

Re: Item No. 8.5

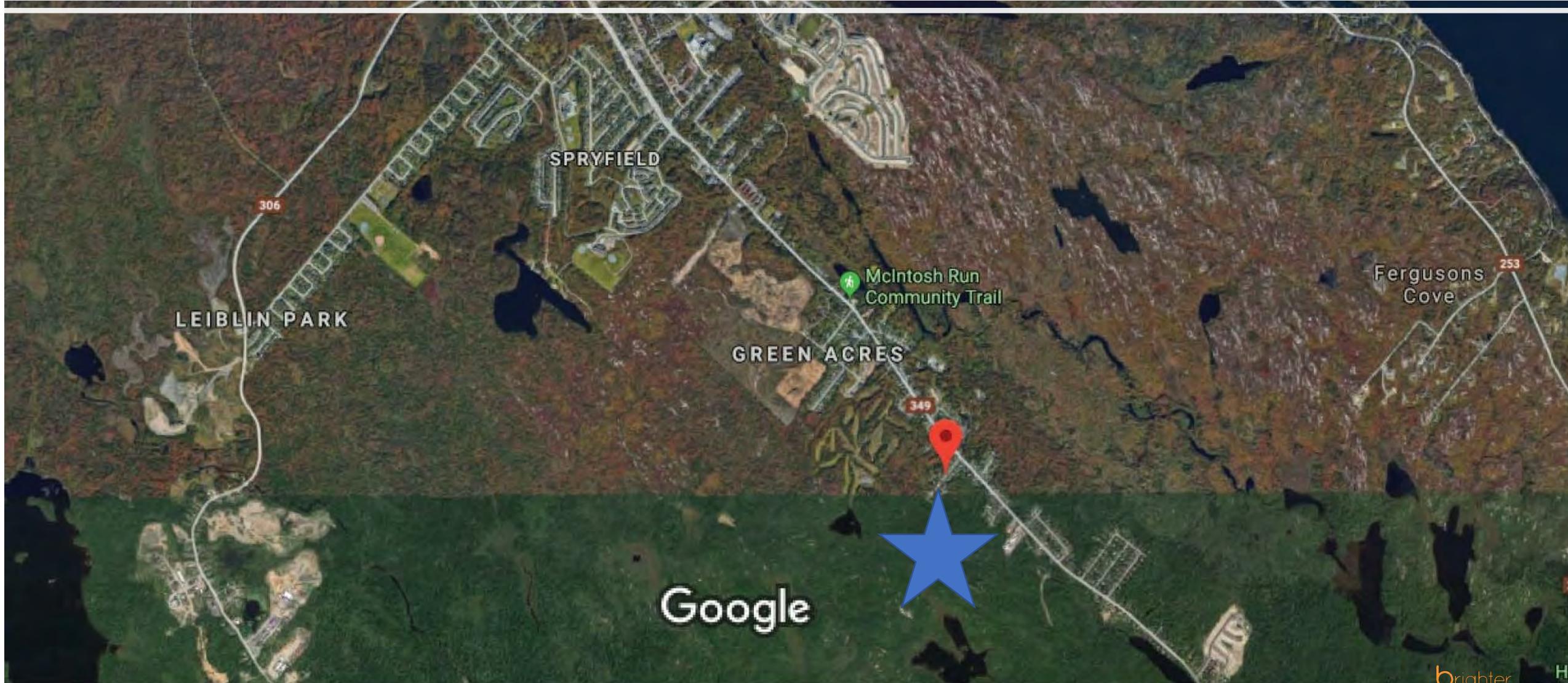
Public Hearing– September 29th, 2020

Case # 22050

Parkmoor Planning Amendment



Location Map



Residential Mix

197 Single unit dwellings or 75% of units.

42 Semi detached dwellings or 16% of units.

23 Townhouse units or 9% of units.

Project History

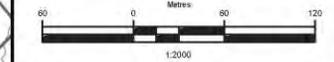


KEYPLAN 1:50000 PROJECT AREA

LEGEND

EX. CONTOUR (MAJOR)	
EX. CONTOUR (MINOR)	
PROPERTY LINE	
SEMI DIVIDING LINE	
ZONING BOUNDARY	-----
PROJ. PROJECT BOUNDARY	-----
RIGHT OF WAY	=====
EDGE OF CURB	-----
WATER BUFFER ZONE	-----
WATER COURSE	-----
STORMWATER MANAGEMENT AREA	(SWM)
WETLAND	(Blue hatched)
WETLAND ALTERATIONS (PERMITS OBTAINED AS REQUIRED)	(Yellow hatched)

PRELIMINARY



ISSUE	DATE	DESCRIPTION	CONSULTANT
2	NOV 14, 2016	ISSUED	
1	SEP 21, 2016	ISSUED	

DESIGN POINT
ENGINEERING & SURVEYING
PHONE: 902.832.5587 CLIENT www.designpoint.ca

DEVELOPMENT GROUP
BUILDING A LEGACY OF QUALITY

PROJECT DESCRIPTION

PARKMOOR RIDGE

HALIFAX, NOVA SCOTIA
SHEET DESCRIPTION



NO.	PID	CURRENT OR FORMER OWNERS
1	00277525	STEPHEN HANS OLSEN
2	00277517	STEPHEN HANS OLSEN
3	00277509	BARRY ARTHUR WHITE
4	40180358	BARRY ARTHUR WHITE

NO.	PID	CURRENT OR FORMER OWNERS
14	00277319	DONALD PAUL DOWNEY
15	00277301	SPRYFIELD HOUSING CO-OPERATIVE LIMITED
16	00277244	THOMAS ARTHUR LYNCH
17	00277283	REBECCA HELEN WELLS

NO.	PID	CURRENT OR FORMER OWNERS
27	00277857	EDWARD MICHAEL COSTEN
28	00277640	MELISSA THERESA ROBERTS
29	00277632	CRYSTAL JOANNE PURCELL
30	00277624	LALONA MARIE PRIEST
31	00277616	BRIAN ARTHUR JOLLIMORE

LOT TYPE	COLOUR	APPROXIMATE LOT YIELD
34' FRONTAGE	(Pink)	104
40' FRONTAGE	(Purple)	76
50' FRONTAGE	(Blue)	17
50' FRONTAGE SEMI	(Yellow)	21 (42 Units)

Parkland Calculation

Total lot area (ha)	13.3 ha ±
Total park area (ha)	1.1 ha ±
Total development area (ha)	18.9 ha ±

- NOTES:**
1. WETLANDS AND WATERCOURSES DELINEATED BY WSP (0313). USE PERMITS FOR REQUIRED ALTERATIONS TO BE OBTAINED PRIOR TO CONSTRUCTION.
 2. CONTOURS FROM LIDAR DATA, CONTOUR INTERVAL = 1 m.



LANDS OF:
FH DEVELOPMENT GROUP INC.
PID: 00277228
L.R.O. DOCUMENT NO: 102158392

LANDS OF:
FH DEVELOPMENT GROUP INC.
PID: 00277194
L.R.O. DOCUMENT NO: 102158392

Parkland Calculation	
Total lot area (ha)	13.3 ha ±
Total park area (ha)	1.1 ha ±

EDGE
WATE
WATE
STOR
MANA
WETL
WETL
(PERM
REQU
PH
2
1
ISSUE
PHONE:



- .77 ha portion of the site green space

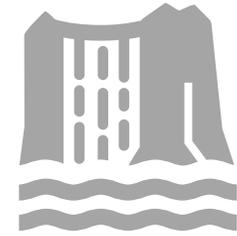
- 2 Neighbourhood parks - .09 ha and .26 ha

- Conversation area includes watercourse buffer and passive recreational space.

Environmental



- 2.6 hectares of wetland altered



- Watercourse remains and includes a 20 meter setback.



- NSE conditions require wetland compensation

Compatibility and housing options

- 197 Single unit dwellings or 75% of units.

- 42 Semi detached dwellings or 16% of units.

- 23 Townhouse units or 9% of units.

Neighbouring Streets

Example of a semi on Parkmoor



Hayes Street facing west





Parkmoor Ave

Neighbouring Street

Parkmoor Ave

Google



Charlton Ave

Neighbouring Street

Charlton Ave

Google

Compatibility

R-1 Lot Provisions	Existing provisions in LUB	Proposed to accommodate this development
Minimum lot frontage	50 feet	34 feet
Minimum lot area	5000 square feet	3400 square feet
Maximum lot coverage	35 %	40%

Schools

- William King Elementary,
- Herring Cove Junior High
- J.L. Ilsley



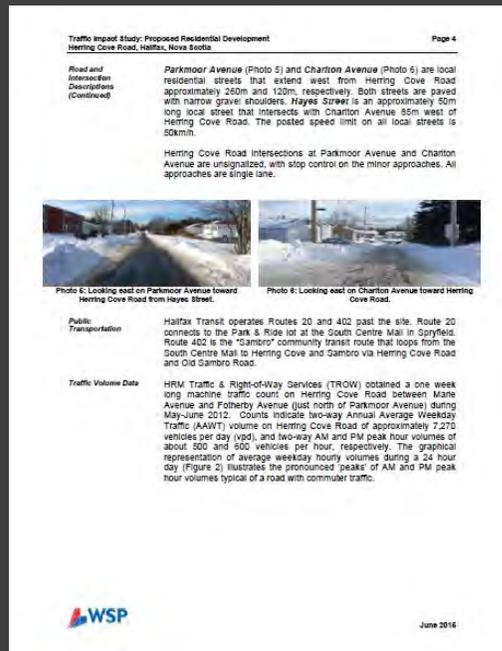
- J.L. Ilsley family of schools has excess capacity.

- Halifax Education Centre is planning for growth

- The specific schools have excess capacity

Traffic

- Traffic study completed June 2015
- Updated in May 2018



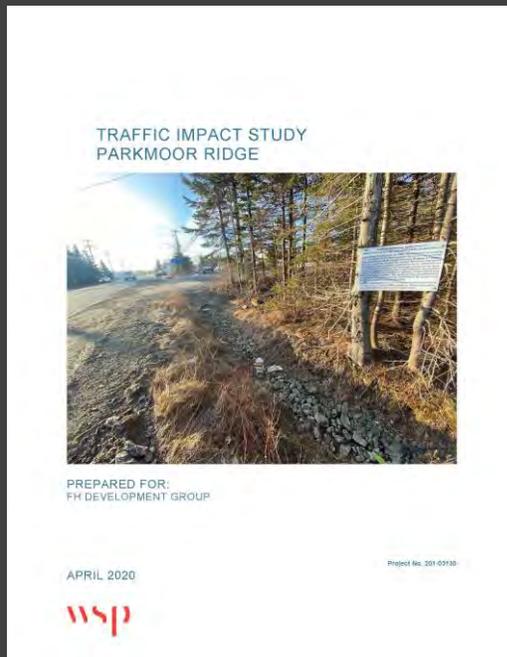
- extension to Parkmoor and construction of new street from Herring Cove Rd.

- new streets will have sidewalks on one side and constructed to HRM standards.

- Site stopping distances acceptable.

Traffic

- Traffic study completed June 2015
- Updated in May 2018
- New TIS submitted April 2020



- Parkmoor will require upgrades.

- Traffic study and letter indicates that there is not a significant impact to traffic performance.

- 70% of traffic predicted to use Margaret Meagher Drive.

Integrated Mobility Plan

- Improvements to Herring Cove Road underway
- Herring Cove Functional Plan expected in 20-21
- Bus Route 9 services area, with new bus service to Governors Brook



Housing Affordability



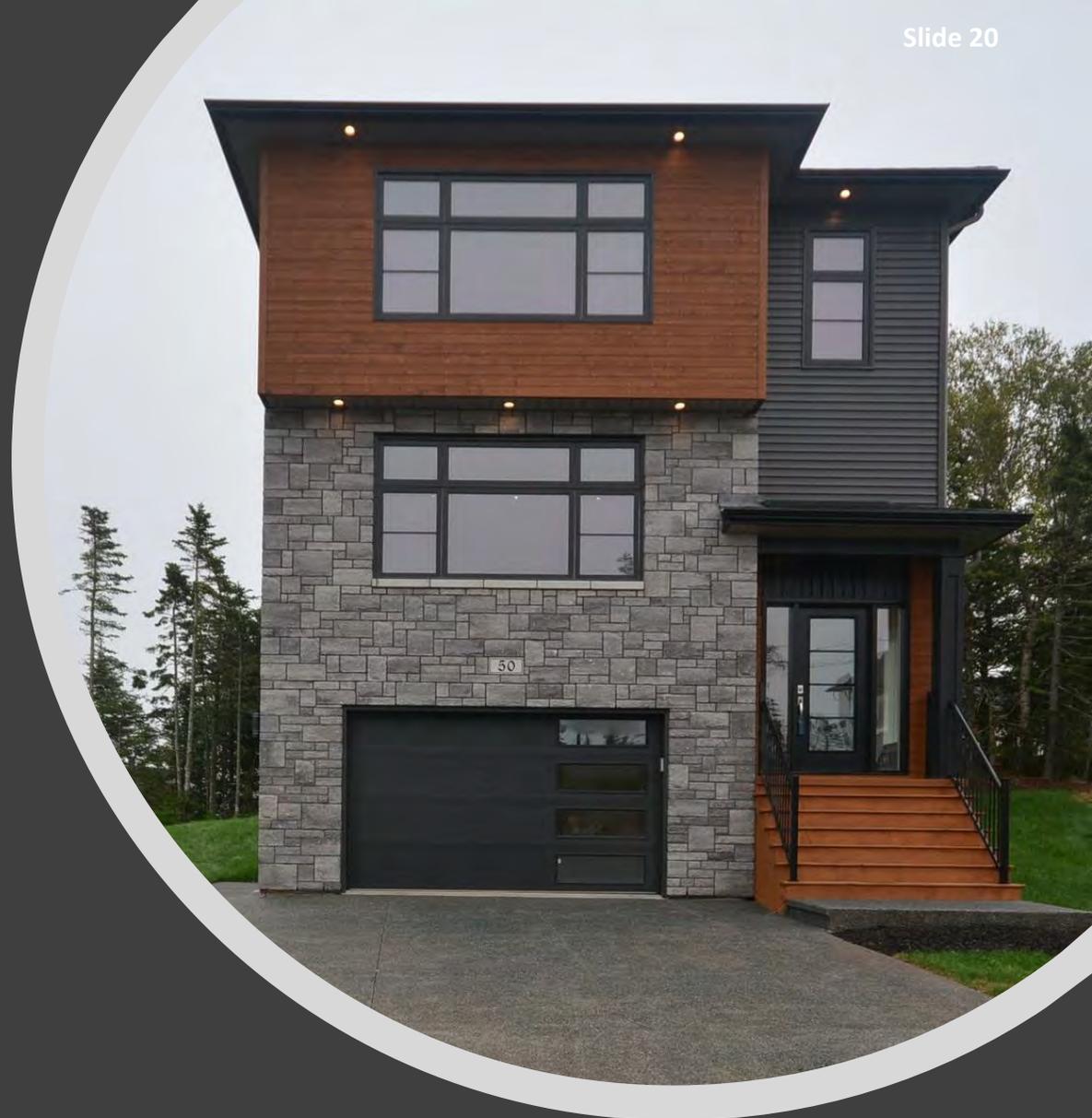
- smaller lots result in more affordable developments



- market based affordable options



- smaller units and lots cater to todays market



The proposed development...



- PROVIDES AFFORDABLE HOUSING OPTIONS AND CHOICE AS HOUSING PRICES INCREASE GENERALLY IN HALIFAX



- SUPPORTS THIS GROWING COMMUNITY WHERE PEOPLE WANT TO LIVE DUE TO ITS SCHOOLS, TRAILS, AND MUNICIPAL INFRASTRUCTURE



- PROVIDES ADDITIONAL GREEN SPACE, PARKS AND INTEGRATES INTO THE EXISTING DEVELOPMENT PATTERN

brighter community

PLANNING & CONSULTING

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