

BLOCKHOUSE HILL

SESSION 4: DIRECTION

Presentation to Lunenburg Town Council

Tuesday, January 23rd at 6pm



Timeline

WORKSHOP 1: LISTENING

Thurs., Sept. 14th, 2023

6:00pm - 8:00pm

Lunenburg Fire Dept.
Community Room

25 Medway St,
Lunenburg

Workshop 1 Recording
TOL Youtube Channel

Workshop 1 Absentee Survey
TOL Website

Lunenburg Market Survey
Oct. 5, 2023

WORKSHOP 2: VISIONING

Thurs., Oct. 19th, 2023

6:00pm - 9:00pm

Lunenburg Fire Dept.
Community Room

25 Medway St,
Lunenburg

Workshop 2: Oral History Sruvey
TOL Website

Workshop 2 Recording
TOL Youtube Channel

WORKSHOP 3: OPTIONS

Thurs., Nov. 16th, 2023

6:00pm - 9:00pm

Lunenburg Fire Dept.
Community Room

25 Medway St,
Lunenburg

Workshop 3: Online Ranking Sruvey
TOL Website

Workshop 3 Recording
TOL Youtube Channel

WORKSHOP 4: DIRECTION

Tues., Jan. 23rd, 2023

6:00pm

Lunenburg Town Hall
Council Chambers

119 Cumberland St.
Lunenburg



OUTLINE

1. UNESCO World Heritage Site Designation

2. Site Parameters + Assumptions

3. Housing Typologies

4. Development Options

- precedents
- site plan
- unit counts + estimate
- conceptual renderings

5. Summary of Four Options

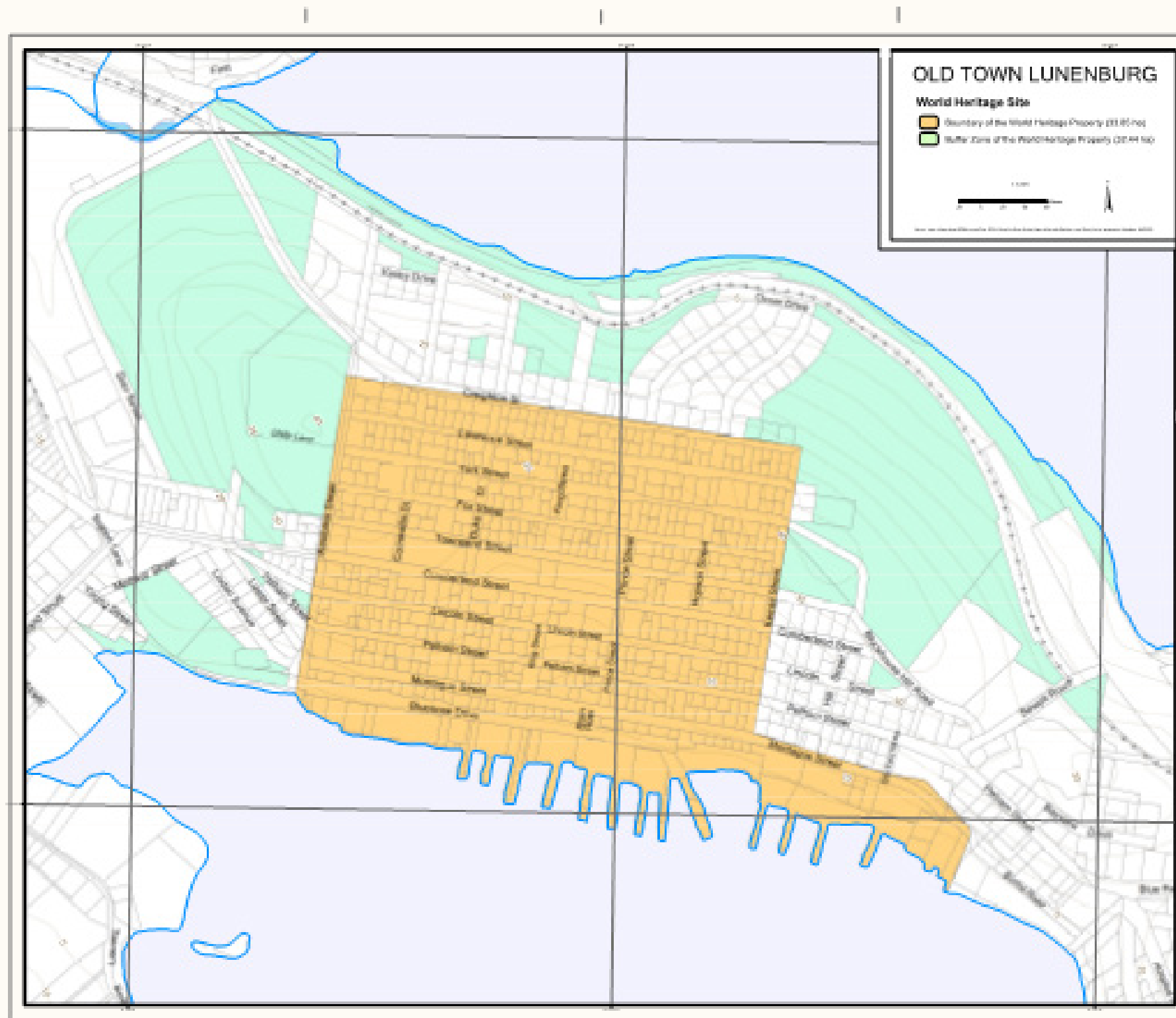


UNESCO World Heritage Site Designation

APPLICATION ON BLOCKHOUSE HILL SITE



UNESCO World Heritage Site Designation



- Designated Area
- Buffer Zone

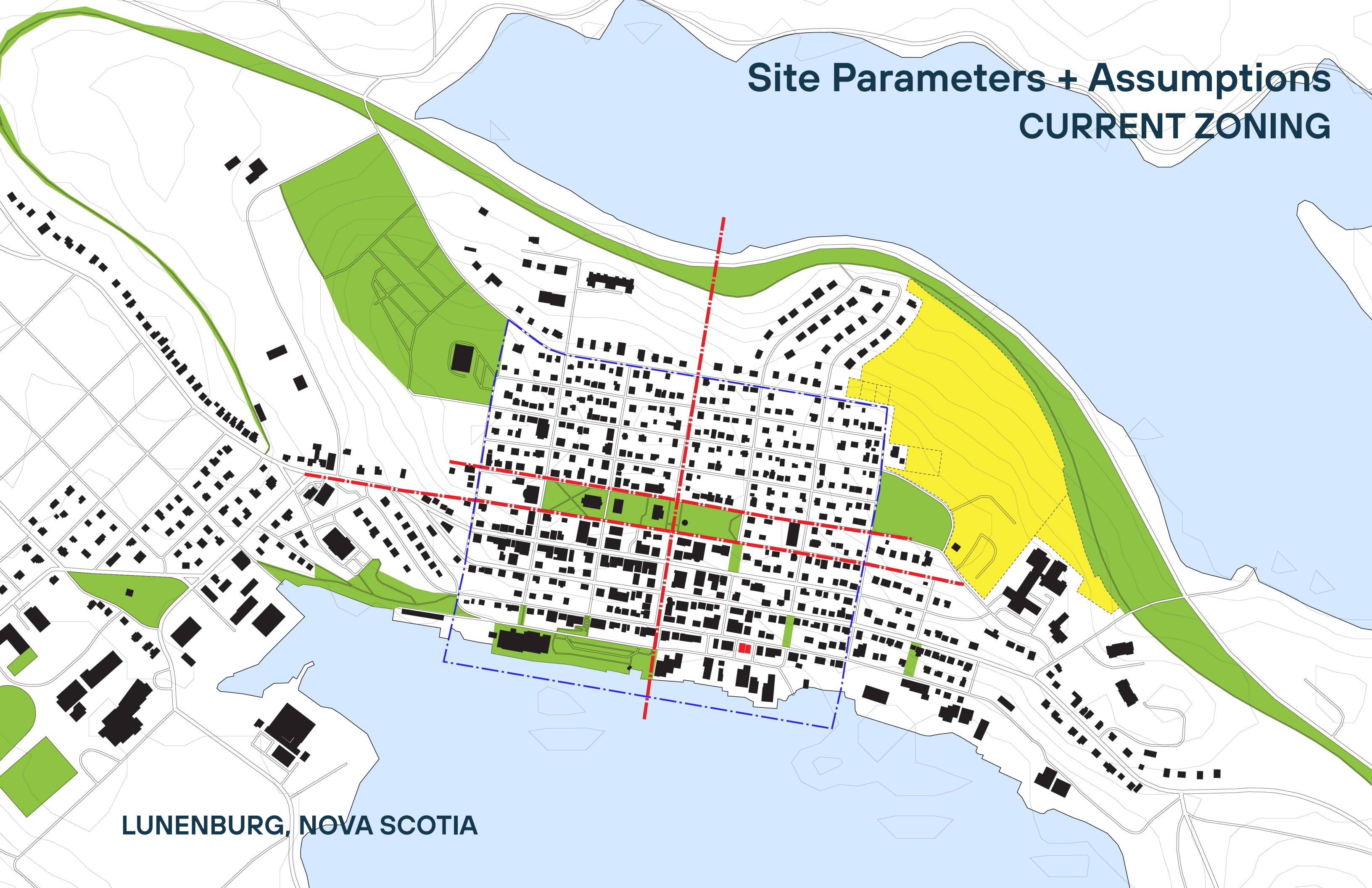
SITE PARAMETERS + ASSUMPTIONS

APPROACH TO DEVELOPMENT OPTIONS



Site Parameters + Assumptions

CURRENT ZONING

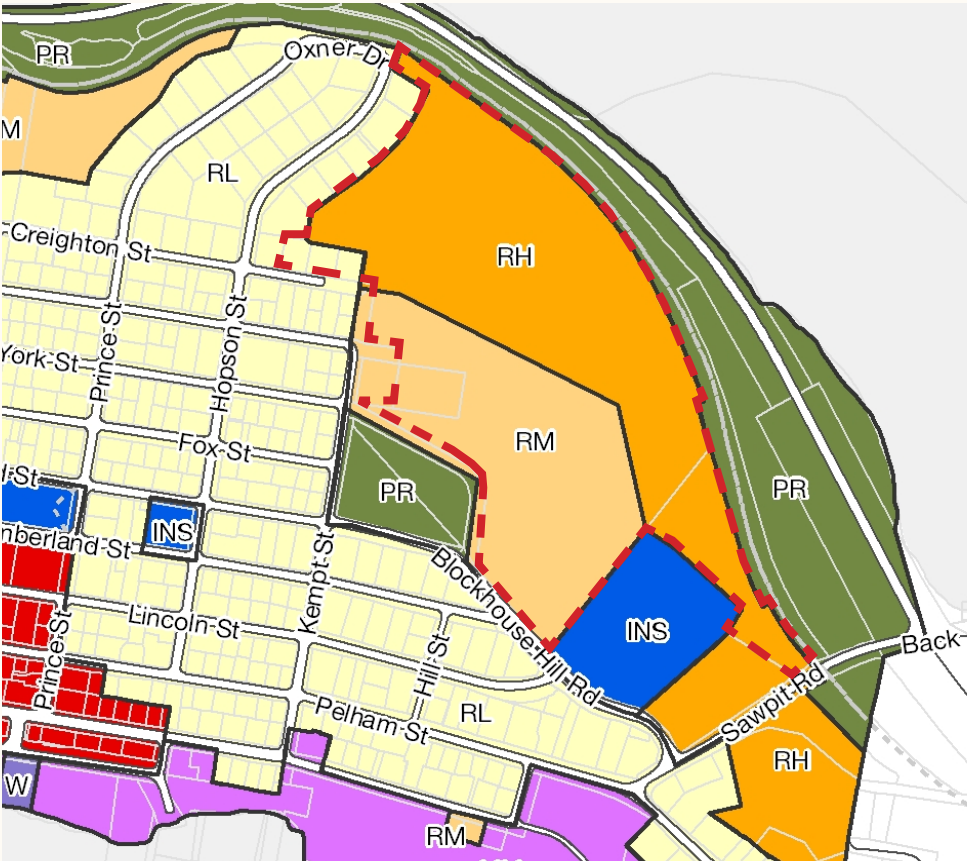


LUNENBURG, NOVA SCOTIA

Site Parameters + Assumptions

CURRENT ZONING

1. Use Zoning



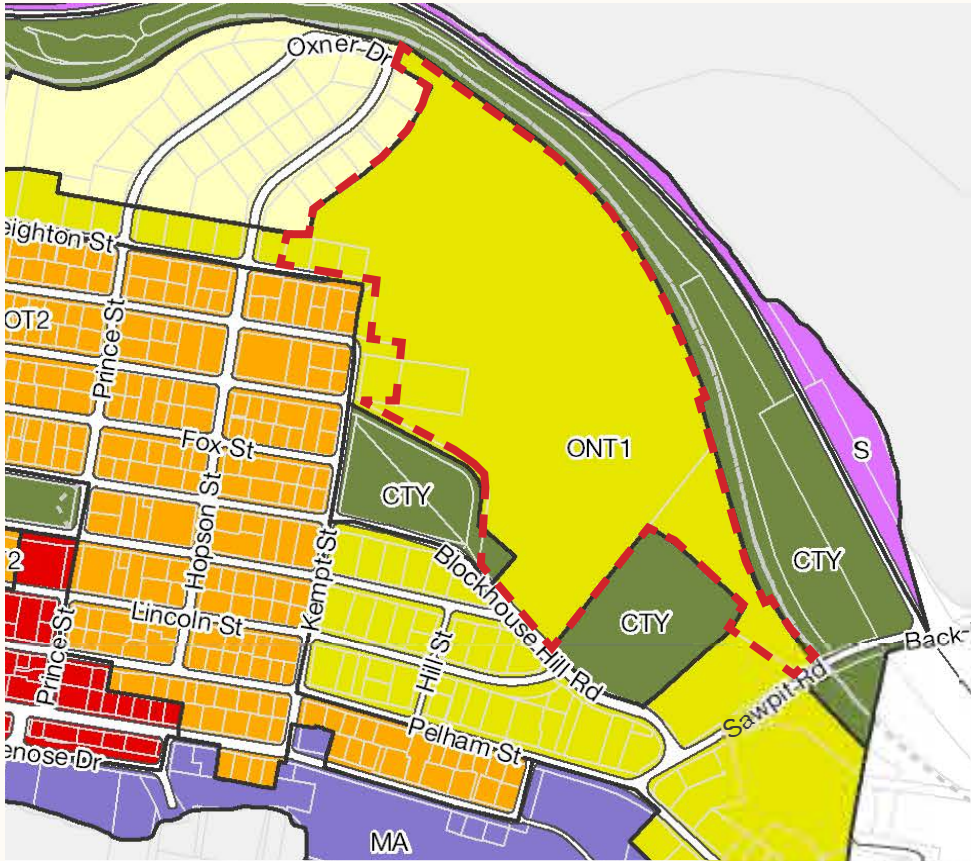
RM: Residential - Medium Density
RH: Residential - High Density

2. Lot Zoning



LZ2 - Lot Zone 2

3. Form Zoning



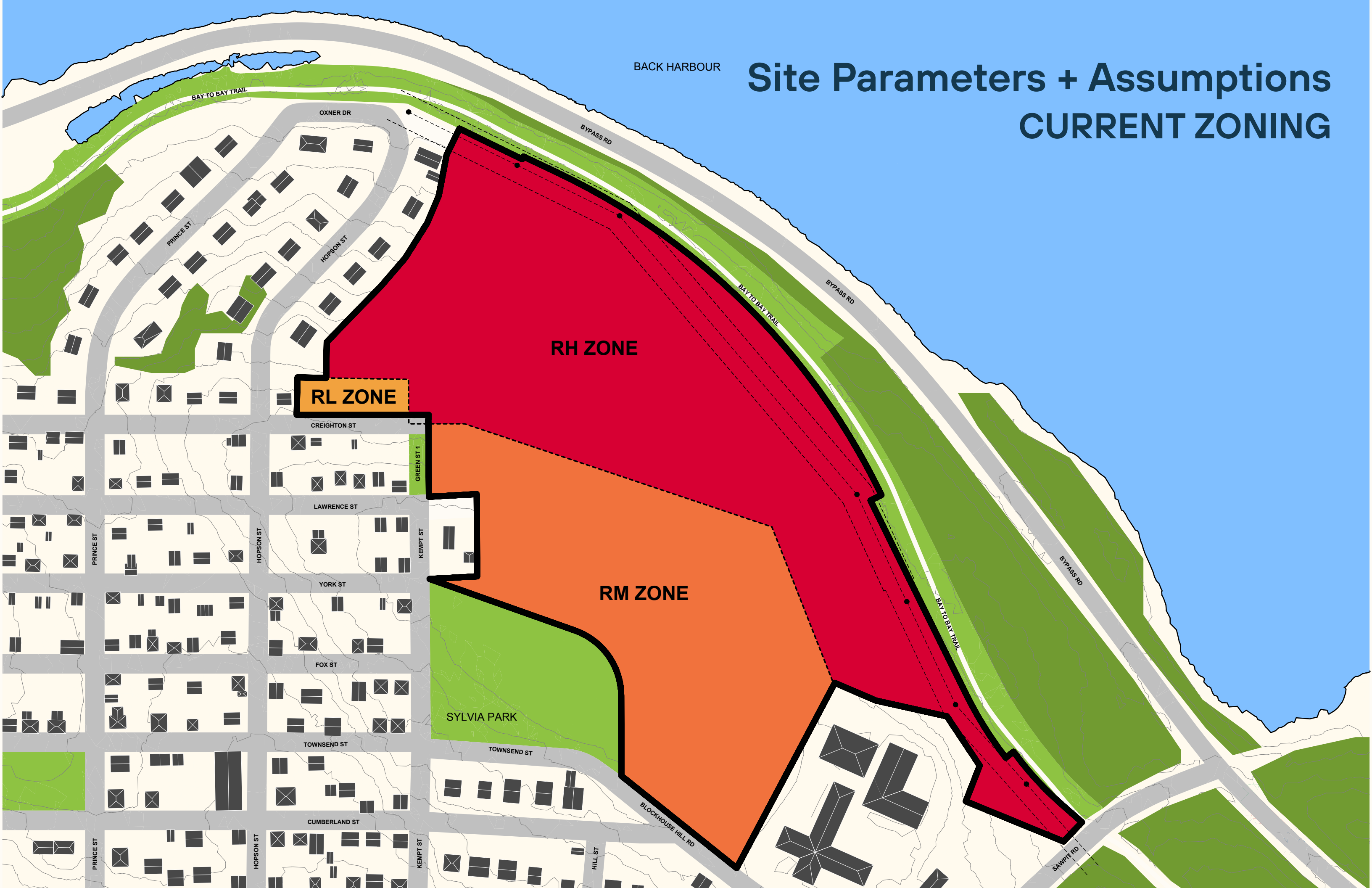
ONT1 - Old Town New Town 1 Form Zone

ZONING MAPS AT BLOCKHOUSE HILL



Site Parameters + Assumptions

CURRENT ZONING



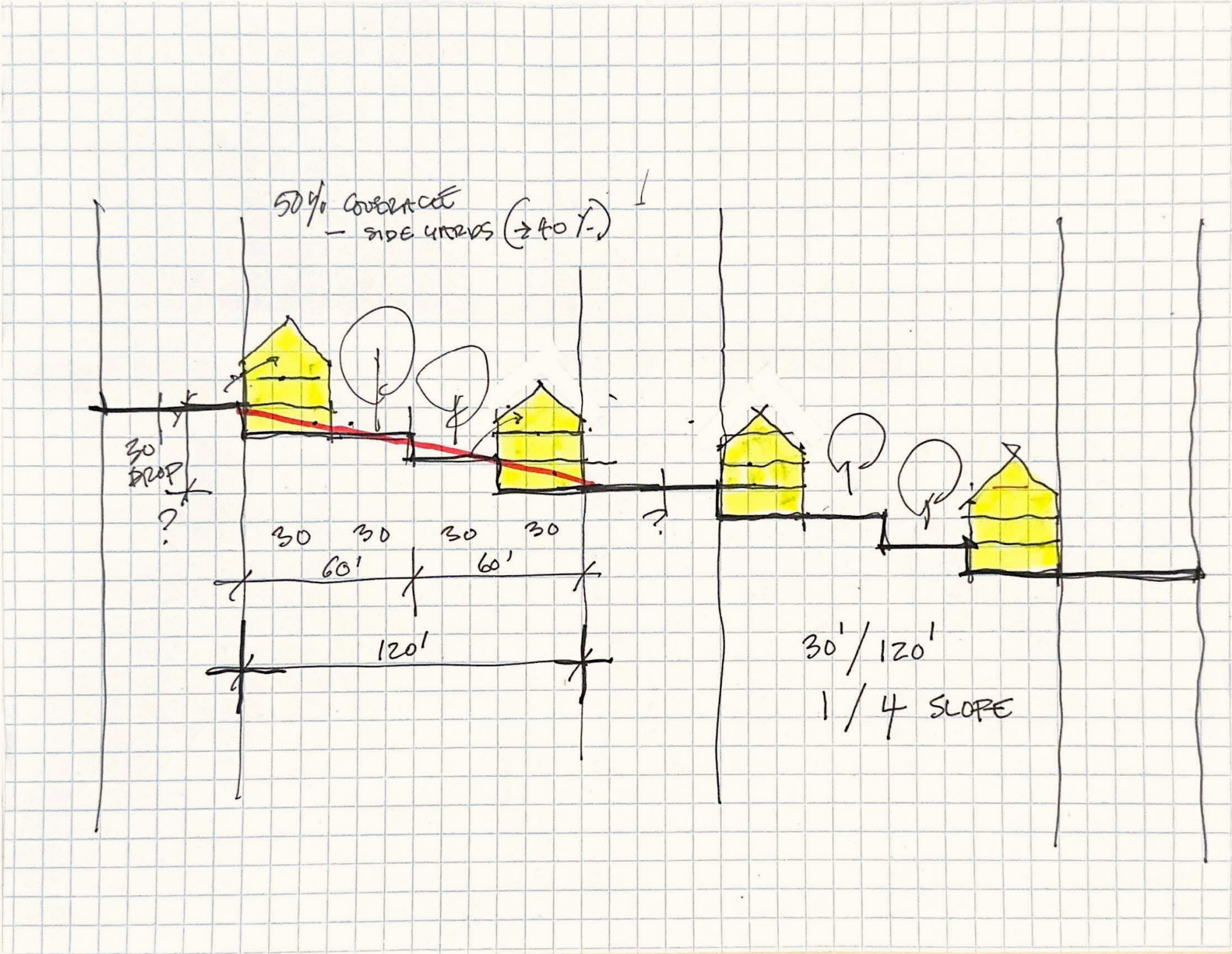
Site Parameters + Assumptions

SITE SLOPE



Site Parameters + Assumptions

SITE SLOPE

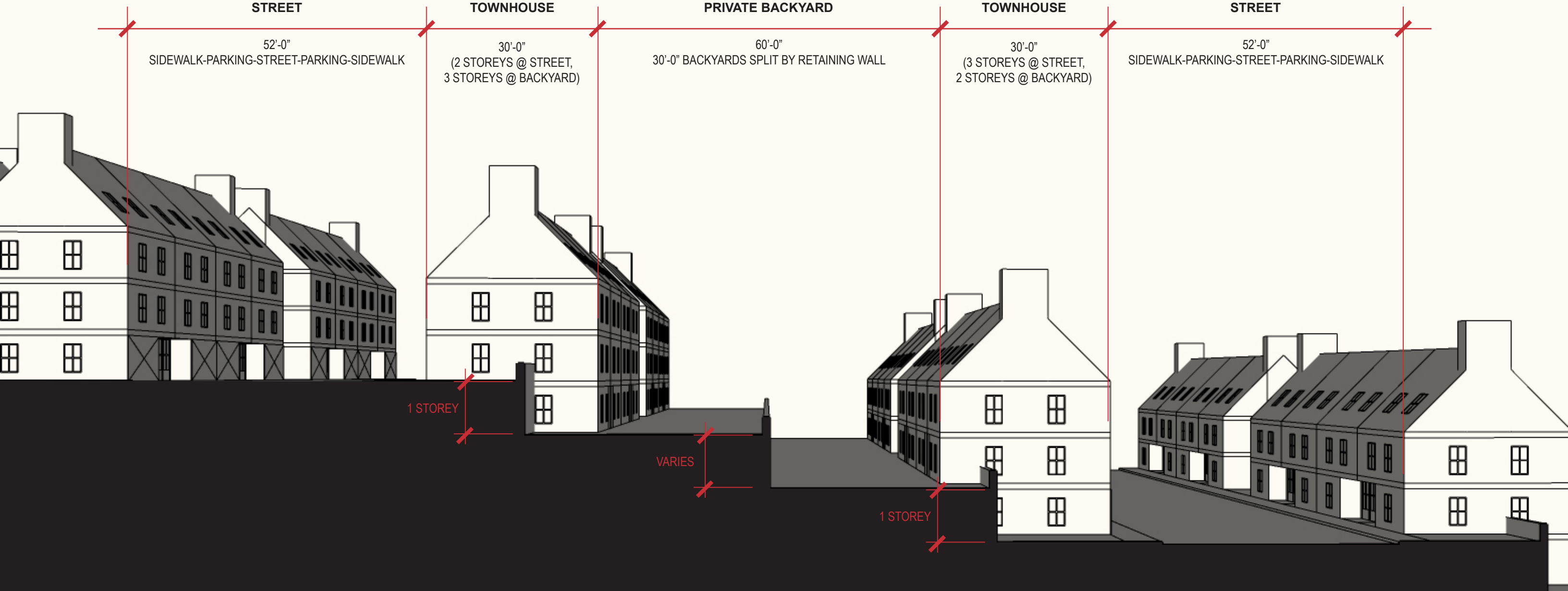


PRINCIPLE OF DEVELOPING ON THE SLOPE



Site Parameters + Assumptions

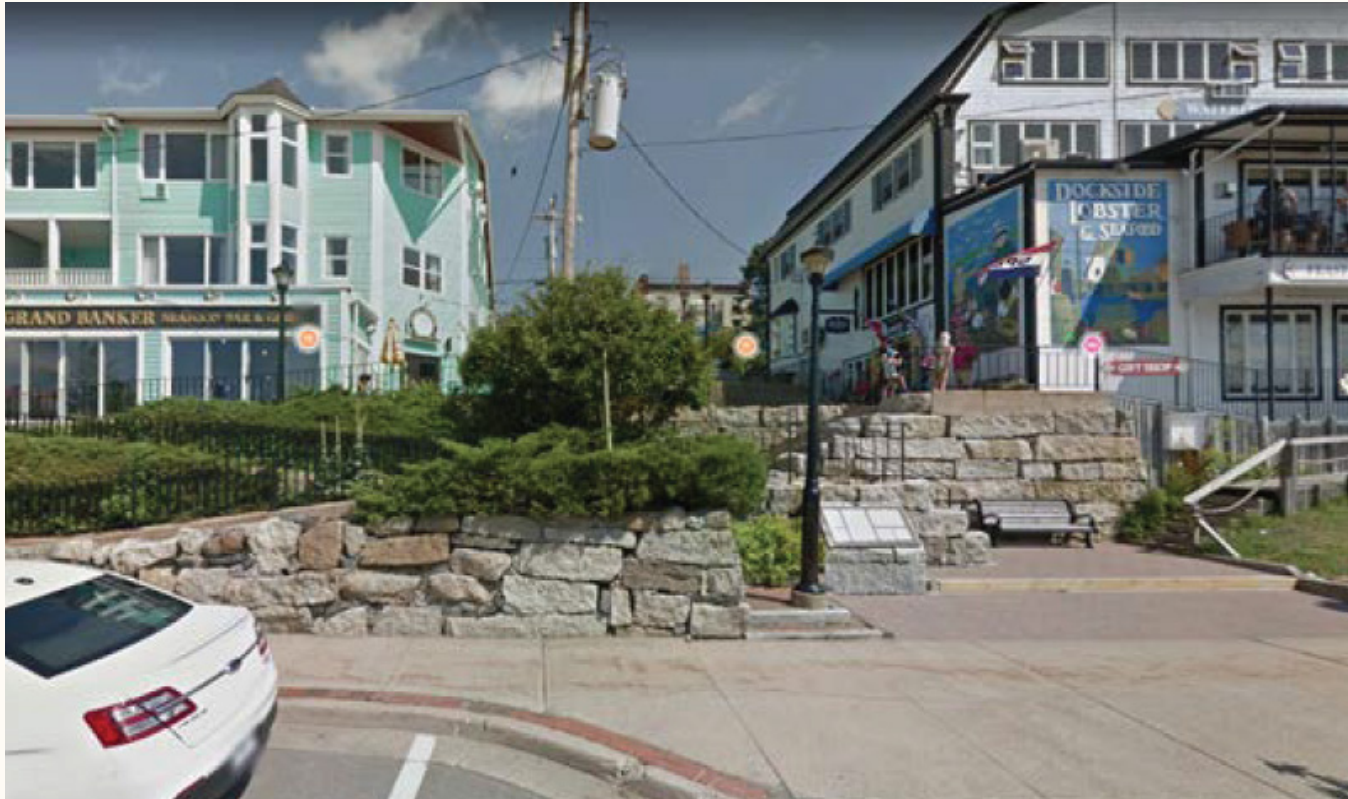
SITE SLOPE



PRINCIPLE OF DEVELOPING ON THE SLOPE

Site Parameters + Assumptions

SITE SLOPE



LUNENBURG GREEN STREET - DUKE ST.



LUNENBURG GREEN STREET - HOPSON ST.



LOMBARD STREET, SAN FRANCISCO

GREEN STREETS



Site Parameters + Assumptions

UNIT SIZE BREAKDOWN

Table 4-1: Estimated Current & Anticipated Unit Shortfall by Unit Size, 2022-2027

	Total	Studio + 1-bedroom	2-bedroom	3+ bedroom
A: Current shortfall (end of 2022)	65	20	25	20
B: Anticipated demand by 2027	55	15	25	15
C: Total units required by 2027 (A + B)	120	35	50	35
D: Anticipated 5-year supply (status quo pace*)	50	15	20	15
E: Total shortfall	70	20	30	20
F: Total extra units required annually (E / 5 years)	15	5	5	5

* The distribution of supply is based on household preferences, not actual anticipated build out.

Site Parameters + Assumptions

UNIT SIZE BREAKDOWN

Table 4-1: Estimated Current & Anticipated Unit Shortfall by Unit Size, 2022-2027

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* The distribution of supply is based on household preferences, not actual anticipated build out.

29%

42%

29%



HOUSING TYPOLOGIES

USED IN DEVELOPMENT OPTIONS



SINGLE DETACHED HOUSES

Housing Typologies



Horizon Cabin

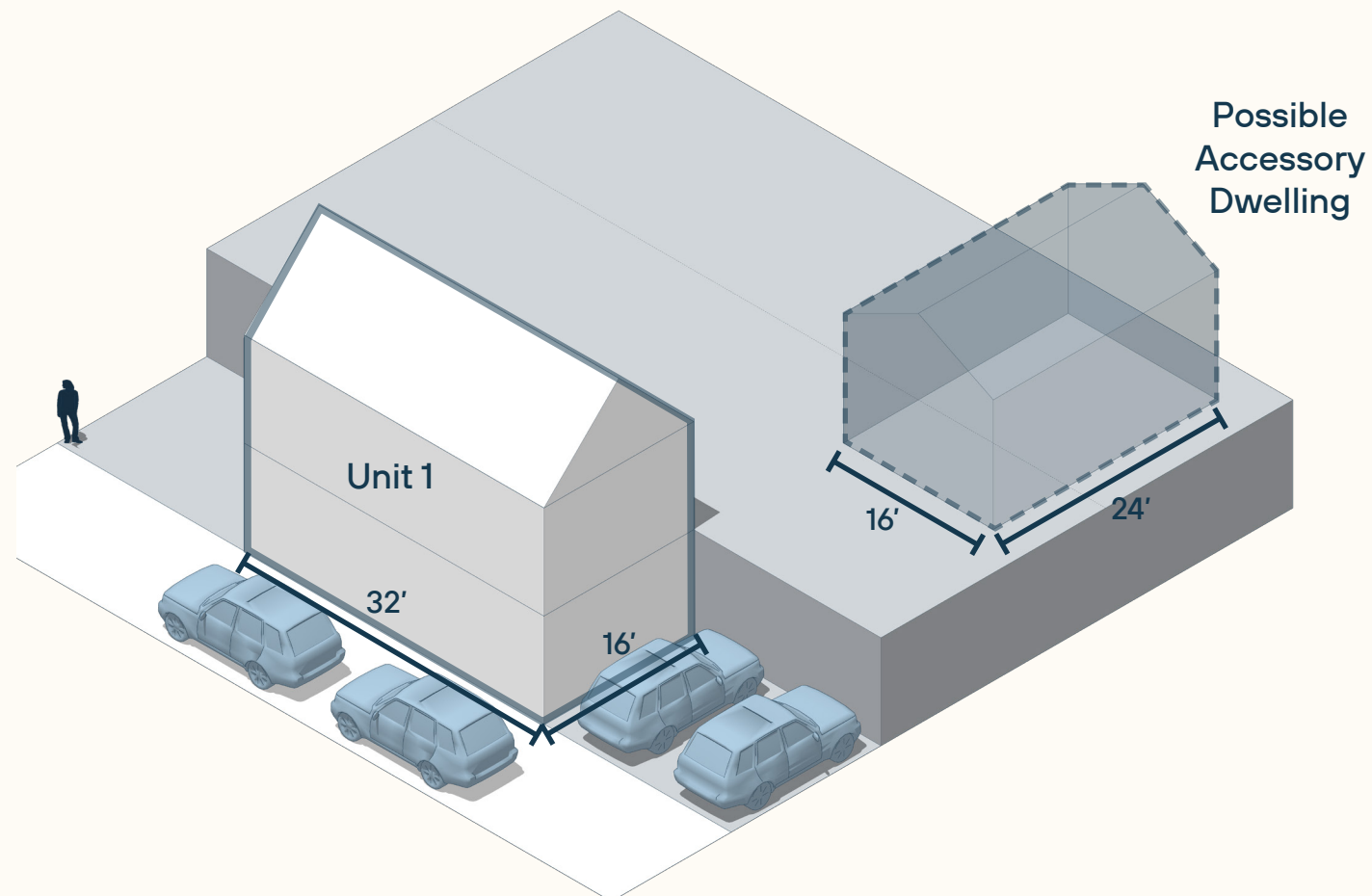


Riverport Cabin



Enough House

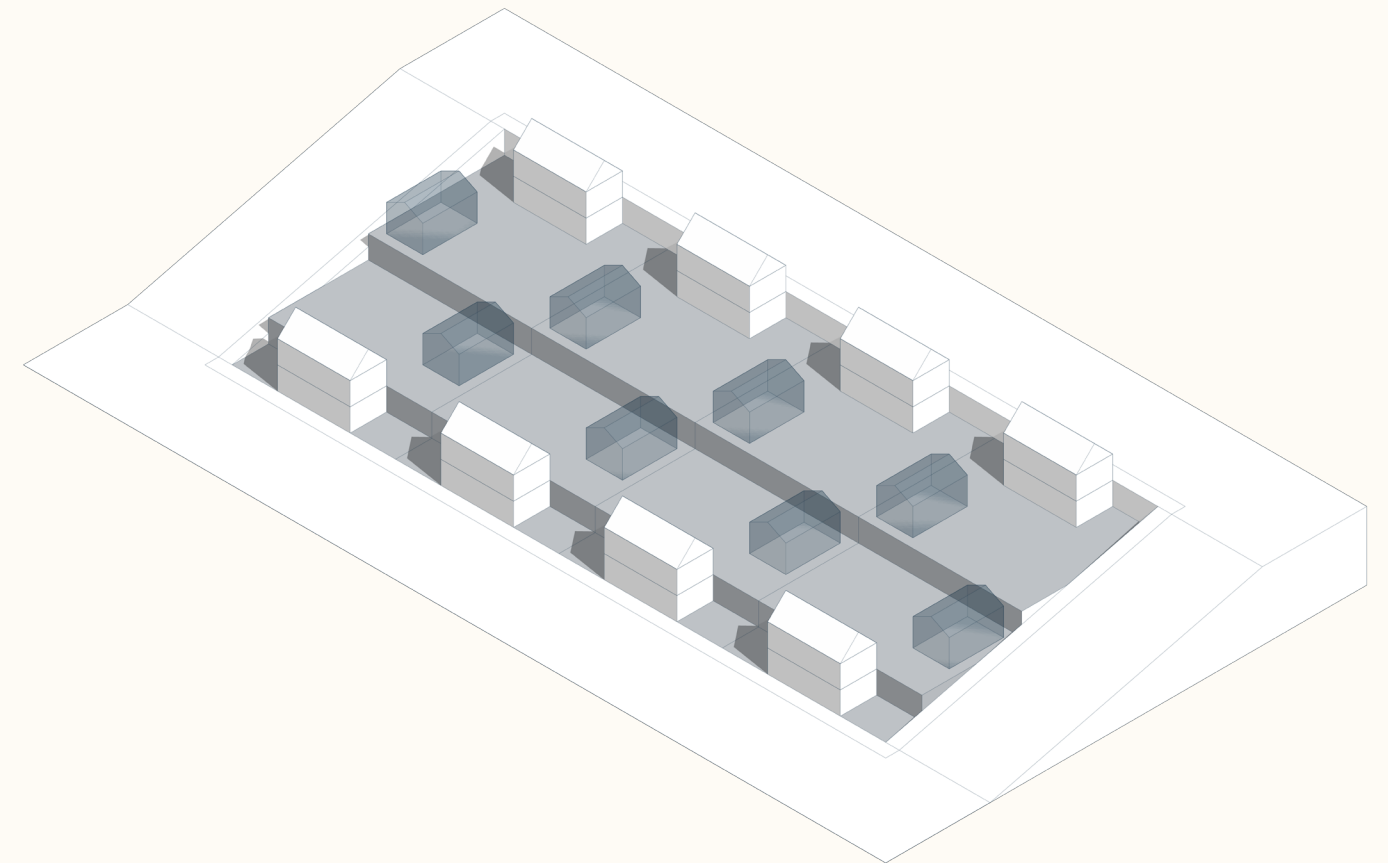
1A. SINGLE DETACHED HOUSES



One Dwelling Unit / Lot
One Accessory Dwelling

21% Lot Coverage
79% Open Space

Housing Typologies



8 Lots / Historic Town Block
8 Dwelling Units / Historic Town Block
8 Accessory Units Possible

Max Density: 16 Units



SEMI-DETACHED/DUPLEXES

Housing Typologies

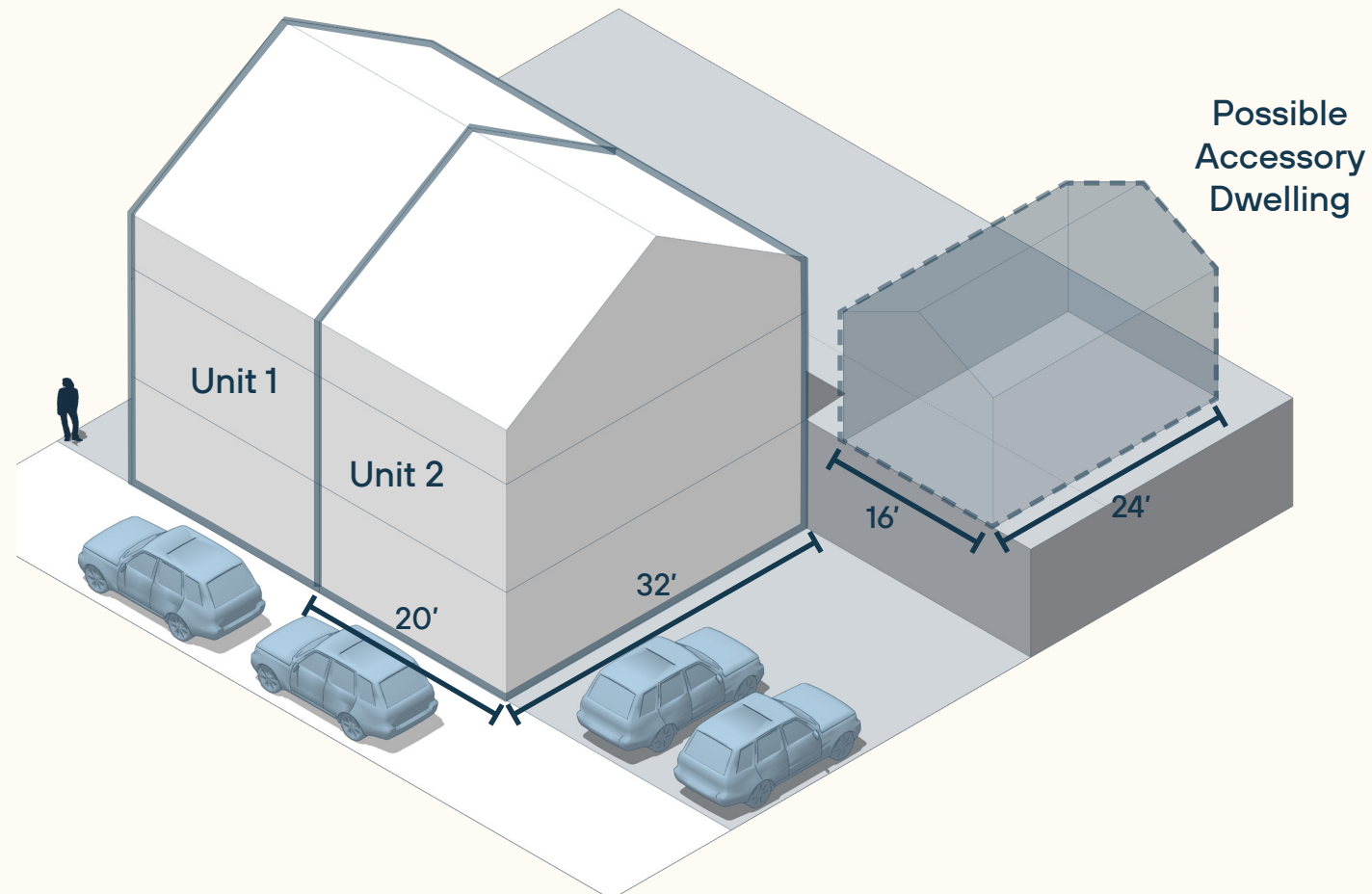


Morris St., Halifax



Maynard St, Halifax

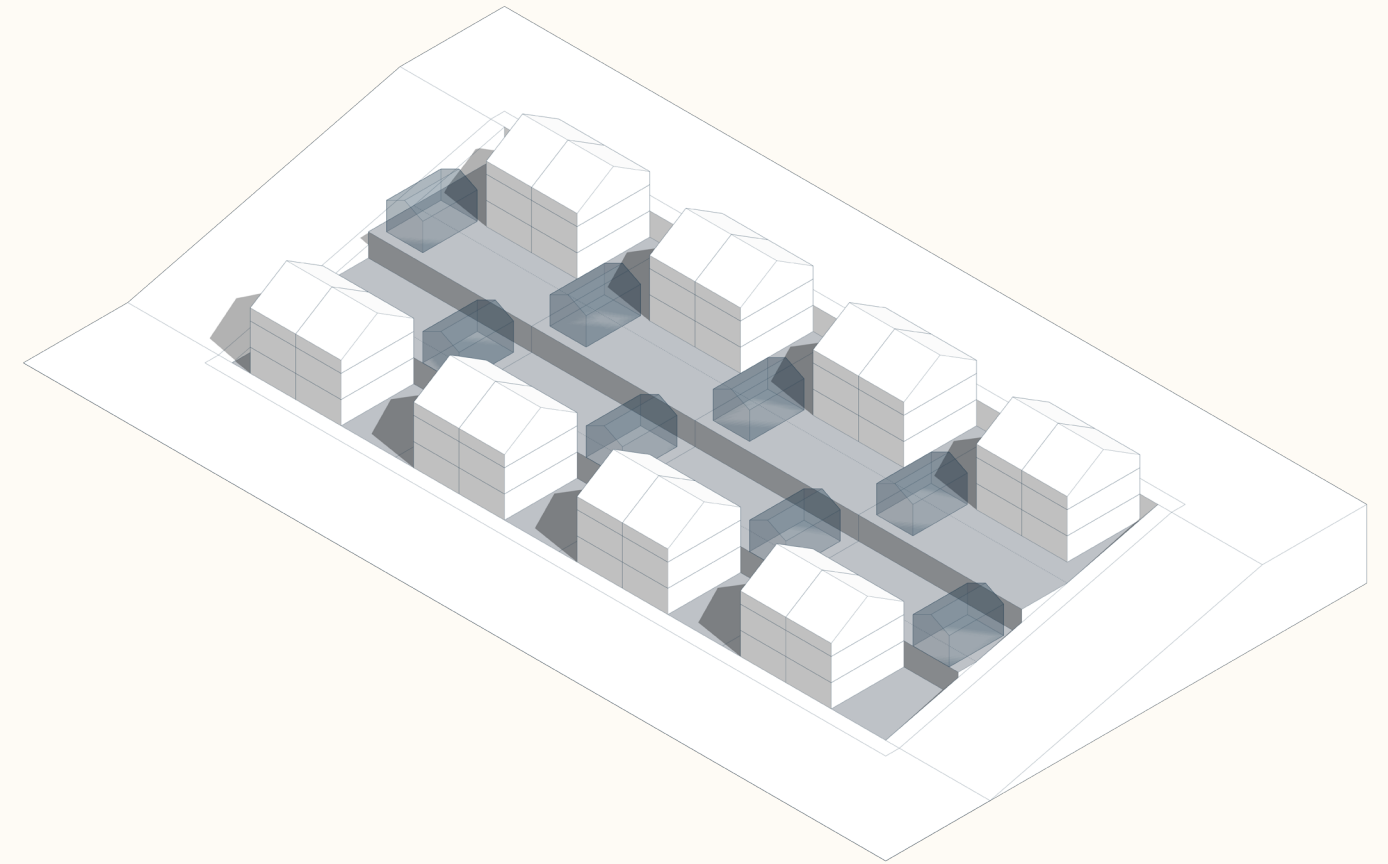
SEMI-DETACHED/DUPLEXES



Two Dwelling Units / Lot
One Accessory Dwelling

40% Lot Coverage
60% Open Space

Housing Typologies

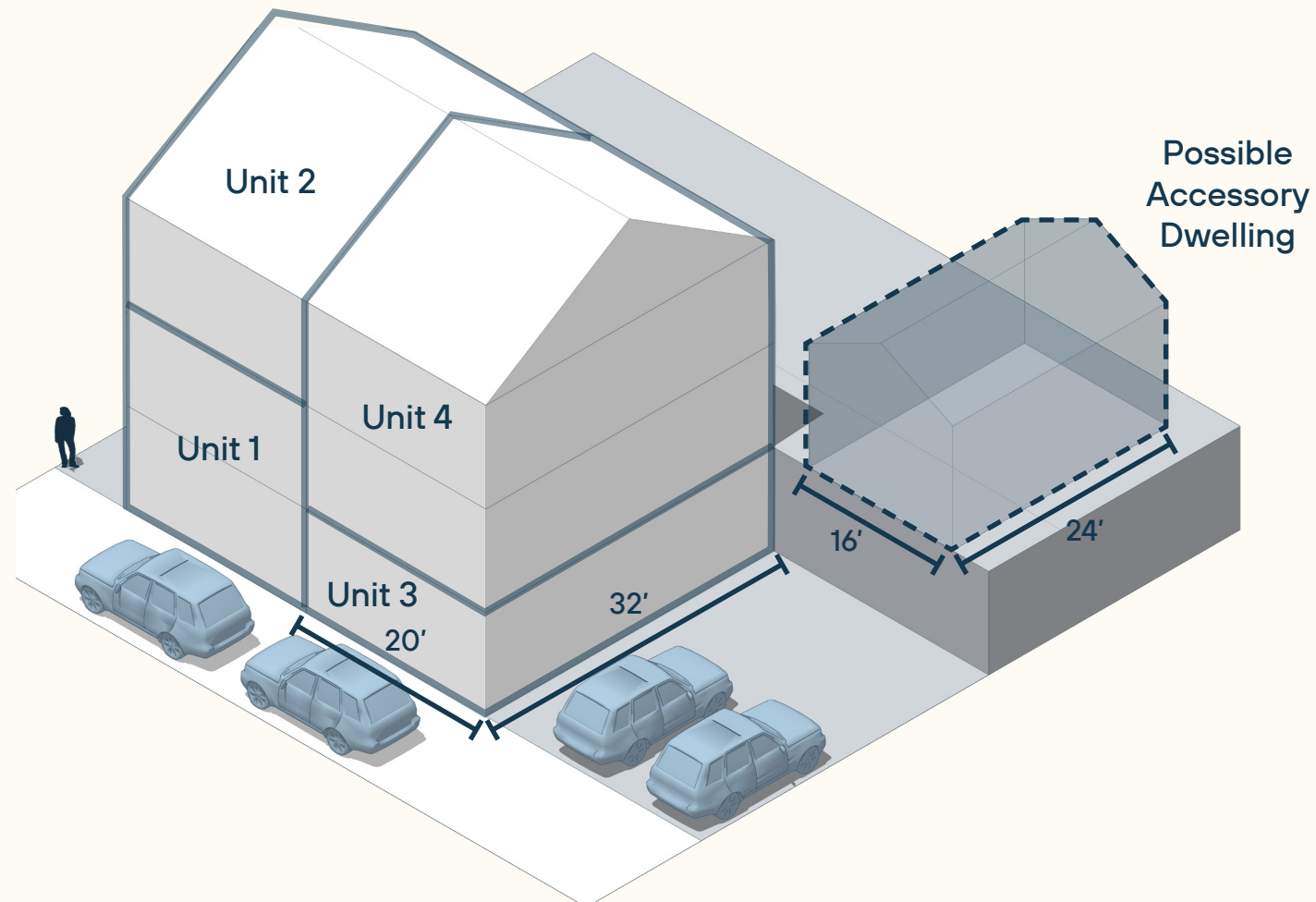


8 Lots / Historic Town Block
16 Dwelling Units / Historic Town Block
8 Accessory Units Possible

Max Density: 24 Units



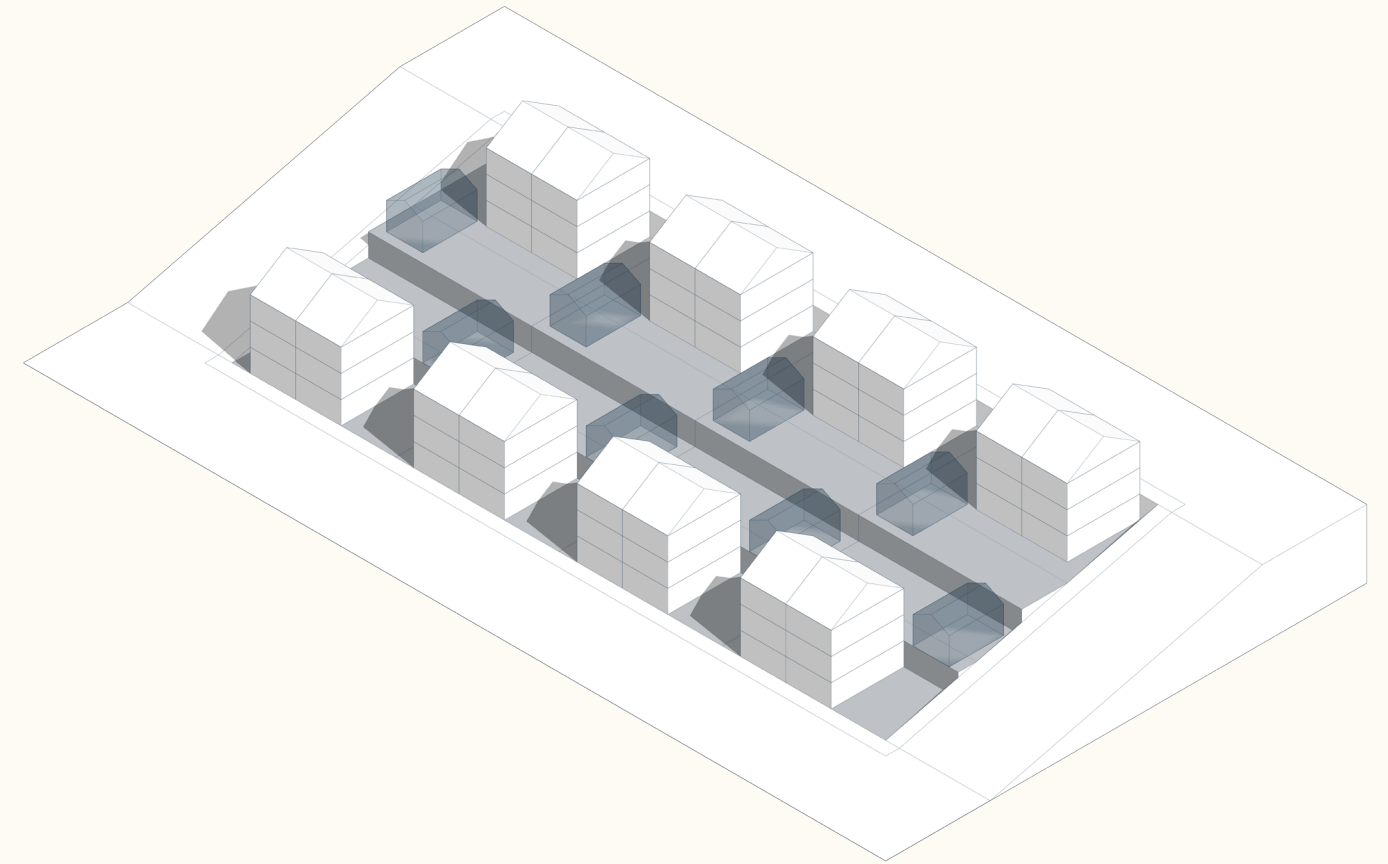
MULTI-UNIT / STACKED TOWNHOUSES



Four Dwelling Units / Lot
One Accessory Dwelling

40% Lot Coverage
60% Open Space

Housing Typologies



8 Lots / Historic Town Block
32 Dwelling Units / Historic Town Block
8 Accessory Units Possible

Max Density: 40 Units



HIGH DENSITY STACKED TOWNHOUSES

Housing Typologies

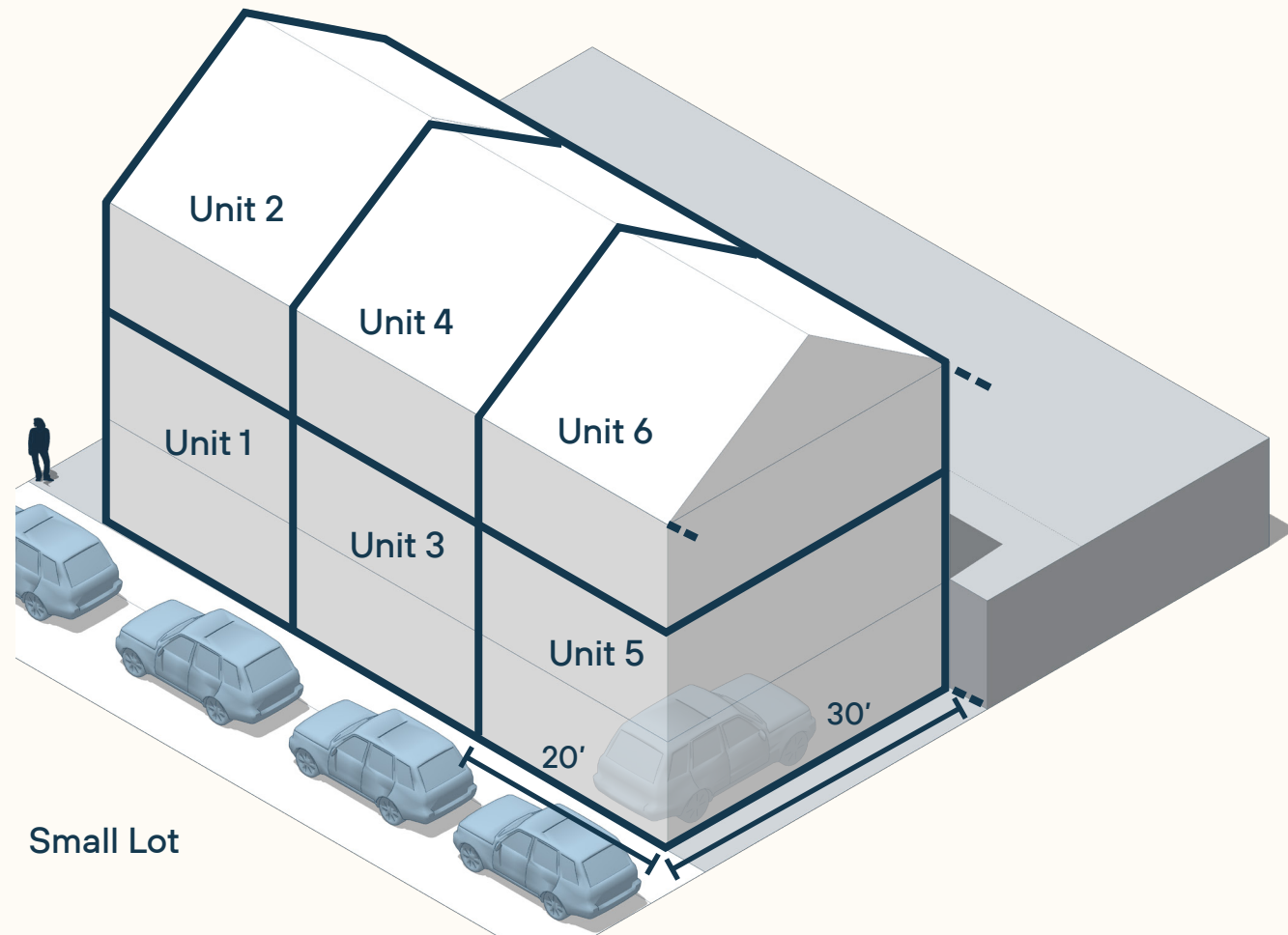


Georgian Townhouses, Dublin



Terrace Houses, London

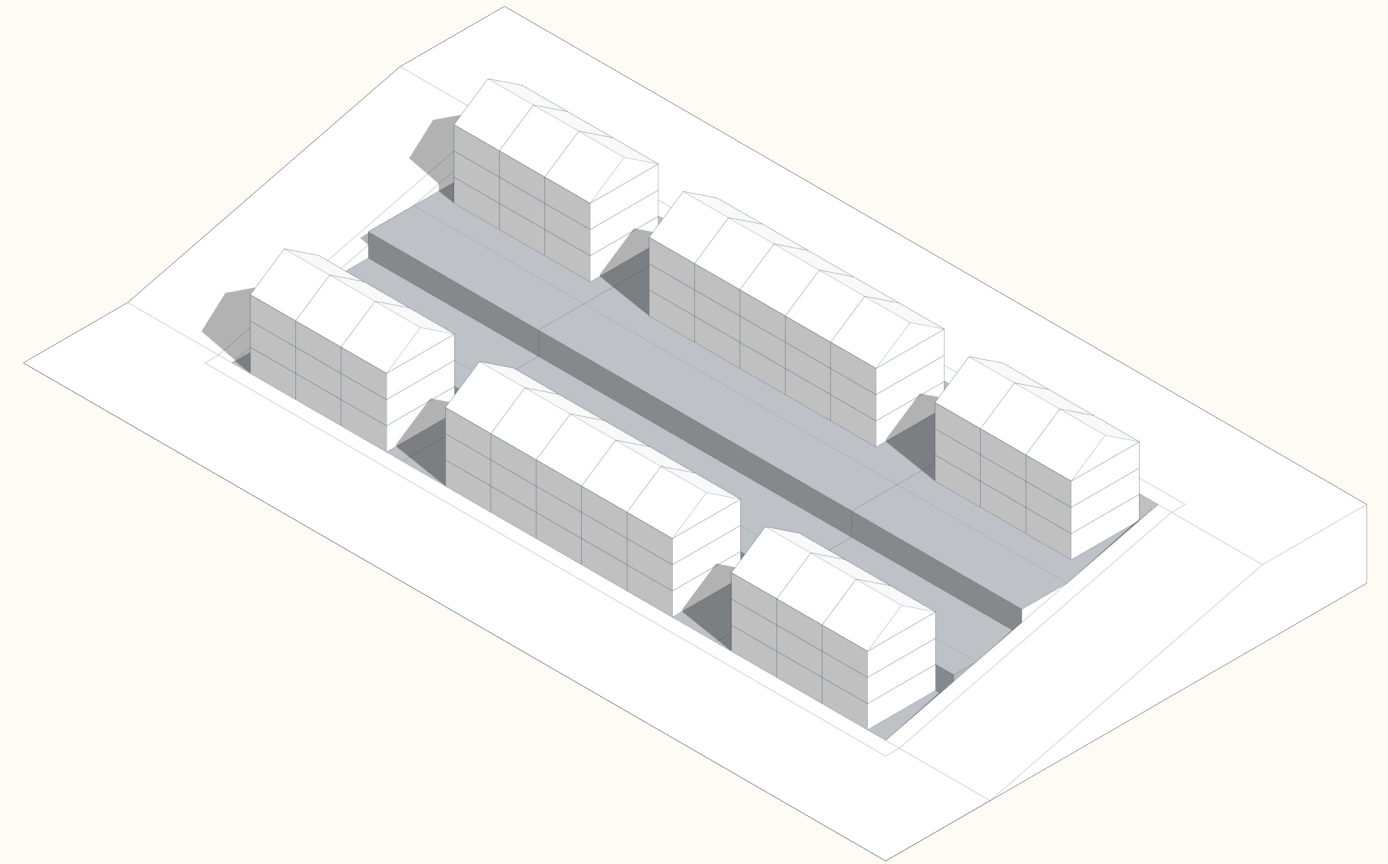
HIGH DENSITY STACKED TOWNHOUSES



Six to Ten Dwelling Units / Lot
(two stack)

38% Lot Coverage
62% Open Space

Housing Typologies

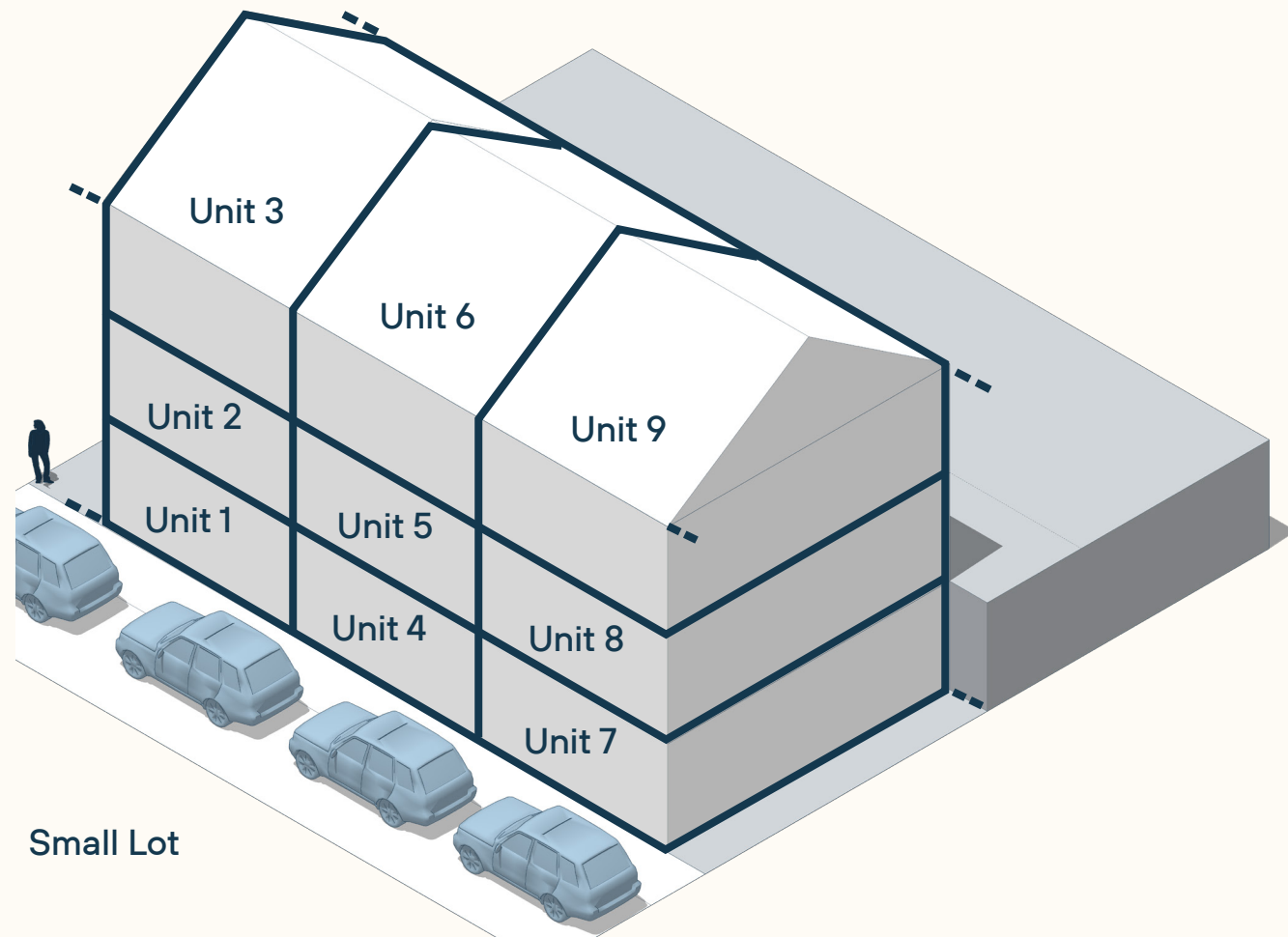


6 Lots / Historic Town Block
44 Dwelling Units (two stack) / Historic
Town Block

Max Density: 44 Units



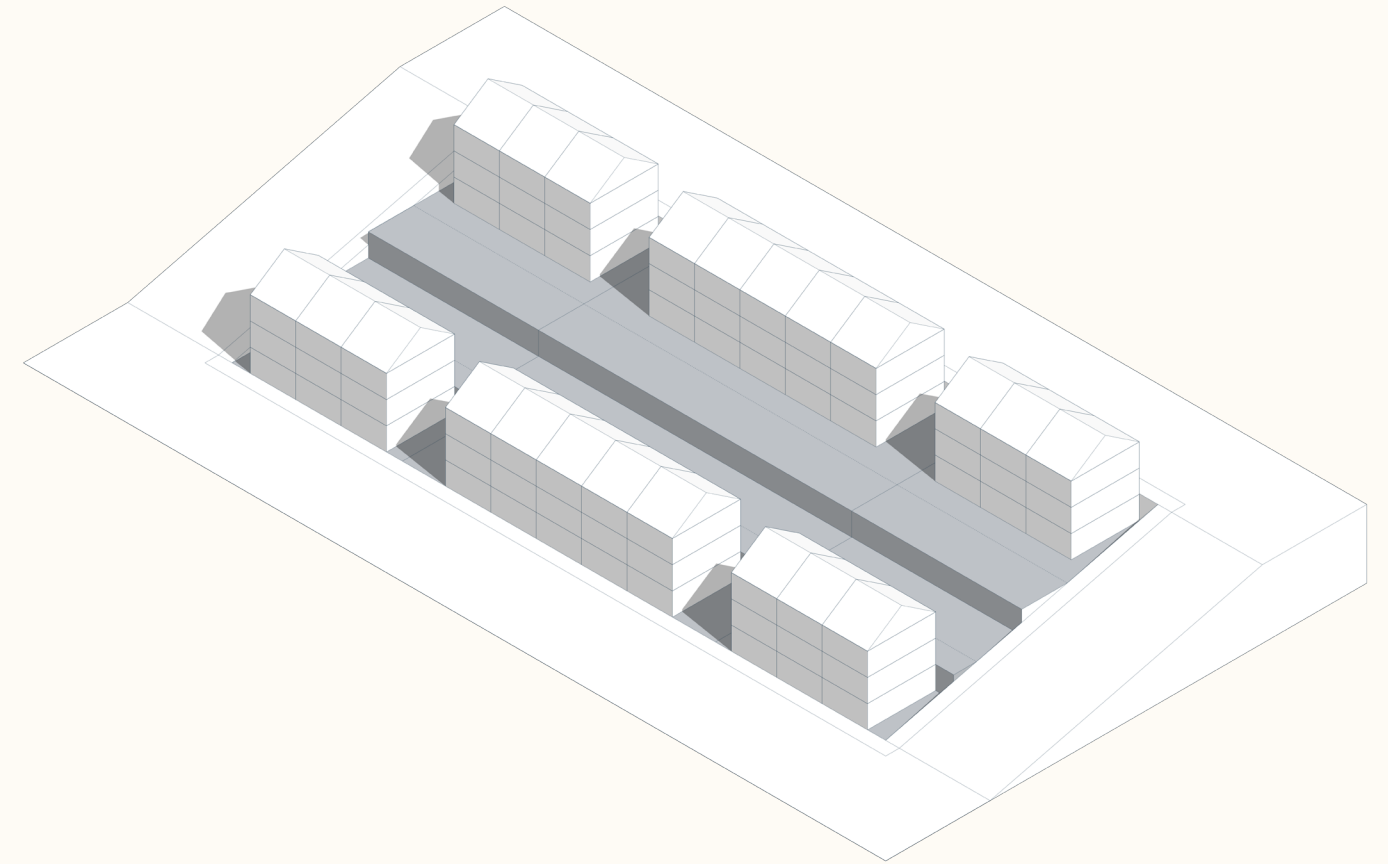
HIGH DENSITY STACKED TOWNHOUSES



Nine to Fifteen Dwelling Units / Lot
(three stack)

38% Lot Coverage
62% Open Space

Housing Typologies



6 Lots / Historic Town Block
66 Dwelling Units (three stack) / Historic
Town Block

Max Density: 66 Units



DEVELOPMENT OPTIONS

OPTION 1: TOWN SQUARE

OPTION 2: OUT OF SIGHT

OPTION 3: COMMONS CRESCENT

OPTION 4: PARK



Development Options

OPTION 1: TOWN SQUARE

PRECEDENTS



Bedford Square, London



Alamo Square, San Francisco



Russell Square, London



Development Options

OPTION 1: TOWN SQUARE

SITE BOUNDARY



Development Options

OPTION 1: TOWN SQUARE

USE ZONING



Development Options

OPTION 1: TOWN SQUARE

ROADS + SIDEWALKS

PUBLIC/PRIVATE SPACE:

ROAD/SIDEWALK: 28 %



Development Options

OPTION 1: TOWN SQUARE

GREEN STREETS

PUBLIC/PRIVATE SPACE:

ROAD/SIDEWALK: 28 %



Development Options

OPTION 1: TOWN SQUARE

PUBLIC PARK

PUBLIC/PRIVATE SPACE:

ROAD/SIDEWALK:	28 %
PARK + GREEN STREETS:	36 %



Development Options

OPTION 1: TOWN SQUARE

PRIVATE YARDS

PUBLIC/PRIVATE SPACE:

ROAD/SIDEWALK:	28 %
PARK + GREEN STREETS:	36 %
BACKYARDS:	22 %



Development Options

OPTION 1: TOWN SQUARE

TOTAL OPEN SPACE

PUBLIC/PRIVATE SPACE:

ROAD/SIDEWALK:	28 %
PARK + GREEN STREETS:	36 %
BACKYARDS:	22 %
TOTAL OPEN SPACE:	86 %



Development Options

OPTION 1: TOWN SQUARE

HOUSING: SINGLE DETACHED

PUBLIC/PRIVATE SPACE:

ROAD/SIDEWALK:	28 %
PARK + GREEN STREETS:	36 %
BACKYARDS:	22 %
TOTAL OPEN SPACE:	86 %

HOUSE TYPOLOGY COUNT:

SINGLE DETACHED	3
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Development Options

OPTION 1: TOWN SQUARE

HOUSING: SEMI-DETACHED

PUBLIC/PRIVATE SPACE:

ROAD/SIDEWALK:	28 %
PARK + GREEN STREETS:	36 %
BACKYARDS:	22 %
TOTAL OPEN SPACE:	86 %

HOUSE TYPOLOGY COUNT:

SINGLE DETACHED	3
SEMI-DETACHED	104
ACCESSORY DWELLING	50



Development Options

OPTION 1: TOWN SQUARE

HOUSING: TOWNHOUSES

PUBLIC/PRIVATE SPACE:

ROAD/SIDEWALK:	28 %
PARK + GREEN STREETS:	36 %
BACKYARDS:	22 %
TOTAL OPEN SPACE:	86 %

HOUSE TYPOLOGY COUNT:

SINGLE DETACHED	3
SEMI-DETACHED	104
ACCESSORY DWELLING	50
TOWNHOUSES	82



Development Options

OPTION 1: TOWN SQUARE

TOTAL HOUSING

PUBLIC/PRIVATE SPACE:

ROAD/SIDEWALK:	28 %
PARK + GREEN STREETS:	36 %
BACKYARDS:	22 %
TOTAL OPEN SPACE:	86 %
HOUSES:	14%

HOUSE TYPOLOGY COUNT:

SINGLE DETACHED	3
SEMI-DETACHED	104
ACCESSORY DWELLING	50
TOWNHOUSES	82



Development Options

OPTION 1: TOWN SQUARE

TOTAL SITE BUILD

PUBLIC/PRIVATE SPACE:

ROAD/SIDEWALK:	28 %
PARK + GREEN STREETS:	36 %
BACKYARDS:	22 %
TOTAL OPEN SPACE:	86 %
HOUSES:	14%

HOUSE TYPOLOGY COUNT:

SINGLE DETACHED	3
SEMI-DETACHED	104
ACCESSORY DWELLING	50
TOWNHOUSES	82

UNIT COUNT:

STUDIO/ADU	50
1-BEDROOM	93
2-BEDROOM	134
3-BEDROOM	91
TOTAL UNIT COUNT:	368



OPTION 1: TOWN SQUARE
BIRDS EYE VIEW

OPTION 1: TOWN SQUARE

VIEW FROM BACK HARBOUR



OPTION 1: TOWN SQUARE

APPROACH FROM BASE OF HILL



OPTION 1: TOWN SQUARE

VIEW FROM BAY TO BAY TRAIL TO SYLVIA PARK



OPTION 1: TOWN SQUARE

STREET VIEW: YORK STREET EXTENSION/SYLVA PARK



Development Options OPTION 2: OUT OF SIGHT

PRECEDENTS



Halifax Citadel and the North End



Mount Vernon WHS, Virginia

Development Options OPTION 2: OUT OF SIGHT

USE ZONING





Development Options

OPTION 2: OUT OF SIGHT

ROADS + SIDEWALKS

PUBLIC/PRIVATE SPACE:

ROAD/SIDEWALK: 20 %



Development Options OPTION 2: OUT OF SIGHT

GREEN STREETS

PUBLIC/PRIVATE SPACE:

ROAD/SIDEWALK: 20 %



Development Options

OPTION 2: OUT OF SIGHT

PUBLIC PARK

PUBLIC/PRIVATE SPACE:

ROAD/SIDEWALK:	20 %
PARK + GREEN STREETS	53 %



Development Options

OPTION 2: OUT OF SIGHT

PRIVATE YARDS

PUBLIC/PRIVATE SPACE:

ROAD/SIDEWALK:	20 %
PARK + GREEN STREETS	53 %
BACKYARDS:	18 %



Development Options

OPTION 2: OUT OF SIGHT

TOTAL OPEN SPACE

PUBLIC/PRIVATE SPACE:

ROAD/SIDEWALK:	20 %
PARK + GREEN STREETS	53 %
BACKYARDS:	18 %
TOTAL OPEN SPACE:	91 %



Development Options

OPTION 2: OUT OF SIGHT

HOUSING: SINGLE DETACHED

PUBLIC/PRIVATE SPACE:

ROAD/SIDEWALK:	20 %
PARK + GREEN STREETS	53 %
BACKYARDS:	18 %
TOTAL OPEN SPACE:	91 %

HOUSE TYPOLOGY COUNT:

SINGLE DETACHED	3
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Development Options

OPTION 2: OUT OF SIGHT

HOUSING: SEMI-DETACHED

PUBLIC/PRIVATE SPACE:

ROAD/SIDEWALK:	20 %
PARK + GREEN STREETS	53 %
BACKYARDS:	18 %
TOTAL OPEN SPACE:	91 %

HOUSE TYPOLOGY COUNT:

SINGLE DETACHED	3
SEMI-DETACHED	54
ACCESSORY DWELLING	26



Development Options

OPTION 2: OUT OF SIGHT

HOUSING: TOWNHOUSES

PUBLIC/PRIVATE SPACE:

ROAD/SIDEWALK:	20 %
PARK + GREEN STREETS	53 %
BACKYARDS:	18 %
TOTAL OPEN SPACE:	91 %

HOUSE TYPOLOGY COUNT:

SINGLE DETACHED	3
SEMI-DETACHED	54
ACCESSORY DWELLING	26
TOWNHOUSES	80



Development Options

OPTION 2: OUT OF SIGHT

TOTAL HOUSING

PUBLIC/PRIVATE SPACE:

ROAD/SIDEWALK:	20 %
PARK + GREEN STREETS	53 %
BACKYARDS:	18 %
TOTAL OPEN SPACE:	91 %
HOUSES:	9%

HOUSE TYPOLOGY COUNT:

SINGLE DETACHED	3
SEMI-DETACHED	54
ACCESSORY DWELLING	26
TOWNHOUSES	80



Development Options

OPTION 2: OUT OF SIGHT

TOTAL SITE BUILD

PUBLIC/PRIVATE SPACE:

ROAD/SIDEWALK:	20 %
PARK + GREEN STREETS	53 %
BACKYARDS:	18 %
TOTAL OPEN SPACE:	91 %
HOUSES:	9%

HOUSE TYPOLOGY COUNT:

SINGLE DETACHED	3
SEMI-DETACHED	54
ACCESSORY DWELLING	26
TOWNHOUSES	80

UNIT COUNT:

STUDIO/ADU	26
1-BEDROOM	66
2-BEDROOM	98
3-BEDROOM	66
TOTAL UNIT COUNT:	256



OPTION 2: OUT OF SIGHT
BIRDS EYE VIEW

OPTION 2: OUT OF SIGHT

VIEW FROM BACK HARBOUR



OPTION 2: OUT OF SIGHT

APPROACH FROM BASE OF HILL



OPTION 2: OUT OF SIGHT

VIEW FROM BAY TO BAY TRAIL TO SYLVIA PARK



OPTION 2: OUT OF SIGHT

STREET VIEW: EXTENTION OF CREIGHTON ST. + GREEN ST.



Development Options

OPTION 3: COMMONS CRESCENT

PRECEDENTS



Royal Crescent, Bath



Regent's Park, London



Development Options

OPTION 3: COMMONS CRESCENT

SITE BOUNDARY

Development Options

OPTION 3: COMMONS CRESCENT

USE ZONING





Development Options

OPTION 3: COMMONS CRESCENT

ROADS + SIDEWALKS

PUBLIC/PRIVATE SPACE:

ROAD/SIDEWALK: 10 %



Development Options

OPTION 3: COMMONS CRESCENT

PUBLIC PARK

PUBLIC/PRIVATE SPACE:

ROAD/SIDEWALK:	10 %
PARK + GREEN STREETS:	75 %



Development Options

OPTION 3: COMMONS CRESCENT

PRIVATE YARDS

PUBLIC/PRIVATE SPACE:

ROAD/SIDEWALK:	10 %
PARK + GREEN STREETS:	75 %
BACKYARDS:	9 %



Development Options

OPTION 3: COMMONS CRESCENT

TOTAL OPEN SPACE

PUBLIC/PRIVATE SPACE:

ROAD/SIDEWALK:	10 %
PARK + GREEN STREETS:	75 %
BACKYARDS:	9 %
TOTAL OPEN SPACE:	94 %



Development Options

OPTION 3: COMMONS CRESCENT

HOUSING: SINGLE DETACHED

PUBLIC/PRIVATE SPACE:

ROAD/SIDEWALK:	10 %
PARK + GREEN STREETS:	75 %
BACKYARDS:	9 %
TOTAL OPEN SPACE:	94 %

HOUSE TYPOLOGY COUNT:

SINGLE DETACHED	3
ACCESSORY DWELLING	3



Development Options

OPTION 3: COMMONS CRESCENT

HOUSING: TOWNHOUSES

PUBLIC/PRIVATE SPACE:

ROAD/SIDEWALK:	10 %
PARK + GREEN STREETS:	75 %
BACKYARDS:	9 %
TOTAL OPEN SPACE:	94 %

HOUSE TYPOLOGY COUNT:

SINGLE DETACHED	3
ACCESSORY DWELLING	3
TOWNHOUSES	96



Development Options

OPTION 3: COMMONS CRESCENT

TOTAL HOUSING

PUBLIC/PRIVATE SPACE:

ROAD/SIDEWALK:	10 %
PARK + GREEN STREETS:	75 %
BACKYARDS:	9 %
TOTAL OPEN SPACE:	94 %
HOUSES:	6%

HOUSE TYPOLOGY COUNT:

SINGLE DETACHED	3
SEMI-DETACHED	0
ACCESSORY DWELLING	3
TOWNHOUSES	96



Development Options

OPTION 3: COMMONS CRESCENT

TOTAL SITE BUILD

PUBLIC/PRIVATE SPACE:

ROAD/SIDEWALK:	10 %
PARK + GREEN STREETS:	75 %
BACKYARDS:	9 %
TOTAL OPEN SPACE:	94 %
HOUSES:	6%

HOUSE TYPOLOGY COUNT:

SINGLE DETACHED	3
SEMI-DETACHED	0
ACCESSORY DWELLING	3
TOWNHOUSES	96

UNIT COUNT:

STUDIO/ADU	3
1-BEDROOM	48
2-BEDROOM	72
3-BEDROOM	47
TOTAL UNIT COUNT:	170



OPTION 3: COMMONS CRESCENT
BIRDS EYE VIEW

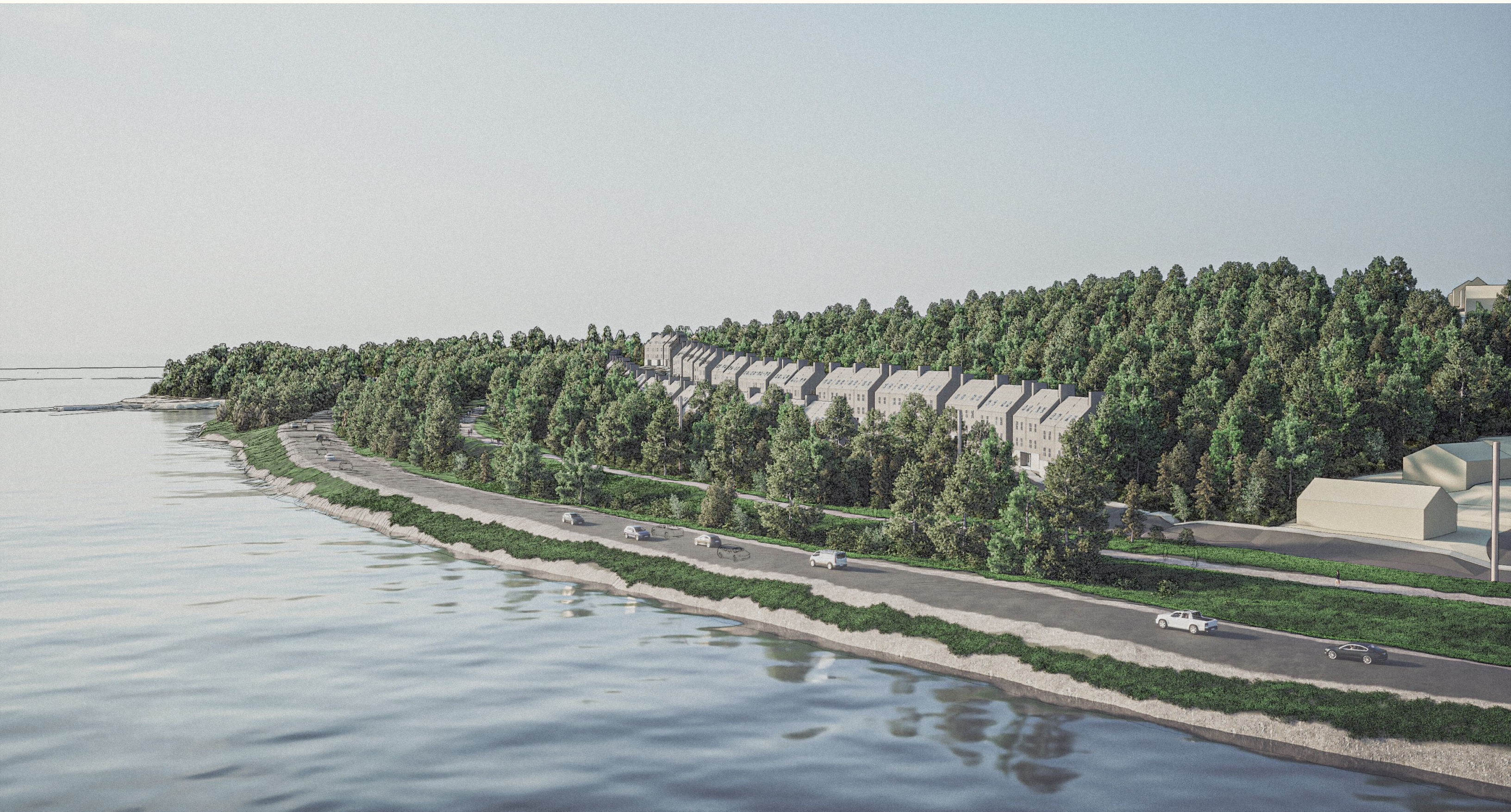
OPTION 3: COMMONS CRESCENT

VIEW FROM BACK HARBOUR



OPTION 3: COMMONS CRESCENT

APPROACH FROM BASE OF HILL



OPTION 3: COMMONS CRESCENT

VIEW FROM BAY TO BAY TRAIL TO SYLVIA PARK



OPTION 3: COMMONS CRESCENT

STREET VIEW: EXTENSION OF OXNER DR. AT BASE OF HILL



Development Options

OPTION 4: PARK

PRECEDENTS



Hampstead Heath, London



Central Park, NYC



Development Options

OPTION 4: PARK

SITE BOUNDARY

Development Options

OPTION 4: PARK

USE ZONING





Development Options

OPTION 4: PARK

PUBLIC PARK



Development Options

OPTION 4: PARK

TOTAL SITE BUILD

PUBLIC/PRIVATE SPACE:

ROAD/SIDEWALK:	0 %
PARK + GREEN STREETS:	100 %
BACKYARDS:	0 %
TOTAL OPEN SPACE:	100 %
HOUSES:	0%

HOUSE TYPOLOGY COUNT:

SINGLE DETACHED	0
SEMI-DETACHED	0
ACCESSORY DWELLING	0
TOWNHOUSES	0

UNIT COUNT:

STUDIO/ADU	0
1-BEDROOM	0
2-BEDROOM	0
3-BEDROOM	0
TOTAL UNIT COUNT:	0



OPTION 4: PARK
BIRDS EYE VIEW

OPTION 4: PARK

VIEW FROM BACK HARBOUR



OPTION 4: PARK

APPROACH FROM BASE OF HILL



OPTION 4: PARK

VIEW FROM BAY TO BAY TRAIL TO SYLVIA PARK



SUMMARY

FOUR DEVELOPMENT OPTIONS



STUDIO/ADU: \$125,000/UNIT
 1-BEDROOM: \$200,000/UNIT
 2-BEDROOM: \$250,000 - \$275,000/UNIT
 3-BEDROOM: \$275,000 - \$325,000/UNIT (SFH: \$400,000)

SUMMARY

	OPTION 1: TOWN SQUARE	OPTION 2: OUT OF SIGHT	OPTION 3: COMMONS CRESCENT	OPTION 4: PARK
OPEN SPACE %	86% OPEN SPACE 14% HOUSES	91% OPEN SPACE 9% HOUSES	94% OPEN SPACE 6% HOUSES	100% OPEN SPACE 0% HOUSES
UNIT COUNT RANGE	239 - 507 UNITS	163 - 377 UNITS	102 - 294 UNITS	0 UNITS
ACTUAL UNIT COUNT	368 UNITS	256 UNITS	170 UNITS	0 UNITS
CONSTRUCTION \$/UNIT BUILDING COST ONLY <i>(EXCLUDING 3 SINGLE DETACHED HOMES + CONTINGENCIES)</i>	\$ 247,315/UNIT	\$ 248,186/UNIT	\$ 247,826/UNIT	N/A
CONSTRUCTION \$/UNIT BLDGS, STREETS, + SERVICES <i>(EXCLUDING CONTINGENCIES)</i>	\$ 328,157/UNIT	\$ 342,121/UNIT	\$ 348,756/UNIT	N/A
TOTAL CONSTRUCTION ESTIMATE <i>(INCLUDING CONTINGENCIES)</i>	\$ 183.3 M	\$ 133.0 M	\$ 90.0 M	N/A



SUMMARY

