

SOUTHWEST PROPERTIES



SETON RIDGE

Development Primer

May 2016



For additional information contact us www.southwest.ca/setonridge/



It all starts with community

Sustainability

In planning the Motherhouse Lands neighbourhood, Southwest Properties and its partners are integrating LEED principles to ensure the creation of a sustainable, beautiful and livable community. These guiding principles include smart growth strategies, new urbanism and green building practices.

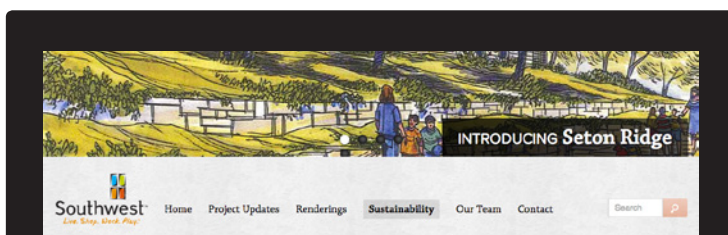
For additional information contact us
www.southwest.ca/setonridge/

*Leadership in Energy and
Environmental Design (LEED)
is a rating system for the
design, construction and
operation of high performance
green buildings, homes and
neighborhoods*



Table of Contents.

Background.....	4
Approach & Design Intent.....	13
Guiding Principles.....	15
The Masterplan	20
Policy Alignment.....	36
Municipal Services	41
Summary.....	28



Southwest Properties

Offering more than 1,250 quality apartments and condos in Halifax's best residential areas, people have called Southwest Properties home for over 60 years. Combined with their Halifax apartments, Southwest's commercial properties and innovative projects complete a portfolio that strives to improve people's lives through the spaces where they live, shop, work and play.

1. Background

In 2011 Southwest Properties and the Sisters of Charity entered an agreement for the sale of 63.6 acres of land associated with the former Motherhouse in Rockingham overlooking the Bedford Basin.

Southwest was the successful respondent to a Request for Proposals issued by the Sisters of Charity. The Southwest proposal was cited for exceptional integration of the existing and new neighbourhoods and environmental sustainability throughout the plan.

Seton Ridge has been envisioned as a mixed use, multi-generational community that will provide a wide variety of housing options, commercial destinations and outdoor activities for future residents and businesses. Housing will range from detached homes, to semis, townhomes, and multi-unit housing; in both condo and rental formats. Units sizes will range from micro-lofts to 3 bedrooms suites and there will be a 5 percent dedication of units to affordable housing. The open spaces in Seton Ridge have been designed as an integrated network and hierarchy of park and trail spaces linked by on-street AT bicycle facilities on the main collector and trail connections within the community and to trails networks on the periphery of the development. One large

central park space and several smaller parks will provide active and passive recreational planning at the heart of the urban village. Another park space has been reserved around the existing pond on the west of the property. All streets will have generous sidewalks (mostly on both sides of the street) to make this one of the most walkable community's in HRM.

The proximity and planned integration with Mount Saint Vincent University next door will enhance the community ambience and life-long learning opportunities for future residents. Young, energetic students and international students will enhance the diversity of the community. Older residents from surrounding communities are excited at the prospect of downsizing to Seton Ridge, staying in the local area and being invigorated by a multi-generational population. Young families will also choose Seton Ridge for the abundance of nearby parks and recreational facilities, close schools (including MSVU), close and convenient shopping,

and proximity to the downtown core. We fully anticipate a range of ages, socio-economic groups, and diverse cultures at Seton Ridge.

Southwest properties is committed to working with existing residents in developing these lands, having held four public consultations to date and revising the plan with the feedback received.

History

Since the successful development of the Clayton Park, Rockingham, and Sherwood Park neighbourhoods through the 1970s and 1980s, the 63.6-acre Motherhouse property has stood as an opportunity to complete connections and provide amen-

ities for these areas and the Halifax Mainland. The creation of a community that will grow with the Sisters of Charity while respecting the history of the site and connections to the past is the goal of the plan.

Timeline

Southwest Properties and their partners have worked diligently to understand the desires of the community and to understand current best practice in residential infill communities. As the process unfolds we will continue to engage with professionals and the public to achieve the founding vision of the project. This process began in

Aerial Image of the Infill Potential with Bedford Basin



2012 and is continuing today in 2016 as the plan is refined to better achieve the needs of the local community and the Halifax market.

What to Expect in This Report

In working with the public, the design process has benefited from a high level of local interest and excitement from the very outset. The team has taken advantage of this energy to create a development plan that we believe will achieve many significant milestones in new residential development within HRM.

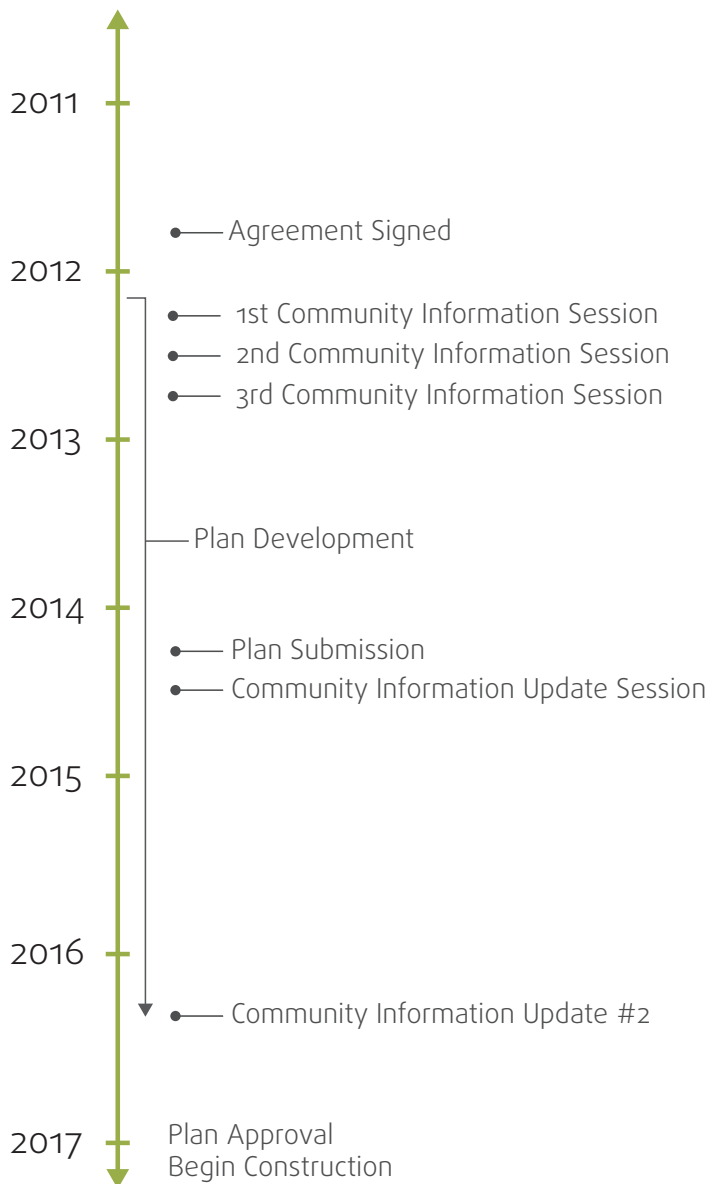
This report will take the reader through the design process to date and introduce the design and planning concepts that are being advanced through the planning application.

Site

The Motherhouse Lands comprise a 63.6-acre site situated on the sloping face of Rockingham near the South-Western edge of the Bedford Basin. The 63.6-acre site is being transferred to Southwest Properties from the Sisters of Charity in two separate transactions, starting with a 47.15-acre portion and following with the remaining 16.45 acres at a later date. Due to the staging of the transfer, a Planning Application for a 63.6-acre portion of the site is being pursued currently, with a second application for the additional 16.45-acre portion to follow when the land transfer is complete. Both proposals are discussed in this report.

The figure on the opposite page shows the differences between the two proposed development areas. The proposals share major infrastructure components, planning rationale, and development approach.

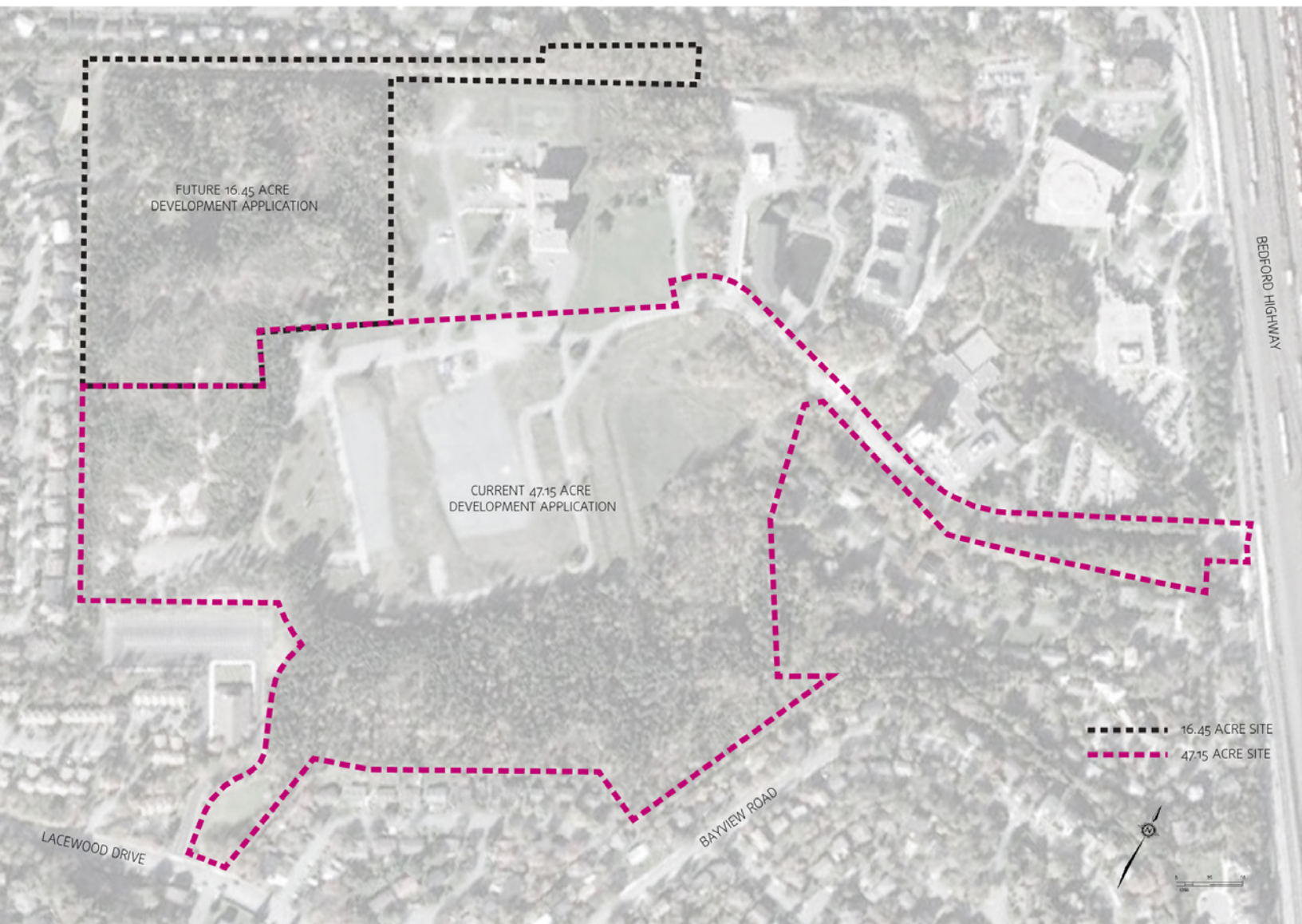
The comprehensive 63.6-acre plan has been developed with integration with the surround-



ing uses as a top priority. This integration begins in the 47.15-acre application with connections to the Caritas facilities, Mount Saint Vincent University, and Bayview Road.

Mount Saint Vincent University will benefit from better options for student housing, potential services like commercial and retail, flex-office, food services, additional teaching or research space or even daycare and healthcare services. New residents will offer the university an expanded market for part-time courses or other university services (like gym memberships, facility rentals, etc.)

that will offer added revenue potential. The 2008 MSVU Campus Master Plan (by Ekistics) sees the University transitioning from a rural campus to an urban campus as Seton Ridge and the university build out over time. The integration of the university and the community has been planned into the development and talks with the university are regular and productive.



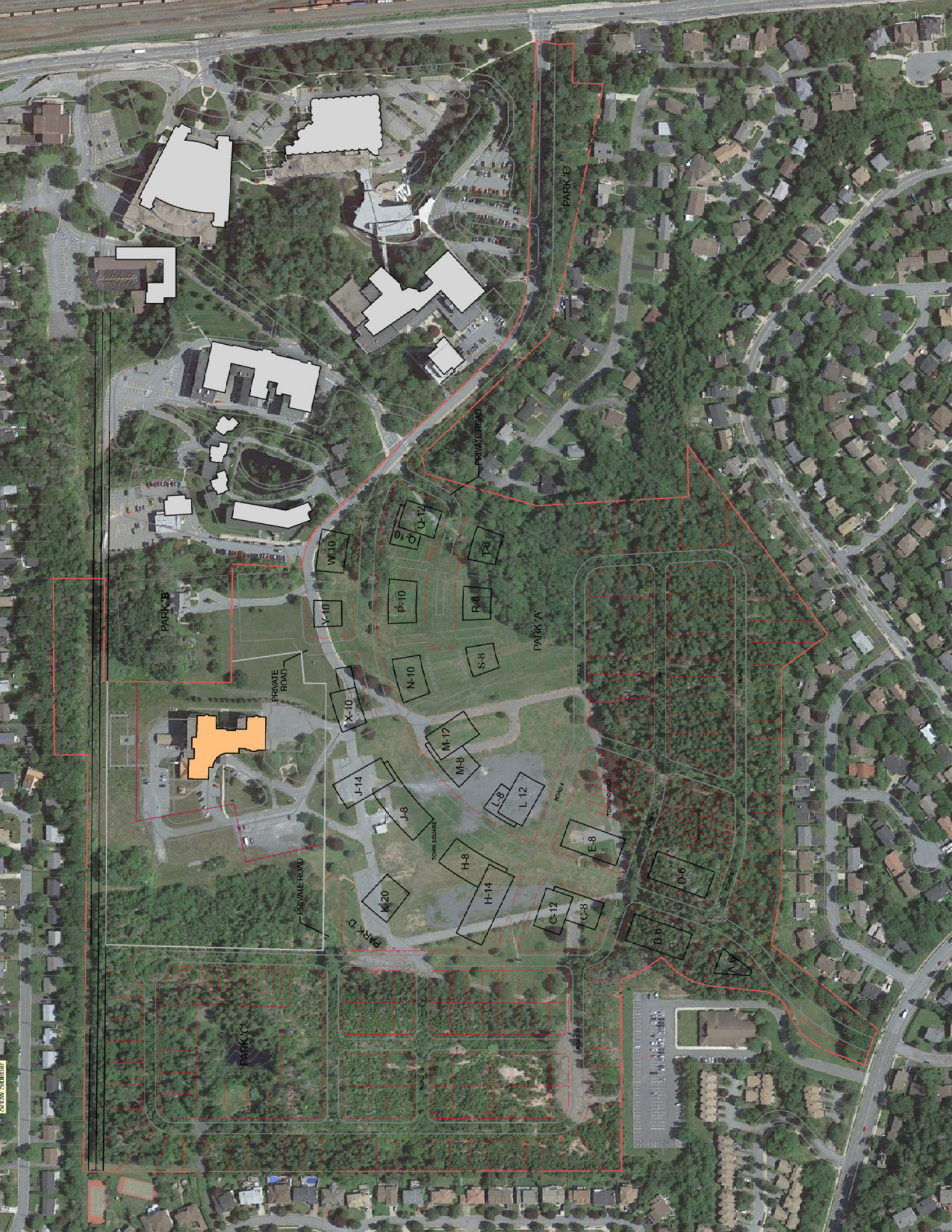
History

From its early roots in 1849, a century after the founding of Halifax, the Sisters of Charity were instrumental in cementing the values and beliefs of the fledgling Halifax community. The first Mother House, known as Mount St. Vincent, was built in 1856 and by 1873, the Sisters had established “The Mount” as one of the only institutions of higher education for women in Canada. The Mount later attained university status in 1925.

Two centuries after Mother Elizabeth Ann Seton founded the first of six communities at Emmitsburg, Maryland, the Sisters

of Charity continue to shape the form and values of Halifax. The 63 acres of land which comprise the Mother House lands is one of the largest remaining tracts of developable land on the Bedford Basin. The property, which once stood at the distant rural fringe of the city, is now surrounded by development on all 4 sides. The opportunity of creating a modern ‘healthy community’, which espouses the early values of the Sisters’ Mission in Halifax, remains to be realized.





Inventory

Elevation

Like the MSVU campus, Seton Ridge sits on a very steep property rising from 13' above high tide at the intersection on the Bedford Highway, all the way up to 285' at the west-erly corner of the property. An elevation change of 270' over 3,250' (or an average slope of 8%).

stands of older growth Acadian Forest (>50 years old), some stands of intermediate aged species (10-50 years of age) and a significant amount of early successional growth (<10 years). The developer intends to preserve a 20' buffer of trees along the property line bounding the new development and existing properties. A no-cut covenant will be estab-lished for future property owners.

Slope

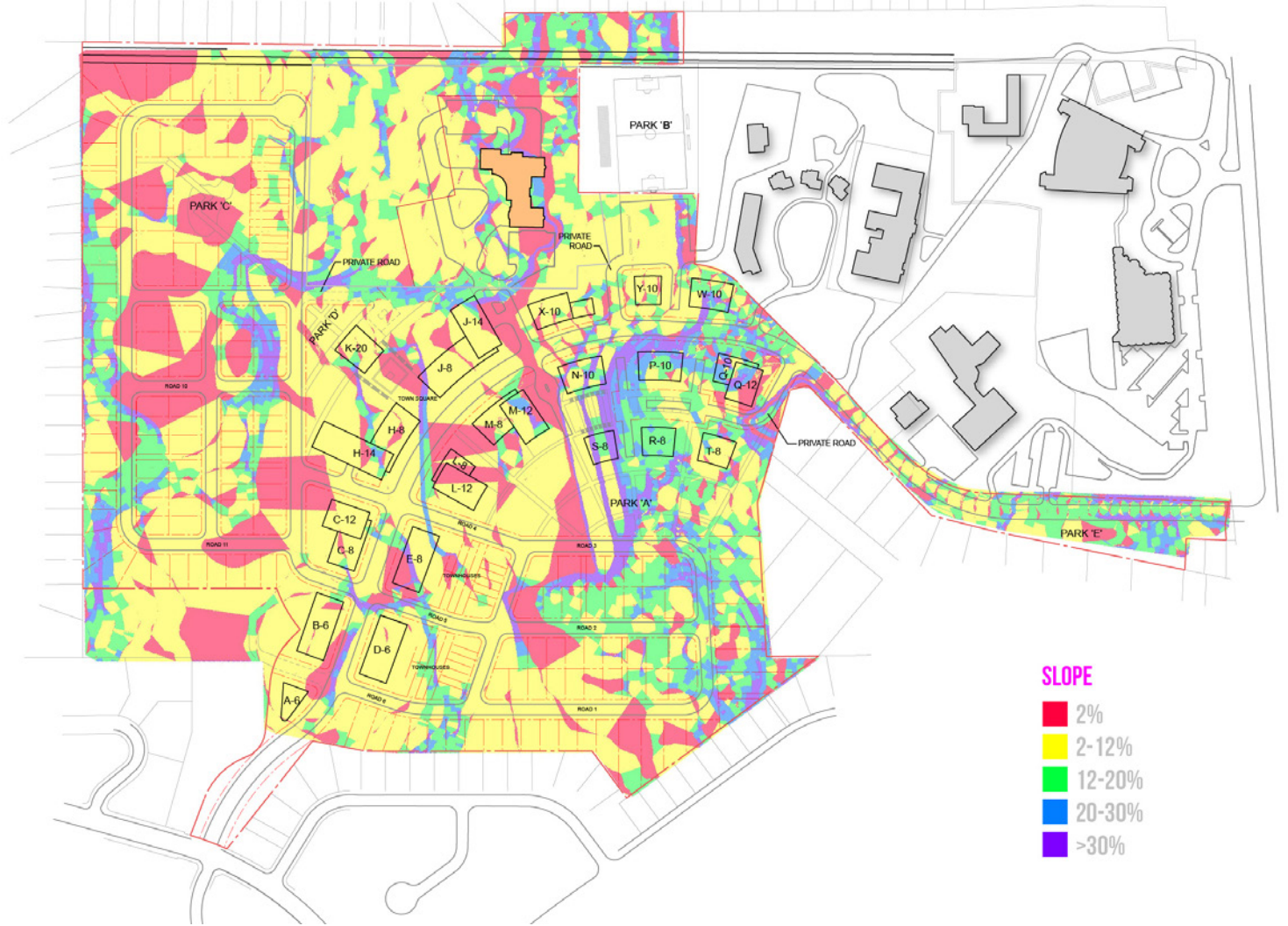
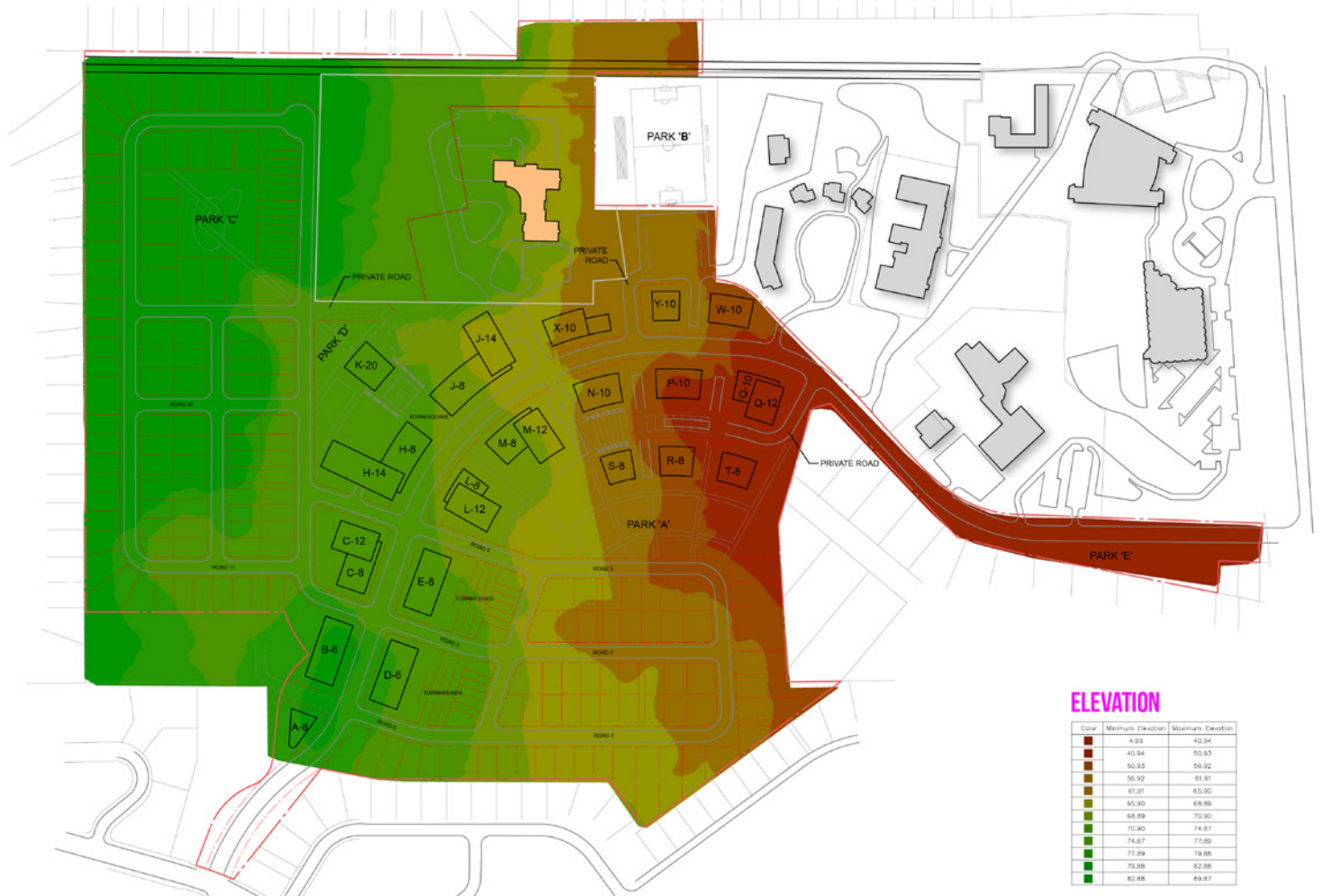
The steep elevation change results in some very steep slopes on the property which can be challenging for roads and infrastructure. Though most of the site (over 80%) ranges from 0-12%, there are some significant slopes >12% in several areas of the property.

Wetlands

Despite the steep slopes, there are several small wetlands dispersed around the prop-erty; most of them in the western portion of the property surrounding the pond. Some of these wetlands will be preserved. Some of the very small wetlands will be removed for development, however the stormwater management plan for the property will re-es-tablish some rainwater gardens and storm-water wetlands throughout the develop-ment.

Vegetation

A detailed arbouricultural assessment of the property was completed in 2012 (Ekis-tics, 2012) and although about half the site is clear of vegetation (a remnant of the old Motherhouse development), there are some





2. Approach & Design Intent

To achieve the goal of effectively developing the site with an eye to integration, the design team began the process by assessing the neighbouring communities and stakeholder strengths and opportunities for improvement. This work led to the creation of Planning Principles that will set the project as a unique example of inclusive suburban development in HRM.

To achieve the goal of effectively developing the site with an eye to integration, the design team began the process by assessing the neighbouring communities and stakeholder strengths and opportunities for improvement. This work led to the creation of Planning Principles that will set the project as a unique example of inclusive suburban development in HRM.

Approach

The project team has learned from examples across Canada. To consider new design alternatives in the local context we have used the Leadership in Energy and Environmental Design for Neighbourhood Development (LEED ND) rating system to feed the decision making process on infrastructure, site selection, and open space design. A major benefit of this system is the backing of the Canada Green Building Council (CaGBC) and the knowledge base that the organization and LEED professionals bring to the table.

By checking in regularly with the CaGBC network, and more importantly the community, we are ensuring that the Plan for the Motherhouse Lands is able to fully achieve the vision of an integrated new neighbourhood within the existing community.

Development Planning Principles

The development planning principles outlined on the opposite page will help create a place with a strong sense of community and which is pedestrian-focused. They will be used as a framework to help shape all aspects of the development of the Motherhouse Lands.

These principles mesh well with the Principles contained with the HRM Regional Plan, and are supported by best practice in environmentally sensitive design.

Details around the overlaps between ex-



isting policy and the Motherhouse Plan are provided in later chapters.

The development of the Motherhouse Lands represents a unique opportunity to create a new community within Mainland Halifax that will help define the future of the area that includes the site's immediate neighbours at MSVU and the Caritas Residence for Retirement Living as well as the other residential communities surrounding the site. The Motherhouse Lands Conceptual Plan proposes new infrastructure, a commercial core, innovative parks and facilities, and new residential stock in the heart of an existing suburban community in close proximity to the core of HRM.

The decision to engage the LEED for Neighbourhood Development (ND) rating system early in the design process has impacted the physical form of the site by encourage

a well connected community. Prerequisites for inclusion in the LEED ND program require intelligent site selection, intersection density minimums, continuous sidewalk networks, and minimizing of hard and impervious surfaces throughout the development.

Centering on Seton Road, the development places a priority on creating a street that can handle the traffic capacity while acting as the core of the new community. Building forms address the right of way with street walls that are appropriate for the width of the street before stepping back to higher residential towers. The attention to the street continues through the delineation of the right of way to include ample sidewalks on both sides of all streets and on street parking to support active storefronts along the Seton Road axis.

3. Guiding Planning Principles

The following planning principles underlie the foundation of the Seton Ridge development



1 Interconnected Streets

An interconnected street pattern is a traditional urban design technique that reduces congestion, encourages travel choice, and supports mixed use development.



2 Compact Development

The scale of the development approximates the scale of the pedestrian. The extent of these neighbourhoods is based on a comfortable walking distance from edge to center (approximately 400 to 800 metres in radius).



3 Mixed Land Uses

A mix of diverse and complimentary land uses in a compact pattern allows residents and workers to walk to work or to shop rather than driving for all daily needs.



4 Walkability

Pedestrian-friendly environments allow walking to be a pleasant, safe, and efficient alternative to (or extension of) the automobile.



5 Natural Open Space

A variety of public open spaces contributes to a sense of place, healthy communities, and allows for less private open space for each household or workplace.



6 Public Realm

Public and semi-public spaces provide the neighbourhood infrastructure to build community bonds, social interaction, and community participation.



7 Commercial Centre

Retail streets provide the goods and services of daily life, activate the street, reduce auto-reliance, and increase ownership and safety of the pedestrian realm.



8 Transit Stop

A Transit stop is at the heart of the community will help connect the Motherhouse Lands with the surrounding neighbourhoods.



9 Streetscape Design

A highly connected street pattern with design elements coordinated to provide visual interest, pedestrian amenity, and sense of place improve the desirability of walking and shortens perception of distance.



10 Mixed Use Buildings

Vertical and horizontal integration of uses encourages more people to live in the development, ensuring evening and weekend use of buildings and providing valuable 'eyes on the street'.



11 Architectural Variety

Promoting an architectural style that is pedestrian-friendly, contains visual variation and, with improved economics of higher density, higher quality building materials.



12 Narrow & Calmed Streets

Reduced street widths in combination with an interconnected street grid, will accommodate auto traffic in a manner that is safe, efficient, and compatible with increased pedestrian traffic.



13 Street Facing Buildings

Buildings should be placed near streets, not behind parking areas, to better define the street. Street-front retail or grade related residential units should be provided to humanize the building wall and activate the sidewalk.



14 Natural Environment

Maintain existing trees on the perimeter and provide new treed areas to maintain a sense of the natural environment.



15 Bicycle Friendly Streets

Bicycle friendly streets with dedicated bike lanes will promote a sustainable environment.

Advancing Modern Planning Ideals

Large scale master planned opportunity sites like Seton Ridge provide the potential to implement new planning and community design paradigms

Large scale master planned opportunity sites like Seton Ridge provide the potential to implement new planning and community design paradigms which reinforce community sustainable design, walkability, mixed use, resident diversity, housing diversity, active transportation, high quality open space design, multi-modal transportation, neo-traditional planning and density by design. LEED ND provides a template for realizing some of these new planning paradigms at the scale of a community much like its sister program does for buildings. Seton Ridge is planned as Nova Scotia's first LEED ND development (depending on the schedule of the Bloomfield development).

LEED ND is especially well suited for 'non-greenfield' sites like Seton Ridge that can be redeveloped from a previous use and have access to existing water, sewer, and transportation networks. Size is a defining feature of a LEED neighborhood and is typically based on a comfortable distance for walking from the center of the neighborhood to its edge (usually between 40 - 160 acres). The rating system employs a scoring system made up of a total of 100 points

(Certified 40–49 points, Silver 50–59 points, Gold 60–79 points, Platinum 80 points and above). Some of the points are mandatory. For instance, the 'compact development' criteria is mandatory and requires a development that exceeds at least 10 units per acre. The compact development criteria is worth 6 of 100 points with a range of points for densities that range from 10 units per acre to more than 63 units per acre. Higher density scores higher points.

LEED ND points are accumulated based on the following major categories:

- » A public 'centre' where people can congregate, shop, dine and enjoy recreation
- » Diversity of uses and housing categories that cater to the widest range of residents.
- » Civic uses like libraries, churches or schools (MSVU)
- » Connectivity to adjacent neighbourhoods (the site should have 25% of its boundary bounded by 'developed' land)
- » A previously developed site

- » A transit served location
 - » Bicycle networks and storage
 - » includes affordable housing
 - » includes at least 30% housing
 - » walkable streets with no less than 90% sidewalks on both sides of the street
 - » compact developments with no less than 10 units per acre. In LEED ND, there is a progressive scale of 6 points ranging from 10 DU per acre up to > 63 DU/acre.
 - » Connected open spaces within 400m for 90% of the dwellings and easy access to recreational facilities
 - » Street related buildings (buildings within 25' of the frontage property line)
 - » Reduced parking footprint (parking is located underground) and bicycle parking is encouraged
 - » A community outreach and involvement program during there projects inception.
 - » neighbourhood farms and gardens (60 sq.ft/ DU) or community supported agriculture
 - » Tree lined and shaded streets
 - » Proximity to neighbourhood schools (MSVU)
 - » LEED certified buildings
 - » Onsite stormwater retention
 - » Light pollution reduction
- The developer is currently targeting a LEED ND Silver development with 55 points and a potential additional 14 pending points which could push it into LEED Gold. The current LEED Scorecard is presented in the next few pages.

LEED 2009 FOR NEIGHBORHOOD DEVELOPMENT PROJECT CHECKLIST

Smart Location and Linkage

27 possible points

<i>Prerequisite 1</i>	<i>Smart Location</i>	<i>Required</i>
<i>Prerequisite 2</i>	<i>Imperiled Species and Ecological Communities</i>	<i>Required</i>
<i>Prerequisite 3</i>	<i>Wetland and Water Body Conservation</i>	<i>Required</i>
<i>Prerequisite 4</i>	<i>Agricultural Land Conservation</i>	<i>Required</i>
<i>Prerequisite 5</i>	<i>Floodplain Avoidance</i>	<i>Required</i>
<i>Credit 1</i>	<i>Preferred Locations</i>	10
<i>Credit 2</i>	<i>Brownfield Redevelopment</i>	2
<i>Credit 3</i>	<i>Locations with Reduced Automobile Dependence</i>	7
<i>Credit 4</i>	<i>Bicycle Network and Storage</i>	1
<i>Credit 5</i>	<i>Housing and Jobs Proximity</i>	3
<i>Credit 6</i>	<i>Steep Slope Protection</i>	1
<i>Credit 7</i>	<i>Site Design for Habitat or Wetland and Water Body Conservation</i>	1
<i>Credit 8</i>	<i>Restoration of Habitat or Wetlands and Water Bodies</i>	1
<i>Credit 9</i>	<i>Long-Term Conservation Management of Habitat or Wetlands and Water Bodies</i>	1

Neighborhood Pattern and Design

44 possible points

<i>Prerequisite 1</i>	<i>Walkable Streets</i>	<i>Required</i>
<i>Prerequisite 2</i>	<i>Compact Development</i>	<i>Required</i>
<i>Prerequisite 3</i>	<i>Connected and Open Community</i>	<i>Required</i>
<i>Credit 1</i>	<i>Walkable Streets</i>	12
<i>Credit 2</i>	<i>Compact Development</i>	6
<i>Credit 3</i>	<i>Mixed-Use Neighborhood Centers</i>	4
<i>Credit 4</i>	<i>Mixed-Income Diverse Communities</i>	7
<i>Credit 5</i>	<i>Reduced Parking Footprint</i>	1
<i>Credit 6</i>	<i>Street Network</i>	2
<i>Credit 7</i>	<i>Transit Facilities</i>	1
<i>Credit 8</i>	<i>Transportation Demand Management</i>	2
<i>Credit 9</i>	<i>Access to Civic and Public Spaces</i>	1
<i>Credit 10</i>	<i>Access to Recreation Facilities</i>	1
<i>Credit 11</i>	<i>Visitability and Universal Design</i>	1
<i>Credit 12</i>	<i>Community Outreach and Involvement</i>	2
<i>Credit 13</i>	<i>Local Food Production</i>	1
<i>Credit 14</i>	<i>Tree-Lined and Shaded Streets</i>	2
<i>Credit 15</i>	<i>Neighborhood Schools</i>	1

Green Infrastructure and Buildings

29 possible points

<i>Prerequisite 1</i>	<i>Certified Green Building</i>	<i>Required</i>
<i>Prerequisite 2</i>	<i>Minimum Building Energy Efficiency</i>	<i>Required</i>
<i>Prerequisite 3</i>	<i>Minimum Building Water Efficiency</i>	<i>Required</i>
<i>Prerequisite 4</i>	<i>Construction Activity Pollution Prevention</i>	<i>Required</i>

<i>Credit 1</i>	<i>Certified Green Buildings</i>	<i>5</i>
<i>Credit 2</i>	<i>Building Energy Efficiency</i>	<i>2</i>
<i>Credit 3</i>	<i>Building Water Efficiency</i>	<i>1</i>
<i>Credit 4</i>	<i>Water-Efficient Landscaping</i>	<i>1</i>
<i>Credit 5</i>	<i>Existing Building Reuse</i>	<i>1</i>
<i>Credit 6</i>	<i>Historic Resource Preservation and Adaptive Use</i>	<i>1</i>
<i>Credit 7</i>	<i>Minimized Site Disturbance in Design and Construction</i>	<i>1</i>
<i>Credit 8</i>	<i>Stormwater Management</i>	<i>4</i>
<i>Credit 9</i>	<i>Heat Island Reduction</i>	<i>1</i>
<i>Credit 10</i>	<i>Solar Orientation</i>	<i>1</i>
<i>Credit 11</i>	<i>On-Site Renewable Energy Sources</i>	<i>3</i>
<i>Credit 12</i>	<i>District Heating and Cooling</i>	<i>2</i>
<i>Credit 13</i>	<i>Infrastructure Energy Efficiency</i>	<i>1</i>
<i>Credit 14</i>	<i>Wastewater Management</i>	<i>2</i>
<i>Credit 15</i>	<i>Recycled Content in Infrastructure</i>	<i>1</i>
<i>Credit 16</i>	<i>Solid Waste Management Infrastructure</i>	<i>1</i>
<i>Credit 17</i>	<i>Light Pollution Reduction</i>	<i>1</i>

Innovation and Design Process**6 possible points**

<i>Credit 1</i>	<i>Innovation and Exemplary Performance</i>	<i>1–5</i>
<i>Credit 2</i>	<i>LEED® Accredited Professional</i>	<i>1</i>

Regional Priority Credit**4 possible points**

<i>Credit 1</i>	<i>Regional Priority</i>	<i>1–4</i>
-----------------	--------------------------	------------

LEED 2009 for Neighborhood Development Certification Levels*100 base points plus 6 possible Innovation and Design Process and 4 possible Regional Priority Credit points*

<i>Certified</i>	<i>40–49 points</i>
<i>Silver</i>	<i>50–59 points</i>
<i>Gold</i>	<i>60–79 points</i>
<i>Platinum</i>	<i>80 points and above</i>

4. The Masterplan

The current masterplan for Seton Ridge proposes 161 detached units (single family and townhomes) and 1,600 multi-unit over a 10 year build-out.

The development of the Motherhouse Lands represents a unique opportunity to create a new community within Mainland Halifax that will help define the future of the area that includes the site's immediate neighbours at MSVU and the Caritas Residence for Retirement Living as well as the other residential communities surrounding the site. The Motherhouse Lands Conceptual Plan proposes new infrastructure, a commercial core, innovative parks and facilities, and new residential stock in the heart of an existing suburban community in close proximity to the core of HRM.

The decision to engage the LEED for Neighbourhood Development (ND) rating system early in the design process has impacted the physical form of the site by encourage a well connected community. Prerequisites for inclusion in the LEED ND program require intelligent site selection, intersection density minimums, continuous sidewalk networks, and minimizing of hard and impervious surfaces throughout the development.

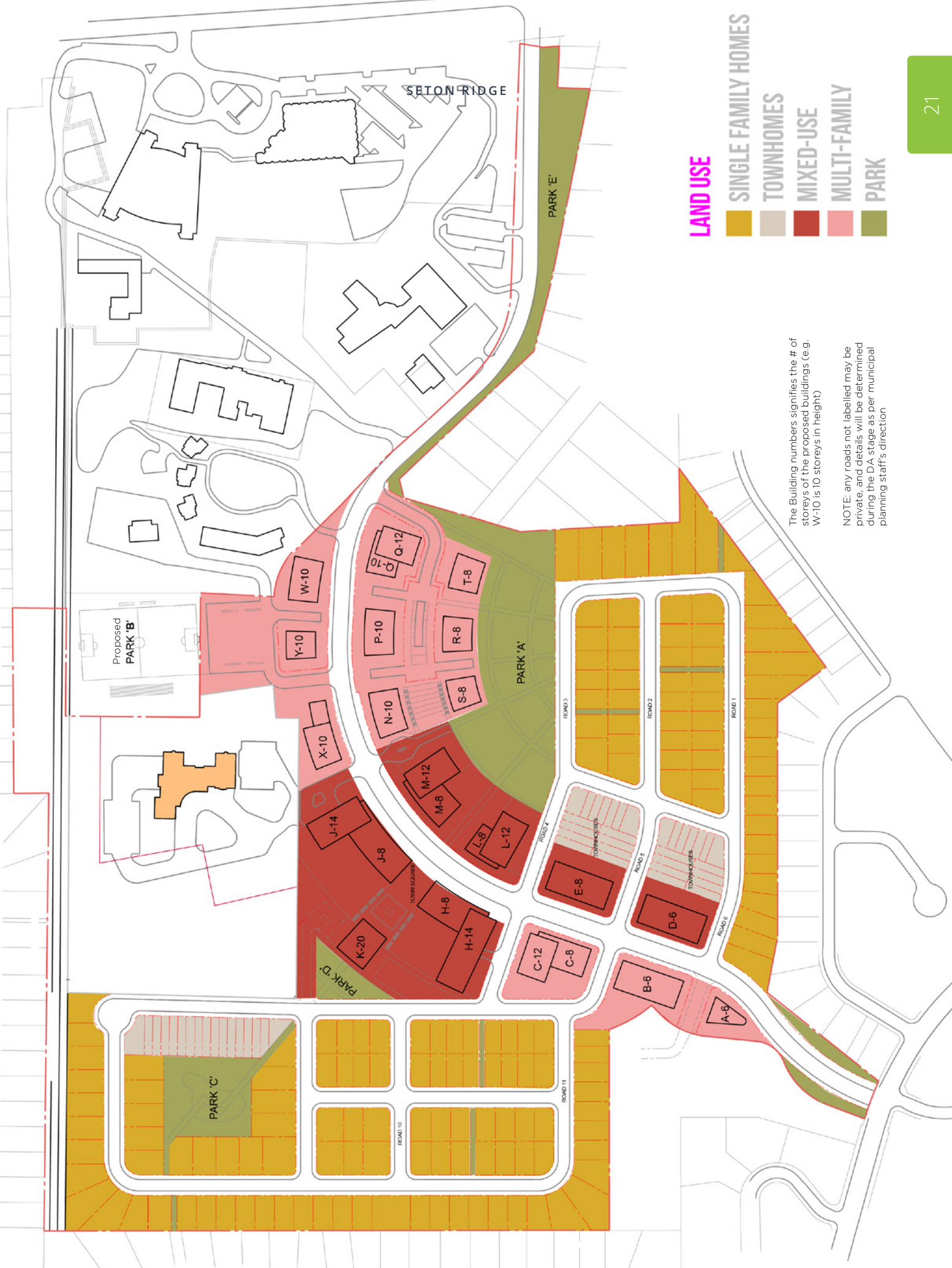
Centering on Seton Road, the development places a priority on creating a street that can handle the traffic capacity while acting

as the core of the new community. Building forms address the right of way with street walls that are appropriate for the width of the street before stepping back to higher residential towers. The attention to the street continues through the delineation of the right of way to include ample sidewalks on both sides of all streets and on street parking to support active storefronts along the Seton Road axis.

Complementing the mixed used community core along Seton Road is a thoughtful implementation of a single-family residential community. This area links well to the core of this development, allows for internal flow, and connects to the surrounding uses through a well considered street and active transportation network.

In total the development contains over 1,800 residential units divided between the multi unit dwellings and single-family dwellings in the 47.15-acre plan. Added to this residential offering is approximately 69,000 square feet of commercial space and 12,000 square feet of community space.

The proposed development exemplifies best practices in contemporary community design and engagement.



SETON RIDGE

MOTHERHOUSE MASTERPLAN FULL EXTENT

PRELIMINARY SITE STATISTICS

PROPERTY AREA	m ²	Hectares	Acres
INCLUDING NSPI EXTENSION AREA	243,625	24.36	60.20

MASTERPLAN 63 ACRE	20-Apr-15
--------------------	-----------

BUILDING TYPE	NO OF UNITS***	GCA ABOVE GRADE m ²	ft ²	PARKING REQUIRED	LOT SIZE (PROPERTY NSA) m ²	ft ²	NSA TO SITE AREA %
42' WIDE SINGLE FAMILY*	29	6,960	74,917	58		0	0.00
50' WIDE SINGLE FAMILY*	101	24,240	260,917	202		0	0.00
60' WIDE SINGLE FAMILY*	31	7,440	80,083	62		0	0.00
TOWNHOUSE	42	4,956	53,346	84		0	0.00
TOTAL LOW-RISE	203	43,596	469,263	406		0	0.00
PREVIOUS TOTAL LOW RISE	185	43,410	467,265	370			

MULTI STORY RESI RESIDENTIAL		NO OF UNITS	GCA (sqm)	ft ²			
A	CONDO	21	2,262	24,348	31		
B	RENTAL	63	6,918	74,465	63		
C	RENTAL	127	13,894	149,554	127		
D	CONDO	64	6,954	74,852	95		
E	CONDO	82	8,928	96,100	123		
H	RENTAL	183	20,041	215,720	183		
J	RENTAL	149	16,259	175,010	149		
K	CONDO / RENTAL	124	13,547	145,519	186		
L	CONDO	119	13,031	140,265	179		
M	CONDO	119	13,031	140,265	179		
N	RENTAL	73	7,950	85,573	73		
P	RENTAL	67	7,281	78,372	67		
Q	RENTAL	103	11,305	121,686	103		
R	RENTAL	44	4,856	52,270	44		
S	RENTAL	38	4,200	45,208	38		
T	RENTAL	44	4,856	52,270	44		
W	RENTAL	63	6,885	74,110	63		
X	RENTAL	40	4,383	47,178	40		
Y	RENTAL	76	8,325	89,610	76		
TOTAL MULTI-STORY RESIDENTIAL		1,600	174,906	1,882,673	1,864		
PREVIOUS TOTAL MULTI-RESI		1,791	206,950	2,227,610	1,100		
GRAND TOTAL RESI		1,803	218,502	2,351,936	2,050		
PREVIOUS GRAND TOTAL RESI		1,976	250,360	2,694,875	1,470		

TOTAL RETAIL		NUMBER OF UNITS	GCA (sqm)	ft ²	PARKING
A			0	0	0
B			0	0	0
C			450	4,844	24
D			0	0	0
E			0	0	0
F			0	0	0
G			0	0	0
H			2,200	23,681	118
J			1,500	16,146	81
K			500	5,352	27
L			1,000	10,764	54
M			750	8,073	40
N			0	0	0
P			0	0	0
Q			0	0	0
R			0	0	0
S			0	0	0
T			0	0	0
W			0	0	0
X			0	0	0
Y			0	0	0
GRAND TOTAL RETAIL			6,400	68,890	344
PREVIOUS GRAND TOTAL RETAIL		17	4,070	43,809	

COMMUNITY CENTRE			GCA (sqm)	ft ²	PARKING
BLOCK L			600	6,458	32
GRAND TOTAL TOTAL COMMUNITY CENTRE			600	6,458	
PREVIOUS TOTAL COMM CENTRE		1	1,130	12,163	

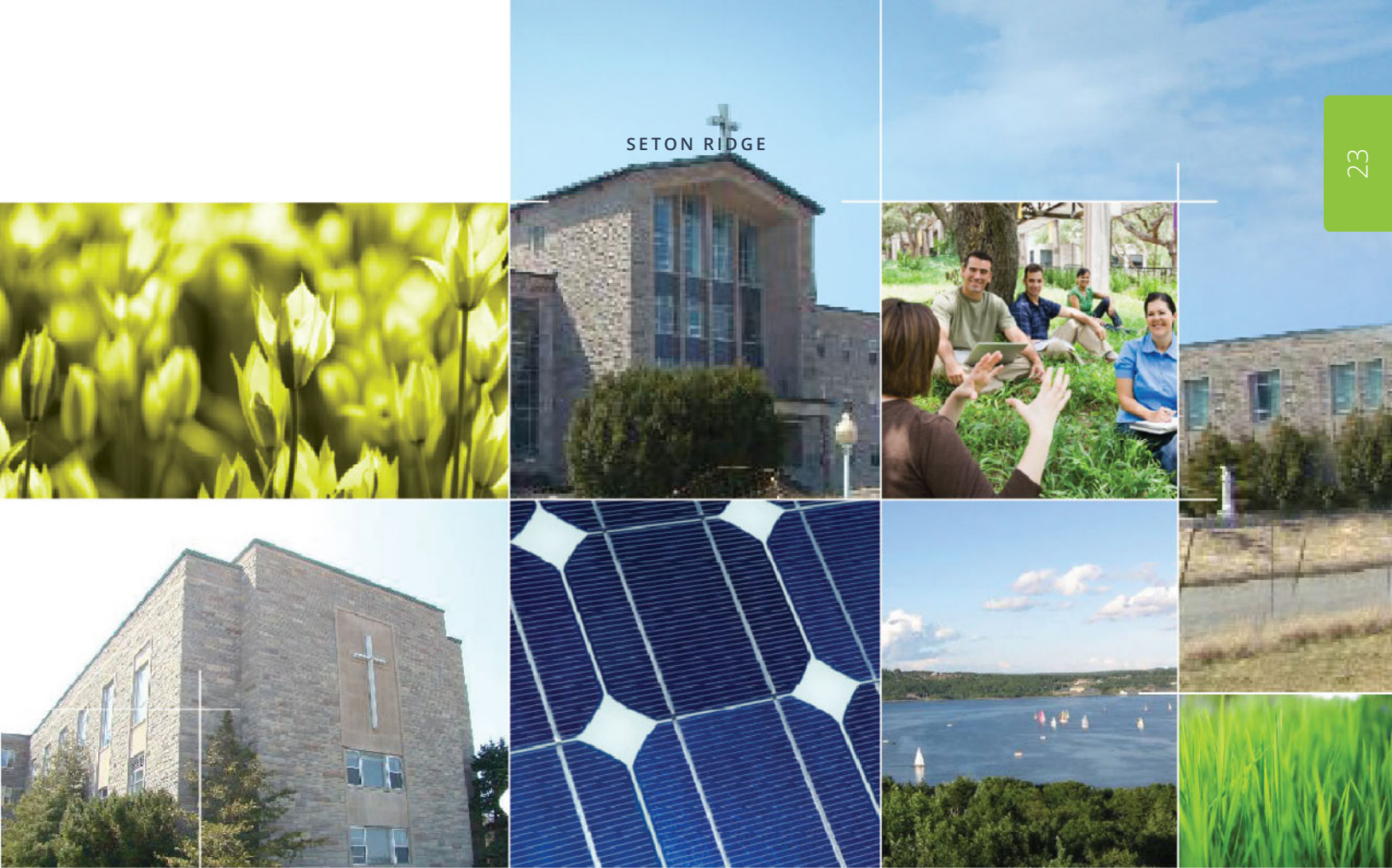
GRAND TOTAL			GCA (sqm)	ft ²	PARKING
PREVIOUS GRAND TOTAL			225,560	2,427,284	2,395
			255,560	2,750,848	1,622

		%	Hectares	Acres
SITE AREA (USABLE) *			23.47	57.99
NSPI EASEMENT AREA			1.20	2.95
ROADS RIGHT-OF-WAY AREA		23	5.39	13.32
*NSPI easement not included in property area				
PARK 'A'			1.00	2.46
PARK 'B'			1.39	3.42
PARK 'C'			0.59	1.46
PARK 'D'			0.15	0.37
PARK 'E'			0.59	1.45
PARKLAND TOTAL		15.80	3.71	9.16
BUILT-UP AREA		96	22.55	55.72

* Single family house area is calculated
based on 240 m²/2,600 ft²
average house area

** Townhouse area is calculated
based on 3 no. 6.5 x 10 floors + 1 x 6.5 x 7m floors

residential buildings is estimated
based on 1000 SQFT net per unit and a net to gross ratio of 0.85



Seton Ridge's Village Centre



SETON RIDGE



Parkland Dedication

The Conceptual Plan allocates 6.57 acres of the 47.15 acre development for parkland and open space for public use.

At 14 percent, this allocation is a substantial contribution toward the subdivision Parkland requirement and contributes greatly to the development's ability to meet many LEED ND requirements. The spaces that have been designed provide the best response to the objectives of the Regional Plan and the Municipal Planning Strategy, as well as to the site in general. The challenge of meeting all aspects of the Parkland designation within the current Subdivision Bylaw while satisfying these other objectives is significant.

An additional unique challenge in this process is achieving acceptable Parkland allocation within the 47.15-acre parcel without the benefit of a significant reserve area allocated in the 16.45-acres that will accompany the eventual full 63.6-acre plan.

Generally the sloping conditions of the site provide the largest obstacle in locating the parkland components. The few flat areas for development within the Motherhouse Lands are subject to other significant restraints (in one case, located on the periphery of the site, and in the other directly in the line of the best collector routing for Seton Road). As such the selection of optimal park locations leads to some consideration of what parks can be asked to do for a community in a progressive suburban infill community.

The role of the park within the proposed development is that of meeting place, recreation

hub, opportunity for experiencing natural settings, and engagement with the history and beauty of the site.

Though development of a contiguous (5-acre) park is not possible on the site, the plan does allow for a 30,000 square foot, level recreational space at the core of the park. This size of area allows flexibility in use, with the opportunity for traditional pitch & catch, or kick-about, to be well accommodated and so to are the community gatherings (festivals) that are more traditionally found in public spaces within the Core of our Region.

The remaining spaces that make up the over 6-acres of proposed public parkland within the development include ample opportunities for playgrounds, interpretation, trail head uses, and other classic park use. Some spaces, both private and public, have been designed with year round use for the public in mind. Wind breaks and sun exposure will allow for comfortable use even in the shoulder seasons.

Above all else the Central Park provides opportunities for quiet contemplation and interpretation that have been common activities on this site since the commissioning of the original Motherhouse.

The Parklands and public spaces within the plan will be a defining feature of the site well into the future.

SETON RIDGE



Motherhouse Development Open Space Master Plan

Revision: 6
Drawn: PC
Date: 2014/08/01

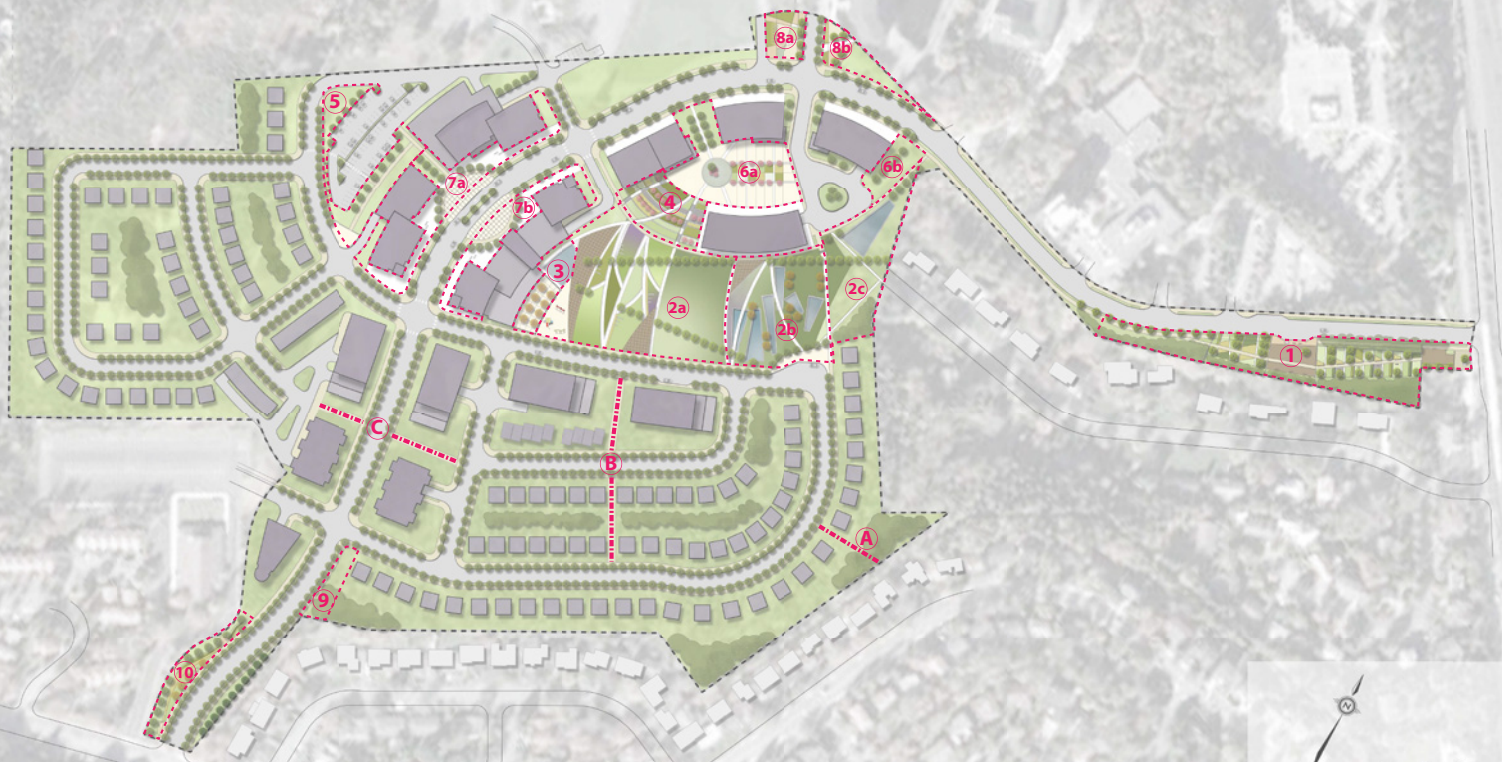
0 20 40
1:1000

IKISTICS PLANNING & DESIGN
1 Steel Lane, Dartmouth, NS B2Y 4P7
902.481.2525 www.ikistics.net

Landscape Architects | Engineers

Open Space Master Plan

Open Space Components



0 20 40
1:1000

IKISTICS PLANNING & DESIGN
1 Steel Lane, Dartmouth, NS B2Y 4P7
902.481.2525 www.ikistics.net

Landscape Architects | Engineers

Vision for Motherhouse Lands Open Space

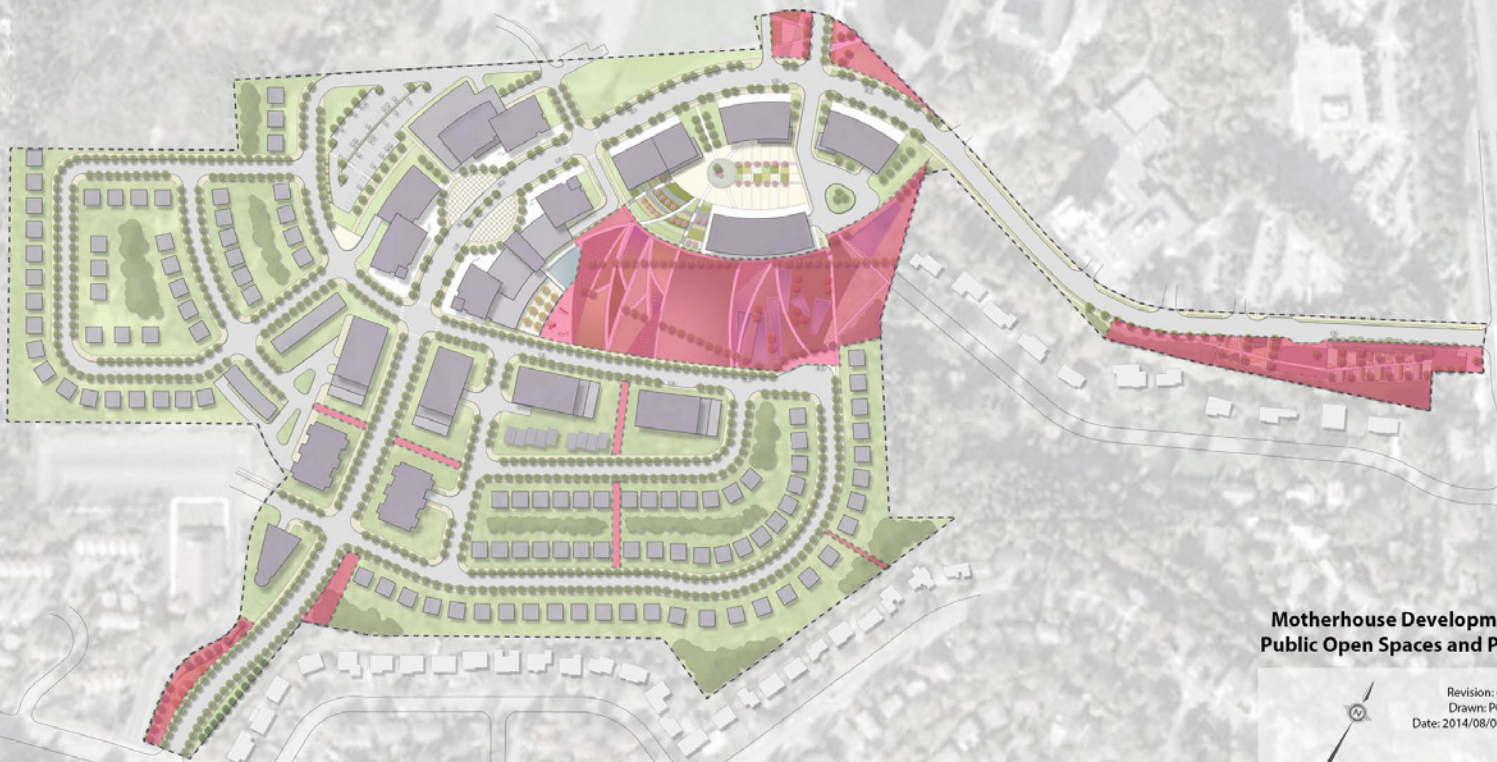
Influenced by the Bedford Basin's beautiful views and the rich cultural history, the proposal for the Motherhouse Lands puts forward a community design which is structured on a vibrant public realm characterized by generous and carefully designed open spaces and streets. The main open space will be established to preserve the views to the Bedford Basin, commemorate the rich history of the site, and provide active and passive recreational opportunities for its residents.

A cultural park aims to create places and programs that bring people together from all

ages, genders, abilities, and cultures. From the Motherhouse Lands history to the views of Bedford Basin, the plan has the potential to address a forum for arts and culture embedded in the site's rich history. There are a range of ideas regarding cultural and heritage opportunities in the public realm and more specifically in the central green space of the development.

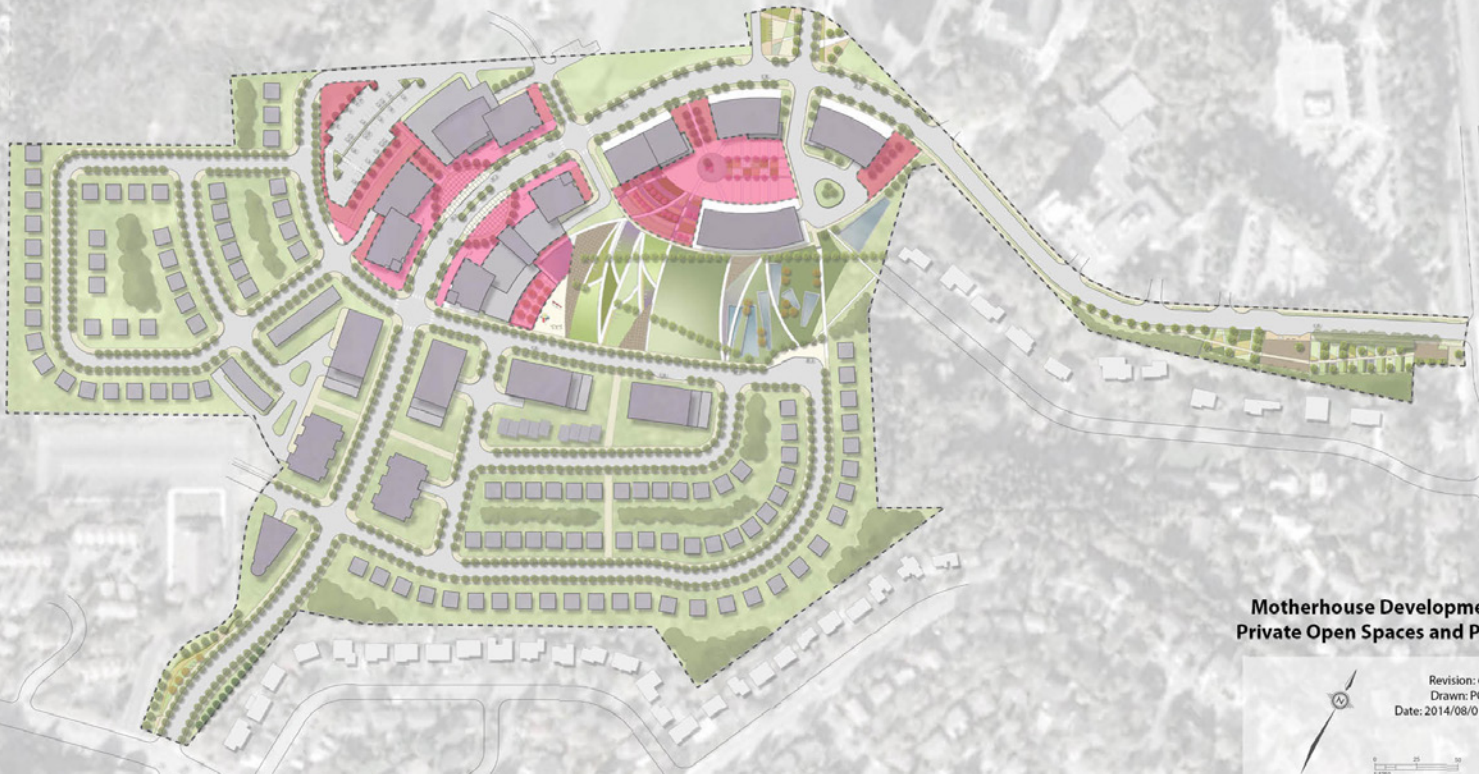
The existing topography of the site, like other areas around the Bedford Basin, is comprised of some significant elevation changes that range from 12' at the Bedford Highway all the way up to 185' at the highest point of the property to the west. While much of the western and central portion of the site sits on a relatively flat tableland, the eastern portion of the site consists of very significant changes in elevation

Public Open Spaces



**Motherhouse Development
Public Open Spaces and Parks**

SETON RIDGE



Motherhouse Development Private Open Spaces and Parks

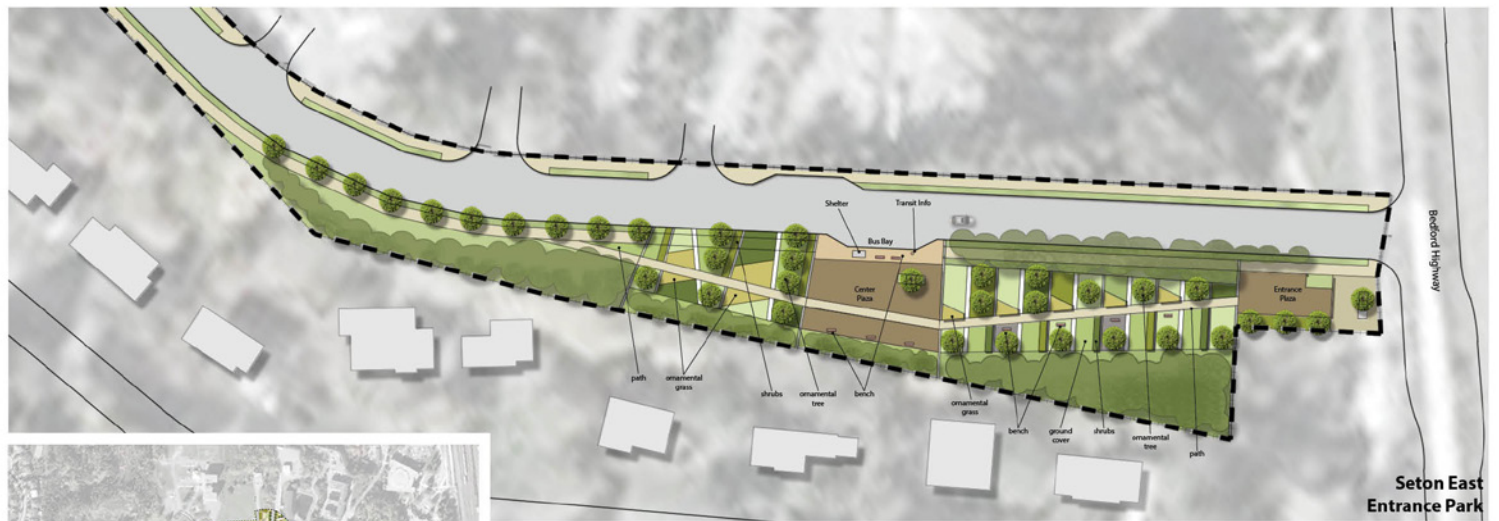
Revision: 6
Drawn: PC
Date: 2014/08/01

EXISTIKS PLANNING & DESIGN
1 Star Lane, Dartmouth, NS B2Y 4J7
902.481.3525 www.existiksnl.com

Landscape Architecture | Engineering

Private Open Spaces

Inspiration :



Seton East Entrance Park



Revision: 6
Drawn: PC
Date: 2014/08/01

EXISTIKS PLANNING & DESIGN
1 Star Lane, Dartmouth, NS B2Y 4J7
902.481.3525 www.existiksnl.com

Landscape Architecture | Engineering

Lacewood Drive Seton Road Entry

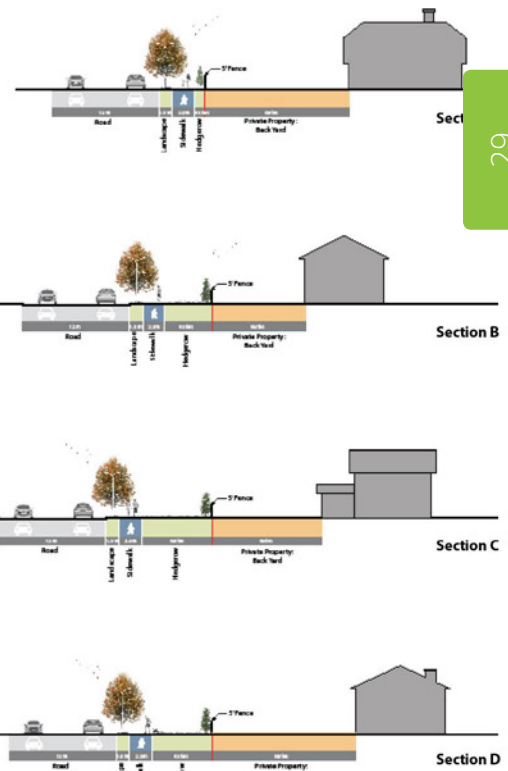
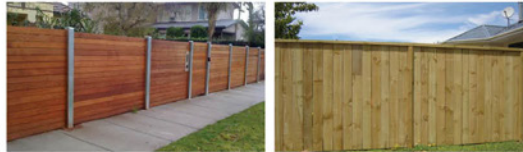


Illustration of
Fence Options

Rose Hedge with
different Fence:



Different
Timber Fence:



Revision: 6
Drawn: PC
Date: 2014/08/01

EXISTICS PLANNING & DESIGN
1 Star Lane, Dartmouth, NS B2Y 4J7
902.401.2200 www.existics.ca
Landscape Architecture | Engineering

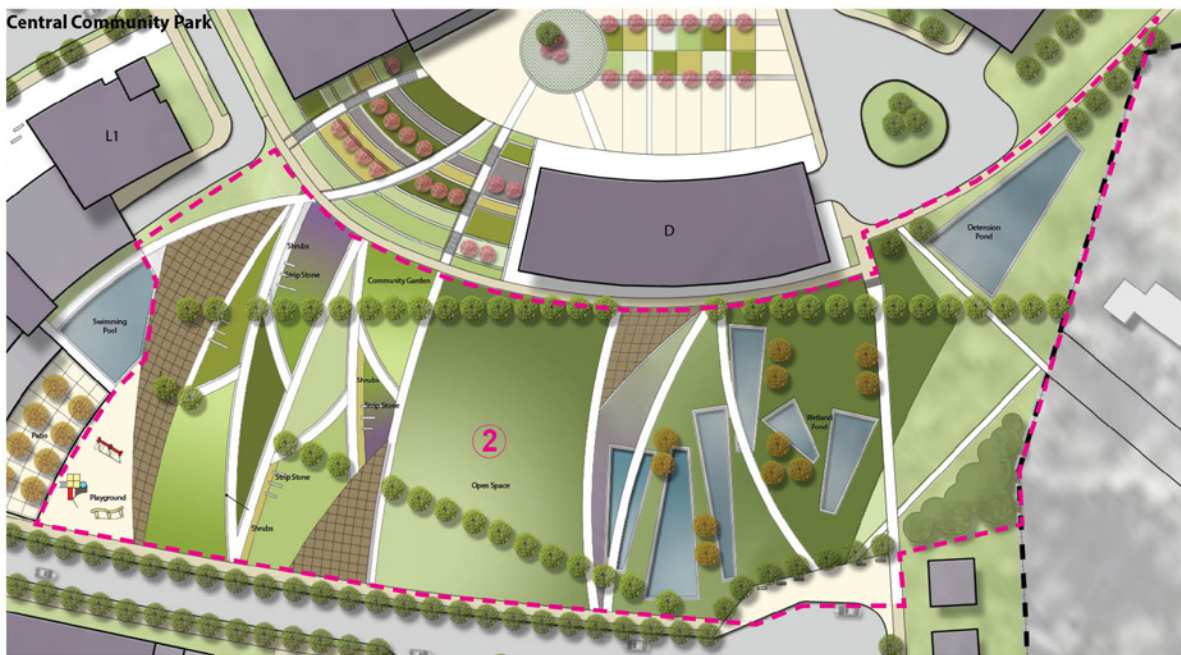
North End Community Park



ID	DESCRIPTION	PARK CLASSIFICATION	FUTURE OWNER	AREA (acres)	AREA (sq m)	Road Frontage (m)
2	Central Park with recreation and stormwater management facilities	Community Park	HRM	3.94	15,923	276
8	North End Public Park with recreation facilities and trail connectivity	Community Park	HRM	0.41	1,656	190

Note: All parks' classification assumed according to the HRM Park Dedication Requirements.

Central Community Park



Revision: 6
Drawn: PC
Date: 2014/08/01

EXISTICS PLANNING & DESIGN
1 Star Lane, Dartmouth, NS B2Y 4J7
902.401.2200 www.existics.ca
Landscape Architecture | Engineering

Seton East Entrance Park



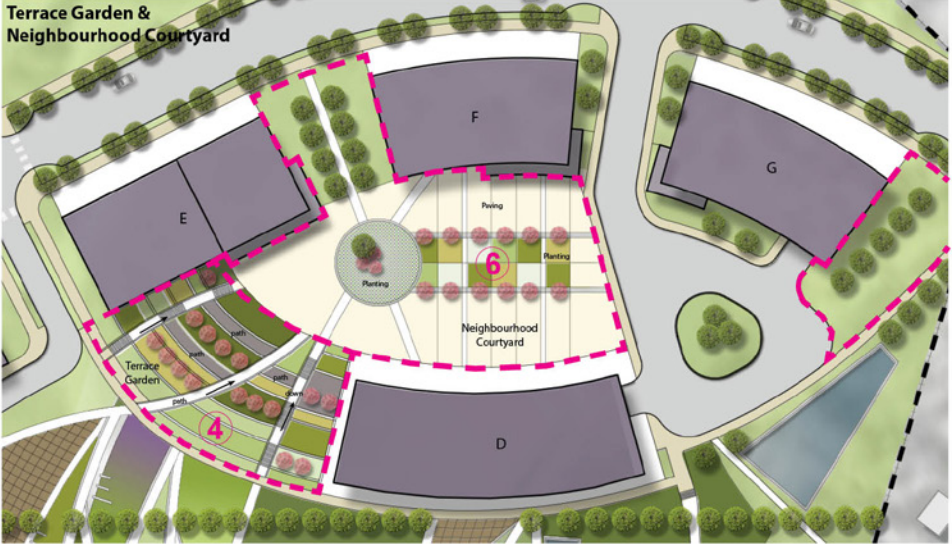
ID	DESCRIPTION	PARK CLASSIFICATION	FUTURE OWNER	AREA (acres)	AREA (sq m)	Road Frontage (m)
1	Seton East Entrance Park between Bedford Highway and Seton Road	Community Park	HRM	1.54	6,247	235
4	Terrace Garden between Developments	Not Applicable	Private	0.37	1,511	
6a	Neighbourhood Courtyard	Not Applicable	Private	0.84	3,400	65
6b	Small Park beside the building	Not Applicable	Private	0.19	755	21
9	Seton West Corner Park at the intersection of Seton Road West and Park Road	NP/CP	HRM	0.15	600	60
10	Road Entry Park at the intersection of Seton Road West and Lacewood Drive	Community Park	HRM	0.26	1,137	95

Revision: 6
Drawn: PC
Date: 2014/08/01

Lacewood Drive Seton Road Entry



Terrace Garden & Neighbourhood Courtyard



ID	DESCRIPTION	PARK CLASSIFICATION	FUTURE OWNER	AREA (acres)	AREA (sq m)	Road Frontage (m)
3	Landscaped patio, pool, and garden	Not Applicable	Private	0.25	1,045	15
5	Pathway & Plaza around Parking Lot	Not Applicable	Private	0.61	2,471	100
7a	Central Plaza and Walkways	Not Applicable	Private	0.62	2,426	145
7b	Central Plaza and Walkways	Not Applicable	Private	0.35	1,429	130

Note: All parks' classification assumed according to the HRM/Park Dedication Requirements.

Revision: 6
Drawn: PC
Date: 2014/08/01

URBAN PLAZA

The Urban Plaza signifies the commercial and civic core of the community, attractive to residents and visitors with open plazas, furniture, sculptural elements, and other unique identifying features.



PARK

The social hub of the green space network, the neighbourhood park includes playgrounds, nature play, courts, and wide open lawns for picnic, sunning, or pick-up games. This active park will be naturally integrated with the existing woodlands.



ECO PARK

The Eco Park will provide a series of passive activities mixed within a setting of woodland preservation, eco-friendly stormwater management techniques, and open fields. A low impact design aesthetic will protect natural areas.



A wide buffer of existing forests bounding the site will be preserved and protected as a wooded and vegetated buffer between existing residences and new residential uses.

TREE BUFFER



A unique environmental approach allows community gardens, and parks over roofs or underground parking. Greening the rooftops reduces urban heat island impacts and improves urban ecology.

ROOFTOP GARDEN



The central spine of the community-wide trail and sidewalk connections is the 4 meter Multi-Use Trail. This paved trail will accommodate walkers and bikers alike and serve as the central pedestrian spine through the community.

MULTI-USE TRAIL

Motherhouse 47.15 Acre Plan Open Space Calculations

ID	DESCRIPTION	FUTURE OWNER	AREA (acres)	AREA (sq m)
1	Seton East Entrance Park between Bedford Highway and Seton Road	HRM	1.54	6,247
2a	Major Open Space Park with level field & terraced gardens	HRM	2.00	8,075
2b	Open Space with Engineered Stormwater Ponds and Management	HRM	1.11	4,509
2c	Public Open Space, with Stormwater Pond	HRM	0.83	3,339
3	Landscaped patio, pool, and garden	Private	0.26	1,045
4	Terrace Garden between Developments	Private	0.42	1,695
5	Pathway & Plazas Around Parking Lot	Private	0.61	2,471
6a	Neighbourhood Courtyard	Private	0.84	3,400
6b	Neighbourhood Park beside the building	Private	0.19	765
7a	Central Plaza and Walkways	Private	0.60	2,428
7b	Central Plaza and Walkways	Private	0.35	1,429
8a	North End Public Park in between two existing roads	HRM	0.18	731
8b	North End Public Park beside the existing townhouses	HRM	0.23	925
9	Seton West Corner Park at the intersection of Seton Road West and Park Road	HRM	0.15	600
10	Road Entry Park at the intersection of Seton Road West and Lacewood Drive	HRM	0.28	1,137
PATH A	Pathway Connection to Bayview	HRM	0.05	203
PATH B	Internal Pedestrian Network	HRM	0.11	446
PATH C	Internal Pedestrian Network	HRM	0.09	383

Privately Held Open and Landscaped Spaces	2.43	9,833
Public Open and Landscaped Spaces (Parks)	6.57	26,594
Total Area	47.15	190,810
Percentage Public Open and Landscaped Spaces (Parks)		14%
Percentage Privately Held Open and Landscaped Spaces		5%

Note: All paths assumed to conform to HRM Red Book Standard Walkway (no. 40) with a 4.5m right of way
 Note: Designation of HRM or Private Ownership to be determined in DA



resulting in steep and challenging slope conditions. These conditions offer opportunities for panoramic views of the Bedford Basin. The need to preserve views to the water visually is of particular importance to establishing the site's historic relationship/legacy with the Bedford Basin from the original Motherhouse. This view corridor is the site's most important cultural relic that should be preserved.

create diverse park uses that will benefit from these views and topography.

- » Celebrate and reinforce the site's history
- » Connect surrounding neighbourhoods and campus through open space to the village green

These principles will be an important aspect of any final design.

Open Space Core Principles

Achieving the vision for the Motherhouse Lands requires a careful and coordinated design and planning effort. The following five core principles were developed to guide the open space design of the development as it evolves into a thriving urban core.

- » Create a large village green at the heart of the development and give it considerable road frontage to increase its presence.
- » Make Seton Road the primary AT spine and connect it to the village green
- » Take advantage of the existing topography to preserve distant vistas and

Village Square

The Urban Village at Seton Ridge is a development that creates a distinct urban core characterized by mixed-use zoning combined with efficient community connectivity and prioritizes modes other than the private automobile (walking, cycling, and transit). At the heart of the urban village is the Village Square located adjacent to the mixed use centre and the most dense core of the village. Seton Park has been designed to provide views of the Bedford basin (maintaining the views that were such an important part of the original Motherhouse development for the last century) and provide commemoration for the



sisters and the past uses of the land. The park will consist of active recreation components (final uses to be determined in consort with the City), passive walking trails and picnic areas, gardens, natural play, and other programmed uses. Seton Park will be linked directly to the urban centre of the development, to the AT network and to other parks in the development. It is the developers intention to work directly with parks staff to help program the park.

Seton Pond.

The north-western corner of the development is home to a pond that has been part of the Motherhouse lands for as long as anyone can remember. This area will be preserved as a nature park and will contain passive uses and no less than 60' of road frontage to ensure the park has a visible front door. Since the pond is very shallow, it's hydrology may be impacted by surrounding development. The developer may need to take some steps to control or regulate the outflow of the pond to ensure its longevity after construction. Passive walking trails and picnic areas are planned for this area. Current

renditions of the plan are attempting to directly connect this natural area with the Village Square.

Village Core Urban Complete Streets

The village core is planned to have much wider, urban sidewalk profiles than the traditional 6' cross section. In this area, bordering on the new Pete's Frutique commercial development, there will be expansive landscaped plazas, urban street trees, and urban furnishing amenities. Current plans are considering onstreet parking to separate traffic from pedestrians.

Gateway Parks

At the two gateways into the development, the developer will be creating urban gateway parks which may have some combination of plazas, preserved forests, trails connecting sidewalks, and other pedestrian amenities.

Walkways

There are several walkways that connect to the Motherhouse lands. These walkways will be extended and continued into Seton Ridge to maximize pedestrian connectivity within the development.

Clearly there are significant opportunities for active recreation beyond a sports field which are not well suited to the steep topography of this site. The compatibility matrix below outlines active and passive recreation options based on potential slope conditions. Almost every type of active and passive recreation activity (except soccer and baseball) can be accommodated at Seton Ridge.

Active Recreation Options Surrounding Seton Ridge

In order to plan for the appropriate parkland uses at Seton Ridge, it is important to study the context of surrounding parkland uses in order to fill missing gaps and not over-service existing uses in surrounding neighbourhoods. There are a wide variety of active recreational opportunities within a 1.5km radius of Seton Ridge. There are 6 soccer fields, 3 baseball/softball fields, 8 basketball courts, 4 mini courts, 5 tennis courts, 8 badminton courts.

Parks and Rec Facilities within 1.5km of Seton Ridge:

1. Centennial Arena (2 x Indoor skating rink)
2. Clayton Park Junior High School Community Park (1 x soccer field, 5 x basketball court)
3. Mary Clayton Memorial Park (none)

4. Northcliffe Recreation District Park (4 x tennis court)
5. Sheffield Community Park (1 x soccer field)
6. D.J. Butler Community Park (1 x tennis court)
7. Tremont Plateau District Park (1 x soccer field) (1 x baseball field)
8. Birch Cove Marine Park (none)
9. Canadian Games Centre (2 x baseball field, 3 x basketball court, 4 x mini basketball court, 8 x badminton court)
10. Soccer Nova Scotia (3 x soccer field)
11. Duc d'Anville School Community Park

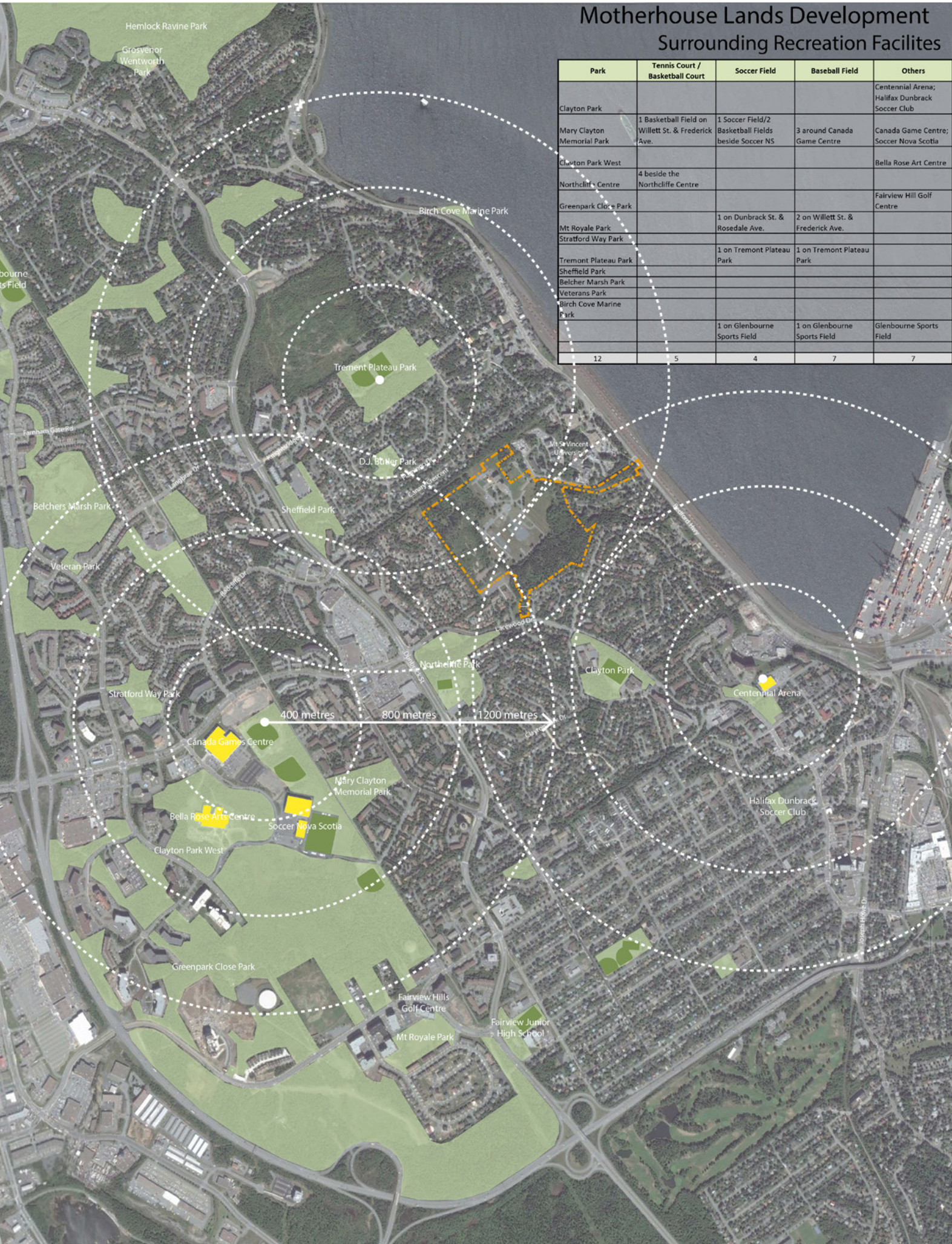
The site is located within district 10, which contains six public parks that have active rec facilities. The following six parks were documented; Tremont Plateau District Park, Sheffield Community Park, Grosvenor Wentworth Park, W.D. Piercy Park, Fairview Junior High School Park, and Clayton Park Junior High School Community Park.

Southwest Properties is actively working with MSVU to provide access and shared parking facilities for a new soccer facility to the west of MSVU's campus. This is one of the few flat areas on the site that can accommodate such a large active recreational use.

Motherhouse Lands Development

Surrounding Recreation Facilities

Park	Tennis Court / Basketball Court	Soccer Field	Baseball Field	Others
Clayton Park				Centennial Arena; Halifax Dunbrack Soccer Club
Mary Clayton Memorial Park	1 Basketball Field on Willett St. & Frederick Ave.	1 Soccer Field/2 Basketball Fields beside Soccer NS	3 around Canada Game Centre	Canada Game Centre; Soccer Nova Scotia
Clayton Park West				Bella Rose Art Centre
Northcliff Centre	4 beside the Northcliff Centre			
Greenpark Close Park				Fairview Hill Golf Centre
Mt Royale Park		1 on Dunbrack St. & Rosedale Ave.	2 on Willett St. & Frederick Ave.	
Stratford Way Park		1 on Tremont Plateau Park	1 on Tremont Plateau Park	
Tremont Plateau Park				
Sheffield Park				
Belcher Marsh Park				
Veterans Park				
Birch Cove Marine Park				
		1 on Glenbourne Sports Field	1 on Glenbourne Sports Field	Glenbourne Sports Field
12	5	4	7	7



5. Policy Alignments

Regional Plan Principles

The Principles included in the HRM Regional Plan are referenced here with specific insight into how the proposed plan for the Motherhouse Lands supports and responds to these principles.

1. The Regional Plan Manages development to make the most effective use of land, energy, infrastructure, public services and facilities, and fosters healthy lifestyles.
 - » The proposed plan is supportive of a diversity of recreational opportunities, including but not limited to active recreation. The street design, urban form, parks, and open spaces within the Conceptual Plan all provide access for citizens in all phases of life.
 - » By including dense forms at the core of the development a critical mass of activity is supported throughout the day and in the evening that helps commercial ventures in the area. A dense form will also reduce car trips per day which is a major goal of the project.
 - » The Motherhouse Lands development is an infill project that will provide residential and commercial opportunities that help offset the need for a similar development in green field lands throughout the HRM.
2. Ensure opportunities for the protection of open space, wilderness, a natural beauty and sensitive environmental areas
 - » Progressive stormwater management and park planning will allow for the on-site retention of water and its integration within the open spaces. This will help reduce infrastructure costs and allow for a diverse offering of public spaces for a variety of users.
 - » Through the siting of park spaces on the slopes and the siting of taller development along Seton Road, vistas to the natural beauty of the Bedford Basin are preserved all major park areas.
3. Develops an integrated transportation system in conjunction with stated principles.
 - » The proposed development, including multiple unit dwellings and single family residential offerings that have been designed to fit within the area of the Motherhouse Lands, would take up much more land in a traditional greenfield suburban development.
 - » Through the density proposed, a stronger transit route can be supported on Seton Road that will feed to major arterials (Bedford Highway & Dunbrack Street).

- » AT networks will be carried through the site connecting existing residential communities on Chessvale Close, Flamingo Drive, and Bayview Drive.
- » LEED ND standards for street design have influenced the proposed setbacks and street fronts, adding to the quality of the pedestrian experience over the complete sidewalk network.
- 4. *Support and promote sustainability of cultural, historical and natural assets*
 - » Connection to the historic Motherhouse is promoted through open space development and a relationship with Mount Saint Vincent University. The opportunity to connect to this history of the site is recognized and supported through the Conceptual Plan.
 - » The Open Space plan includes the provision of stormwater retention at the lower end of the site. By making this a feature of the park space there is an opportunity for HRM and Halifax Water to begin communicating with citizens in this space about how they promote sustainable natural assets by reducing hard infrastructure and taking advantage of the natural abilities of the land to mitigate environmental concerns.
- 1. *Support the Regional Centre as the focus for economic, cultural and residential activities*
 - » The Motherhouse Lands are located at the edge of the Regional Centre, only 1km down the Bedford Highway from the Fairview Overpass.
 - » The close proximity and opportunity to contribute to a substantial transit node on the Bedford Highway supports the centre by ensuring best use of the land immediately surrounding it.

Ultimately the Conceptual Plan will create a community that will act as an essential link to MSVU, the residents of the neighbourhoods in and around the site, and the current and future residential development of the Caritas facilities. Inherent in these stakeholders is a true multigenerational demographic. The proposed design reflects this in the diversity of housing options, local & walkable services, and open spaces designed with the full breadth of the population in mind.



Regional Plan Objectives

As has been demonstrated, there is great alignment between the Regional Plan Principles and the starting Principles that the design team has used to arrive at the current proposed plan. Additionally the conceptual plan if realized will help HRM achieve many objectives stated within the Regional Plan.

Environmental Objectives:

1. Foster a land management and community design approach which integrates preservation of lands of ecological, cultural and environmental significance;
 - » By building in an area that is already contained within a significant suburban development cluster (Clayton Park), the Motherhouse Lands proposal naturally protects much of the significant wilderness areas at the edge of developed land in Halifax Mainland.

2. Adopt development practices that sustain air, land, water and groundwater resources and respond to climate change;

- » The Motherhouse Lands proposal is forward thinking in its approach to managing groundwater resources through stormwater retention in natural park features.
- » The reduction in surface parking and roads throughout the development sustain the natural ability of the land to capture and retain stormwater runoff with a large reduction in the required piping and delivery of storm water.
- » The site, being uphill and elevated is naturally protected from climate change impacts on sea level in the Bedford Basin.

Settlement and Housing Objectives

1. Direct growth so as to balance property



rights and lifestyle opportunities with responsible fiscal and environmental management;

- » It is well known that there is desire for new single family homes in HRM. The Motherhouse Lands proposal includes single family homes, and does so in closer proximity to the Regional Centre than any other plan would be capable of doing. By following the LEED ND standard, it will also provide them in a form that is completely in agreement with sound environmental management in new developments.
- 2. Focus new growth in centres where supporting services and infrastructure are already available;
 - » The proposed development is completely surrounded by established neighbourhoods. While the new development will benefit from existing services and infrastructure, Clayton Park and other adjacent residential neighbourhoods will benefit from the introduction of new services, activity, and increased population.
- 3. Design communities that: are attractive, healthy places to live and have access to the goods, services and facilities needed by residents and support complete neighbourhoods as described in 6.2.2 (v) of the Plan;
 - » are accessible to all mobility needs and are well connected with other communities;
 - » protect neighbourhood stability and support neighbourhood revitalization;
 - » preserve significant environmental and cultural features;

- » promote community food security;
- » provide housing opportunities for a range of social and economic needs and promote aging in place;
- » The Motherhouse Lands proposal addresses all of these general provisions outlined in Settlement Objectives. Most notably, the Open Space Plan addresses environmental & cultural features, community food security, and access.

6. Municipal Water Services, Utilities and Solid Waste Objectives

1. Coordinate municipal initiatives with the Halifax Regional Water Commission (Halifax Water) to (i) provide water, wastewater and stormwater services in a cost-effective manner; (ii) recoup growth related costs from benefiting property owners; and (iii) reduce degradation to the natural environment.
 - » The Motherhouse Lands project represents an opportunity for Planning staff at the Municipality to work with Halifax Water to set new standards in relation to the LEED ND (and other best practice) standards.
2. Manage growth to make the best use of existing water, wastewater and storm infrastructure and avoid unnecessary or premature expenditures;
 - » The Motherhouse Lands project represents an opportunity for the Municipality to invest in water, wastewater, and storm infrastructure on the Seton Road access. Specifically, the design is being directed to progressive, modern infrastructure that will have a lower cost of servicing over its lifetime.
3. Support environmentally sustainable practices for developments serviced with on-site water and wastewater services;
 - » The project's Open Space Plan considers and advocates for the unique integration of Municipal parks and on-site water and wastewater services.
4. Collectively, the development proposal (both multi-family and single family homes, as well as commercial development) help to achieve the overarching goals of the Regional Plan. This includes:
 - » increasing transportation choice and efficiency
 - » energy efficient land use planning and neighbourhood site planning
 - » educate and engage residents and businesses through progressive open space and stormwater planning.

RP+5

Understanding that Plans should change as new realities emerge over time, the 2006 Regional Plan for HRM was written as a living

document intended to be responsive to emerging challenges and opportunities in the Region. Contained within the Regional Plan is a mechanism requiring that it be formally reviewed and updated every five years.

The first such review has taken place over the past 3 years and has resulted in some changes to the focus and direction of Regional Planning in HRM.

Regional Council approved the revised Regional Plan following a public hearing on June 24, 2014. As it has not gone to the Province for review, the Plan is not yet in force. Nonetheless, it is highly likely that the proposed revisions, even in their current form, will have an impact on HRM staff's assessment of many features of the Motherhouse Lands Conceptual Plan.

The RP+5 process has strengthened the position of the Regional Plan with regards to alternative models to greenfield development. This includes the concept of green-belted which will be explored further through the Municipality's commitment to undertake a green-belted and Public Open Space Priorities Plan.

The Motherhouse Lands development can be used as a best practice example of how to make suburban infill work for an entire community. By working with the developer to advance this project the Municipality will help show support the reduction of new green-field development.

Also present in the RP+5 revisions are the introduction of policy considerations for food security, mobility needs, supporting aging in place. Each of these considerations are manifested within the open space, street network, and urban form in the Motherhouse Lands Conceptual Plan.

Finally, a significant change in the approach to stormwater management is included in section 8.4 of the revised Regional Plan. These changes will allow for many of the LEED ND requirements for stormwater management to be included in the Motherhouse Lands projects as it advances.

Planning & Design

STORM WATER MANAGEMENT

New technologies and design principles provide ample opportunities to harvest, save, and cleanse the waters which naturally run over and through the site before returning to the groundwater. It is the intent of this plan to ensure that as much water as possible percolates into the earth, recharges the existing aquifer, is used for existing and new vegetation, and does not disrupt the existing drainage cycle in surrounding neighbourhoods. Through a variety of techniques, as illustrated below, the new development will endeavor to maintain as small a hydro-footprint as possible while still meeting the ecological and community demands for a sustainable and inviting experience.

RAIN GARDENS

By harvesting and channelling the above-average rainfall which Halifax experiences, we can create beautiful and inviting gardens throughout the community which foster a variety of native flora and fauna. These gardens are low-maintenance and help keep local streets and properties from flooding during high rainfall events.



RETENTION PONDS

On-site retention ponds can be used to capture and hold storm water in aesthetically pleasing, nature-enhancing ways. Ponds can be integrated with the landscape, vegetated, and used as site amenity features as well as the basis for new and thriving water-based ecosystems.



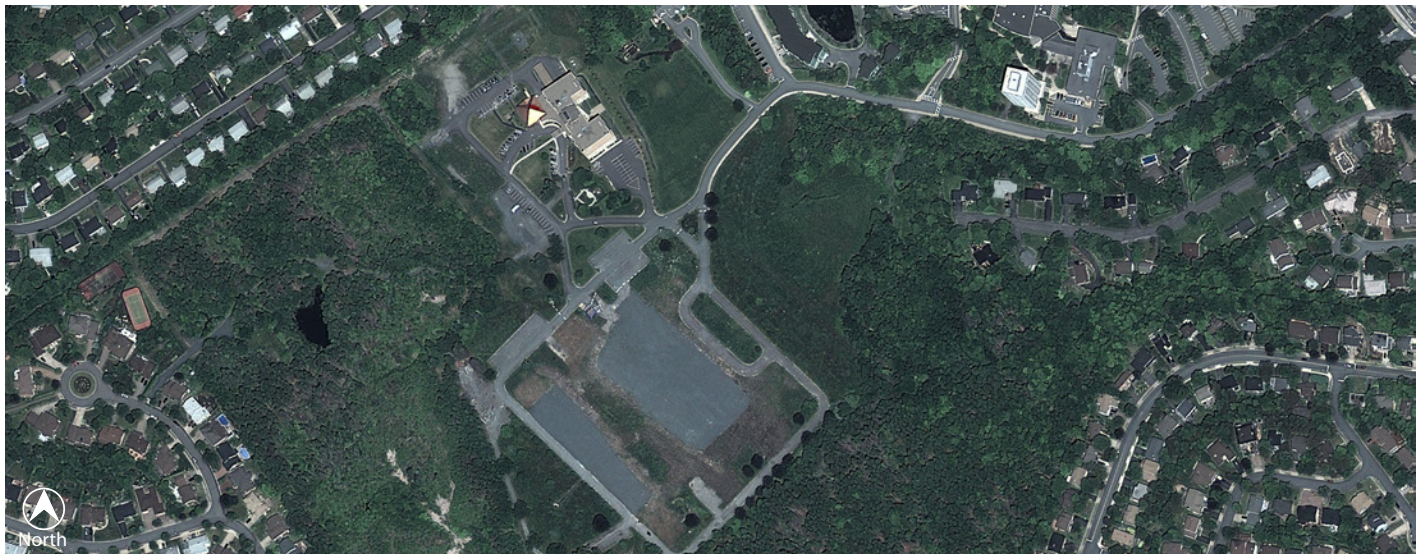
DETENTION PONDS

Detention basins can be used as unique recreation areas designed to periodically flood during wet seasons. When dry, they may serve as play fields, dog runs, or gathering spots. When wet, they decrease the off-site drainage, and allow water to slowly percolate and recharge the existing aquifers.



VEGETATED SWALE

Rather than immediately piping water off of the streets, rainwater runoff can be directed to long vegetated swales between street curb and sidewalk. These swales can channel water, allowing it to infiltrate the soil, cleanse it before entering the groundwaters, and create roadside ecosystems, making each neighbourhood a unique experience.



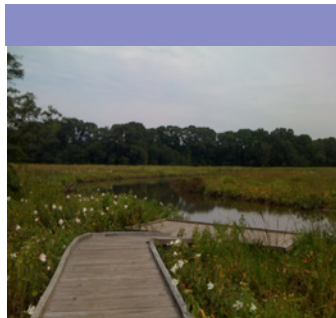
Impermeable asphalt and concrete can lead to storm waters overtaxing the drainage system by channeling the waters to single point. Permeable hardscape materials allow rainwater to recharge the system, and reduce on-street flooding and maintenance issues.

PERMEABLE PAVERS



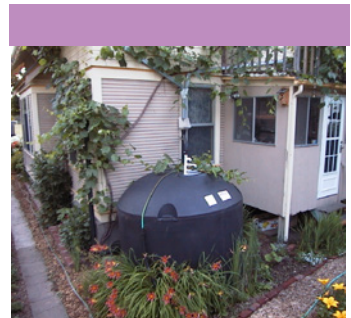
Ordinarily, roofs funnel rainwater to a single source where it creates maintenance issues. Roof storage solutions allow water to be captured and used within the surrounding landscape as grey-water irrigation, or to water roof-top gardens for residents' usage.

ROOF STORAGE



Wetlands are recognized as one of the most divergent and ecology-rich ecosystems. Additionally, they help cleanse run-off rainwater before it enters streams, lakes, or the soil. Constructed wetlands can do the same, taking water loads off of existing systems, creating unique environments, and recharging the water table with clean water.

CONSTRUCTED WETLANDS



In public buildings and private homes, cisterns can be used to naturally collect rainwater for landscape uses, cleaning purposes, or other eco-friendly grey water uses. Cisterns can be architecturally unique devices visible to the public and expressing the 'green' mindedness of the community.

RAINWATER CISTERNS

Bedford Hwy Corridor Traffic Study

Significant to the consideration of the Motherhouse Lands Proposal are the outcomes and recommendations from the Traffic Study Report prepared by MMM Group in 2013. Most applicable are the following findings with respect to managing future demand on the Bedford Highway:

1. Regardless of development density and transit improvements Regional Plan road improvements are needed to maintain acceptable service;
2. Higher density mixed use neighbourhoods that are walkable tend to reduce auto-dependency and encourage transit use, they also make transit provision more viable in development areas;
3. Findings are consistent with stated principles and opportunities in Regional Plan, especially to manage development and make efficient use of land, infrastructure, energy and to reduce development on greenfields requiring all new infrastructure for servicing;

4. The number of destinations within a specific area or neighbourhood tends to increase with population and employment density, reducing travel distances and the need for car travel;
5. Increased density and variety of development form tend to increase the number of transportation options available due to economies of scale;
6. Increased density tends to reduce traffic speeds, increase traffic congestion and reduce parking supply.

At a meeting held on November 4th, 2013, the Community Planning & Economic Development Standing Committee also reviewed this study and recommended to Council an MPS amendment process to support the proposed Motherhouse Lands Plan based on similar rationale.

7. Summary

This report shows inputs and rationale for many of the design decisions that have been made to date. This process has informed the design over the last 4 years and will continue to shape decisions right up till construction begins.

The Motherhouse Lands project is an opportunity for Southwest and HRM to guide the development of a high quality, vibrant, mixed use, community that will house over 1,700 new homes near the core of our Region. The design is sensitive to existing neighbours and ensures that future neighbours will have the ability to integrate with a well-designed, vibrant, accessible, urban neighbourhood at the intersection of fascinating institutional and residential uses in the Mainland North area.

By employing the LEED ND rating system we have brought many contemporary urban design standards that improve walkability, connectivity - both internally and with other neighbourhoods, and strategies that mitigate issues such as heat island effect, stormwater management, and traffic capacity. As outlined in earlier chapters, the strategies are in line with the Regional Plan Principles and Objectives and provide a strong basis for an updated Secondary Municipal Planning Strategy for the area.