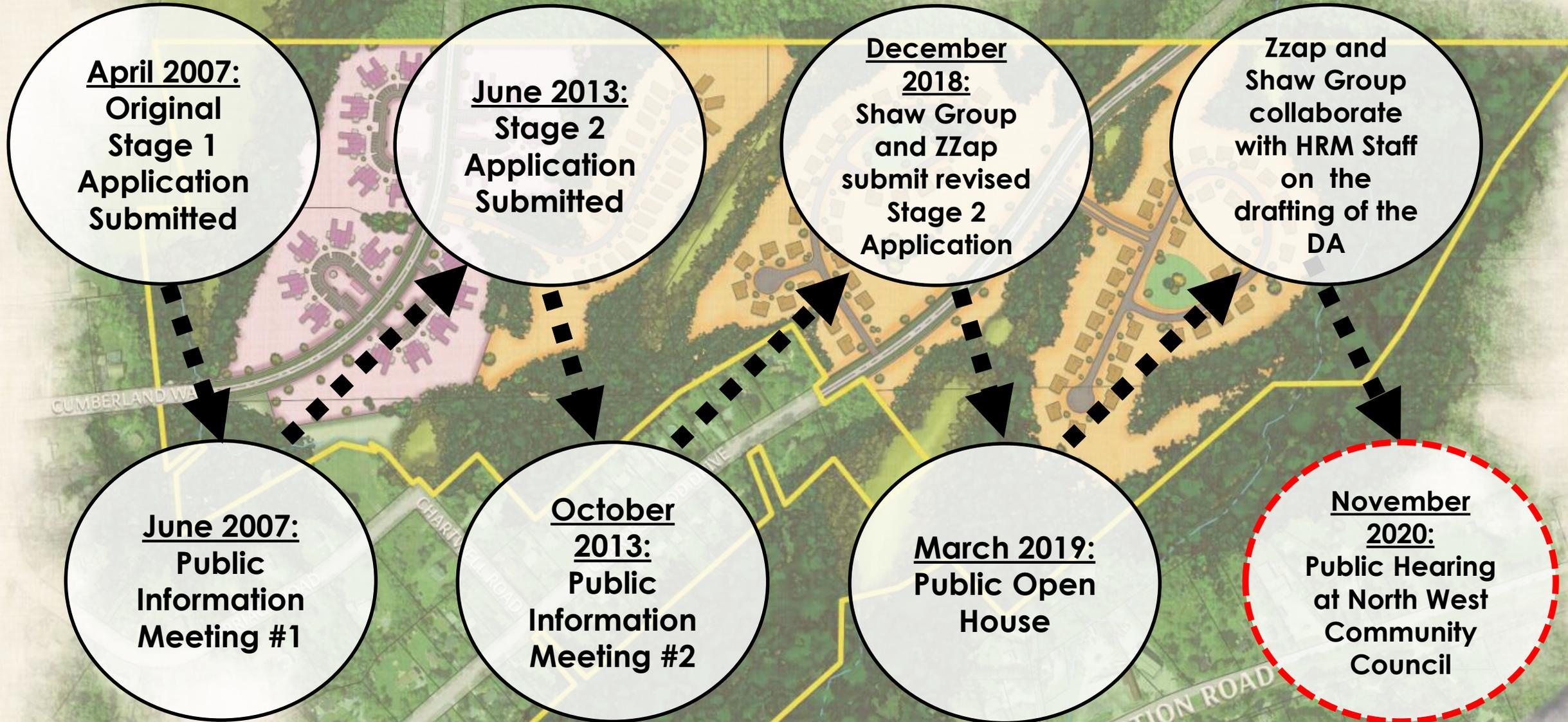


An aerial photograph of a residential development in Windsor Junction, NS, overlaid with a yellow boundary line. The map shows several streets: Cumberland Way at the top, Carriage Road on the left, Chartwell Road, Charleswood Drive, and Windsor Junction Road at the bottom. A central text box contains the title. The development features a mix of green spaces, trees, and residential buildings, with some areas highlighted in pink and orange.

**Case 22413: Charleswood Open Space Development
Windsor Junction, NS**

Background



April 2007:
Original
Stage 1
Application
Submitted

June 2013:
Stage 2
Application
Submitted

December
2018:
Shaw Group
and ZZap
submit revised
Stage 2
Application

ZZap, Shaw
Group and
HRM Staff
collaborate
on the
drafting of the
DA

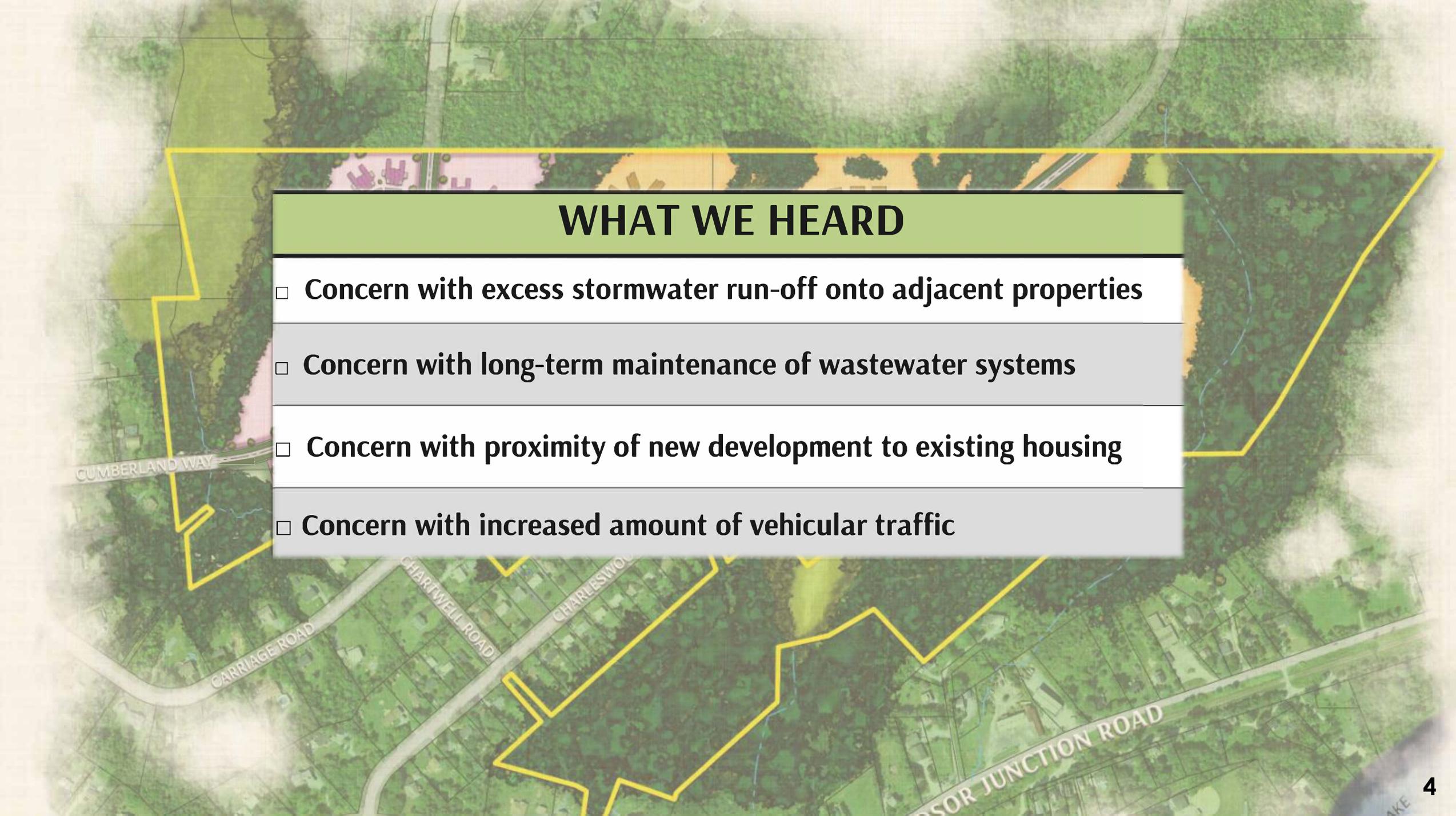
**Community
Feedback Received**

June 2007:
Public
Information
Meeting #1

October
2013:
Public
Information
Meeting #2

March 2019:
Public Open
House

November
2020:
Public Hearing
at North West
Community
Council



WHAT WE HEARD

- Concern with excess stormwater run-off onto adjacent properties
- Concern with long-term maintenance of wastewater systems
- Concern with proximity of new development to existing housing
- Concern with increased amount of vehicular traffic

Biofilter



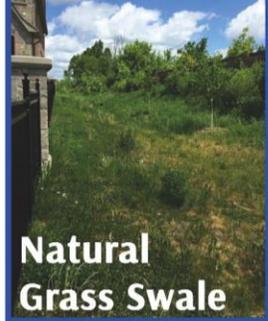
Infiltration Basin



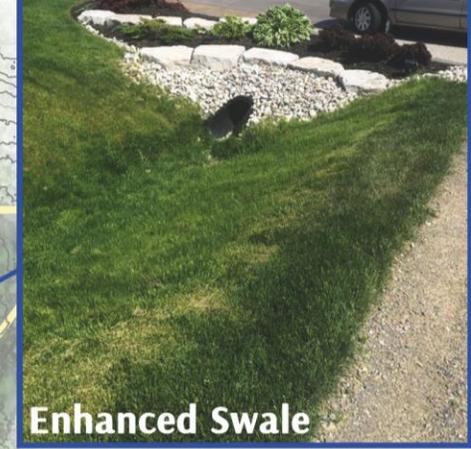
Bioretention Area



Natural Grass Swale



Enhanced Swale



STORM WATER MANAGEMENT FLOW & DRAINAGE PLAN

- Storm Water Pre/Post Balancing Critical Point
- Storm Water Flow
- Existing Drainage Flows
- Wetlands
- Contours

Stormwater & Wastewater



Grassed Swale Within Right of Way



Rain Garden



Open Ditch



Diversion Ditch Check Dam

Increased Separation



Traffic

- In July 2020, WSP completed a Traffic Impact Statement Addendum in addition to the original Traffic Impact Statement that was submitted for this application in 2018.
- The purpose of the Traffic Addendum in July 2020 was to assess the cumulative traffic impact of this proposed development, as well as the proposed 368-unit development located approx. 1.5 km to the west
- The Traffic Addendum concluded that the cumulative traffic impact of both developments is **not expected to have any noticeable impact on the level of performance of existing roads and intersections**





CONCEPT PLAN

Legend

- Single Family (1 Unit) 
- Townhouse Block (4 Units) 
- Existing/Planted Vegetation 
- Wetland 
- Drainage 



Key Plan

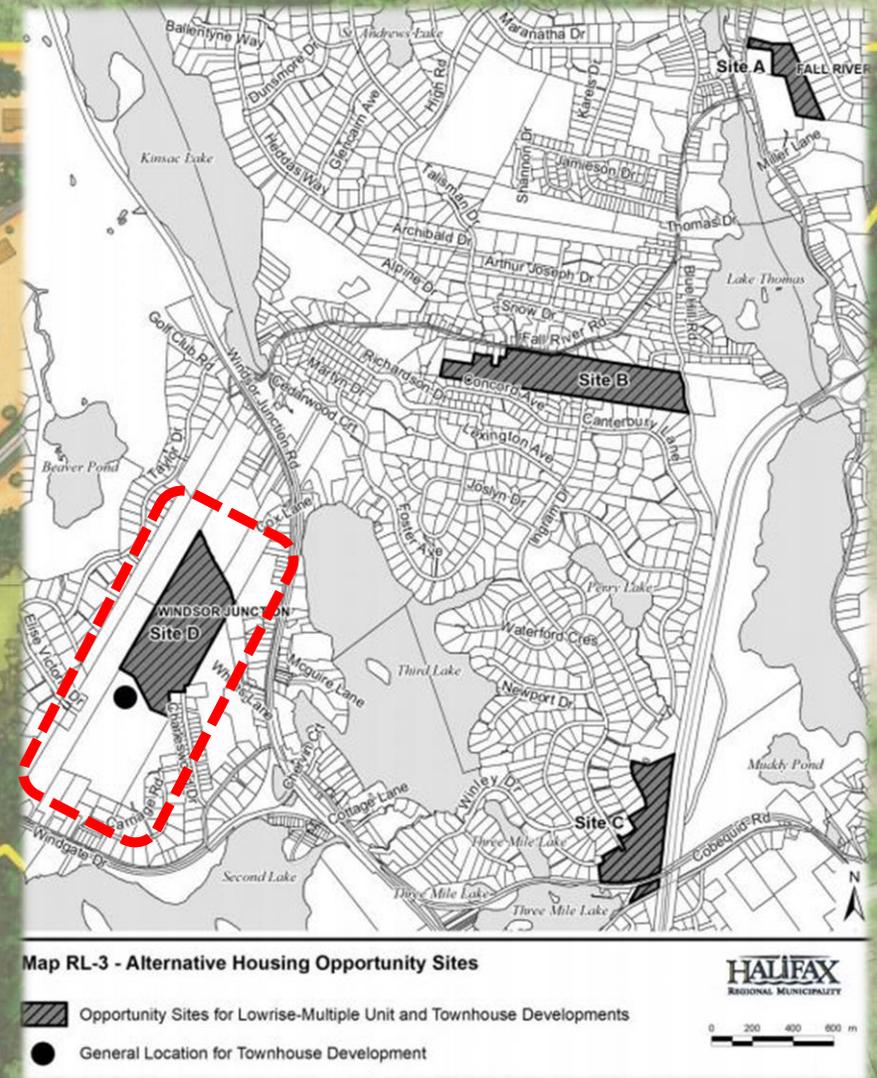


NOTE: This conceptual plan is used for illustrative purposes and is intended to convey the concept and vision for the development/buildings. Site details are subject to change.



Policy Compliance

- Subject site is identified as an **Opportunity Site** within the River-Lakes SMPS, resulting from an **extensive Visioning Process in partnership with local residents**
- Policy directs the development of this 42-acre Opportunity Site with single unit dwellings and townhouses through a conservation design subdivision
- Policy also provides direction regarding
 - Built form, architecture and use that is **compatible with adjacent low density residential areas**
 - Site Impact Controls/Assessments to ensure **retention of the natural environment** through the protection of the lakes, tree-covered hillsides, and environmentally sensitive areas



Development Vision Statements

To provide a housing option for those adults who can no longer care for larger homes but wish to **stay in their community**

To provide residents with an opportunity to **age** in place in a home that meets their current needs and **budget**

To provide **housing options** that creates a piece of mind, while fulfilling a variety of needs such as **social inclusion, low (or no) maintenance, affordability, a healthy and safe environment,** and **direct access to the natural environment.**

An aerial site plan of a residential development. The plan shows a central area with a pink-shaded residential zone and an orange-shaded residential zone. A road network is shown, including Cumberland Way, Carriage Road, Chartwell Road, Charleswood Drive, and Mentor Junction Road. A yellow boundary line outlines the development area. A semi-transparent white box with a black border is centered over the plan, containing the text "Thank You".

Thank You

CUMBERLAND WAY

CARRIAGE ROAD

CHARTWELL ROAD

CHARLESWOOD DRIVE

MENTOR JUNCTION ROAD

LAKE

Current Concept



Questions?



2013 Concept