

Windgate Village Development

374 acre Open Space Development
Agreement and Rezoning Application

North West Community Council

Public Hearing

Case 20110

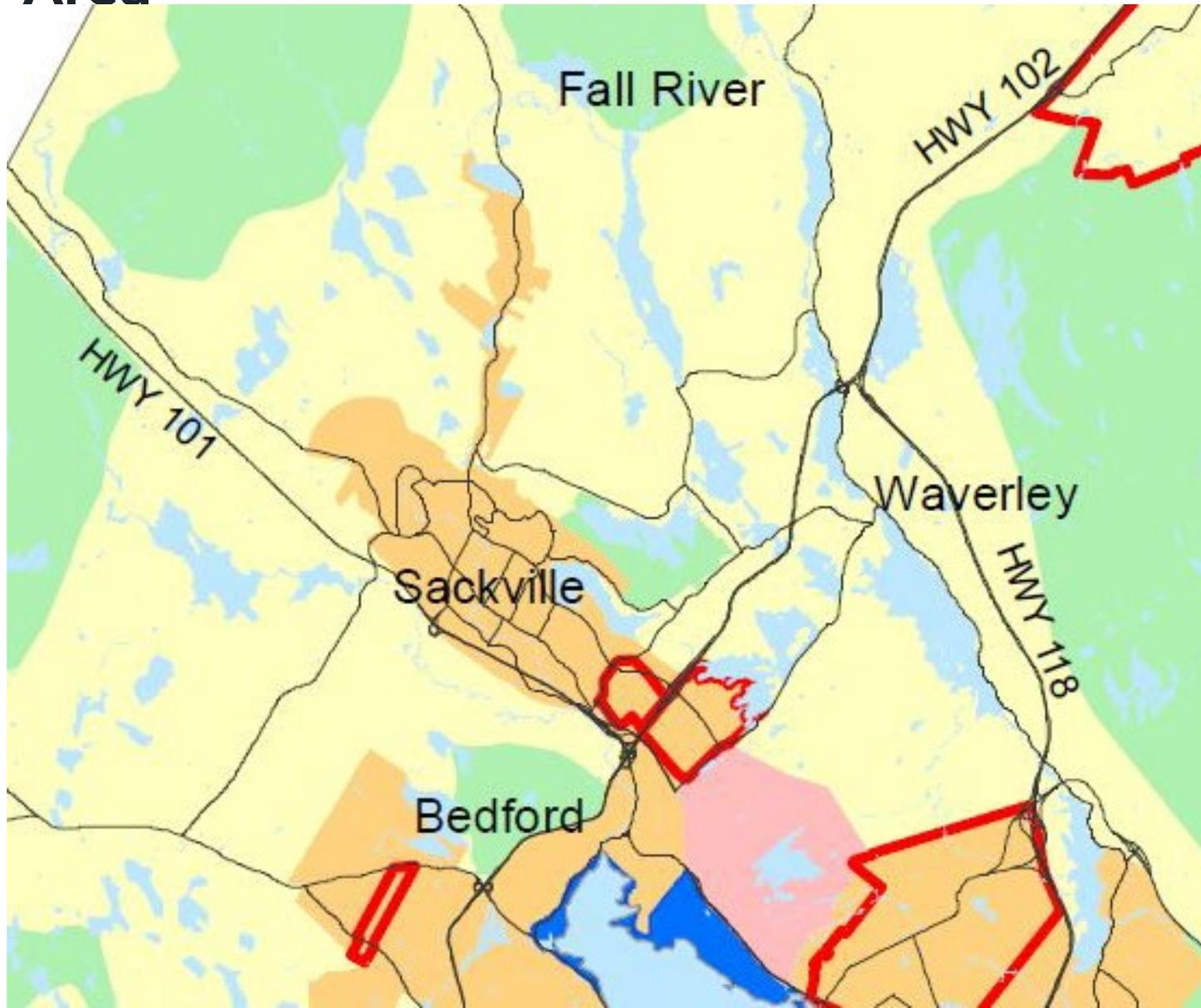
December 13th, 2021



Location Map



Beaver Bank, Hammonds Plains, and Upper Sackville Plan Area



Policy S-15 (2006 RMPS)

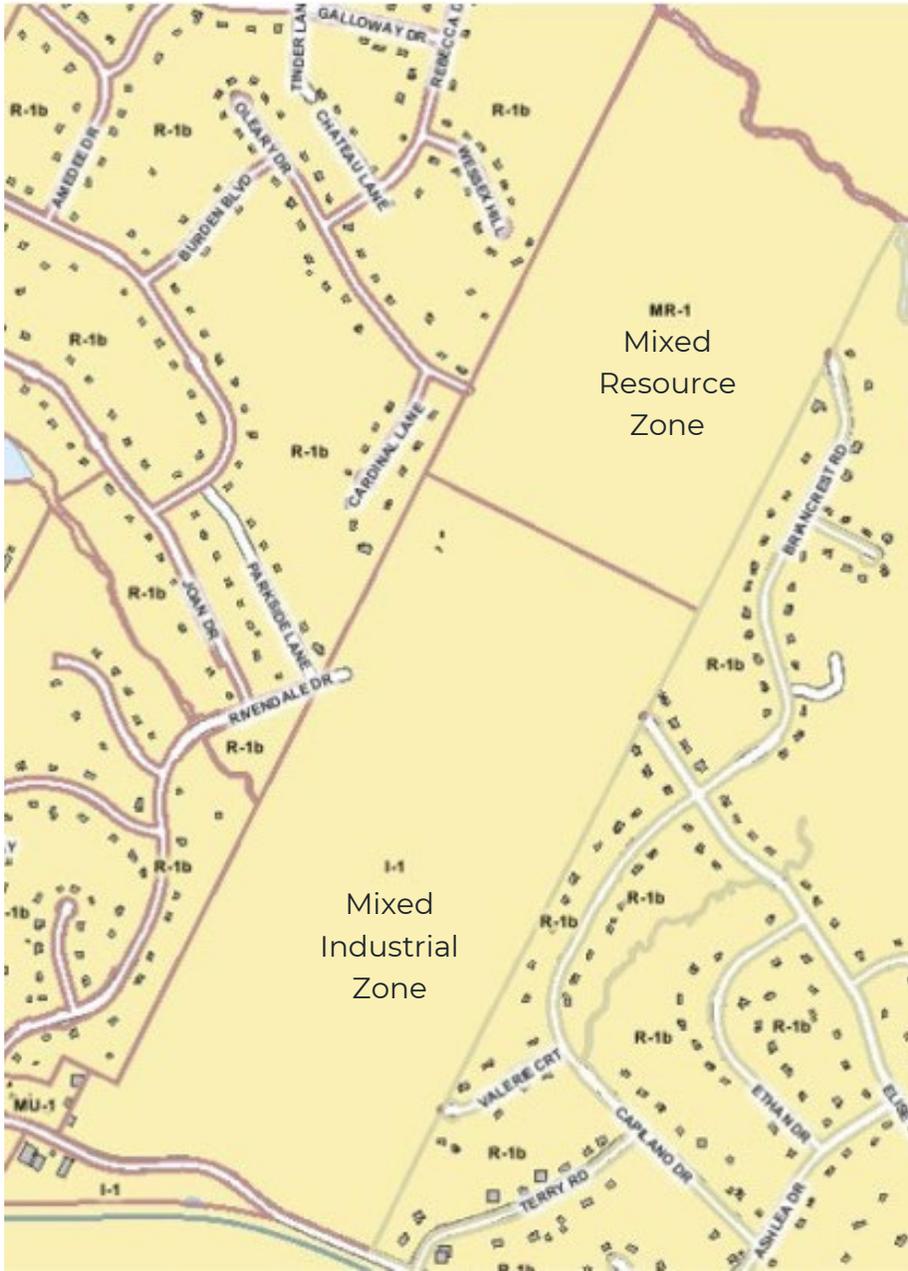
HRM shall permit the development of Open Space Design residential communities, as outlined in this Plan, **within the Rural Commuter** and Rural Resource designations...

Legend

Primary Designations

- Urban Settlement
- Urban Reserve
- Harbour
- Rural Commuter
- Rural Resource
- Open Space and Natural Resources
- Agricultural

Current Development Rights



MR-1 Mixed Resource Zone

Single Unit Dwellings

Mobile Dwellings

Agriculture

Forestry and Composting Operations

Cannabis Operations

I-1 Mixed Industrial Zone

Manufacturing, Processing Assembly & Warehouse Operations that are not obnoxious and contained within a building

General Contracting Storage Yards

Transport & Maintenance Facilities

Heavy Machinery Sales & Service

Building Materials Outlet

Trucking, Landscaping, Excavating & Paving Services

Cannabis Operations

What is Open Space Development?

A context sensitive form of subdivision design that aims to maintain environmentally important conservation spaces.

Classic Open Space Design preserves environmentally sensitive areas by clustering lots on a maximum of 40% of the site and preserving 60% of the site as common open space.

Allowable Density = 1 Unit per 4,000 sq. m. (1 acre)

Primary and Secondary Conservation Features

Primary:

- Riparian Buffers & Water Course Setbacks
- Significant Habitat and Endangered Species
- Wetlands
- 1:100 Year Flood Plains
- Rock Outcroppings
- Slopes in excess of 30%
- Agricultural Soils
- Agricultural Activity
- Potential
- Archaeological Sites
- Ground Water Recharge Areas

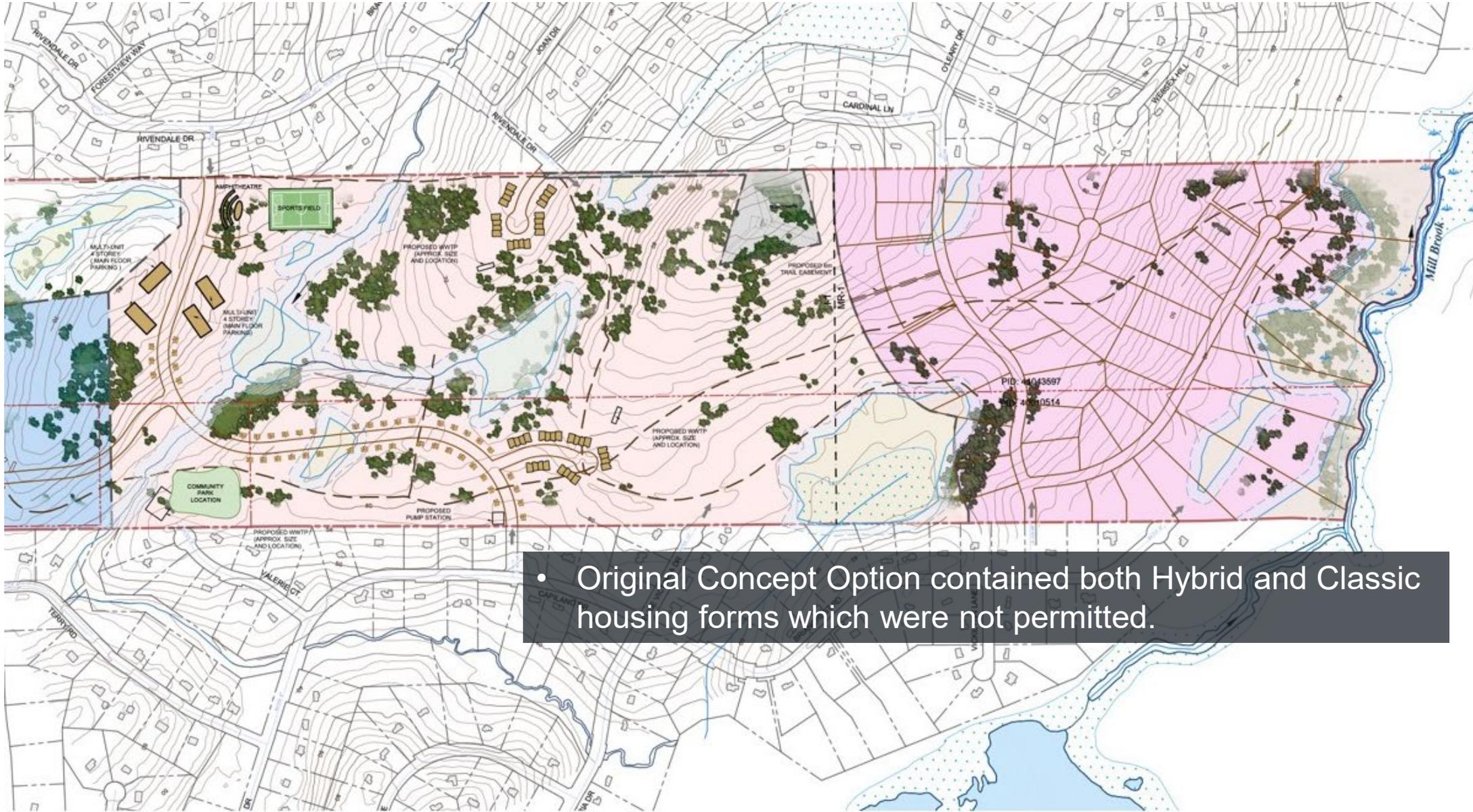
Secondary:

- Scenic Views
- Heritage Properties
- Mature Forests and other Vegetation
- Trails and Natural Networks
- Parks and Natural Corridors
- Current and Past Land Use

Project Objectives

- Marque Investments takes pride in providing housing for young families, empty nesters, and senior citizens. Marque has tried to provide a superior development with 90% of the 201 single family homes having a green belt in behind them.
- Marque recognizes the importance of providing housing for seniors close to where they raised their families and where fond memories exist. To meet these needs, Marque proposes an 18.5-acre seniors' campus with walking trails, community gardens, and other desired amenities. By comparison, apartment buildings of comparable size as Marque is proposing, are typically built on 1.5-to-2.0-acre size lots.
- The 171 senior citizen housing will not increase the peak hour traffic at the intersection of Beaverbank Road and Windgate Drive. By locating the seniors' campus near Wingate Drive, Marque lessen the opportunity for interconnection between subdivisions.

Original Proposed Site Plan (November 2015) Design Iteration 1 of 3



- Original Concept Option contained both Hybrid and Classic housing forms which were not permitted.

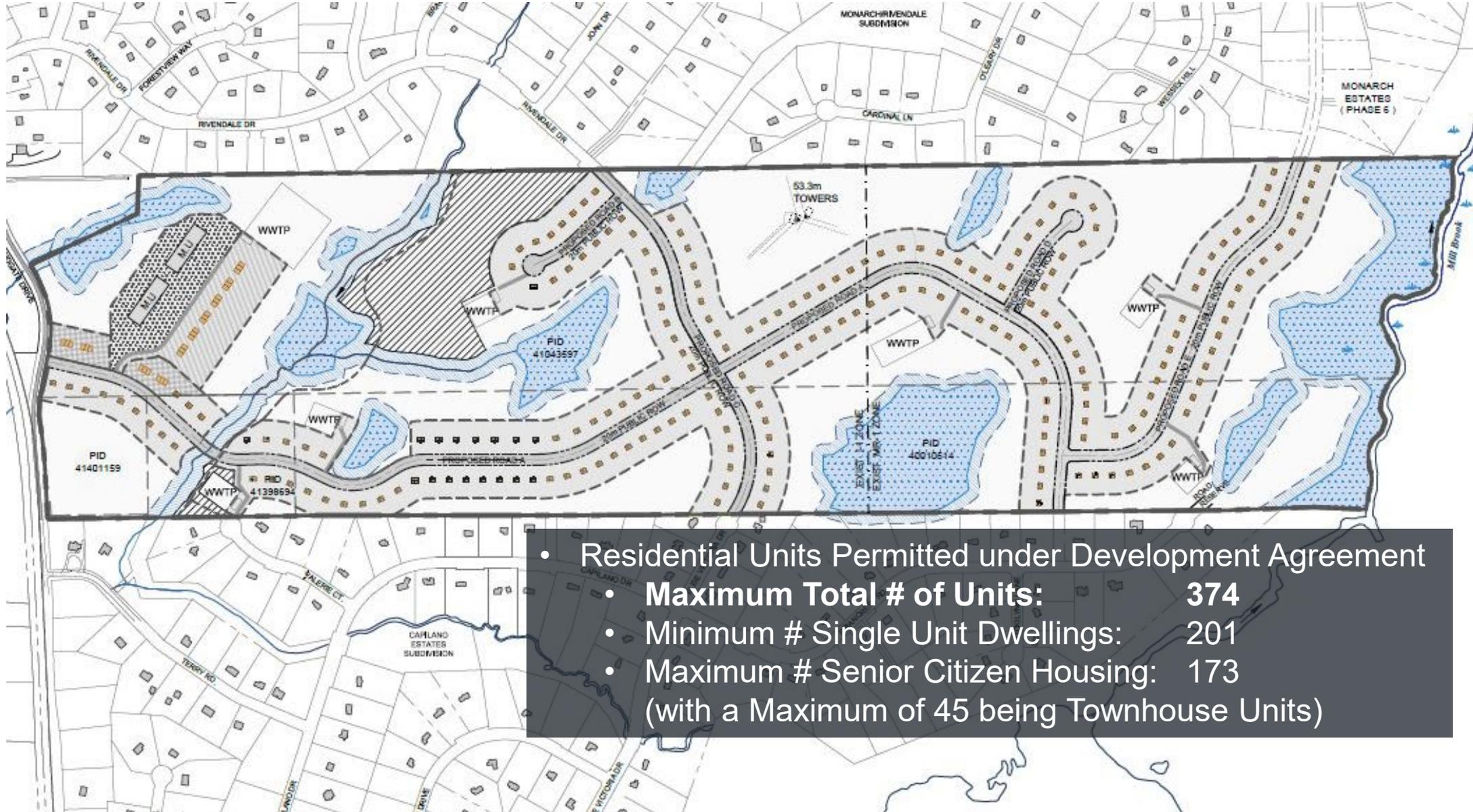


Revised Proposed Site Plan (September 2016) Design Iteration 2 of 3



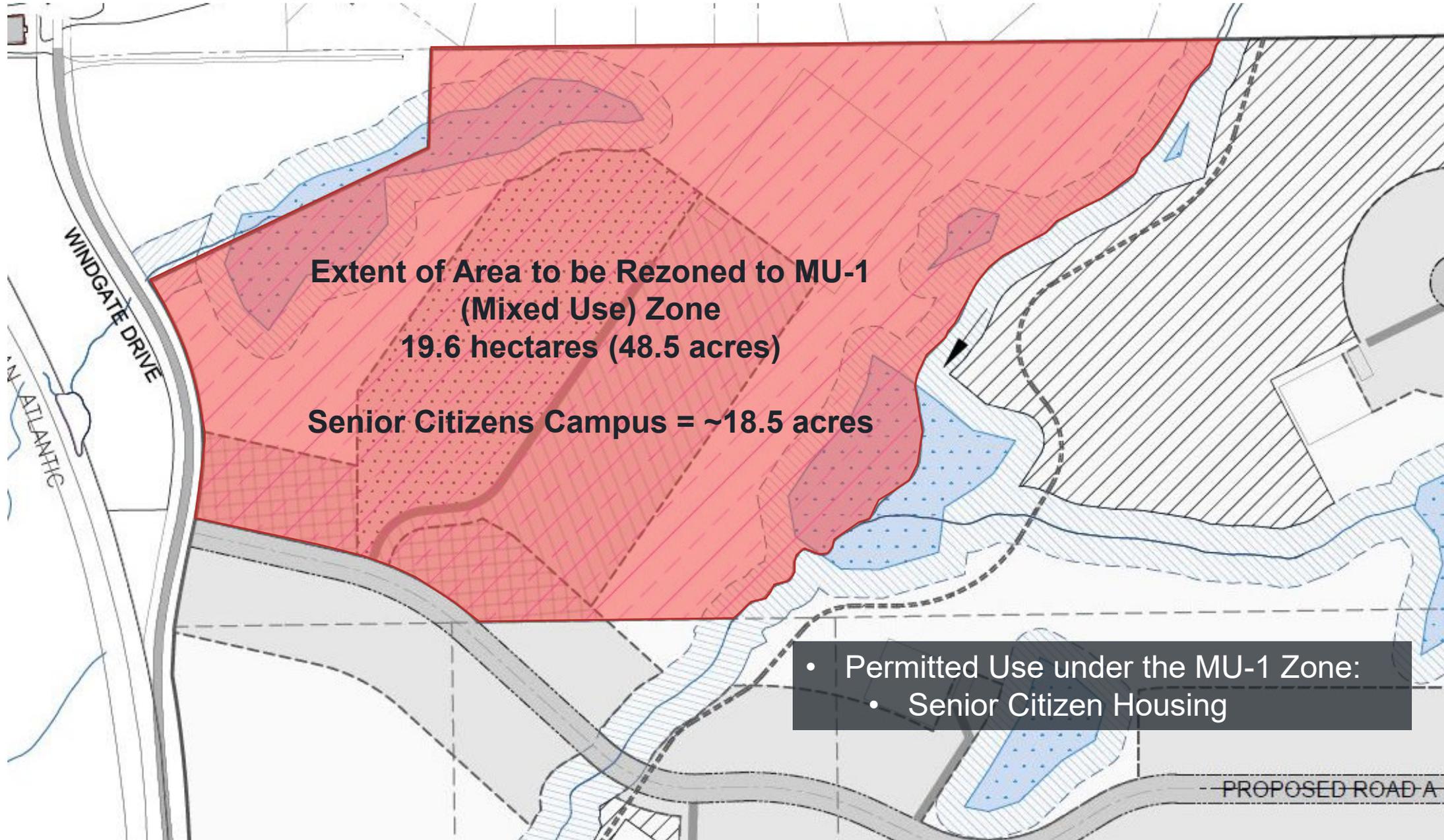
MONARCH
ESTATES
(PHASE 6)

Current Proposed Site Plan (December 2021) Design Iteration 3 of 3



- Residential Units Permitted under Development Agreement
 - **Maximum Total # of Units:** 374
 - **Minimum # Single Unit Dwellings:** 201
 - **Maximum # Senior Citizen Housing:** 173
(with a Maximum of 45 being Townhouse Units)

MU-1 Rezoning Proposed Area



**Extent of Area to be Rezoned to MU-1
(Mixed Use) Zone
19.6 hectares (48.5 acres)**

Senior Citizens Campus = ~18.5 acres

- Permitted Use under the MU-1 Zone:
 - Senior Citizen Housing

Housing Option Examples



Age-friendly landscape features/outdoor amenity space, earth toned/mix of exterior materials to break up massing



Multi-unit residential building with a mix of exterior finishes to break up massing, covered entrance/drop off, & age-friendly landscape features



Multi-unit residential building with small casement windows that are easily accessible from interior of units. First floor are raised to improve safety and security



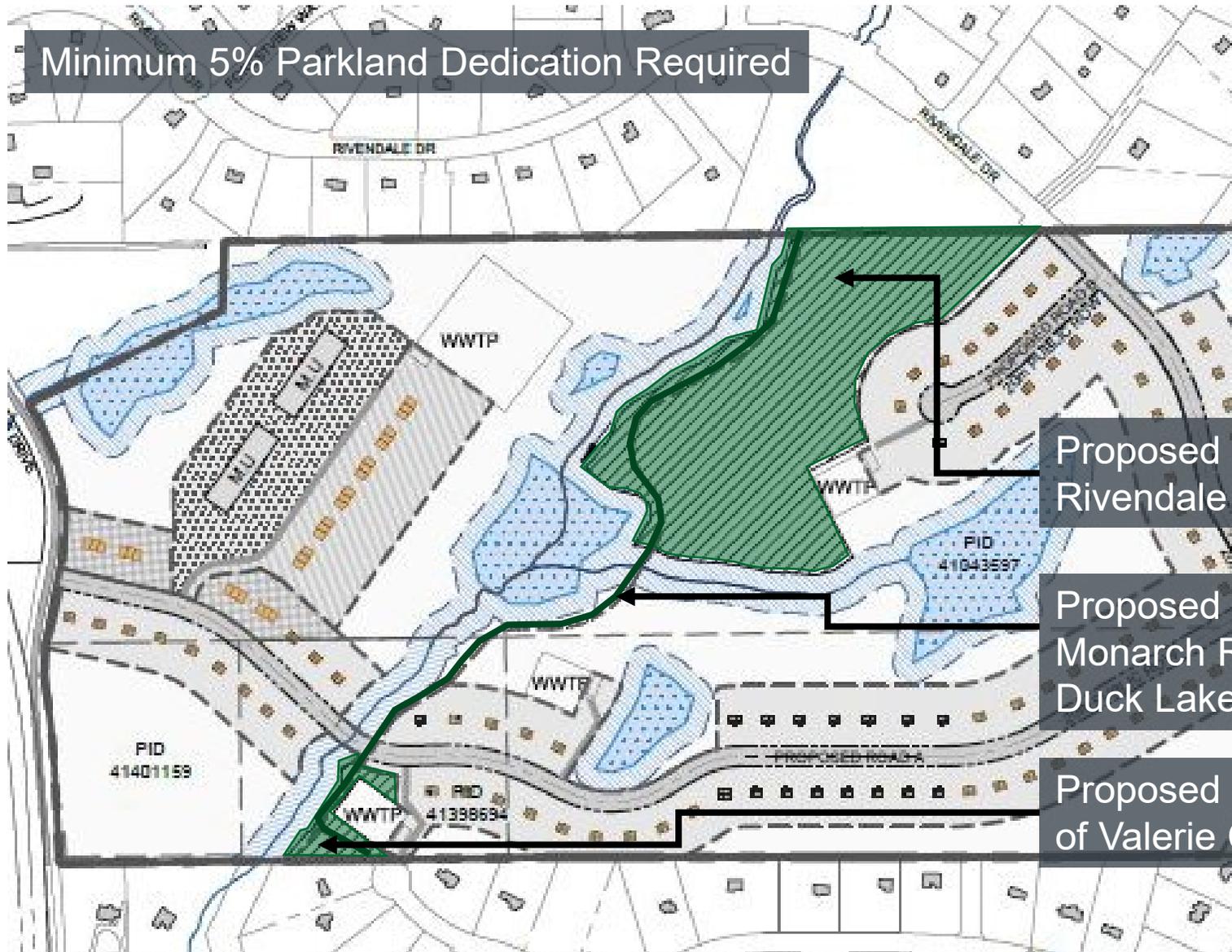
Townhomes are proposed to be one-level living and include accessible design features and at-grade garage

Building Features

- Buildings are positioned in a way that minimizes their visual impact on surrounding areas by integrating them into the topography of the landscape as much as possible.
- Light colours and earth tones will be used for exterior finishes.
- Multi-unit buildings have proposed accessible design features:
 - Wide hallways;
 - Covered entrances;
 - Pedestrian friendly walkways and parking areas; and
 - Accessible landscaping features and amenity areas integrated throughout each site.
 - Underground parking and exterior guest parking.
- Townhomes are proposed to be one-level living and include accessible design features and at-grade garage.

Proposed Parkland Spaces

Minimum 5% Parkland Dedication Required



Proposed Expansion of Monarch Rivendale Park

Proposed trail connecting Monarch Rivendale Park to Duck Lake Brook Green Park

Proposed park area at the end of Valerie Court

Servicing (Wastewater and Water)

Wastewater Treatment:

- Flexibility in DA to allow for shared wastewater treatment systems (example multi-unit buildings) or individual septic fields (example single family units)
- Locations indicated on the Concept Plan will be confirmed at detailed design



Typical State



Open State (for maintenance)

Water Servicing:

- Extension of Water Service Boundary Approved by Regional Council in May 2016
- Development to be serviced with central water
- Connection of water service improves Halifax Water's long term Regional Servicing Plan

Community Engagement & Comments Heard

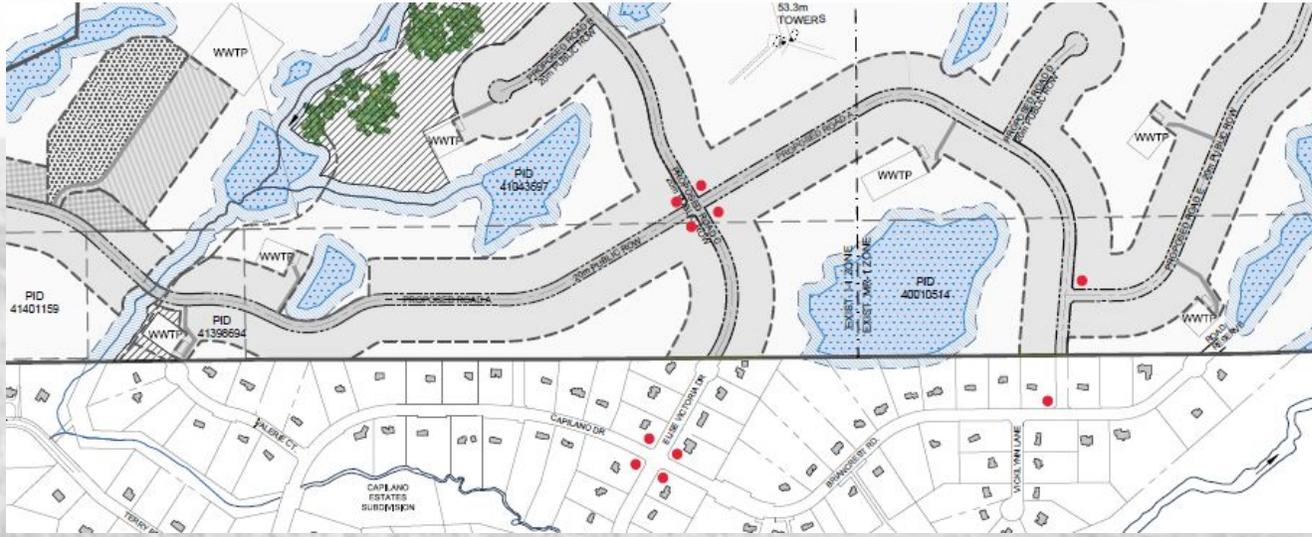
Community Engagement:

- Public Information Meeting - November 18, 2015
- 2nd Public Information Meeting – August 28, 2017
- Mailout sent to Area Residents – May 2020

Example of Comments Heard:

- Mix of Housing Types
- Traffic Impacts and Road Safety
- Proposed Road Connections
- Shared on-site Wastewater Systems
- Buffering from neighbouring developments
- Active Transportation Connections

Potential Traffic Calming Suggestions



- 4-way stop at the intersection of Elise Victoria Drive and Capilano Drive/Briancrest Road;
- 4-way stop at the intersection of Proposed Road A and Proposed Road C;
- 1-way stop (stop sign placed) at the intersection of Proposed Road A and Proposed E;
- 1-way stop (stop sign placed) at the intersection of Proposed Road A and Briancrest Road;
- To address the concern of traffic short cutting from Beaverbank Road along Galloway Drive to Capilano Drive during peak traffic periods (7am – 9am), a no left turn sign could be considered on Beaverbank Road at Galloway Drive. Exceptions for this would be school buses and emergency vehicles; and
- Providing speed bumps for Windgate Village Development, as recommended by HRM Traffic and Engineering.



Thank you

Jess Harper, MCIP, LPP, PMP

Senior Planner

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