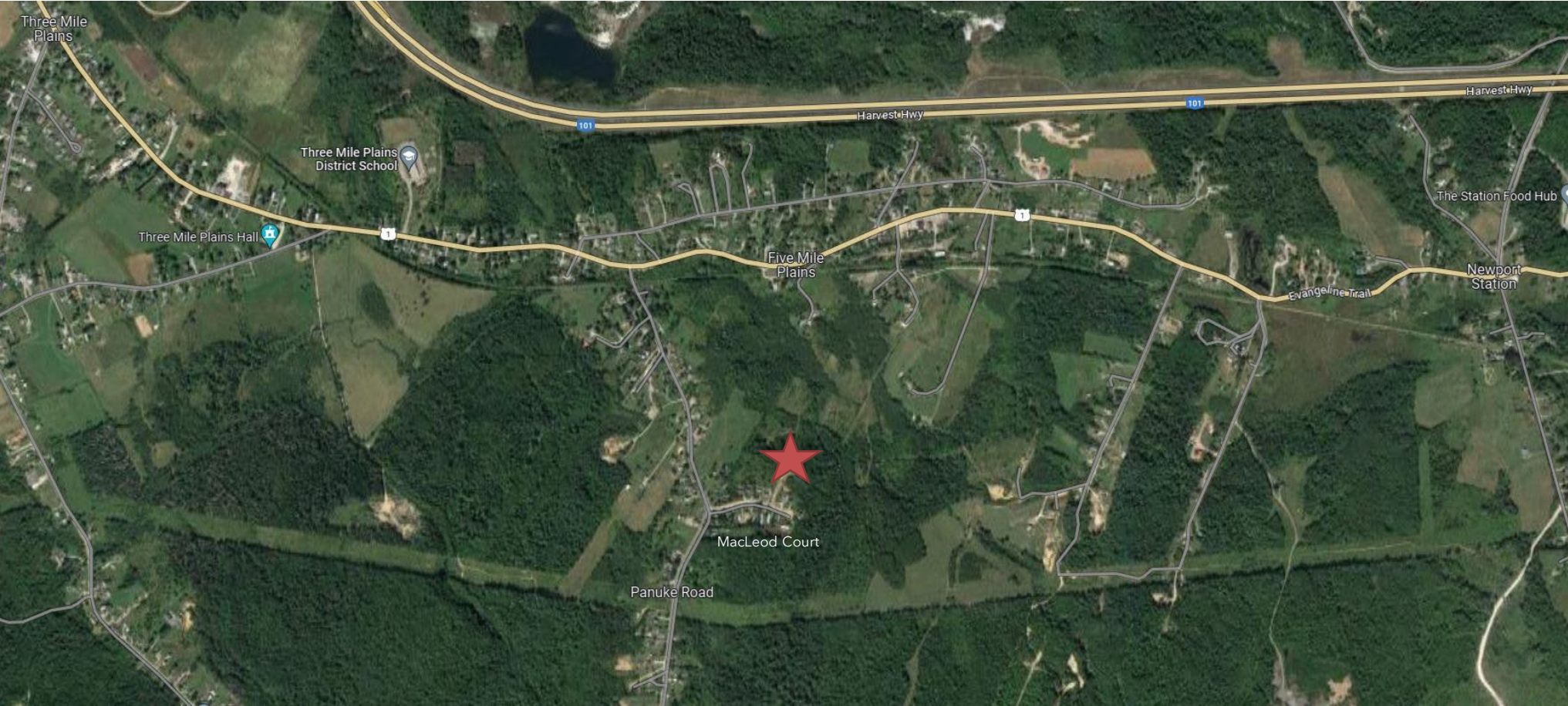
# The Proposal

Redesign features a residential grouped dwellings development consisting of 27 townhouse units over 5 townhouse blocks.

Proposed development includes:

- 27 3x bedroom townhouse units
- 27 exterior and 27 garage parking spaces (parking ratio of 2:1)
- Site green space totals ~20,000 square metres or ~75% of the total site area
- This form of grouped development effectively preserves the majority of the site in its original natural state
- Clusters development on the remainder of the property, making it more affordable in terms of servicing

# Area Context



# Neighbourhood Context









# Summary

With this proposed redesigned development, we are looking to...

- Respect the feedback received from area residents with respect to scale and form of development.
- Provide a different housing format as an option to compliment the as-of-right development.
- Preserve open and natural spaces which enhance the proposed development and the area in general.
- Develop a vacant parcel of land within Three Mile Plains growth area and optimize area water and sewer systems.
- Will utilize buffering to reduce visual impact for existing MacLeod Court residents.