



Zwicker Zareski Architecture + Planning

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April 3th, 2020

Carl Purvis
Planning Applications Program Manager
Planning and Development
40 Alderney Drive, Dartmouth

**Re: Development Agreement Amendment Application, Beechville,
NS PIDs: (40049777, 40049579, 40160590, 40049702, 40160582,
40049728, 40049884, 40049694, 41375940)**

Dear Carl:

On behalf of our client, Armco Communities, ZZap Consulting Inc. is pleased to submit this Development Agreement (DA) amendment application for a proposed residential development at Lovett Lake, Beechville, NS (PIDs: 40049777, 40049579, 40160590, 40049702, 40160582, 40049728, 40049884, 40049694, 41375940). To support this application submission, the following materials are enclosed:

- Completed Planning Application Form
- Appendix A: Concept Plan
- Appendix B: Traffic Impact Analysis
- Appendix C: Applicable Planning Policy Chart
- Appendix D: Servicing Schematic

1.0 Site Details

PROJECT NAME	Lovett Lake DA Amendment
STREET ADDRESS	St Margarets Bay Road, Beechville, NS
MUNICIPALITY	Halifax Regional Municipality
SITE AREA	43.2 acres (existing DA) + 15.092 acres (Lands to be added)
PROPERTIES	PIDs : 40049777, 40049579, 40160590, 40049702, 40160582, 40049728, 40049884, 40049694, 41375940
EXISTING LAND USE	Vacant Land
REGIONAL MUNICIPAL PLANNING STRATEGY DESIGNATION	Urban Settlement
PLAN AREA	Timberlea/Lakeside/Beechville
MPS DESIGNATION	Comprehensive Development District (CDD)
LUB ZONE	CDD Zone

The subject site is in Beechville, NS and has direct access to the St. Margarets Bay Road. The site is approximately 8 km from Downtown Halifax, 1 km from the Bayers Lake commercial area and within walking distance of commercial services and public transit services located on St. Margarets Bay Road. The site also connects to the Chain of Lakes Active Transportation Trail.

The site is currently vacant land that is surrounded by low density residential uses, and commercial uses in the Bayers Lake Business Park (no direct access). The site is proposed to include two separate accesses on St Margarets Bay Road. One new access and one access connecting to Higgins Avenue proposed in the Lovett Lake Phase 1 & 2 Development Agreement.



2.0 Development Proposal Summary

We are requesting to amend the existing DA to incorporate the following PIDs: 40049777, 40049579, 40160590, 40049702, in accordance with Policies UR-12 and IM-12 of the MPS.

The existing DA proposes 257 units with a mix of single family homes and semi detached dwellings/townhouses.

A total of 93 residential units are proposed within the additional development which will have two separate road connections to St. Margarets Bay Rd. (One new connection and one connection through Lovett Lake Phase 2 (as shown in Appendix A). Please refer to Table 1 below that outlines the proposed residential unit breakdown.

Table 1: Proposed Residential Unit Breakdown

UNIT TYPE	NUMBER OF UNITS	PERCENTAGE
Single Unit Dwelling	83	89%
Townhouse Dwelling	10	11%
TOTAL	93	100%

One storm water management area is included within the proposed additional development in order to mitigate storm water runoff onto adjacent lands. The storm water area will be turned over to Halifax Regional Water Commission (HRWC) upon completion of the proposed subdivision. Please refer to Appendix A for more details.

Our parkland dedication will meet the requirements of the subdivision bylaw. We are open to discussions with the municipality and the public about where parkland dedication may best serve the community. Therefore, we may provide land or do improvements in phase 1 or 2; however, our overall goal is to meet the requirements across the 3 phases.

Proposed access to Phase 3 of the development is through a connection to Higgins Road in Phase 2. A second right-in/right-out access is proposed directly off the St. Margarets Bay Road. A right-in/right-out intersection is proposed to address issues around sight lines on St. Margarets Bay road and the intersection distance between this access and Sheppards Run. A full analysis is outlined in the attached Traffic Impact Analysis document.

3.0 Discussion

The proposed DA amendment is consistent with applicable policies contained within the MPS (see Appendix C). Armco Communities is aiming to create a development that is compatible with the general residential character of the community. The development concept proposes a layout of streets and pedestrian walkways that disperses vehicular traffic and promotes walking & other forms of active transportation.

The development includes a mix of housing types that is in keeping with the MPS's general target for housing mixture in Comprehensive Development Districts (at least 50% low density, single unit dwellings and no more than 50% higher density dwellings). Eighty-three single unit dwellings are proposed within the new portion of the development, which equates to approximately 89% of the overall unit count. Ten townhouse dwellings are proposed, equating to approximately 11% of the overall unit count.

The intention is to develop single unit dwellings on lots with minimum public road frontages ranging from 10.36 m (34 ft.) to 12.2 m (40 ft.). The public road frontages proposed for the single unit dwellings are less than the minimum frontage requirement of the R-1 zone of the LUB. The rationale for this is in response to a demand for alternative housing choices that is within a more affordable price range. Furthermore, the region's supply of land for new single unit dwelling construction is becoming more limited, resulting in even greater pressures on affordability. As such, the development proposes condensed single unit dwellings (based on reduced frontages). Additionally, reduced road frontages require less overall linear road length per unit to be constructed and maintained. This reduces the life cycle cost of the infrastructure as more units support each metre of road, pipe, sidewalk, etc. The Phase 3 lots are the same size as those already approved in Phase 1 & 2. Higgins Avenue will be extended with lots similar to those found in the previous phases. This will give the neighbourhood a consistent look and feel. Armco's goal is to create a more affordable and fiscally sensitive development in an area where municipal services already exist and at a scale that is compatible with its surrounding context.

Storm water and Wastewater

The Timberlea, Lakeside, Beechville MPS identifies a population density of 17 persons per acre (ppa) as follows:

"Full municipal water and sewer services were available in the communities during the summer of 1983. Excluding the area of the Industrial Park, central municipal services can accommodate a population density of 17 persons per acre (ppa). This 17 ppa remains a modest population density for suburban residential development."
(Timberlea/Lakeside/Beechville MPS – page 13).

The target density is based on water and sewer capacity in 1983. Since the adoption of this plan, the Lakeside Pump Station Diversion project has been completed.

The existing development agreement allows for a population density of 20 ppa and the phase 3 portion of this development proposes approximately 20.6 ppa. However, when looking at the site as a whole the population density is equivalent to 20.02 ppa.

Based on previous work in the area, we understand that the water distribution system in this area has sufficient capacity to service a development of this size. The connection from St. Margarets Bay Road to Hobson Lake Drive will provide a valuable watermain loop to the existing Bayers Lake system.

A preliminary review of the wastewater servicing has been completed and with the recently installed Lakeside Pumping Station Diversion wastewater infrastructure along the COLTA Trail, there is adequate servicing capacity for this project.

Storm water will be handled using onsite storage in accordance with the Nova Scotia Department of Environment and Halifax Water regulations.

4.0 Conclusion

We trust that the enclosed materials satisfy the application requirements, and we look forward to working with Staff, Council and members of the public throughout the application process. Should you have any questions, clarifications or comments regarding this application, please do not hesitate to contact the undersigned.

Sincerely,

 **Original Signed**

Chris Markides
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