

Attachment A: Applicant's Submission

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Dartmouth, NS
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PAUL SAMPSON, MCIP, LPP
PLANNER II - URBAN PLANNING APPLICATIONS
CURRENT PLANNING | PLANNING & DEVELOPMENT
PO BOX 1749
HALIFAX NS B3J 3A5

fathom

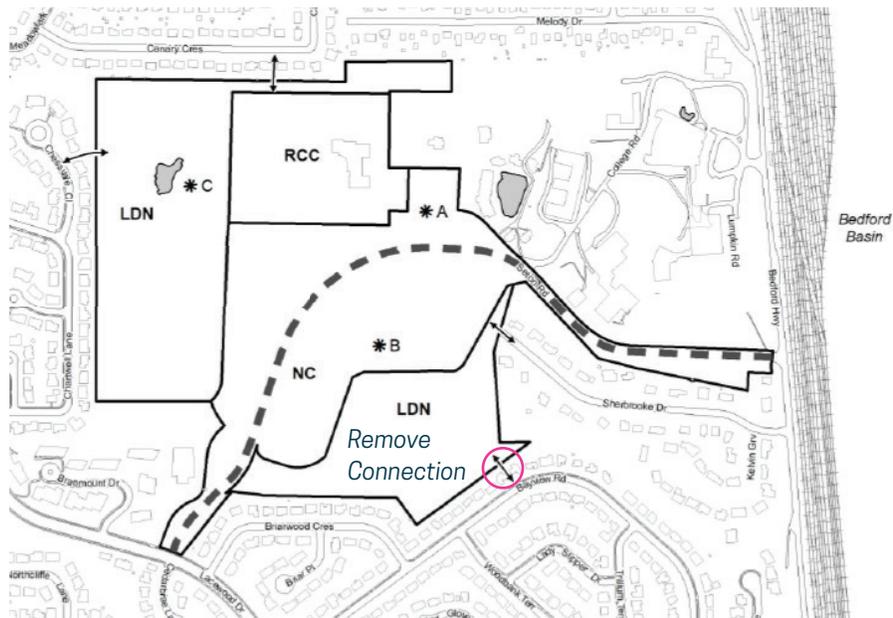
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING INTERPRETIVE WAYFINDING BRANDED ENVIRONMENTS

Request for a Plan Amendment: PID 00137802

Dear Paul,

Paul, as discussed at our last Seton meeting, Southwest would like to file a plan amendment for the Halifax Municipal Planning Strategy to remove the pedestrian trail connection from Seton Ridge to Bayview Road. The request, specifically, is to amend Map 9Df to remove this connection (see below) for the reasons noted below to advance Southwest's Seton Ridge development.

Issued
Aug 23, 2021



Map 9Df: Seton Ridge Neighbourhood Plan

Planning Rationale

Section 8A of the Municipal Planning Strategy (MPS) sets out the general policy intent for the Seton Ridge development which forms the basis of the Development Agreement (Case 19514) for the area.

When the municipal plan was amended in 2018 to allow this development, the connectivity and walkability of the new development with surrounding communities was noted as a high priority for the plan. Southwest has spent the last 3 years since the plan was adopted trying to accommodate all 4 connections (shown on Map 9Df) into the development. The sticking point has been HRM's requirement for a 6m wide path easement into the development when 2 of the 4 connections are currently only 12' (3.66m) wide (Bayview and Canary). Southwest is not in any position to expropriate land for trail dedication and since HRM

will not accept a 3.66m wide easement, Southwest has been left in a stalemate unable to satisfy the 6m width requirement and the community connection requirement. Southwest has no ability to meet the 6m requirement so the only alternative is to remove the connections from the MPS. From our discussions in July and August 2021, it seems that HRM will accept the 12' wide connection already in place on Canary. If this is the case, we do not need to request the removal of this trail connection from Map 9Df in the MPS.

In the case of the Bayview Road trail connection, if HRM will not accept a 3.66m wide easement, there is no reason to provide a 6m wide easement on the Seton Ridge lands if a trail would not be accepted by Parkland Planning. This property also includes some very significant grade changes that would require large retaining walls along the length of the trail further compounding the width of the easement to make room for retaining walls and footings. For this connection, there seems to be no easy way to design this trail in a manner that would be acceptable to HRM. As a result, we would like to amend map 9Df to remove this connection. Section 8A.8 of the MPS states that *"The Seton Ridge Neighbourhood shall prioritize walking, cycling and transit use. The transportation network shall consist of: (c) pedestrian walkways, shown on Map 9Df, that connect the development with surrounding neighbourhoods"*. Southwest has completed a GIS analysis to determine which properties would be impacted by eliminating this trail connection to the new Seton Village Centre. The new Seton Road extension (which has an AT Multiuse Trail) is the shortest connection to the urban core for almost 90% of the surrounding walking residents. Only a small number of houses on Bayview, Trillium Terrace, Woodbank Terrace and Lady Slipper Drive would have a slightly longer walk to the Seton Urban Core if this Bayview trail connection was removed. We believe these impacted areas are still within a very comfortable walking distance to the Urban Core by eliminating this trail connection. In a worst case scenario, the removal of this trail will only add another 334 m to the walk for a small number of properties (see attached map prepared by DesignPoint).

DA Amendment

Schedule C2 of the Southwest DA also shows this walkway connection and regulation 3.4(e) of the DA states that "(e) Walkways shall be constructed in the general locations shown on Schedule C2." We assume that the DA would also need to be amended to remove the walkway from Schedule C2? We would like HRM's ruling on this assumption, and if required, we would run a parallel DA amendment with the Plan Amendment.

If you have any questions about our Plan and DA amendment request, please feel free to reach out to me at your convenience. We are anxious to get some of these housekeeping items approved so that the developer can advance the development.

■ncerely,

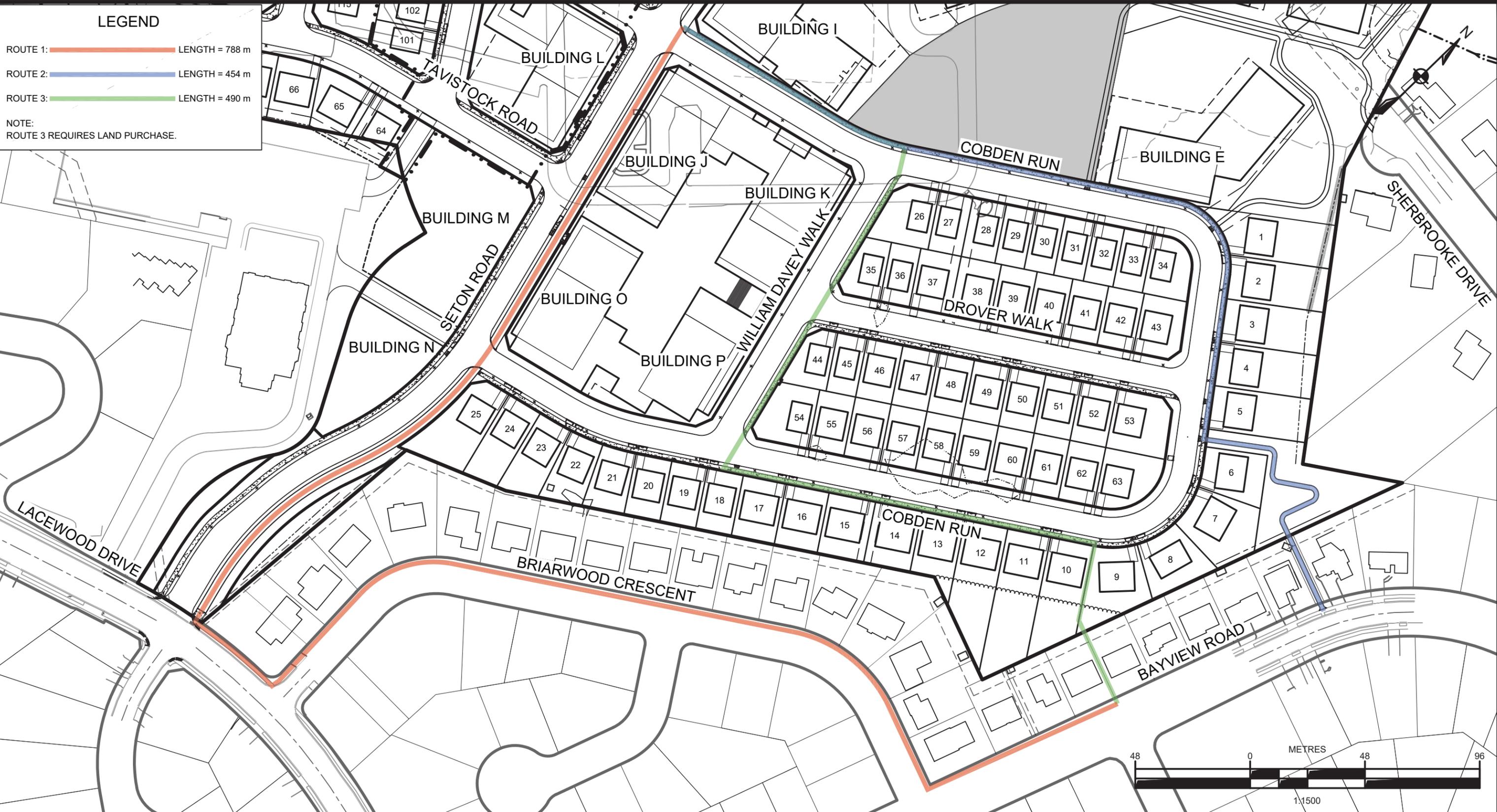


Rob LeBlanc, Planner
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LEGEND

- ROUTE 1: — LENGTH = 788 m
- ROUTE 2: — LENGTH = 454 m
- ROUTE 3: — LENGTH = 490 m

NOTE:
ROUTE 3 REQUIRES LAND PURCHASE.



CONSULTANT

CLIENT

PROJECT DESCRIPTION

SHEET DESCRIPTION



SETON RIDGE

WALKWAY ROUTES

HALIFAX, NOVA SCOTIA

Engineer
A. FORSYTHE

Drawn
J. DWYER

Scale
1:1500

Date
Nov. 19, 2020

Project No.
18-034

Drawing No.

Filename
18-034_CSK17.dwg

C-SK17

1 OF 1