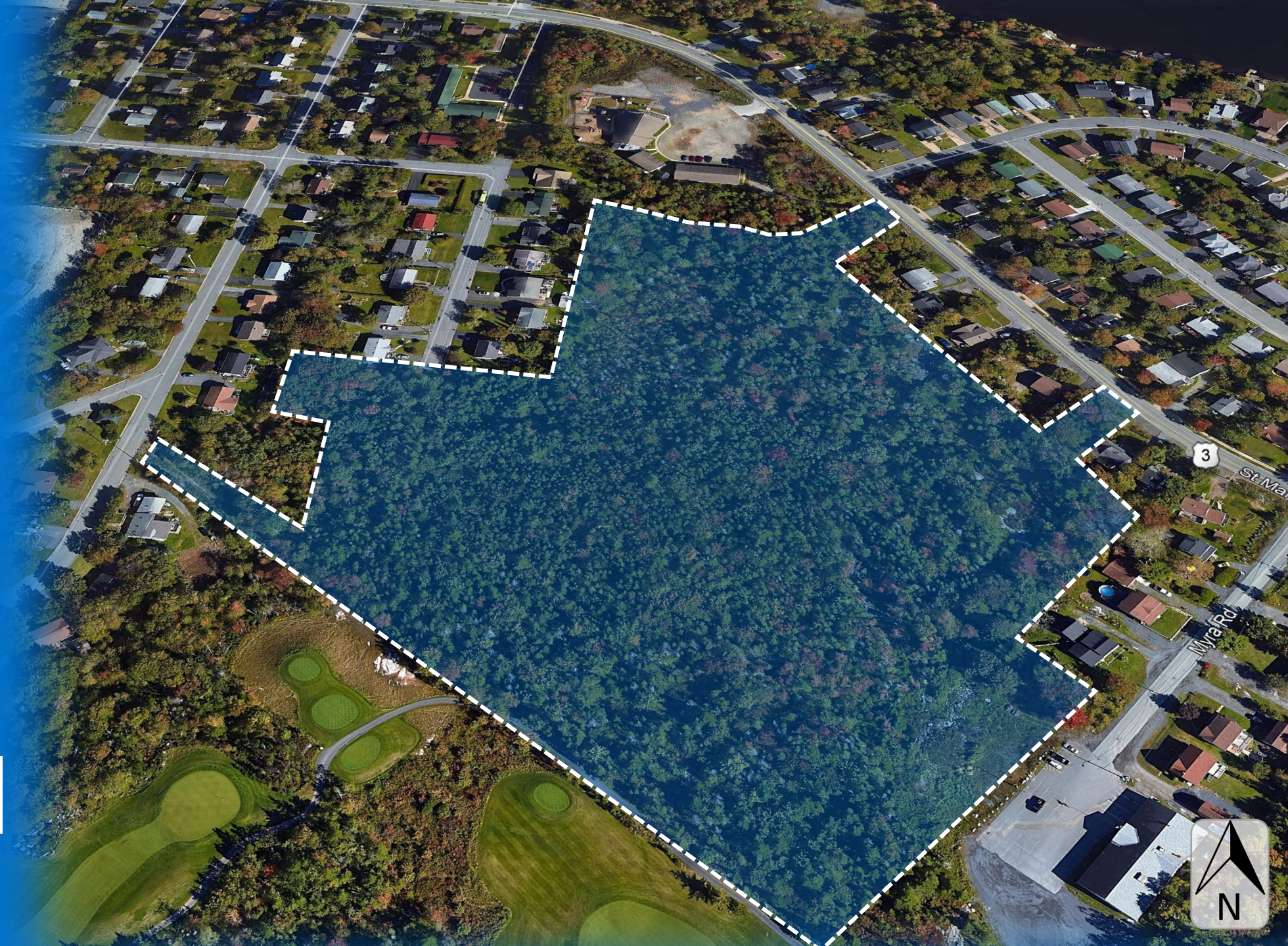


Case 22396




Public Hearing Presentation

Halifax and West
Community Council

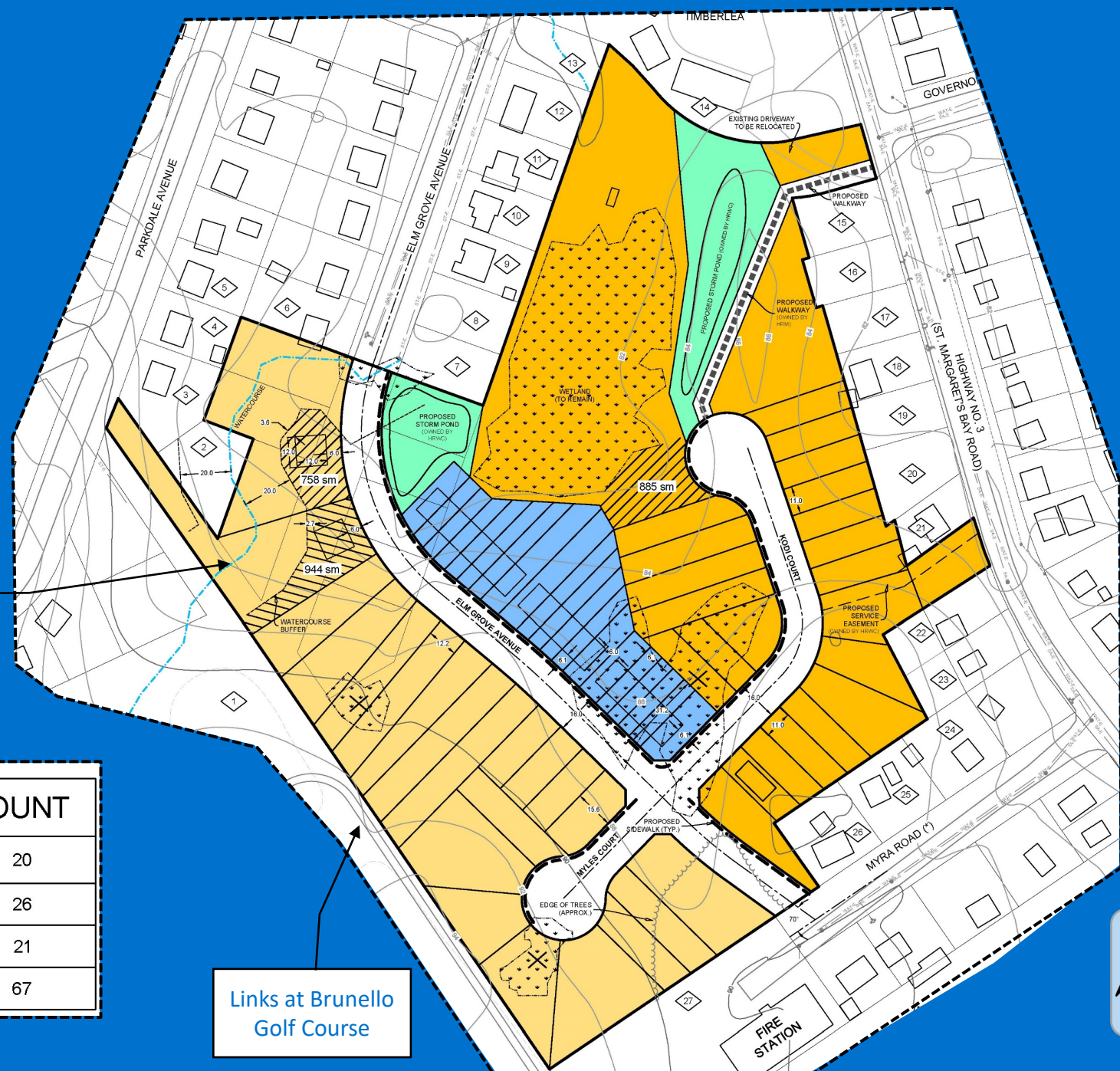


Proposed Development Concept

Existing Brook

| LOT COUNT | | |
|-------------------------------|---|----|
| TOWNHOUSE |  | 20 |
| SMALL LOT SINGLE 36' (11m) |  | 26 |
| SINGLE LOT 40' (12.2m) |  | 21 |
| TOTAL | | 67 |

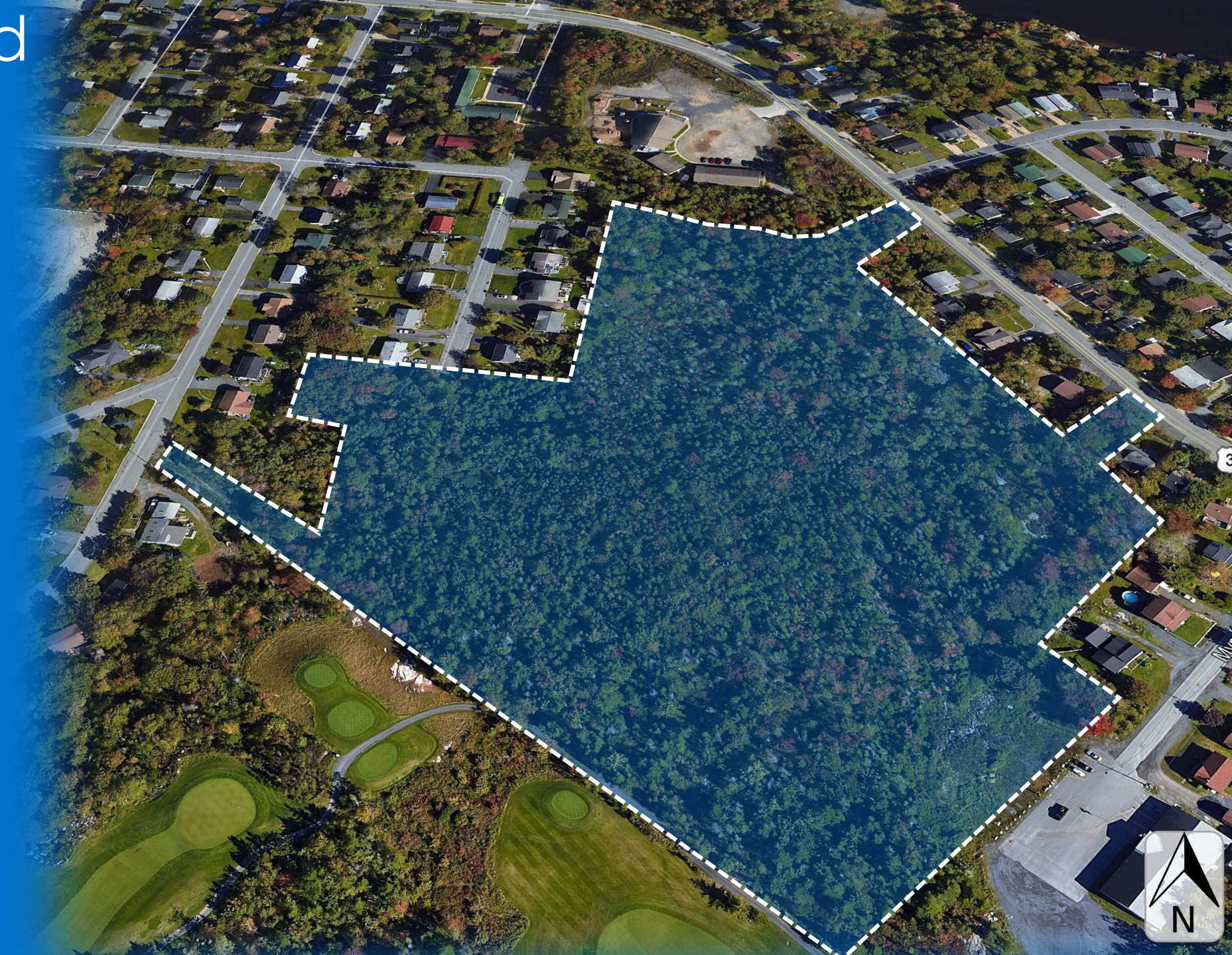
Links at Brunello Golf Course



What We Heard

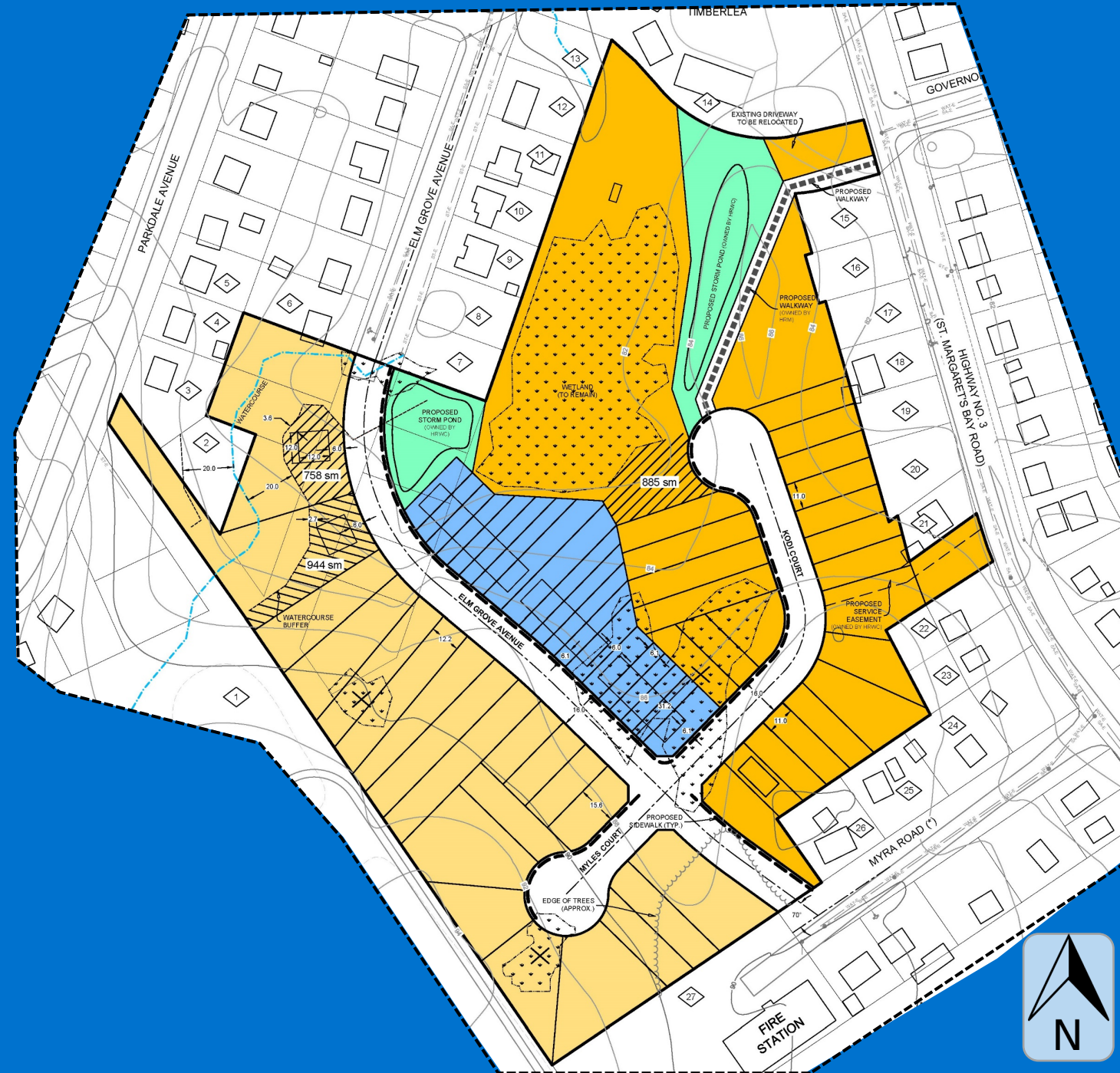
Public Information Meeting was held on February 4, 2020

- Concerns regarding traffic impact
- Concerns regarding existing flooding issues
- Concerns regarding Servicing Capacity
- Concerns regarding Construction Impact on surrounding community



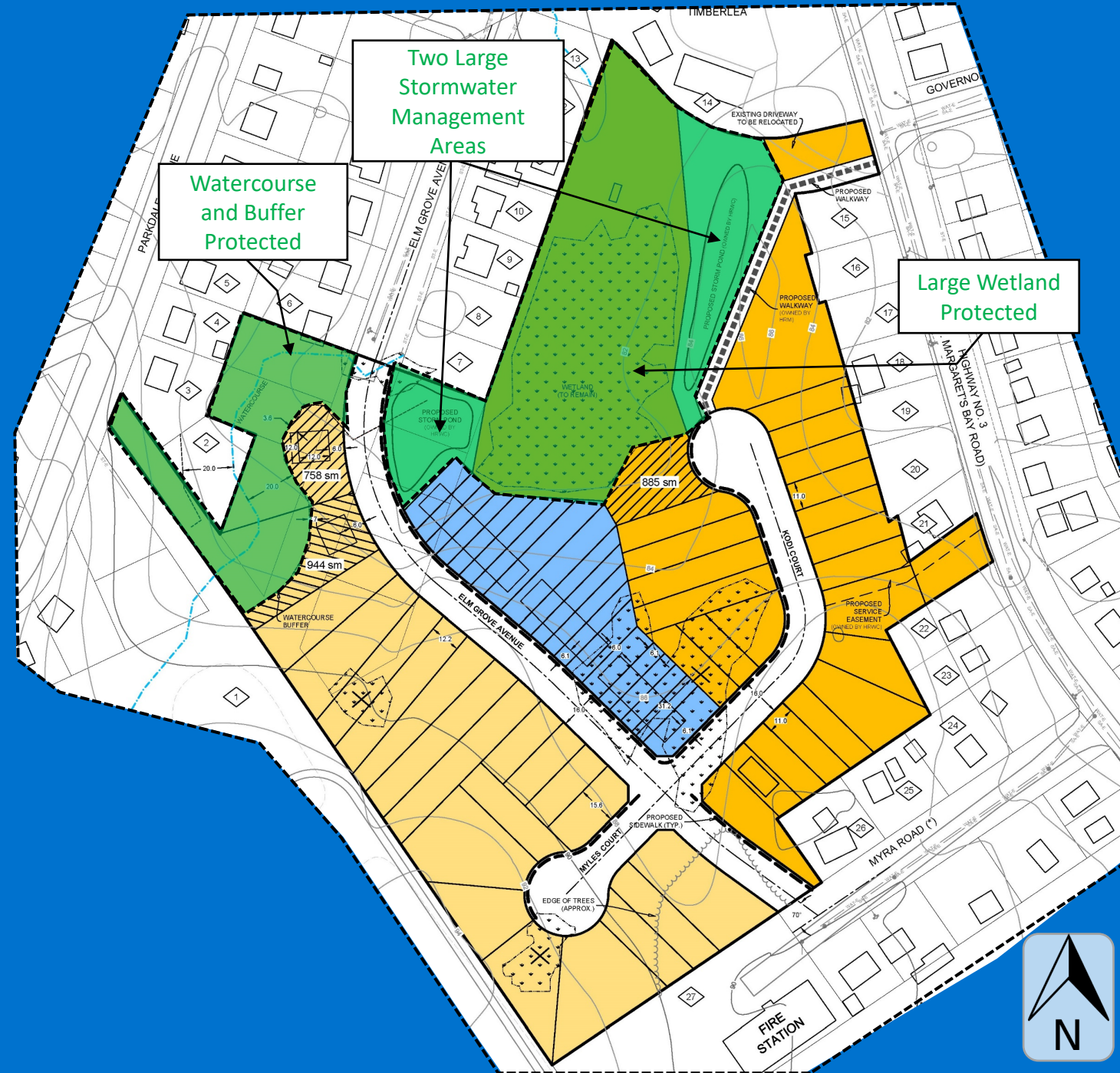
Traffic

- Traffic Impact Study was completed for the proposed development
- The traffic study analyzed trip generations and proposed site accesses relative to site distances and impact on adjacent streets and intersections
- The statement indicates:
 - 52 two-way vehicle trips (13 entering and 39 exiting) during the AM peak hour (7:00am – 9:00am)
 - 69 two-way vehicle trips (43 entering and 26 exiting) during the PM peak hour (4:00pm – 6:00pm)
- **Study concluded that the proposed development is not expected to have any significant impact to the levels of performance on adjacent streets, intersections or the regional street system**



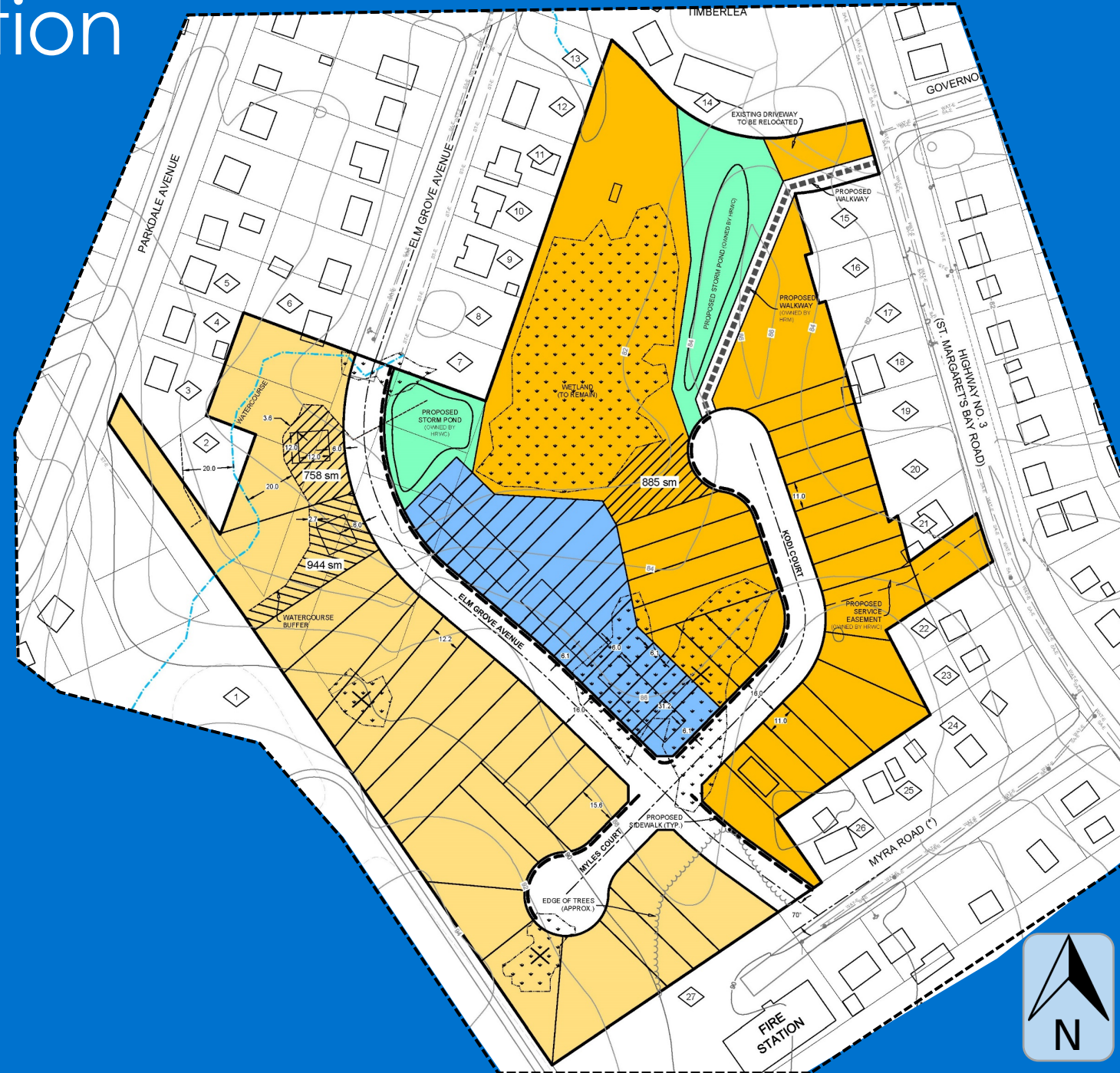
Stormwater

- Proposed development concept protects and existing watercourse and buffer, as well as a large natural wetland
- Proposal includes the construction and maintenance of two large stormwater management ponds where stormwater outfalls are directed towards
- Stormwater ponds will be designed in accordance with Halifax Water and NSE requirements in order to balance pre-development and post-development flows
- Existing culvert at the north end of Elm Grove Ave, needs repairs/replacement. On the south end, by the brook, the existing storm pipe is too small. It is planned to install an overflow to the large wetland to mitigate the impacts or stormwater during rain events.
- Where Elm Grove Ave. is being extended, a new properly sized system will be installed to handle 1:100 year storm flows.



Servicing & Construction

- Servicing schematic was prepared for the Development Agreement application in accordance with the proposed concept plan
- The schematic that was reviewed and accepted by HRM Engineering, concluded that there is adequate capacity to service the proposed development
- Existing municipal water system improved with connections of dead end watermains
- Sewer flow through new pipes connected to Elm Grove Ave. and directly to St. Margeret's Bay Road.
- Development Agreement includes non-disturbance areas that must be protected during construction of the streets and services
- All construction activity will be in accordance with HRM standards



Thank you!

Questions?

