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Case 20110
Open Space Subdivision:
Windgate Drive, Beaver Bank
North West Planning Advisory Committee

November 1, 2017

Applicant Proposal

Applicant: WSP Canada on behalf of Marque Investments

Location: PID No. 41043597, 40010514, 41398694 and 41401159, Windgate Drive (between Rivendale Drive and Terry Road), Beaver Bank

Proposal: Development of a classic open space subdivision design. As proposed the development will consist various forms of residential development, including: single unit, two unit and multiple unit dwellings. A total of 354 units are proposed as part of this development.

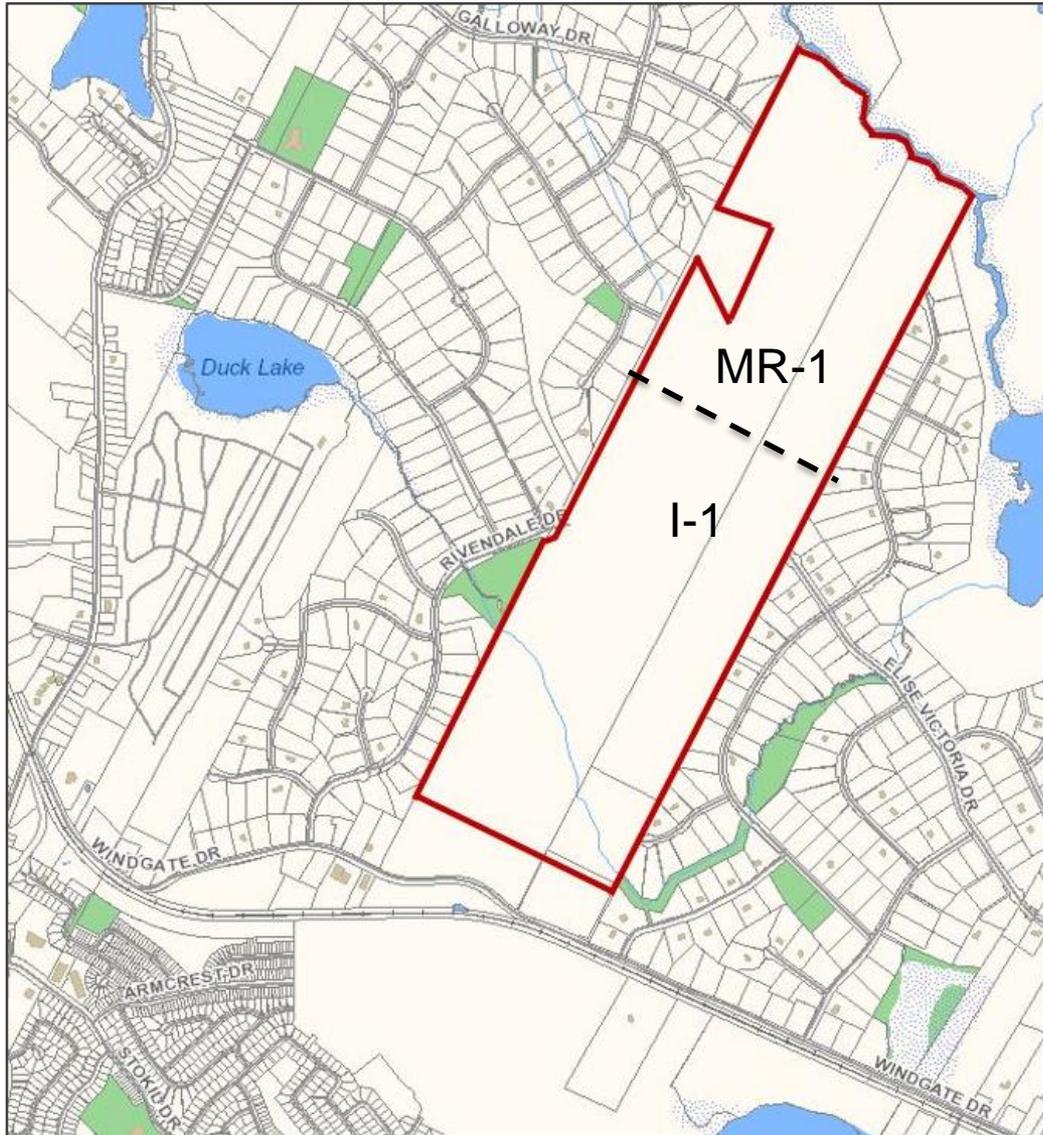
Application History

- Fall 2015 – Original Application:
 - » Classic ~~and Hybrid~~ Open Space Design Development
 - » Extend water service boundary
 - » Rezone a portion of property to MU-1
 - » Amend LUB to allow larger commercial in MU-1
- November 18, 2015 PIM #1
- January 6, 2016 NWPAC
- August 28, 2017 PIM # 2
- November 1, 2017 NWPAC

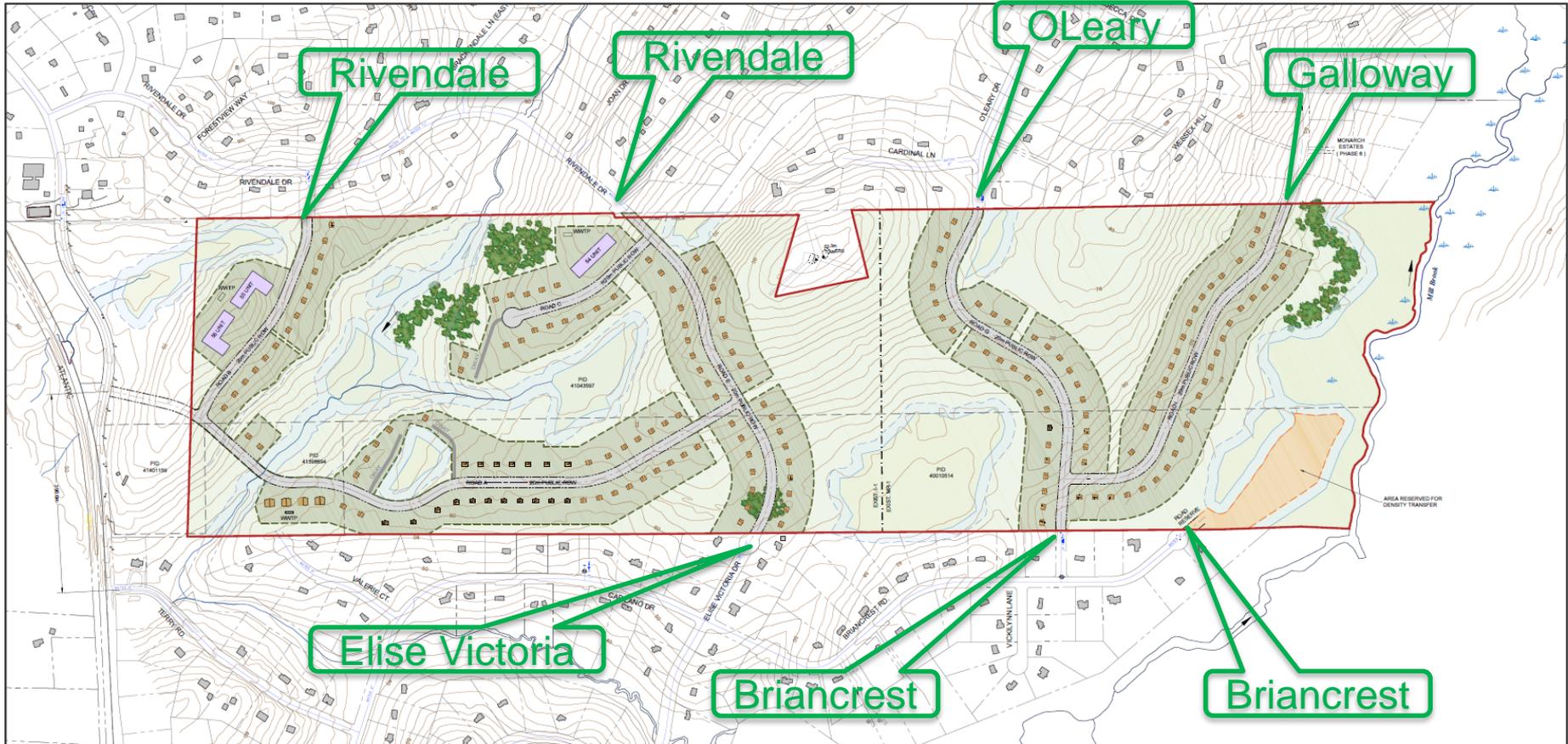
Withdrawn Nov 25, 2015

Case 20264
Approved by Regional Council
May 24, 2016

Site Context



Proposal



Revised Concept Plan A

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Proposal



Revised Concept Plan B

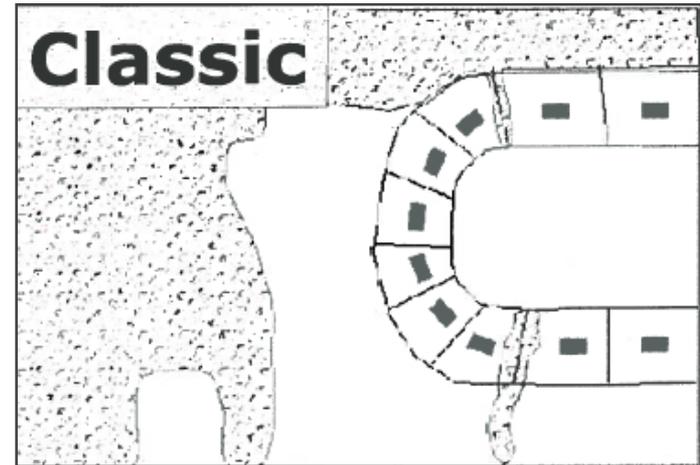
Policy & By-law Overview

- **Plan Area:**
 - Planning Districts 15, 18 & 19 (Beaver Bank, Hammonds Plains and Upper Sackville)
- **Regional Designation**
 - Rural Commuter
- **Community Plan Designation**
 - Mixed Use A
 - Rural Resource
- **Zone**
 - I-1 (Mixed Industrial) Zone
 - MR-1 (Mixed Resource) Zone
- **Enabling Plan Policy**
 - S-16 of Regional Municipal Planning Strategy (2006)

Planning Policy

Regional Plan (2006)

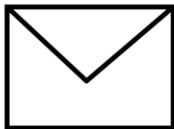
- **Policy S-16**
- Classic Style Open Space Subdivision Design
- 1 unit per 4000 square metres
- Approximately 60% or more of the site is retained in single ownership as common open space
- Development Agreement



Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification, newspaper ad, and 2 public information meetings (Nov 18, 2015 & Aug 28, 2017)
- See August 28 PIM minutes attached to memo for feedback from the community

**Notifications
Mailed – Aug28**



186

**Meeting
Attendees – Aug 28**



40

**Letters/Emails
Received - Total**



21

January 6, 2016 NWPAC

NWPACs Recommendation:

That the NWPAC has reviewed the application for Case 20110 and recommends approval of the application as outlined in the memorandum and attachments package dated Dev 14, 2015 with consideration of the following matters:

- Traffic lights be installed at Beaver Bank 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

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Thank You

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