

- SHEET LIST:**
- A-00 COVER
 - A-100 HRM CONTEXTUAL SURVEY PLAN
 - A-101.1 SITE PLAN - AKOMA DEVELOPMENT (E)
 - A-101.2 SITE PLAN - AKOMA DEVELOPMENT (N)
 - A-101 P1-P4 ZONING AREAS EXISTING & NEW
 - A-101.1 P1-P4 CONTEXT & DENSITY EXISTING & NEW

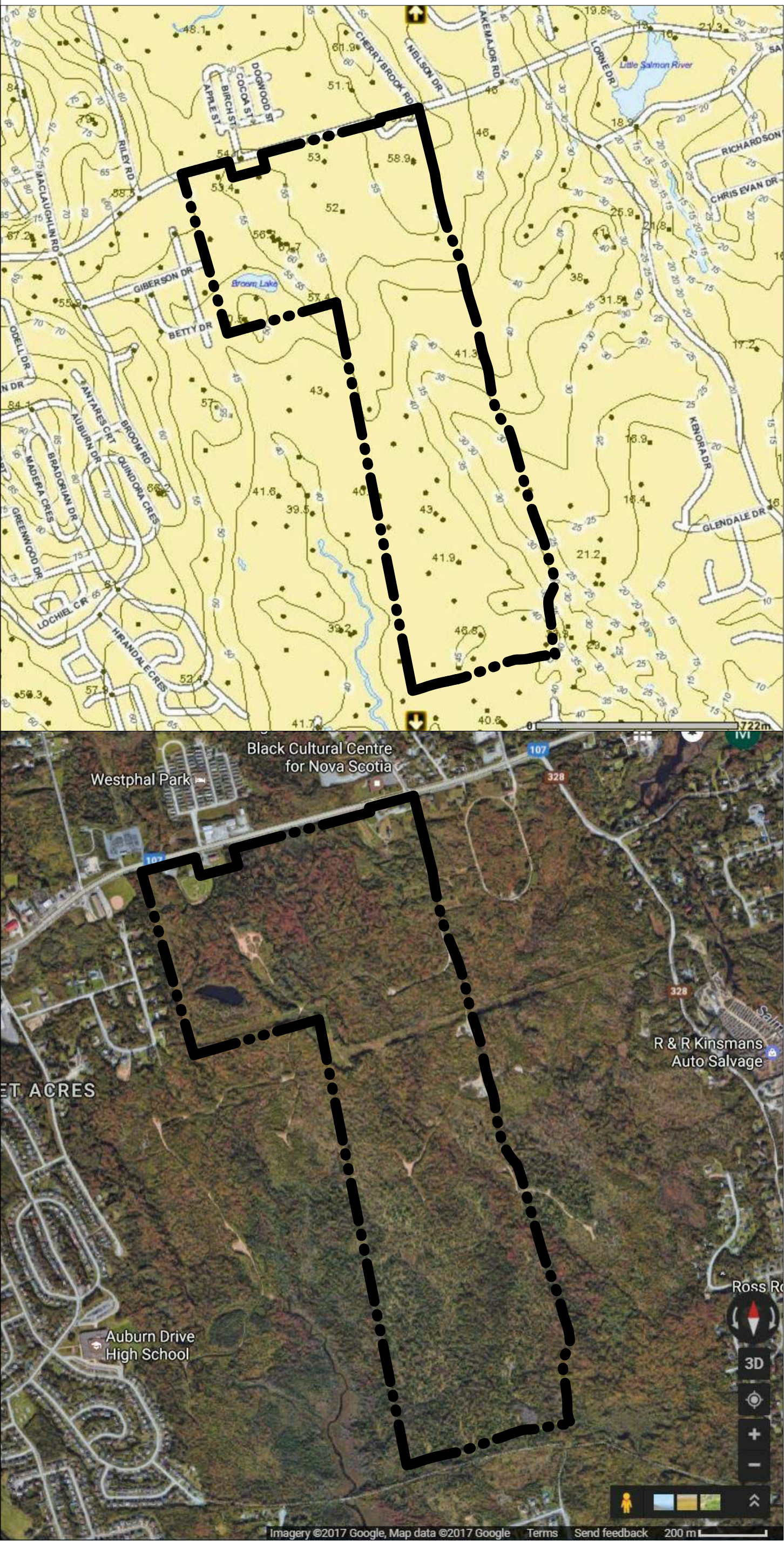
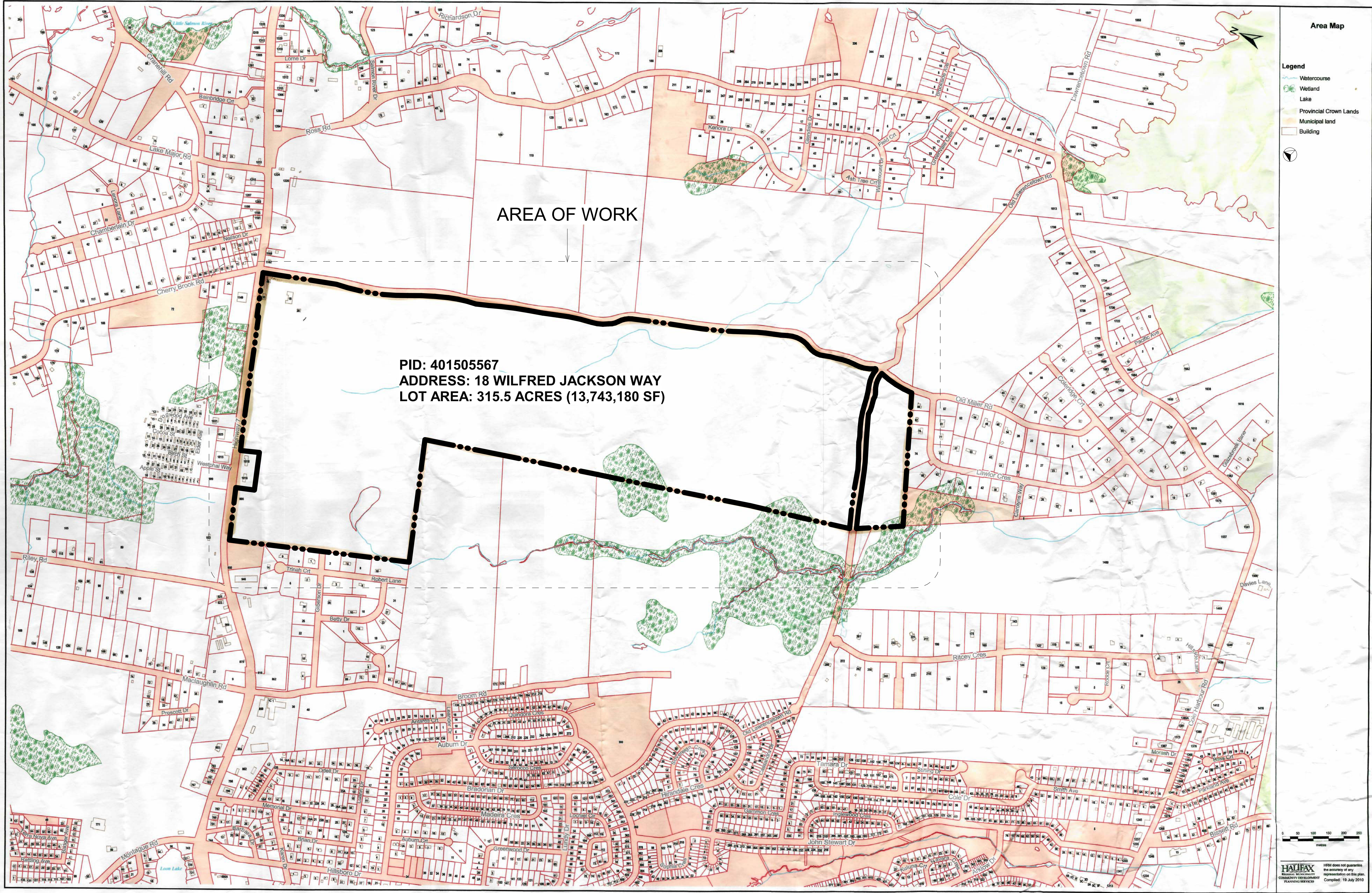
Akoma Holdings Inc. - Development



T.A. SCOTT
ARCHITECTURE + DESIGN
DRAWING INSPIRATION

KEYPLAN

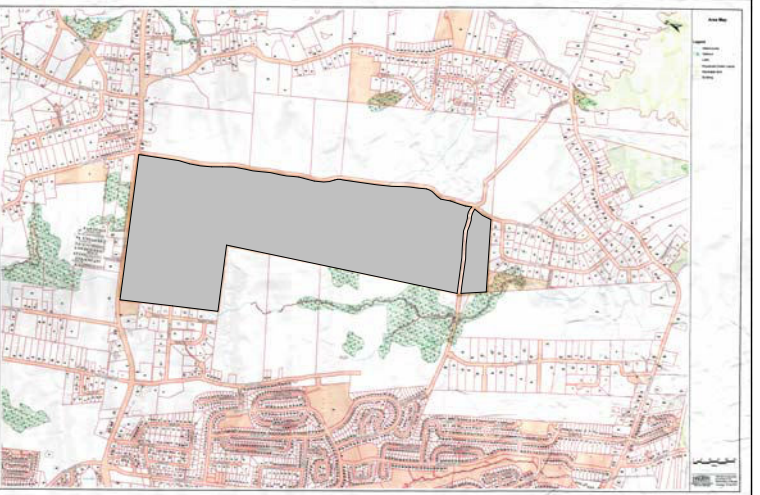
A-00	
Project Number	18-077
Date	2020.05.27
5 ISSUED FOR CDD APPLICATION	2020.05.27
4 ISSUED FOR REVIEW	2019.08.01
3 ISSUED FOR ZONING APPLICATION	2019.03.27
2 ISSUED FOR CLIENT REVIEW	2019.03.14
1 ISSUED FOR ZONING APPLICATION	2019.02.04





T.A. SCOTT
ARCHITECTURE + DESIGN
DRAWING INSPIRATION

Keyplan



No.	Description	Date
5.	ISSUED FOR CDD APPLICATION	2020.05.27
4.	ISSUED FOR REVIEW	2019.08.01
3.	ISSUED FOR ZONING APPLICATION	2019.03.27
2.	ISSUED FOR CLIENT REVIEW	2019.03.14
1.	ISSUED FOR ZONING APPLICATION	2019.02.04
No.	Description	Date
Issue Schedule		

No.	Description	Date
Revision Schedule		

Akoma Holdings Inc. - Development

Project Address 18 Wilfred Jackson Way

Project PID 40150567

HRM Contextual Survey Plan

Project Number 18-077

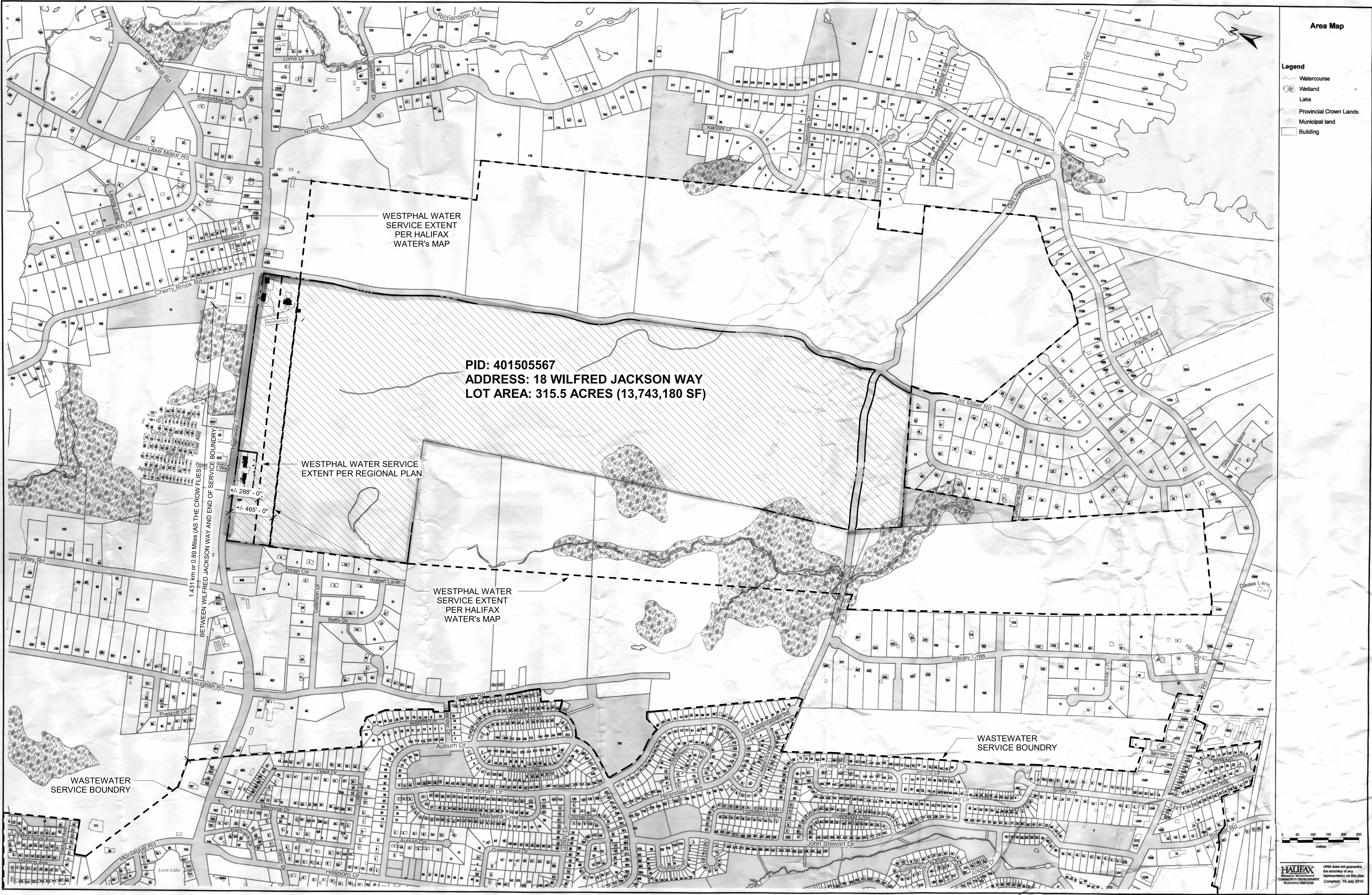
Date 2020.05.26

Drawn By JTP / LAB

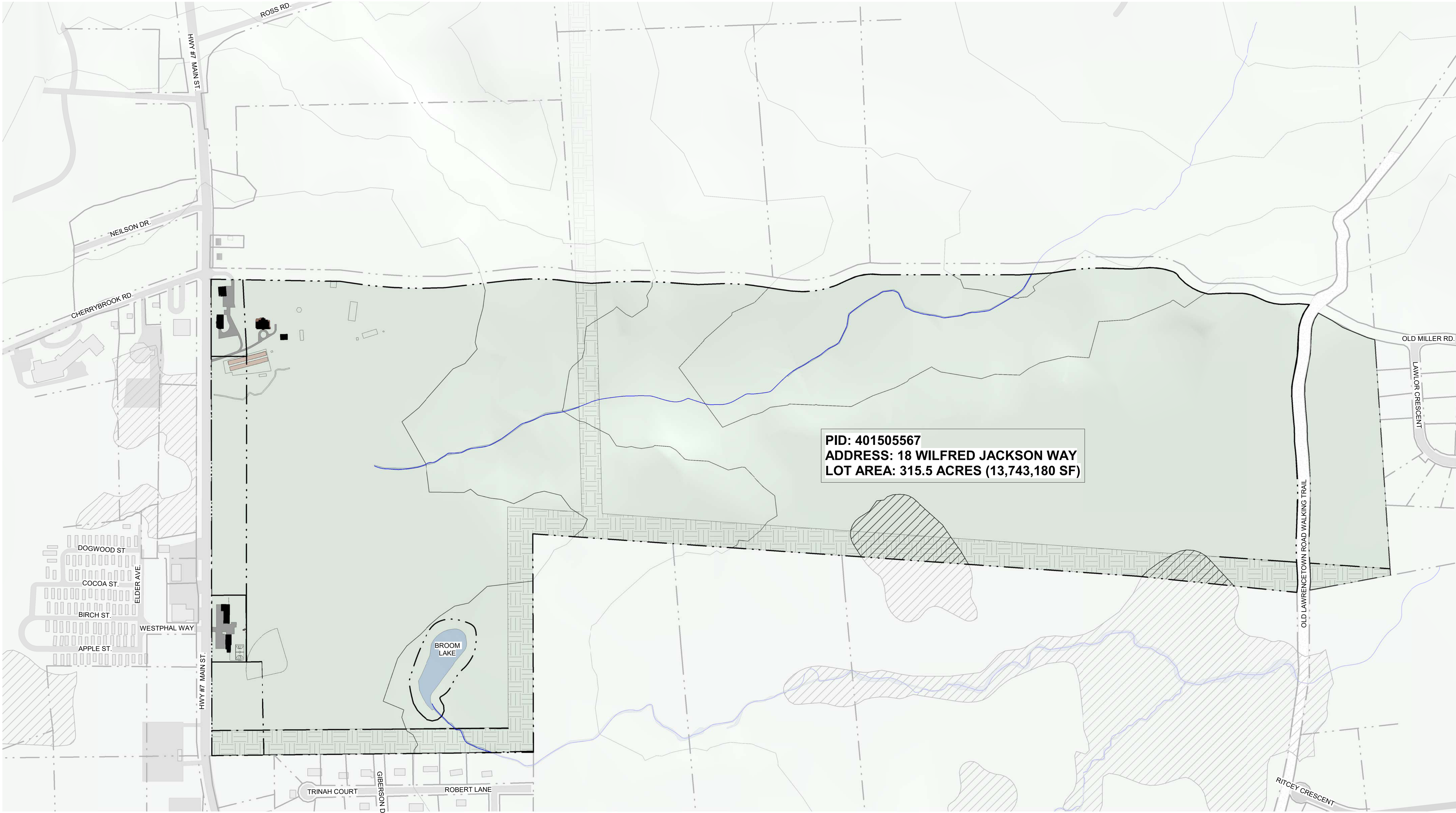
Checked By TAS

A-100

Scale 1 : 6000

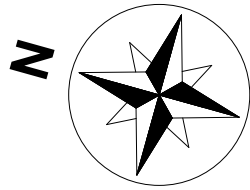


- NOTEWELL:**
1. WASTEWATER TREATMENT SERVICE BOUNDARY IS SHOWN ABOVE, AS INDICATED ON THE PLAN.
 2. THE DISTANCE "AS THE CROW FLIES" BETWEEN EXISTING AKOMA DRIVEWAY (WILFRED JACKSON WAY) AND END OF SERVICE BOUNDARY ALONG THE BACKSIDE OF PROPERTIES LOCATED ON ODELL DR. IS ROUGHLY 1.431 km (0.89 miles)
 3. HALIFAX WATER'S WATER SERVICE BOUNDARY EXTENT IS SHOWN ABOVE, AS INDICATED ON THE PLAN.



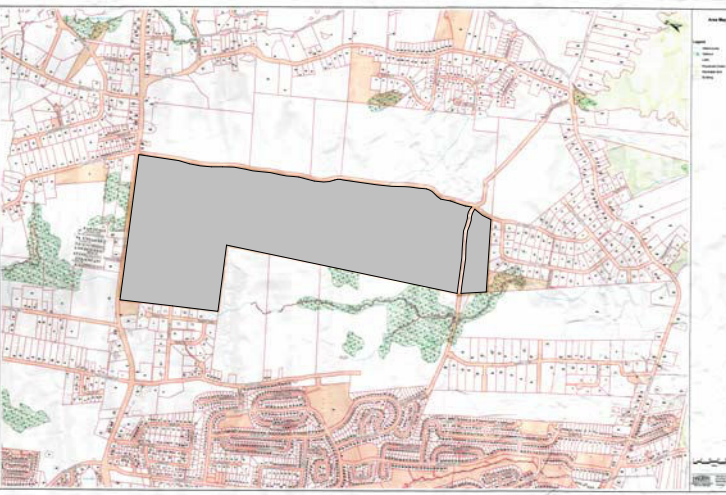
1 Site Plan - Existing
1" = 300'-0"

MASTER PLAN LEGEND:	
	EXISTING WETLANDS PER HRM SURVEY.
	NOVA SCOTIA POWER 150'-0" WIDE POWER CORRIDOR
	WALKING TRAIL
	VEHICULAR CIRCULATION
	OPEN / LANDSCAPED / NATURAL AREAS
	BROOM LAKE
	BUILDINGS
	CURRENT PROPERTY BOUNDARIES
	CURRENT HALIFAX WATER SERVICE BOUNDARY
	PROPOSED PHASE BOUNDARIES
	WATERCOURSE PER HRM SURVEY DATA
	CONTOURS PER HRM SURVEY DATA
	EXISTING OLD CULTURAL SURVEY DATA ie FOUNDATIONS, ROCK WALL, WELL, ETC. SOUTH TO THE OLD HOME AT WILFRED JACKSON WAY. REFER TO SURVEY DRAWING FOR FURTHER DETAILED INFORMATION.



T.A. SCOTT
ARCHITECTURE + DESIGN
DRAWING INSPIRATION

Keyplan



5.	ISSUED FOR CDD APPLICATION	2020.05.27
4.	ISSUED FOR REVIEW	2019.08.01
3.	ISSUED FOR ZONING APPLICATION	2019.03.27
2.	ISSUED FOR CLIENT REVIEW	2019.03.14
1.	ISSUED FOR ZONING APPLICATION	2019.02.04

No.	Description	Date
Issue Schedule		

No.	Description	Date
Revision Schedule		

Akoma Holdings
Inc. -
Development

Project Address 18 Wilfred Jackson Way

Project PID 40150567

Site Plan - Akoma
Development (E)

Project Number 18-077

Date 2020.05.26

Drawn By JTP / LAB

Checked By TAS

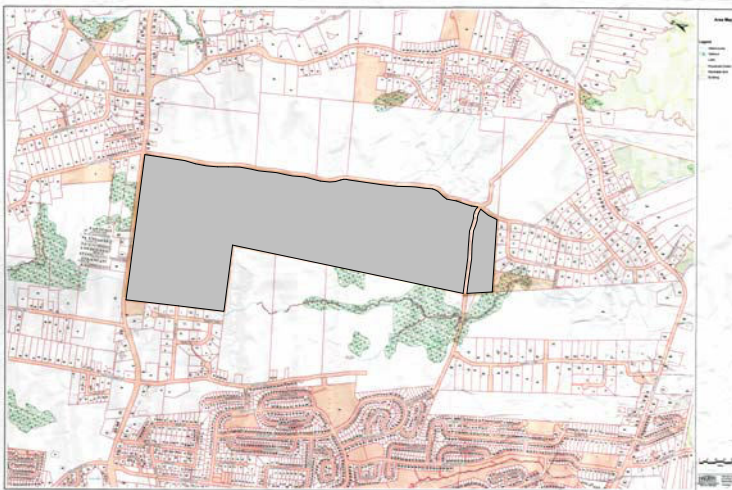
A-100.1

Scale As indicated



T.A. SCOTT
ARCHITECTURE + DESIGN
DRAWING INSPIRATION

Keyplan



5.	ISSUED FOR CDD APPLICATION	2020.05.27
4.	ISSUED FOR REVIEW	2019.08.01
3.	ISSUED FOR ZONING APPLICATION	2019.03.27
2.	ISSUED FOR CLIENT REVIEW	2019.03.14
1.	ISSUED FOR ZONING APPLICATION	2019.02.04

No.	Description	Date
Issue Schedule		

No.	Description	Date
Revision Schedule		

Akoma Holdings Inc. - Development

Project Address 18 Wilfred Jackson Way

Project PID 40150567

Site Plan - Akoma Development (N)

Project Number 18-077

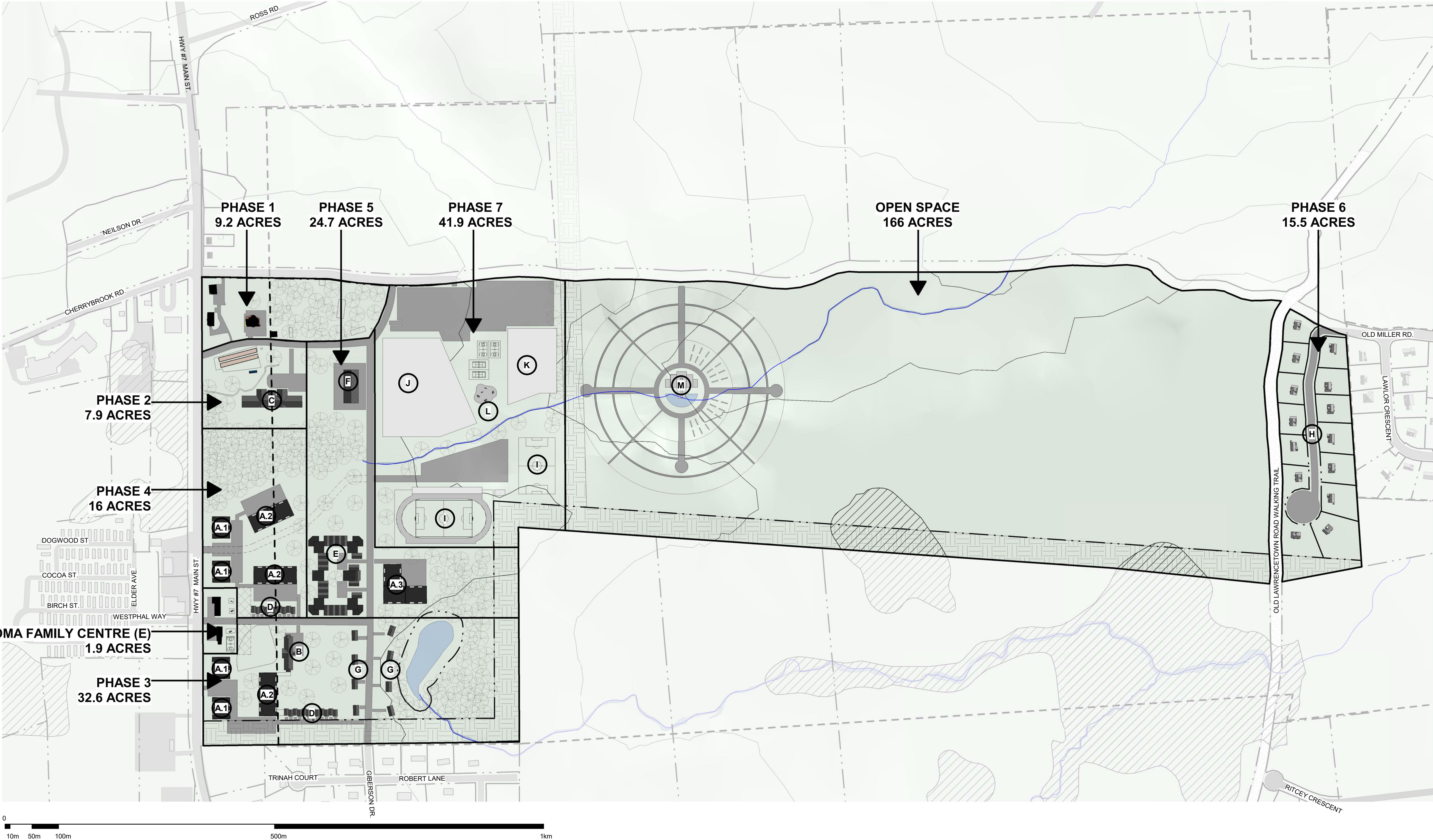
Date 2020.05.26

Drawn By JTP / LAB

Checked By TAS

A-100.2

Scale As indicated



1 Site Plan - New
1" = 300'-0"

PROGRAM - PROPOSED COMPREHENSIVE DEVELOPMENT DISTRICT (CDD) PHASING:

PHASE 1:

OLD HOME - NEW ZONE

PHASE 2:

C. SENIOR'S HOUSING COMPLEX - 2-3 STOREY

PHASE 3:

A.1 (2) MIX-USE RESIDENTIAL & COMMERCIAL - 3-4 STOREY

A.2 (1) MULTI-UNIT RESIDENTIAL - 3-4 STOREY

B. NEW AKOMA CHILDREN'S CENTRE - 1 STOREY

D. TOWNHOUSE / ROWHOUSING UNITS - 2 STOREY

G. (8) SINGLE FAMILY RESIDENTIAL - 2 STOREY

PHASE 4:

A.1 (2) MIX-USE RESIDENTIAL & COMMERCIAL - 3-4 STOREY

A.2 (2) MULTI-UNIT RESIDENTIAL - 3-4 STOREY

D. TOWNHOUSE / ROWHOUSING UNITS - 2 STOREY

PHASE 5:

A.3. MULTI-UNIT RESIDENTIAL - 3-4 STOREY

E. TOWNHOUSE / MULTI-UNIT RESIDENTIAL / COMMERCIAL - 2-4 STOREY

F. HOTEL, DORMITORY, OR MULTI-UNIT RESIDENTIAL - 3 STOREY

PHASE 6:

H. SINGLE FAMILY RESIDENTIAL - 2 STOREY

PHASE 7: FUTURE RECREATION

I. OUTDOOR RECREATION FACILITY - LARGE SCALE

J. INDOOR SPORTSPLEX - 2 STOREY

K. INDOOR AQUATIC SPORTSPLEX - 2 STOREY

L. OUTDOOR RECREATION & PLAYGROUND - SMALL SCALE

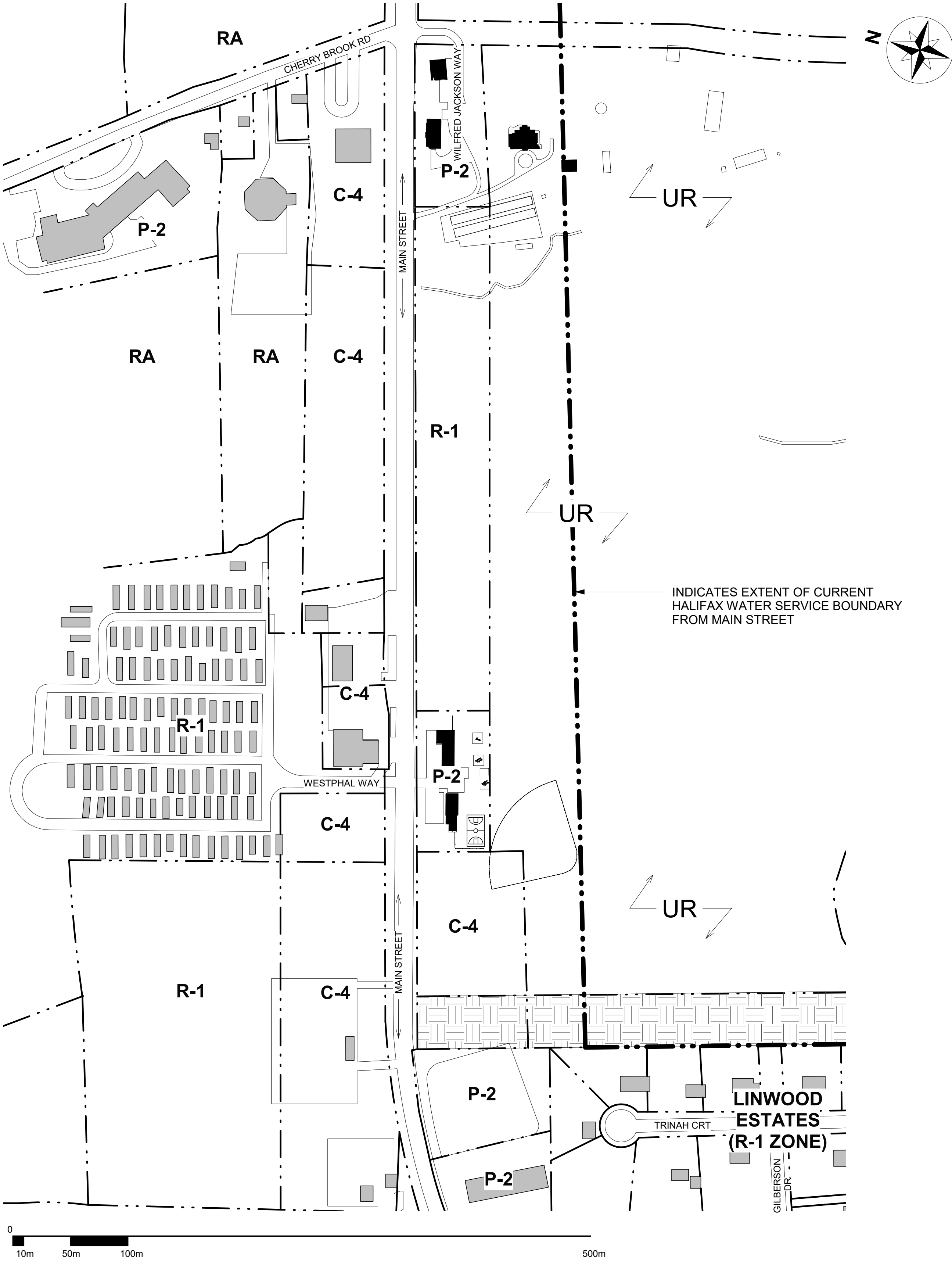
OPEN SPACE:

M. CEMETERY AND CREMATORIUM.

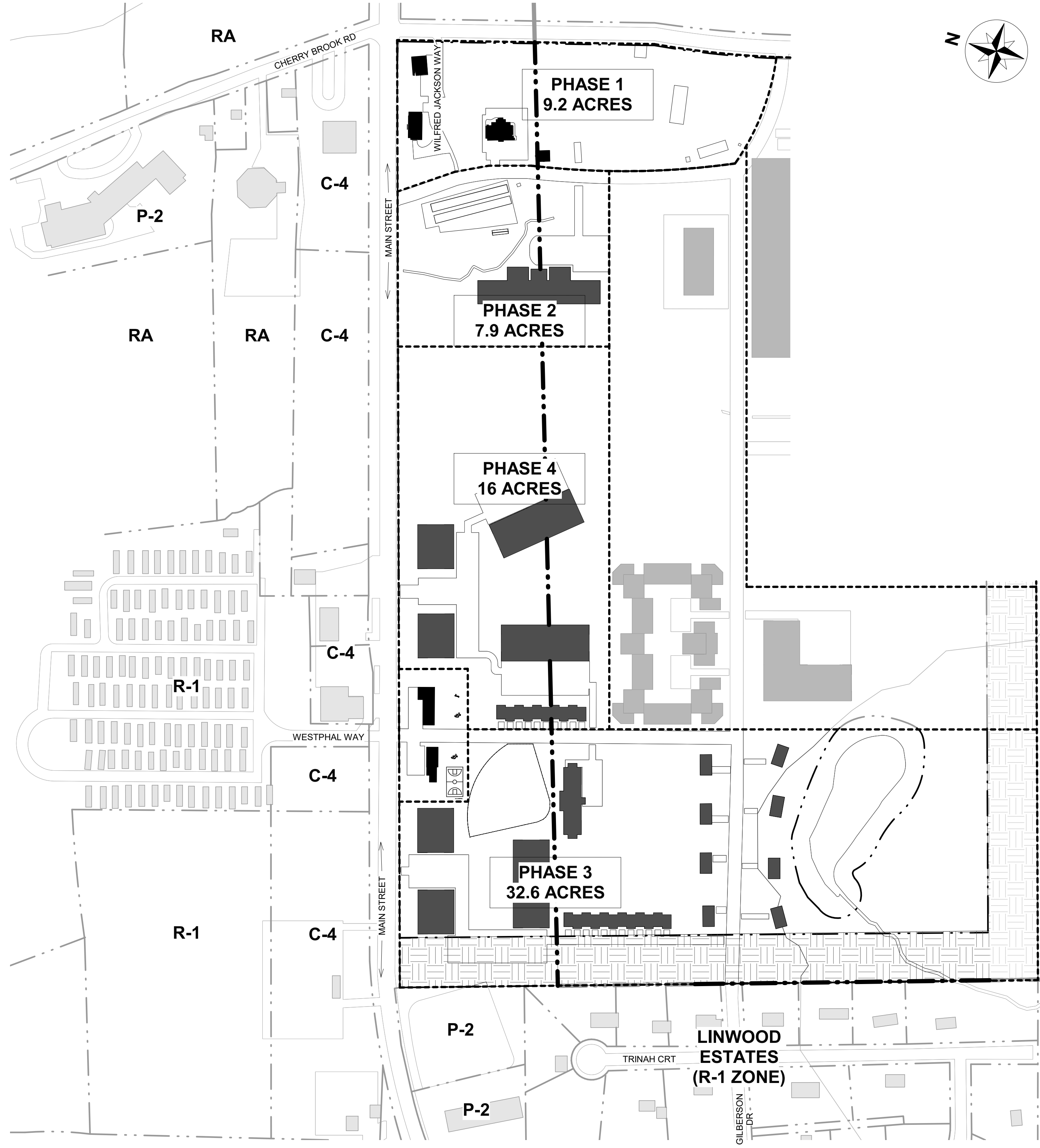
*NOTE: INTENTION THAT OUTDOOR TRAIL NETWORK IS CONNECTED BETWEEN PHASE AREAS.

MASTER PLAN LEGEND:

	EXISTING WETLANDS PER HRM SURVEY.		CURRENT PROPERTY BOUNDARIES
	NOVA SCOTIA POWER 150'-0" WIDE POWER CORRIDOR		CURRENT HALIFAX WATER SERVICE BOUNDARY
	WALKING TRAIL		PROPOSED PHASE BOUNDARIES
	VEHICULAR CIRCULATION		WATERCOURSE PER HRM SURVEY DATA
	OPEN / LANDSCAPED / NATURAL AREAS		CONTOURS PER HRM SURVEY DATA
	BROOM LAKE		EXISTING OLD CULTURAL SURVEY DATA (e.g. FOUNDATIONS, ROCK WALL, WELL, ETC. SOUTH TO THE OLD HOME AT WILFRED JACKSON WAY. REFER TO SURVEY DRAWING FOR FURTHER DETAILED INFORMATION.
	BUILDINGS		



1 Site Plan - Phase 1-4 Zoning (E)
1" = 200'-0"

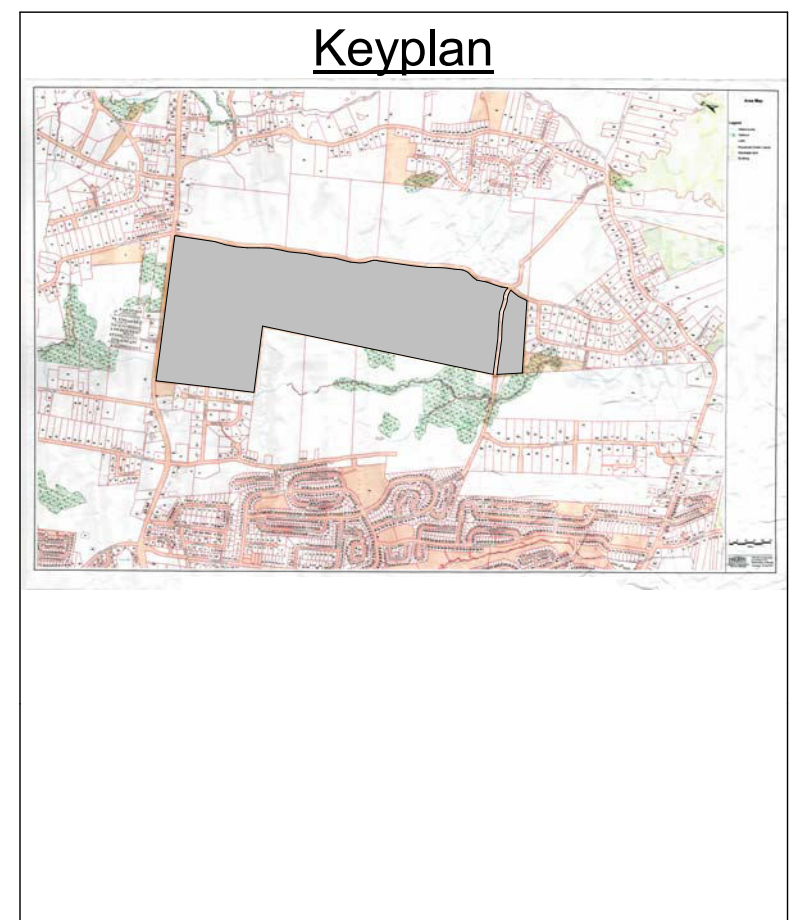


2 Site Plan - Phase 1-4 Zoning (N)
1" = 200'-0"

ZONING LEGEND	
	NOVA SCOTIA POWER 150'-0" WIDE POWER CORRIDOR
	CURRENT PROPERTY BOUNDARIES
	CURRENT HALIFAX WATER SERVICE BOUNDARY
	DEVELOPMENT PHASE BOUNDARIES
RA	SINGLE UNIT DWELLING
R-1	SINGLE UNIT DWELLING
C-2	GENERAL BUSINESS
C-4	HIGHWAY COMMERCIAL
P-2	COMMUNITY FACILITY
UR	URBAN RESERVE



T.A. SCOTT
ARCHITECTURE + DESIGN
DRAWING INSPIRATION



No.	Description	Date
5.	ISSUED FOR CDD APPLICATION	2020.05.27
4.	ISSUED FOR REVIEW	2019.08.01
3.	ISSUED FOR ZONING APPLICATION	2019.03.27
2.	ISSUED FOR CLIENT REVIEW	2019.03.14
1.	ISSUED FOR ZONING APPLICATION	2019.02.04
Issue Schedule		

No.	Description	Date
Revision Schedule		

Akoma Holdings Inc. - Development

Project Address 18 Wilfred Jackson Way

Project PID 40150567

P1-P4 Zoning Areas Existing & New

Project Number 18-077

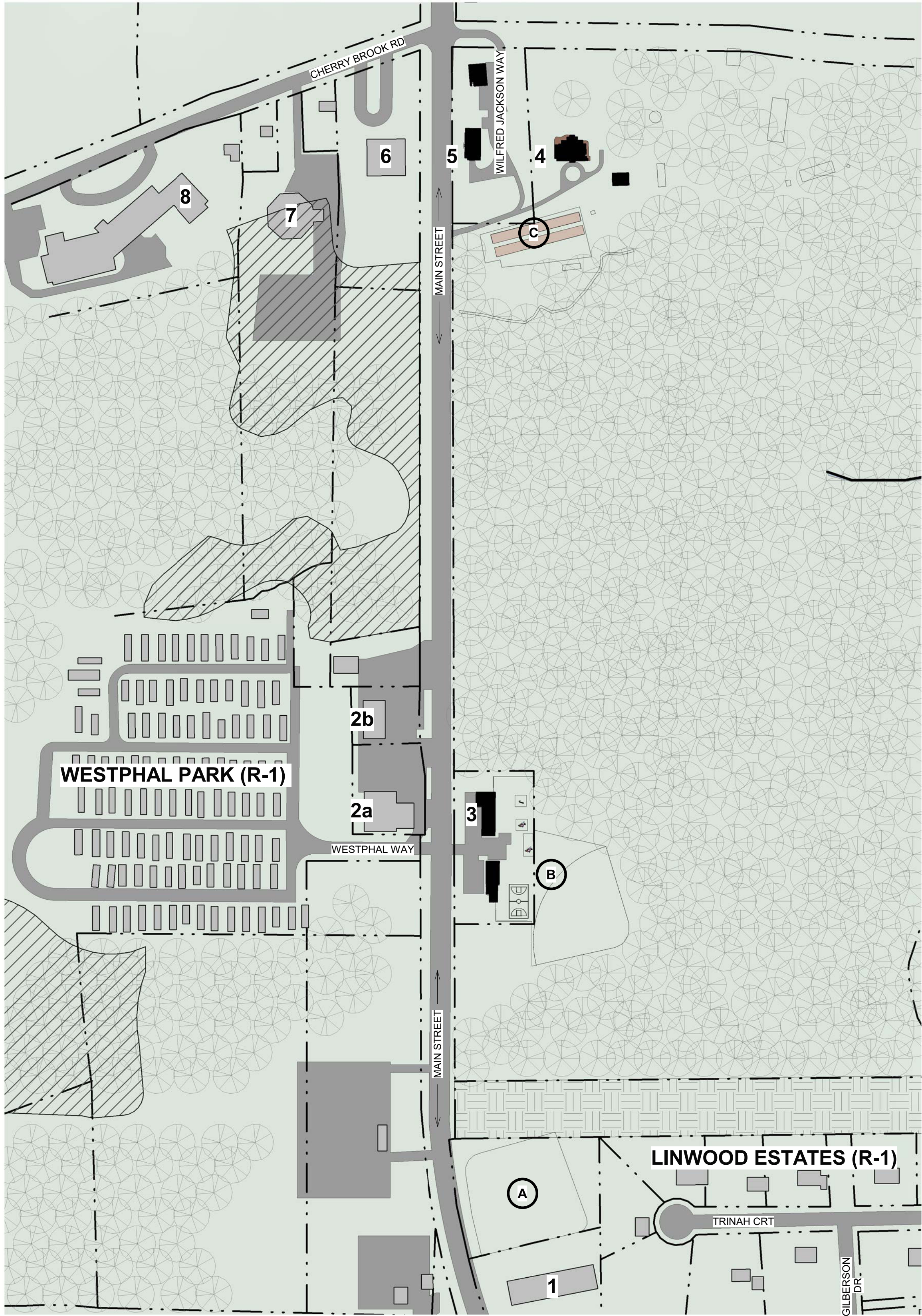
Date 2020.05.26

Drawn By LAB / JTP

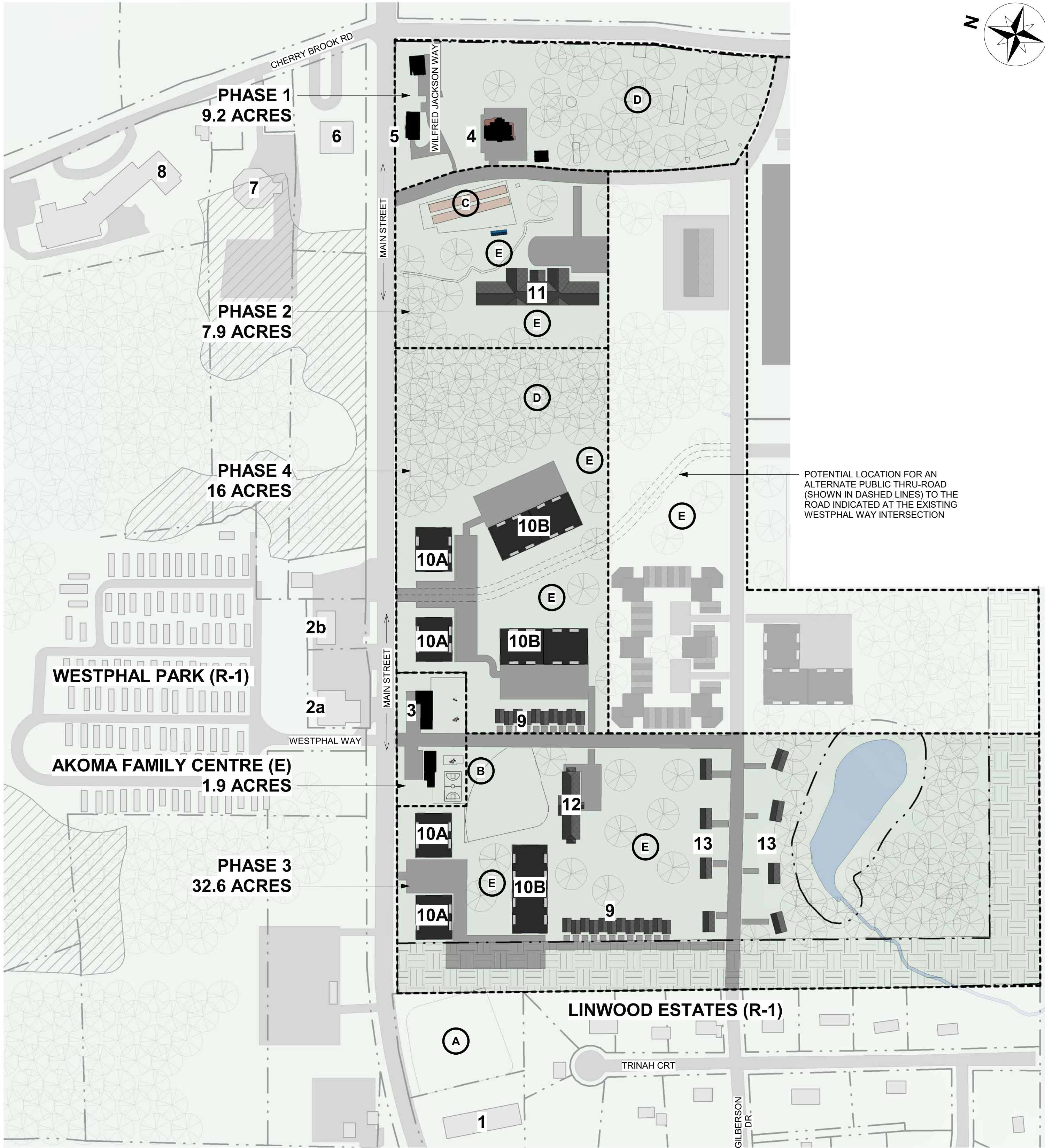
Checked By TAS

A-101

Scale As indicated



① Site Plan - Phase 1-4 Context & Density (E)
1" = 200'-0"



② Site Plan - Phase 1-4 Context & Density (N)
1" = 200'-0"

P1-P4 CONTEXTUAL RESIDENTIAL DENSITY:

EXISTING:
WESTPHAL PARK: 23 ACRES, 110 UNITS
4.8 UNITS / ACRE

LINWOOD ESTATES: 32 AGGREGATE ACRES, 38 UNITS
1.2 UNITS / ACRE

NEW PROPOSED:
AKOMA P1-P4 SITES: 65.7 AGGREGATE ACRES,
334 AGGREGATE RESIDENTIAL UNITS
5.1 UNITS / ACRE

(9) ROWHOUSES / TOWNHOUSES - 22 UNITS

(10) MIX-USE BUILDINGS - 224 RESIDENTIAL UNITS
(PLUS 12 COMMERCIAL UNITS).

(11) SENIOR'S HOUSING - 80 UNITS

(13) SINGLE FAMILY HOUSES - 8 UNITS

P1-P4 CONTEXTUAL BUILDING SCALE, APPROX. FOOTPRINTS & HEIGHTS:

EXISTING:

1. LIGHTHOUSE COMMUNITY CENTRE
FOOTPRINT: 14,600 SF ; HEIGHT: 25'

2a. DAVE'S AUTO
FOOTPRINT: 11,750 SF ; HEIGHT: 27'

2b. DAVE'S AUTO
FOOTPRINT: 5,700 SF ; **HEIGHT: 14'**

3. AKOMA FAMILY CENTRE
FOOTPRINT: 4,000 SF EACH; HEIGHT: 27'

4. AKOMA HERITAGE HOME
FOOTPRINT: 4,400 SF ; **HEIGHT: 42'**

5. BAULD WORKS CENTRE
FOOTPRINT: 3,300 SF ; HEIGHT: 27'

6. BLACK CULTURAL CENTRE
FOOTPRINT: 9,600 SF ; HEIGHT: 35'

7. NEW BEGINNINGS MINISTRIES
FOOTPRINT: 12,450 SF ; HEIGHT: 30'

8. GRAHAM CREIGHTON JR HIGH SCHOOL
FOOTPRINT: 42,530 SF ; HEIGHT: 25'

*AVERAGE FOOTPRINT: 13,540 SF

*AVERAGE HEIGHT: 31'

*GREATEST AND LEAST FIGURES HIGHLIGHTED

NEW PROPOSED:

9. TOWNHOUSES / ROWHOUSING
FOOTPRINT (each): 1,000 SF ; HEIGHT: 27'

10A. MIX USE BUILDINGS
FOOTPRINT: 13,700 SF ; HEIGHT: 36'-48'

10B. MULTI-FAMILY RESIDENTIAL BUILDINGS
FOOTPRINT: 27,500 SF ; HEIGHT: 36'-48'

11. SENIOR'S HOUSING
FOOTPRINT: 32,000 SF ; HEIGHT: 45'

12. AKOMA CHILDREN'S CENTRE
FOOTPRINT: 12,200 SF ; HEIGHT: 20'

13. SINGLE-FAMILY RESIDENTIAL
FOOTPRINT: 2,000 SF ; HEIGHT 27'

*AVERAGE FOOTPRINT: 5,628 SF ; HEIGHT: 30'

P1-P4 APPROX. CONTEXTUAL AREAS:

EXISTING:

A. WILLIAM ROSS PARK - BASEBALL FIELD
1.7 ACRES

B. AKOMA FAMILY CENTRE PARK & PLAYGROUND
2.6 ACRES

C. THE OLD HOME PUBLIC GARDENS
0.8 ACRES

NEW PROPOSED:

D. NATURAL FOREST AREAS / TRAILS
24 ACRES

E. EXTERIOR PUBLIC SPACE / PARK / COURTYARD AREA
11 ACRES

TOTAL P1-P4 AREA EXTERIOR / AMENITY SPACES: 35 ACRES OF 67 ACRES (52%)

NOVA SCOTIA POWER
150'-0" WIDE POWER CORRIDOR

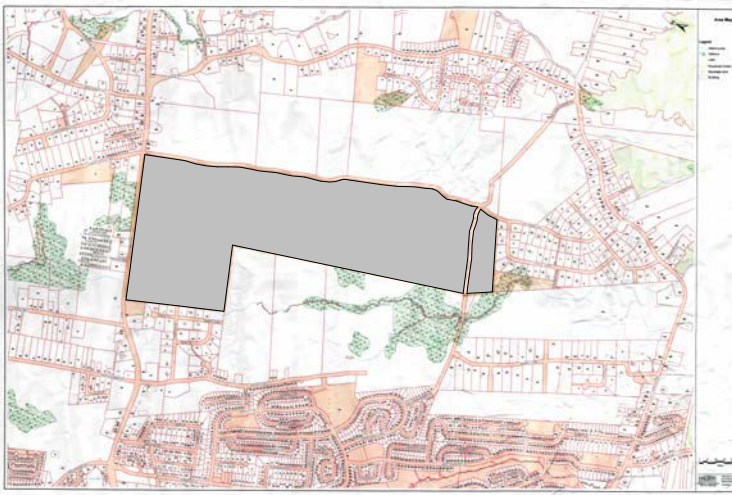
WETLANDS PER HRM SURVEY

FORESTED AREA



T.A. SCOTT
ARCHITECTURE + DESIGN
DRAWING INSPIRATION

Keyplan



5.	ISSUED FOR CDD APPLICATION	2020.05.27
4.	ISSUED FOR REVIEW	2019.08.01
3.	ISSUED FOR ZONING APPLICATION	2019.03.27
2.	ISSUED FOR CLIENT REVIEW	2019.03.14
1.	ISSUED FOR ZONING APPLICATION	2019.02.04

No.	Description	Date
Issue Schedule		

No.	Description	Date
Revision Schedule		

**Akoma Holdings
Inc. -
Development**

Project Address 18 Wilfred Jackson Way

Project PID 40150567

**P1-P4 Context &
Density Existing &
New**

Project Number 18-077

Date 2020.05.26

Drawn By LAB

Checked By TAS

A-101.1

Scale As indicated