



MASTER PLAN + CONCEPT DESIGN

TARTAN DOWNS DEVELOPMENT

MACKAY-LYONS SWEETAPPLE ARCHITECTS, URBAN STRATEGIES, + CBCL

AGENDA

1. INTRODUCTION
2. ABOUT THE SITE
3. VISION
4. GUIDING PRINCIPLES
5. PROPOSED MASTER PLAN
6. QUESTIONS



1. INTRODUCTION

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TARTAN DOWNS DEVELOPMENT

ABOUT THE URBAN NEIGHBORHOOD DEVELOPMENT ASSOCIATION (UNDA)

UNDA Team

Kent MacIntyre
Doug Connors
Jennifer Deleskie
John Phalen
David Dingwall
Gordon MacInnis
Kevin Pembroke
Shauna Kelly

The **Urban Neighborhood Development Association** has partnered with **Cape Breton University** for an exciting development at Tartan Downs.

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MISSION:

To plan, design and implement **quality, new, innovative housing opportunities** for central Cape Breton Regional Municipality (Sydney) which will **serve the demands of community affordable and market housing** and the ever-increasing needs of a growing Cape Breton University international student body.

Economic development and diverse community housing are key concerns for UNDA and form the cornerstone of thinking when the Board of Directors assesses a project like Tartan Downs development.

THE CONSULTANT TEAM

MacKay-Lyons Sweetapple Architects

Brian MacKay-Lyons - Design Lead
 Talbot Sweetapple - Partner in Charge
 Miranda Bailey - Project Architect
 Cory Subasic - Intern Architect

Urban Strategies

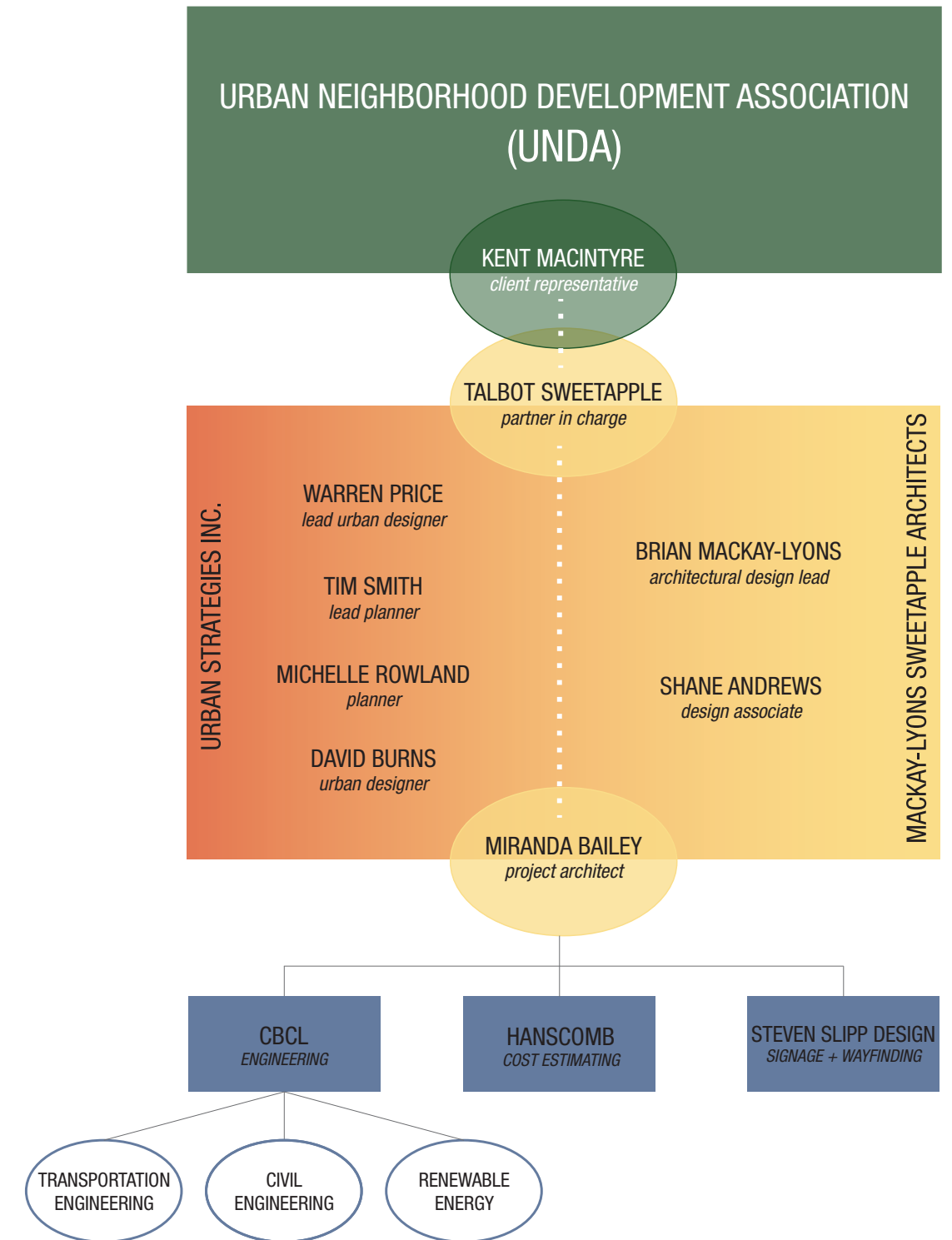
Warren Price - Lead Urban Designer
 Tim Smith - Lead Planner
 Josh Reiniger - Urban Designer

CBCL

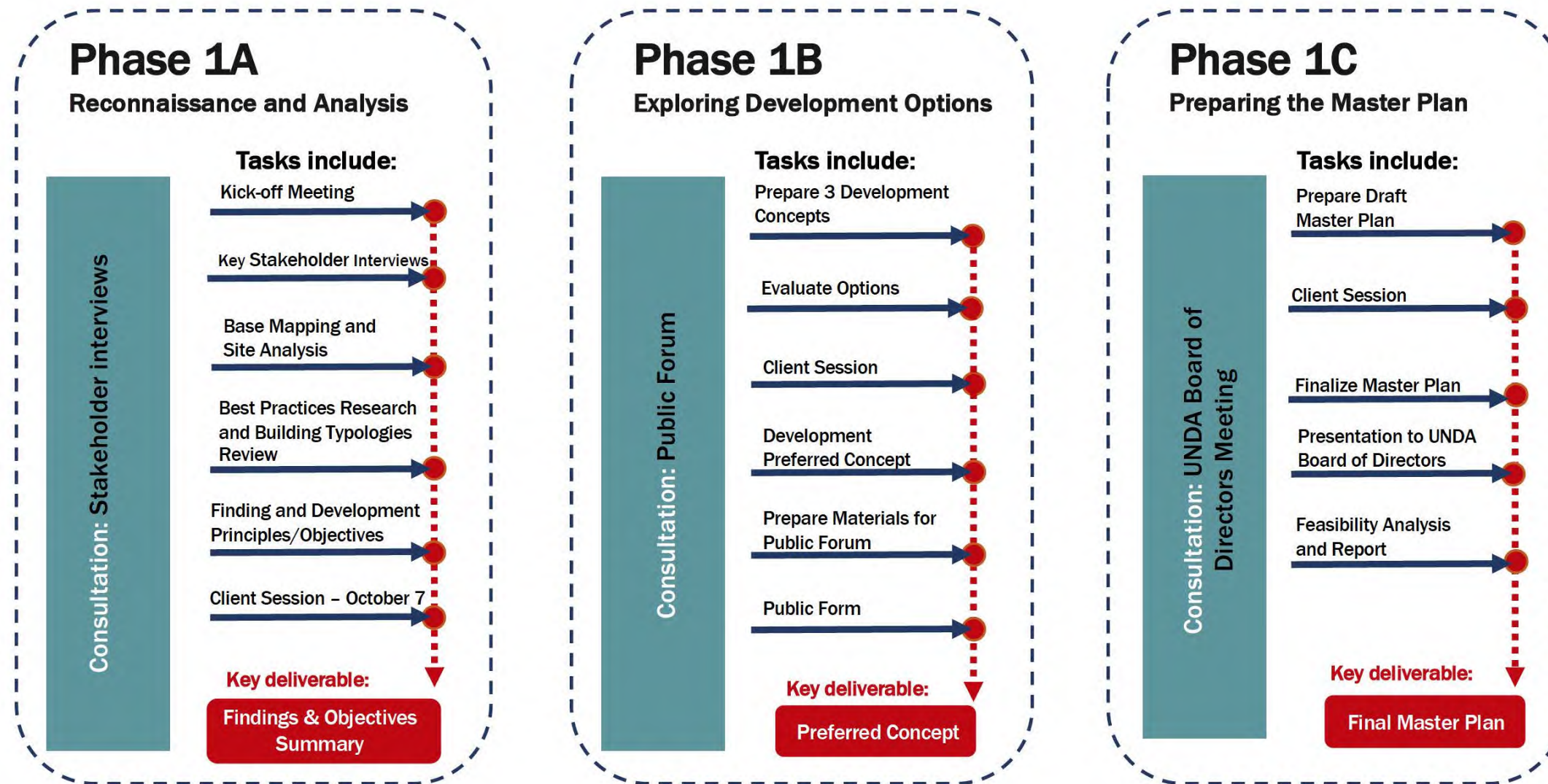
Jason Aucoin - Electrical
 Tom Watson - Mechanical
 Allan Macaulay - Civil
 Mark MacDonald - Transportation

Hanscomb

Raymond Murray - Cost Estimator



OUR PROCESS





1. INTRODUCTION

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Ashby Neighborhood

Creating a new neighborhood within an existing neighborhood.

2 - ABOUT THE SITE

TARTAN DOWNS DEVELOPMENT



Founding of Sydney Trotting Park

- Track surface built with slag from steel plant

1889



Creation of Cape Breton Sports Centre:

- \$75,000 local investment
- Regarded as one of the finest harness racing facilities in Canada
- 40 new winterized stables left of Prince St. entrance
- New canopy grandstand for 2400 spectators
- Opening day declared civic holiday by mayor/city council

1945



Parade of Concern rally over steel plant closure held at Cape Breton Sports Centre track

1967



Cape Breton Sports Centre renamed Tartan Downs

1984



Tartan Downs ends operations

2006

Time Line

Tartan Downs Site: History of the Track



The Site

2 - ABOUT THE SITE

TARTAN DOWNS DEVELOPMENT



Access

- connecting to neighborhood through extension of street grid
- how do we connect to the Plaza and Welton St.?

2 - ABOUT THE SITE

TARTAN DOWNS DEVELOPMENT



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- Mixed Development - Primarily residential units with small-business/amenity space
- A signature, modern urban neighborhood in central Sydney
- Bold and resilient neighborhood - a model for other mixed developments in CBRM
- 55% Affordable Units | 45% Market Units
- 35,000 SF commercial /community space
- Room for future growth for both residential and commercial space
- Public green space celebrating the history of the site

About the Neighborhood

3 - VISION



Celebrating the History of the Site

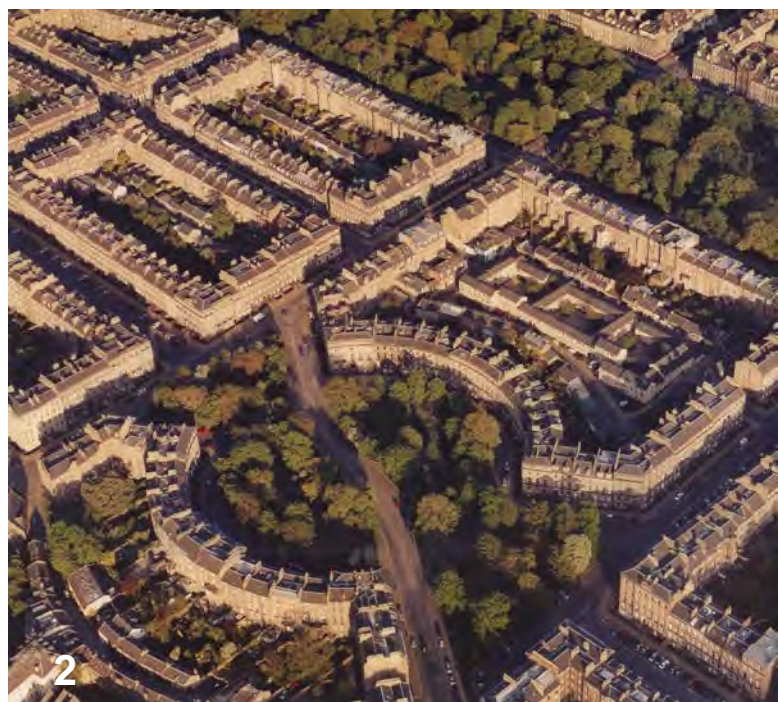
Piazza Navona, Rome, Italy - housing built around the historic Stadium of Domitian, now a celebrated public space

3 - VISION

TARTAN DOWNS DEVELOPMENT



1



2



3



4

Public Green Space Created by Surrounding Townhomes

1: Royal Crescent, Bath, UK

2: Edinburgh, Scotland, UK

3: Place des Vosges, Paris, aerial view

4: The Circus, Bath, UK



Townhomes

Back Bay, Boston, MA

3 - VISION

TARTAN DOWNS DEVELOPMENT



Mix of Residential and Commercial

Creighton St. Townhouses and MLSA Office, Halifax, Nova Scotia | MacKay-Lyons Sweetapple Architects

3 - VISION



Front Door on the Street

Falkland St. Townhouses, Halifax, Nova Scotia | MacKay-Lyons Sweetapple Architects

3 - VISION



Historic Townhomes

Morris and Hollis St., Halifax, Nova Scotia

3 - VISION

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HOUSING DIVERSITY

- **240** affordable and **190** market (minimum 430 units total)
- diverse units for varying household sizes, ages, and incomes.



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VARIETY OF AMENITIES

- integrating parks and outdoor casual recreation space
- flexible indoor space for cultural programming and community events
- space for small scale commercial



HOUSING DIVERSITY

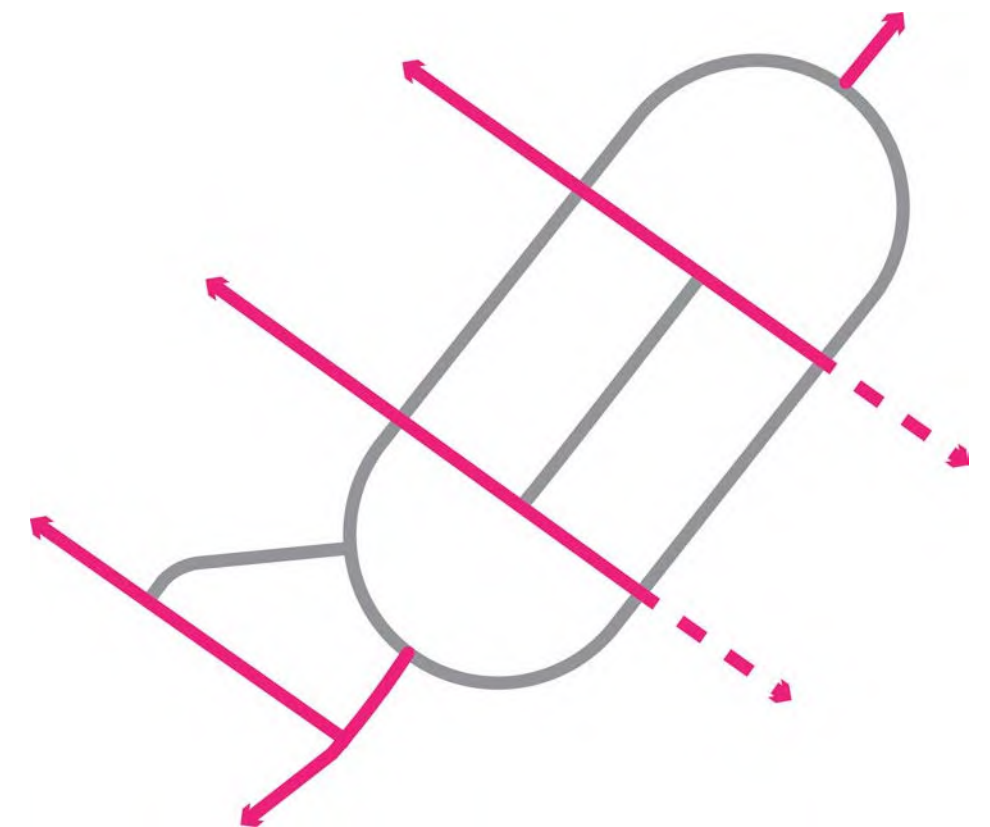
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- integrate with existing neighbourhood streets
- connections to public transit, walking and biking trails



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- energy efficient buildings and infrastructure
- electric vehicle charging stations
- integrate watercourse into public park space



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SENSITIVE DESIGN + PLACEMAKING

- minimize visual impact of surface parking
- establish distinct neighbourhood identity that compliments existing
- universally accessible and adaptable design

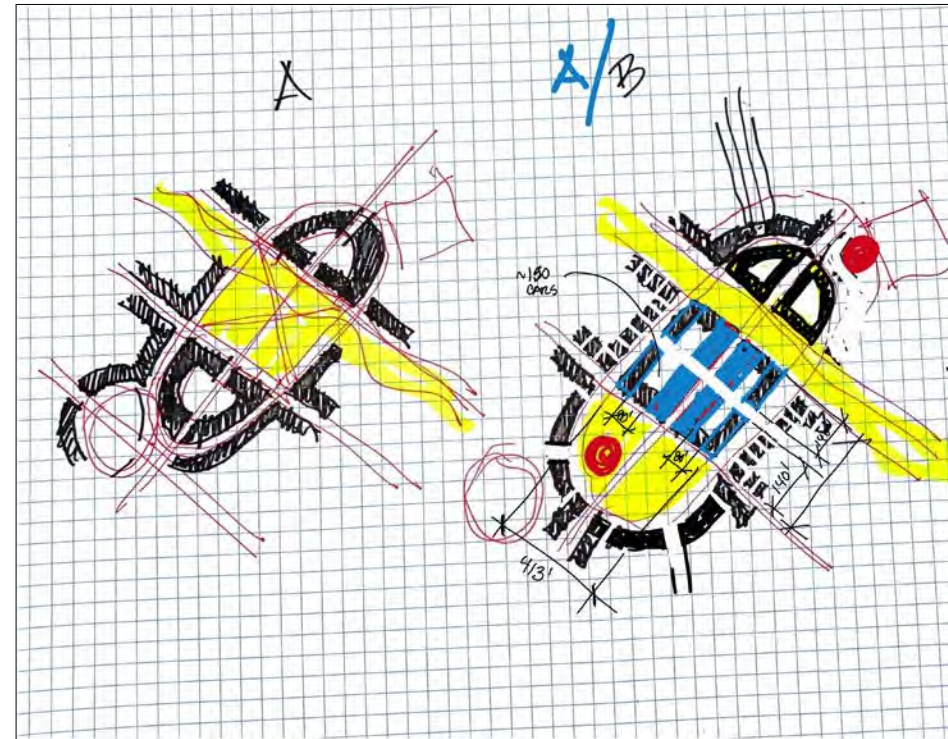


4 - GUIDING PRINCIPLES

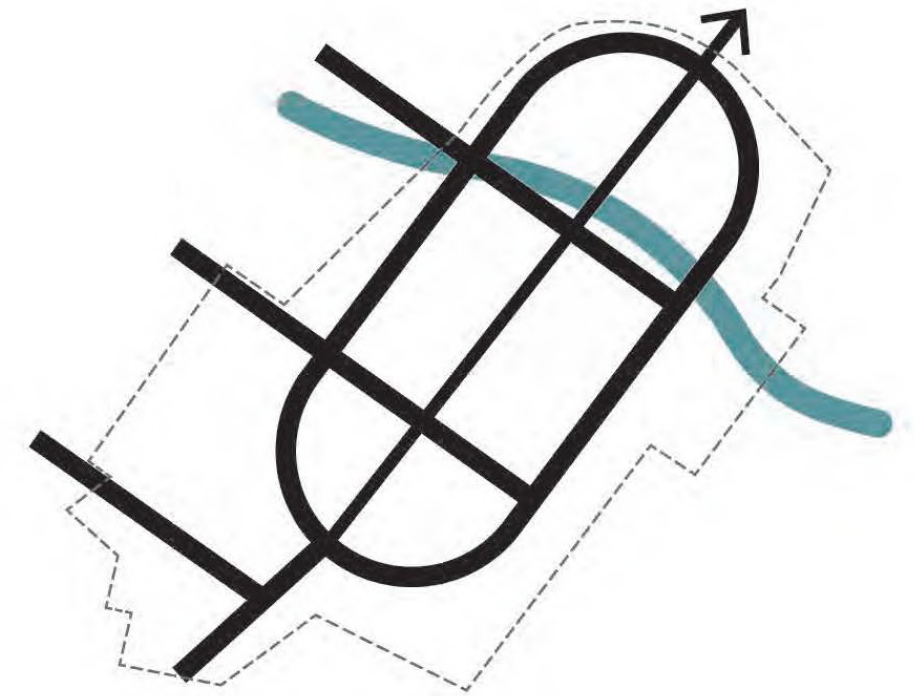
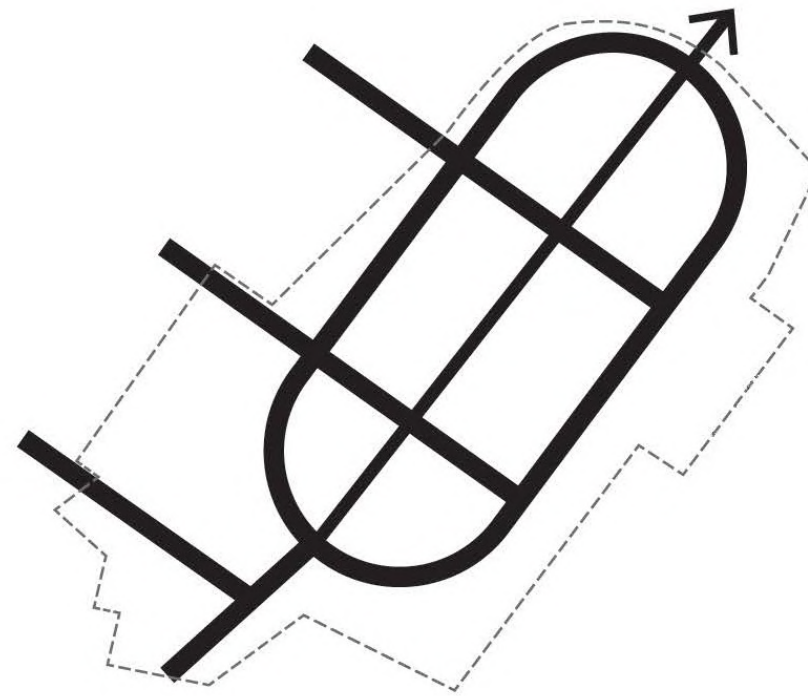
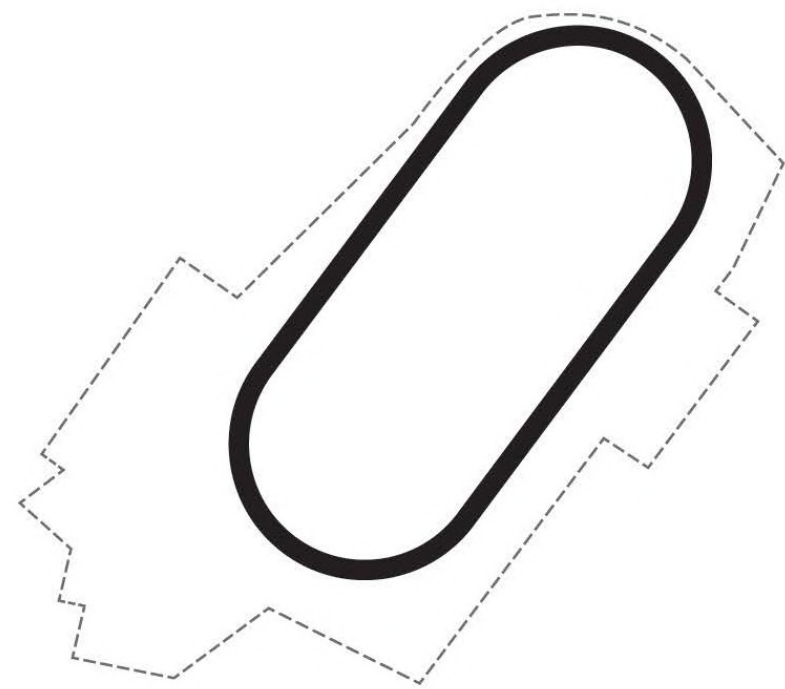
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DESIGN PROCESS



BIG MOVES



- 1 - Reinterpreting the Circuit
- 2 - Stitching the Neighborhood
- 3 - Investigating Opportunities to Restore the Stream

5 - PROPOSED MASTER PLAN

TARTAN DOWNS DEVELOPMENT



STREET GRID

5 - PROPOSED MASTER PLAN

TARTAN DOWNS DEVELOPMENT

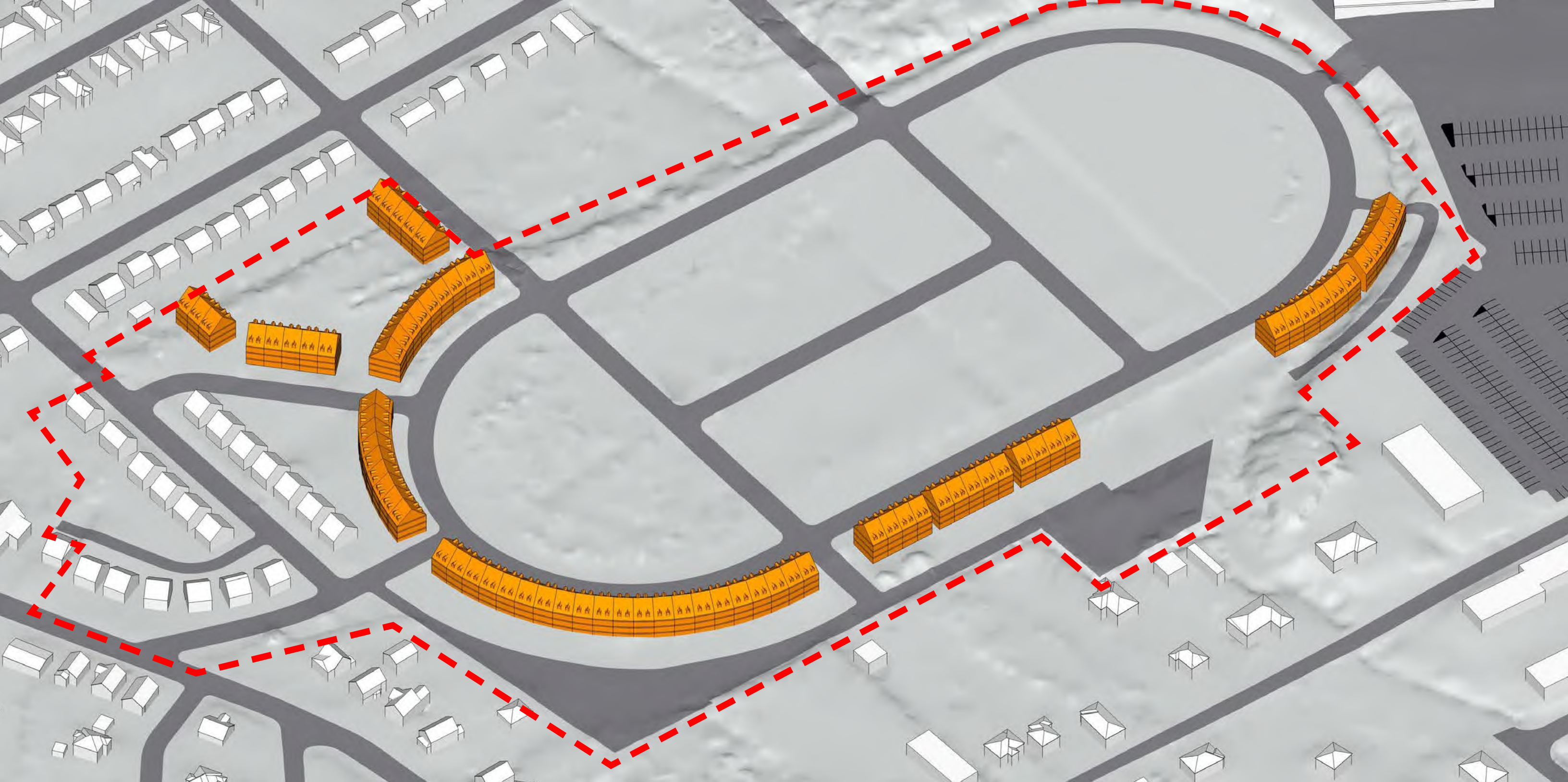


SINGLE FAMILY HOMES (SFH)

- *attainable ownership*

5 - PROPOSED MASTER PLAN

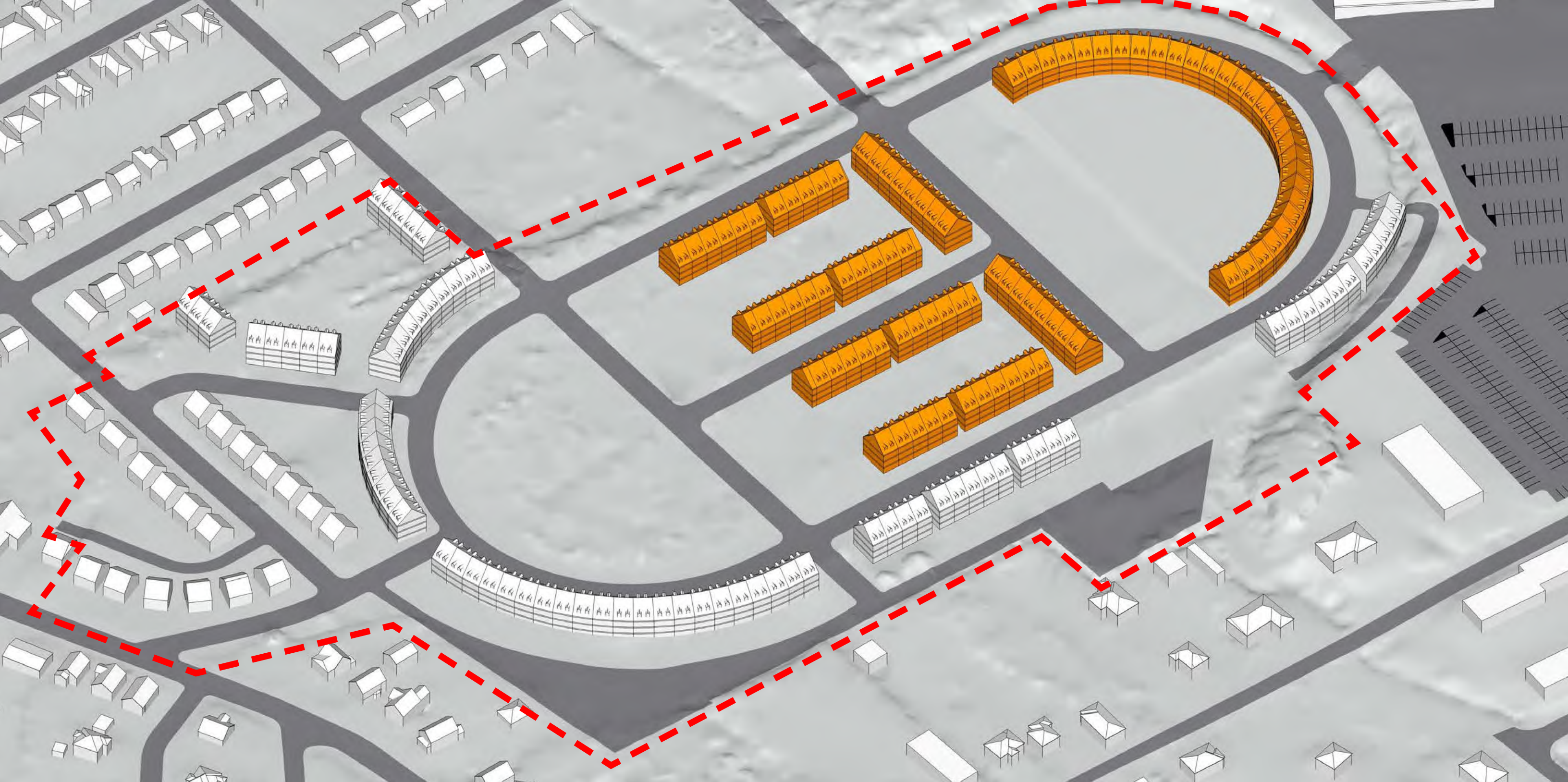
TARTAN DOWNS DEVELOPMENT



OUTER - STACKED TOWNHOMES (STH)

5 - PROPOSED MASTER PLAN

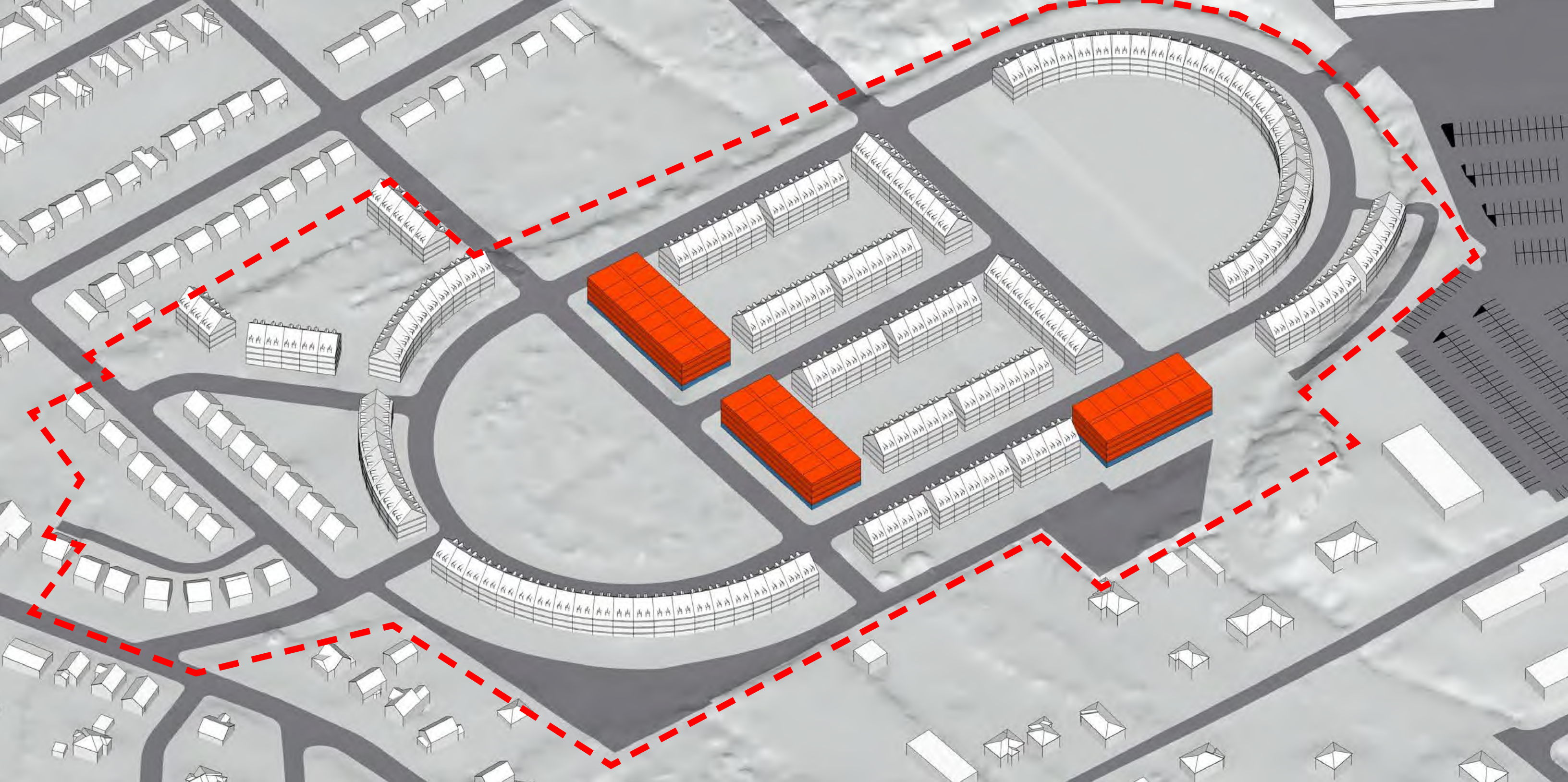
TARTAN DOWNS DEVELOPMENT



INNER - STACKED TOWNHOMES (STH)

5 - PROPOSED MASTER PLAN

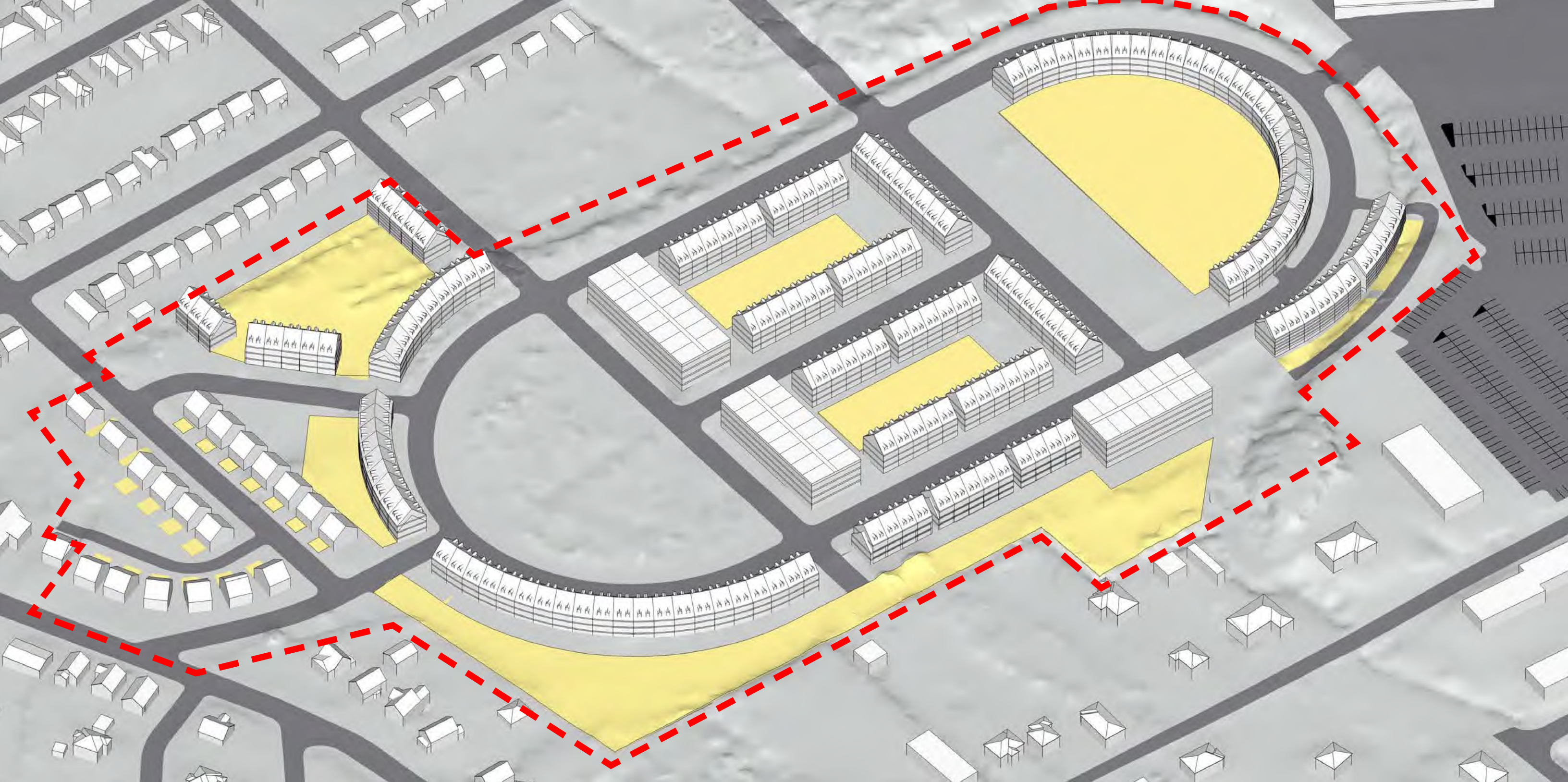
TARTAN DOWNS DEVELOPMENT



APARTMENT BUILDINGS

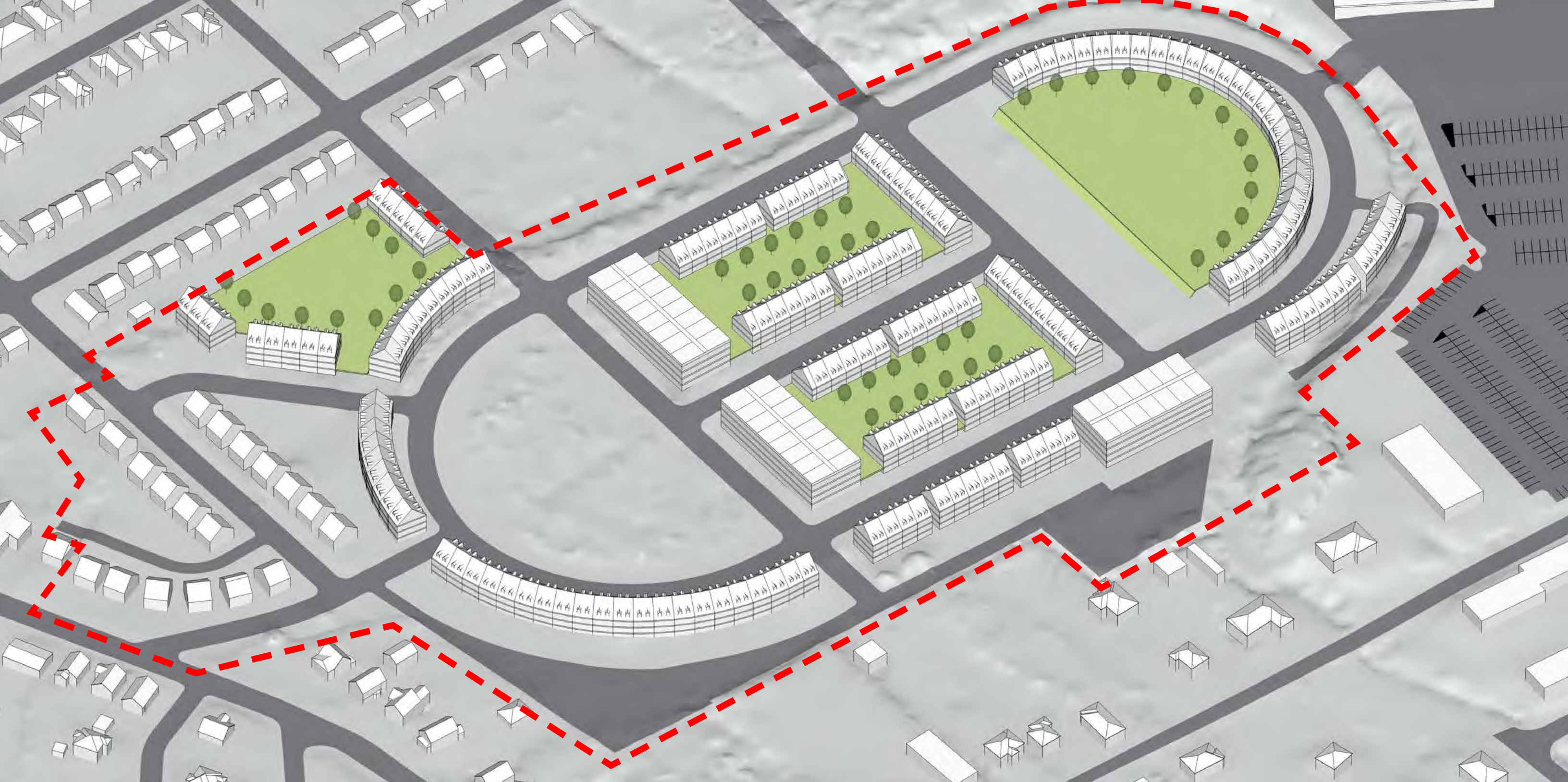
5 - PROPOSED MASTER PLAN

TARTAN DOWNS DEVELOPMENT



ON GRADE PARKING

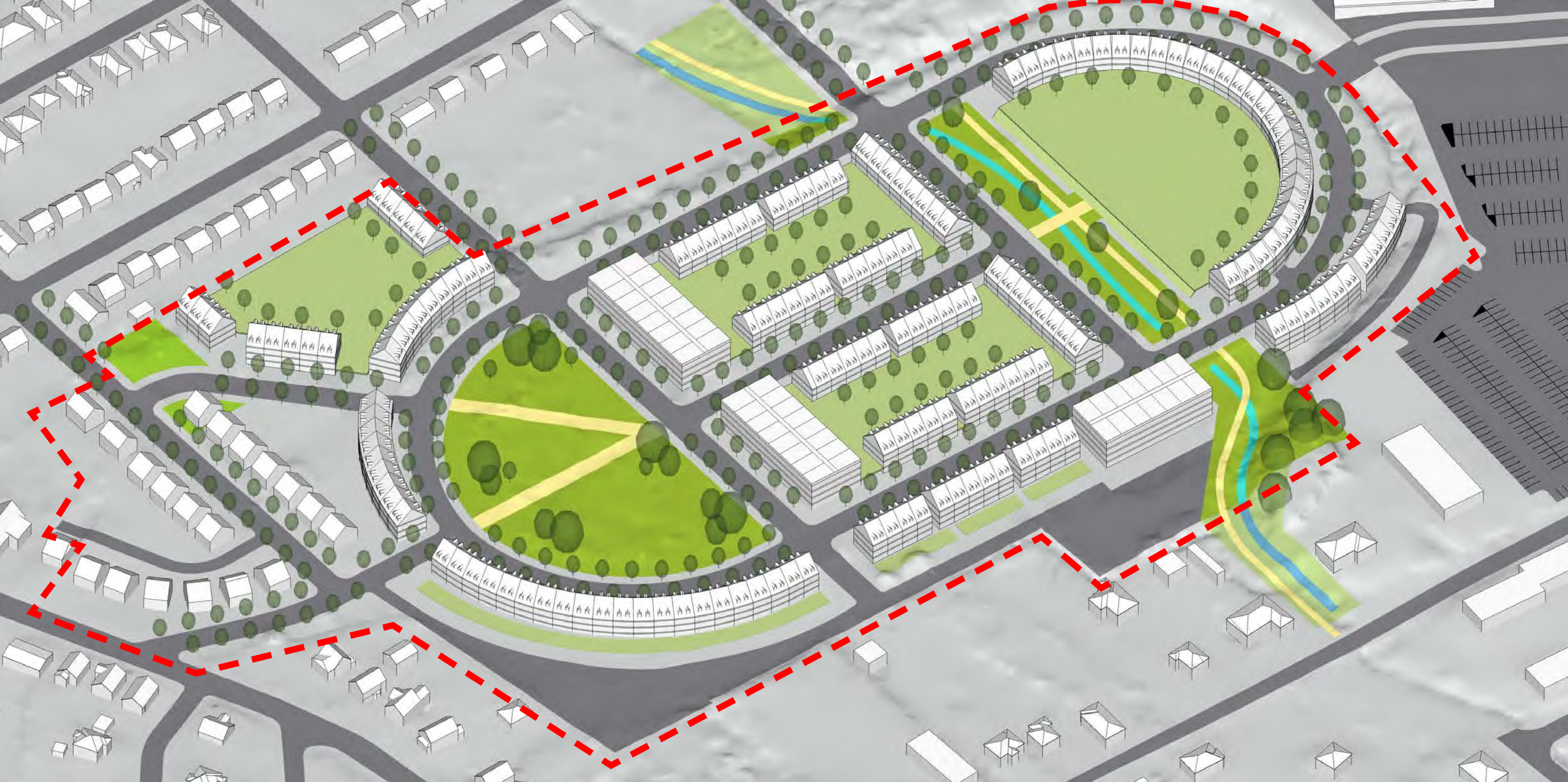
- 1:1 parking spaces to number of units
- parking space on same block as unit



ELEVATED GREEN SPACE

5 - PROPOSED MASTER PLAN

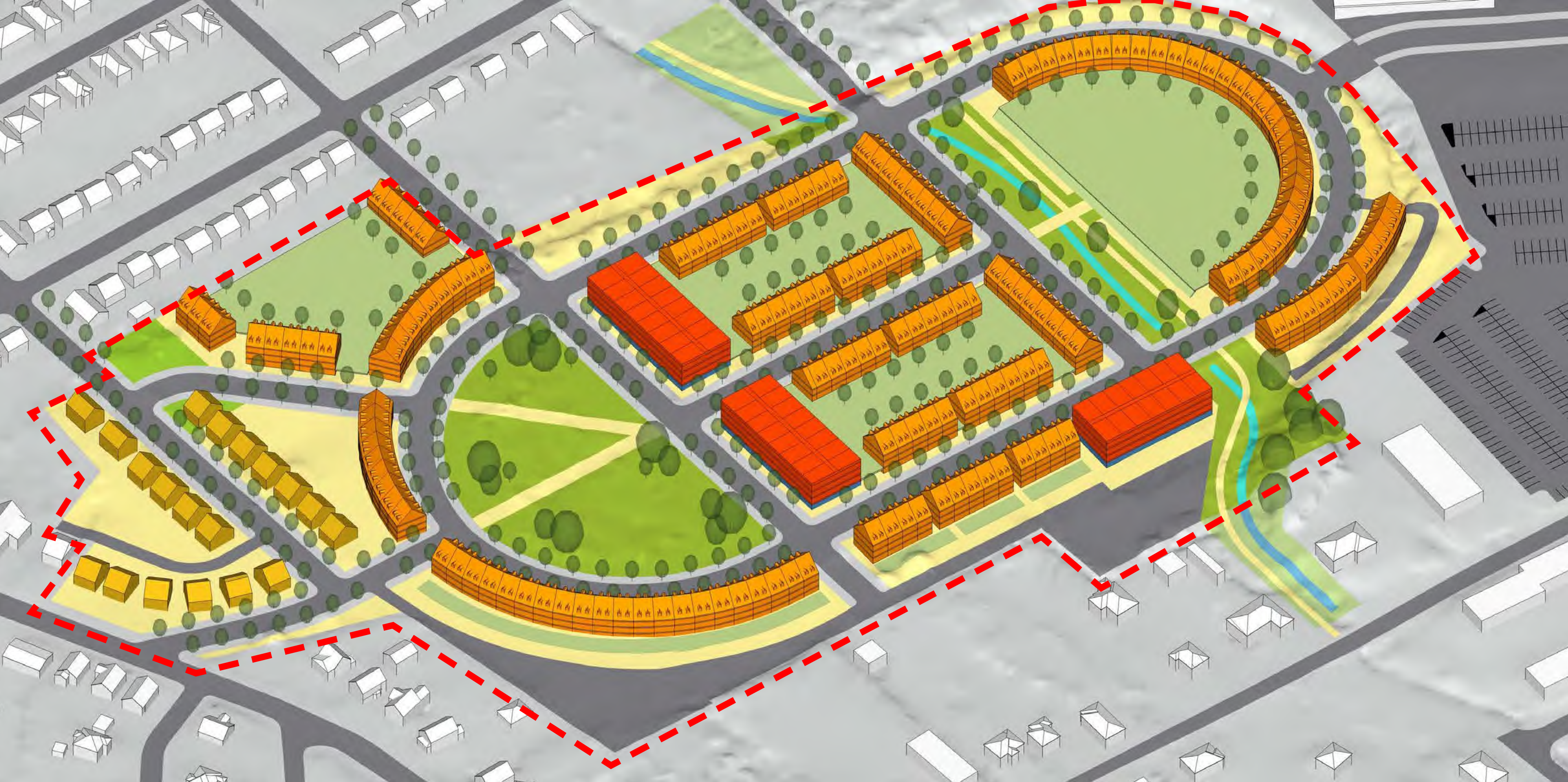
TARTAN DOWNS DEVELOPMENT



PUBLIC GREEN SPACE

5 - PROPOSED MASTER PLAN

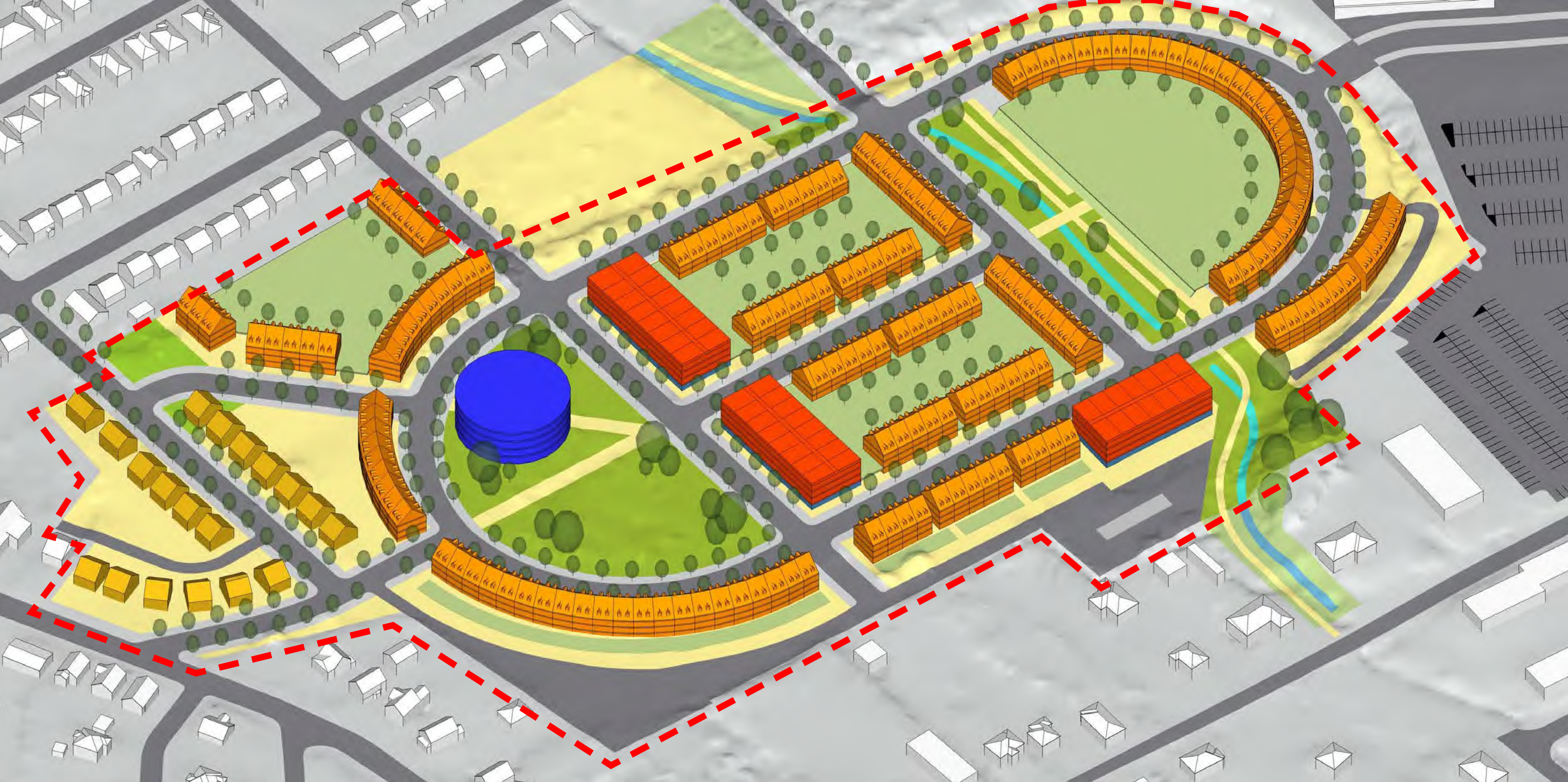
TARTAN DOWNS DEVELOPMENT



COMPLETE DEVELOPMENT

5 - PROPOSED MASTER PLAN

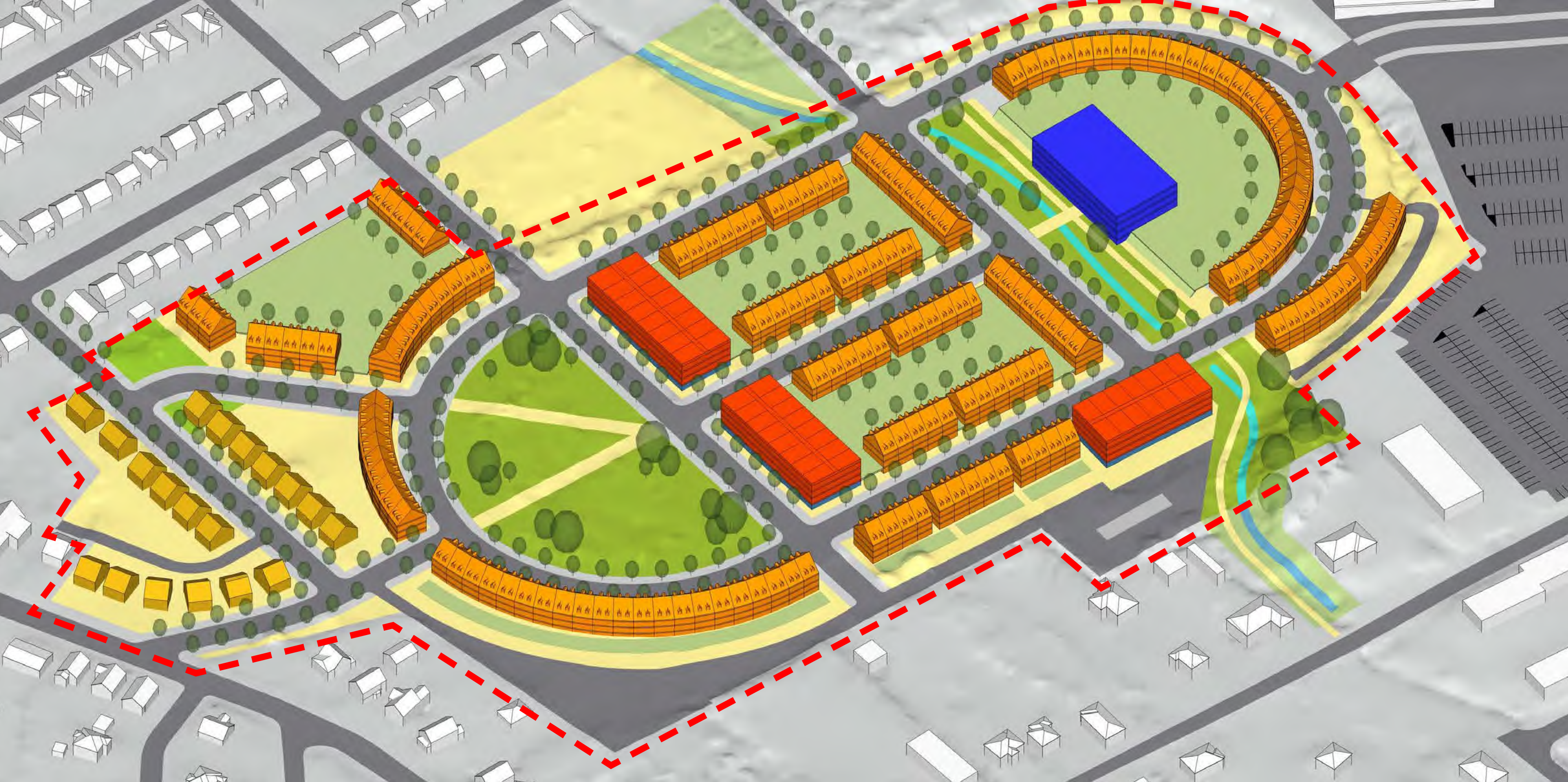
TARTAN DOWNS DEVELOPMENT



COMMUNITY BUILDING - OPTION A

5 - PROPOSED MASTER PLAN

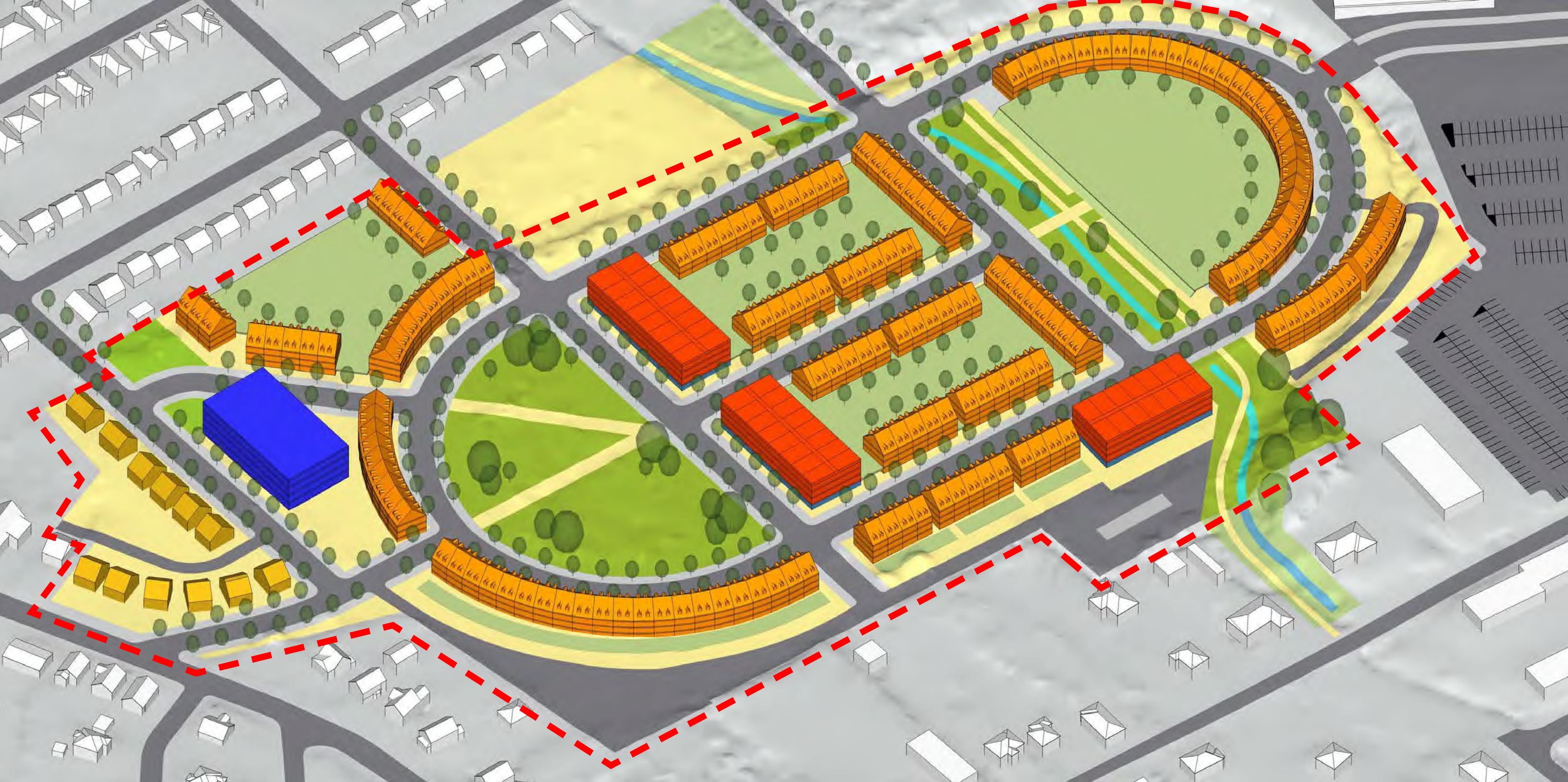
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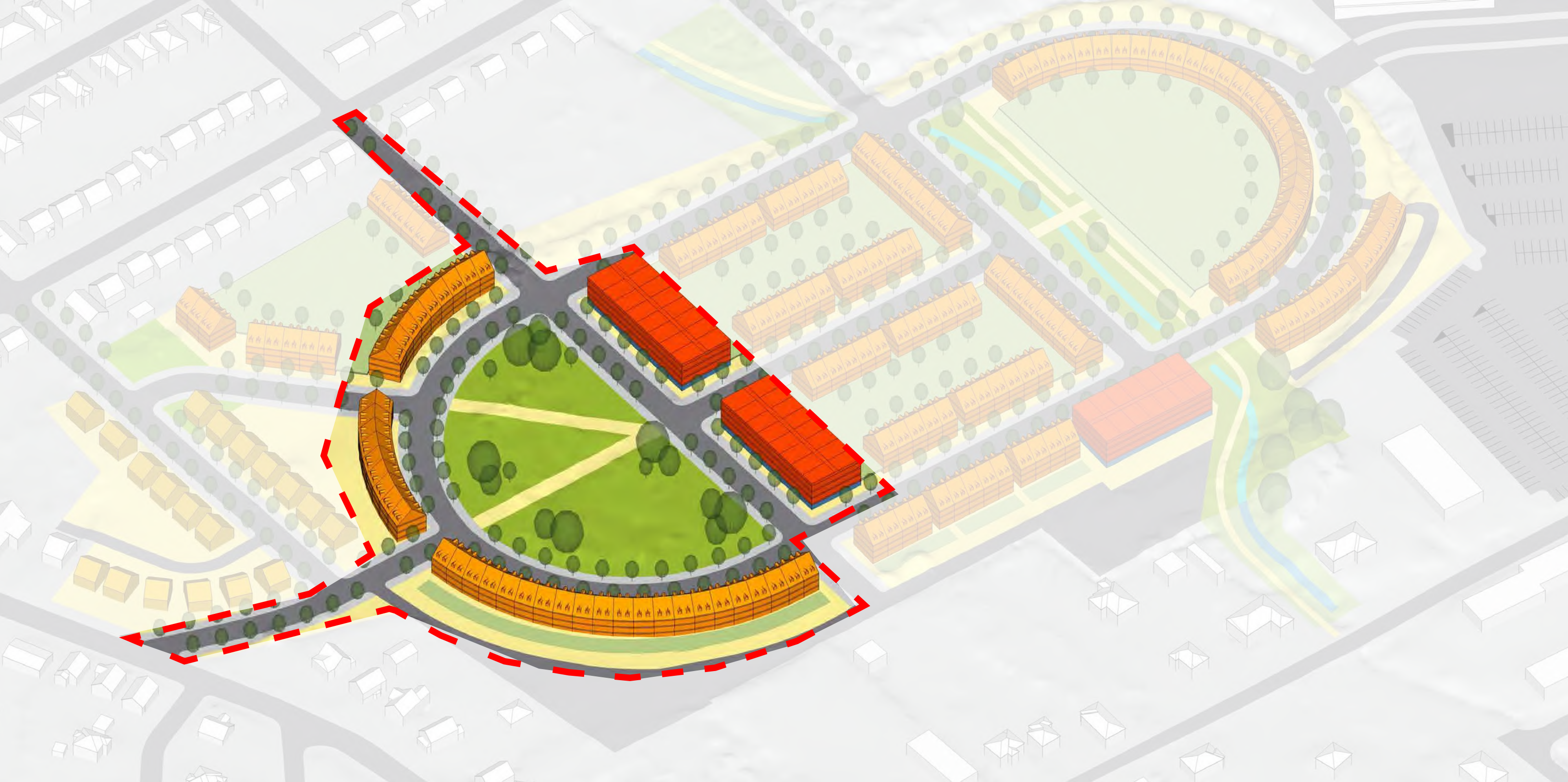
COMMUNITY BUILDING - OPTION B

5 - PROPOSED MASTER PLAN

TARTAN DOWNS DEVELOPMENT



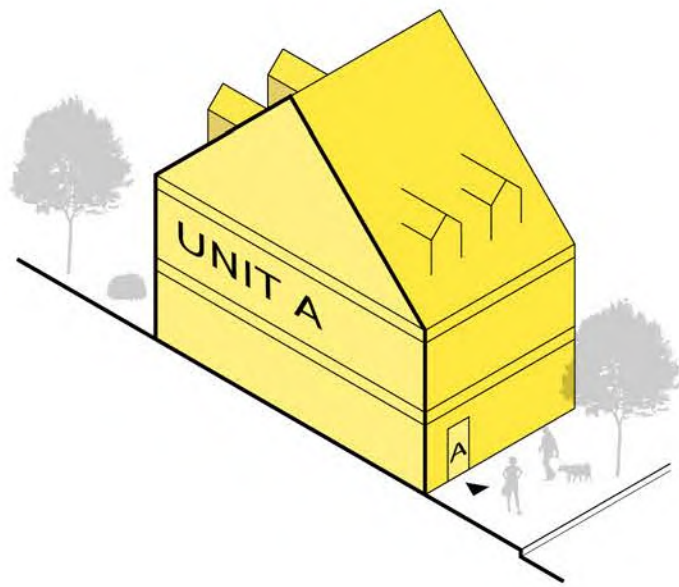
COMMUNITY BUILDING - OPTION C



PROPOSED PHASE 1: 130 units (min.)

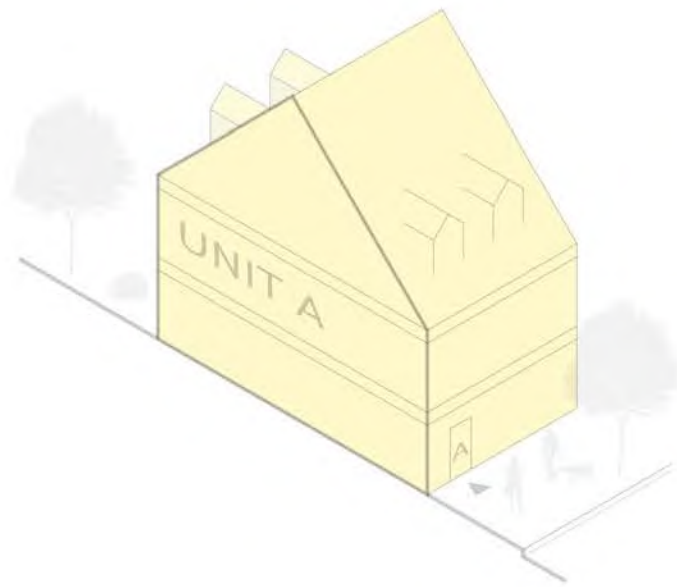
5 - PROPOSED MASTER PLAN
TARTAN DOWNS DEVELOPMENT

HOUSING TYPOLOGY MIX

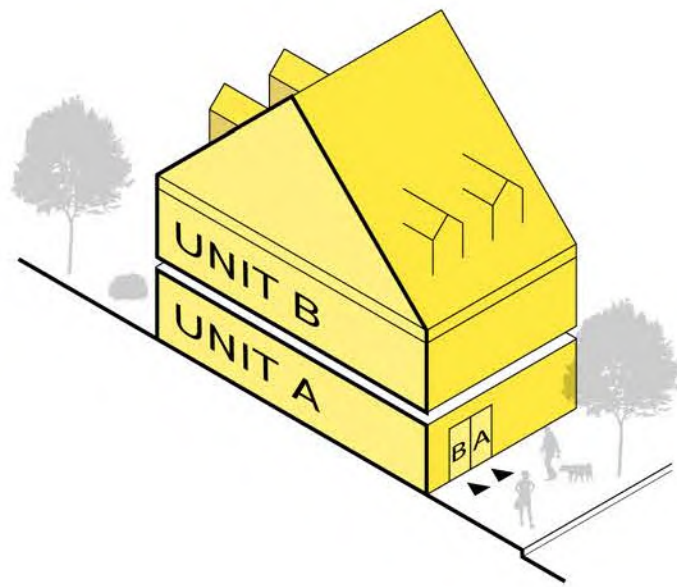


TOWNHOME

HOUSING TYPOLOGY MIX

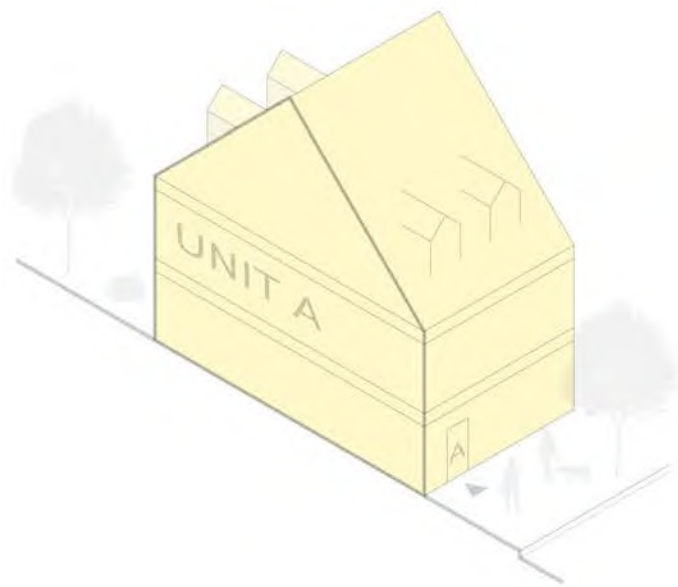


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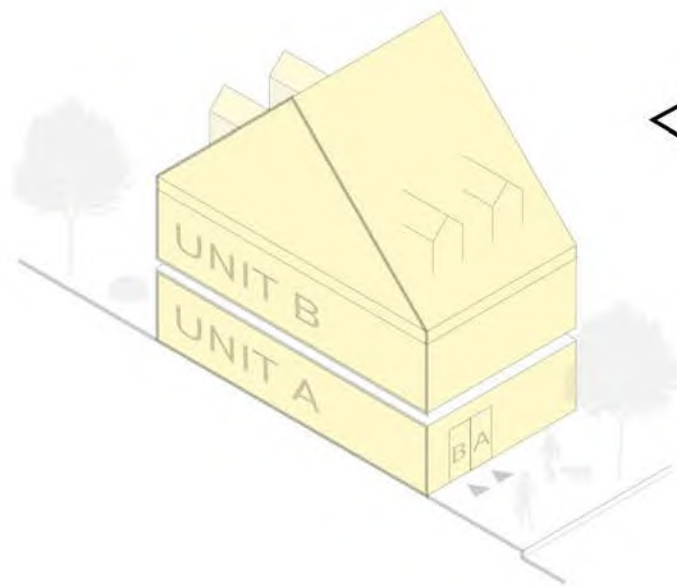


STACKED TOWNHOME
DUPLEX

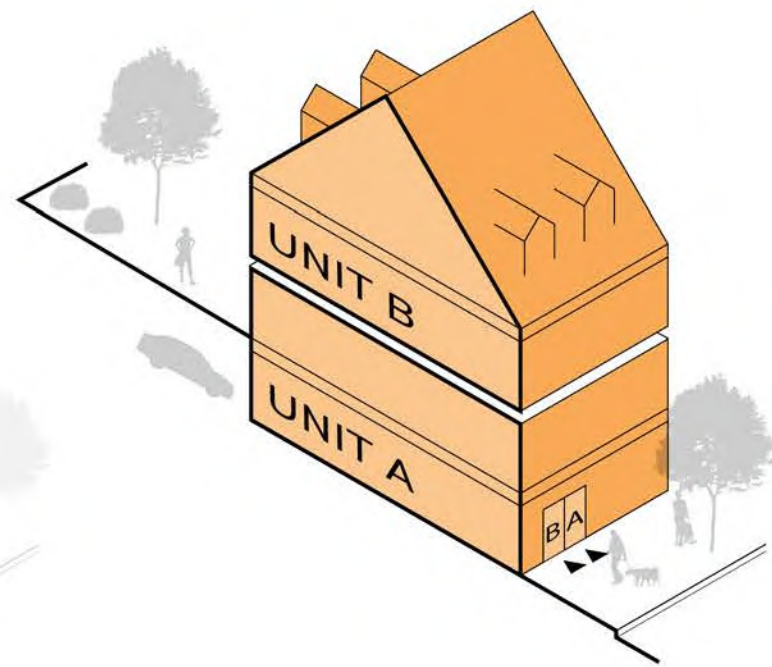
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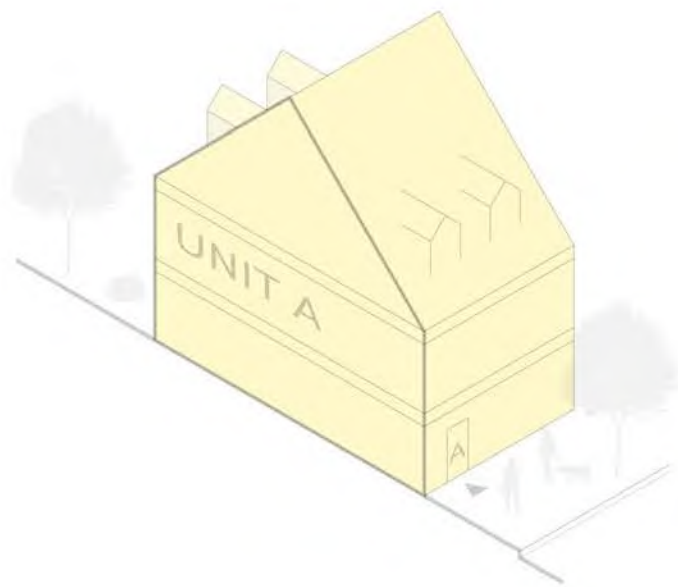


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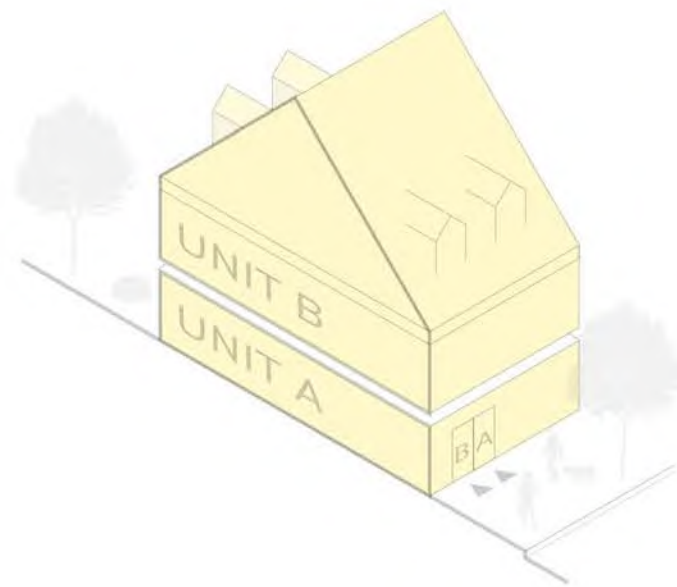


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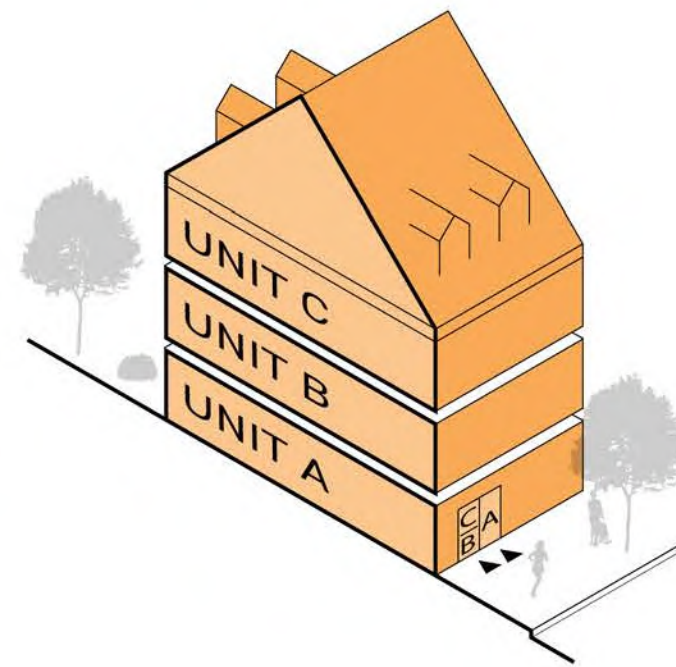
HOUSING TYPOLOGY MIX



TOWNHOME

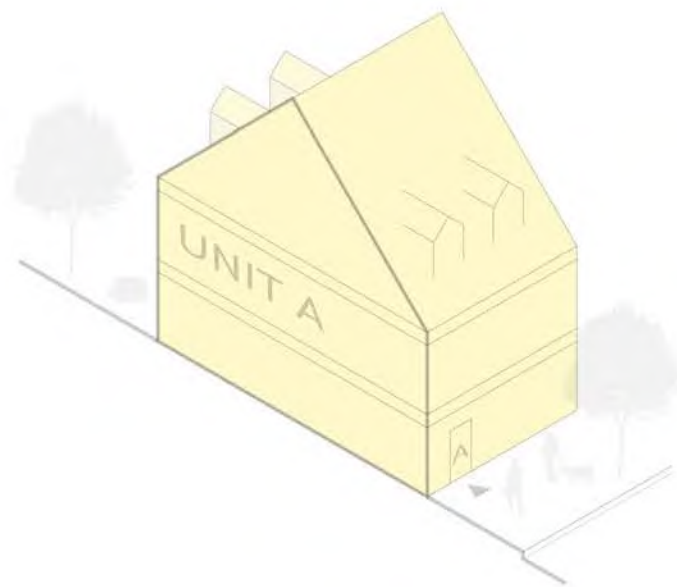


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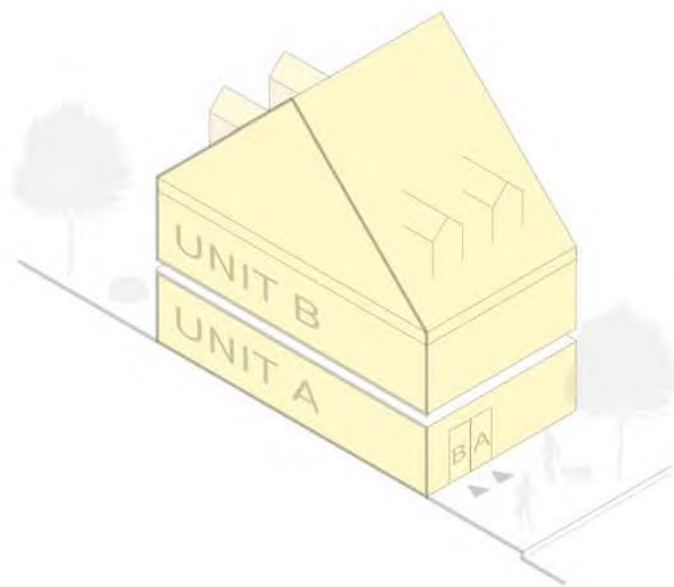


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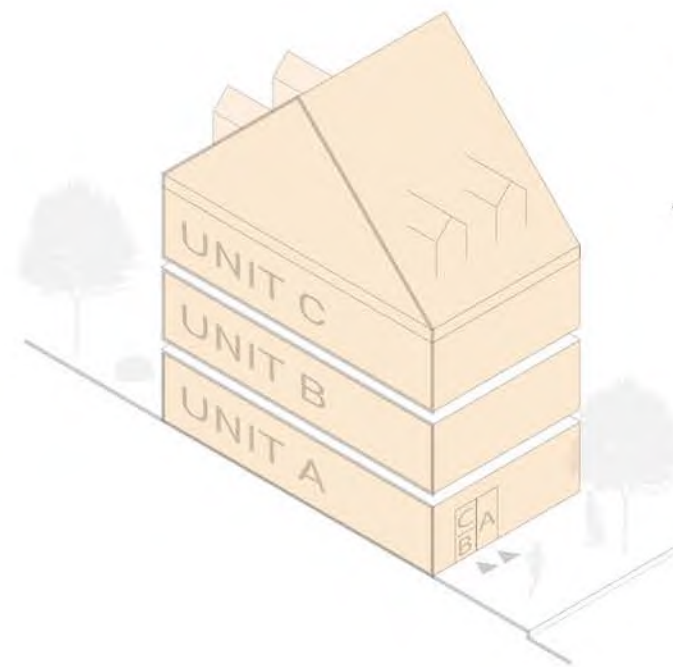
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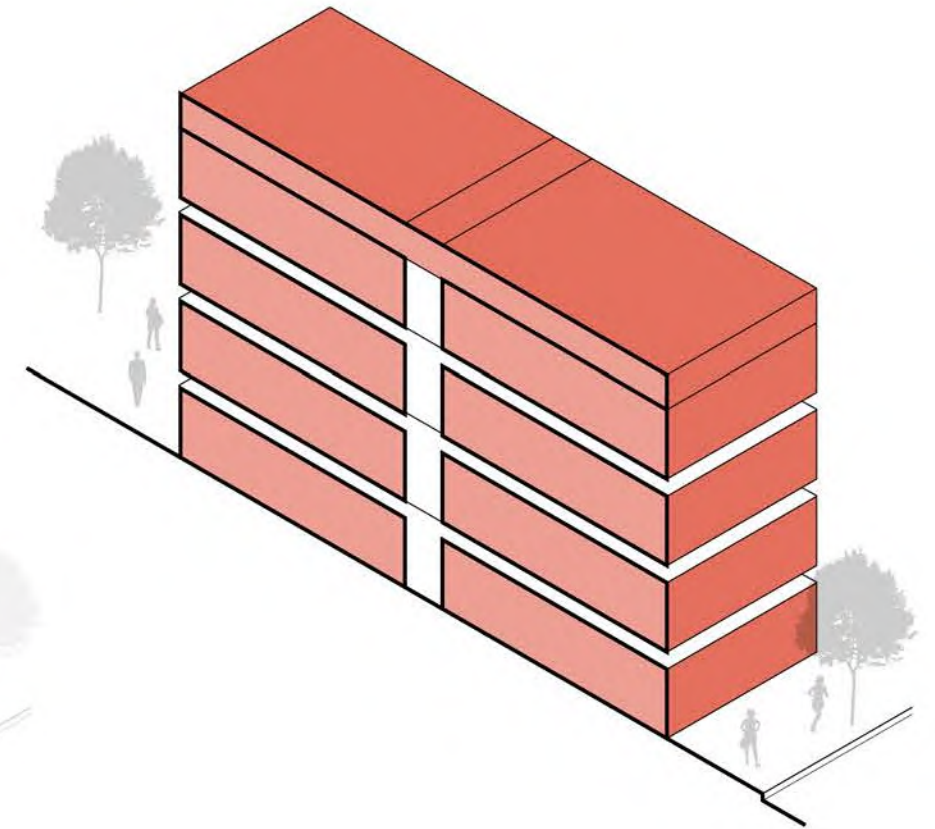
TOWNHOME



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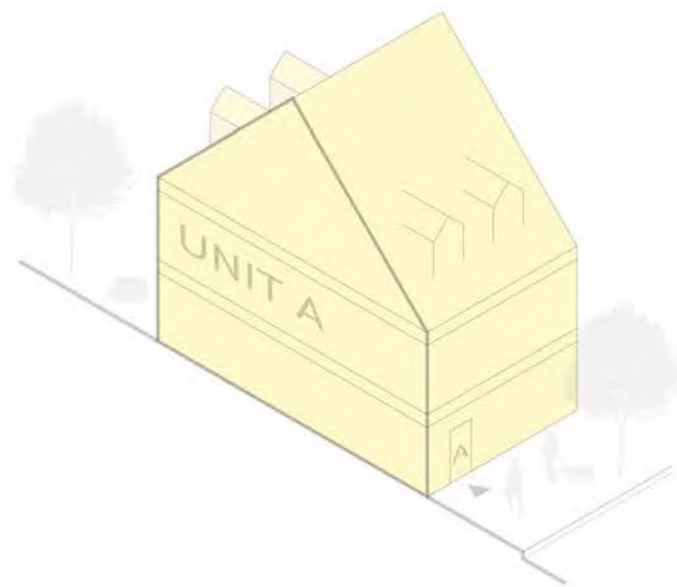


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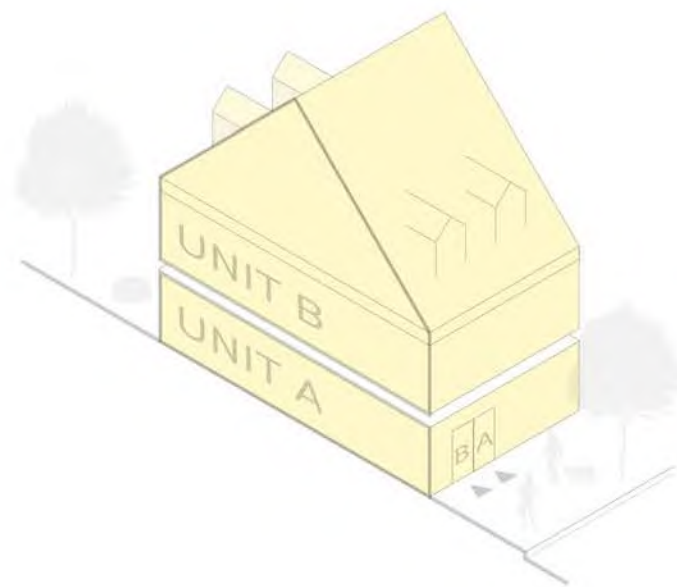


APARTMENT BUILDING

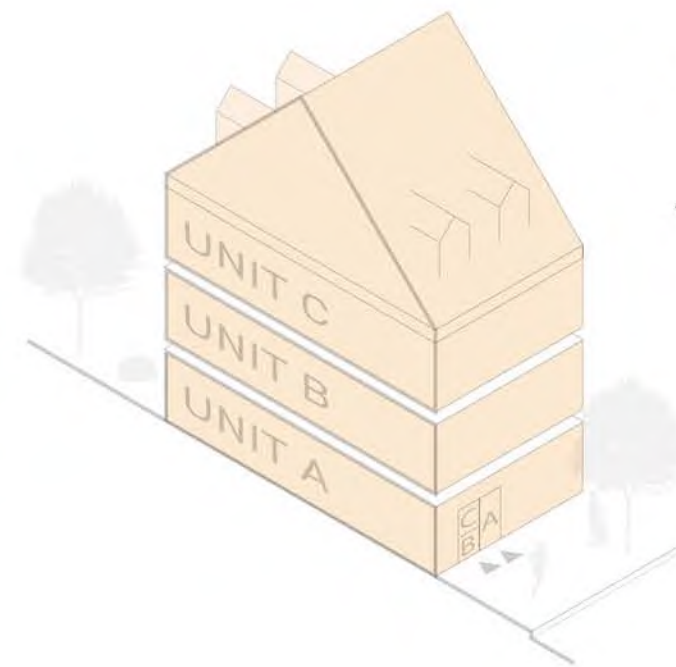
HOUSING TYPOLOGY MIX



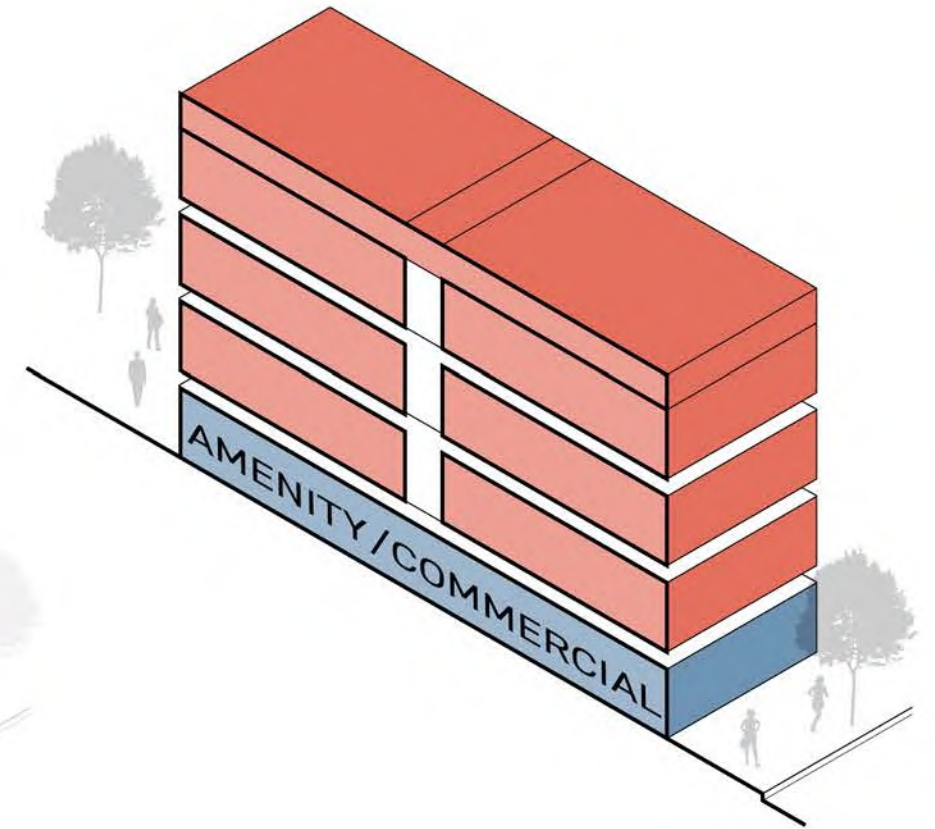
TOWNHOME



STACKED TOWNHOME
DUPLEX

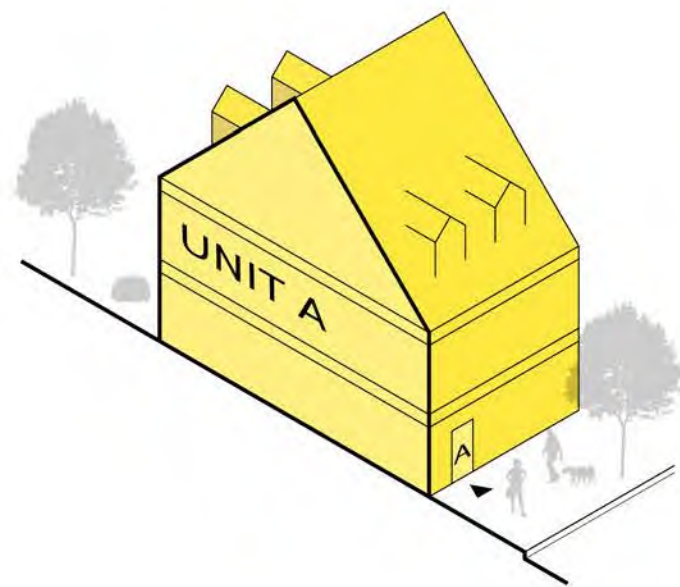


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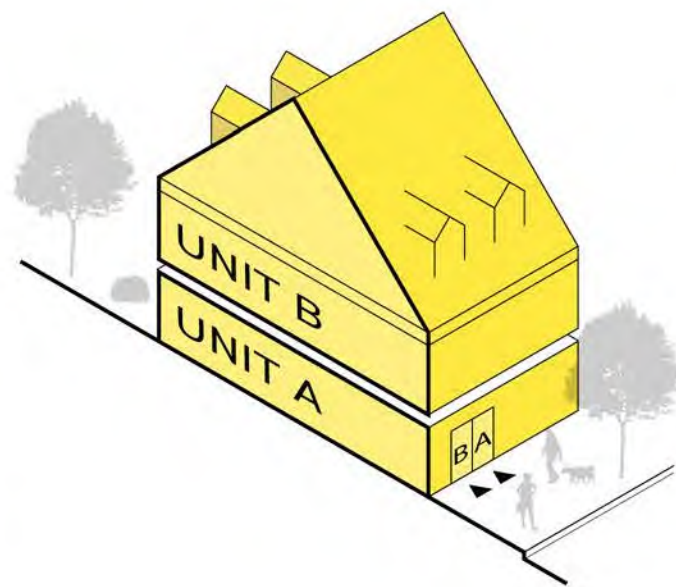


APARTMENT BUILDING
with AMENITY SPACE

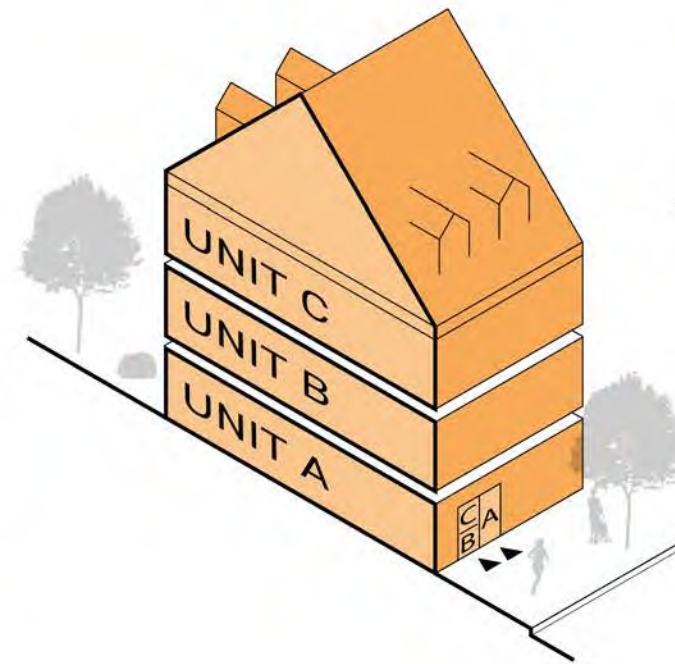
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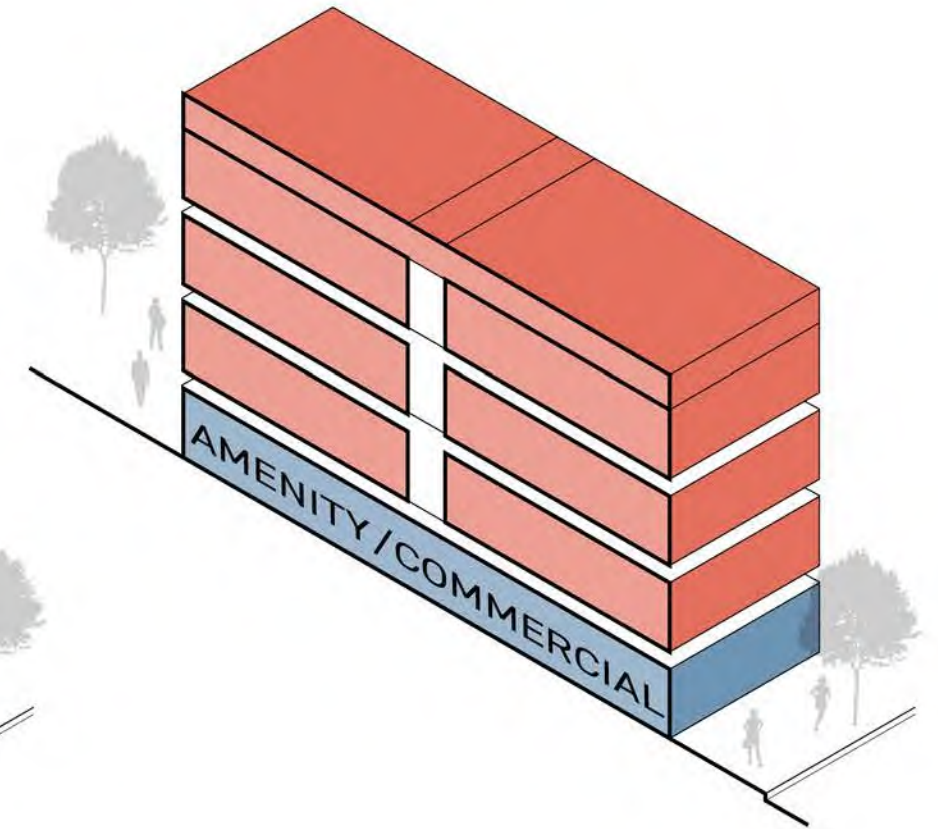
TOWNHOME



STACKED TOWNHOME
DUPLEX



STACKED TOWNHOME
TRIPLEX



APARTMENT BUILDING
with AMENITY SPACE



Central Street with Entrance to Townhomes and Apartments



Crescent Townhomes Surrounding Public Green Space

5 - PROPOSED MASTER PLAN

TARTAN DOWNS DEVELOPMENT



Stacked Townhomes with Entrance to Parking



Elevated Green Space



THANK YOU.
QUESTIONS?