

# HALIFAX

## Public Hearing Case 20110

Development Agreement:  
Windgate Drive, Beaver Bank

North West Community Council  
December 13, 2021

**Slide 1**

# Applicant Proposal

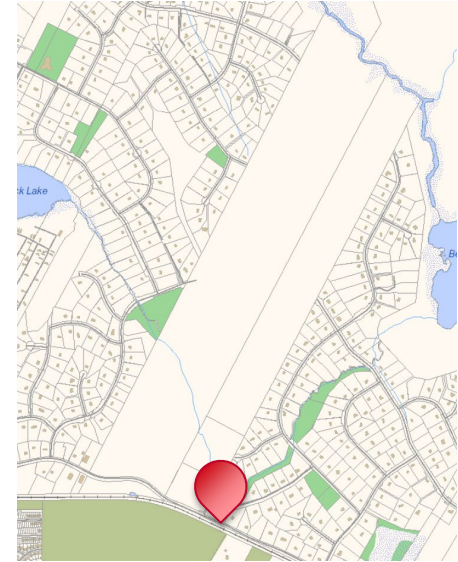
**Applicant:** WSP Canada Inc. on behalf of Marque Investments

**Location:** along Windgate Drive, between Monarch-Rivendale and Capilano Estates subdivisions in Beaver Bank

**Proposal:** Classic open space design development comprising of single unit dwellings and seniors housing in the form of multiple unit dwellings and townhouses as per 2006 Regional Plan policies



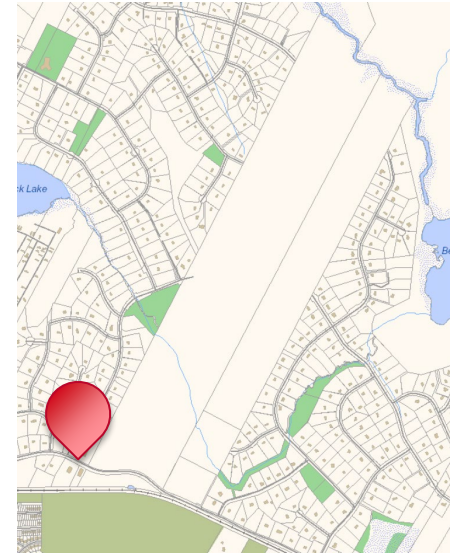
# Site Context/Photos



Subject site seen from the corner of Windgate Drive and Terry Road



# Site Context/Photos



Subject site seen from 739 and 740 Windgate Drive

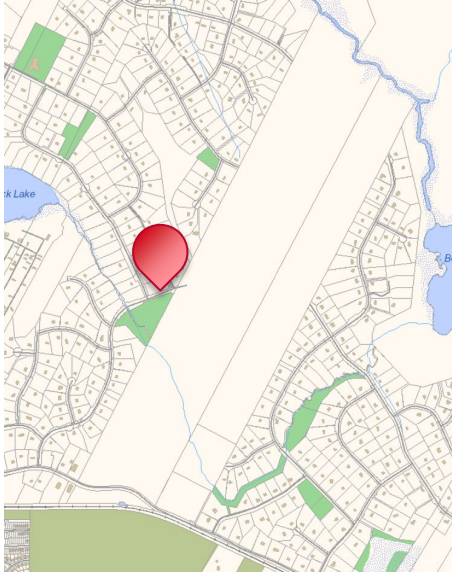
# Site Context/Photos



Subject site seen from Elise Victoria Drive



# Site Context/Photos



Subject site seen from Rivendale Drive

# Planning Policy Outline

## Regional Plan & Subdivision Bylaw

Guide where population growth and the investment of services like transit, piped water and sewer should occur

## Community Plan

Outlines where and how different types of development may occur. Particular uses may not be permitted in some areas, other uses may only be allowed by going to Council for approval and getting feedback from the community

## Land Use Bylaw (Zoning)

Specifies what can be approved without going to Council and seeking feedback from the public

# Policy & Bylaw Overview

Beaver Bank, Hammonds Plains and Upper Sackville MPS & LUB



Municipal Water



Zone

I-1 (Mixed Industrial) and MR-1 (Mixed Resource) Zone



Designation

Mixed Use A and Rural Resource (Rural Commuter under the Regional Plan)



Existing Use

Undeveloped, previous forestry lot, informal trails, existing telecom tower



Enabling Policy

Regional Plan Policy S-15 & S-16 Open Space Design Policies of the 2006 Regional Plan



# Policy Consideration

## Regional Municipal Planning Strategy

### Enabling Policy G-18 (2014 Regional Plan):

- A complete application received prior to May 31, 2014 may be considered pursuant to the 2006 Regional Plan Open Space Policies

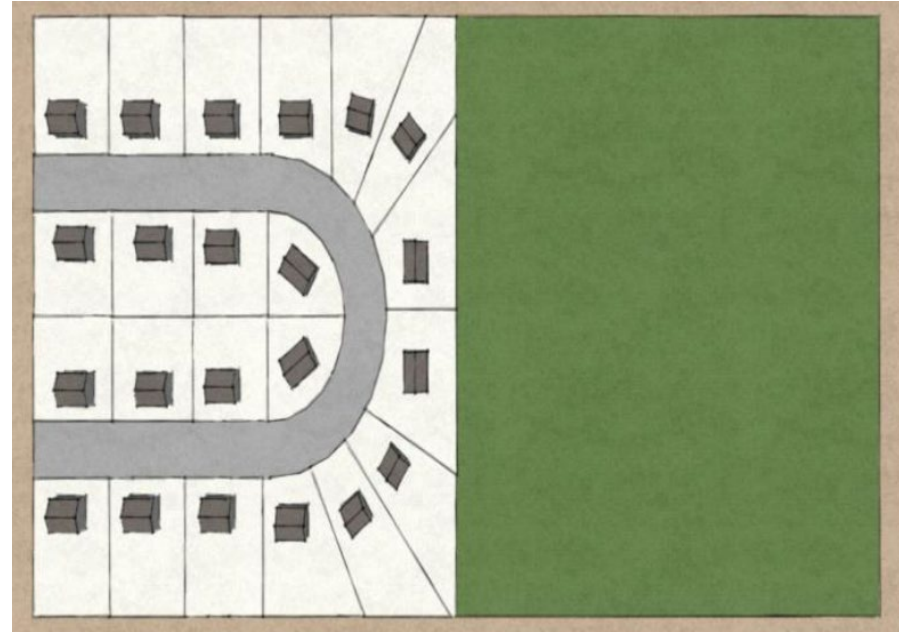
### Enabling Policies S-14, S-16 and IM-15 (2006 Regional Plan)

- Allow consideration of a Classic Open Space Design development comprising a mix of residential land uses, associated facilities, and home-based offices to a maximum of 1 unit per gross acreage by development agreement

# What is Conservation Design?

## Classic format:

- Conservation Design Development is a creative form of subdivision designed to conserve open space and preserve environmental features.
- The basic principle of the design is to locate homes on the portion of the site best suited for development while retaining the remainder of the site as open space
- The Classic Conservation Design Development preserves 60% of the overall site (primary conservation features) with only 40% of the site development for housing.



# Application History

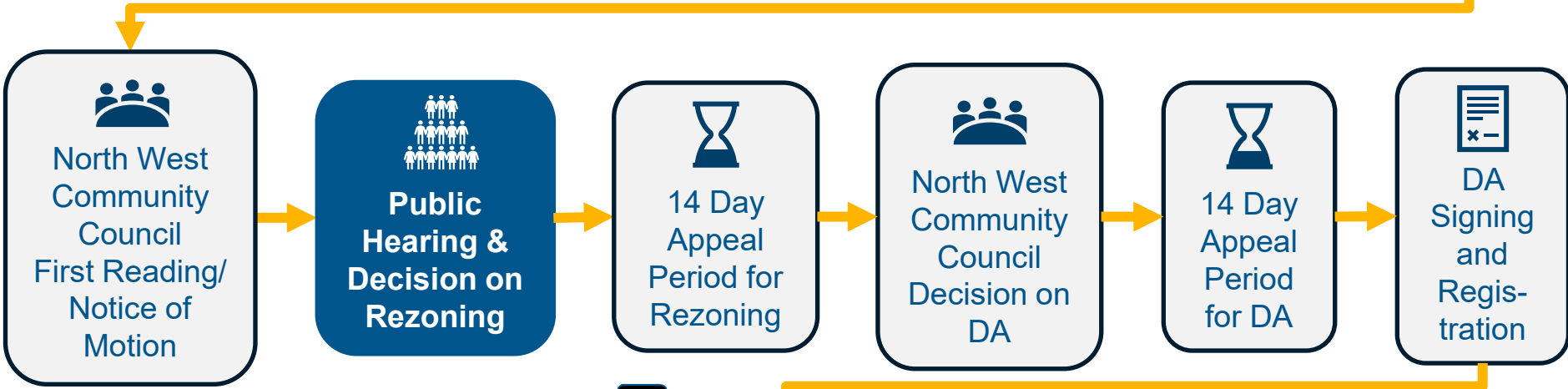
2014	<i>January</i>	Stage I application received for an Open Space development (Case 19059)
	<i>March</i>	Stage I reviewed completed by staff – comments provided
	<i>June</i>	Regional Council adopted amendment the Regional Plan - Open Space policies were replaced with the Conservation Design policies and all existing applications like Case 19059 can be considered
2015	<i>March</i>	Application received for a water service extension (Case 20264) and a Stage II Conservation Design development (Case 20110) – <i>former Case 19059</i>
	<i>November</i>	Public Information Meeting
2016	<i>January</i>	North West Planning Advisory Committee Meeting
	<i>May</i>	Water service extension approved by Regional Council (Case 20264)

# Application History Cont'd...

2017	<i>August</i>	Public Information Meeting
	<i>October</i>	North West Planning Advisory Committee Meeting
↓	Since...	The applicant was working to address comments by HRM and Halifax Water staff.
2020	<i>May</i>	Mailout sent to area residents
	<i>July</i>	North West Planning Advisory Committee Meeting
2021	<i>April</i>	NS Utilities & Review Board approved joint request by Halifax Water and Marque Investments Ltd. for clarification of the Halifax Water Regulations permitting each single unit dwelling within a condominium corporation fronting a public street an individual service lateral
	<i>Fall</i>	Staff Report and Development Agreement prepared

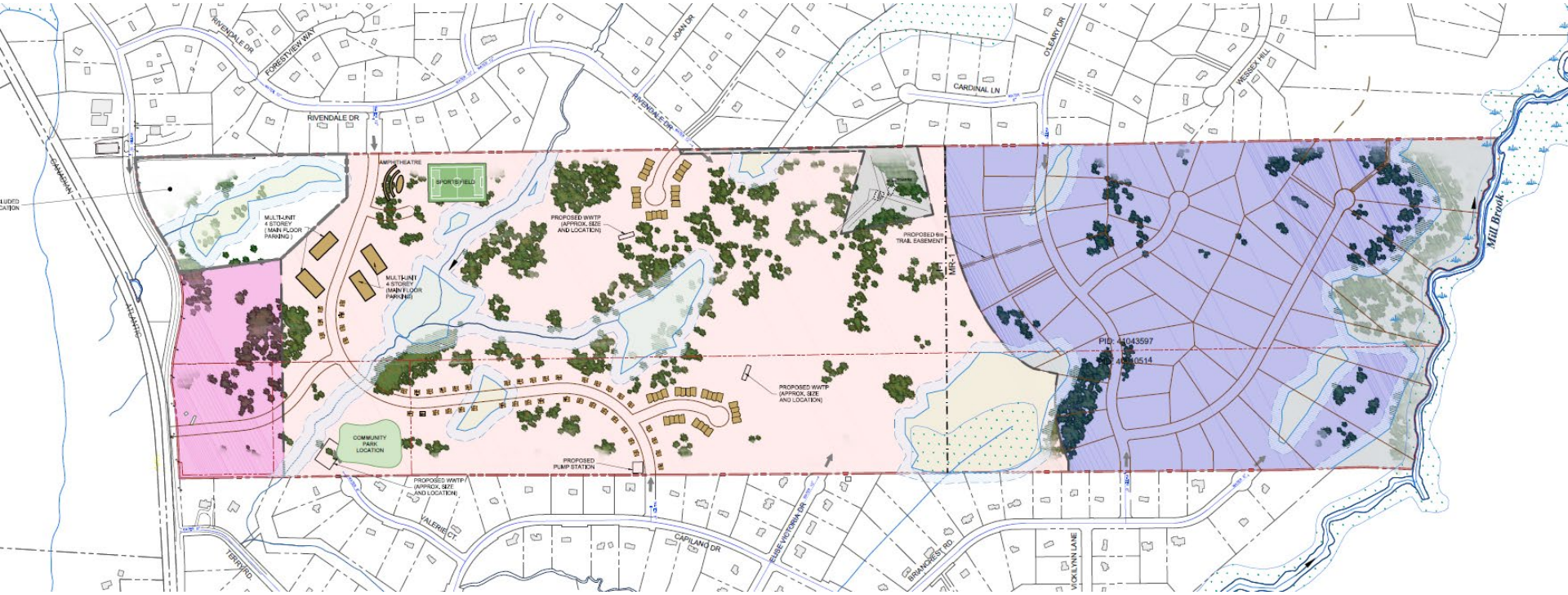


# Planning Process



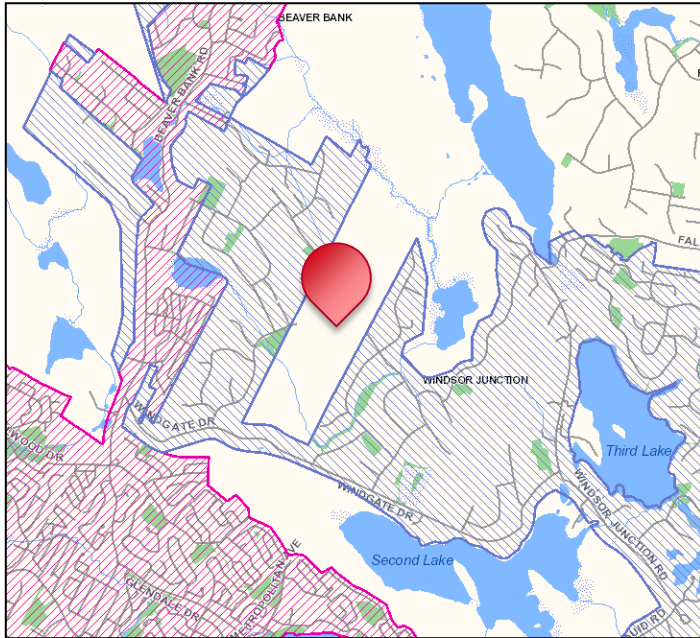
# Original Stage II Proposal

## March 2015

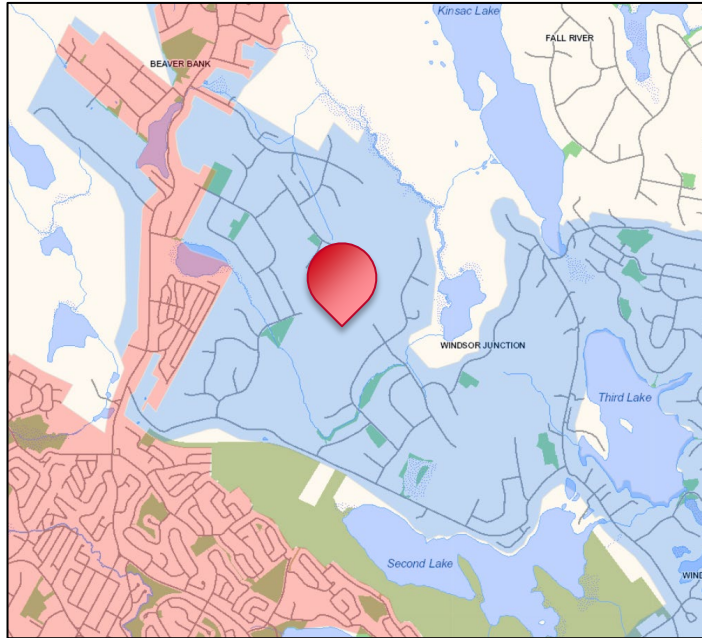


# Water Service Extension 2016 (Case 20264)

2015



2020



Subject Site



# Revised Proposal

## June 2017

### Option A

- Single Lots: 182
- Semi Detached: 8
- Multiunits: 164
- Total: 354





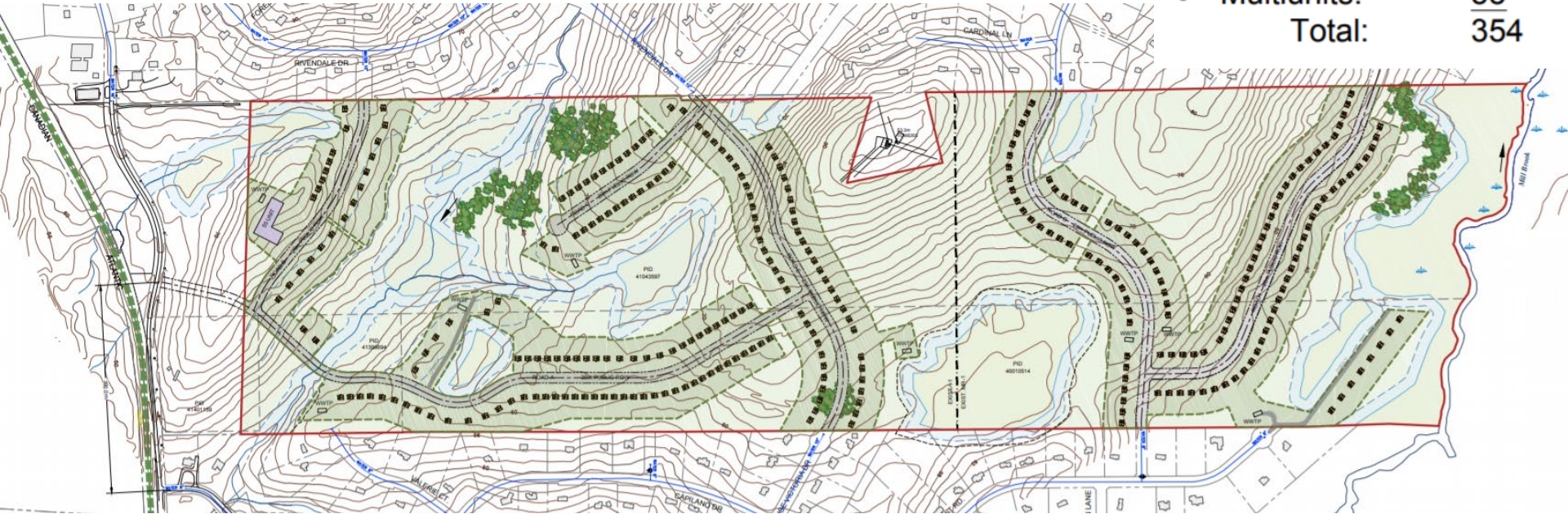
# Revised Proposal Cont'd...

## June 2017

### Option B

- Single Lots: 299
- Multiunits: 55

Total: 354



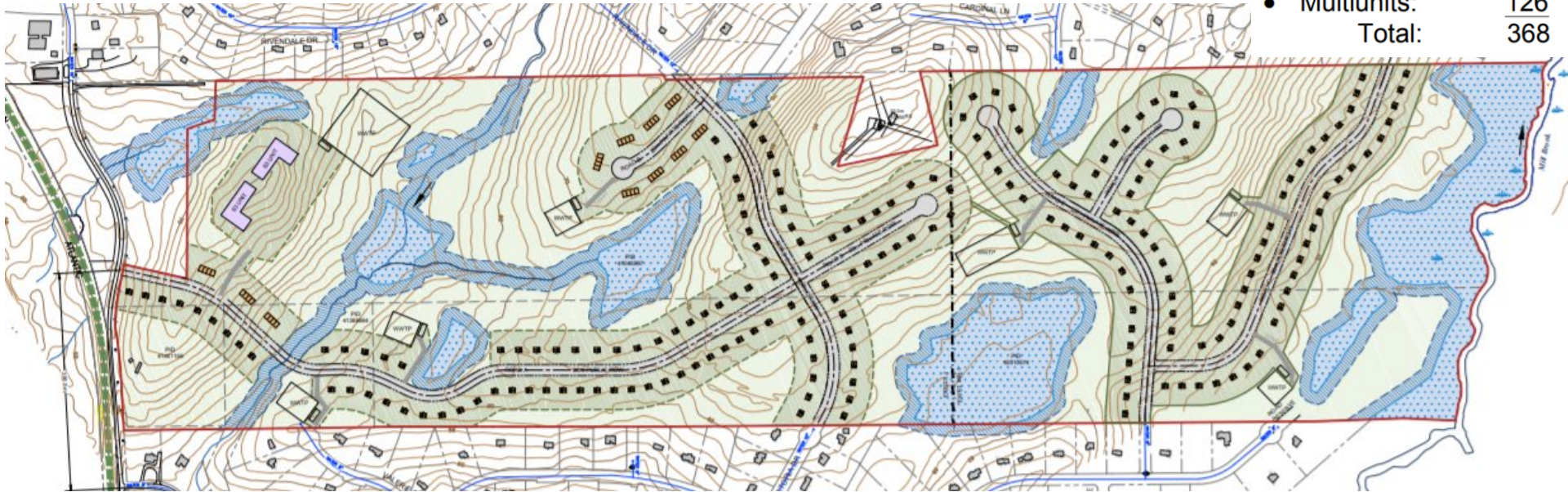


# Revised Proposal

## July 2019

- Single Lots: 198
- Townhouses: 44
- Multiunits: 126

Total:	368
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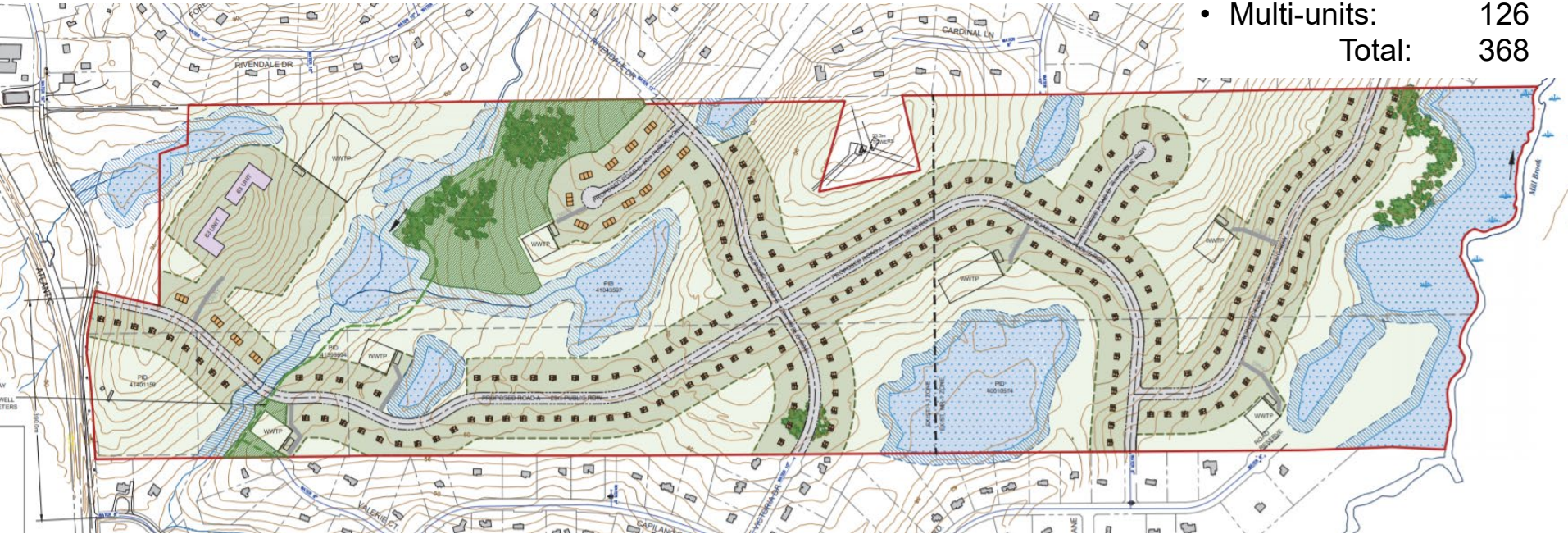




# Revised Proposal

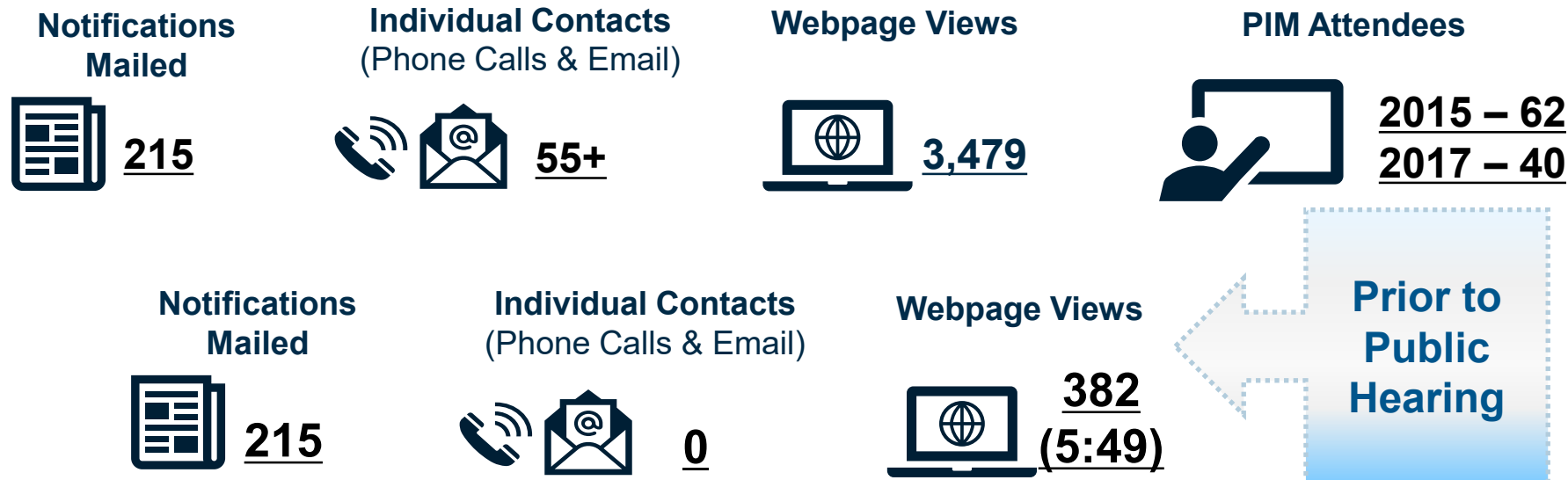
## March 2020

- Single Lots: 197
- Townhouses: 45
- Multi-units: 126
- Total: 368



# Public Engagement Feedback

- Level of engagement completed was consultation achieved through two public information meetings (Nov 18, 2015 and Aug 28, 2017) and a mail out notification (May, 2020)





# Public Engagement Feedback

- Feedback from the community generally included concern for the following:
  - Density and mix of housing including senior citizen housing in the form of townhouses and multiple unit dwellings
  - Traffic impacts including road connections to adjacent neighbourhoods
  - Environmental impacts
  - Proximity of WWTPs to abutting properties
  - School capacity
  - Impacts on property values
  - Lack of transit and services for seniors in the general area
  - Impacts due to construction activity

# PAC Recommendation

July 15, 2020

The North West PAC recommended approval of the proposal with consideration given to:

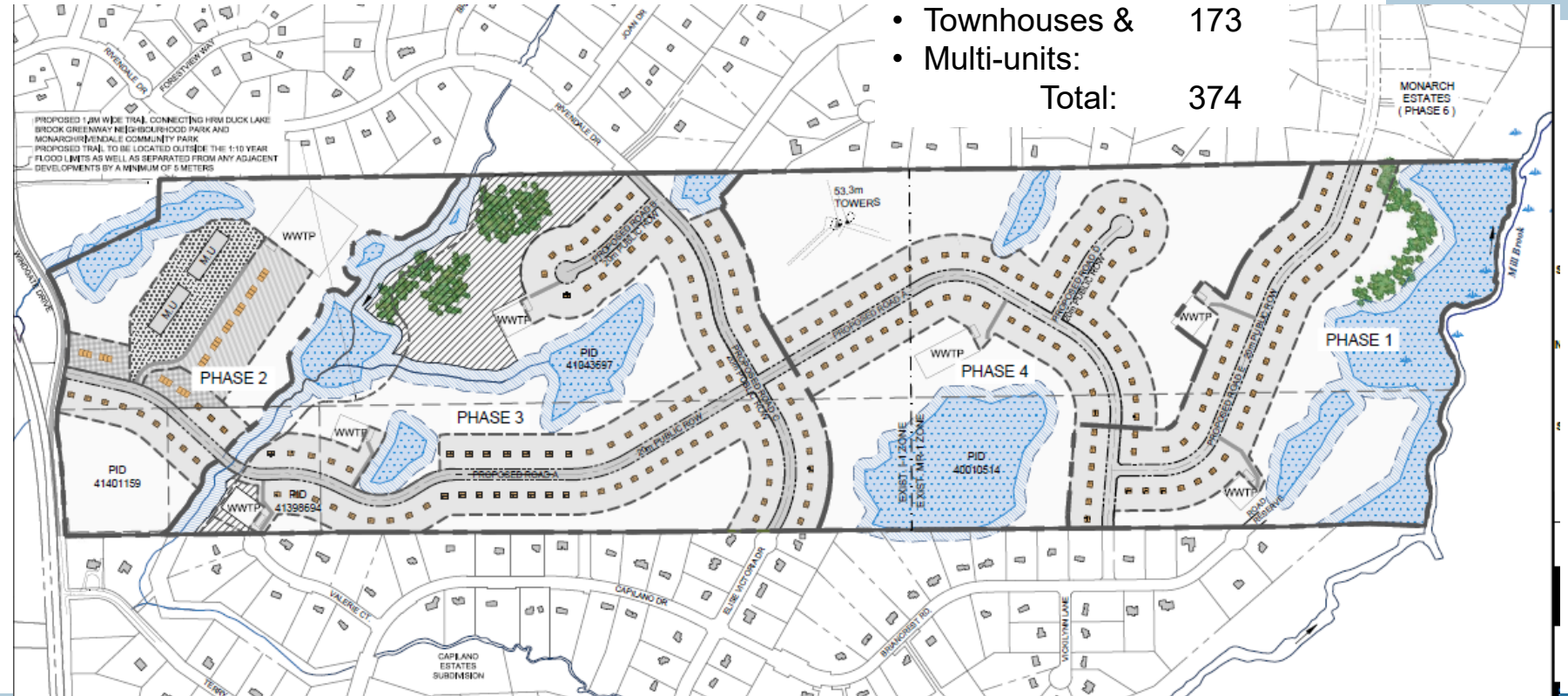
- Windgate Drive – Beaver Bank Road intersection
- Traffic Calming
- Road connections
- Transit
- Parkland
- School capacity



*A petition was tabled with NWPAC 99 signatures opposing the proposed road layout and requesting that the proposed development not connect to Elise Victoria Drive and Briancrest Road*

# Final Proposal

- Single Lots: 201
- Townhouses & Multi-units: 173
- Multi-units: 374
- Total: 374



# Key Aspects of the Development

## ○ **Density/Housing Type**

- 374 units comprising a minimum of 201 single unit dwellings and maximum of 173 senior citizen housing units in the form of townhouses and multiple unit dwellings

## ○ **Open Space**

- 60% of the site retained as common open space – preservation of environmental features (watercourses, wetlands, riparian buffers, significant/mature tree stands)
- 5% parkland dedication
  - expansion of Monarch Rivendale Park
  - new neighbourhood park at Valerie Court
  - trail from Monarch Rivendale Park to Duck Lake Brook Greenway Park

## ○ **Public Street Connections**

- Windgate Drive, Rivendale Drive, Elise Victoria Drive, Galloway Drive and Briancrest Drive





## Road Network

- Connects to Monarch/Rivendale Subdivision and the Capilano Subdivision – existing residential subdivisions
- Main access Windgate Drive
- Connections made through existing road reserves
  - Rivendale Drive and Elise Victoria Drive
  - Galloway Drive and a reserve off Briancrest Road

# Key Aspects of the Development

- **Municipal Water**

- Looping of Halifax Water Municipal Water system through proposal and existing subdivisions

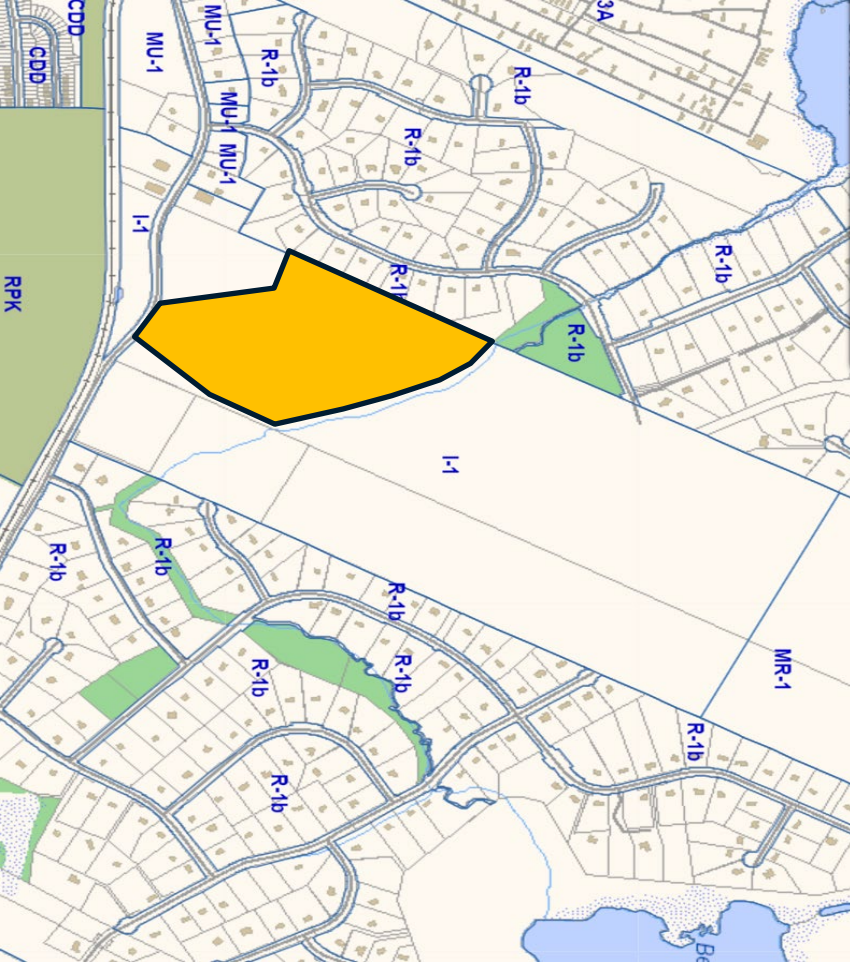
- **On-Site Septic**

- Private shared wastewater treatment plants
- Regulated by Nova Scotia Environmental and Climate Change (provincially)

- **Schools**

- Monarch Elementary, Harold T Barrett Junior High School and Lockview High School – HRCE advise there is adequate capacity in the school system

# Rezoning: I-1 to MU-1



- 19.6 hectare parcel from I-1 (Mixed Industrial) to MU-1 (Mixed Use) to allow senior citizen housing in the area shown in yellow
- Rezoning must be considered and approved by NWCC prior to the approval of the proposed development.

# Policy Consideration

## Beaver Bank, Hammonds Plains & Upper Sackville Municipal Planning Strategy

### Enabling Policy P-8:

- Establishes the MU-1 (Mixed Use 1) Zone within the Mixed Use A Designation.
- The MU-1 Zone permits senior citizen housing defined as “housing designed for occupancy by senior citizens”
- Rezoning a portion of the site to MU-1 allows consideration of senior citizen housing in the mix of residential uses for the Open Space Design Development

# Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which could be made without a formal Public Hearing. Instead, Community Council could authorize this change by resolution.

As proposed, Non-Substantive Amendments within this agreement include changes to the following:

- Phasing
- Setback and separation distance requirements
- Architectural requirements
- Accessory building requirements
- Location of parks
- Signage requirements
- Extension of date of commencement
- Length of time for completion

*The 2006 policy no longer exists*



# Staff Recommendation

Staff recommend that North West Community Council:

- Adopt the amendment to Schedule 1-C of the Land Use By-law to rezone a portion of the lands to MU-1 as set out in Attachment A of the staff report dated October 5, 2021.

Contingent upon the rezoning becoming effective, it is further recommended that North West Community Council: *(This will occur at a future meeting)*

- Approve the proposed development agreement as set out in Attachment B of the staff report dated October 5, 2021

# HALIFAX

## Thank You

**Thea Langille**



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