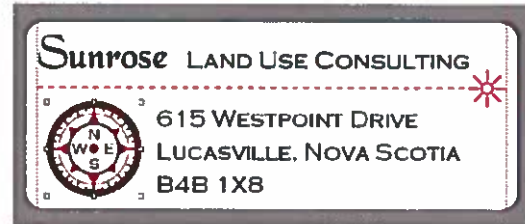


February 3, 2016

Development Approvals
 Planning & Development
 P.O. Box 1749
 Halifax, NS B3J 3A5
 Attention: Andrew Bone, MCIP, Senior Planner



Re: Bedford West Sub-Area 10

In response to your letter dated December 30th, 2015, we offer the following information to support our application for an amendment to the Halifax and Bedford Municipal Planning Strategies as they relate to the Bedford West Secondary Planning Strategy.

Item 1

Given the number of land owners in Bedford West Sub Area 10, authorization letters shall be provided for the participating land owners. Further, where land owners are not participating, some documentation of your attempts to get them to participate should be provided.

A contract was developed between the landowners of Sub Area 10, Sunrose Land Use Consulting (Sunrose), and DesignPoint Engineering and Surveying (DesignPoint) for consulting services. This contract was signed off by all participating landowners. Find attached a copy of the signed signature pages from the contract which confirms authorization of Sunrose and DesignPoint to work on their behalf. See Attachment 1.

As previously indicated, out of the 12 parcels of land that make up the large part of Sub-Area 10, six landowners, owning 7 of the 12 parcels have agreed to be represented for the MPS amendment application. The other four land owners of the 5 remaining parcels of land have indicated that they do not intend to proceed at this time. As requested these four landowners have been contacted and that interaction/documentation is described below:

ID	PID	OWNER	DOCUMENTATION
1	40379257	Nova Scotia Power Incorporated	See copy of an email confirming that NSPI does not wish to participate. See Attachment 2.
3 6	00339564 40092421	Darvill A Hamshaw	A meeting was held on April 21 st , 2015, which provided project information to them and requested that they participate in the process with the group. To date, they have not committed to participate.
4	00339572	Lucy Marlene Hamshaw, Roger Douglas Hamshaw	A meeting was held on April 21 st , 2015, which provided project information to them and requested that they participate in the process with the group. To date, they have not committed to participate.
5	40915688	Halifax Regional Municipality	This is surplus land owned by HRM and no discussion was held.

The lands identified on the conceptual plan by ID numbers 13-22 have not been included, nor were these landowners contacted. In a conversation with HRM it was determined that these parcels did not have to be included or contacted as they consisted of individual lots.

Item 2

Within the report there should be some computation of the land mass and percentage of the Sub Area which the participating land owners control.

We have updated the table on page 2 of the original application letter, dated July 23rd, 2015, to reflect the percentage breakdown for all of Sub Area 10. See below.

ID	PID	OWNER	PARTICIPATING	AREA (AC)	PERCENT
1	40379257	NOVA SCOTIA POWER INCORPORATED	No	6	7.59%
2	339556	TONY MASKINE, JEAN GHOSN, SOUTH GREEN INVESTMENTS	Yes	5.8	7.33%
3	339564	DARVILL ALFRED HAMSHAW	No	2.1	2.65%
4	339572	LUCY MARLENE HAMSHAW, ROGER DOUGLAS HAMSHAW	No	2.5	3.16%
5	40915688	HALIFAX REGIONAL MUNICIPALITY	No	1.8	2.28%
6	40092421	DARVILL A HAMSHAW	No	2.3	2.91%
7	289223	ROYAL ENVIRONMENTAL INC.	Yes	22.7	28.70%
8	289207	SAINT ANTONIOS ANTIOCHIAN CHRISTIAN ORTHODOX CHURCH	Yes	6	7.59%
9	289181	EMSCOTE LIMITED	Yes	12.1	15.30%
10	289173	CRESCO HOLDINGS LIMITED	Yes	4.7	5.94%
11	40420762	3241428 NOVA SCOTIA LIMITED	Yes	4.1	5.18%
12	289157	3241428 NOVA SCOTIA LIMITED	Yes	4	5.06%
13	289132	FARIAN BORDEN FILLIS	No	0.3	0.38%
14	289124	TIMOTHY MICHAEL FILLIS	No	0.2	0.25%
15	289116	TIMOTHY MICHAEL FILLIS	No	0.3	0.38%
16	40054579	MARY ANN DI DIOSIA	No	0.4	0.51%
17	40648404	DIMAN ASSOCIATION CANADA	No	1.3	1.64%
18	40054678	ALBERT VAUX	No	0.5	0.63%
19	418178	BRIAN KENNETH KELLY	No	0.5	0.63%
20	418145	FRANCIS V MACNUTT	No	0.5	0.63%
21	417881	LESLIE JANE ENGLAND & STEVEN MARK ENGLAND	No	0.5	0.63%
22	417873	CHERYL ANN MACNUTT	No	0.5	0.63%
Total				79.1	100%

Please find below a table outlining the landowner's computation of the land mass and percentage of Sub Area 10 that is under consideration in this application.

ID	PID	OWNER	PARTICIPATING	AREA (AC)	PERCENT	PERCENT IN
1	40379257	NOVA SCOTIA POWER INCORPORATED	No	6	8.10%	
2	339556	TONY MASKINE, JEAN GHOSN, SOUTH GREEN INVESTMENTS	Yes	5.8	7.83%	7.83%
3	339564	DARVILL ALFRED HAMSHAW	No	2.1	2.83%	
4	339572	LUCY MARLENE HAMSHAW, ROGER DOUGLAS HAMSHAW	No	2.5	3.37%	
5	40915688	HALIFAX REGIONAL MUNICIPALITY	No	1.8	2.43%	
6	40092421	DARVILL A HAMSHAW	No	2.3	3.10%	
7	289223	ROYAL ENVIRONMENTAL INC.	Yes	22.7	30.63%	30.63%
8	289207	SAINT ANTONIOS ANTIOCHIAN CHRISTIAN ORTHODOX CHURCH	Yes	6	8.10%	8.10%
9	289181	EMSCOTE LIMITED	Yes	12.1	16.33%	16.33%
10	289173	CRESCO HOLDINGS LIMITED	Yes	4.7	6.34%	6.34%
11	40420762	3241428 NOVA SCOTIA LIMITED	Yes	4.1	5.53%	5.53%
12	289157	3241428 NOVA SCOTIA LIMITED	Yes	4	5.40%	5.40%
Total				74.1	100%	80%

Find below a table that breaks down the participating landowner's total land mass and percentage.

ID	PID	OWNER	PARTICIPATING	AREA (AC)	PERCENT
2	339556	TONY MASKINE, JEAN GHOSN, SOUTH GREEN INVESTMENTS	Yes	5.8	9.76%
7	289223	ROYAL ENVIRONMENTAL INC.	Yes	22.7	38.22%
8	289207	SAINT ANTONIOS ANTIOCHIAN CHRISTIAN ORTHODOX CHURCH	Yes	6	10.10%
9	289181	EMSCOTE LIMITED	Yes	12.1	20.37%
10	289173	CRESCO HOLDINGS LIMITED	Yes	4.7	7.91%
11	40420762	3241428 NOVA SCOTIA LIMITED	Yes	4.1	6.90%
12	289157	3241428 NOVA SCOTIA LIMITED	Yes	4	6.73%
Total				59.4	100%

The total land mass of the landowners for parcel IDs 1 – 12 is 74.1 acres. The participating landowner total land mass is 59.4 acres. Therefore, 80% of the total land mass is participating in this application.

Item 3

Your calculations assume that the Bedford West area uses the Halifax LUB method of calculating gross lot area and assigning density. It has been practice in the Bedford West area to not use this method of calculation. Please revise your application accordingly.

The original application letter identified that the Halifax LUB method of calculating gross lot area and assigning density would be used. That is, that the unit calculations will be based on the lot area plus the area of ½ the road right of way on Kearney Lake Road or 30 feet, whichever is less. As identified in your letter this has not been the practice for Bedford West and therefore will not be used. In our original application on page 2, we note that the landowner area calculations did not include the area of ½ the road right-of-way. However, we did assume that once HRM approved a density for Sub-Area-10 (as we move through the development agreement process), we would determine each landowner's allowable unit calculations using the Halifax LUB method. As per your letter, we understand that each landowner's unit calculations will be based on the actual land area only without the benefit of including ½ of the road right-of-way.

Item 4

The application proposes commercial development on the Royal Environmental site. Please provide a justification of why this specific site is appropriate for commercial development.

The landowner of this parcel expressed an interest in commercial land uses. The property is the only one that is already cleared and excavated and therefore, would be less expensive to develop with a commercial plaza. This property is also larger than the others in size and has longer frontage to accommodate commercial traffic. Some of the other properties may be able to accommodate a small scale commercial use within a main multiple unit building, if the density deems it appropriate.

Item 5

HRM would like you to be aware of issues relating to water quality in the Paper Mill Lake watershed. Recent analysis has indicated that readings for water quality within the watershed exceed desired levels. A detailed investigation is underway and further information will be provided to you as it is available. For reference purposes please see the following links:

- <http://www.halifax.ca/boardscom/rwab/documents/150708rwabi1.pdf>
- <http://www.halifax.ca/Commcoun/central/documents/151026nwccInfo1.pdf>

Please note that as part of any development agreement, your clients will be required to pay for water quality monitoring prior to, during and after construction subject to Bedford West SPS policies.

Acknowledged.

Item 6

Additional mapping should be provided which indicates the underlying features of the site which may affect development of the lands. Site analysis mapping should be separate and apart from the concept plan. Features including but not limited to the following should be included: wetlands, watercourses and other environmental features such as steep grades should be indicated. A land uses history should be shown as well as areas of environmental concern. Existing access points and any paths, private driveways and roads should be shown. Existing wells and septic fields should be identified. Details on any findings should supplement the report.

- *Some of the site analysis information may be found in the Bedford West Sub Watershed Plan (2004):*
- <https://www.halifax.ca/regionalplanning/publications/SubwatershedPlan.pdf>

A site plan titled, "Site Analysis Plan" has been attached to address this comment (see Attachment 4).

Item 7

In addition to the base environmental mapping it appears that wetlands and/or watercourses may be missing from the submitted mapping. There may be a watercourse or possibility drainage located on the lands of 3241428 Nova Scotia Limited. I have seen this mapped on several maps. Given previous experience, all wetlands and watercourses should be ground truthed as soon as possible.

Please see attached "Site Analysis Plan" (Attachment 4) that identifies wetlands, watercourses, and any areas of environmental concern. It is acknowledged that all wetlands and watercourses should be ground truthed.

Item 8

We will review all your assumptions and proposals in detail including your proposal for 27 persons per acre as part of our review process. I am not sure if your assumption of 50 person per acre for the commercial proposal is accurate, in this area 30 persons per acre which is assigned to community commercial land uses may be more appropriate. Practice has been to assign the densities to the land uses rather than the parcel as proposed. We will also review the impact of the proposed changes will have on Capital Cost or infrastructure charges.

Acknowledged. We look forward to further discussion during the review process.

Item 9

Even though there are several land owners which have opted to not participate in your application, these lands should be included in your site analysis and you should include some comment or recommendation on the future uses of these parcels. You should also identify how the development of the applicants' lands affect the development of the land owned by the nonparticipating land owners.

The land parcel owned by Nova Scotia Power will likely remain vacant. However, since it is located at the quadrant of the interchange, there is a possibility that it would be suitable for commercial land uses, if NSP ever decided to sell. The Maskine property would be suitable for commercial land uses if it could join with the NSP property or the Hamshaw properties, because together they would be of sufficient size to accommodate a commercial building and are located closest to the interchange and existing commercial uses.

We would expect that this application process will assign development rights to all landowners in Sub Area 10 even if they are not participating in this application. I would expect that a mix of commercial and residential densities would be applied fairly to all lands (which would have the ability to develop as residential, commercial, or a mix depending on the site constraints and the landowner's intentions). The Hamshaw properties and the NSP property would have development rights moving forward but how they choose to develop and what land uses would be marketable at that time will be influenced by what has already been developed.

Item 10

Based on a very preliminary review of the proposed site plan, proposed driveways and roadways and access points, there may be issues with the natural slope of the land in several of the areas where they are proposed. You should comment on these matters in your report.

As indicated, the natural slope of the land is quite steep in some areas. We have included a plan titled "Conceptual Plan" (see Attachment 3) that identifies all proposed driveway accesses. Preliminary profiles have been completed for each driveway location and the proposed slopes are shown on the plan. Each proposed driveway will be designed to include a flatter slope from the shoulder into the site to allow for a vehicle to come to a stop on a flat slope before entering the public roadway thereby reducing the steepness at the intersection. In some instances a horizontal curve in the driveway alignment approaching the public roadway may be considered to reduce speed, grade, and the direction of vehicle approach to the public roadway. It is understood that some properties may require earthwork in order to ensure grades are appropriate when they intersect with the public roadway.

Sight distance was verified for both proposed driveways on either side of the pumping station. Since the posted speed limit increases from 50 kph to 60 kph near the driveway on the southern side of the pumping station, a stopping sight distance of 110 m was used to reflect the more realistic operating speeds of 70 kph. Field observations confirmed that both driveways offer sight distances that exceed 110 m. The driveway on the north side pumping station has a sight distance of approximately 115 m south from the driveway, and exceeds 300 m to the north. The driveway on the south side of the pumping station offers a sight distance of approximately 115 m south from the driveway, and 150 m to the north.

Item 11

Given the previous land use history of two specific sites, the Royal Environmental site (LeFarge quarry) and the 3241428 Nova Scotia Limited (Inter Supply Concrete Plant and Quarry site), additional information such as a Level 1 Environmental Assessment is required. Should such a document suggest additional studies, a decision will be made if the additional information is required for the application to proceed

- *A staff report on the Inter Supply site was previously produced:
<https://www.halifax.ca/council/agendasc/documents/090113cai02.pdf>*

We understand that Royal Environmental Inc. (LaFarge Quarry) is undertaking a Level 1 Environmental Assessment for their property. It is our understanding that Nova Scotia Limited (formerly Inter Supply Concrete Plant and Quarry site) has not completed a Level 1 Environmental Assessment. They indicated that based on previous uses there are no dangerous products on site, but they did identify that there may be some hydrocarbon that will need to be addressed. The landowners are experienced developers and understand the risk associated with these types of environmental conditions.

We request that HRM reconsider this point by accepting a Level 1 for the LaFarge Quarry property (to be provided once received) and the history provided herein for the former Inter Supply Concrete Plant and Quarry site.

Item 12

There needs to be more analysis around justifying the land use plan. I think with the site analysis mapping and a corresponding explanation, the plan may make more sense. For example an explanation and demonstration of the grades may lead you to the point of determining that multiple unit dwellings make sense over much of the site, because public roads and single unit dwellings are probably not practical.

This section of Sub Area 10 was not looked at as a comprehensive unit for several reasons:

- The “Conceptual Plan and Site Analysis Plan” (see attachments 3 & 4) as well as the preliminary profiles that were undertaken for each proposed driveway, identified that based on the existing topography and the probable allowable density for the area, the costs associated with clearing and conducting earthworks or the consideration for installing a connecting roadway between sites was not feasible. This analysis determined that standalone sites for each property with their own driveways was more practical;
- This area of Bedford West is not directly connected to the Highway 102/Larry Uteck interchange, therefore all of the site generated traffic would have to exit onto Kearney Lake Road. The expense of an internal connecting roadway which does not offer a direct connection to this interchange and connecting roadway infrastructure would be too expensive to justify for these properties; and
- One landowner has expressed an interest in townhouses fronting on a shared driveway because it is not financially viable to build a public road. This landowner may choose to construct a multiple unit building instead if the allowable densities are low and not able to justify the expense of townhouse driveway construction.

Item 13

Completion of a planning application form, a cheque for \$2600 and digital copies of all submitted material is required. The form can be found here:

- <http://www.halifax.ca/planning/Applications/documents/PlanningApplicationForm.pdf>

A copy of the full application form, a cheque in the amount of \$2600, and digital copies of all the submitted materials are enclosed in this submission.

We look forward to continuing to work with you on this interesting project. Please do not hesitate to contact me if you require additional information.

Sincerely,

Original Signed

Jenifer Tsang, MCIP
Sunrose Land Use Consulting

Enclosures:

- 10 copies of Conceptual Layout Plan
- 10 copies of the Site Analysis Plan
- 1 copy of the signature pages from the participating landowners
- 1 copy of an email from NSPI declining to participate
- Digital Copies of All
- Signed Application Form
- Application Fee of \$2600