



2018-07-19

Janice MacEwen, Development Officer, HRM  
Halifax Regional Municipality, Planning and Development  
PO Box 1749  
Halifax, NS, B3J 3A5

**Subject: Seven Lakes: Phase 1/2 change requests in unit count and phase line boundary**

Dear Ms. MacEwen:

This letter is a reference to the requested changes associated with Phases 1 and 2 for unit count, unit type, and placement of the phase boundary lines for the Seven Lakes Community. The requested changes are in response to making better use of the infrastructure currently (and soon to be) in place. The following is a summary of the requested changes to Phases 1 and 2 of the Seven Lakes Development Agreement.

**1 Changes to the Phase 1-Phase 2 boundary line positioning as well as to density distribution within Phase 1.**

The following is a summary of the requested changes to Phase 1's unit count, and Phase 1/2's boundary line alteration.

- Changing unit count and unit type on the north side of Gosling Circle from stacked duplexes (8 units total) to 4 single detached dwellings (net loss of 4 units in Phase 1).
- Removing units 97, 91, and 96 and creating Common Open Space for the community that fronts on to Stargazer Road (+ 1.6 acres).
- Intensify density along existing cul-de-sac fronting on to Alps Road to optimize developable land and servicing efficiencies (from 8 units to 16 units).
- Shift the Phase 1 – Phase 2 boundary line to include the subject cul-de-sac to be part of Phase 1.
- No alteration in wetland boundary is anticipated as part of this change.

The changes listed above are illustrated in Figures 1 and 2 on the following page.

Cul-de-sac currently on the western border of Phase 2 (8 single dwelling units).

8 stacked duplex units currently planned for north side of Gosling Circle.

Units 97, 91, and 96

Figure 1: Existing conditions for Phases 1 and 2. See Schedule A for larger image.

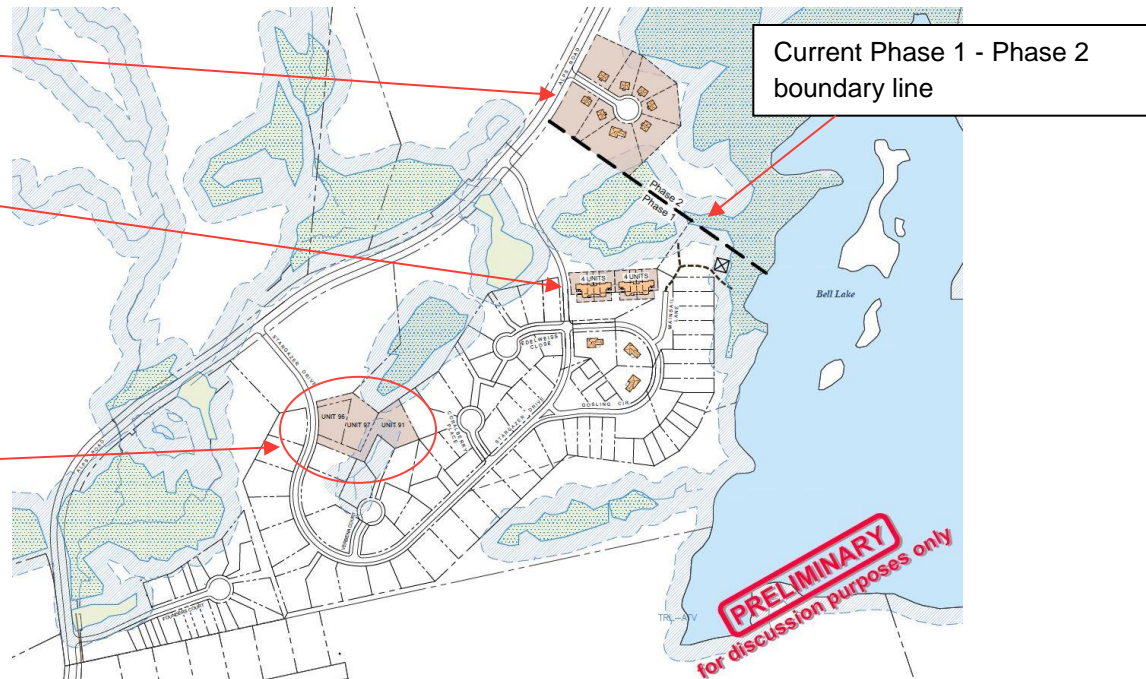
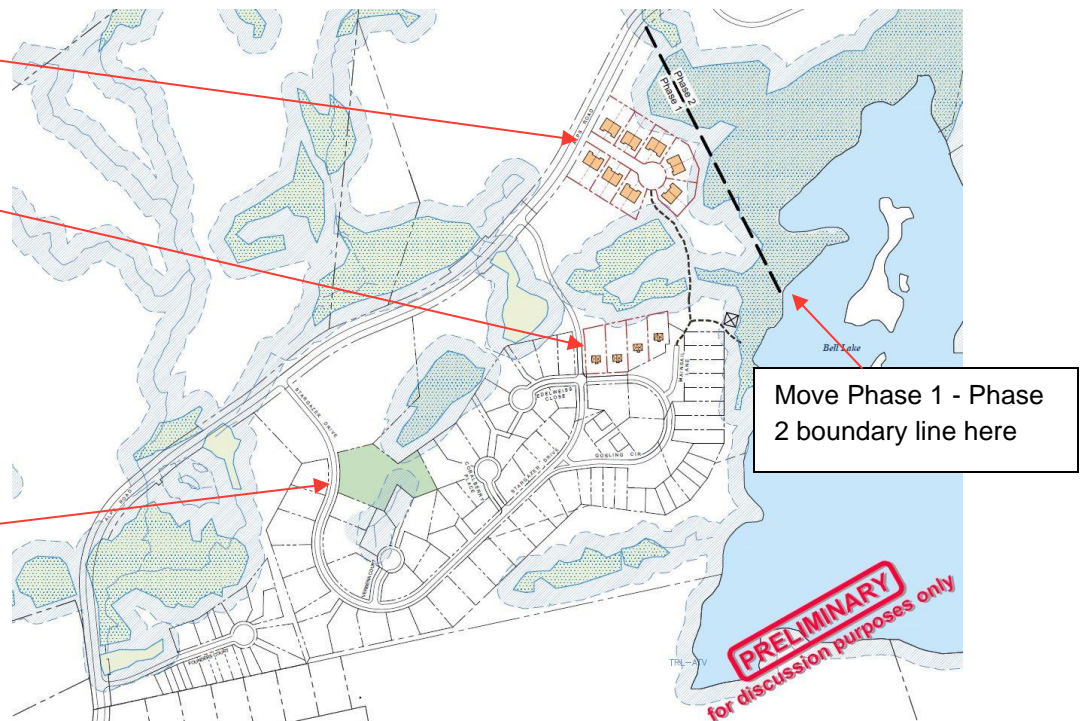


Figure 2: Illustration showing proposed changes to Phase 1 and 2. See Schedule B for larger image.

Add density to existing cul-de-sac (8 units to 16 units).

Remove 8 duplex units from north side of Gosling Circle and turn replace with 4 single detached units

Remove planned units on Lots 97, 96 and 91 and turn into Common Open Space (+1.6 acres)



## CHANGES TO UNIT COUNT:

The D.A. for Seven Lakes permits the Development Officer *to make changes in the location and type of units and changes to the number of units up to a maximum of 15% of the total number of units per phase*, so long as the total unit count does not surpass 634 (section 3.3.2).

The table below summarizes the changes to unit count in Phase 1 and Phase 2.

	Phase 1 DA permits 102 units with a maximum allowable unit count of 117 units (+15%)
Existing Unit Count in Phase 1*	108 units
Units lost on north side of Gosling Circle	-4 units
Units lost from lots 97, 96, and 91	-3 units
Units gained along existing cul-de-sac (to be included in to Phase 1)	+16 units
Total units in Phase 1	117 units

\*a process similar to this was taken place along Founder's Court and Gosling Circle which altered the number of units in Phase 1 to 108 units.

## CHANGE RATIONALE:

A number of factors have resulted in this proposed boundary change to include the cul-de-sac in Phase 2, all of which would result in making better use of developable land within the Seven Lakes area. They include

- This proposal will position the units of the cul-de-sac to be more easily serviceable, compared to what was approved in Schedule E of the DA (see Figure 1). By including the cul-de-sac within Phase 1's boundary, as well as intensifying its density, Seven Lakes will be able to service these units in a more efficient manner.
- Given newly acquired Lidar data, this proposal will better utilize the developable lands in the area by increasing density on level ground rather than on difficult terrain.
- To capitalize on construction and road building efficiencies, and to make this proposal feasible, Seven Lakes would like to begin the development of this private cul-de-sac during the 2018 construction season. If it were to remain in Phase 2, the developer would need to wait until two thirds of Phase 1's buildings were built and occupied.
- In order to achieve the changes proposed, the Phase boundary line will need to be shifted in the north east direction slightly (shown in Schedule B).

This request is similar to the requests previously submitted in our letter dated May 10, 2018. As a response to that letter, HRM indicated an agreement that although Section 6.1.1(a) identifies changes to the Phasing Plan as a non-substantive amendment, the Phase lines shown in Schedule C were purposely drawn in a highly conceptual manner so as to not require the formalize process



for a shift in boundary lines that is so marginal. Given the similar nature of this request, we assume this agreement will be the same and that the proposed changes are within the flexibility that was intentionally built into the original Development Agreement.

If you have any questions or concerns on these matters, please do not hesitate to call me.

Yours sincerely,

**Original Signed**

Anne Winters, MCIP, LPP  
Urban Planner

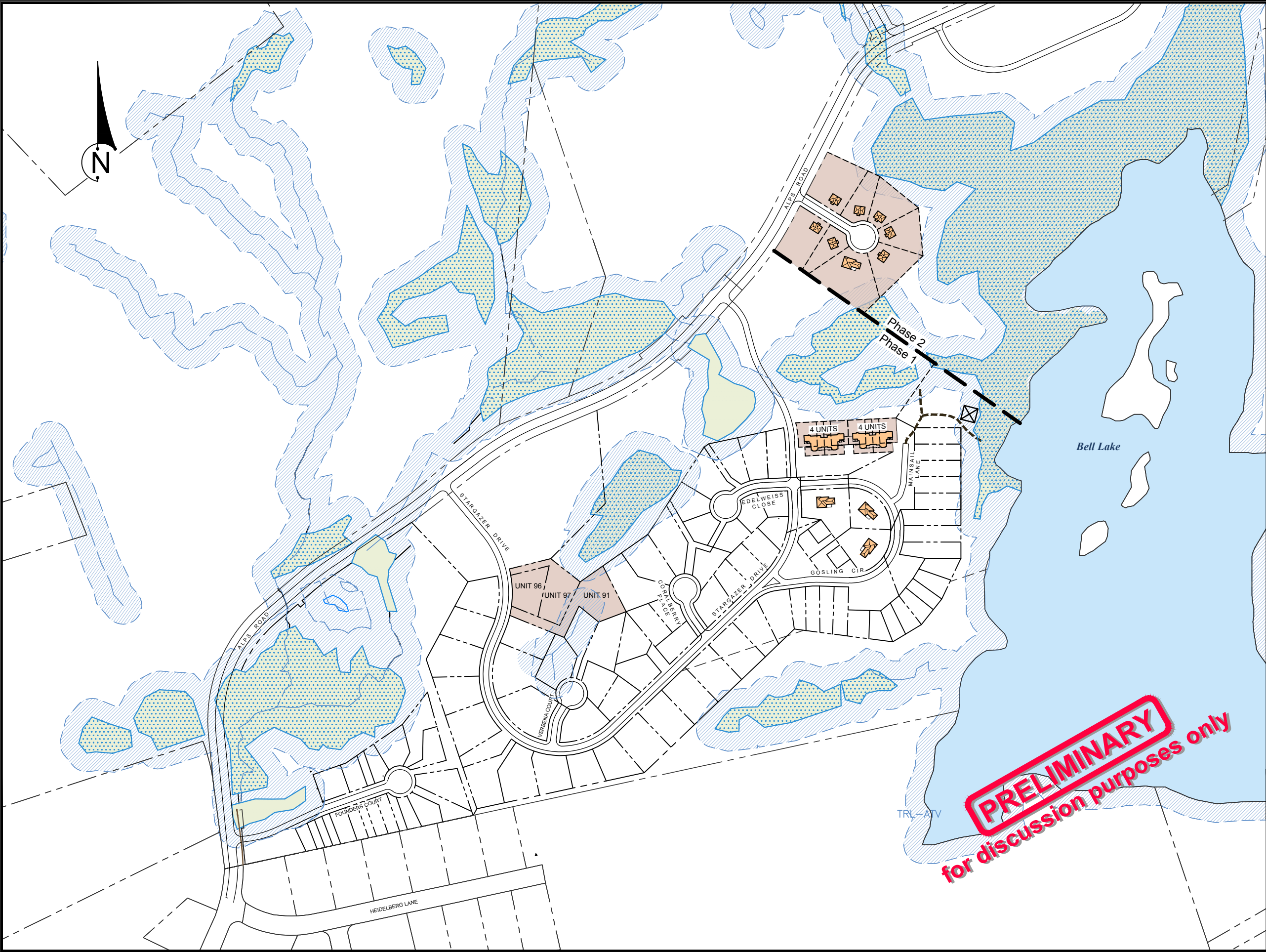
cc: Jason.Harnum@penneygroup.ca, Brad.Harnett@sevenlakescommunity.com

Encl.

Schedule A: Phase 1 Unit Layout: Existing

Schedule B: Phase 1 Unit Layout: Proposed





**LEGEND**

- Adjacent Property Boundary
- Phase Boundary
- Riparian Buffer (20m)
- Wetlands
- Walking Trail
- Existing Lots

**NOTES:**

- Property lines approximate only. Site subject to survey.

Designer: KWATTERS	<b>VERSION</b>
Planner: AWINTERS	<b>108B</b>

**SCHEDULE A: PHASE 1 UNIT LAYOUT EXISTING**

**PORTERS LAKE, NOVA SCOTIA**

**SEVEN LAKES DEVELOPMENT LTD.**

JULY 04, 2018 181-03931-108

**SCALE**

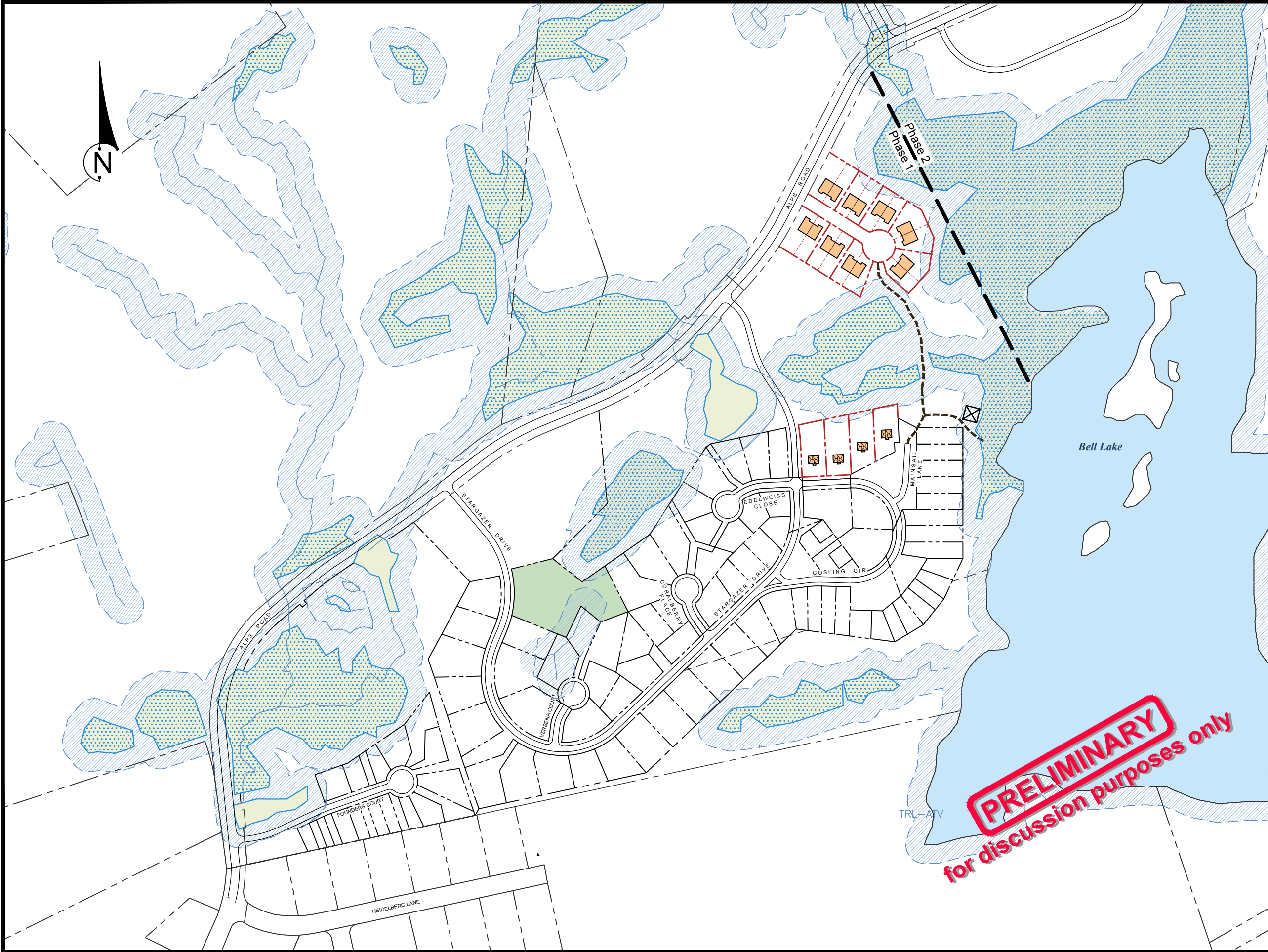
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**WSP**

1 SPECTACLE LAKE DRIVE, DARTMOUTH, NS, CANADA B3B 1X7  
PHONE: 902 835-9955 WSP.COM





**LEGEND**

- Adjacent Property Boundary
- Phase Boundary
- Riparian Buffer (20m)
- Wetlands
- Proposed Lots
- Walking Trail
- Single Unit
- Semi Detached Unit

**NOTES:**

- Property lines approximate only. Site subject to survey.

Designer: KWATTERS	VERSION
Planner: AWINTERS	<b>108A</b>

**SCHEDULE B: PHASE 1 UNIT LAYOUT PROPOSED**

**PORTERS LAKE, NOVA SCOTIA**

**SEVEN LAKES DEVELOPMENT LTD.**

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**SCALE**

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