



Lake Loon: A modern urban village

Public Hearing
Oct 7, 2014



Project Compatibility

- ▶ Commercial Corridor with considerable lake frontage
- ▶ Residential a better fit for the lake than commercial with large parking lots.
- ▶ Walkable commercial cores is encouraged by HRM planning policy
- ▶ Traffic and waste water generation will be less for residential use than the as-of-right commercial use.
- ▶ Residential uses will enhance commercial uses without competing
- ▶ Surrounding commercial uses in support of the development. No direct adjacent residential impacts.



Project Aims

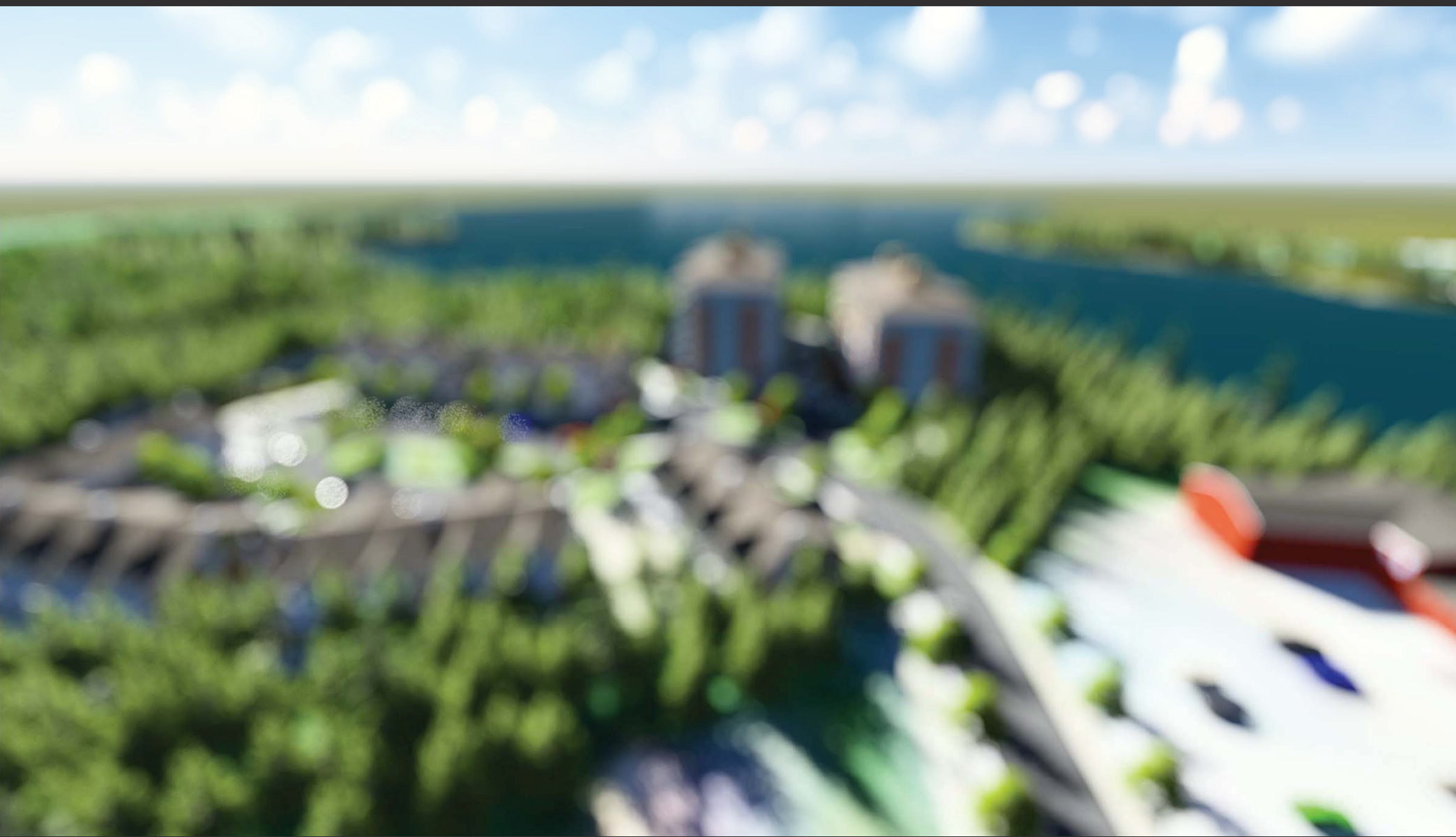
- ▶ **Community Compatibility**
 - Preserve open space on the lake
 - preserve views of the lake from the entry
 - Varied Housing Typologies
 - Close to neighbourhood amenities
 - 20m lake buffer, buildings setback much further
 - Extensive Open Space (+25%)
 - Large community courtyard
 - Walking trails



Project Aims

- ▶ Environmental Quality
 - Forest preservation
 - shoreline conservation
 - trails access
 - preservation of views
 - green building/site strategies
 - integrated stormwater management





Traffic

- ▶ Roger Boychuk

