



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

MEMORANDUM

TO: Chair and Members of North West Planning Advisory Committee

FROM: Jacqueline Belisle, Planner II, Current Planning - Planning and Development

DATE: October 25, 2017

SUBJECT: Case 20110: Application by WSP, on behalf of Marque Investments, to enable the development of an open space subdivision design on 4 properties, identified as PID No. 41043597, 40010514, 41398694 and 41401159, located along Windgate Drive, between Rivendale Drive and Terry Road, in Beaver Bank, NS.

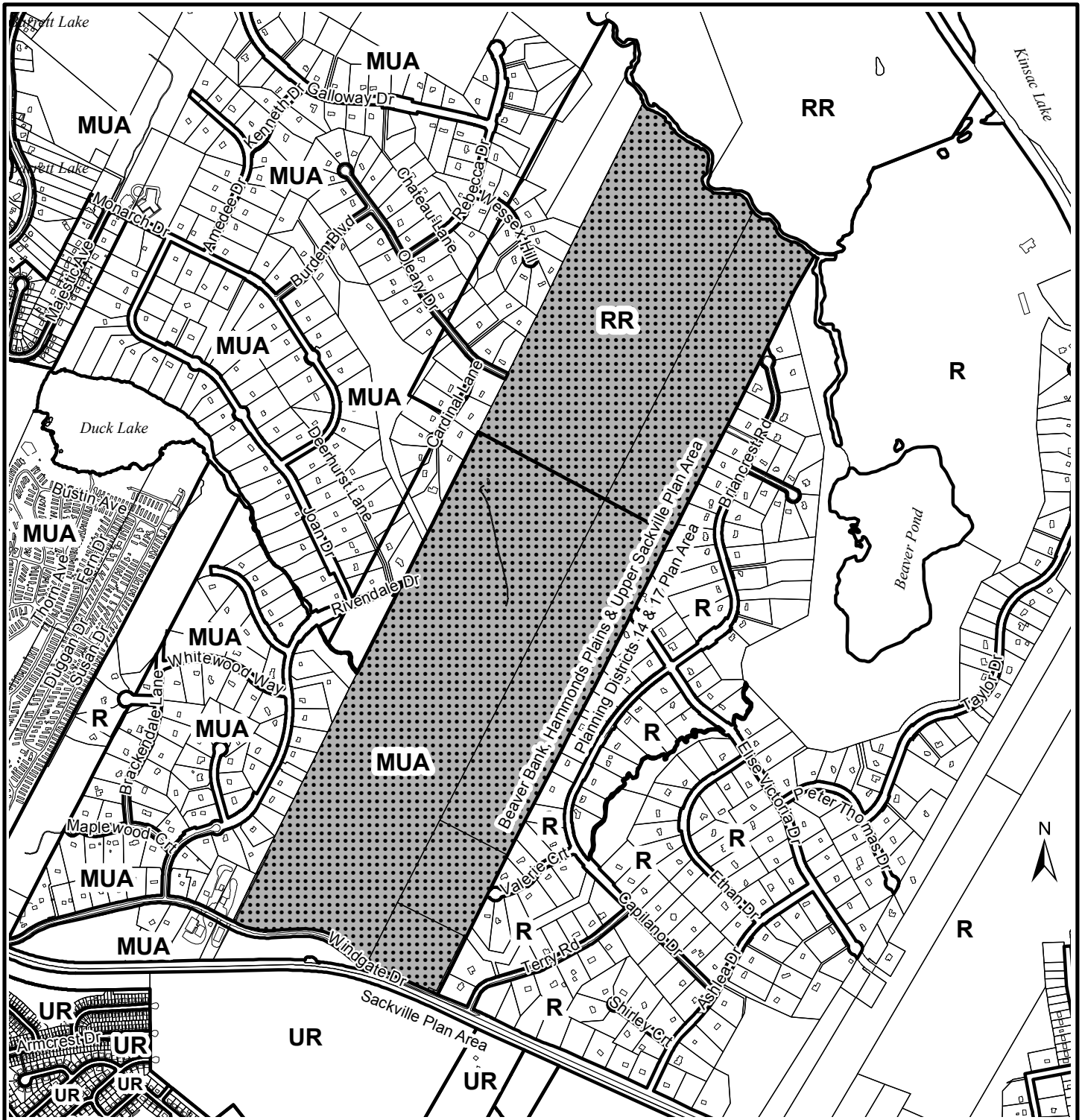
Feedback is sought from North West Planning Advisory Committee relative to the proposed application. The committee's recommendation will be forwarded along with the staff report to North West Community Council.

Please find enclosed the following documents for your consideration:

- Fact Sheet
- Map 1 – Generalized Future Land Use Map
- Map 2 – Zoning Map
- Site Plans and Phasing Plans
- Relevant MPS Policies (Policy S-16 of the 2006 Regional Plan)
- September 28, 2017 PIM minutes
- January 7, 2016 NWPAC memo to North West Community Council

For more details please see the applicant's submission posted on the HRM website at the following link: <https://www.halifax.ca/business/planning-development/applications/case-20110-windgate-drive-beaver-bank-road>

The proposed development was reviewed by NWPAC in early 2016. The proposal has since been revised. Given the revisions additional feedback from NWPAC is being sought. NWPAC's recommendation will be included in the staff report to the North West Community Council.



Map 1 - Generalized Future Land Use

Windgate Drive,
Beaver Bank

 Subject Properties

Planning Districts
14 & 17

Beaver Bank, Hammonds Plains
and Upper Sackville Plan Area

Designation

HPSBB	MUA	Mixed Use A
	R	Residential
	RR	Rural Resource

	R	Residential
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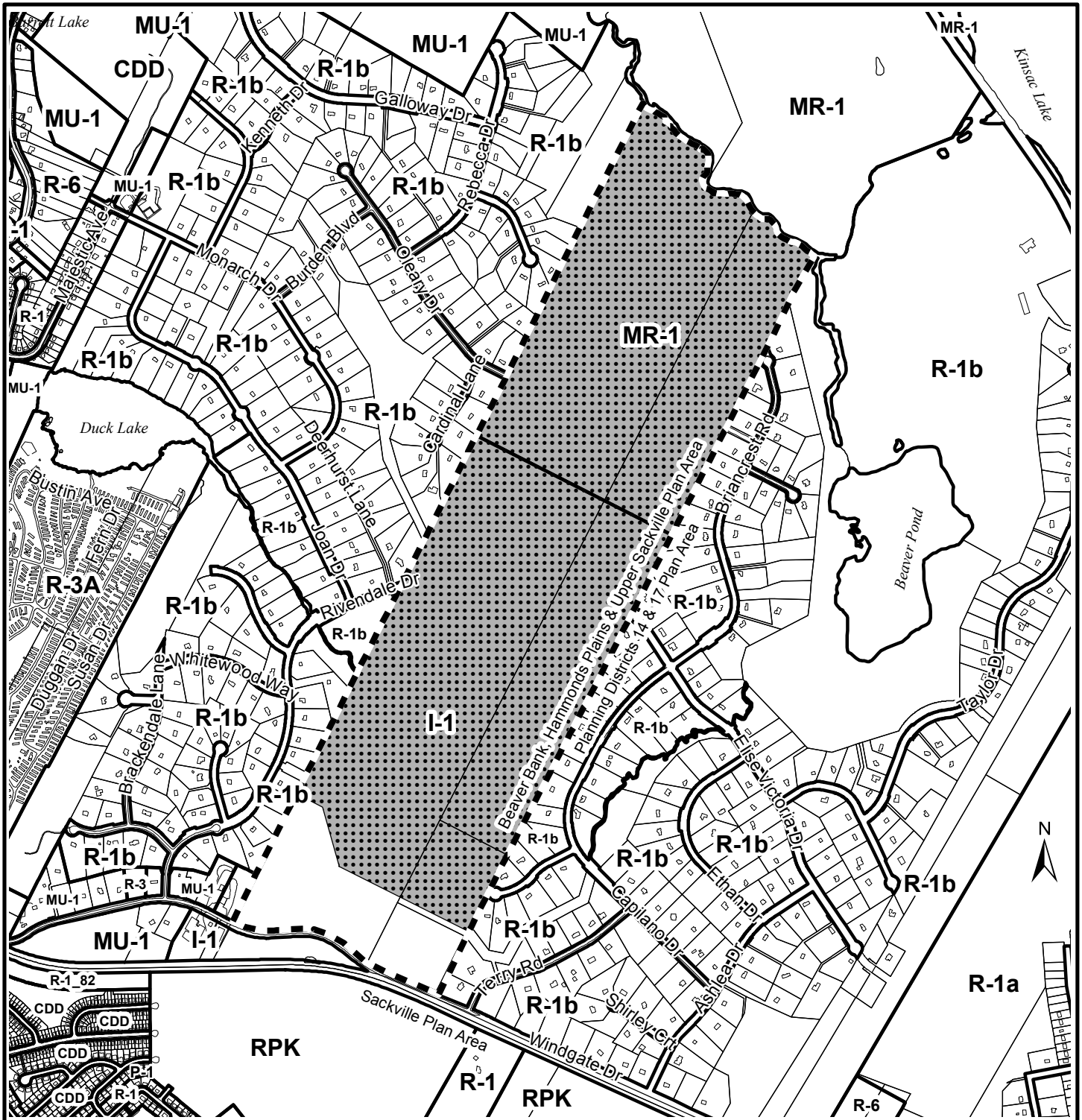
Sackville	UR	Urban Residential
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HALIFAX




This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.



Map 2 - Zoning

Windgate Drive,
Beaver Bank

 Area Proposed for
Development Agreement

 Subject Properties

Beaver Bank, Hammonds Plains
and Upper Sackville Plan Area

Zone

HPSBB	R-1	Single Unit Dwelling
	R-1b	Auxiliary Dwelling with Home Business
	R-3A	Mobile Home Park
	R-6	Rural Residential
	MU-1	Mixed Use 1
	I-1	Mixed Industrial
	MR-1	Mixed Resource
	CDD	Comprehensive Development District

**Planning Districts
14 & 17**

R-1a	Single Unit Dwelling
R-1b	Suburban Residential
R-6	Rural Residential

Sackville

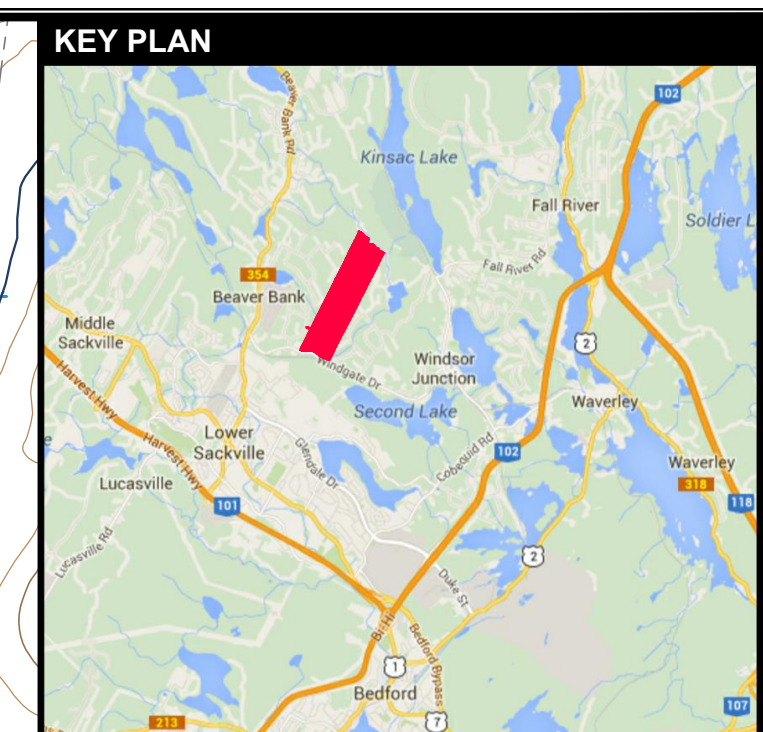
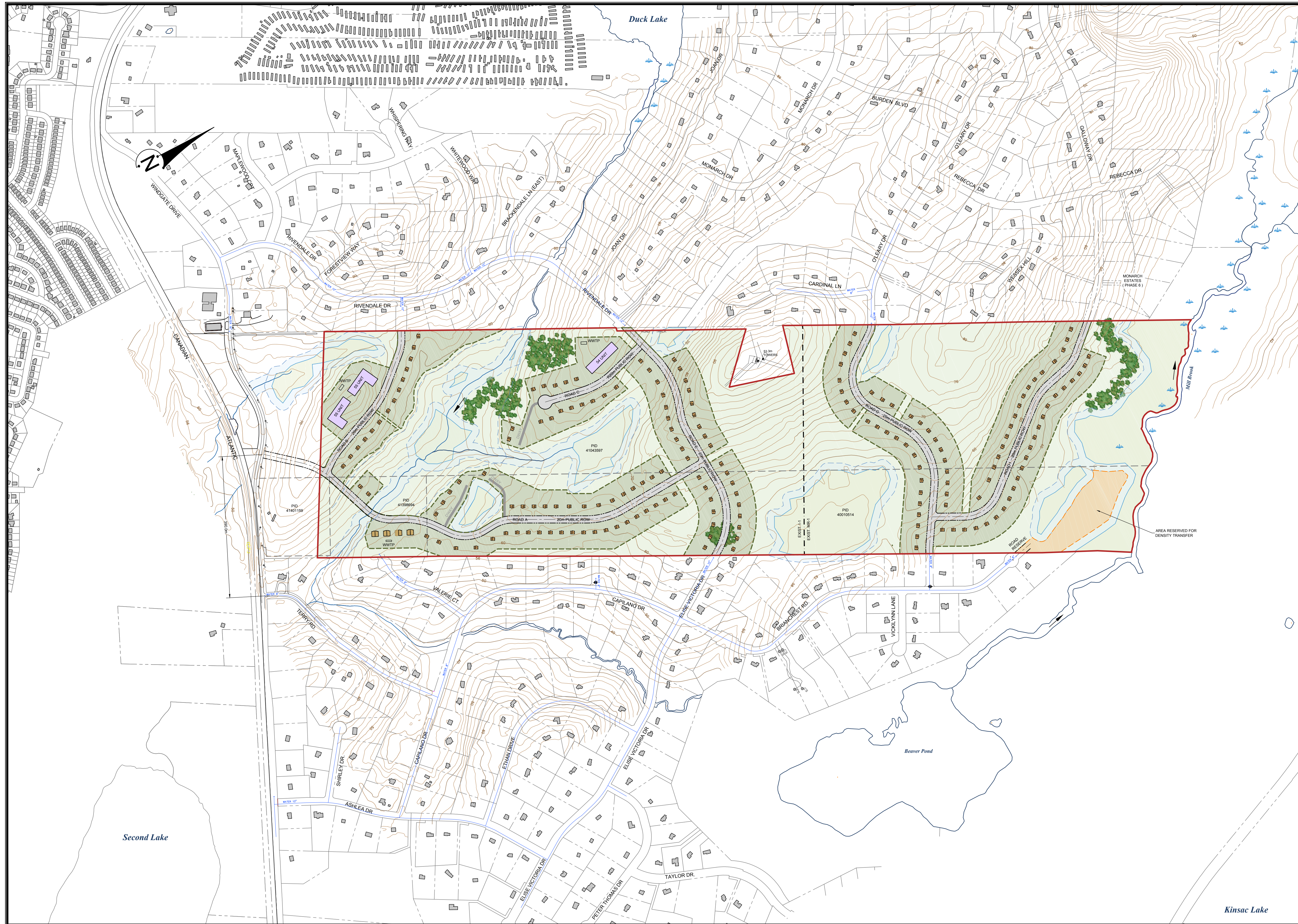
R-1	Single Unit Dwelling
RPK	Regional Park
CDD	Comprehensive Development District

HALIFAX



This map is an unofficial reproduction of
a portion of the Zoning Map for the plan
area indicated.

The accuracy of any representation on
this plan is not guaranteed.



- LEGEND**
- Site Boundary (DA)
 - Adjacent Property Boundary
 - Zone Boundary Existing
 - Right of Way Proposed
 - 40% Developable Area
57.24 Ha (141.6 Ac.)
 - Mature Trees to be Retained
(Where Possible)

- SITE SUMMARY:**
- Land Area - 143.24 Ha (354.0 Ac.)
 - 60% Open Space Area - 86.0 Ha (212.4 Ac.)
 - Existing Zone - Mixed Industrial (I-1) / Mixed Resource (MR-1)
 - Single Lots: 182
 - Semi Detached: 8
 - Multiunits: 164
 - Total: 354

- NOTES:**
- Property lines approximate only. Site subject to survey
 - Water line schematic from CKM Engineering Inc. 'Windgate Village' October 10, 2013

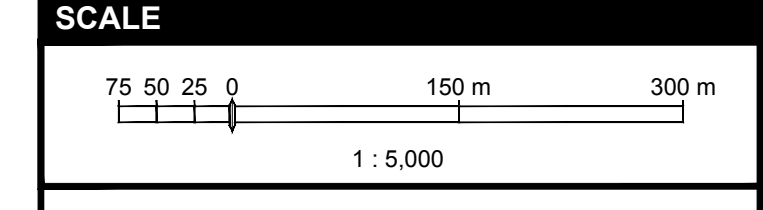
- SOURCES:**
- Service Nova Scotia and Municipal Relations Property Online
 - Service Nova Scotia and Municipal Relations 1:10,000 digital topographic series
 - Site Wetlands and Watercourses shown were delineated by Jeff Burrows of Terra Firma Consultants File: Windgate Drive_WETLANDS.dwg

Designer: KWATERS
Planner: CWALLACE

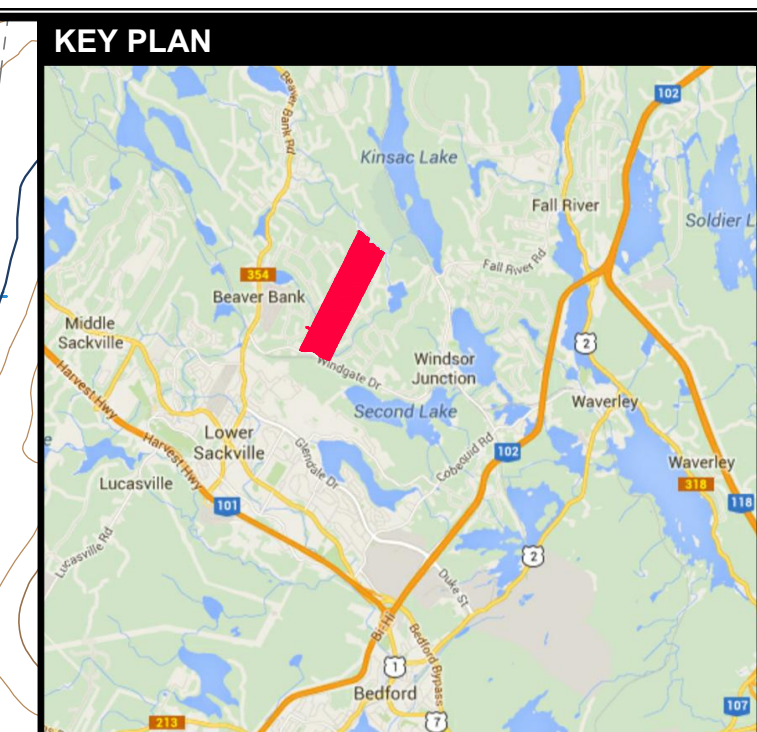
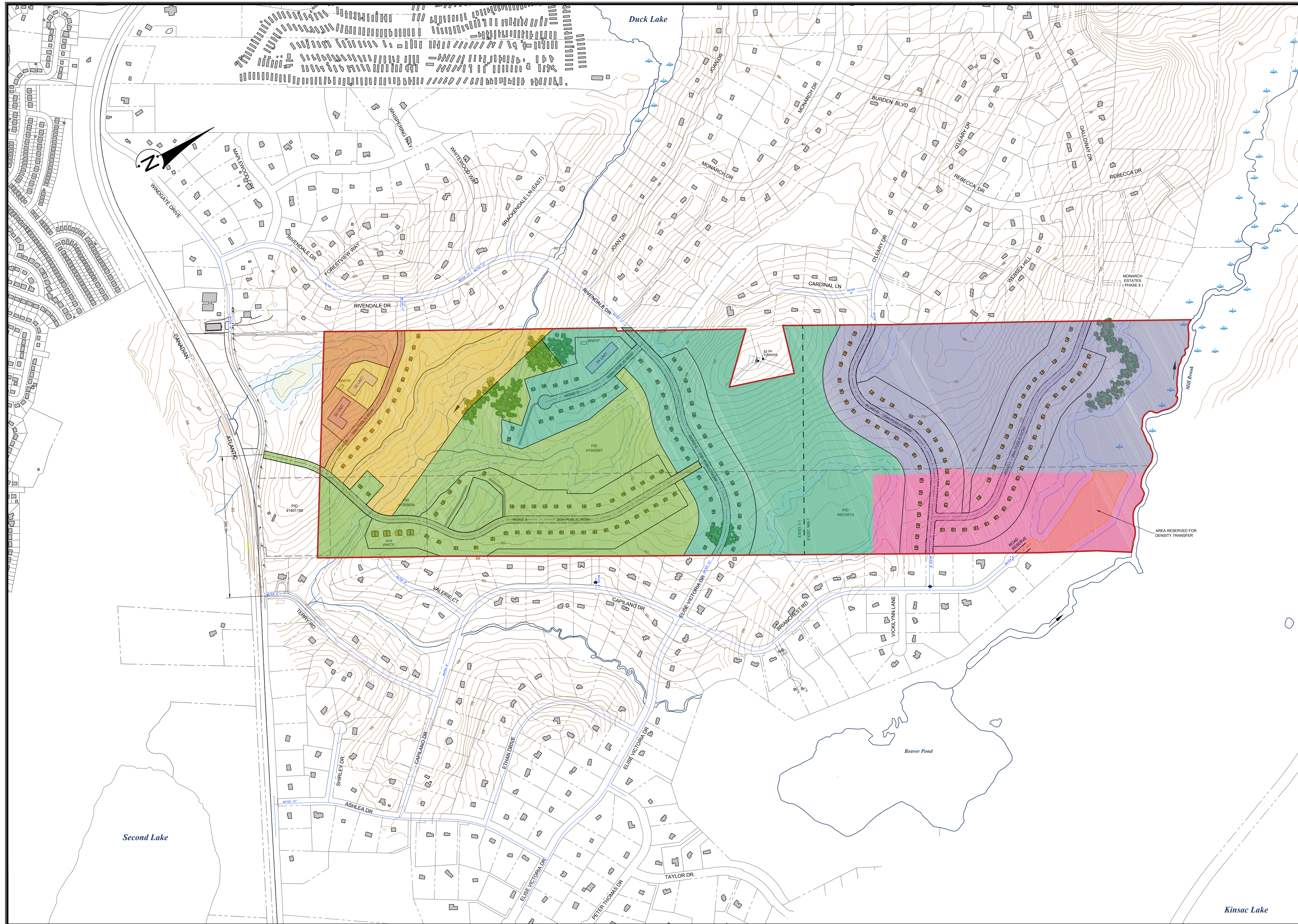
VERSION
4.1

**CLASSIC OPEN SPACE CONCEPT
OPTION A
BEAVERBANK, NOVA SCOTIA**

MARQUE INVESTMENTS LTD.
JUNE 20, 2017 141-24579100_V41



1 SPECTACLE LAKE DRIVE, DARTMOUTH, NS, CANADA B3B 1X7
PHONE: 902 835-9955 - FAX: 902 835-1645 - WSP.COM



- LEGEND**
- Site Boundary (DA)
 - Adjacent Property Boundary
 - Zone Boundary Existing
 - Right of Way Proposed
 - Mature Trees to be Retained (Where Possible)
 - PHASE 1
 - PHASE 2
 - PHASE 3
 - PHASE 4
 - PHASE 5
 - PHASE 6

- SITE SUMMARY:**
- Land Area - 143.24 Ha (354.0 Ac.)
 - 60% Open Space Area - 86.0 Ha (212.4 Ac.)
 - Existing Zone - Mixed Industrial (I-1) / Mixed Resource (MR-1)
 - Single Lots: 182
 - Semi Detached: 8
 - Multitunits: 164
 - Total: 354

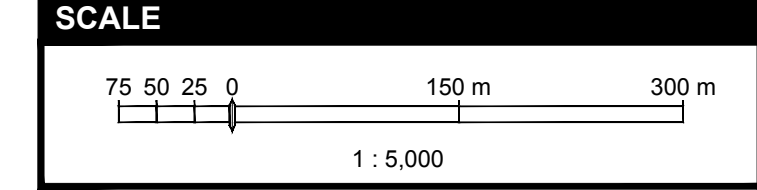
- NOTES:**
- Property lines approximate only. Site subject to survey
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Designer: KWATERS	VERSION
Planner: CWALLACE	4.1P

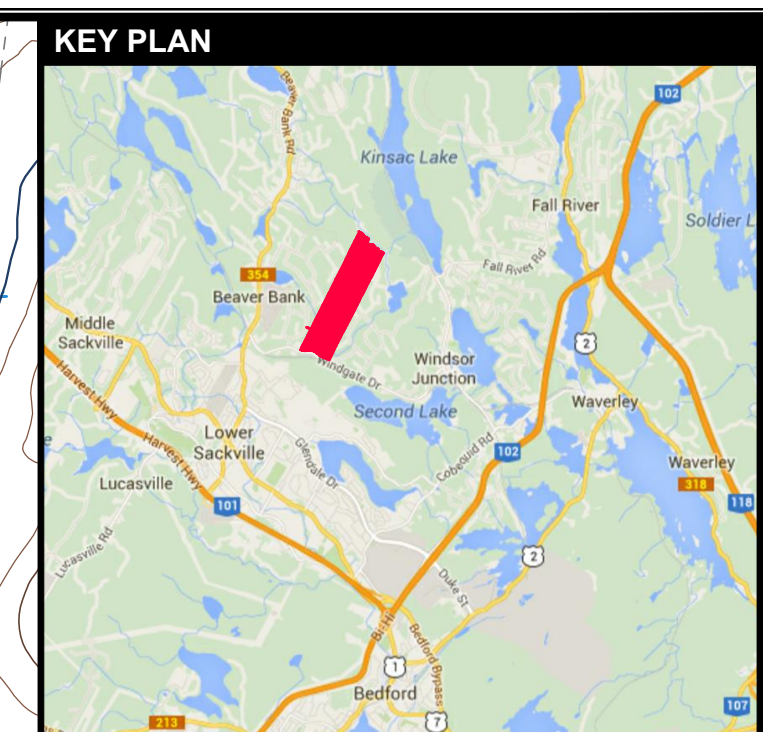
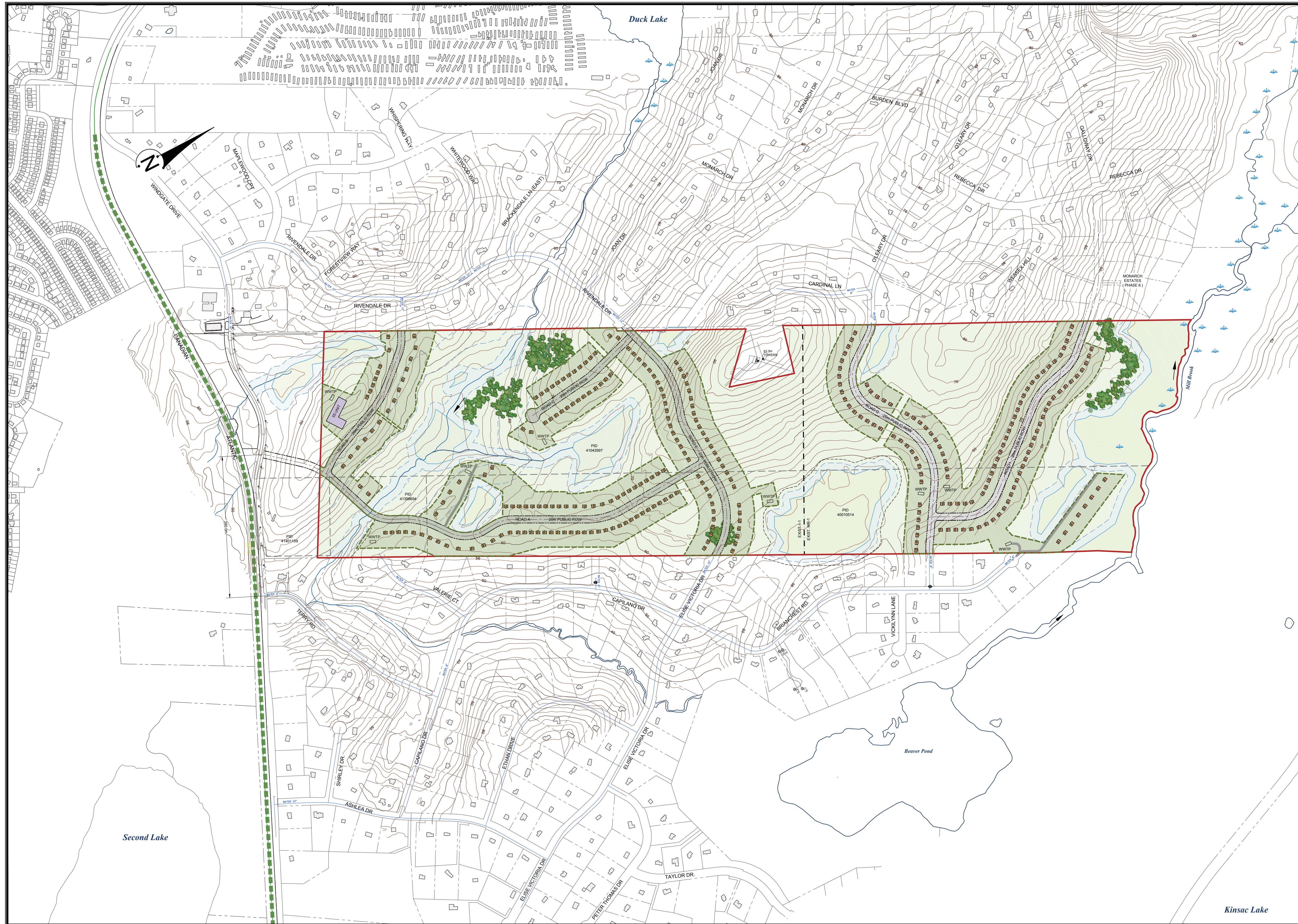
**CLASSIC OPEN SPACE PHASING
OPTION A
BEAVERBANK, NOVA SCOTIA**

MARQUE INVESTMENTS LTD.
JUNE 20, 2017 141-24579100_V41



1 SPECTACLE LAKE DRIVE, DARTMOUTH, NS, CANADA B3B 1X7
PHONE: 902 835-9955 - FAX: 902 835-1645 - WSP.COM

FILE: K:\DARTMOUTH\2017\141-24579100\BEAVERBANK_STAGE2_OPEN_SPACE_DESIGN\11_DWG\11_1_CONCEPT_PLANS\141-24579100_V41.DWG Sheet:2262_PHASING



- LEGEND**
- Site Boundary (DA)
 - Adjacent Property Boundary
 - Zone Boundary Existing
 - Right of Way Proposed
 - 40% Developable Area
57.24 Ha (141.6 Ac.)
 - Mature Trees to be Retained
(Where Possible)

- SITE SUMMARY:**
- Land Area - 143.24 Ha (354.0 Ac.)
 - 60% Open Space Area - 86.0 Ha (212.4 Ac.)
 - Existing Zone - Mixed Industrial (I-1) / Mixed Resource (MR-1)
 - Single Lots: 299
 - Multunits: 55
 - Total: 354

- NOTES:**
- Property lines approximate only. Site subject to survey
 - Water line schematic from CKM Engineering Inc. "Windgate Village" October 10, 2013

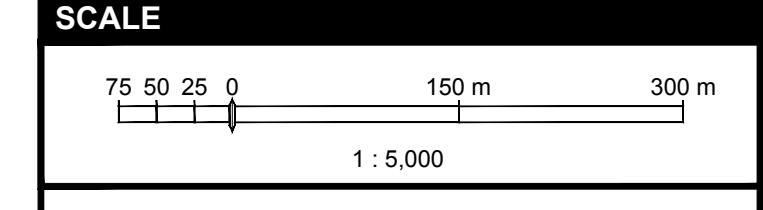
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Designer: KWATERS
Planner: CWALLACE

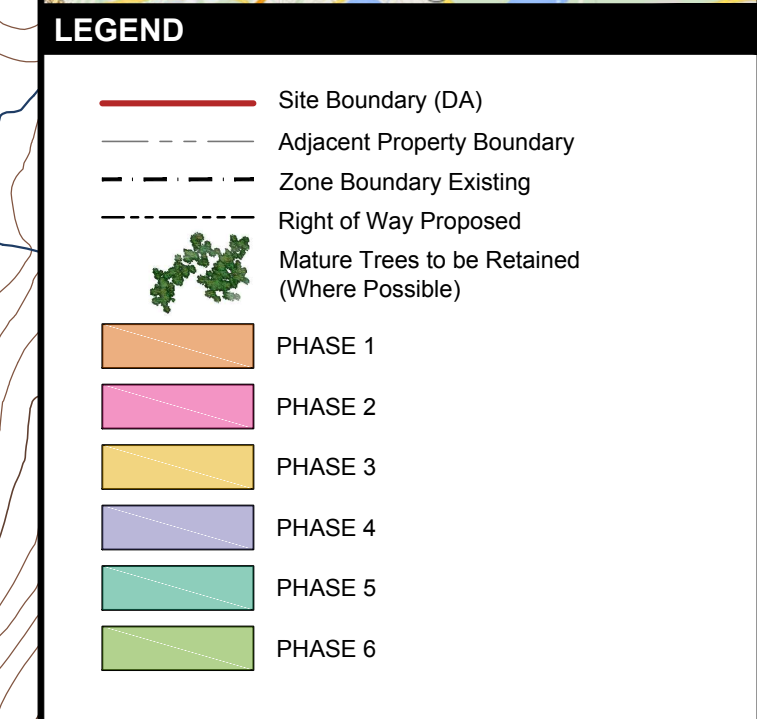
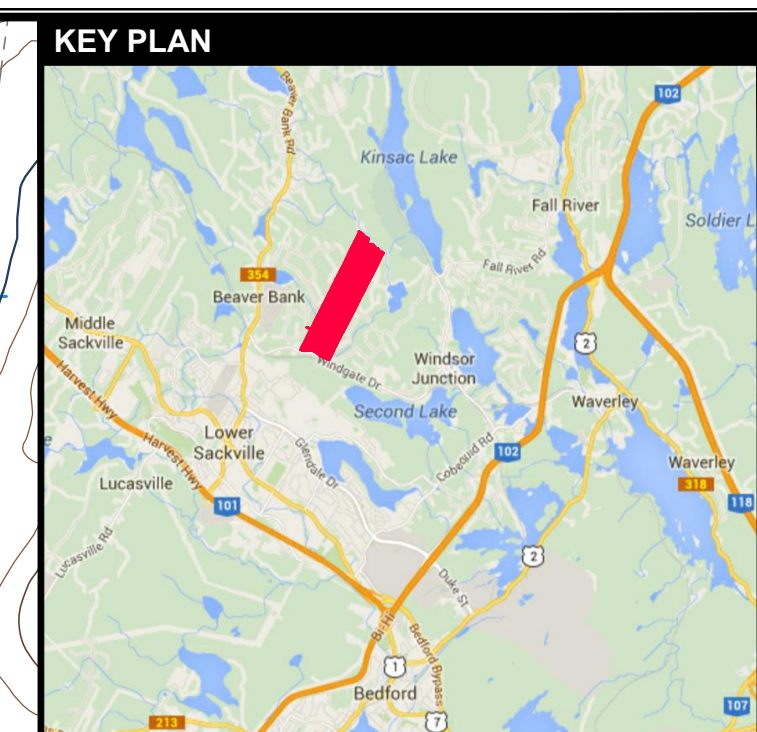
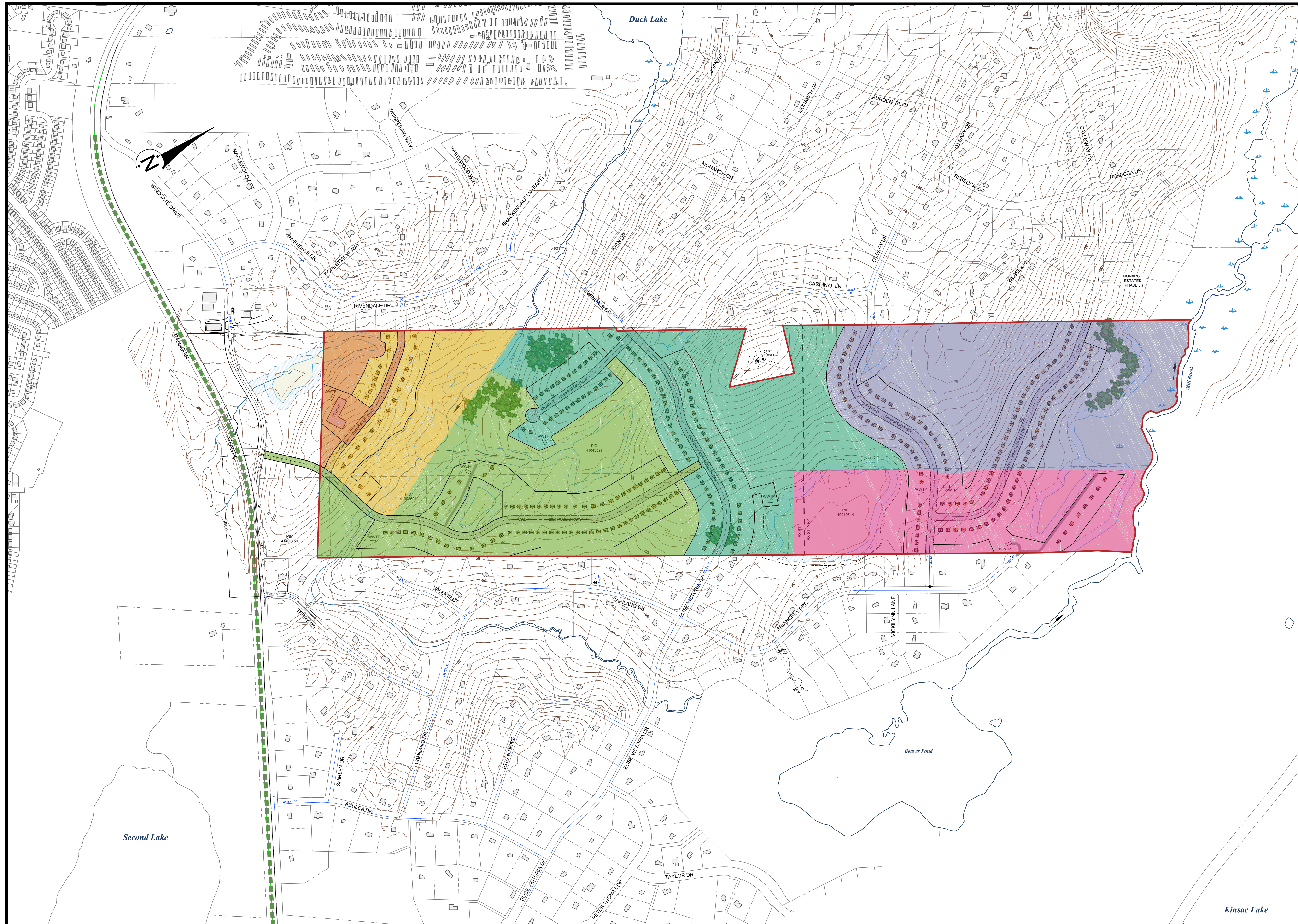
VERSION
4.2

**CLASSIC OPEN SPACE CONCEPT
OPTION B
BEAVERBANK, NOVA SCOTIA**

MARQUE INVESTMENTS LTD.
JUNE 20, 2017 141-24579100_V42



1 SPECTACLE LAKE DRIVE, DARTMOUTH, NS, CANADA B3B 1X7
PHONE: 902 835-9955 - FAX: 902 835-1645 - WSP.COM



SITE SUMMARY:

- Land Area - 143.24 Ha (354.0 Ac.)
- 60% Open Space Area - 86.0 Ha (212.4 Ac.)
- Existing Zone - Mixed Industrial (I-1) / Mixed Resource (MR-1)
- Single Lots: 182
- Semi Detached: 8
- Multitunits: 164
- Total: 354

NOTES:

- Property lines approximate only. Site subject to survey
- Water line schematic from CKM Engineering Inc. 'Windgate Village' October 10, 2013

SOURCES:

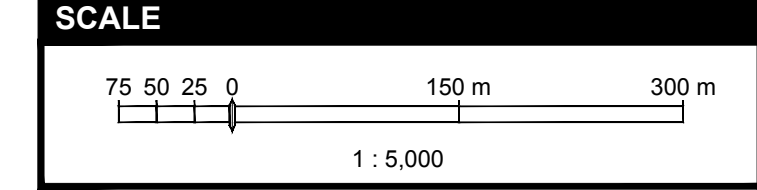
- Service Nova Scotia and Municipal Relations Property Online
- Service Nova Scotia and Municipal Relations 1:10,000 digital topographic series
- Site Wetlands and Watercourses shown were delineated by Jeff Burrows of Terra Firma Consultants File: Windgate Drive_WETLANDS.dwg

Designer: KWATERS
Planner: CWALLACE

VERSION
4.2P

**CLASSIC OPEN SPACE PHASING
OPTION B
BEAVERBANK, NOVA SCOTIA**

MARQUE INVESTMENTS LTD.
JUNE 20, 2017 141-24579100_V42



1 SPECTACLE LAKE DRIVE, DARTMOUTH, NS, CANADA B3B 1X7
PHONE: 902 835-9955 - FAX: 902 835-1645 - WSP.COM

FILE: K:\DARTMOUTH\2017\141-24579100\BEAVERBANK_STAGE2\OPEN SPACE DESIGN\11_1_CONCEPT_PLANS\141-24579100_V42.DWG Sheet 2/26 PHASING

Excerpt from the 2006 Regional Municipal Planning Strategy

3.5.1 Open Space Design Developments

Large-scale residential development may be considered through a development agreement if it is in some form of Open Space Design. Open Space Design Development is a creative form of development designed to conserve a connected system of open space. It begins with the identification of primary conservation areas to be protected - such as riparian buffers, wetlands, vernal pools, natural corridors, slopes exceeding 30%, rock outcropping, archeological sites, floodplains, and natural resources. It follows with the identification of secondary conservation areas that should be protected or carefully developed. These include mature forests, slopes between 15% and 30%, scenic views, trails, historic sites and buildings. Building sites are then located on the lands where soils are best suited for development and are then connected through a common road system. Lot lines are then drawn to delineate the extent of private or public ownership of the parcel.

In its classic form, Open Space Design Developments are designed to achieve connectivity in open space by retaining conservation areas under single ownership such as in the form of a condominium corporation or HRM. There are concerns, however, that the small lots required to achieve the classic form of Open Space Design may not be feasible in all areas of HRM without experiencing interference between private wells. There is also a desire by some homeowners to service the dwelling units with individual on site sewage disposal systems and the Nova Scotia Department of Environment and Labour will not allow these systems to be located off-site into the commonly owned lands. It may, therefore, be necessary to allow the entire parcel or portions of the development to be subdivided into large, privately-owned lots. HRM will strive to achieve Open Space Design in these areas by establishing maximum building site disturbance areas and minimizing the extent of road development to avoid impact on the primary and secondary conservation areas. This form of Open Space Design Development may be considered only in the Rural Commuter and Rural Resource Designations.

In areas where there are sufficient soil and water conditions to allow the developer to set aside a significant majority of the parcel as common open space, densities will be increased from one unit per hectare to one unit per 0.4 hectares. This form of Open Space Design Development may be considered in all rural designations, including the Agricultural Designation, as it would leave a substantial amount of the conservation land intact under single ownership. This would minimize the impact of development on larger tracts of land required to maintain a viable commercial farm.

To provide an opportunity for more active use of the common open space, consideration of golf courses as an appropriate use within the classic form of Open Space Design Development shall be given during secondary planning processes. Given the prevalent use of pesticides and irrigation needs of golf courses it may be most appropriate that golf courses only be considered within centres where municipal water distribution systems are to be provided. Analysis at the secondary planning level will benefit from the findings of watershed studies and community visioning.

Excerpt from the 2006 Regional Municipal Planning Strategy

S-16 Further to Policy S-15, within the Rural Commuter, Rural Resource and Agricultural Designations, HRM shall permit an increase in density for Open Space Design Developments up to 1 unit per 4000 square metres, or greater in centres as may be provided for in secondary planning strategies, where approximately 60% or more of the site is retained in single ownership of an individual, land trust, condominium corporation or the Municipality. Notwithstanding Policy E-5, the parkland dedication shall be relaxed to a minimum of 5% for this type of development. In considering approval of such development agreements, HRM shall consider the following:

- (a) the criteria specified in Policy S-15, with the exception of items (f) and (g); and
- (b) that the common open space cannot be used for any other purpose than for passive recreation, forestry, agriculture or conservation-related use except for a portion of which may be used as a village common for active recreation or the location of community facilities designed to service the development.

S-15 HRM shall permit the development of Open Space Design residential communities, as outlined in this Plan, within the Rural Commuter and Rural Resource designations and within the Harbour designation outside of the Urban Service Area, but not within the portions of the Beaver Bank and Hammonds Plains communities as identified in the Subdivision By-law under Policy S-25 and within the Rural Area Designation under the Eastern Passage/Cow Bay Plan Area. HRM will consider permitting the maximum density of such developments to one unit per hectare of gross site area. In considering approval of such development agreements, HRM shall consider the following:

- (a) where the development is to be serviced by groundwater and as determined through a hydrogeological assessment conducted by a qualified professional, that there is an adequate supply of ground water to service the development and that the proposed development will not adversely affect groundwater supply in adjacent developments;
- (b) that there is sufficient traffic capacity to service the development;
- (c) the types of land uses to be included in the development which may include a mix of residential, associated public or privately-owned community facilities, home-based offices, day cares, small-scale bed and breakfasts, forestry and agricultural uses;
- (d) whether soil conditions and other relevant criteria to support on-site sewage disposal systems can be met;
- (e) the lot frontages and yards required to minimize the extent of road development, to cluster building sites on the parcel and provide for appropriate fire safety separations;
- (h) that the development is designed to retain the non-disturbance areas and to maintain connectivity with any open space on adjacent parcels;
- (i) connectivity of open space is given priority over road connections if the development can be sited on the parcel without jeopardizing safety standards;
- (j) trails and natural networks, as generally shown on Map 3 or a future Open Space

Excerpt from the 2006 Regional Municipal Planning Strategy

- Functional Plan, are delineated on site and preserved;
- (k) parks and natural corridors, as generally shown on Map 4 or a future Open Space Functional Plan, are delineated on site and preserved;
- (l) that the proposed roads and building sites do not significantly impact upon any primary conservation area, including riparian buffers, wetlands, 1 in 100 year floodplains, rock outcroppings, slopes in excess of 30%, agricultural soils and archaeological sites;
- (m) the proposed road and building sites do not encroach upon or are designed to retain features such as any significant habitat, scenic vistas, historic buildings, pastoral landscapes, military installations, mature forest, stone walls, and other design features that capture elements of rural character;
- (n) that the roads are designed to appropriate standards as per Policy T-2;
- (o) views of the open space elements are maximized throughout the development;
- (p) opportunities to orient development to maximize the capture of solar energy;
- (q) the proposed residential dwellings are a minimum of 800 metres away from any permanent extractive facility;
- (r) the proposed development will not significantly impact any natural resource use and that there is sufficient buffering between any existing resource use and the proposed development to mitigate future community concerns; and
- (s) consideration be given to any other matter relating to the impact of the development upon surrounding uses or upon the general community, as contained in Policy IM-15.

IM-15 In considering development agreements or amendments to land use by-laws, in addition to all other criteria as set out in various policies of this Plan, HRM shall consider the following:

- (a) that the proposal is not premature or inappropriate by reason of:
 - (i) the financial capability of HRM to absorb any costs relating to the development;
 - (ii) the adequacy of municipal wastewater facilities, stormwater systems or water distribution systems;
 - (iii) the proximity of the proposed development to schools, recreation or other community facilities and the capability of these services to absorb any additional demands;
 - (iv) the adequacy of road networks leading to or within the development;
 - (v) the potential for damage to or for destruction of designated historic buildings and sites;
- (b) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:
 - (i) type of use;
 - (ii) height, bulk and lot coverage of any proposed building;
 - (iii) traffic generation, access to and egress from the site, and parking;

Excerpt from the 2006 Regional Municipal Planning Strategy

- (iv) open storage;
 - (v) signs; and
- (c) that the proposed development is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility to flooding.

Excerpt from the 2006 Regional Municipal Planning Strategy

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To provide an opportunity for more active use of the common open space, consideration of golf courses as an appropriate use within the classic form of Open Space Design Development shall be given during secondary planning processes. Given the prevalent use of pesticides and irrigation needs of golf courses it may be most appropriate that golf courses only be considered within centres where municipal water distribution systems are to be provided. Analysis at the secondary planning level will benefit from the findings of watershed studies and community visioning.

Excerpt from the 2006 Regional Municipal Planning Strategy

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- (a) the criteria specified in Policy S-15, with the exception of items (f) and (g); and
- (b) that the common open space cannot be used for any other purpose than for passive recreation, forestry, agriculture or conservation-related use except for a portion of which may be used as a village common for active recreation or the location of community facilities designed to service the development.

S-15 HRM shall permit the development of Open Space Design residential communities, as outlined in this Plan, within the Rural Commuter and Rural Resource designations and within the Harbour designation outside of the Urban Service Area, but not within the portions of the Beaver Bank and Hammonds Plains communities as identified in the Subdivision By-law under Policy S-25 and within the Rural Area Designation under the Eastern Passage/Cow Bay Plan Area. HRM will consider permitting the maximum density of such developments to one unit per hectare of gross site area. In considering approval of such development agreements, HRM shall consider the following:

- (a) where the development is to be serviced by groundwater and as determined through a hydrogeological assessment conducted by a qualified professional, that there is an adequate supply of ground water to service the development and that the proposed development will not adversely affect groundwater supply in adjacent developments;
- (b) that there is sufficient traffic capacity to service the development;
- (c) the types of land uses to be included in the development which may include a mix of residential, associated public or privately-owned community facilities, home-based offices, day cares, small-scale bed and breakfasts, forestry and agricultural uses;
- (d) whether soil conditions and other relevant criteria to support on-site sewage disposal systems can be met;
- (e) the lot frontages and yards required to minimize the extent of road development, to cluster building sites on the parcel and provide for appropriate fire safety separations;
- (h) that the development is designed to retain the non-disturbance areas and to maintain connectivity with any open space on adjacent parcels;
- (i) connectivity of open space is given priority over road connections if the development can be sited on the parcel without jeopardizing safety standards;
- (j) trails and natural networks, as generally shown on Map 3 or a future Open Space

Excerpt from the 2006 Regional Municipal Planning Strategy

- Functional Plan, are delineated on site and preserved;
- (k) parks and natural corridors, as generally shown on Map 4 or a future Open Space Functional Plan, are delineated on site and preserved;
- (l) that the proposed roads and building sites do not significantly impact upon any primary conservation area, including riparian buffers, wetlands, 1 in 100 year floodplains, rock outcroppings, slopes in excess of 30%, agricultural soils and archaeological sites;
- (m) the proposed road and building sites do not encroach upon or are designed to retain features such as any significant habitat, scenic vistas, historic buildings, pastoral landscapes, military installations, mature forest, stone walls, and other design features that capture elements of rural character;
- (n) that the roads are designed to appropriate standards as per Policy T-2;
- (o) views of the open space elements are maximized throughout the development;
- (p) opportunities to orient development to maximize the capture of solar energy;
- (q) the proposed residential dwellings are a minimum of 800 metres away from any permanent extractive facility;
- (r) the proposed development will not significantly impact any natural resource use and that there is sufficient buffering between any existing resource use and the proposed development to mitigate future community concerns; and
- (s) consideration be given to any other matter relating to the impact of the development upon surrounding uses or upon the general community, as contained in Policy IM-15.

IM-15 In considering development agreements or amendments to land use by-laws, in addition to all other criteria as set out in various policies of this Plan, HRM shall consider the following:

- (a) that the proposal is not premature or inappropriate by reason of:
 - (i) the financial capability of HRM to absorb any costs relating to the development;
 - (ii) the adequacy of municipal wastewater facilities, stormwater systems or water distribution systems;
 - (iii) the proximity of the proposed development to schools, recreation or other community facilities and the capability of these services to absorb any additional demands;
 - (iv) the adequacy of road networks leading to or within the development;
 - (v) the potential for damage to or for destruction of designated historic buildings and sites;
- (b) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:
 - (i) type of use;
 - (ii) height, bulk and lot coverage of any proposed building;
 - (iii) traffic generation, access to and egress from the site, and parking;

Excerpt from the 2006 Regional Municipal Planning Strategy

- (iv) open storage;
 - (v) signs; and
- (c) that the proposed development is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility to flooding.

**Halifax Regional Municipality
Public Information Meeting
Case 20110**

The following does not represent a verbatim record of the proceedings of this meeting.

**Monday, August 28 2017
7:00 p.m.**

**Beaver Bank Kinsac Community Centre (Upstairs Lounge), 1583 Beaver Bank Road,
Beaver Bank, NS.**

STAFF IN

ATTENDANCE: Tyson Simms, Planner, HRM Planning
Jacqueline Belisle, Planner, HRM Planning
Alden Thurston, Planning Technician, HRM Planning
Genevieve Hachey, Planning Controller, HRM Planning

ALSO IN

ATTENDANCE: Councillor Blackburn, District 14
Councillor Craig, District 15
Connor Wallace, WSP Canada Inc. – Applicant
MLA Bill Horn

PUBLIC

ATTENDANCE: Approximately: 40

The meeting commenced at approximately 7:00p.m.

Call to order, purposes of meeting – Tyson Simms

Mr. Simms introduced himself as the Planner for this application, he also introduced; Genevieve Hachey – Planning Controller, Alden Thurston – Planning Technician, Connor Wallace, WSP – Applicant and Councillor Blackburn.

Case No. 20110 - Application by WSP, on behalf of Marque Investments, to enable the development of an open space subdivision design on 4 properties, identified as PID No. 41043597, 40010514, 41398694 and 41401159, located along Windgate Drive, between Rivendale Drive and Terry Road, in Beaver Bank, NS.

Mr. Simms explained the purpose of the Public Information Meeting is to: Provide information on the proposed development, explain the process for an application of this type and to receive feedback, hear concerns, and answer questions regarding the proposed development. There will be a presentation from HRM about the process, a presentation by the applicant about the proposal and time for feedback from the public.

The proposal is to create a classic open space development, consisting of various forms of residential development, primarily single unit dwellings, some two unit dwellings and multiple unit dwellings. In total the proposal contains 345 units, which is the number of acres on the site.

1. Presentation of Proposal – Mr. Simms

Mr. Simms provided a brief overview of the planning application process and then made a presentation to the public outlining the purpose of the meeting, status of the application and the developer's proposal. Mr. Simms outlined the context of the subject lands and the applicable planning policies.

Presentation of Proposal – Connor Wallace, WSP Canada Inc.

Mr. Wallace provided detail information regarding the proposed development concepts and proposed project phasing.

2. Questions and comments.

Brian Butcher – It seems like a large number of units for just three waste water treatment plants. My concern is with the smell and the environmental impact. What kind of study will be done on that? **Mr. Wallace** – The waste water treatment plants are going to be reviewed by the Nova Scotia Department of Environment, they would have to meet their standards. In terms of the odors, according to engineering staff in our office, these new systems that are being proposed are far more advanced and include filtration systems within the plant to mitigate the odor impact. There are 3 systems proposed, one for each of the multi unit buildings and one for the duplexes. **Mr. Butcher** – There is just one brook at this location, would the plants run into that? **Mr. Wallace** – There are regulations and provincial standards that would make it so the brook is not impacted, no effluent would flow into the brook. If you would like more info please contact my office and I can put you through to an engineer to discuss this further.

Collin Chennelles – Has concerns about the intersection of Windgate Drive and Beaver Bank Road. In the two years since this process has started has HRM come up with a solution for the traffic?

Mr. Simms – There is a traffic impact study included in this proposal, HRM Engineering staff are looking into this. **Mr. Chennelles** – There is more construction going on around here, more projects, all of this development will impact the traffic and there needs to be a resolution for this intersection. Second point is, on the Capilano side there is a bank of trees that protect us, would there be a fence or something put up here? **Mr. Simms** – This is something that can be looked at during the process of reviewing the application and drafting the development agreement. **Mr. Chennelles** – There are covenants in the Capilano area that restrict the cutting of trees over 4 inches in diameter. Will there be something similar in this new area? **Mr. Simms** – The development agreement will have requirements for retaining vegetation. Specific covenants are typically established by the residents and/or developer. **Mr. Chennelles** - Is there a time frame for the construction? **Mr. Wallace** – I am unable to give a specific time frame, we would like to start building as soon as this process is complete. It could be 4 to 6 months before the Public

Hearing and perhaps a year after that for construction to begin. That being said, you can follow up with me and I can co-ordinate with the owner to provide a ball park figure.

Rachel from Riverdale – It was mentioned that a multi-unit building would be constructed first and subject to how well that sold the remaining phases would be implemented. My concern is that if I knew all these phases of construction would happen after my building is constructed that would deter me from making a purchase and affect whether or not there is interest. **Mr. Wallace** – This multi-unit building would have to be constructed first because the interest in this first building could change how the rest of the proposal will proceed. **Rachel** – As was mentioned there are many developments happening in this area and I would like to know if the traffic impact study that is happening for this development is being looked at on its own or is anyone looking at the bigger picture? Is anyone taking into consideration all the developments happening and what they will do to the traffic as a whole? **Mr. Simms** – I cannot comment on this however staff is reviewing this and it is a question we will be forwarding to our development engineering staff. I understand that this is a major concern for a lot of people. **Rachel** – This will mean that there will be shortcuts through this development that will mean a lot more traffic and speeding. **Mr. Simms** – This is something that will be looked at by staff. **Mr. Wallace** clarified what streets would be connected. **Rachel** – The Beaver Bank school is at capacity, this proposed development is in the middle of two school zones, where will the kids that live here go to school? There are no sidewalks in the Beaver Bank/Monarch side. **Mr. Simms** – The Halifax Regional School Board will review this proposal and provide us with information on where the children will go to school. The school board will typically also provide comment regarding capacity.

Curtis from Monarch subdivision – Will there be a development engineer at the next meeting? **Tyson** – The purpose of this meeting is to gather questions and comments to bring back to staff. A development engineer will be able to provide answers to these questions and their responses will typically form part of the discussion in the staff report addressed to Community Council. **Curtis** – It is my opinion that when you build apartment buildings you end up with low income people moving in and that decreases the value of everyone's property.

Moira Burhoe, Capilano Drive– Ms. Burhoe wanted it noted that Councillor Streach was not in attendance. **Mr. Simms** indicated that due to an oversight, Councillor Streach was provided with limited notice regarding the meeting.. Moira wanted to confirm that this proposed project is in Beaver Bank, **Mr. Simms** confirmed it is. Ms. Burhoe would like to know if there is a roundabout being considered near this location and if not could HRM consider it. Ms. Burhoe is concerned that the developer would go with Option B instead of Option A, she and other people of this area would want Option A.

Councillor Blackburn – The councillor thanked everyone for attending, she would like to know if the multi-unit buildings will be condos or apartments, will the parking lot be a large open asphalt lot, will the waste water treatment plants be turned over to Halifax Water? How confident are you that removing all the trees will not impact the water table for those people who are still on wells in the area, similar projects have had an impact on wells when they were not expected to? Is there a moratorium on development in the Beaver Bank area, and if so why are we here? **Mr. Wallace** – At this point it is unknown whether the units will be condos or if they would be rentals, it is also unknown if there will be underground parking however the proposal would include pathways and landscaping if there is to be surface parking. The development would create a condo corporation

and the corporation would be responsible for the wastewater treatment plants. This is a conservation subdivision design, there will be no clear cutting, 40% of the land will be constructed upon and the remainder will be protected, there should not be a negative impact on the water table however this will be part of the analysis. **Mr. Simms** – With respect to the question of a moratorium, there are growth control management strategies that apply to the Beaver Bank area, however this property is not identified as part of that area. Mr. Simms also clarified that the Development Agreement cannot dictate ownership and therefore cannot confirm if the site would consist of apartments units or condos.

Linda Slade, Briancrest Road – My concern is the access for the construction of the site during all of the phases, specifically about all of the construction vehicles and how much traffic will be going through my subdivision (Capilano). All the children catch buses on the street due to a lack of sidewalks. She also wanted to say that the comments at these meeting all sound negative, however she would much prefer something like this to be built over something industrial, she sees great improvement in the proposed development since the beginning of this process. **Mr. Simms** – HRM staff may not agree with the proposed phasing of the development staff may request that phasing be reconsidered. In addition to the requirements of the development agreement, the developer and municipality would also enter into an agreement with respect specifically to construction carried out on the subject site. This agreement will regulate when construction can begin and end and how the site is accesses.

MLA Bill Horn – This development has improved since the beginning of the process, there will be added traffic however this is being looked at, a roundabout may be a good idea. The intersection at Windgate Drive and Beaver Bank Road seems to be the most important concern. He would like to know if these are 1 acre lots and he would prefer more underground parking and less surface parking. Mr. Horn thinks this will be good for the area and he is happy about all the green space and the size of the multi-unit buildings. **Mr. Wallace** – the lots are smaller than an acre, the lots are large enough in size to have individual septic systems on them, they would not go as deep as other properties in the adjacent subdivisions.

Dave Mayer – His main concern is the traffic and how people will use the subdivision as a shortcut. There will be people speeding around this subdivision.

Brad Purdy, Galloway – This will create a clear 6 km stretch that people will be able to shortcut from Beaver Bank Road to Fall River Road versus 10km via Windgate Drive. This is a mostly straight stretch that will allow for speeding. If it wasn't a direct road, or if there were turns and stop signs that would help.

Jason, Briancrest Drive - Why not make this enclosed, why not have it end so there will not be people cutting through.

David Barrett, part owner of the land in question – This property was originally used for forestry, it is no longer economically viable to do so. There have been other solutions to traffic in the past that did not happen, like the extension of Margeson Drive connecting to Quarry Road. The intersection of Beaver Bank Road and Windgate Drive should change.

3. Closing Comments

Mr. Simms thanked everyone for coming and expressing their comments and displayed his contact information on the screen for everyone.

4. Adjournment

The meeting adjourned at approximately 8:49 p.m.



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MEMORANDUM

TO: Chair and Members of North West Community Council
CC: Mr. Ben Sivac, Major Projects Planner

FROM: Ms. Ann Merritt, Chair, North West Planning Advisory Committee
DATE: January 7, 2016

SUBJECT: Case 20110 – Application by WSP on behalf of Marque Investments to enable the development of property totalling approximately 157 Ha (387 acres) in size located on Windgate Drive, Beaver Bank, NS. More specifically, the applicant is applying to:

- 1. Enter into a Classic and Hybrid Open Space Design development agreement (being processed as Case 20110); and**
- 2. Amend the Regional Subdivision By-law to extend the water service boundary (being processed as Case 20264).**

The North West Planning Advisory Committee received a staff memorandum dated December 14, 2015 and heard a staff presentation on Case 20110 at their January 6, 2016 meeting. The following recommendation was passed:

THAT the North West Planning has reviewed the application for Case 20110 and recommends approval of the application as outlined in the memorandum and attachments package dated December 14th, 2015 with consideration to the following matters:

- *Traffic lights be installed at Beaverbank and Windgate Drive intersection.*
- *Municipal water be supplied to the lands.*
- *The developer be encouraged to contribute to the traffic lights.*
- *The roads be maintained as public roads.*

This recommendation has been provided to HRM planning staff for review and consideration, and will be addressed in their staff report to the North West Community Council.

Office of the Municipal Clerk

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