

The background features a large blue triangle pointing downwards from the top left, and a light blue triangle pointing upwards from the bottom left. The word "HALIFAX" is written in white, bold, sans-serif capital letters in the upper right area.

HALIFAX

Public Information Meeting for Case 20110

Development Agreement
Open Space Subdivision Design
Windgate Drive, Beaver Bank

August 28, 2017

Agenda for Tonight's Meeting

1. Welcome and Introductions
2. HRM Staff Presentation
3. Applicant Presentation
4. Public Feedback
5. Wrap-Up, Next Steps, Feedback Form

Introductions

Tyson Simms – Planner

Lisa Blackburn – Councillor (District 14)

Genevieve Hachey – Planning Controller

Alden Thurston – Planning Technician

Connor Wallace, WSP – Applicant

Role of HRM Staff

- Manage the process of the planning application
- Main contact for the applicant and general public regarding questions, comments or concerns
- Draft reports, negotiate with the applicant and make recommendations to Council

Purpose of this Meeting

- Provide information to the public on the proposed development
- Explain the process involved for an application of this type
- Receive feedback, hear concerns, and answer questions regarding the proposed development

Feedback provided tonight will inform the process

No decisions will be made tonight

Applicant Proposal

Applicant: WSP Canada, Connor Wallace

Location: PID No. 41043597, 40010514, 41398694 and 41401159, Windgate Drive (between Rivendale Drive and Terry Road), Beaver Bank

Proposal: Development of a classic open space subdivision design. As proposed the development will consist various forms of residential development, including: single unit, two unit and multiple unit dwellings. A total of 345 units are proposed as part of this development.

Site Context

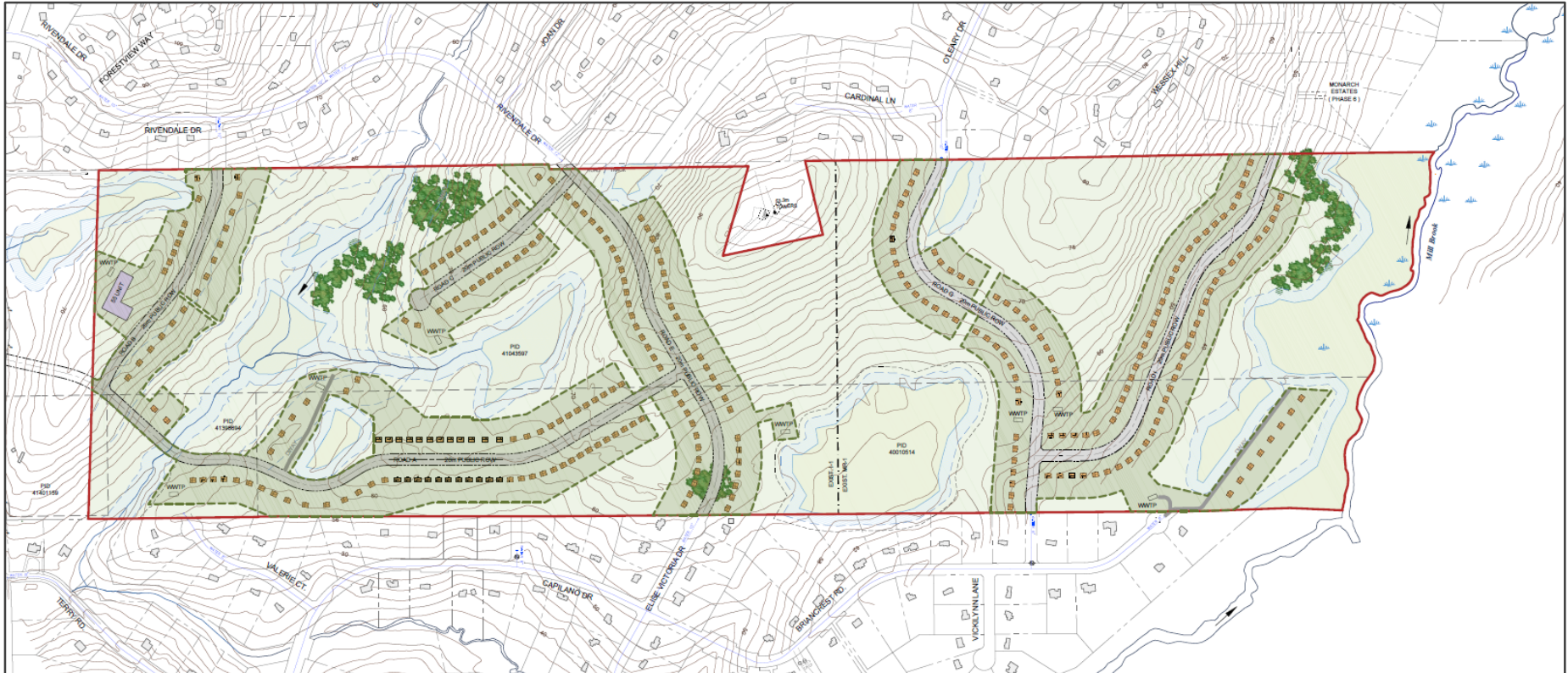


Proposal



Revised Concept Plan A

Proposal



Revised Concept Plan B

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Policy & By-law Overview

- **Plan Area:**

- Planning Districts 15, 18 & 19 (Beaver Bank, Hammonds Plains and Upper Sackville)

- **Regional Designation**

- Rural Commuter

- **Community Plan Designation**

- Mixed Use A
- Rural Resource

- **Zone**

- I-1 (Mixed Industrial) Zone
- MR-1 (Mixed Resource) Zone

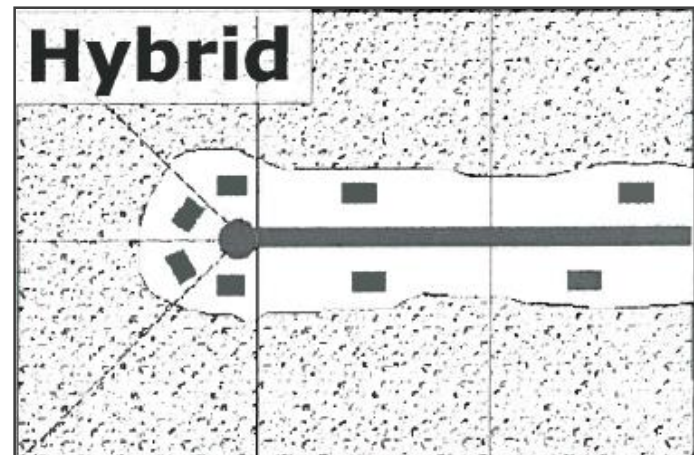
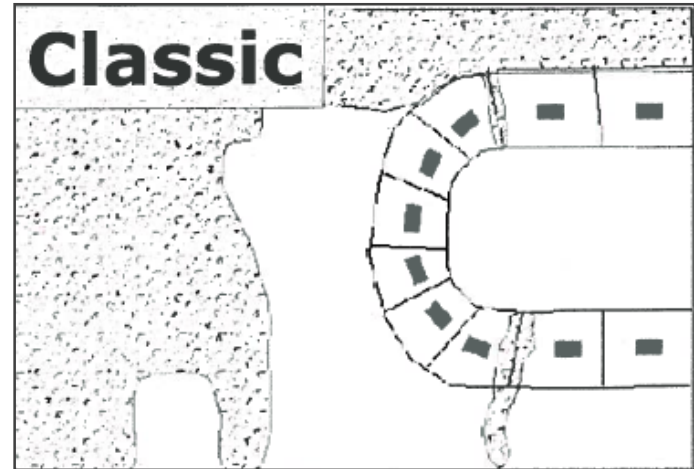
- **Enabling Plan Policy**

- S-16 of Regional Municipal Planning Strategy (2006)

Planning Policy

Regional Plan (2006)

- **Policy S-16**
- Classic Style Open Space Subdivision Design
- 1 unit per 4000 square metres
- Approximately 60% or more of the site is retained in single ownership as common open space
- Development Agreement



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What Is a Development Agreement?

- A development agreement enables construction of a project under local planning policy
- A binding legal contract that clearly establishes standards on matters such as site plan, architecture, landscaping, and infrastructure
- Can be approved by Community Council provided that any development complies with applicable planning policy

Planning Application Process

We Are Here



Application Submitted

Public Information Meeting

Planning Advisory
Committee Meeting

HRM Internal Circulation &
Review

Plan Revisions &
Refinement

Staff Report with Draft
Policy & Recommendation

Community Council
Meeting

Community Council Public
Hearing & Decision

Appeal Period - NSUARB

Applicant Presentation

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Public Input Session

- One speaker at a time
- Speakers are asked to please use the microphone
- No applauding or booing please
- Speaker to provide name and community name for the record
- Please respect all points of view and opinions
- Comments are recorded and provided in a summary format

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Thank You For Your Participation

We are Looking to Improve the way we
Communicate with Community Members

Please Complete a Survey Before You Go

The logo for the City of Halifax, featuring the word "HALIFAX" in a bold, blue, sans-serif font.

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