

BUILDING (#1)
 • 4 STOREY BUILDING
 • 36 UNITS
 • 10,765 FT² / 1000 M² FOOTPRINT
 • PARCEL AREA : 0.60 HA / 1.49 ACS
 • OPEN SPACE: 0.34HA/0.83 ACS (57% PARCEL AREA)
PARKING SPACES:
 • 36 RES. PARKING SPACES (BY-LAW)
 • 9 VISITOR PARKING SPACES (25%)
 • 45 PARKING SPACES TOTAL
 • 45 SURFACE PARKING SPACES

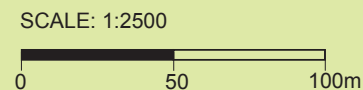
BUILDING (#4)
 • 4 STOREY BUILDING
 • 36 UNITS
 • 10,765 FT² / 1000 M² FOOTPRINT
 • PARCEL AREA : 0.48 HA / 1.20 ACS
 • OPEN SPACE: 0.22HA/0.54 ACS (46% PARCEL AREA)
PARKING SPACES:
 • 36 RES. PARKING SPACES (BY-LAW)
 • 9 VISITOR PARKING SPACES (25%)
 • 45 PARKING SPACES TOTAL
 • 45 SURFACE PARKING SPACES

BUILDING (#2)
 • 10 STOREY BUILDING
 • 74 UNITS
 • 9,365 FT² / 870 M² FOOTPRINT
 • PARCEL AREA : 0.56 HA / 1.42 ACS
 • OPEN SPACE: 0.24HA/0.60 ACS (43% PARCEL AREA)
PARKING SPACES:
 • 74 RES. PARKING SPACES (BY-LAW)
 • 19 VISITOR PARKING SPACES (25%)
 • 93 PARKING SPACES TOTAL
 • 53 SURFACE PARKING SPACES
 • 40 U/G PARKING SPACES

BUILDING (#3)
 • 10 STOREY BUILDING
 • 74 UNITS
 • 9,365 FT² / 870 M² FOOTPRINT
 • PARCEL AREA : 0.49 HA / 1.22 ACS
 • OPEN SPACE: 0.17HA/0.43 ACS (35% PARCEL AREA)
PARKING SPACES:
 • 74 RES. PARKING SPACES (BY-LAW)
 • 19 VISITOR PARKING SPACES (25%)
 • 93 PARKING SPACES TOTAL
 • 53 SURFACE PARKING SPACES
 • 40 U/G PARKING SPACES

COMMERCIAL BUILDING:(CB)
 • 4,000 FT² / 375 M² FOOTPRINT
 • PARCEL AREA : 0.22 HA / 0.54 ACS
 • 16 SURFACE PARKING SPACES

APPROX LINE OF UNDERGROUND GARAGE FOOTPRINT



LEGEND:

- SINGLE FAMILY HOUSES
- TOWNHOUSES
- CONDOMINIUMS
- COMMERCIAL
- PARK CONNECTION
- NATURALIZED TRAIL SYSTEM
- EXISTING WATERMAIN



CONTEXT PLAN

SITE STATISTICS:

PARKS:	
CENTRAL PARK (ACTIVE):	3.79 Ha (9.35 ACRES)
NORTH PARK (PASSIVE):	0.25 Ha (0.62 ACRES)
SOUTH PARK (PASSIVE):	0.15 Ha (0.37 ACRES)
TOTAL PARKS:	4.19 Ha (10.34 ACRES) (30.5% OF TOTAL SITE AREA)
TOTAL EXISTING WETLAND AREA:	0.18 Ha (0.45 ACRES) (1% OF TOTAL SITE AREA)

ROADS AND LANES:	
ROADS LINEAR LENGTH:	1042 LIN. M.
AREA OF ROW	2.22 Ha (5.48 ACRES)
LANES LINEAR LENGTH:	45 LIN. M.
AREA OF ROW	0.03 Ha (0.07 ACRES)

BUILT FORM UNIT COUNT:	
UNIT COUNT:	
TOWNHOUSES:	60 UNITS x 3.35 PEOPLE=201
SINGLE FAMILY:	66 UNITS x 3.35 PEOPLE=221.1
APARTMENTS:	220 UNITS x 2.25 PEOPLE=495
	917.1 PEOPLE 27 P.P.A.
TOTAL:	346 UNITS
SINGLE FAMILY UNITS	19 % OF TOTAL UNITS
MULTI FAMILY UNITS	81 % OF TOTAL UNITS

SUMMARY:	
SITE AREA :	13.73 Ha (33.92 ACRES)
SITE DENSITY:	67 PPHA / 27 PPA
RESIDENTIAL LOT COVERAGE:	6.10 Ha (15.07 ACRES) 44.4% SITE COVERAGE
COMMERCIAL LOT COVERAGE:	0.22 Ha (0.54 ACRES) 1.6% SITE COVERAGE
ROADS AND LANES COVERAGE:	2.25 Ha (5.56 ACRES) 16.4% SITE COVERAGE
PARKS AND OPEN SPACE:	5.16 Ha (12.75 ACRES) 37.6% SITE COVERAGE

ROCKCLIFFE VILLAGE MASTER PLAN

ARMDALE, HALIFAX REGIONAL MUNICIPALITY

A SUSTAINABLE TRAX ATLANTIC DEVELOPMENTS LTD. PROJECT

SITE PLAN

October 29, 2008



Young + Wright / IBI Group Architects

Rockcliffe Village

Rockcliffe Village is a picturesque site of 13.7 Ha (33.9 acres) surrounded by natural bodies of water and stands of mature trees. Conveniently situated off of Northwest Arm Drive in Halifax, the Village is made up of a mix of housing types and parkland with easy access to major roads, Long Lake and Long Lake Regional Park, Withrod Lake and the harbour.

The Village is made up of a mix of housing types including mid-rise residential, single family homes and townhomes. Three 10 storey high buildings act as northern and southern gateways into the Village with panoramic views of Long Lake and Withrod Lake. There are 53 single family lots all nestled within existing trees and vegetation. Modern two storey townhomes with rear lane access line the major local roads within the development and define the streetwall.

A major feature of Rockcliffe Village is the parkland making up more than 30% of the total site area. All residents are able to enjoy active and passive neighbourhood parks within steps of their front door with the largest distance being a mere 120m away. The centrally located focal point of the development is the 3.79 (9.35 acre) community park. All significant vegetation will be maintained with a naturalized walking trail carefully carved through the landscape. The walking trail becomes a skating trail in the winter months for four season interest and activity.. A small neighbourhood commercial complex with parking is also conveniently located directly adjacent to the park.

Ecological habitat is maintained and enhanced by a large created wetland area located at the southern quadrant of the Village. This open space will function as a stormwater management area but will also provide naturalized amenity space to the residents of Rockcliffe Village. The implementation of native and riparian plant material will create new ecological habitat for wildlife while a naturalized trail system will provide linkages from the neighbourhood parks to this wetland area and beyond.





GATEWAY BUILDINGS AT NORTHWEST ARM DRIVE

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PERSPECTIVE VIEW



Young + Wright / IBI Group Architects

MAY 07, 2008



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3D SKETCH

View of Typical Street Townhouses

December 11, 2008



Young + Wright / IBI Group Architects



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3D SKETCH

View of 4 Storey Residential Building
from Northwest Arm Drive

December 11, 2008



Young + Wright / IBI Group Architects