

# Irven Drive Extension

PID 45162005

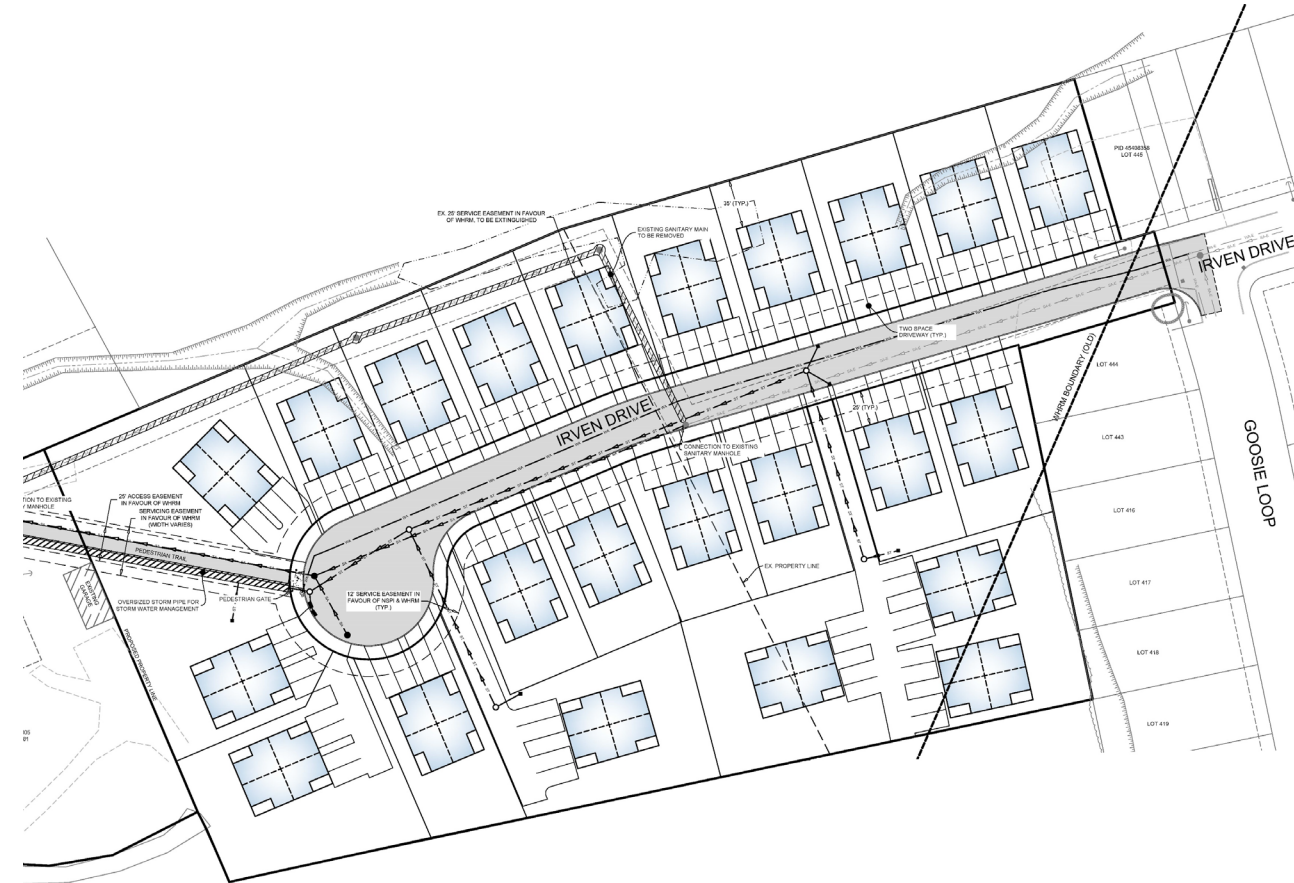
Brison Developments  
(DA Application)

West Hants Regional Municipality, NS  
Public Hearing  
September 24<sup>th</sup>, 2024



# Project Overview

- Medium-density housing to meet local market need
- Entering a Development Agreement to proceed with the development
- Traffic Study completed



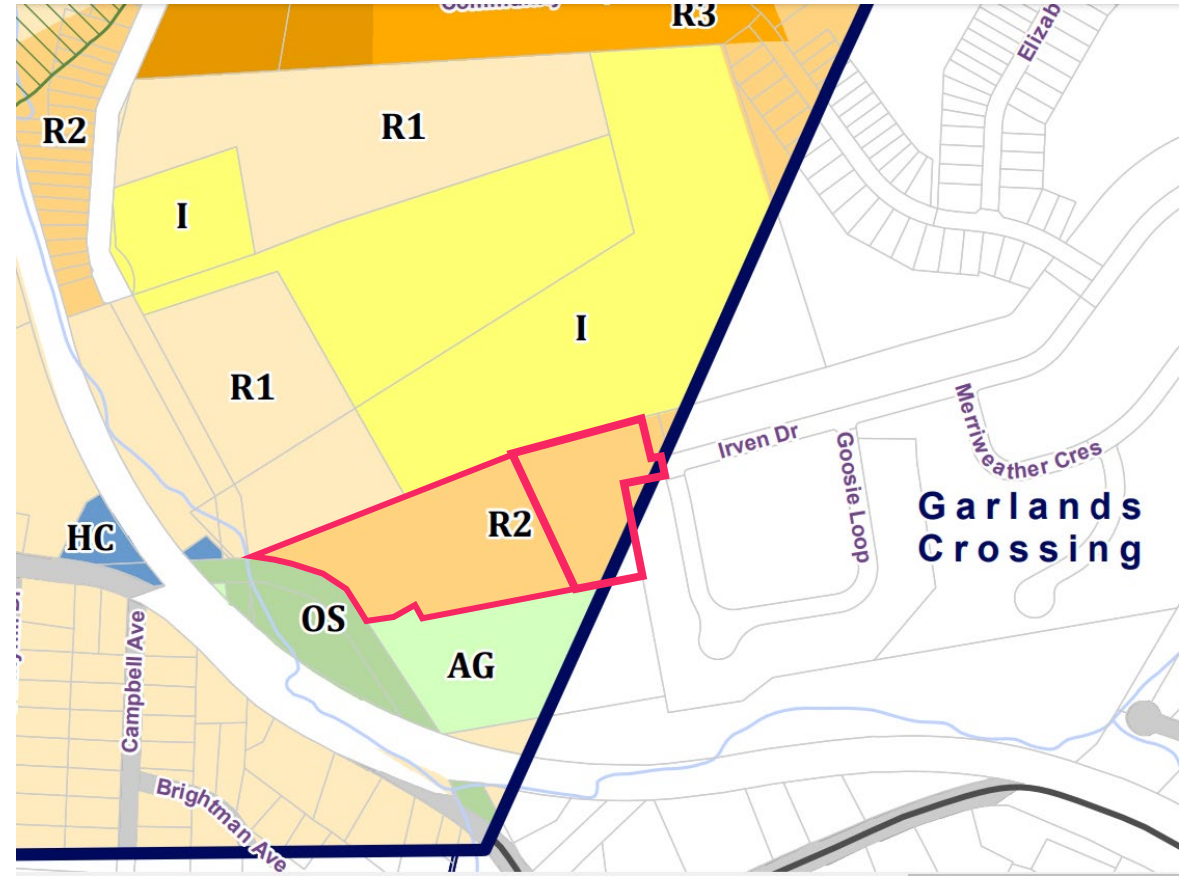
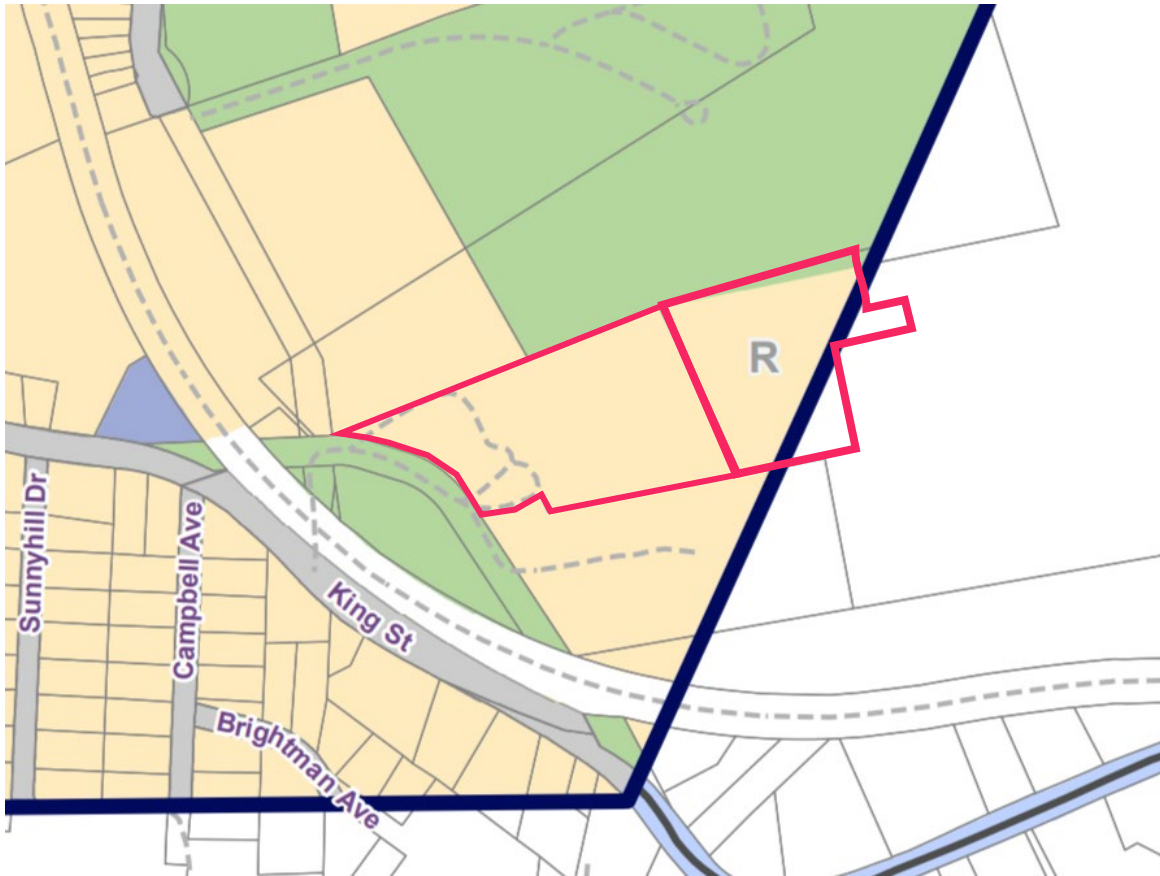
# Site Description



PID	45162005 & 45408374
Lot Area	5 Acres & 2.6 Acres
Owner	BRISON DEVELOPMENTS LIMITED
Designation	Residential (R)
Zone	Two Unit Residential (R-2)
Sewer & Water	Can be connected to municipal services.
Surrounding	Single-unit dwellings, Avon View High School



# Site Description



# Site Surrounding





Viewing southeast from Avon View High School



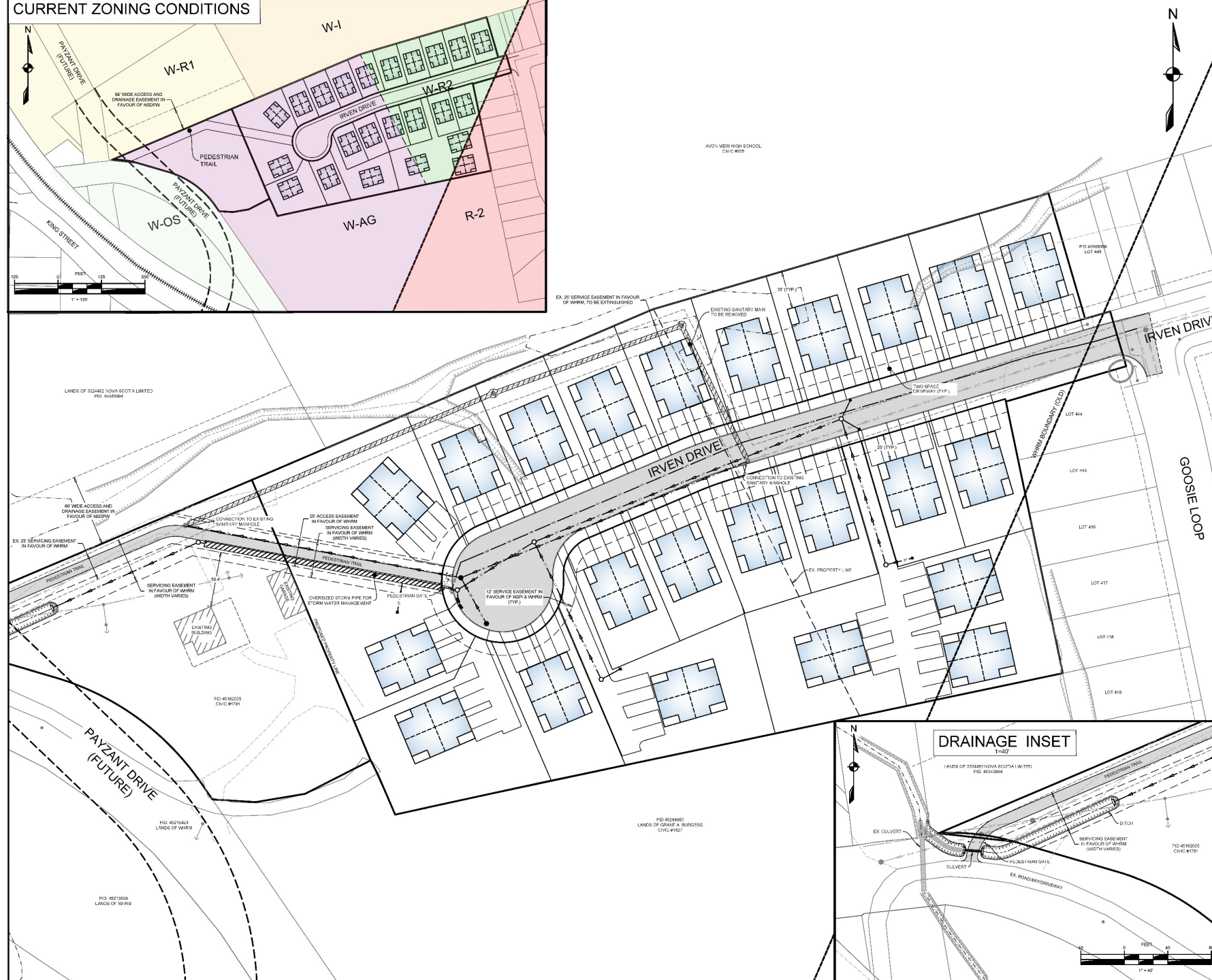
Viewing southwest from Avon View High School

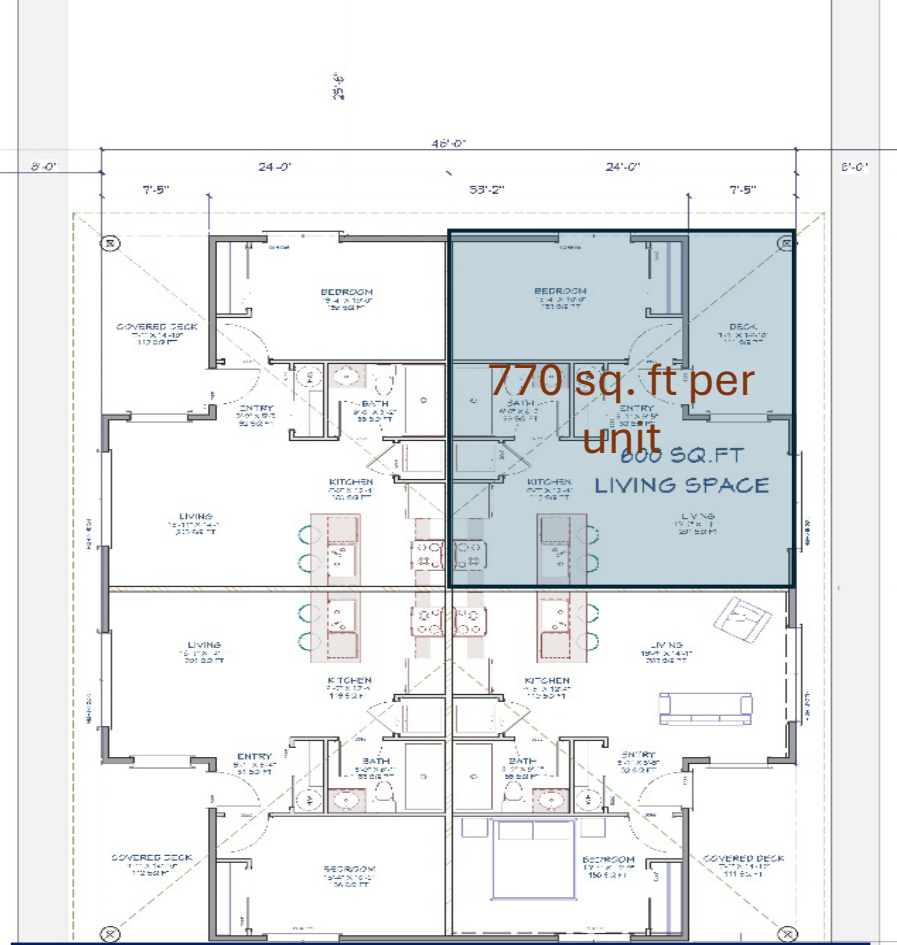
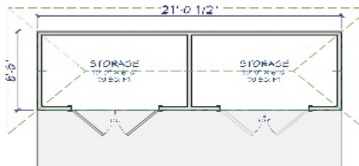
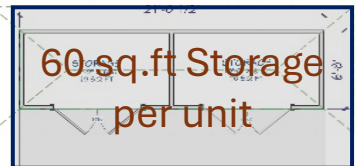
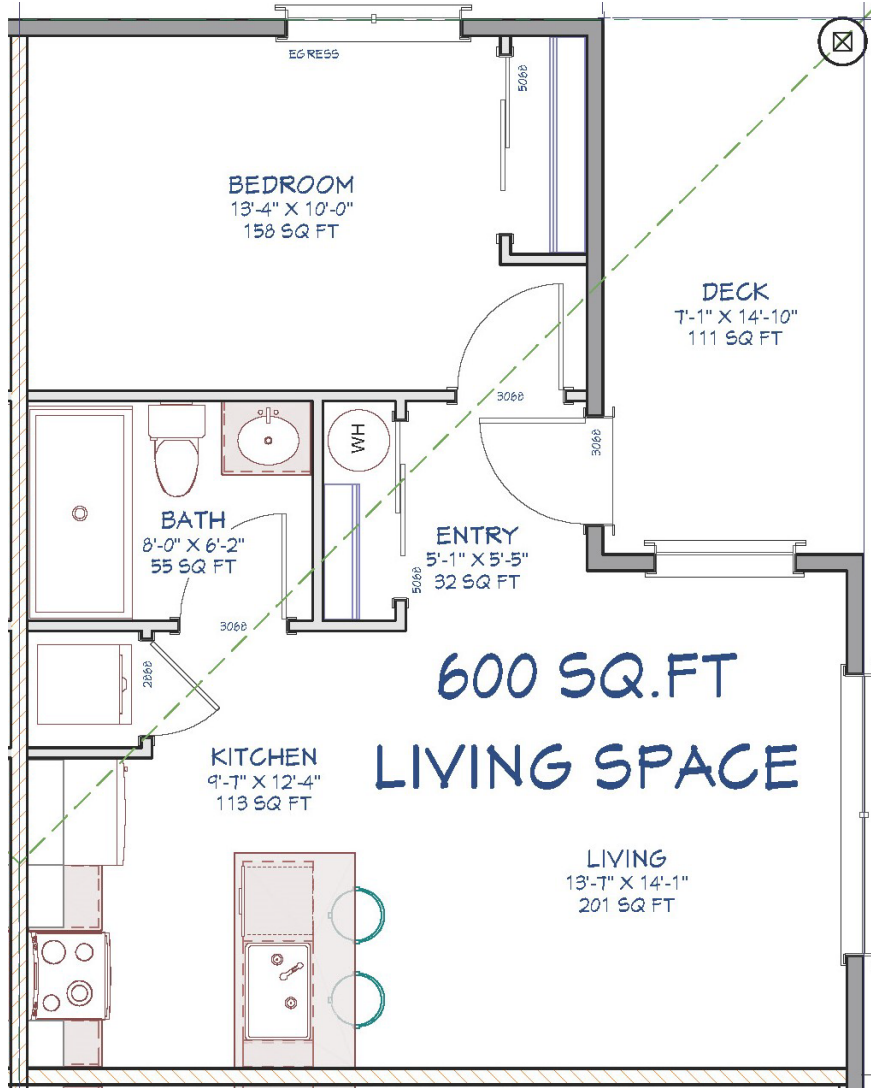
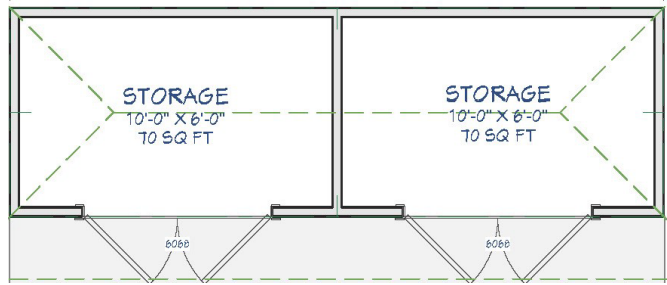


Residential developments near the subject property.  
Viewing east from PID 45408374

# Site Plan

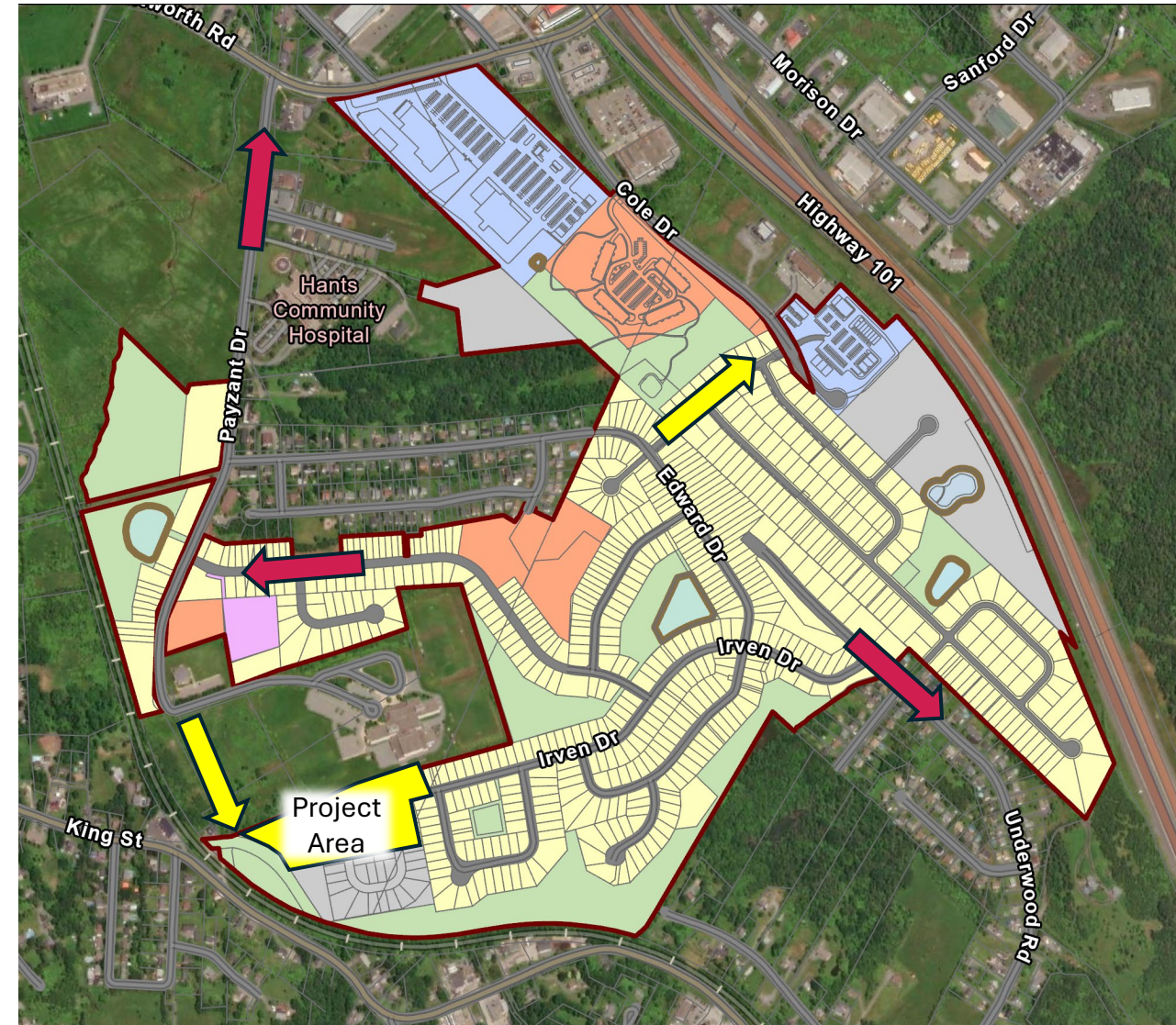
- Development on 6.3 acres of land.
- 23 Fourplexes on 6.3 acres of land (14.6 units per acre)
- Each Fourplex:
  - Four 600 sqft one-bedroom units



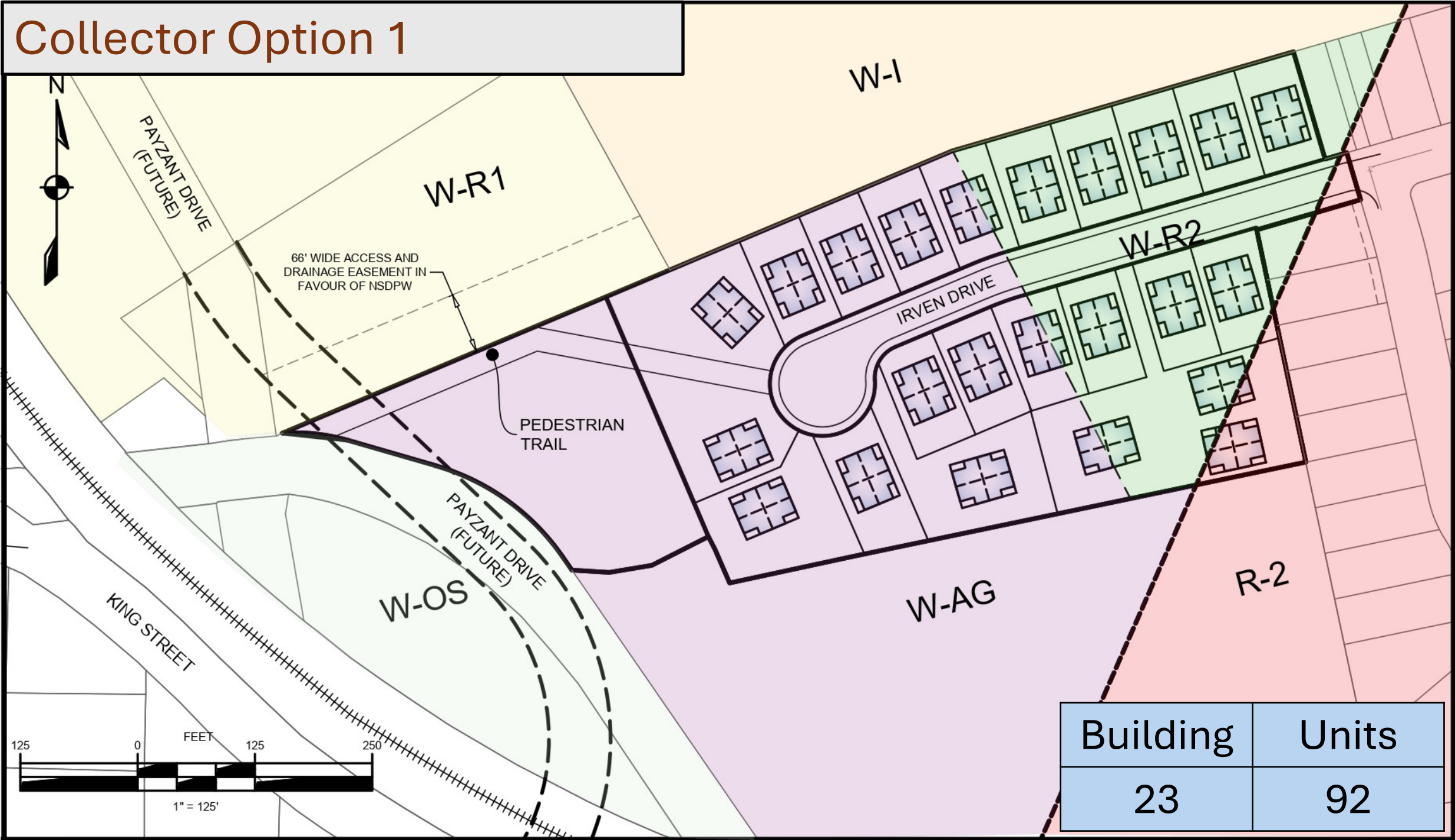


# Connectivity

- The Crossing: connect to public roads
- Access through Cole Dr is to be built
- Multiple options discussed: connecting project area to King St



# Collector Option 1

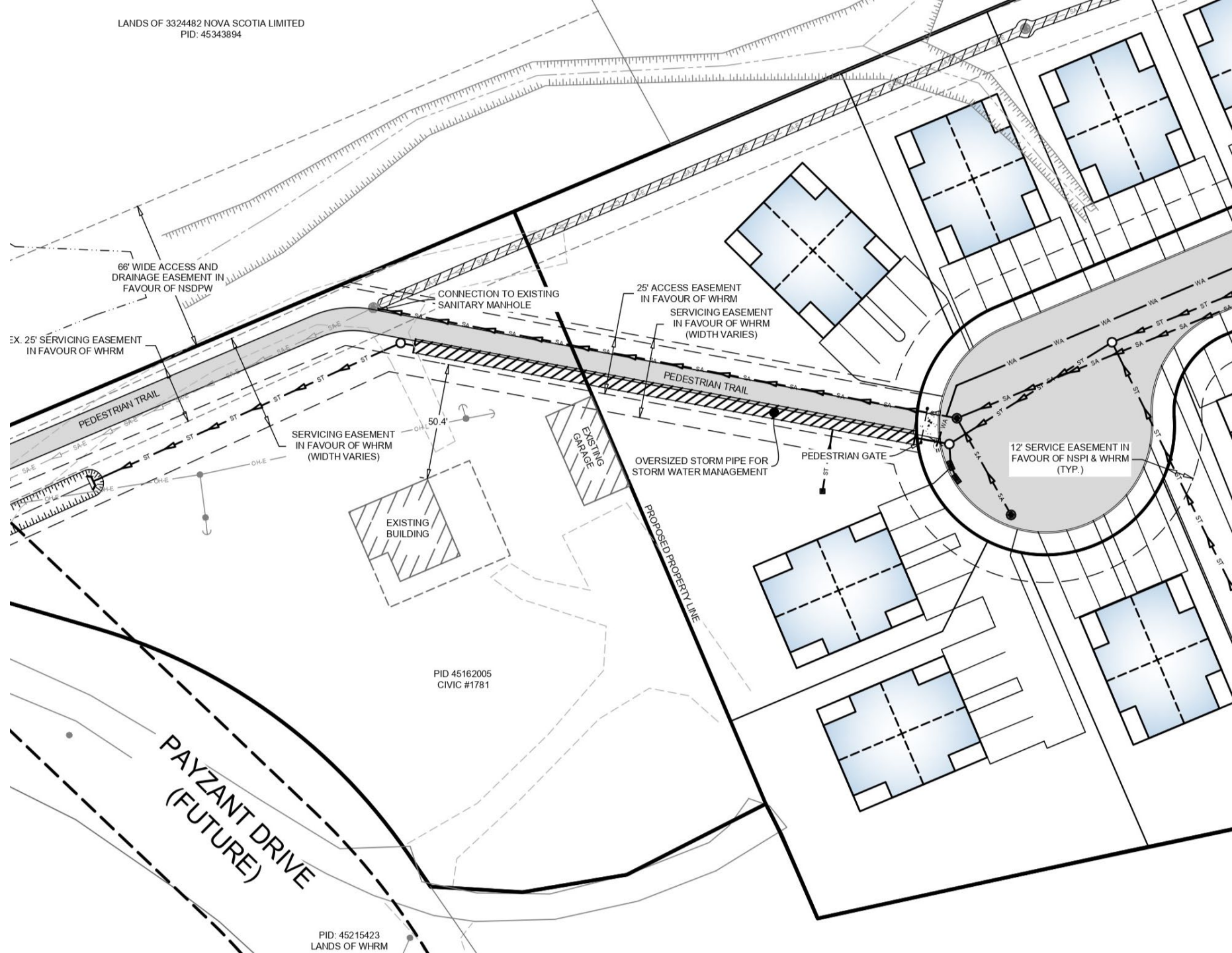


Building	Units
23	92

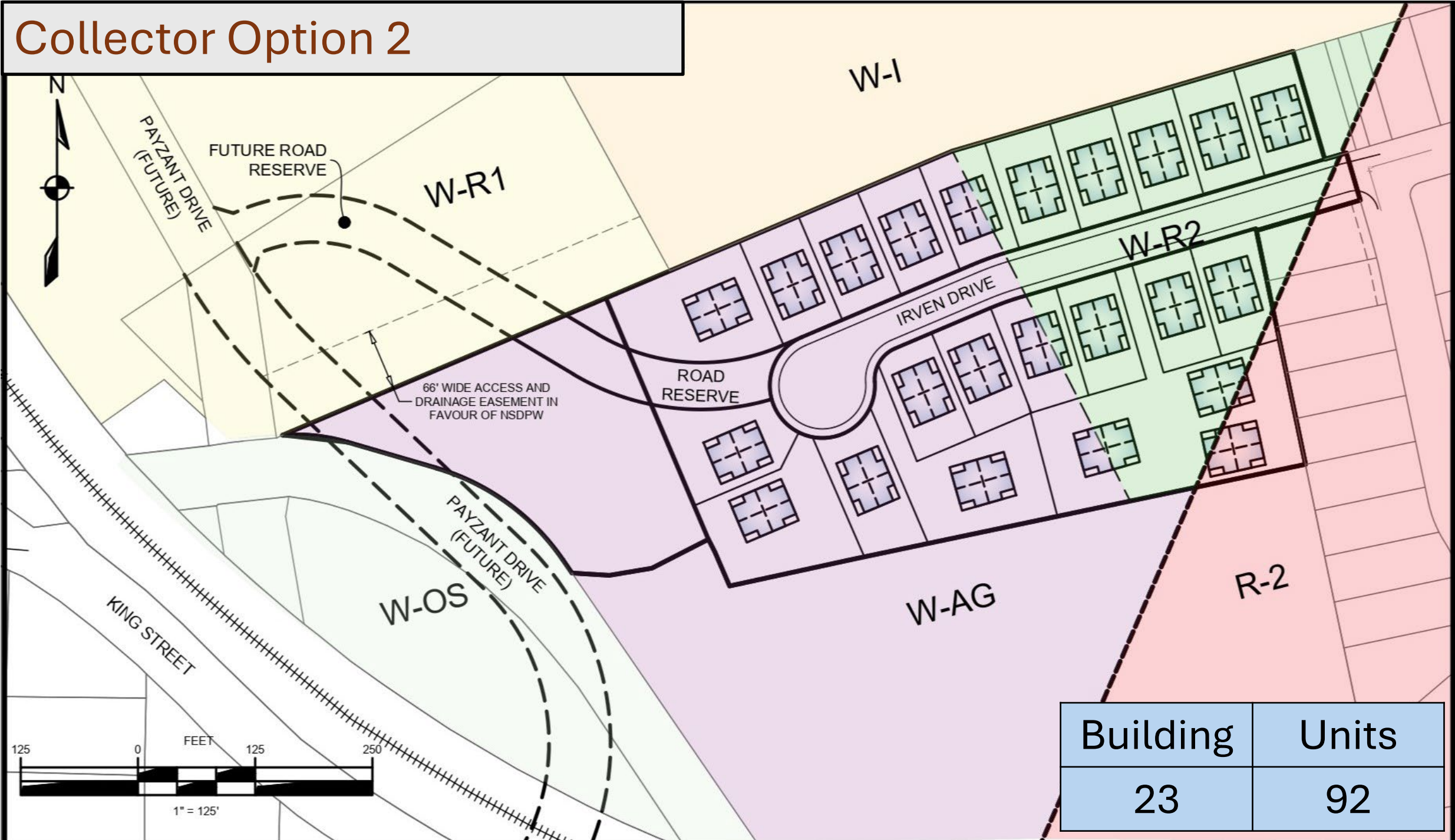
# Connector Option 1

Building	Units
23	92

A pedestrian trail leads to Payzant Drive (to be built)



# Collector Option 2

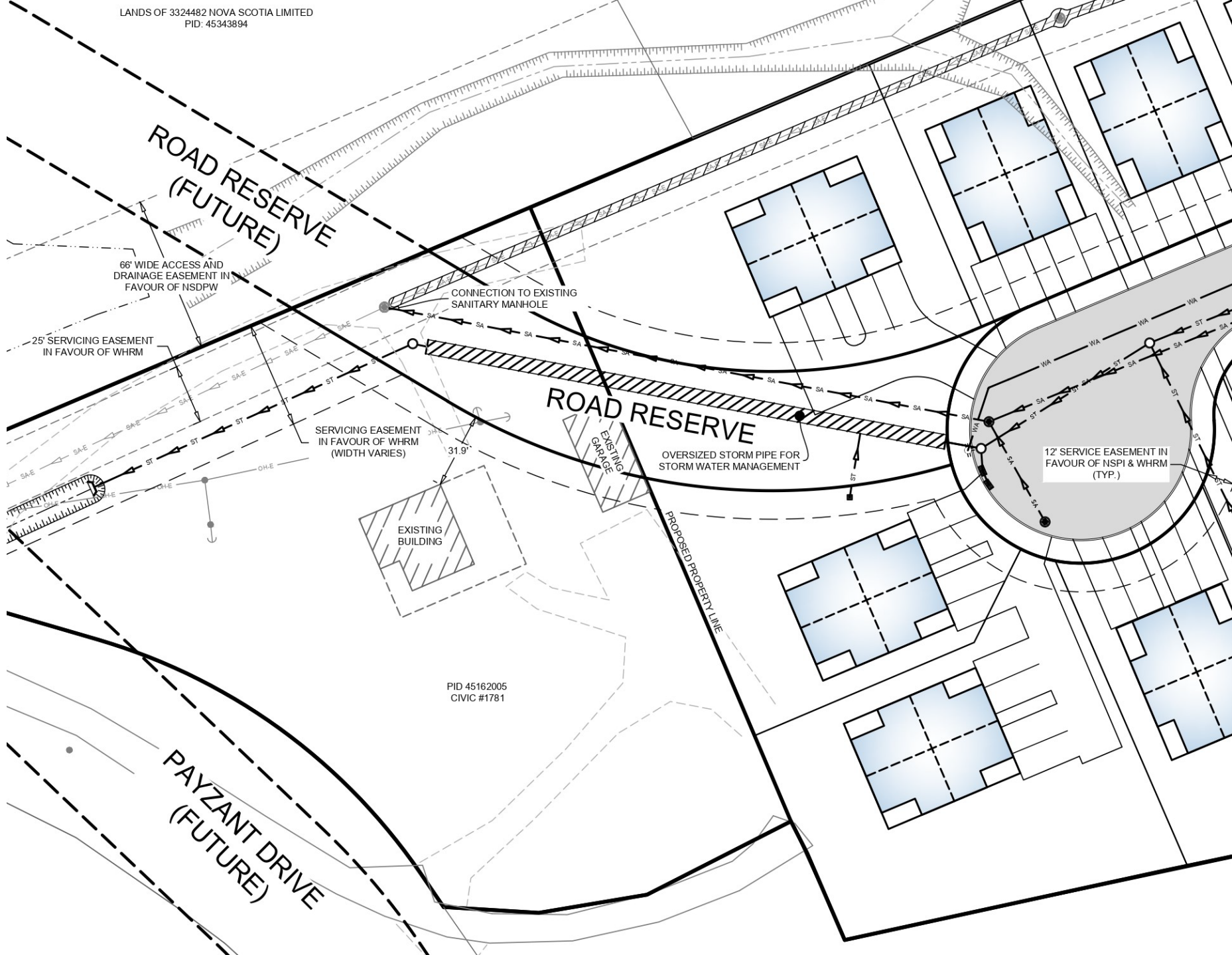


Building	Units
23	92

# Connector Option 2

Building	Units
23	92

Brison will provide lands for the Payzant Drive is open to building the connection to the property line.

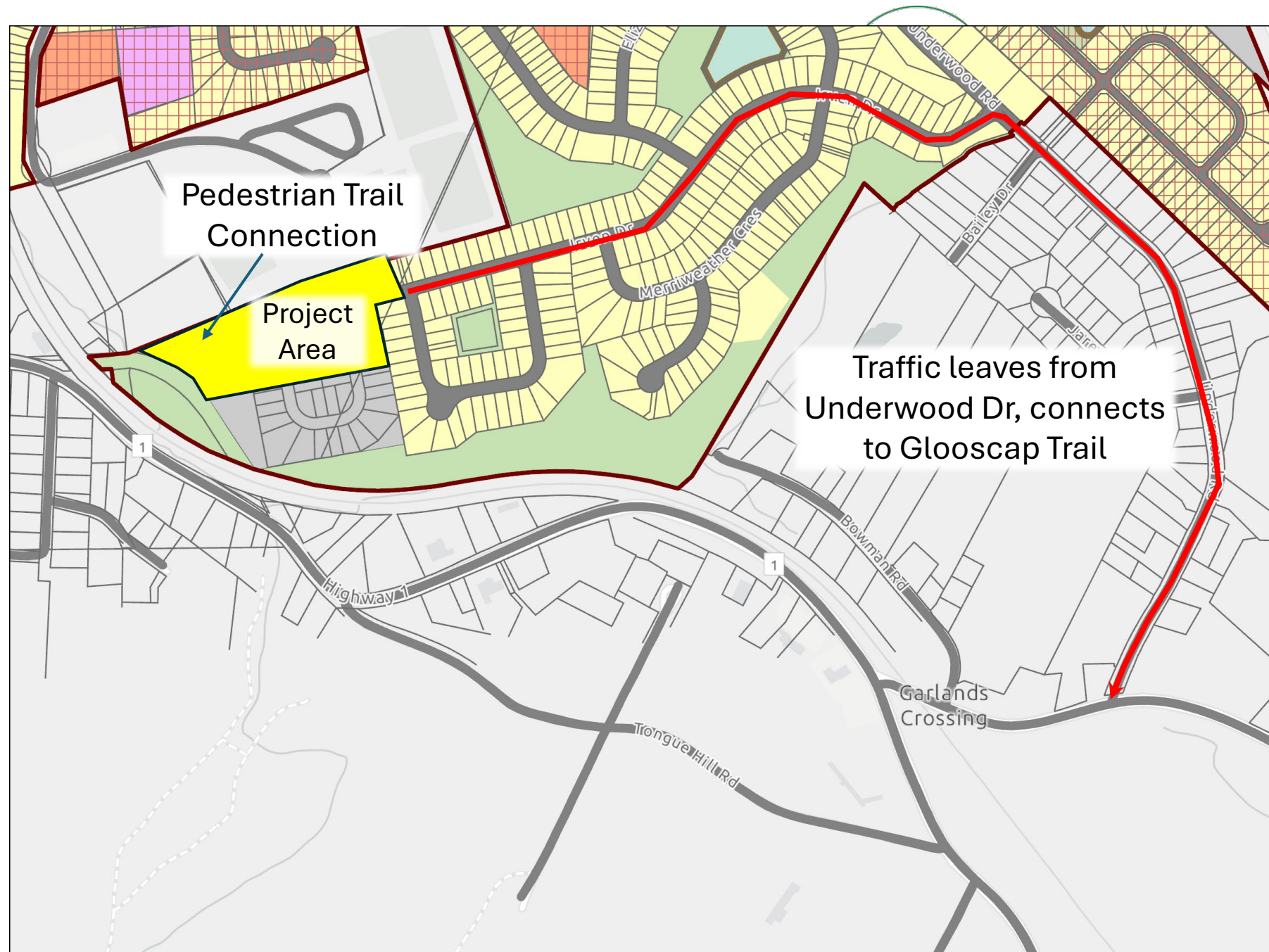




The existing house on the subject property (PID 45162005) Viewing southwest

# Connector

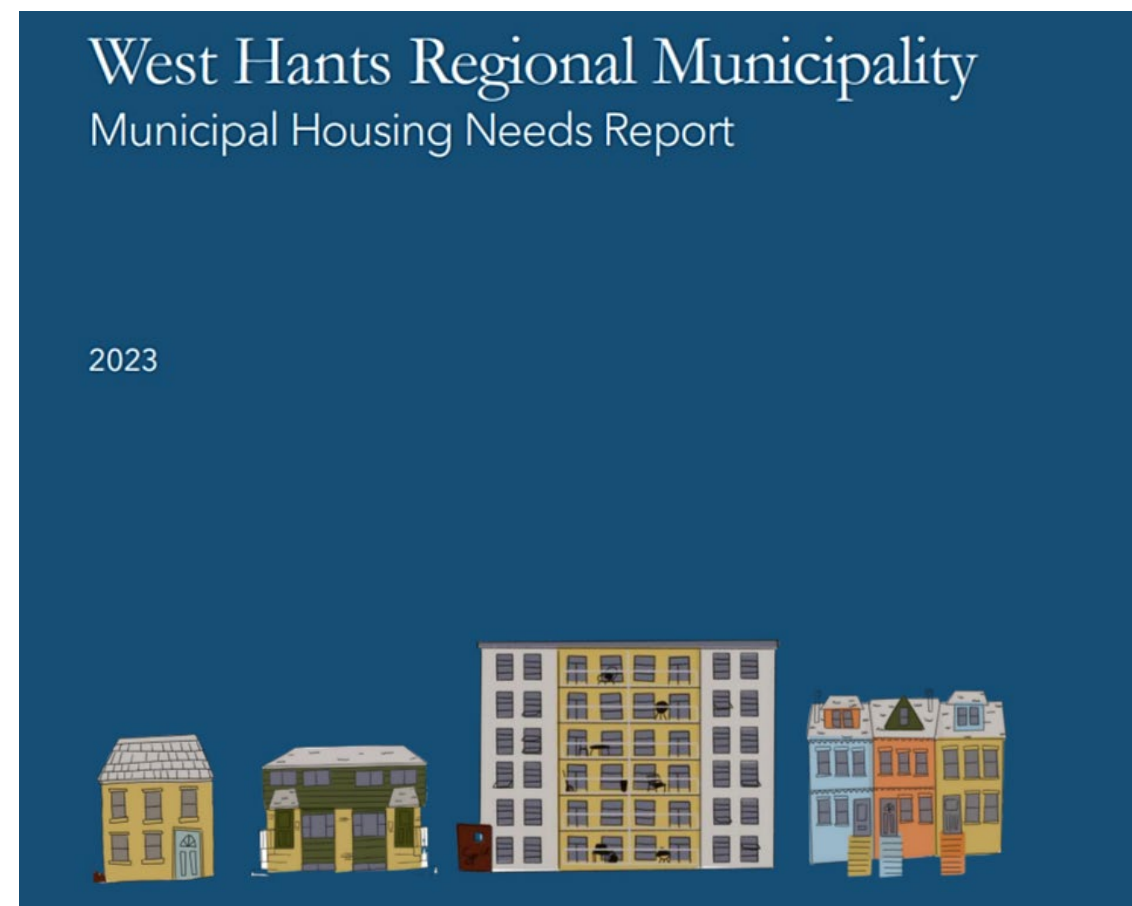
- Option 1
- Connect to Payzant Drive & Highway 1 by a pedestrian/emergency trail
- Brison traffic study indicates that no connection is required





# West Hants' Housing Need

- By 2027, the municipality will need 560 new units.
- Strong growth among the retiree population.
  - From 2022 to 2032, about 870 new senior-led households might choose to live in West Hants.
- High demand for home option suitable for senior population.





# Development Vision

- The development will be part of the Crossing project
- Create a retirement community:
  - Quiet and rich of natural sceneries.
  - Diverse housing options and community amenities.
  - Convenient access to town centre of services.

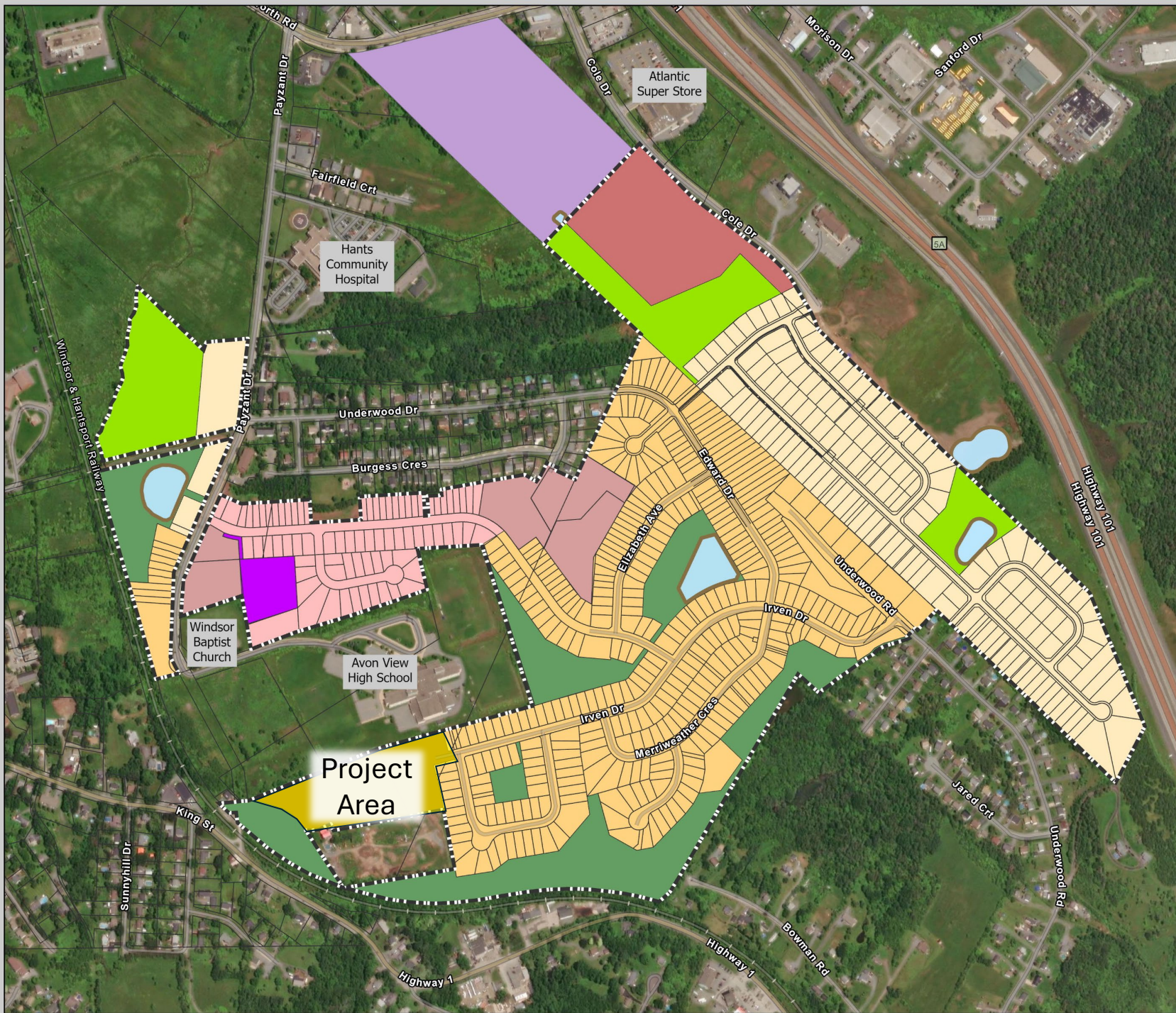




# Development Vision

- Diverse Housing Options
  - Detached & Semi-detached Homes
  - Mini Homes
  - Multi-storey Apartment Suites
- Different Unit Sizes
  - 1-, 2- & 3-Bedroom Units
  - For Sale and Rental





# Crossing Vision Map

## Legend

- Crossing Boundary
- Landuse
  - Approved Apartments
  - Approved Community Centre
  - Developed Low-Density Lots
  - Proposed Apartments
  - Future Commercial
  - Proposed Low-Density Lots
  - Proposed Medium Density Lots
  - Approved Low-Density Lots
  - Parks Existing
  - Parks Proposed



Date: 2024-09-24  
 Prepared By: ST  
 Version 4.0

Sources: West Hants Open Data, GeoNOVA,  
 DesignPoint CAD

# The Crossing



# The Crossing



brighter  
community  
PLANNING & CONSULTING





For any questions, please contact:

Chrystal Fuller, LPP, RPP, MCIP

Brighter Community Planning & Consulting

[chrystal@brighterplanning.ca](mailto:chrystal@brighterplanning.ca)

902-790-0664 (Text or phone)

