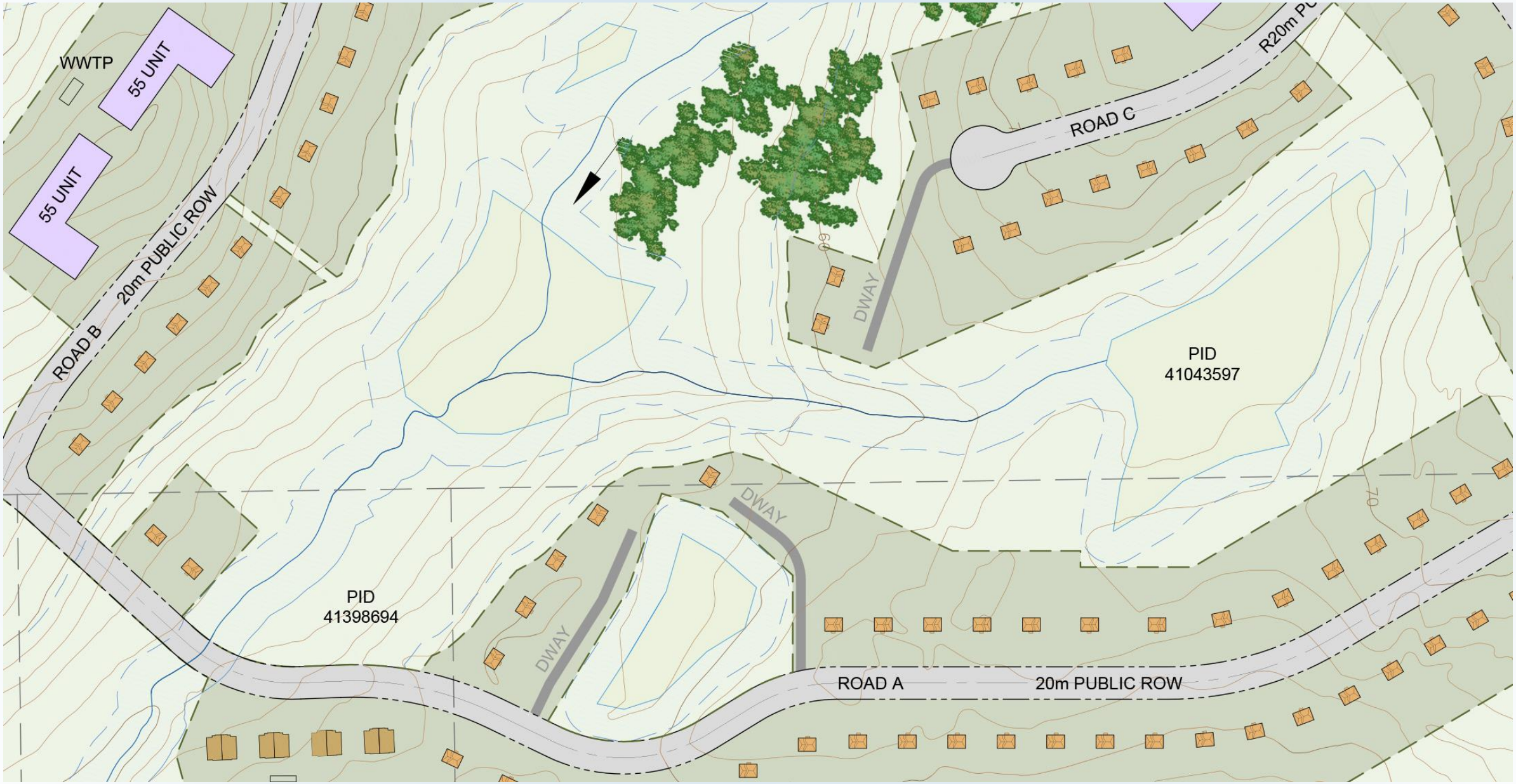
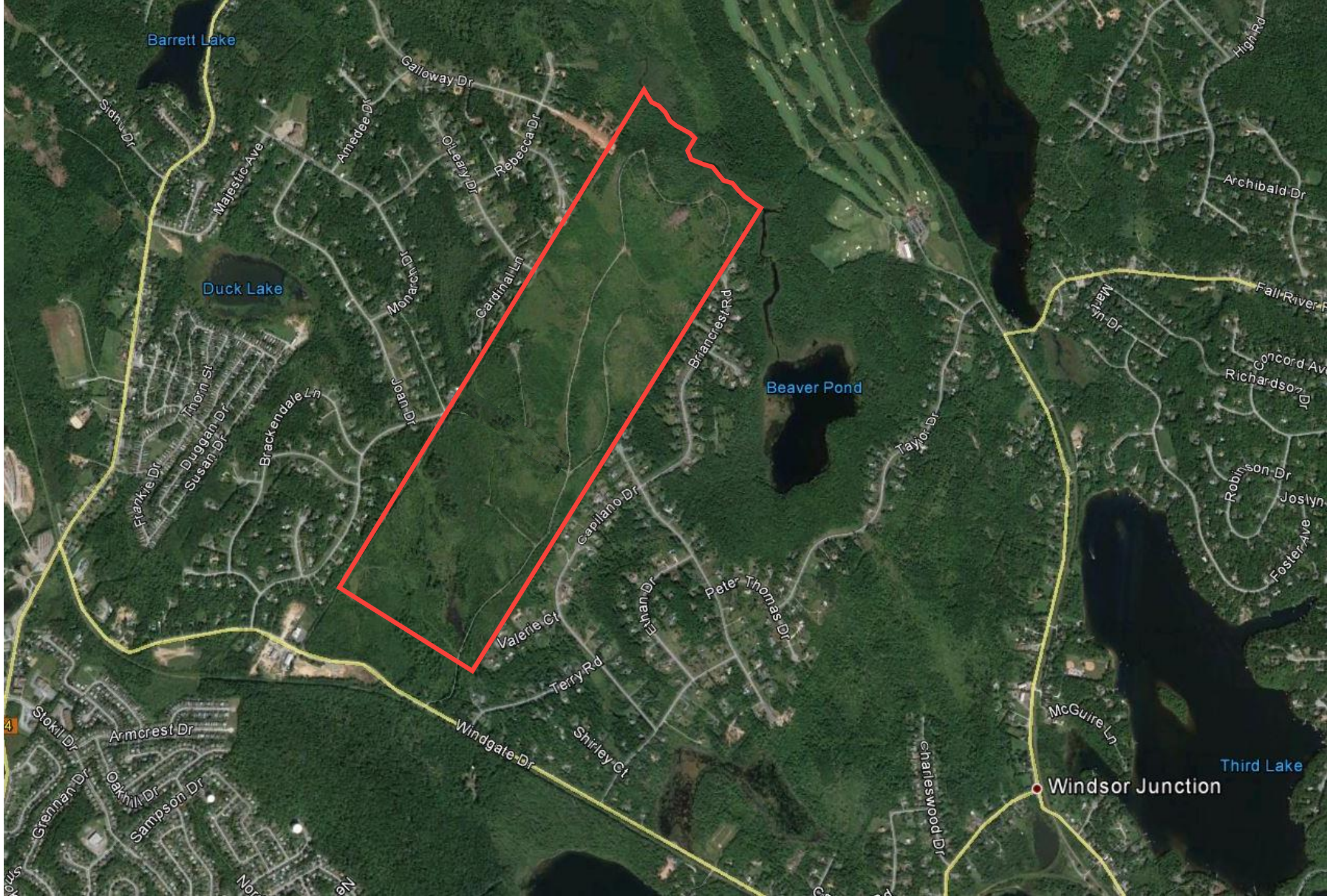
Case 20110: Windgate Village Development

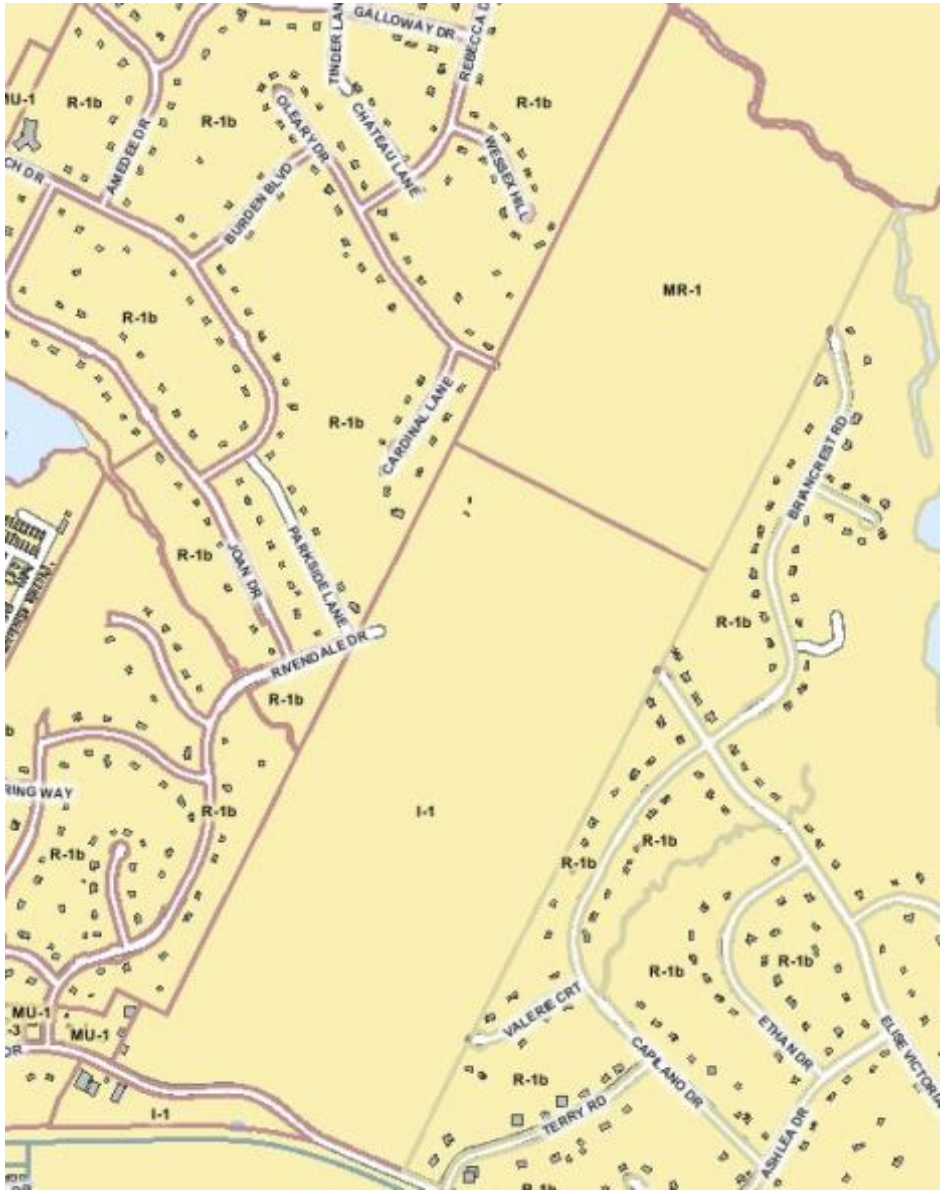
Open Space Development Agreement Application



Location Map



Current Development Rights



MR-1
Mixed Resource Zone

- Single unit dwellings
- Mobile dwellings
- Intensive agriculture
- Forestry

I-1
Mixed Industrial Zone

- Industrial Uses
- General Commercial Uses
- Resource uses (agriculture, forestry, composting operations)
- Residential Uses in association with industrial and resource uses

Open Space Development



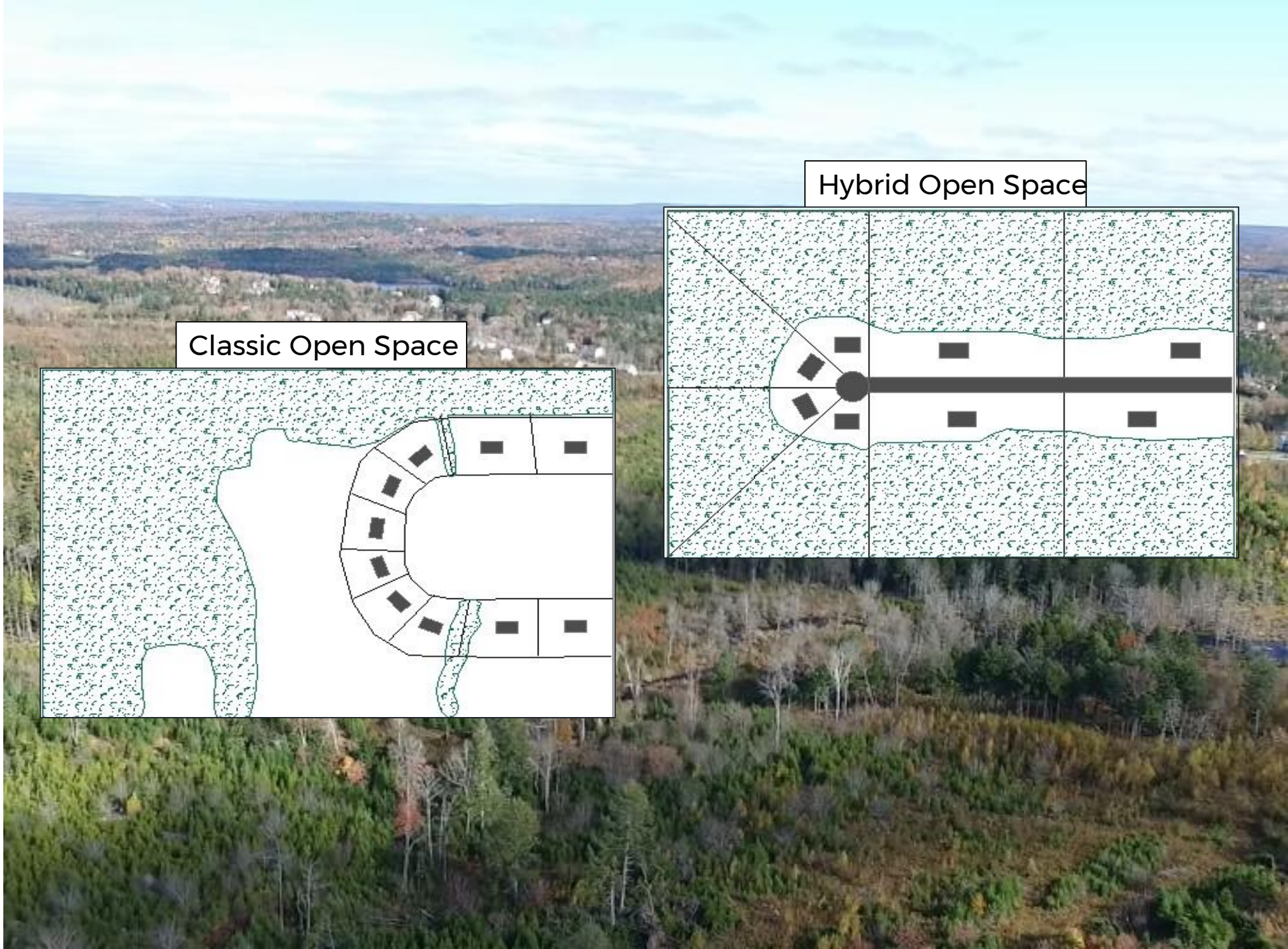
A creative form of subdivision design that aims to conserve open spaces.

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

Hybrid Open Space Design preserves environmentally sensitive areas by restricting the area for lawns, pavement and buildings to 20% of the lot while preserving 80% of each individual lot as open spaces.

ALLOWABLE DENSITY = 1 UNIT PER 4,000 SQ. M. (1 ACRE)

Open Space Development



Primary Conservation Features



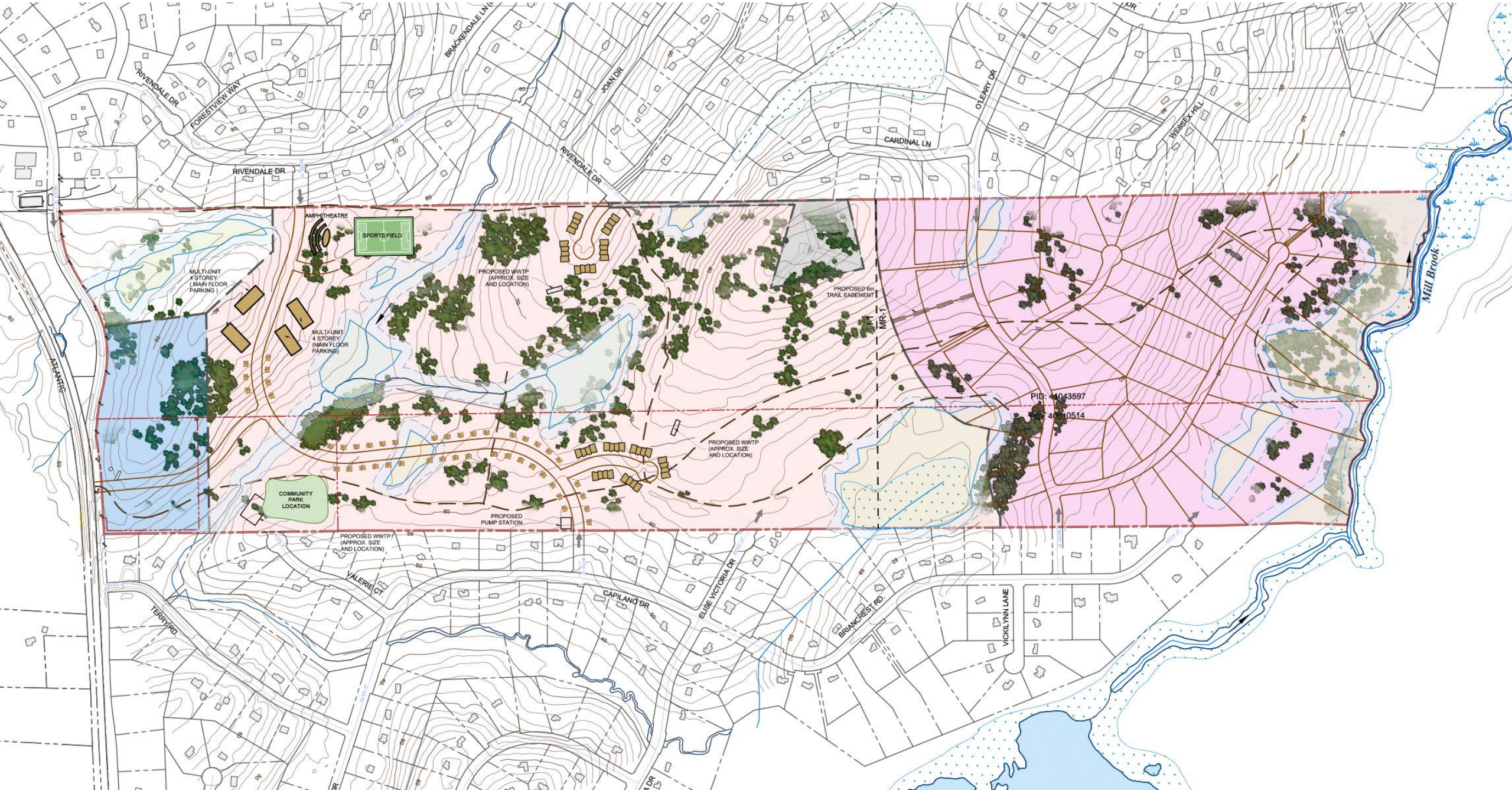
- Riparian Buffers & Water Course Setbacks
- Significant Habitat and Endangered Species
- Wetlands
- 1:100 Year Flood Plains
- Rock Outcroppings
- Slopes in excess of 30%
- Agricultural Soils
- Agricultural Activity
- Potential Archaeological Sites
- Ground Water Recharge Areas

Secondary Conservation Features



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

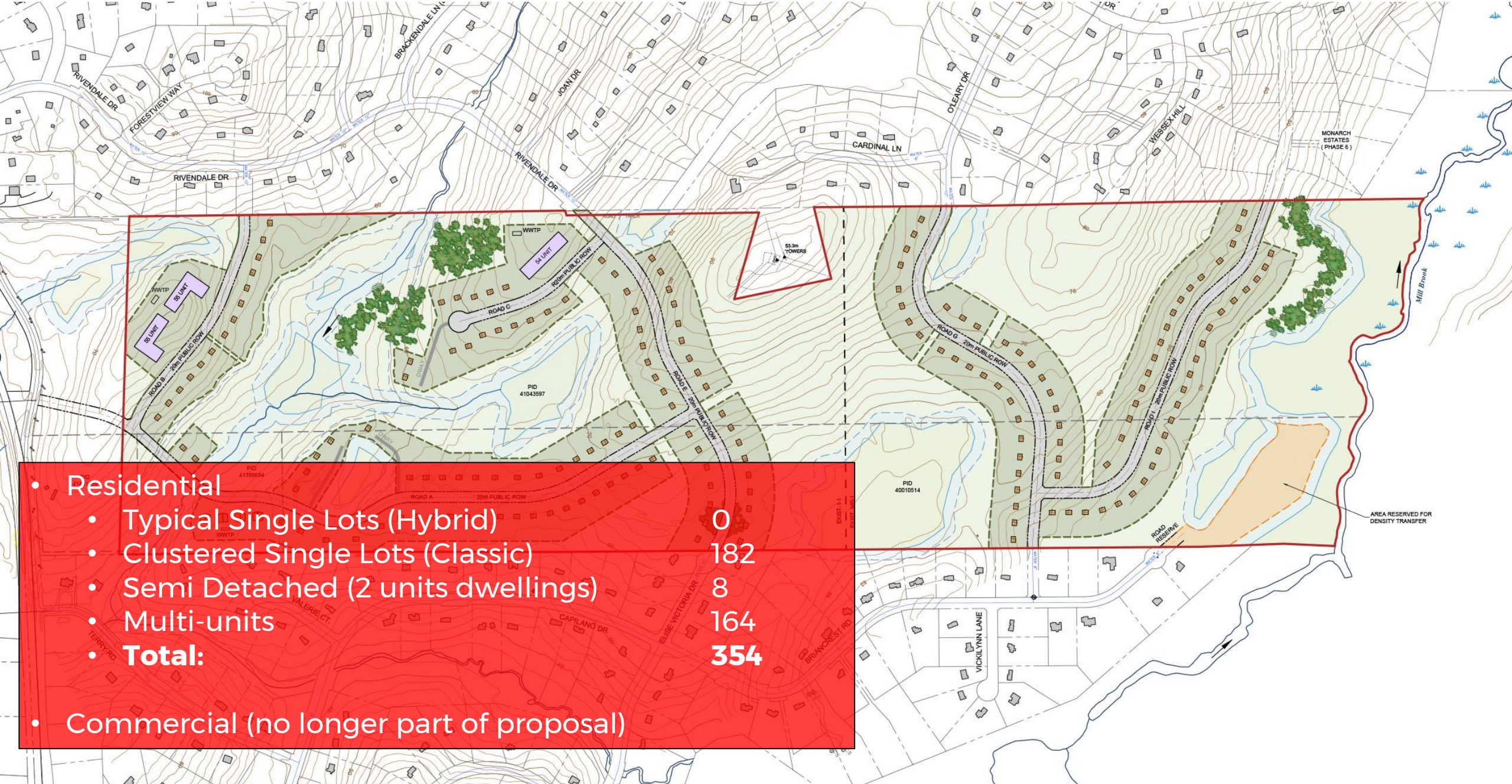
Original Proposed Site Plan (November, 2015)



Second Proposed Site Plan (September, 2016)

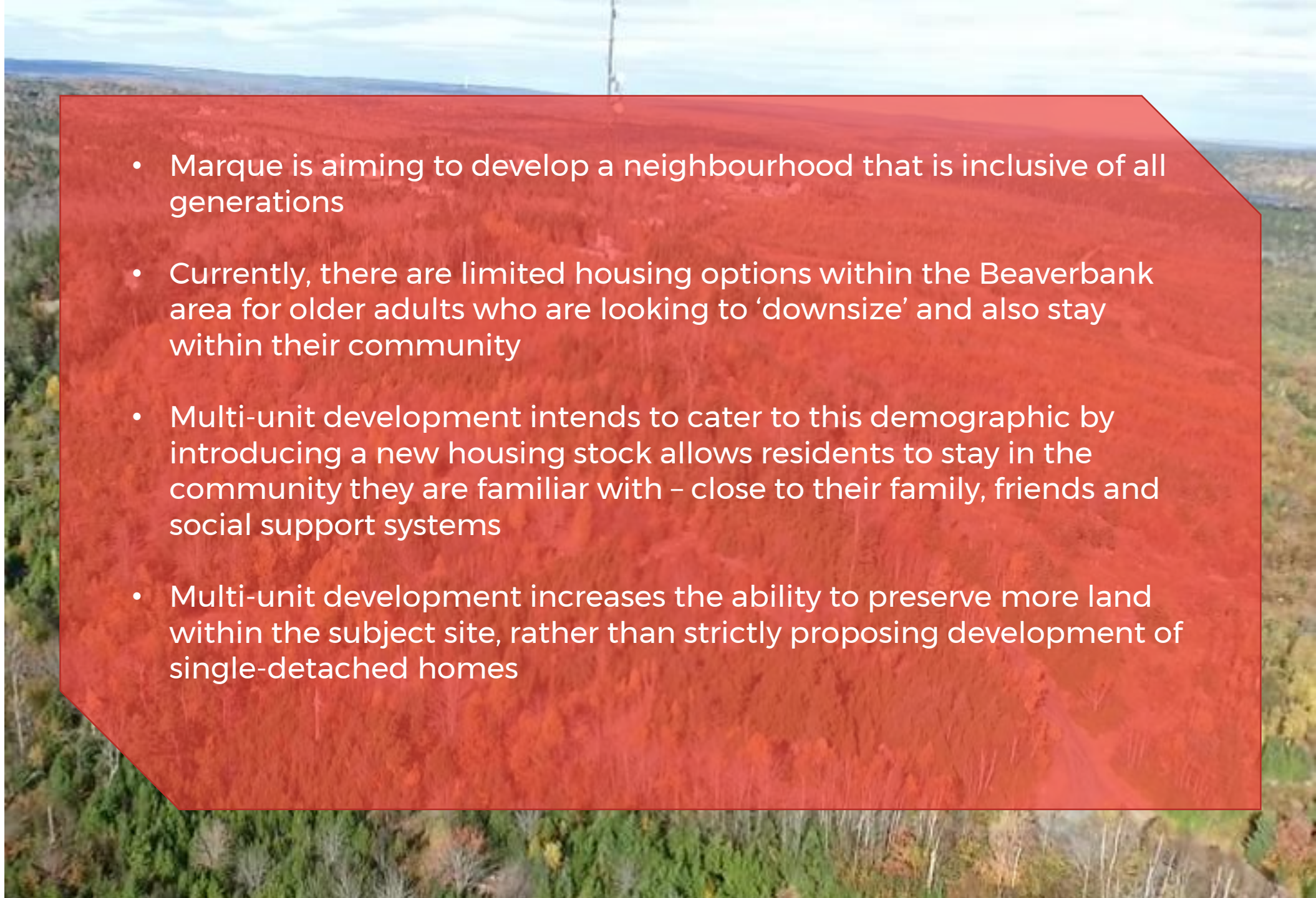


Current Site Plan Proposal (Option A)



- Residential
  - Typical Single Lots (Hybrid) 0
  - Clustered Single Lots (Classic) 182
  - Semi Detached (2 units dwellings) 8
  - Multi-units 164
  - **Total:** **354**
- Commercial (no longer part of proposal)

Project Objectives



- Marque is aiming to develop a neighbourhood that is inclusive of all generations
- Currently, there are limited housing options within the Beaverbank area for older adults who are looking to ‘downsize’ and also stay within their community
- Multi-unit development intends to cater to this demographic by introducing a new housing stock allows residents to stay in the community they are familiar with – close to their family, friends and social support systems
- Multi-unit development increases the ability to preserve more land within the subject site, rather than strictly proposing development of single-detached homes

Building Features

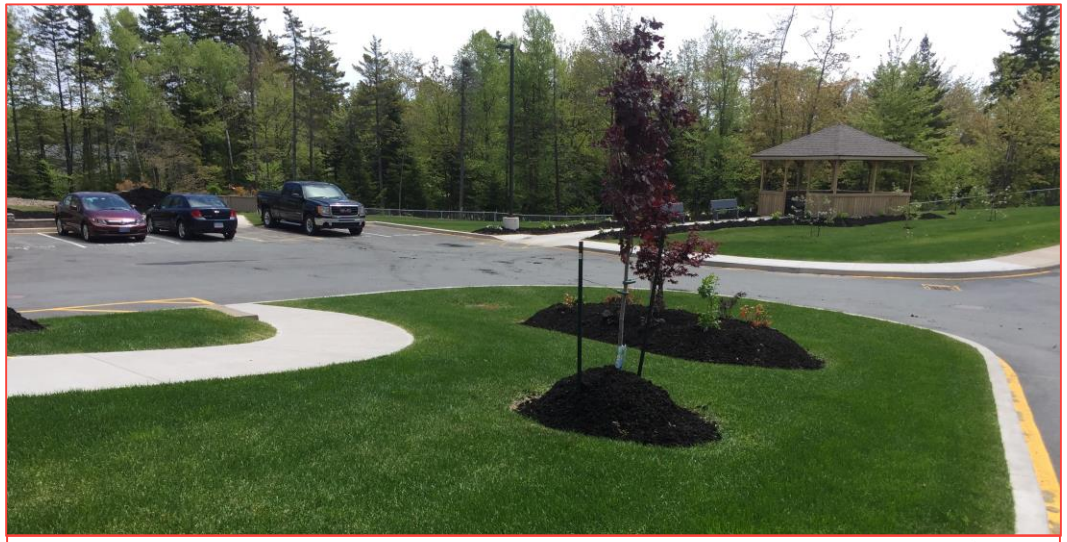


- Multi unit buildings are intended to have accessible design features such as:
  - Wide hallways
  - Covered entrances
  - Pedestrian friendly walkways and parking areas
  - Accessible landscaping features and amenity areas integrated throughout each site
- Buildings are positioned in a way that minimizes 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

Examples



Accessible landscape features, outdoor amenity space, mix of exterior materials to break up massing



Accessible pedestrian walkways in parking lot, landscaping and amenity features



Mix of exterior finishes to break up massing, covered entrance/drop off, accessible landscape features



Small casement windows that are easily accessible from interior of units, first floor units above grade to improve safety and security

Servicing



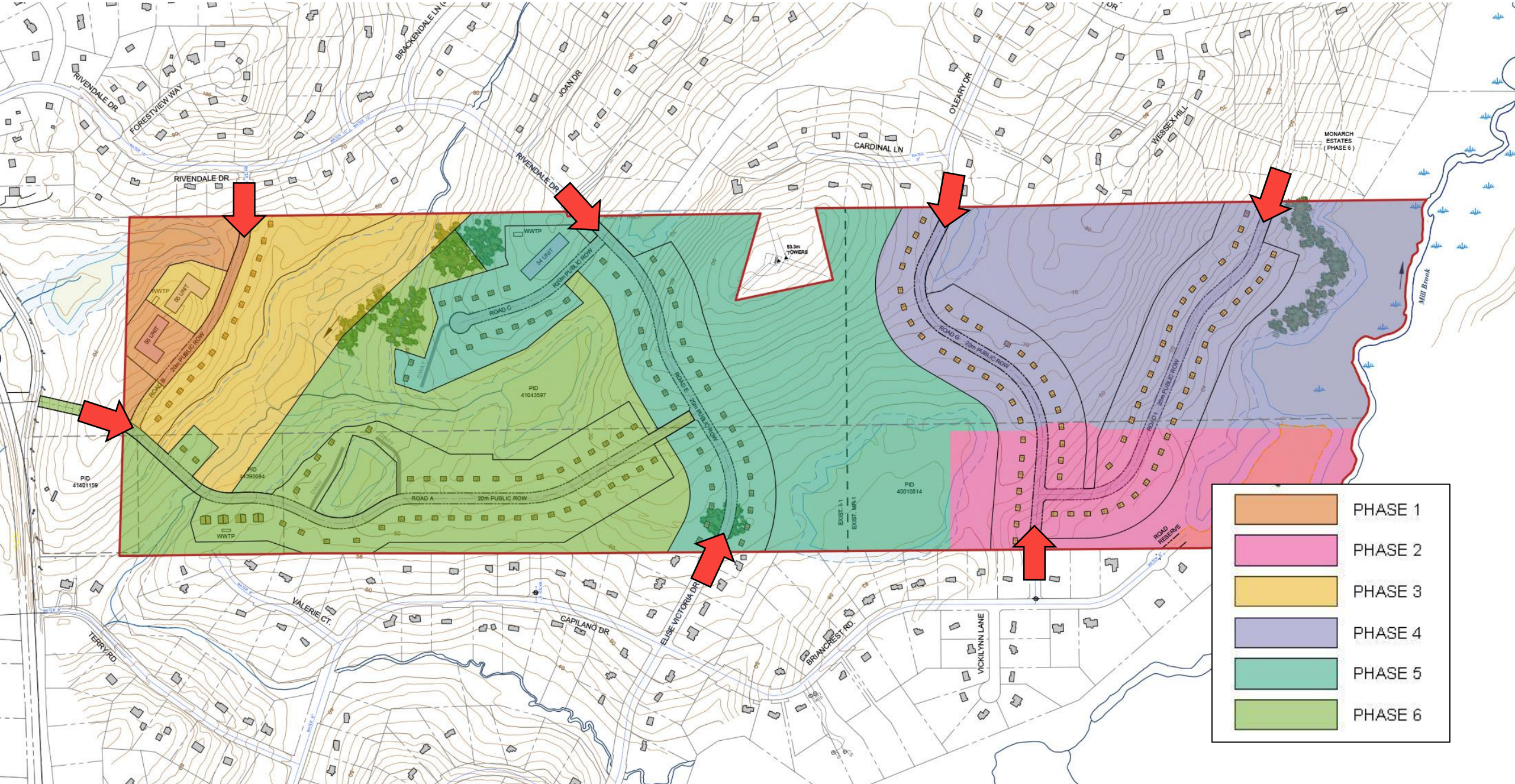
Wastewater Treatment

- Individual Onsite Sewage Treatment and Dispersal System for Single Family Units
- Central Wastewater Treatment System for Multi-Unit Building's and Duplex Units

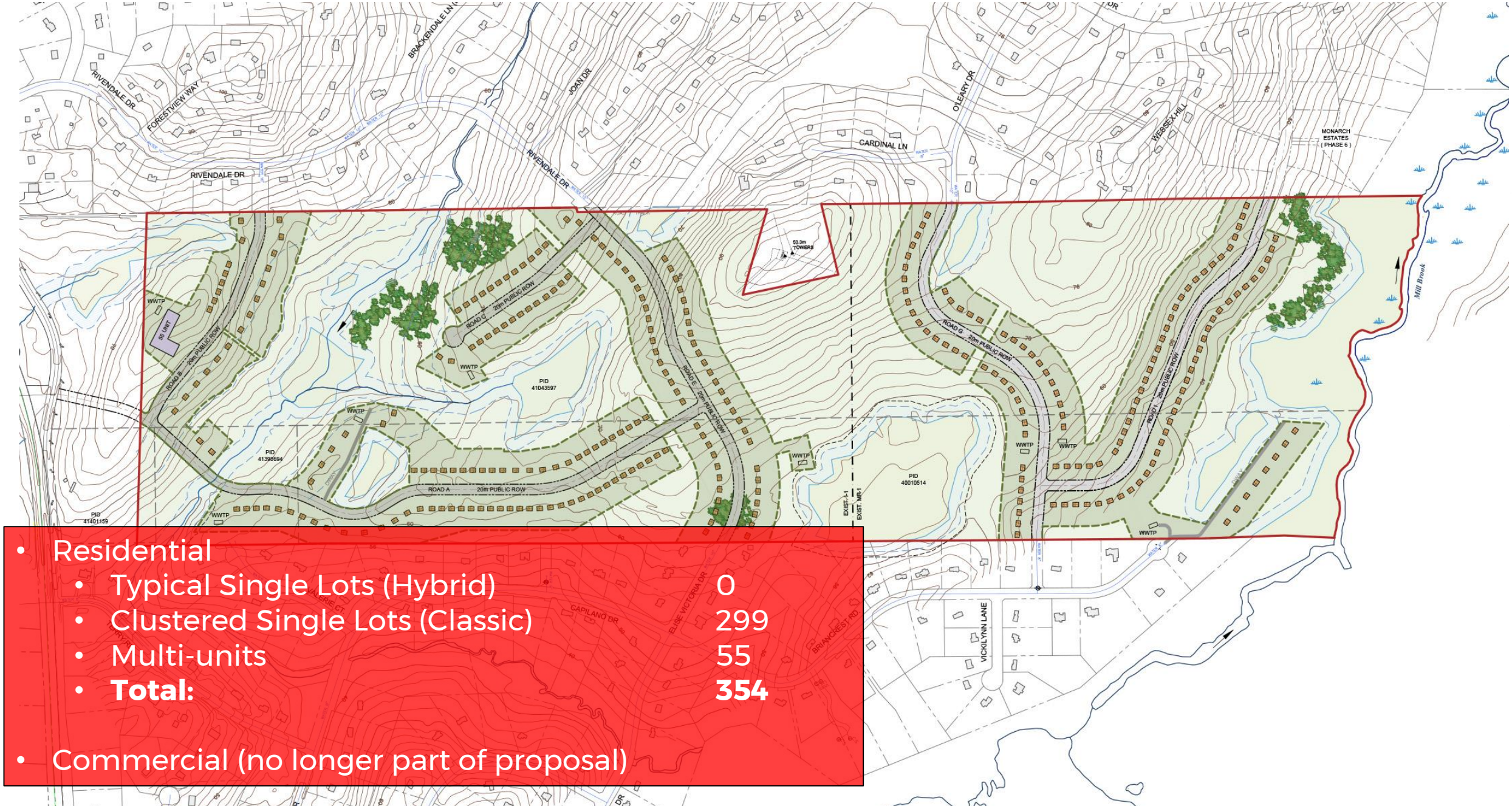
Water Servicing

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

Phasing Plan



Site Plan Proposal (Option B)



- Residential
  - Typical Single Lots (Hybrid) 0
  - Clustered Single Lots (Classic) 299
  - Multi-units 55
  - **Total:** **354**
- Commercial (no longer part of proposal)

Thank You

Connor Wallace

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