

Union Street Lot Development Plan

An aerial map showing a residential development plan. A large area on the left is shaded with a cross-hatch pattern, indicating a proposed development or excavation site. This area is adjacent to a body of water (blue) and a road. To the right of the shaded area, several red-roofed houses are scattered across green lots, separated by a winding road. Trees are represented by green circles of various sizes. The map is overlaid with a grid of lines, likely representing property boundaries or planning zones.

Submitted to
Brown Bros. Excavating Ltd.

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Annapolis Royal



The Challenge

Project

Union Street Lot Development Plan

Client

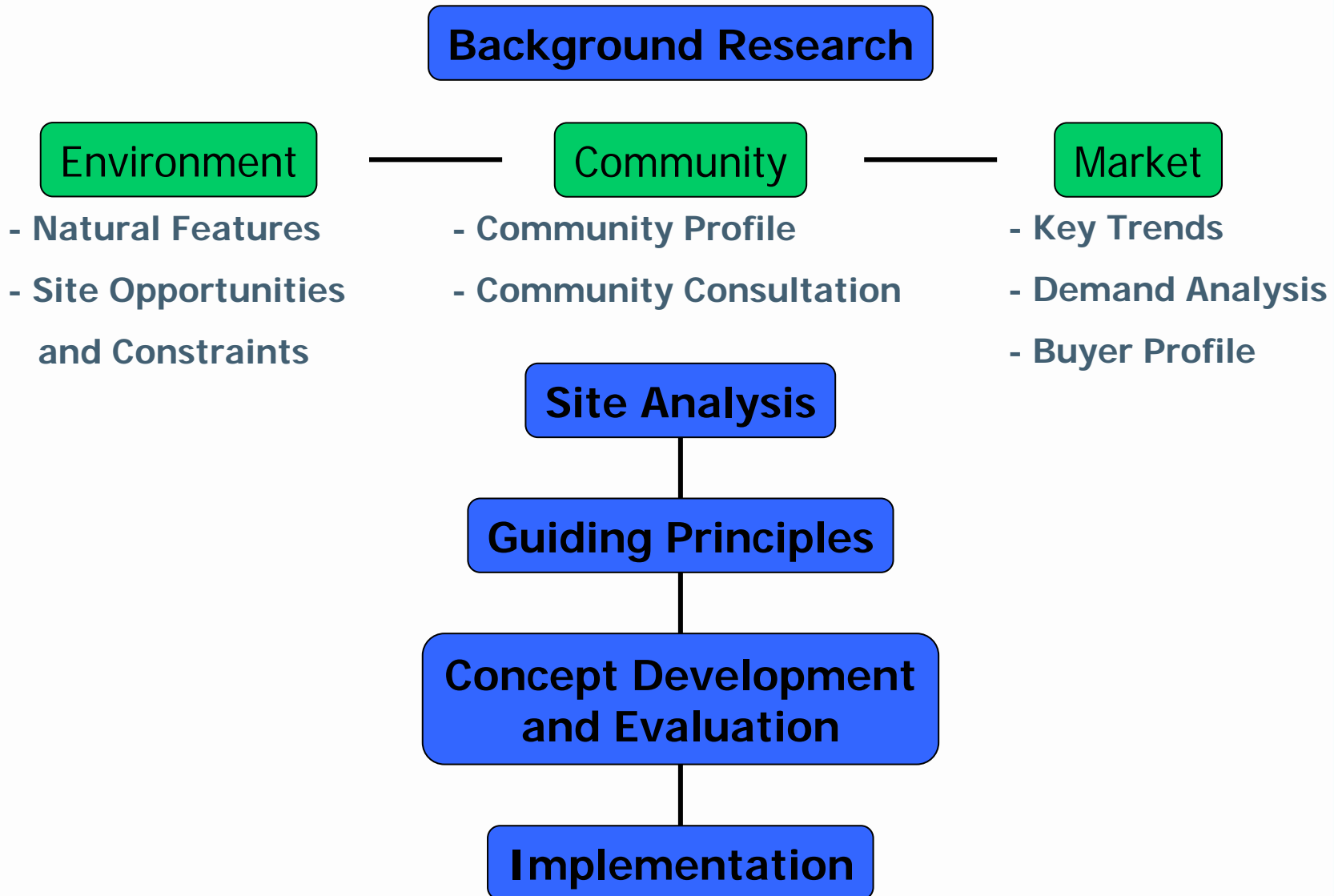
Brown Bros. Excavating Ltd.

Problem statement

To produce a development plan for the "Union Street lot" that is viable for the developer, that caters to the town, and that is a desirable place to live.



Our Approach



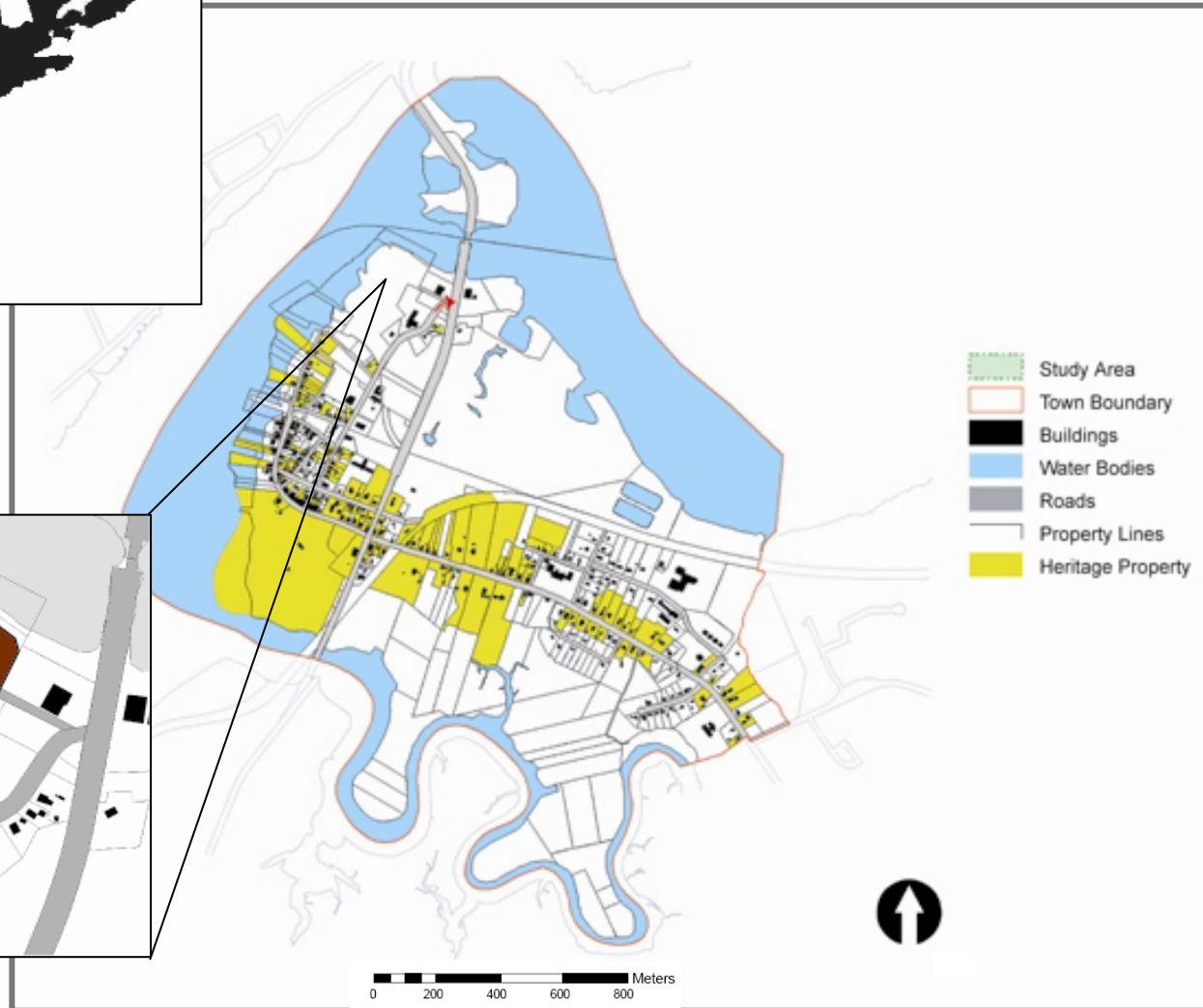
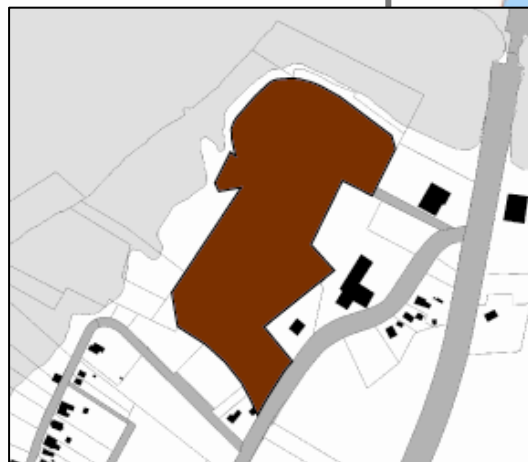
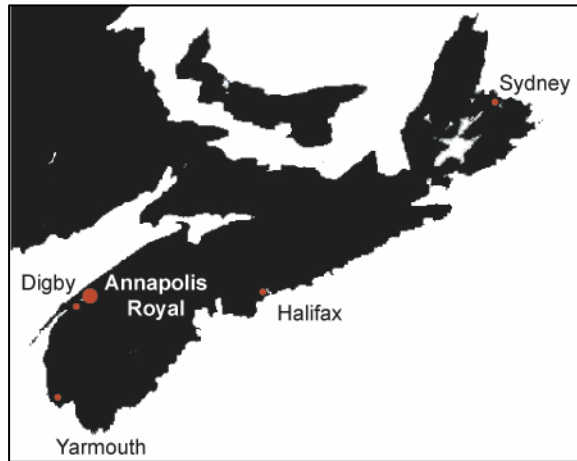
Team

Context

Concept

Benefits

Context



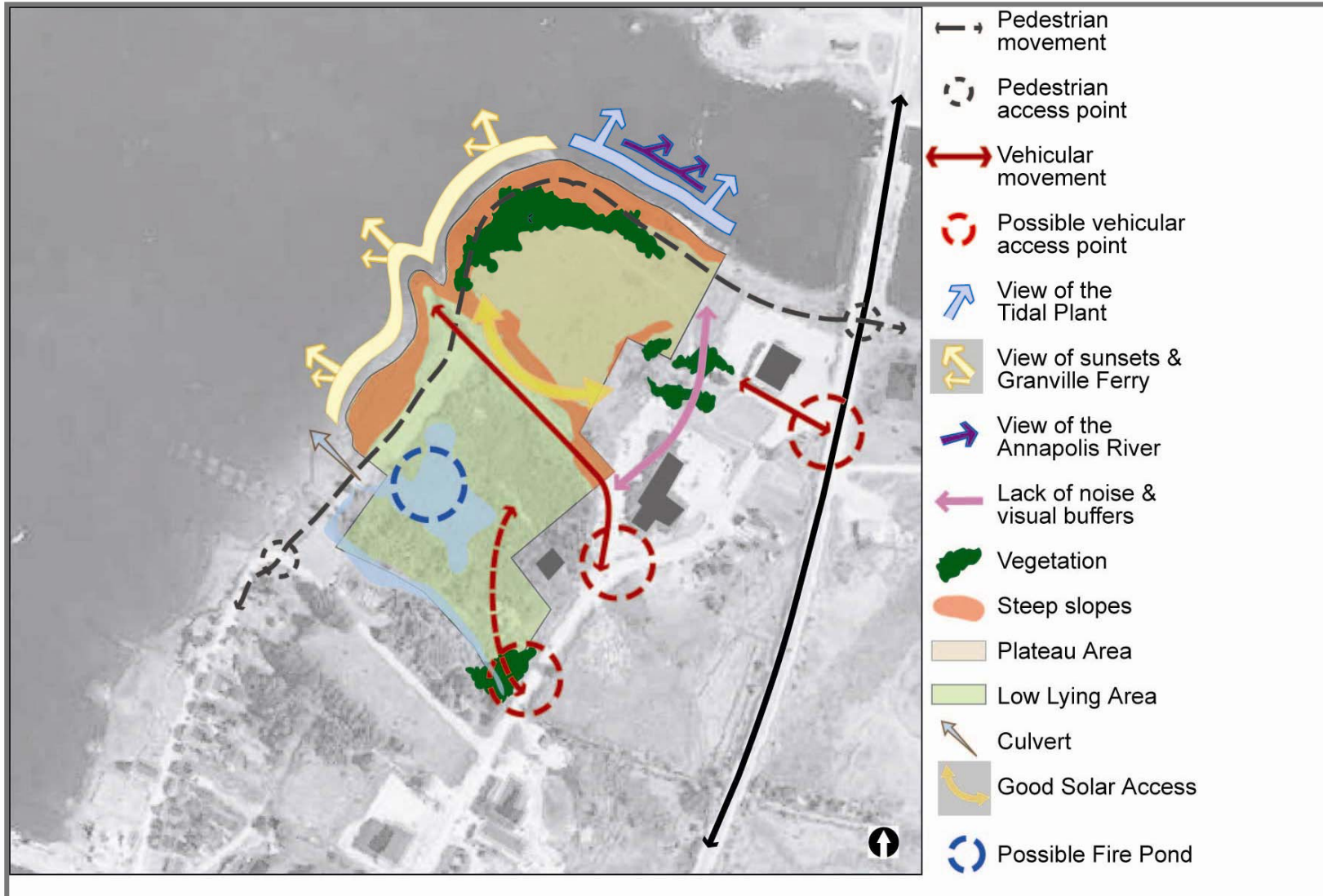
Team

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Site Opportunities and Constraints



Team

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Guiding Principles

1) Environmental Responsibility

The development will integrate environmentally responsible site and home design.

2) Community Compatibility

The development will be consistent with the physical and social context of the town.

3) Financial Viability

The development will have financial opportunities for the developer, future residents and the Town.



Concept Development & Evaluation



**Conservation
Subdivision
Design**



Riverside Drive



Terrace View

Team

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The Vision for the Union Street Lot

"The Union Street lot development will be a complementary extension of the Town of Annapolis Royal. It will be a pedestrian-oriented, residential neighbourhood, featuring high-quality buildings, landscaping and public open space. It will respect the town's built heritage and natural environment. It will cater to the housing needs of a diverse population."



Team

Context

Concept

Benefits

welcome to...

Annapolis Landing

Team

Context

Concept

Benefits

Site Concept



Site Concept

Residential

28 Single-detached units
5 Townhomes
4 Split-level

Open Space

Trails
Look-off
Promenade

Environmental

Shared geothermal home heating
Solar access
R-2000 homes

Team

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Principle 1 - Environmental Responsibility



Features

Maximized solar access
Geothermal home heating
Close to transit

R-2000 homes
Permeable surfaces
Reduced street widths

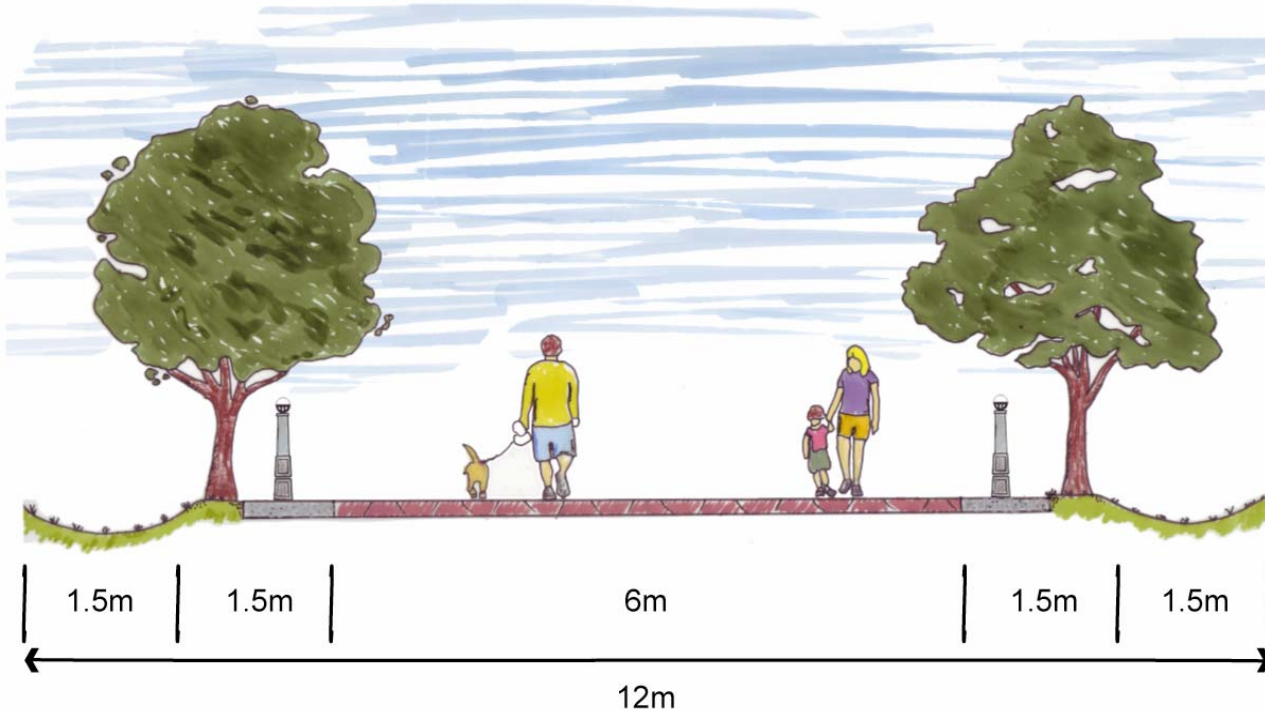
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Principle 1 - Environmental Responsibility



Implementation

Development impacts

Homeowners' Association

LEED-ND silver

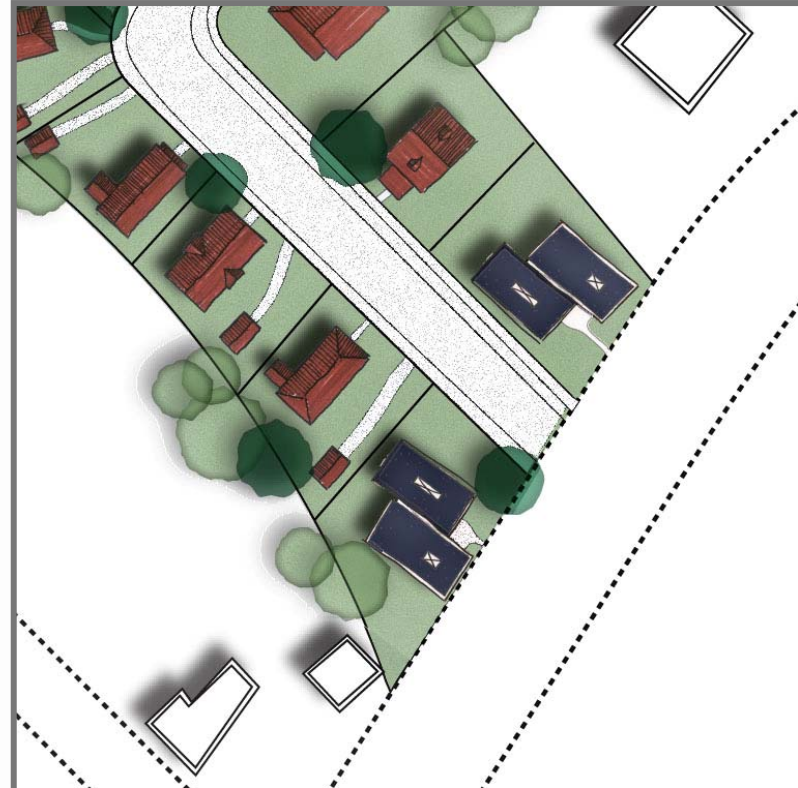
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Principle 2 – Community Compatibility



Features

Connectivity

Massing

Materials

Street layout

Lot and home size

Housing diversity

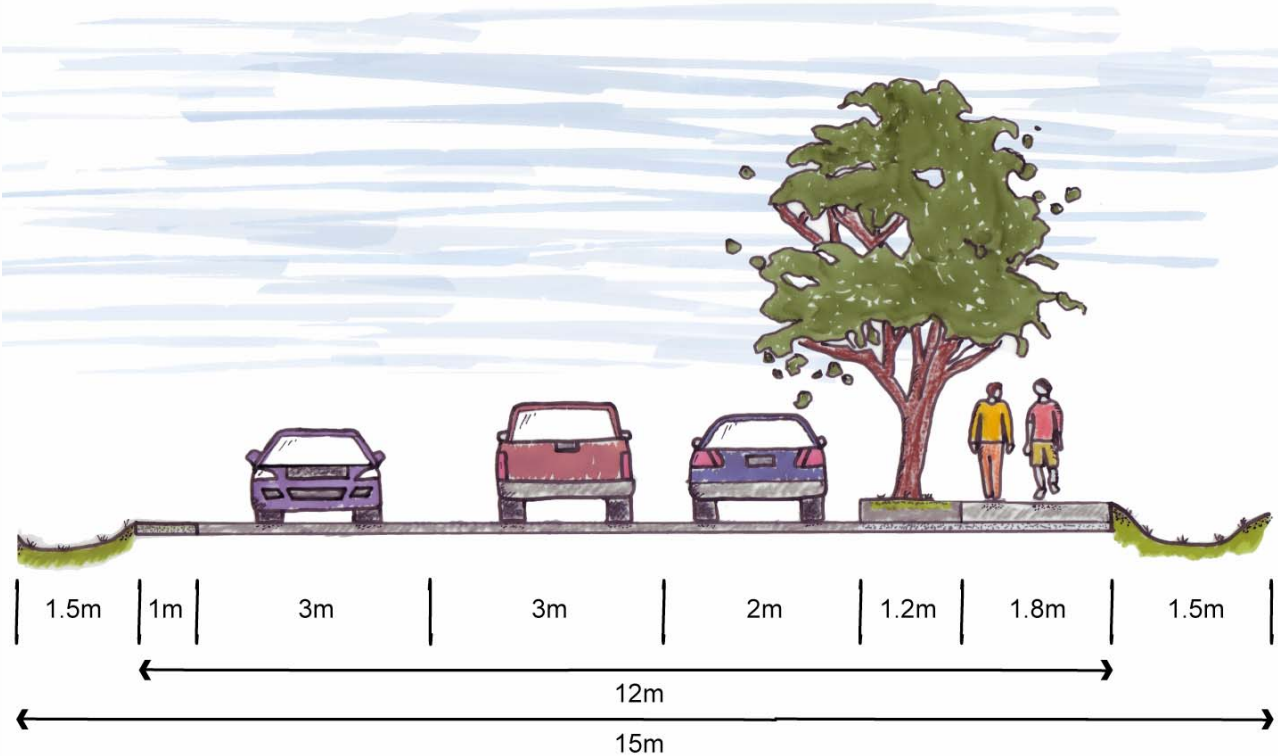
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Principle 2 – Community Compatibility



Implementation

Architectural standards

Zoning amendments

Home based businesses

Converted and accessory dwellings

Team

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Principle 3 - Financial Viability



- Study Area
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Phase 6
- Phase 7
- Phase 8
- Phase 9
- Phase 10
- Phase 11
- For Commercial Sale



- Study Area
- 0-2 (ft.)
- 2-4
- 4-6
- 6-8
- 8-10
- 10-12
- 12-14
- 14-16
- 16-18
- 18-20

Features

Phased development
Geothermal

Views
Environmental features

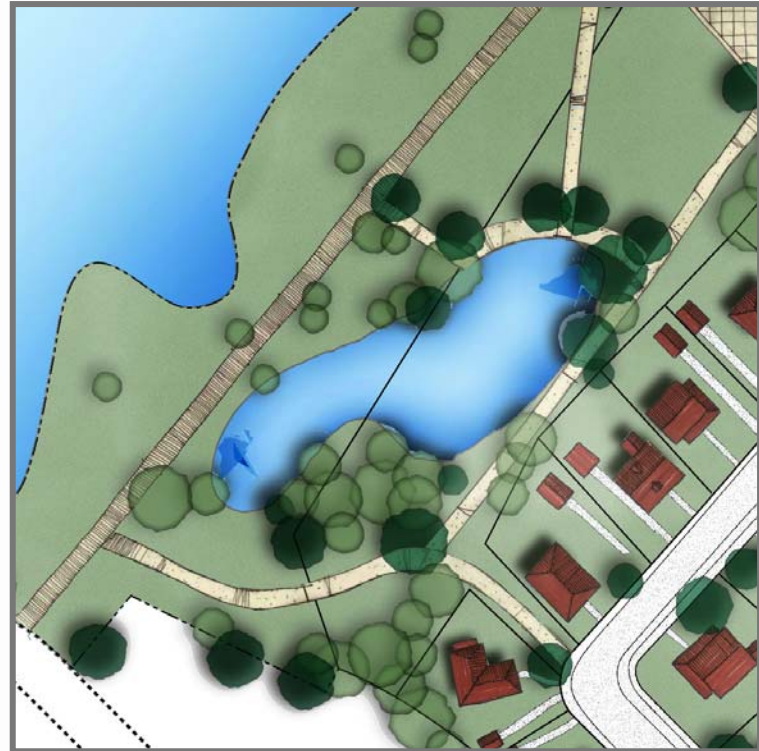
Team

Context

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Benefits

Principle 3 - Financial Viability



Implementation

Geothermal
Tax revenue

Joint development of
open space

Team

Context

Concept

Benefits

Annapolis Landing

An environmentally innovative community

A beautiful setting

A strong sense of place

A diverse community

A place to grow

A dynamic Annapolis Royal neighbourhood

Team

Context

Concept

Benefits

Annapolis Landing

... an exceptional community

