

HALIFAX

**North West Planning
Advisory Committee:
Case 20110**

**Development Agreement
Windgate Drive, Beaver Bank**

Presentation By:
Stephanie Salloum – Planner III

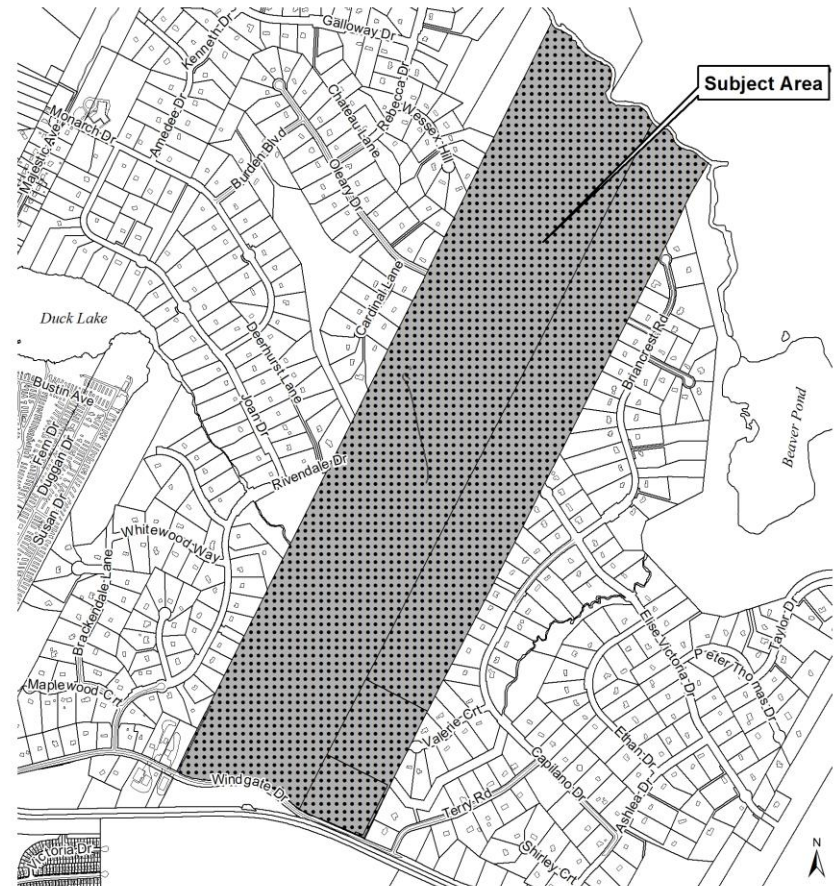
July 15, 2020

Applicant Proposal

Applicant: WSP Canada Inc. on behalf of Marque Investments

Location: along Windgate Drive, between Monarch-Rivendale and Capilano Estates subdivisions in Beaver Bank

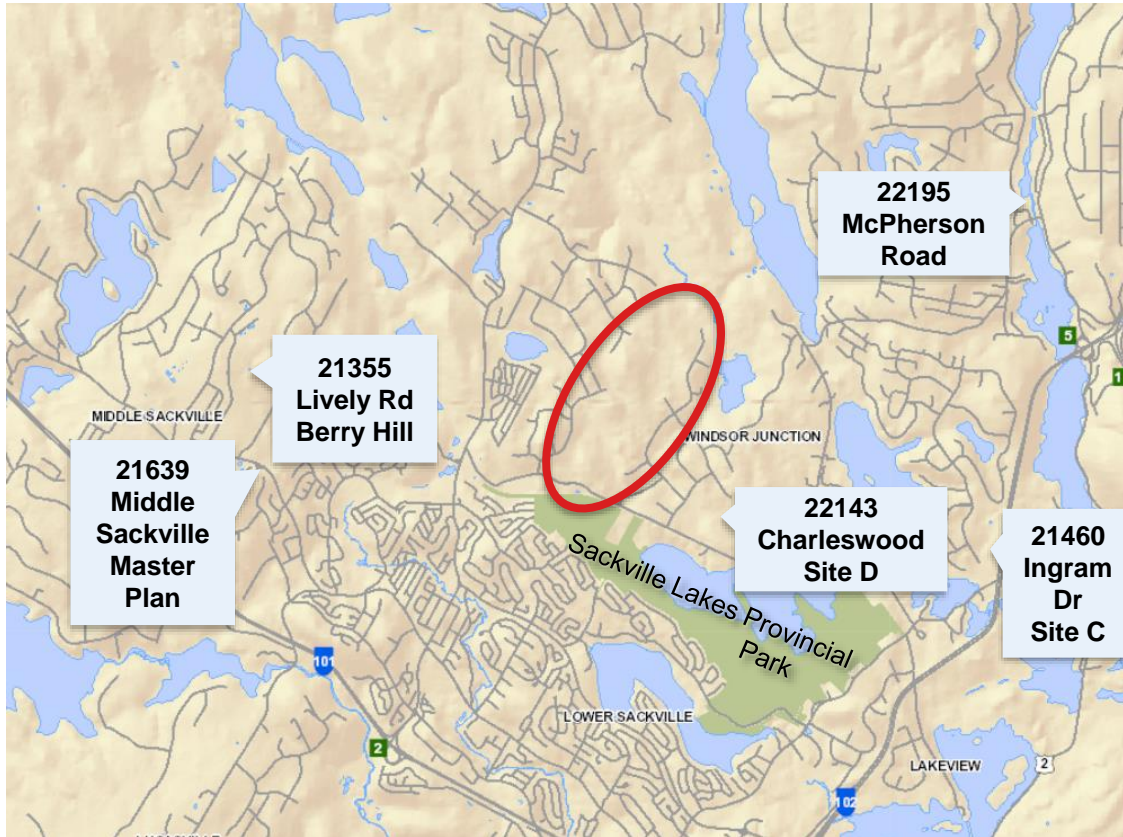
Proposal: A classic open space design development comprising of single unit dwellings and seniors housing in the form of multiple unit dwellings and townhouses as per 2006 Regional Plan policies



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Site Context

Windgate Drive, Beaver Bank



General Site location

Site Area: 149 Ha (368 Acres)
Frontage: ~650 metres (~2,130 feet)



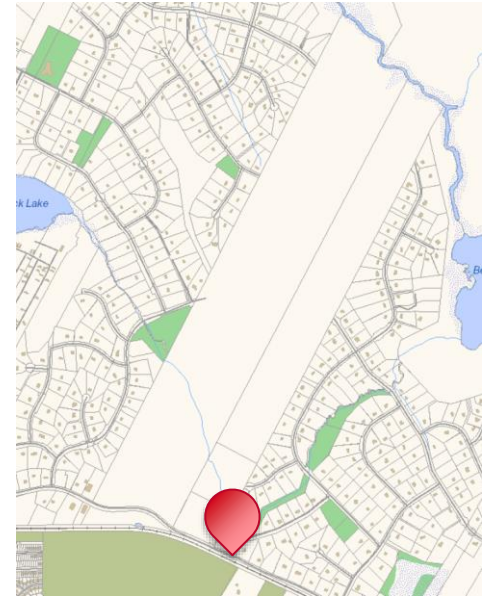
Site Boundaries in Red



Site Context



Subject site seen from the corner of Windgate Drive and Terry Road



The site is currently undeveloped

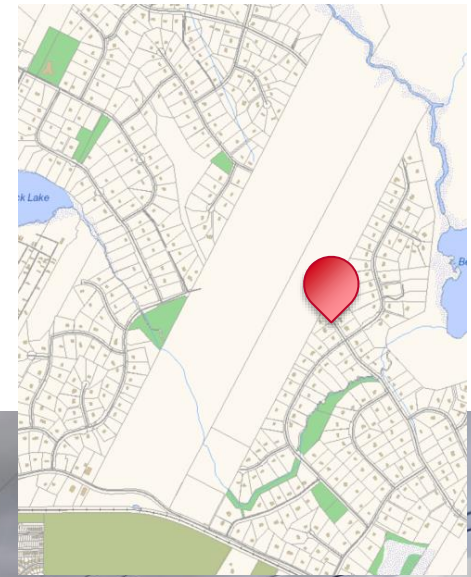
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Site Context



Subject site seen from 739 and 740 Windgate Drive

Site Context



Subject Site

Subject site seen from Elise Victoria Drive

Site Context



Subject site seen from Rivendale Drive

Site Context

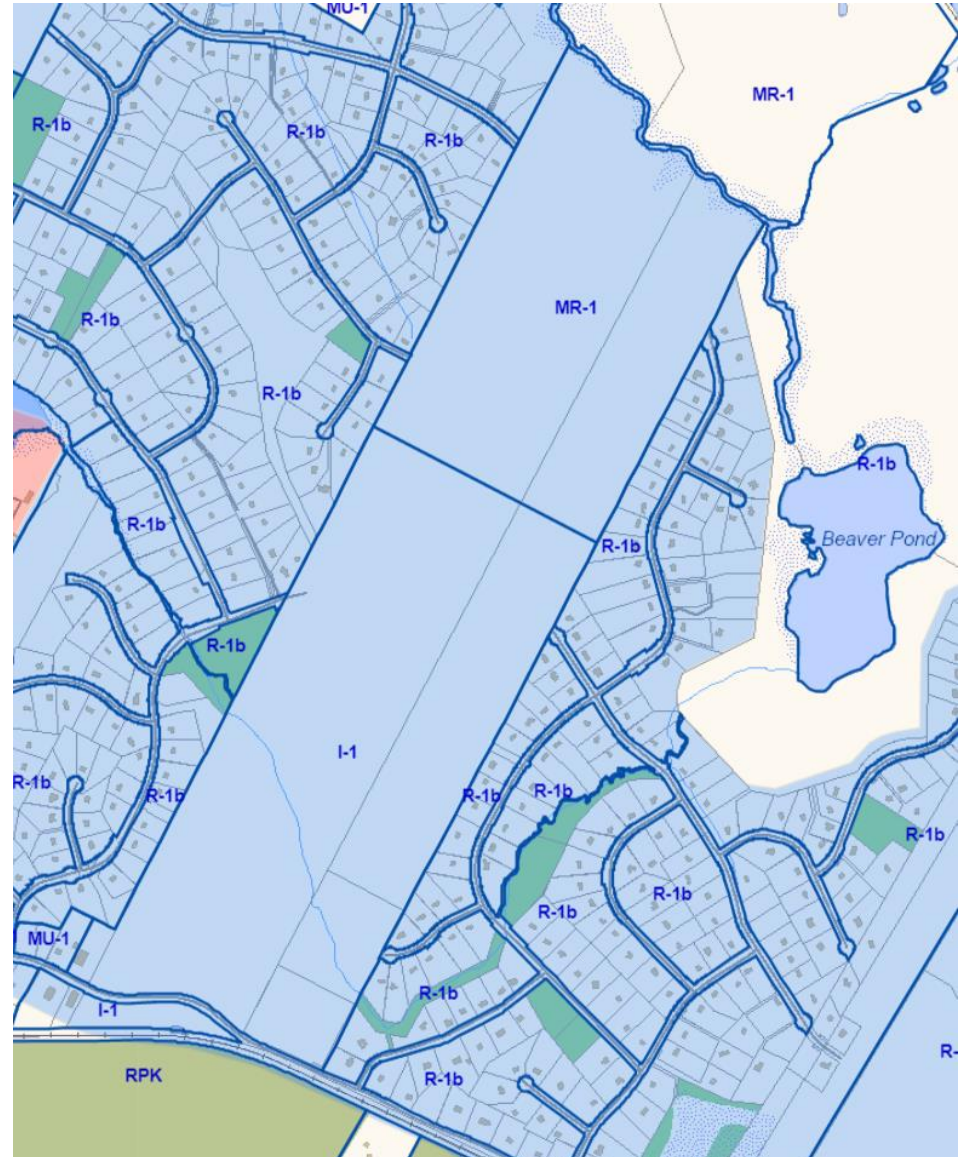
- **Within Water Service Boundary**
- **Split Zoned**

I-1 (Mixed Industrial)

- Industrial
- Resource
- General Commercial
- Low Density Residential

MR-1 (Mixed Resource)

- Agriculture
- Kennels
- Forestry, Hunting & Fishing
- Cannabis Production
- Low Density Residential

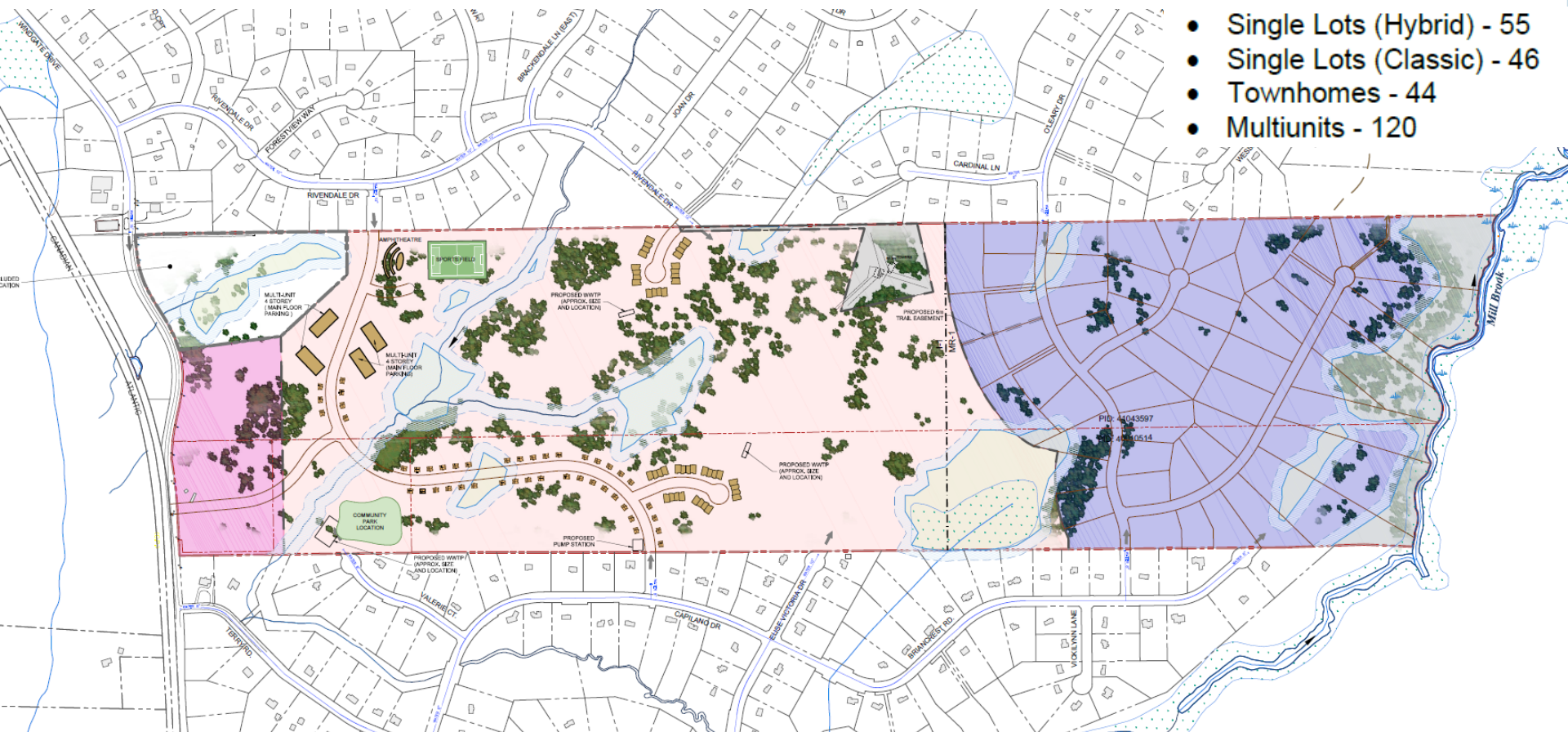


Application Background

2014	January	HRM received an application for a Stage I review of the subject site for an Open Space development (Case 19059)
	March	Stage I review of Case 19059 was completed by staff
	June	Regional Council approved a review of the Regional Plan whereby the Open Space policies were replaced with the Conservation Design policies and grandfathered existing applications like Case 19059
2015	March	HRM received an application for a water service extension and a Stage II Open Space development (Case 20110) - <i>grandfathered Case 19059</i>
	November	Public Information Meeting
2016	January	North West Planning Advisory Committee Meeting
	May	The water service extension proceeded separately and was approved by Regional Council (Case 20264) – <i>grandfathered Case 19059</i>
2017	August	Public Information Meeting
	October	North West Planning Advisory Committee Meeting
←	Since...	The applicant has been working to address comments by HRM and Halifax Water staff in a subsequent review.

Original Stage II Submission – March 2015

- Combination of classic (condominium) and hybrid (individual lot) forms
- Commercial uses along Windgate Drive
- Total 265 units
- Extension of Water Service Boundary



- Single Lots (Hybrid) - 55
- Single Lots (Classic) - 46
- Townhomes - 44
- Multiunits - 120

Presentation to NWPAC – Jan 6, 2016

NWPAC recommended approval with consideration of the following:

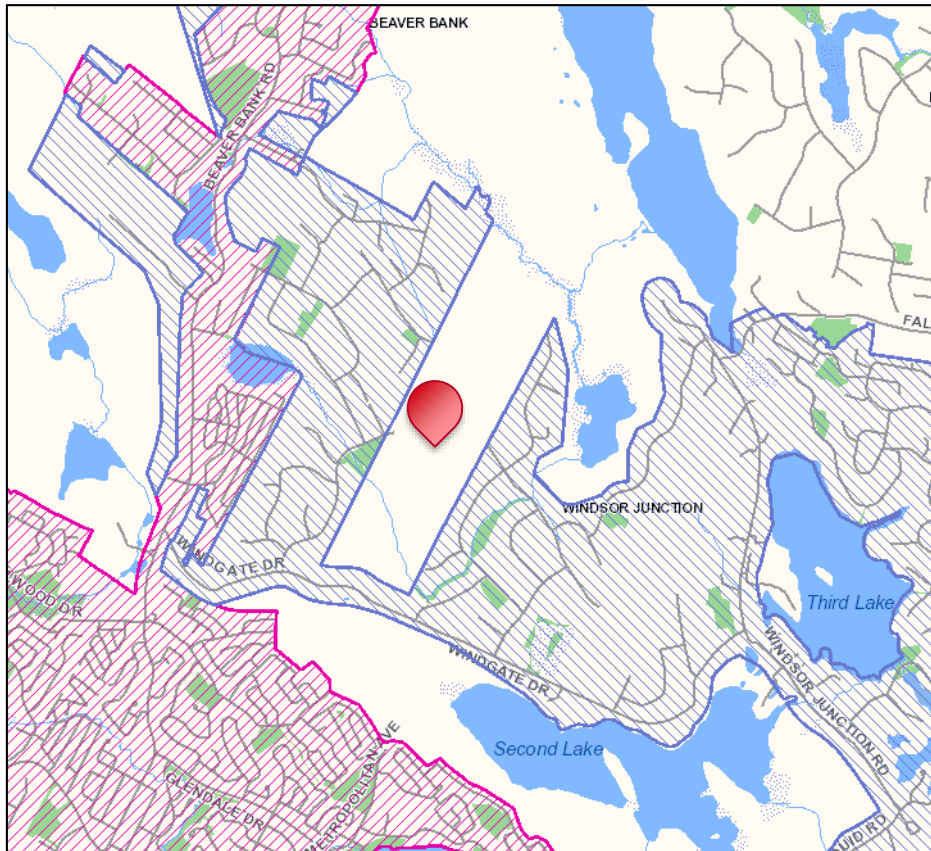
- Traffic lights be installed at Beaver Bank and Windgate Drive intersection;
- Municipal water be supplied to the lands;
- The developer be encouraged to contribute to the traffic lights; and,
- The roads be maintained as public roads.

Water Service Extension

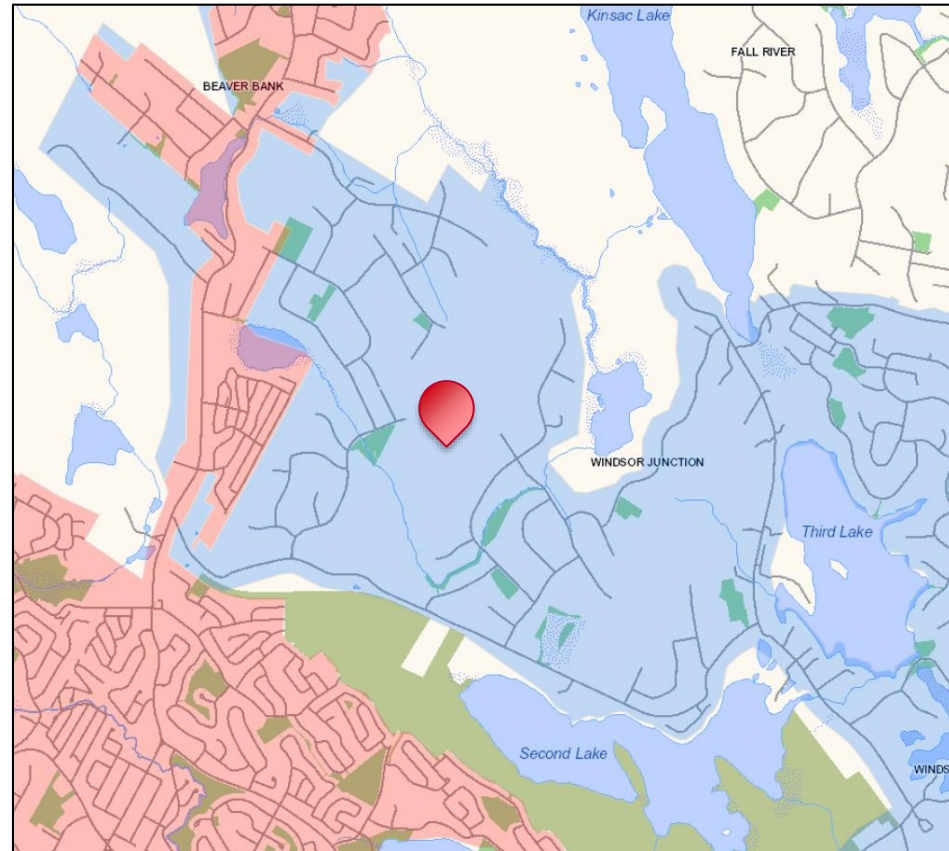
- Extension of Water Service Boundary (blue) – Approved in 2016 (Case 20264)

 Subject Site

2015



2020



Revised Submission – June 2017

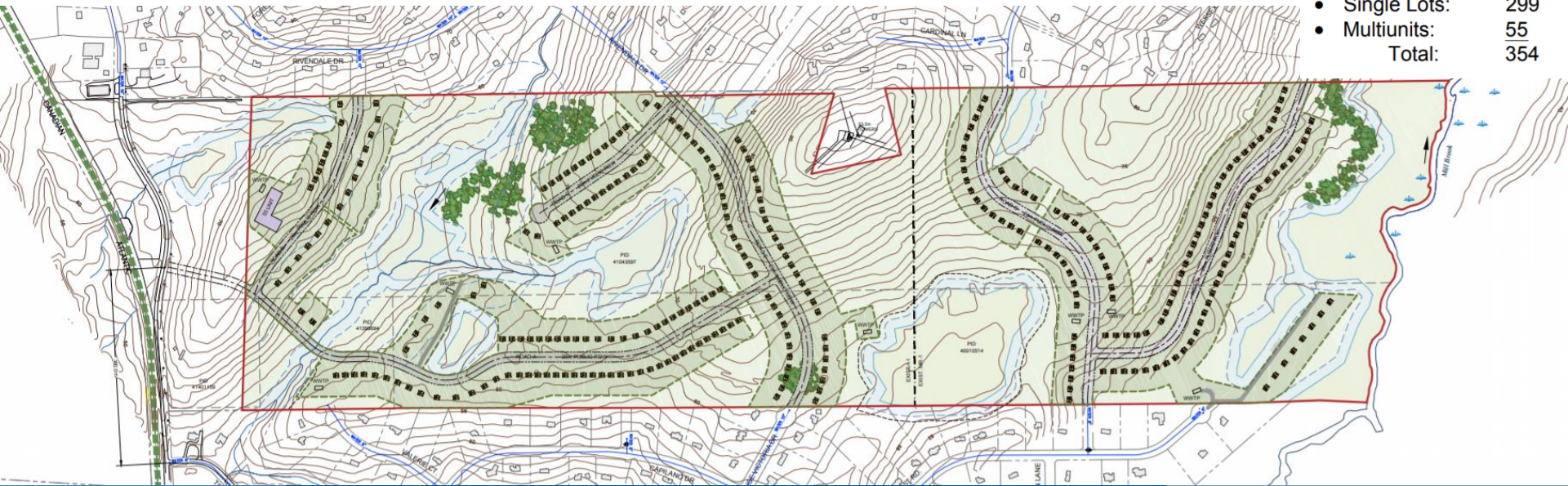
Option A

- Single Lots: 182
- Semi Detached: 8
- Multiunits: 164
- Total: 354



Option B

- Single Lots: 299
- Multiunits: 55
- Total: 354



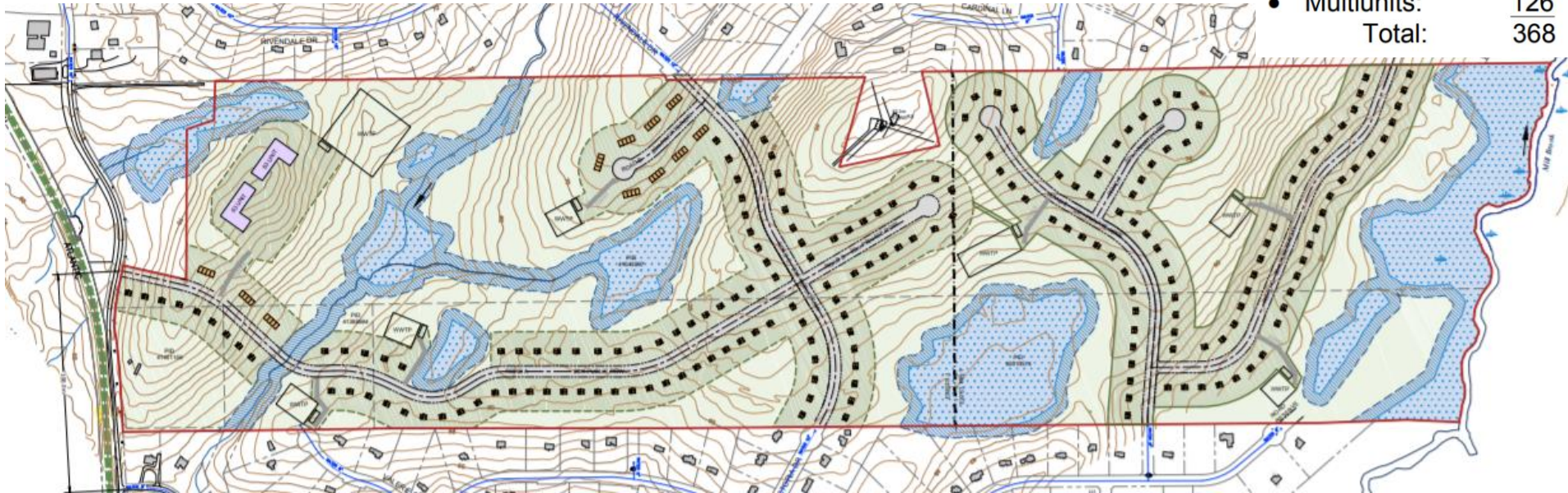
Presentation to NWPAC – Nov 1, 2017

NWPAC recommended approval with consideration of the following:

- Traffic lights be installed at the intersection of Beaver Bank and Windgate;
- The developer be encouraged to contribute to the traffic lights;
- Buffer trees be left that abut existing property lines;
- That there be a time limit on the Development Agreement to have the project completed within 10 years;
- That exercising Option B would be considered a substantive amendment; and
- Consider school and Fire Services capacity.

Revised Submission – July 2019

• Single Lots:	198
• Townhouses:	44
• Multiunits:	126
Total:	368

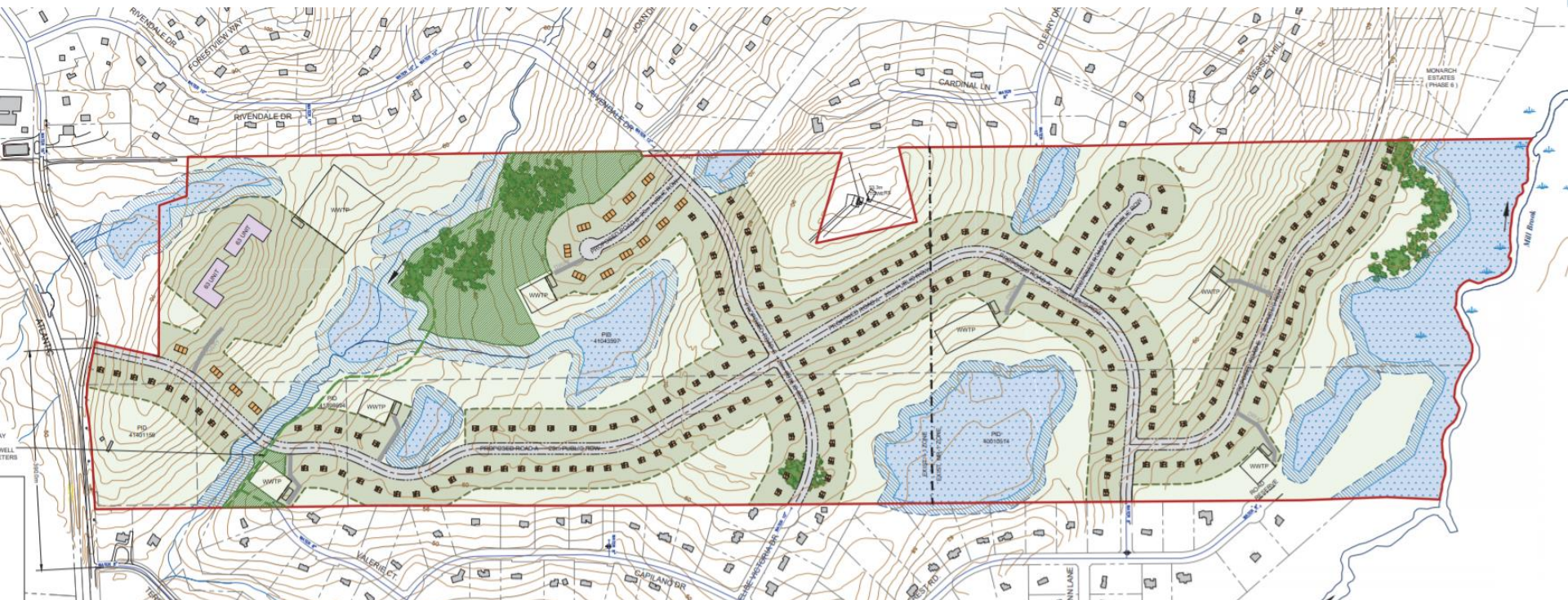


Staff identified some concerns with:

- Water servicing – sorting out the way in which water service could be provided to each unit on a parent condominium lot while satisfying the requirements of Halifax Water and the Condo Act
- Road network – connectivity of streets within the development

Current Proposal – March 2020

- **368 units over 368 acres**
 - Single Unit Dwellings 197 units
 - Townhouses 45 units
 - Multiple Units 126 units
- **18.4 acres of parkland**
 - Extension of Monarch Rivendale Park asset
 - New park at the end of Valerie Court
 - 1.8m wide trail connecting Duck Lake Brook Greenway and Monarch Rivendale Park
- **New public road connections off:**
 - Windgate Drive
 - Elise Victoria Drive
 - Rivendale Drive
 - Briancrest Drive
 - Galloway Drive
- **Services**
 - Central water
 - On-site septic – private WWTPs



Current Proposal – March 2020 Cont'd...

Seniors Housing Building Design

Examples

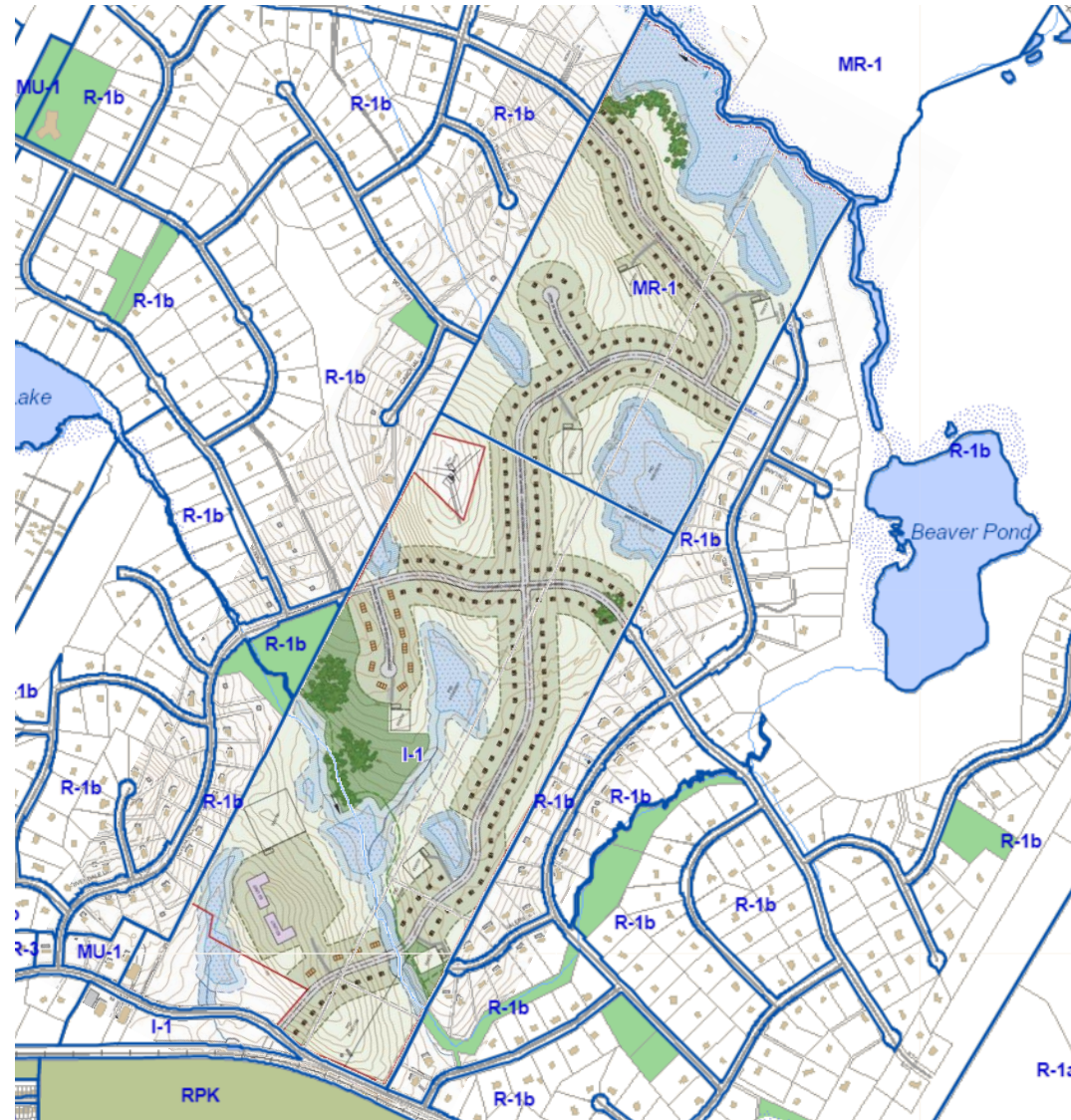
- 4 storey multistories, 1-level townhouses
- Pitched roofs (townhouses)
- Accessible, covered entrances
- Casement/vertical slider windows
- Clearly lit walkways from parking
- Age-friendly, accessible landscaping features
- Light colours and earth tones for exterior
- Massing broken up with exterior finishes
- Wide hallways*
- Elevators*
- Universal designed fixtures and controls in common areas*
- Flush door transitions*



**These are internal building features and will be included as per the Building Code*

Current Proposal – March 2020 Cont'd...

- **Existing Zoning**
I-1 (Mixed Industrial)
MR-1 (Mixed Resource)
- **Proposed Rezoning**
MU-1 (Mixed Use 1)
Zone which would enable seniors housing in the form of multiple unit dwellings and townhouses



Planning Policy – Development Agreement

Regional Municipal Planning Strategy

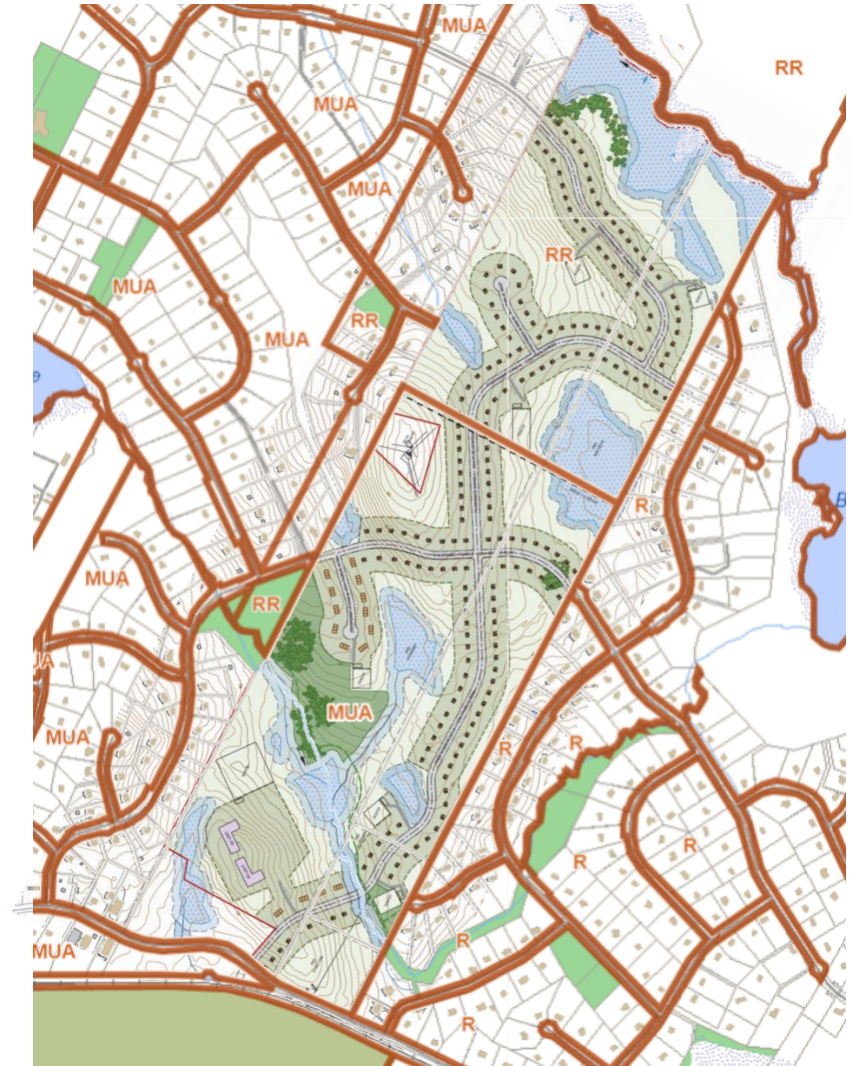
Policies S-15 and S-16 of the 2006 Regional Plan enable Open Space Design

Density	Maximum of 1 unit per 4,000 metres (1 acre)
Type of Use	Residential uses permitted as per the underlying zoning, community facility, home-based office, and resource uses
Open Space	Minimum 60% in common ownership 5% parkland dedication Connectivity and views
Site Layout	Road network Clustering of building sites Priority given to connectivity of open space over road connections Retained elements of rural character Potential impacts upon primary conservation areas
Servicing	Central water On-site sewage disposal
Any other matter relating to the impact on surrounding uses or the general community	

Planning Policy - Rezoning

Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy

- Mixed Use A (MUA) and Rural Residential (RR) Designation
 - Policy P-8 enables rezoning lands designated MUA to the (Mixed Use 1) MU-1 Zone, which permits single unit dwellings and housing designed for seniors
 - Policy P-131 enables rezoning lands designated RR to the MU-1 Zone



Public Engagement Feedback

- Consultation achieved through the HRM website, mail out notifications, newspaper ads and public information meetings (November 18, 2015 and August 28, 2017)
- May 2020 - Notice was mailed to area residents advising of a recent revision to the proposal

Notifications Mailed



215

Emails/Calls Received



31

Website Views (May 1 – June 8)



434

Avg. Time
5:29 mins

Public Engagement Feedback Cont'd...

- Feedback from the community on the latest submission generally included the following:

Concerns

- Density, mix and clustering of housing units and their compatibility with abutting low density, rural subdivisions
- Existing road conditions (narrow widths, no sidewalks etc.)
- Traffic and road safety - traffic calming, additional signage, and upgrades to the Beaver Bank/Windgate intersection may be needed
- Road connections to adjacent subdivisions
- Wildlife, natural corridors, wetlands and watercourses
- Water supply
- Interruptions to services, including water and garbage collection, due to construction activities
- Proximity of shared wastewater treatment plants to existing homes and wetlands
- School capacity

Public Engagement Feedback Cont'd...

- Feedback from the community on the latest submission generally included the following:

Concerns Cont'd...

- No transit and nearby services/amenities for seniors
- Property values
- Active transportation connections
- Stormwater flows to adjacent neighbourhoods

Support

- Tree buffers between the development and abutting properties
- Trail connections through the property, linking park assets within abutting neighbourhoods
- Preference for a standard subdivision, similar to the Monarch Rivendale and Capilano Estates developments

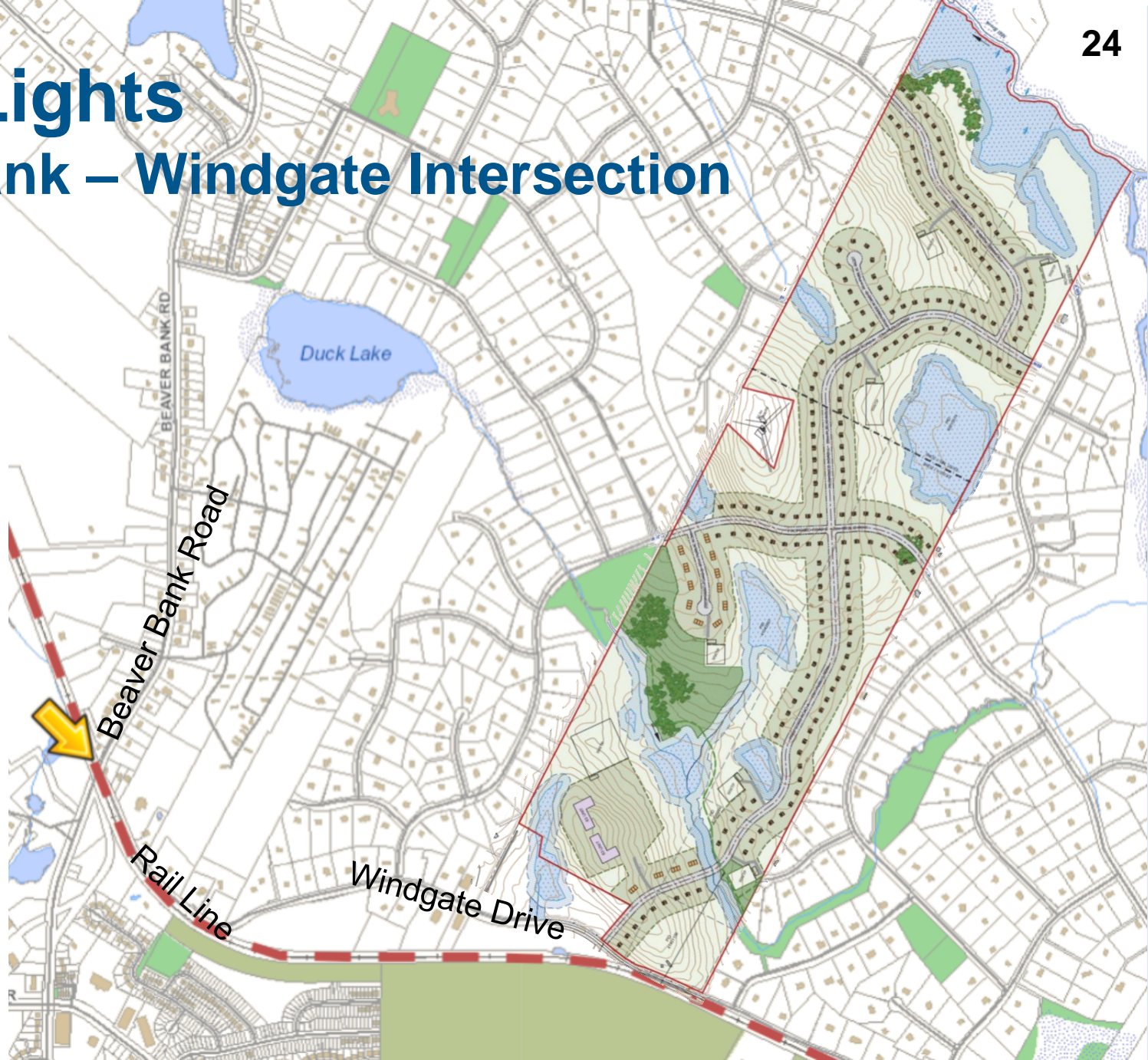


A petition has been filed at the Clerk's Office with 99 signatures opposing the proposed road layout and requesting that the proposed development not connect to Elise Victoria Drive and Briancrest Road

Traffic Lights

Beaver Bank – Windgate Intersection

- 2016 HRM Safety Report found that signals are not warranted at this time
- Current owner of the rail line has future plans for the infrastructure
- Rail crossing infrastructure limits HRM's ability to install traffic lights or roundabout



Scope of Review

- Land Use
 - Mix of residential uses, community facilities and home-based offices
- Site Layout
 - Clustering of building sites, road network, non-disturbance areas, and connectivity of open space
- Building Design
 - Height, bulk and lot coverage
- Transportation Network and Traffic
 - Road network, traffic generation, access to and egress from the site, and parking
- Site Suitability
 - Grades, soil and geological conditions, watercourses, and wetlands

Thank You Questions / Comments

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