

WSP on behalf of Marque Investments Ltd.

Proposed Water Service Extension

Public Hearing – May 24, 2016

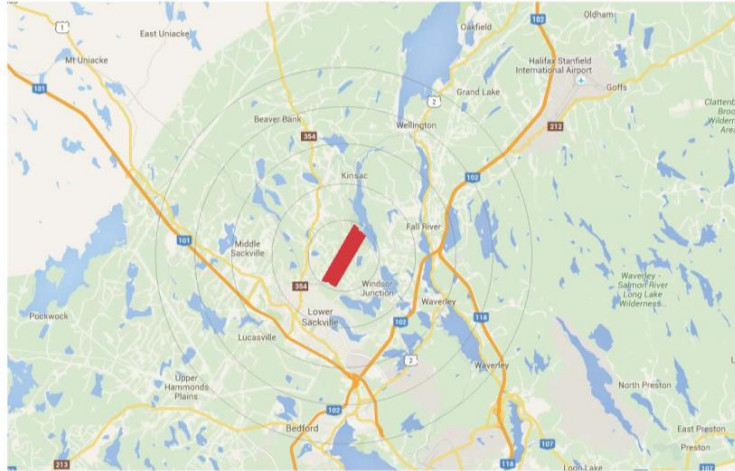


Location Map

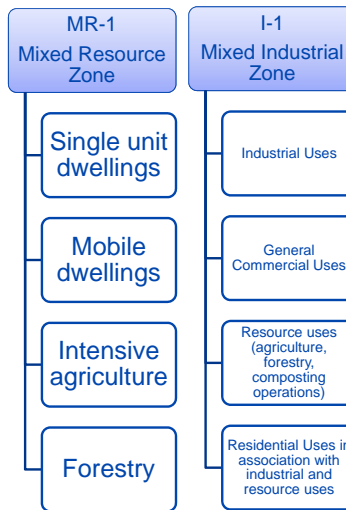
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General Area Of the Proposed Development




Current Development Rights



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VISION



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OPEN SPACE DEVELOPMENT

Open Space Design Development is a creative form of subdivision design to conserve open spaces.

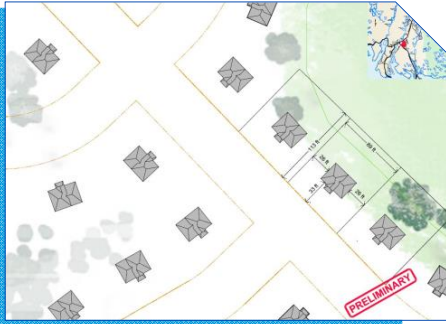
Classic Open Space Design preserves environmentally sensitive areas by clustering smaller lots on a maximum of 40% of the site and preserving 60% of the site as common open space.

Hybrid Open Space Design preserves environmentally sensitive areas by restricting the area for lawns, pavement and buildings to 20% of the lot while preserving 80% of each individual lot as open spaces.



Typical Unit Configuration

Classic Open Space



Hybrid Open Space



Primary Conservation Features

- Riparian Buffers & Water Course Setbacks
- Significant Habitat and Endangered Species
- Wetlands
- 1:100 Year Flood Plains
- Rock Outcroppings
- Slopes in excess of 30%
- Agricultural Soils
- Agricultural Activity
- Potential Archaeological Sites
- Ground Water Recharge Areas

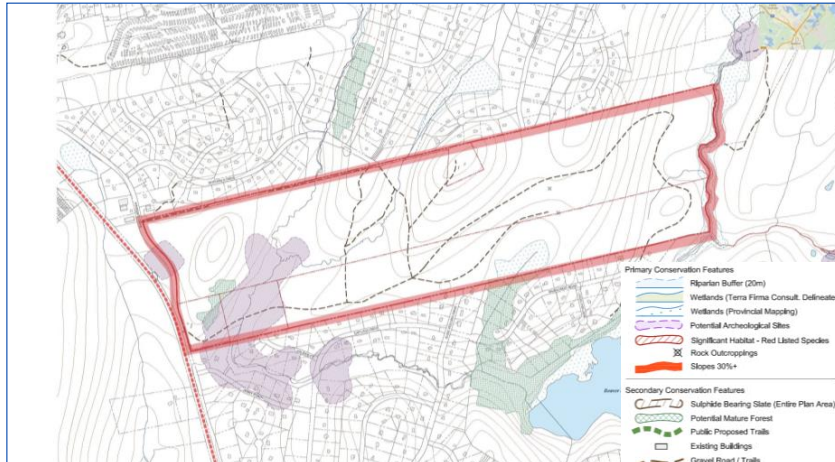


Secondary Conservation Features

- Scenic Views
- Heritage Properties
- Historic Features
- Mature Forests and other Vegetation
- Trails and Natural Networks
- Parks and Natural Corridors
- Current and Past Land Use



Conservation Features Map



Public Amenities



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Technical Analysis

- **Traffic Impact Study:** Understanding traffic implications and providing measures to mitigate potential congestions at major roads and intersections
- **Archaeological Resource Impact Assessment:** Understanding the potential archaeological resources at the site and assessing their value

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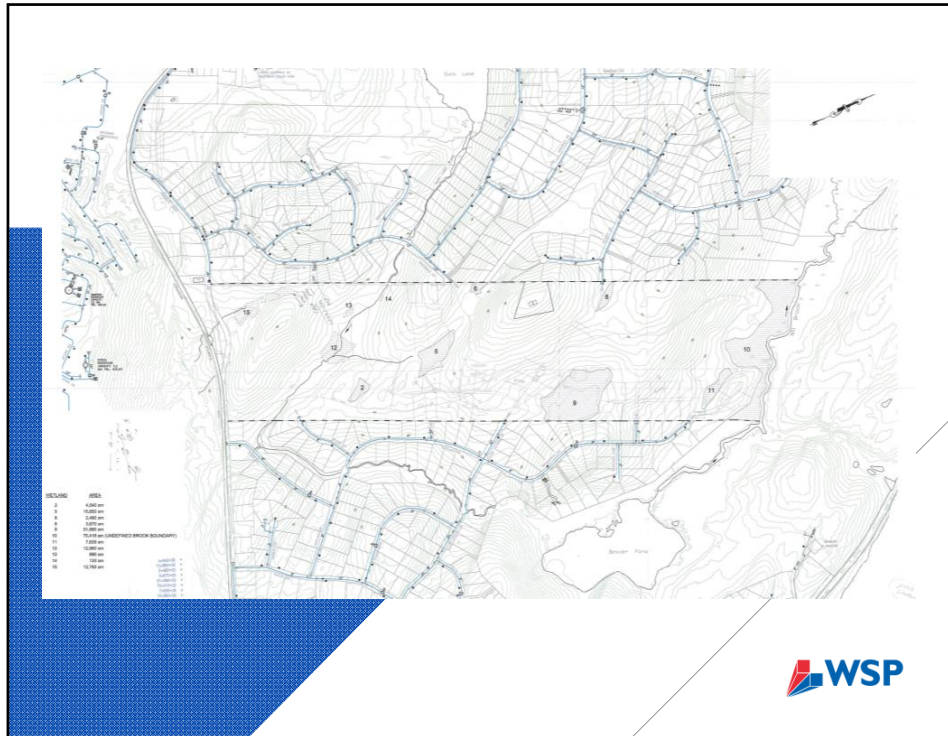
Technical Analysis

- **Sewage Treatment Facility:** Providing a central advanced septic system that will be monitored and maintained regularly
- **Stormwater Management:** Matching pre and post development flow to maintain healthy recharge of water table



WATER AND WASTEWATER





Local Water Supply Background

- Wingate Village Development is bordered by two central water systems on different service zones
- Waverley/Windsor Junction/Fall River dependent on single feed on Cobequid Road
- Historically local groundwater resource has inadequate capacity and quality to meet needs of residents
- Adjacent Monarch/Rivendale Subdivision has recently been retrofitted with central municipal water drawn from the Sackville Service Zone
- Adjacent Capilano Estates is serviced by central water drawn from the Waverley Road Service Zone

Proposed Water Servicing Plan

- Make the connection between the two service zones in Windgate Drive using a closed valve that can be opened in future to join zones as needed
- Part of the proposed development is structured as a higher density open space community ideal for installation of central water
- Install central water distribution system in Wingate Village to provide safe potable drinking water to future residents and provide connections between Capilano and Monarch
- Wingate Village to be serviced with central water from the Sackville Service Zone
- Interconnection of the two service zones through Wingate Drive fulfills an objective in Halifax Water's long term Regional Servicing Master Plan
- Provides redundancy in Halifax Waters Regional Water system



Wastewater Treatment

- Option 1: Individual Onsite Sewage Treatment and Dispersal System for Individual Units
- Option 2: AdvanTex AX-RT Central Wastewater Treatment and Dispersal System
- Option 3: Ecoflo Biofilter Wastewater Technology and Dispersal System



Community Contribution



THANK YOU

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