

Item 10.1.1

Lovett Lake DA Amendment



Background and Timeline

2014

Existing Development Agreement Approved for Phase 1 & 2
(Yellow Dotted Line)

2015

ARMCO purchased lands abutting existing development site (starred) to add to their existing lands for Phase 3 of the development (Teal Dotted Line)

2019

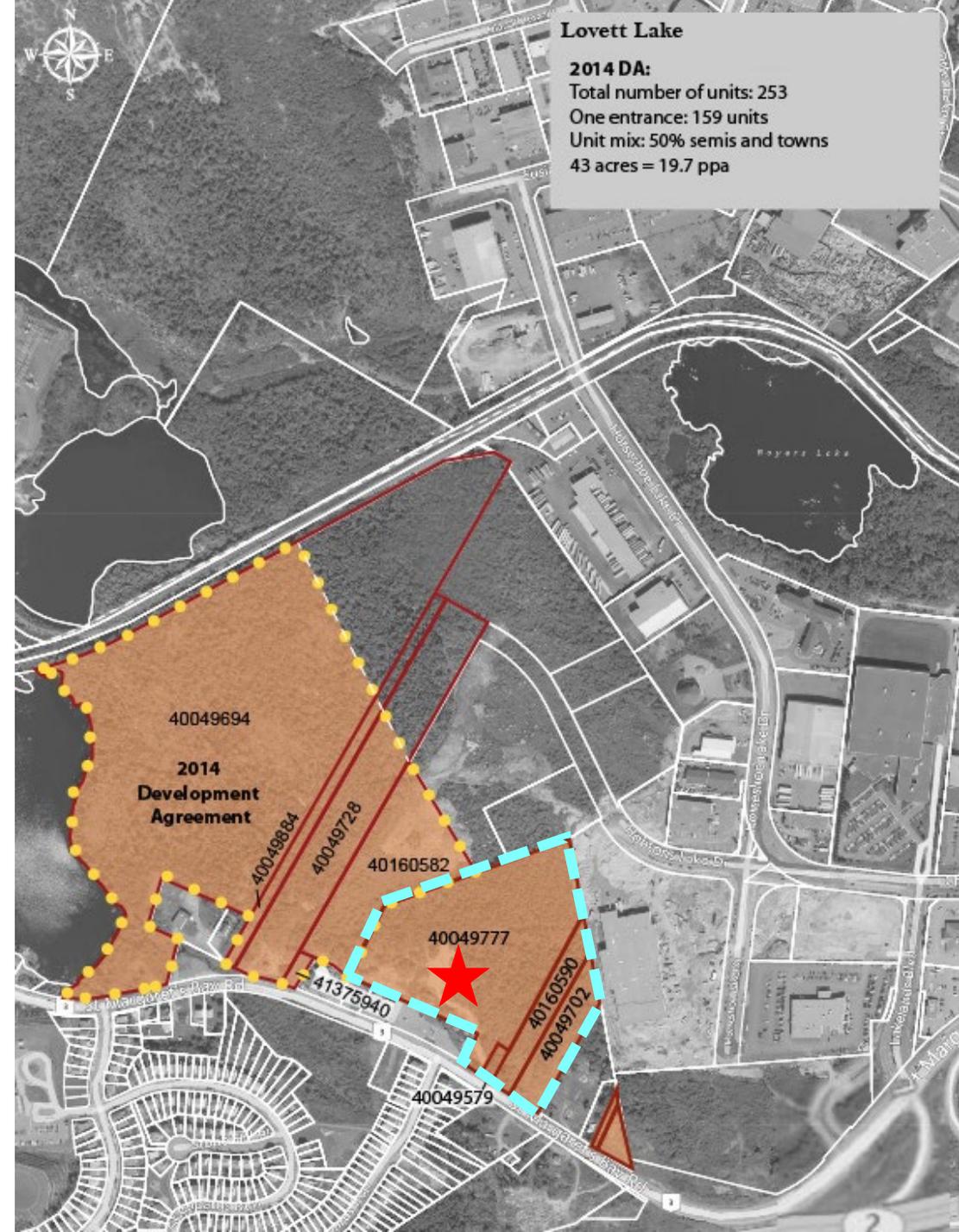
ARMCO applies for a development agreement for Phase 3
Lands under the existing MPS policy criteria

2019

ARMCO revises application to amend the existing 2014
Development Agreement to include Phase 3 and deal with
housekeeping amendments.

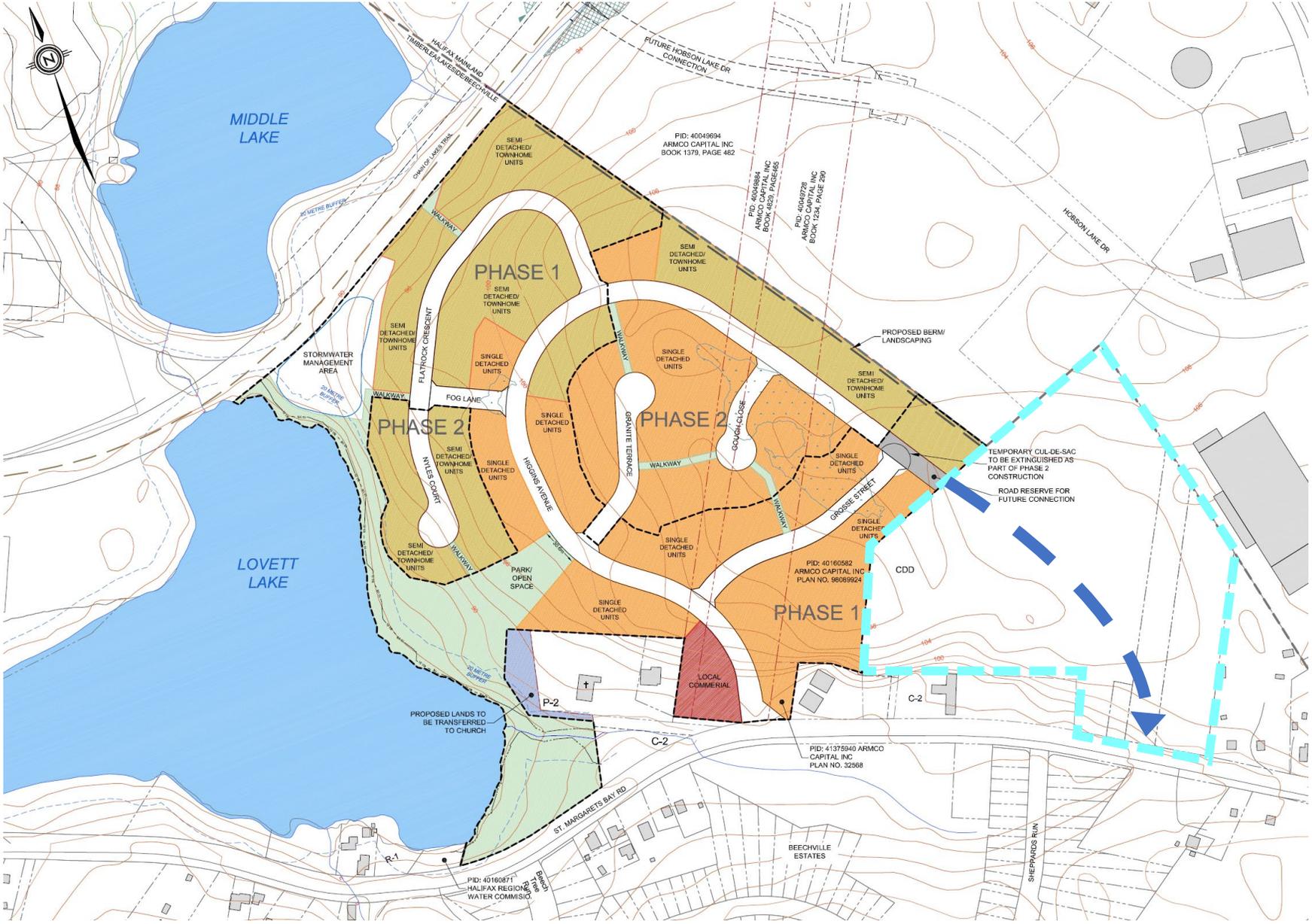
2020

ARMCO begins work on Phase 1 of existing Development
Agreement



2014 Concept Plan Phase 1 & 2

Units Type	Number of Units
Single Family Homes	130
Semi-Detached/Townhomes	127
Total	257

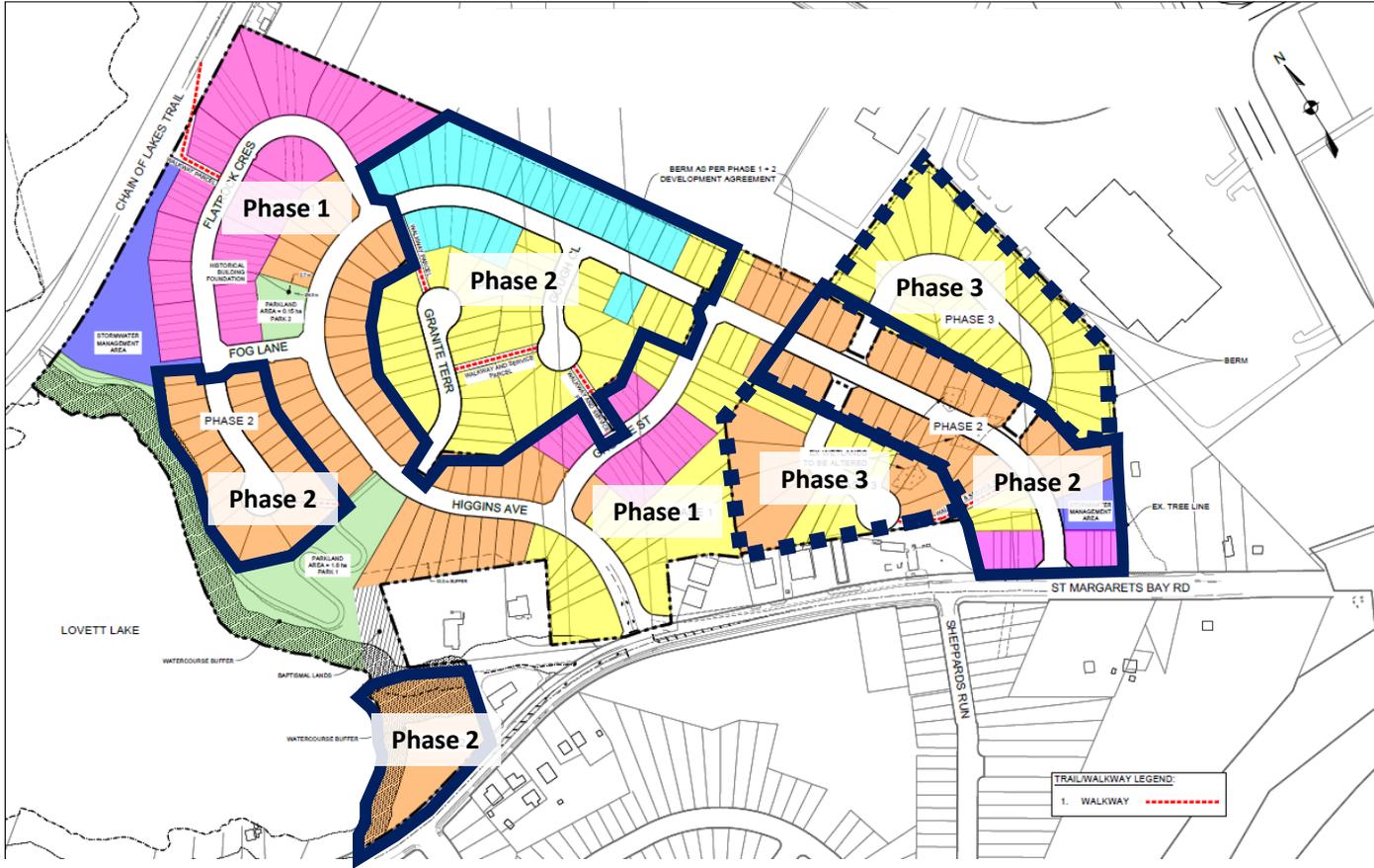


Phase 1 Progress



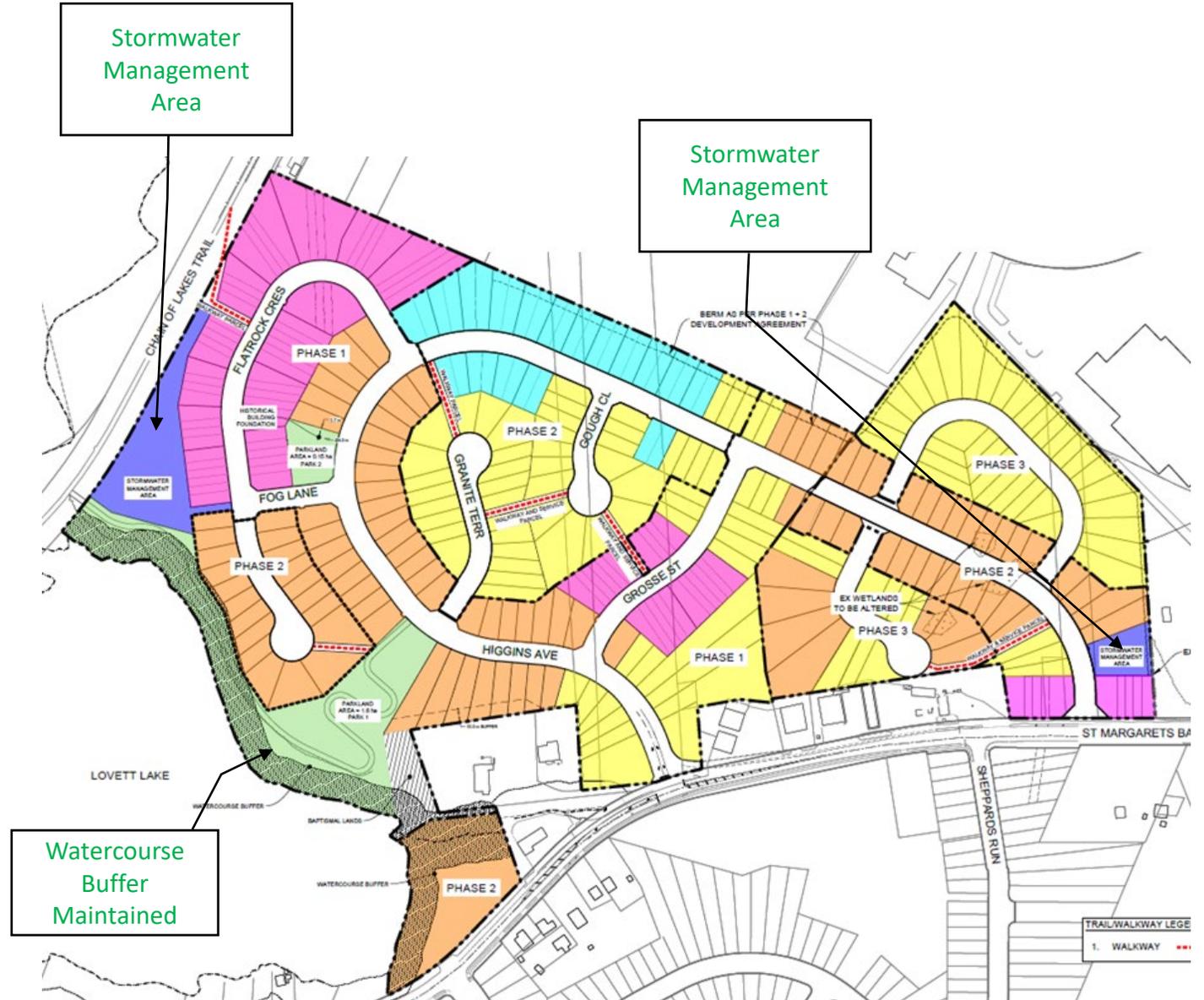
Proposed Amendment Concept

Phase	Colour on Plan	Number of Units	Total Units Per Phase
1	34' Lot Frontage Singles	24	156 (159 in existing DA)
	40' Lot Frontage Singles	50	
	Semi-Detached Townhouses	82	
2	34' Lot Frontage Singles	47	141 (98 in existing DA)
	40' Lot Frontage Singles	50	
	Semi-Detached Townhouses	34 10	
3	34' Lot Frontage Singles	47	51
	40' Lot Frontage Singles	7	
	Semi-Detached Townhouses	0	
Total	N/A	347	348 (257 in existing DA)



Stormwater

- Proposed development concept protects an existing watercourse and maintains watercourse buffer from 2014 DA.
- Proposal includes the construction of two stormwater management areas where stormwater outfalls are directed towards. These will be underground.
- Stormwater areas will be designed in accordance with Halifax Water and NSE requirements in order to balance pre-development and post-development flows



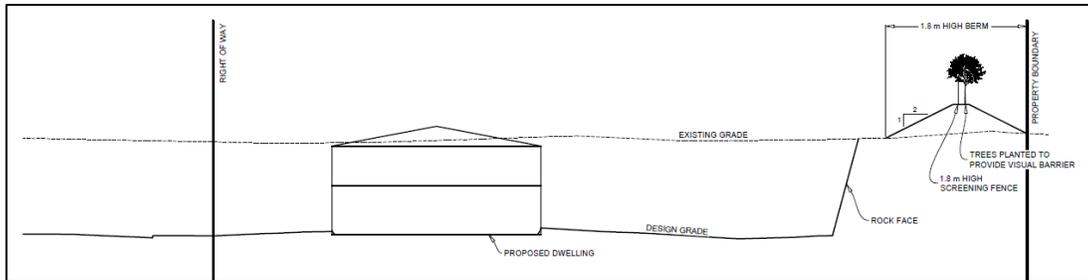
Open Space & Commemoration

1. 1.6 Hectare - Park along Lovett Lake
 2. 0.15 Hectare - Commemoration site of historic homestead
 3. Historic Baptismal Path and Cemetery Lands deeded over to Beechville Baptist Church at time of final subdivision of Phase 1
- Additional \$164k for park equipment as part of the amending agreement

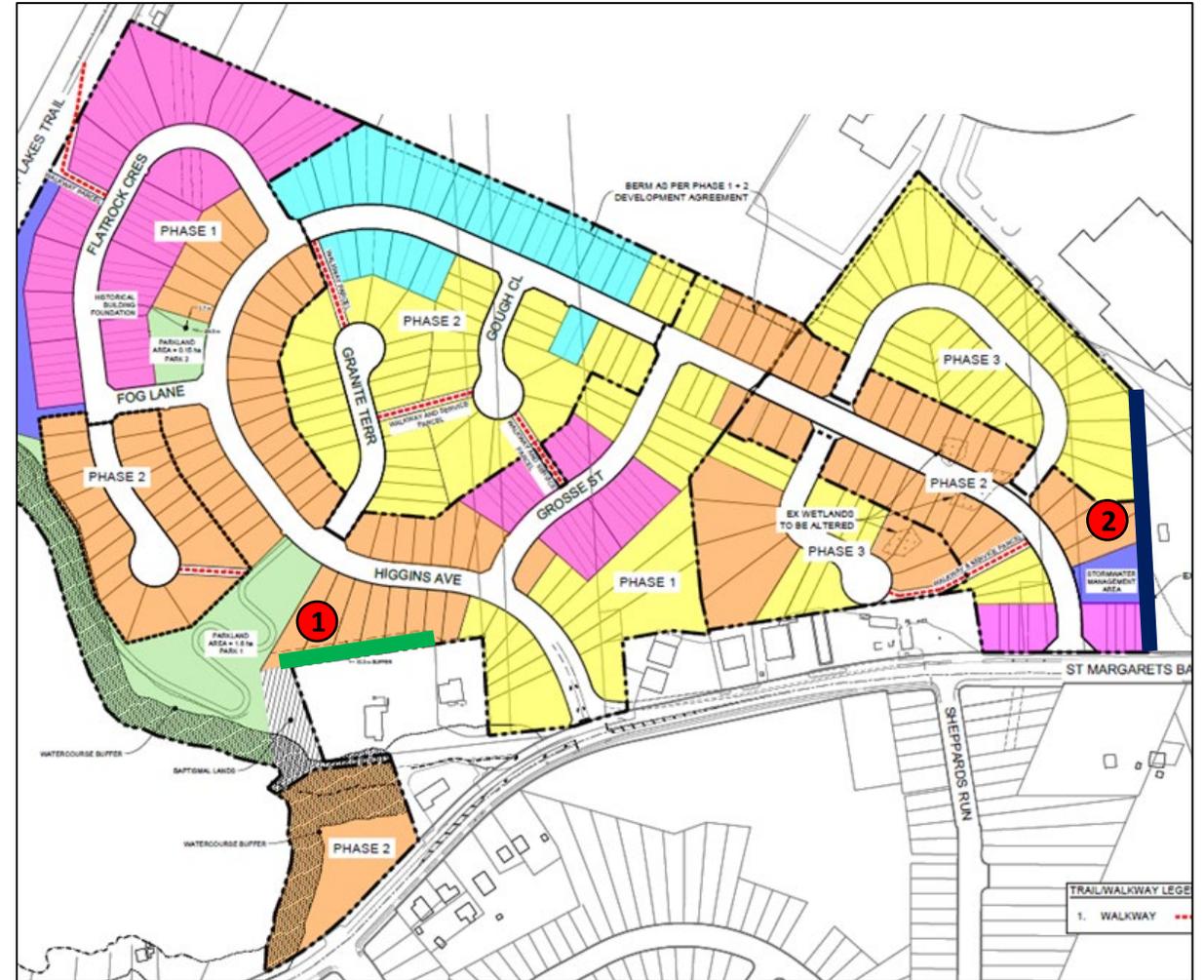


Changes Since Public Information Meeting

1. Increase in vegetation buffer between the Beechville Baptist Church and residential uses from 15 feet to 30 feet.
2. A buffer consisting of a berm, vegetation/trees, and fencing along the easternmost property line abutting existing residential lands

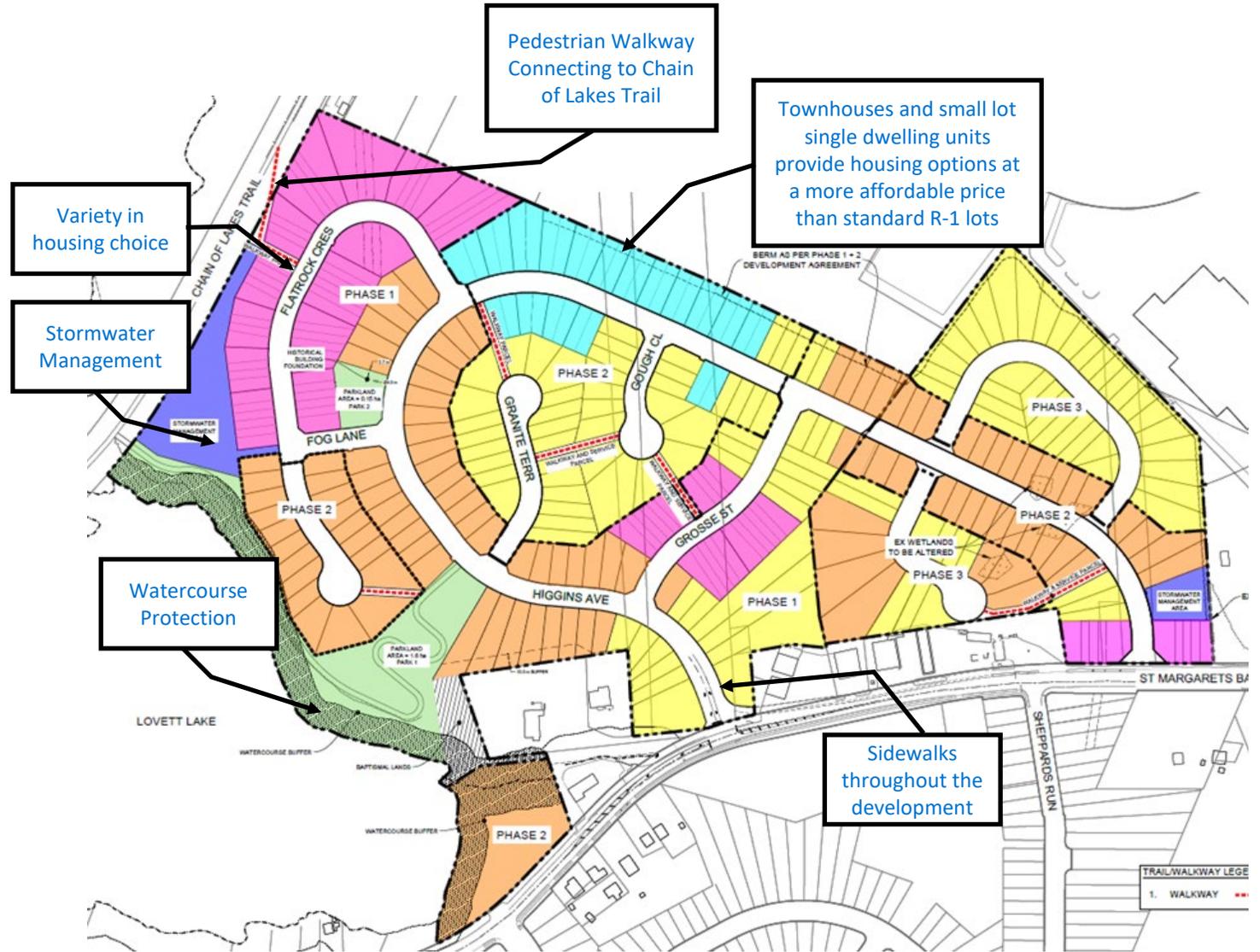


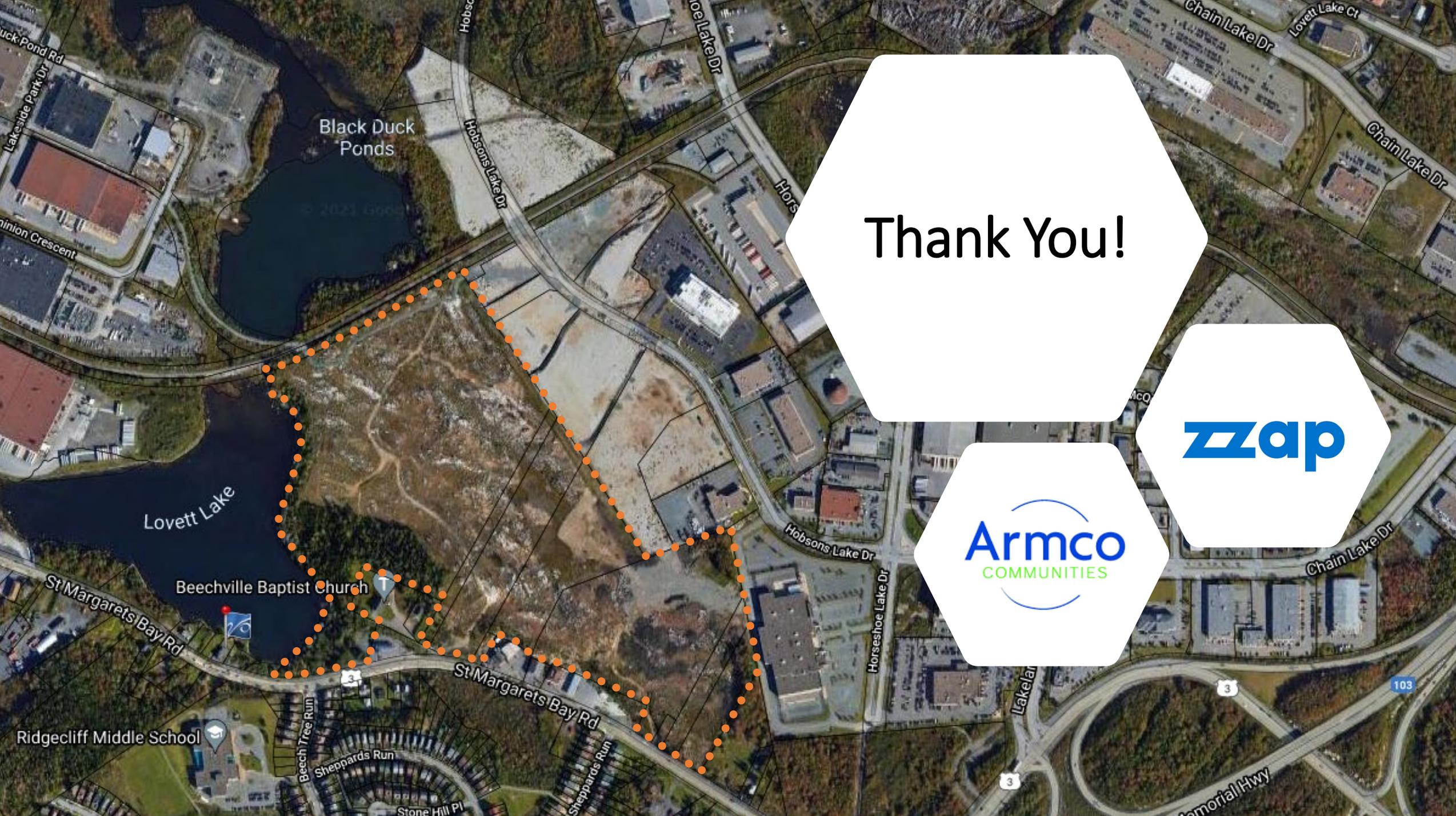
Berm Cross Section



Summary

- Phase 1 already approved and under construction (Phase 2 applied for subdivision)
- Completing the concept planning to fulfill the intent of the MPS policy
- Addition of 91 units (maintaining 20/ppa)
- Adds a variety of housing options
- Better commemoration of historic Beechville Community
- Deeding over the Baptismal Path to the Church instead of deeding to the Municipality as Parkland





Thank You!

