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Chebucto Community Council

TO: Chair and Members of Chebucto Community Council

SUBMITTED BY: *J. Edmund*
fel Ellinor Williams, Chair, Halifax Watershed Advisory Board

DATE: January 6, 2011

SUBJECT: Case 16217: Application by Marterra Inc. for a heritage development agreement to permit 1 two-unit dwelling and 12 single-unit dwellings at 10 Kirk Road, Halifax, a Municipally Registered Heritage Property

ORIGIN

Halifax Watershed Advisory Board Meeting of November 17, 2010

RECOMMENDATION

The Halifax Watershed Advisory Board recommends that:

1. If the property includes a water lot, any development proposal for this lot be brought to the HWAB for review.
2. If a large wharf or jetty is intended, this should be of the floating type.
3. Pool water is not to be discharged directly into the Northwest Arm.
4. The separate sewer laterals be combined into one common sewer line running down the common area roadway.
5. The oil/grit separator be maintained by the Condo Corporation and maintenance records forwarded to the HWAB for review.
6. Garbage collection screens (for large items such as plastic bags, plates, etc.) be installed in the storm water collection system
7. If any pyritic slate is encountered on the site, the proponent is to proceed in accordance with Provincial Guidelines.
8. The Condo Corporation ensure that the builders of the individual homes in this development, work in compliance with the overall storm water drainage plan.
9. Buildings and hard surfaces be designed to LEED standards in regard to storm water collection and dispersal
10. Similarly, grey water and rainwater collected from roofs be retained for future use, as per LEED standards
11. In view of the proximity of the Northwest Arm, if oil heating is to be used, only double walled oil tanks be installed.
12. The Development Agreement should include a stipulation that the tree retention plan be strictly enforced.

BACKGROUND/DISCUSSION

Staff provided a presentation on this application at the Board's November 17, 2010 meeting. The Board was pleased to learn that the roof drains are to empty onto the ground, and appreciates the efforts taken to ensure that storm water run-off does not affect neighbouring properties. Members were also glad to see that the design included long-term water retention and measures to contain a 1/100 year flood, as well as the installation of an oil/grit separator.

BUDGET IMPLICATIONS

Budget Implications associated with the recommendations have not been identified. Any associated budget implications would need to be determined by HRM staff and disclosed to Community Council in a subsequent report.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

COMMUNITY ENGAGEMENT

Not applicable with this report. The Halifax Watershed Advisory Board is an Advisory Committee to Community Council and Regional Council, and is comprised of eight volunteer citizens and two councillors.

ALTERNATIVES

The Board did not provide Alternatives.

ATTACHMENTS

None.

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by : Sheilagh Edmonds, Legislative Assistant