

**Seven Lakes  
Development  
RMPS Amendment**

**Case 21937**

*HRM Regional Council*

*Public Hearing*

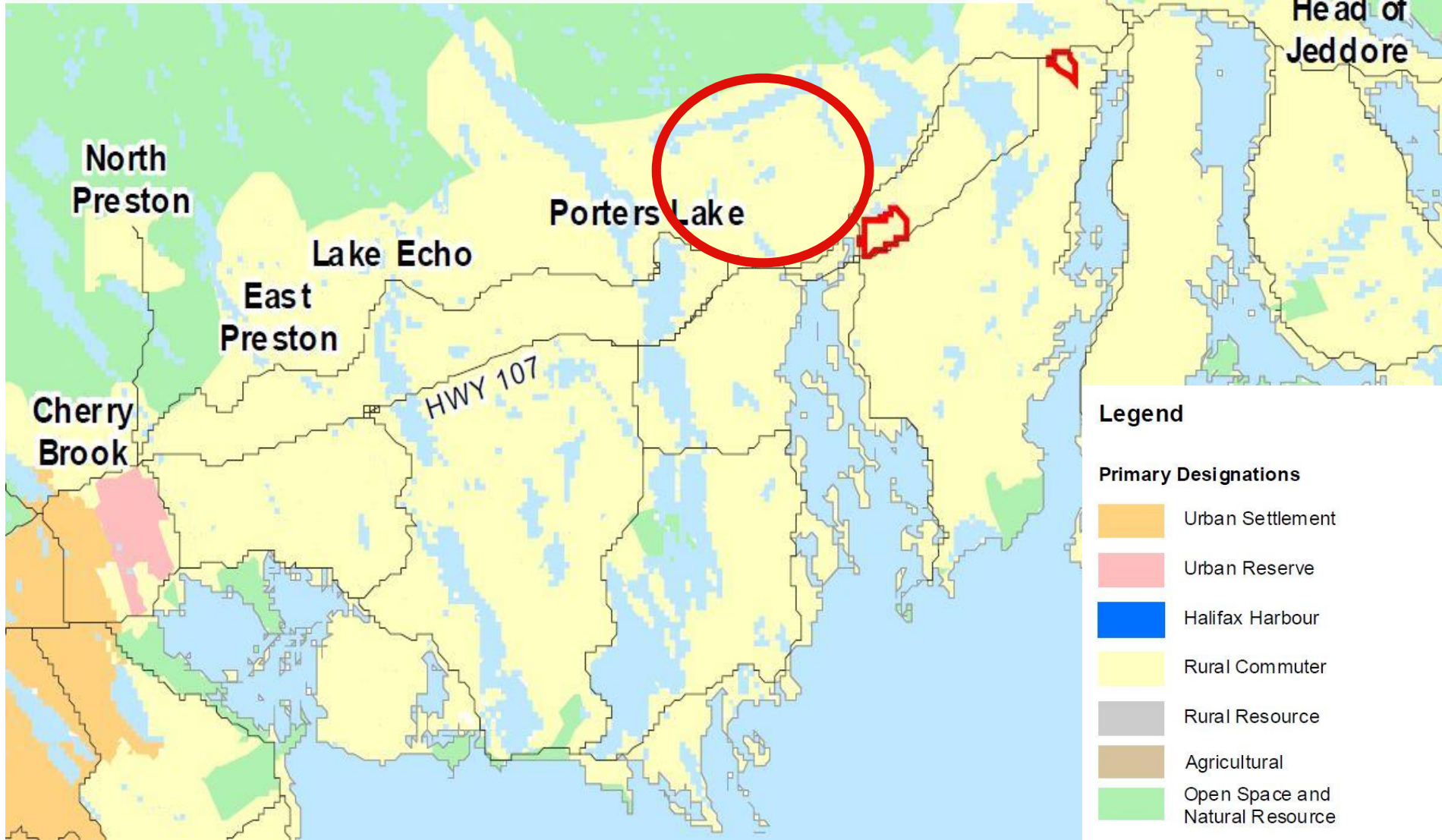
*September 24, 2019*



# Planning Districts 8 and 9 (Lake Echo/Porters Lake) Area

## Policy S-15 (2006 RMPS)

HRM shall permit the development of Open Space Design residential communities as outlined in this Plan, **within the Rural Commuter** and Rural Resource designations...



At a glance

# Background

2009 (Stage I)      2011 (Stage II)

2013  
DA approved

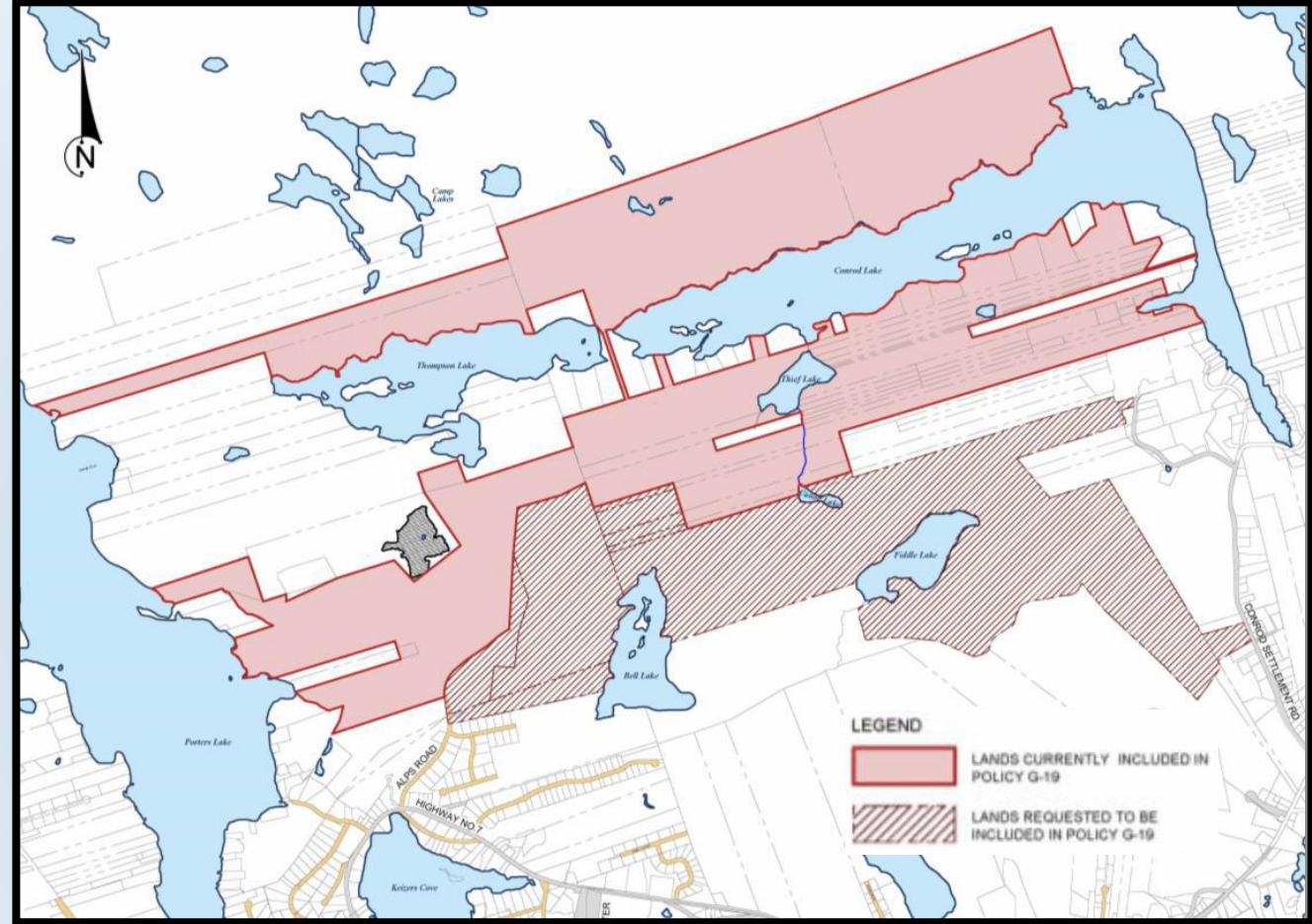
Spring 2014  
Stage I completed for  
"Northern Lands"

Summer 2014  
First Amendment to DA

Fall 2014  
Changes to OSP from  
2006 to 2014 RMPS

2018

Current RMPS Amendment



## Open Space Design

*“The largest Conservation Community in Atlantic Canada...”*

- Reserve over **60% of the existing habitat and natural features**
- Help **protect water sources**
- Give homeowners **access to surrounding natural landscapes**
- Maintain the rural **character of the community**

*“By embracing the principles of conservation design, we are developing a community not just for today, but for the future.”*

At a glance

## Housing Options

- Single Family
- Semi-Detached
- Town house
- \*Multi-unit buildings planned in later phases

Currently:

- 1,100sqft – 3,000sqft
- Young professionals, families, and retirees



At a glance

## Community Investment

- Lake front access and amenities (*public access in Phase 2*)
- Trail system (*2 km currently*)
- AT Trail (*through non-substantive amendment - 7 km*)
- Public and Private Roadways and Services
- Playgrounds and Greenspaces (*and more to come*)



At a glance

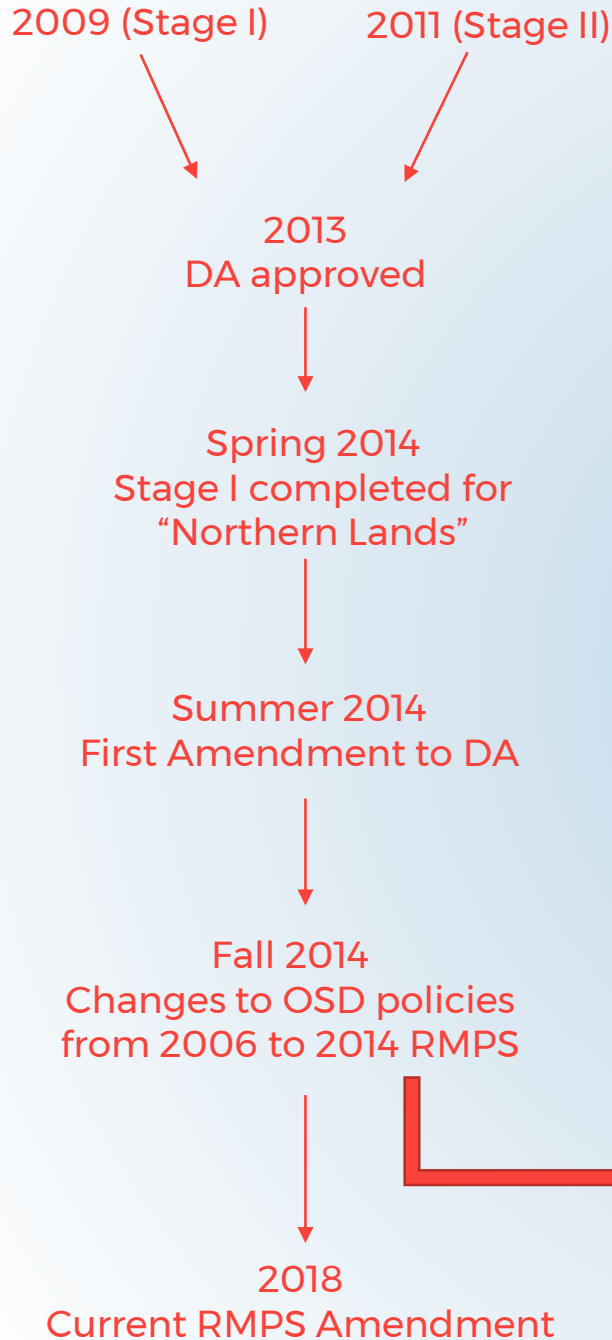
## Awards and Accolades

- CHBA - Housing Excellence Winner (2017)
- CHBA - 3x Excellence Winner for **'unique master planned conservation-designed community'**
- Featured in **"Green Builders"** and **"Home Builder"** magazines for conservation-focused community building.

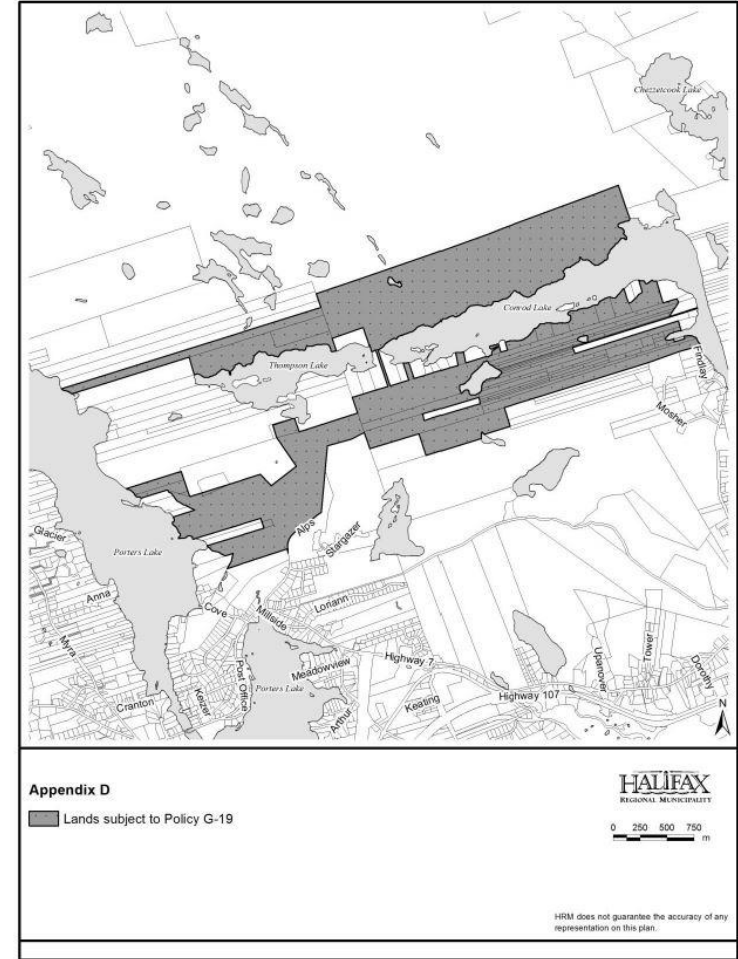


At a glance

# Background



Appendix D: Lands Subject to Policy G-19



## Policy G-19 (2014 RMPS)

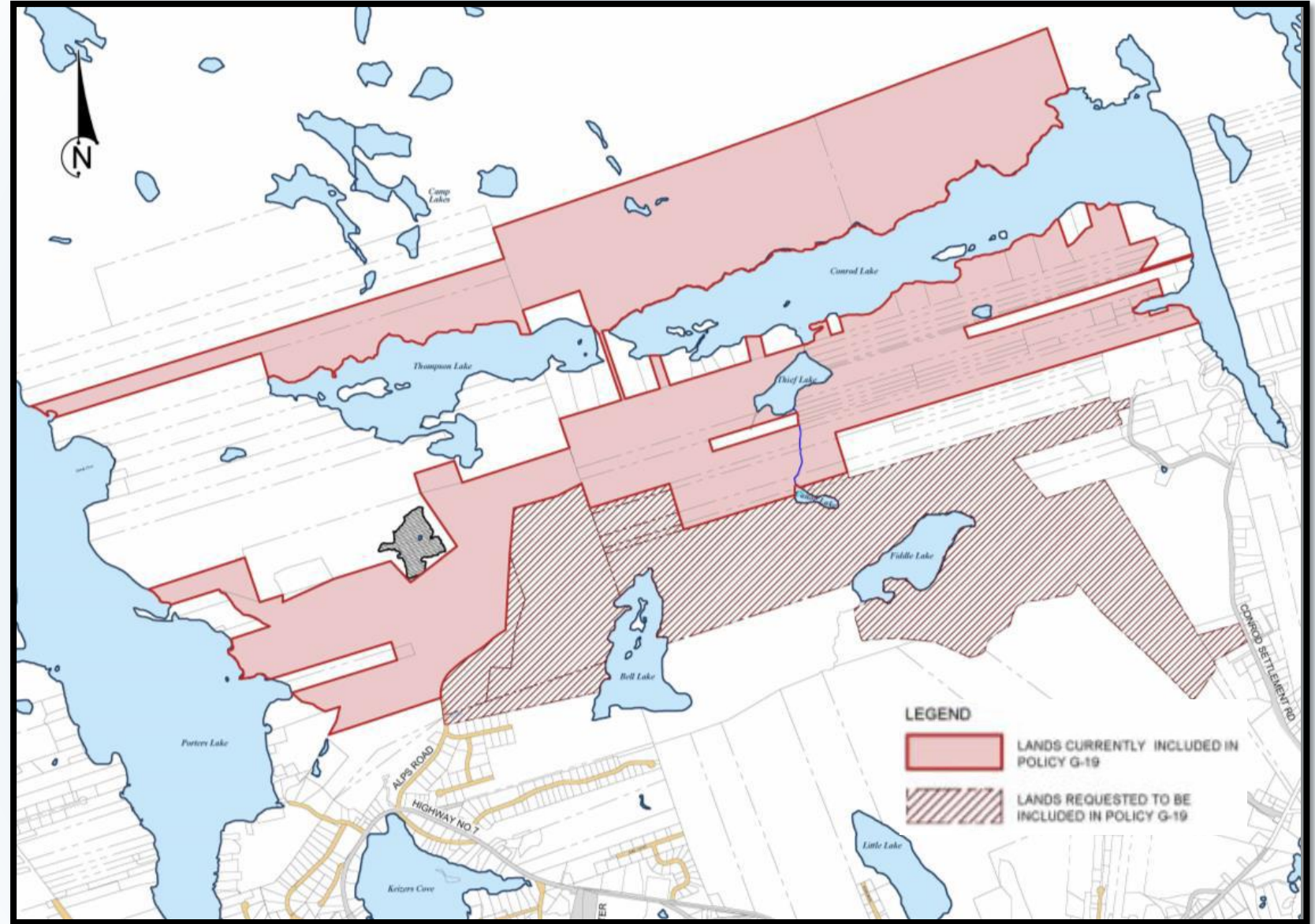
*"...Council may consider a development agreement application on lands identified on Appendix D of this Plan in accordance with Policies S-15 and S-16 of the 2006 Regional Plan provided that a completed application has been submitted to HRM prior to December 31, 2014."*





# Proposal

To request an amendment to the Regional Municipal Planning Strategy (RMPS) to amend Appendix D to include the Seven Lakes Development lands which are currently under development agreement.



# Intentional Flexibility for the Seven Lakes Community DA

## **Development Officer Approval:**

- *D.O. may approve the location of units and the type and number of units up to a maximum of 15% of the total number of units per phase... (Maximum of 634 units shall not be exceeded).*

## **Non-Substantive Amendments Include:**

- **Changes to Phasing Plan** provided total # of units does not exceed 634 and a mix of unit types continues per phase;
- **Changes to # of dwelling units** permitted per phase,... to a maximum of 25%;
- Changes to **percentage of Developable Area to Common Open space** per phase...;
- **Inclusion of a multi-purpose trail** from Alps Rd. to Conrod Settlement Rd.;
- An increase in the height or sign area of community name ground signs;
- Change of use from daycare facility use;
- **Extension to the date** of commencement of construction; and
- **Length of time for the completion** of the development (15 years).

# Non-Substantive Amendment Example

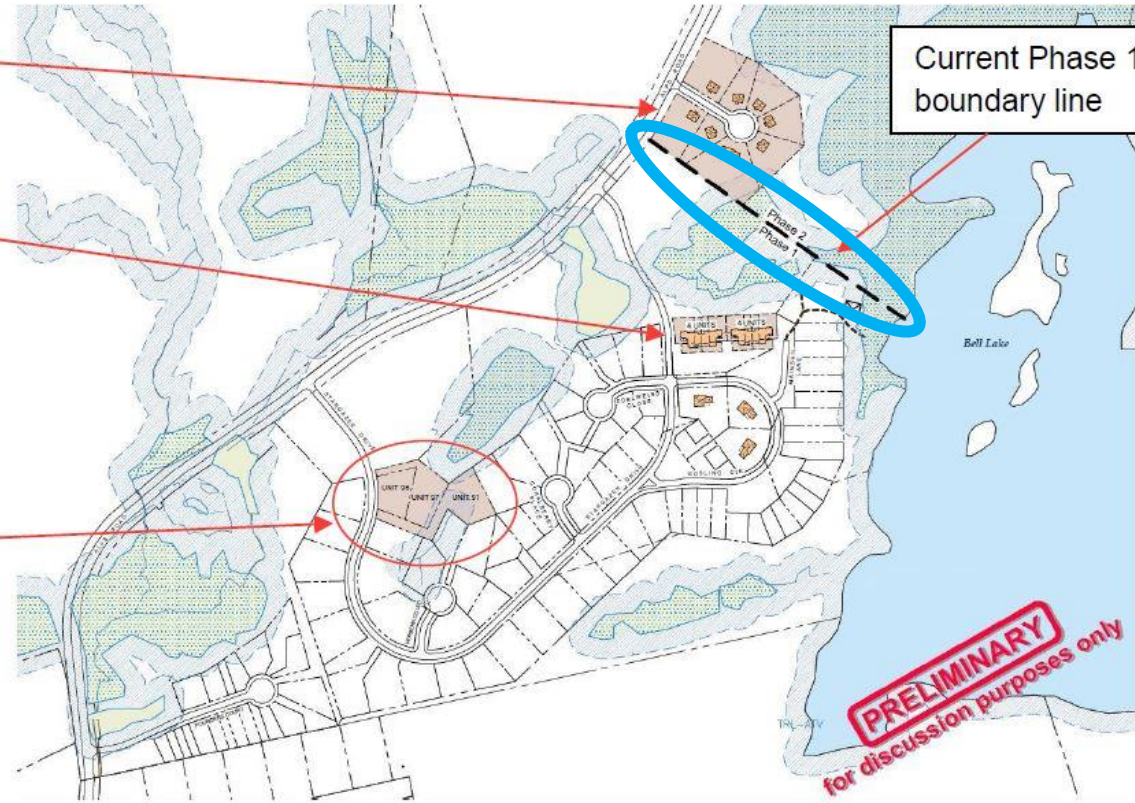
Move Phase 1's boundary line to include cul-de-sac from Alps Road

Cul-de-sac currently on the western border of Phase 2 (8 single dwelling units).

8 stacked duplex units currently planned for north side of Gosling Circle.

Units 97, 91, and 96

Figure 1: Existing conditions for Phases 1 and 2. See Schedule A for larger image.



Current Phase 1 - Phase 2 boundary line

# Non-Substantive Amendment Example

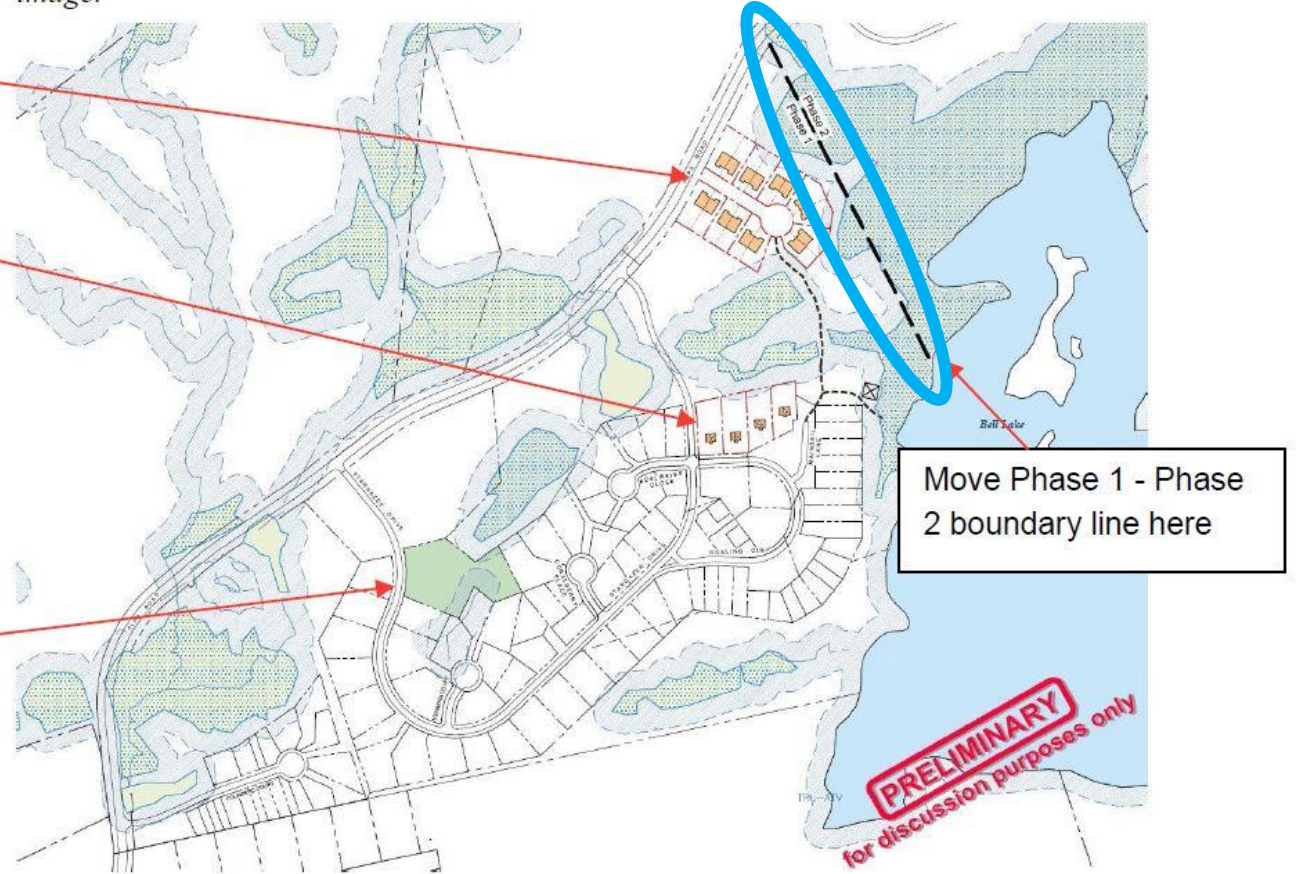
Move Phase 1's boundary line to include cul-de-sac from Alps Road

Add density to existing cul-de-sac (8 units to 16 units).

Remove 8 duplex units from north side of Gosling Circle and turn replace with 4 single detached units

Remove planned units on Lots 97, 96 and 91 and turn into Common Open Space (+1.6 acres)

Figure 2: Illustration showing proposed changes to Phase 1 and 2. See Schedule B for larger image.



## Conclusions

- Seven Lakes is a valued community development within the Porters Lake/ Lake Echo area.
- Project is possible (viable) under the policies that the DA was created under.
- Asking Council to approve amendment to the 2014 Regional Plan to include lands under the current DA into Policy G-19 and Appendix D to allow for future DA non-substantive and substantive amendments.
- Approval will allow the Seven Lakes Community development to move forward.



**Thank You**

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