



P.O. Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

10.1.1 (i)

**Chebucto Community Council**  
**April 2, 2012**

**TO:** Chair and Members of North West Community Council

**SUBMITTED BY:** Kimberly V. [Signature]  
for Mr. Richard Hattin, Chair, Bedford Watershed Advisory Board

**DATE:** October 11, 2011

**SUBJECT:** **Case 17082: Emscote Development Agreement – Bedford South**

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**ORIGIN**

The Bedford Watershed Advisory Board meeting held September 14, 2011.

**RECOMMENDATION**

The Bedford Watershed Advisory Board recommends that Chebucto Community Council accept the Stormwater Management Plan and the concept for the Emscote Development Agreement as outlined in the staff memorandum dated August 29, 2011.

## **BACKGROUND**

The Bedford Watershed Advisory Board reviewed the staff memorandum dated August 29, 2011 and heard a presentation on Case 17082 during its September 14, 2011 meeting.

## **DISCUSSION**

During the Board's discussion it was noted that all but one of the wetlands are being avoided. In response to concern respecting retention ponds and the size of the wetlands, the Board was advised that Cresco's Development Agreement has a clause requiring approval from Emscote regarding the selection of which traffic patterns affect its land. Both parties have already jointly agreed to the cost sharing equations of the retention pond.

## **BUDGET IMPLICATIONS**

There are no budget implications. The developer will be responsible for all costs, expenses, liabilities and obligations imposed or incurred in order to satisfy the terms of a development agreement. The administration of such an agreement can be carried out within the approved budget with existing resources.

## **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**

The Bedford Watershed Advisory Board is an Advisory Committee to Community Council and Regional Council, and is comprised of volunteer citizens and two Councillors.

## **ALTERNATIVES**

None.

## **ATTACHMENTS**

Staff Memorandum dated August 29, 2011

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

Report Prepared by: Krista Vining, Legislative Assistant, Municipal Clerks Office, 4902-6519

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PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

## Item 6.2

### MEMORANDUM

TO: Chairperson and Members of Bedford Waters Advisory Board

FROM: Andrew Bone, Senior Planner

DATE: August 29, 2011

SUBJECT: Case 17082 – Emscote Development Agreement – Bedford South / Wentworth

#### **Synopsis of Proposal**

The subject property is approximately 82 acres in size and is located between the Bedford Highway and Highway 102, north of the Royal Hemlocks Subdivision. This parcel is the last major piece of land to be proposed for development in the Bedford South/ Wentworth Estates Master Plan Area.

The proposed site is located within the MPS for Halifax and is designated and zoned Wentworth Comprehensive Development District. The area is intended for comprehensive residential development and all development is required to be by development agreement. This development will complete development between Royal Hemlocks Subdivision and Bedford South. The proposal will connect Starboard Drive and complete Bosun Run, Fleetview Drive, Cutter Drive and Transom Drive.

Emscote Limited, the applicant, is proposing 115 single unit dwellings, 45 townhouse dwellings and 224 multiple unit dwellings.

Detailed conceptual plans are attached for the proposal.

#### **Site Features**

The site features a series of rock ridges which radiates across the subject lands. Between the ridges there are a series of wetlands (of varying sizes). The attached plans identify the location and scale of these wetlands. Watercourses connect a series of ponds and wetlands on the eastern side of the site.

#### **Proposed Development**

The proposal includes the following:

Extension of Fleetwood Drive – A series of 27 single unit dwellings and parkland.

Extension of Bosun Run – 45 townhouse units

Extension of Cutter Drive – 33 single unit lots

Extension of Starboard Drive – 27 single unit dwellings

Extension of Transom Drive – 28 single unit dwellings and three multi-unit dwellings (224 units)

All development is proposed on central sewer and water services. Parkland donations are

proposed through four areas as identified on the attached concept plans.

**Planning Process**

A planning process was initiated in August 2011 to review the proposed request. The process includes a public information meeting to receive public comment on the proposal (September 19, 2011). A report reviewing the proposal will be drafted for review by Chebucto Community Council. A public hearing and decision by Community Council is the final steps.

**Input Sought:**

Staff is seeking comment on matters within the boards mandate relating to water. Specifically comments relating to the proposed Stormwater Management Plan and proposed land uses are sought. For reference and consideration, please see policies within the Wentworth MPS relevant for discussion.

**Next Steps:**

Subsequent to a review of any new comments, and a full staff review of all materials submitted, a staff report will be finalized and then be forwarded to Chebucto Community Council for a review. Should Community Council decide to hold a public hearing, a notice will be sent out by mail to surrounding property owners identifying the time and location of the public hearing.

Should you have any questions on this matter, please contact me via email at [bonea@halifax.ca](mailto:bonea@halifax.ca) or at 869-4226.

Yours truly,

Andrew Bone  
Senior Planner

**Attacments:**

- Attachment A          Wentworth MPs Policies
- Stormwater Management Plan – Emscote Lands
- Schedule A-1          Visual Description
- Schedule B            Land Use Plan
- Schedule C            Sanitary Plan
- Schedule D            Storm Water Plan
- Schedule E            Water Plan
- Schedule F            Phasing Plan
- Schedule G            Sidewalk and Trail Plan
- Schedule H            Slope and Reparian Buffers
- Schedule I            Parkland Plan
- Schedule J            Concept Plan (East and West)
- Schedule K            Density Chart

**Attachment A**  
**Wentworth MPS Policies**

Policy P/OS-1:

The areas designated as Park/Open Space on Schedule I shall be reserved for active and passive recreational uses, stormwater management and environmental protection. Provided that the area of the designation is not materially reduced, the boundaries of the Park/Open Space Designation may be varied where such changes provide:

1. enhanced protection of environmentally sensitive site features;
2. more opportunity for preservation of significant aesthetic features;
3. more suitable lands for active recreational uses; or
4. a more functional path system for pedestrians and cyclists.

Policy P/OS-2:

No streets shall be permitted to cross the Park/Open Space Designation except:

1. as illustrated on Schedule I;
2. to allow for a local road connection between residential neighbourhoods A and C;
3. to allow for a local road connection between Neighbourhood A and the Neighbourhood Collector leading to the Bedford Highway; or
4. to allow for a road connection the Royale Hemlocks Estate Subdivision and the Mixed Use/Business Campus Designation

Policy P/OS-3:

No stormwater management, sanitary sewer or water service system shall be located within the Open Space/Park Designation which would adversely affect environmentally sensitive areas, detract from the aesthetics of the area or impair any recreational functions intended and, unless otherwise necessary, all such systems shall be located outside areas delineated for active and passive recreation.

Policy P/OS-4:

In the event that the Municipality is unable to determine whether any undertaking will adversely affect environmentally sensitive areas, the Municipality shall require that an environmental impact assessment be undertaken at the cost of the developer by a person qualified to make such a determination.

## Environmental Protection

### Objectives:

- to undertake storm water management planning on a watershed basis with community design based on natural drainage patterns
- to prevent flooding of properties and safeguard flood plains
- to preserve the water quality of lakes and rivers
- to preserve groundwater flows
- to preserve and maintain significant environmental features
- to minimize site disturbance, maximize tree retention and to restore trees over area which have been disturbed by development activities
- to support regional initiatives in solid waste recovery, Halifax Harbour cleanup and watershed management

### Policy EP-1:

No development agreement shall be entered into unless a master storm water management plan has been prepared for the entire Wentworth/Bedford South master plan area and accepted by the Municipality. The management plan shall:

- identify significant constraints and sensitivities with regard to flood potential, and environmental features;
- provide estimates of pre-development and post development flow rates at critical locations within watercourses such as at culverts and other road crossings and at downstream developments;
- specify water quality and quantity objectives which are consistent with all municipal and provincial guidelines and identify the means of preventing adverse changes to the quantity and quality of watercourses and groundwater;
- specify the type and location of storm water management facilities and the design requirements to protect receiving waters from contamination, excessive flow rates and loss of aquatic habitat and to protect the quantity and quality of groundwater flows;
- prepare a program for implementation and monitoring before, during and after construction, including securities and any remedial action to be taken in the event that water quantity or quality objectives are not achieved.

Policy EP-2:

No development agreement shall be entered into unless the detailed design specifications conform with the master stormwater management plan approved under policy EP-1;

Policy EP-3:

No stormwater shall be discharged directly into any natural watercourse without the use of mitigative measures as stipulated in under the master stormwater management plan and in accordance with municipal and provincial guidelines.

Policy EP-4:

No development, grade alteration, excavation, fill, pavement or removal of natural vegetation shall be permitted within fifty (50) feet of the high water mark, or within the limits of any 1 in 20 year flood plain of any watercourse, except as provided for by development agreement in accordance with an approved storm water management plan or as provided to allow for trail systems or transportation crossings.

Policy EP-5:

No development agreement shall be entered into over lands on which trees have been removed except as may otherwise be required for a bonafide land survey or as may be agreed upon with the Municipality to protect property or ensure safety.

Policy EP-6:

Features of environmental significance shall be delineated as non-disturbance areas under development agreements. Non-disturbance areas shall be located to allow for continuity non-disturbance areas on abutting lots, municipal parkland and open space dedications, and natural areas adjacent to watercourses.

Policy EP-7:

A tree replanting program shall be incorporated into development agreements to allow for regrowth of trees over all lands on which the natural vegetation has been removed as a consequence of development. The program shall specify the locations, number, type and diameter of trees to be planted. The type of trees shall be indigenous to Nova Scotia.

Policy EP-8:

Development of land on major slope areas in excess of twenty-five percent (25%) shall be prohibited under any development agreement except where it can be demonstrated that such development would not create any hazard and could better preserve open spaces or areas of environmental value.

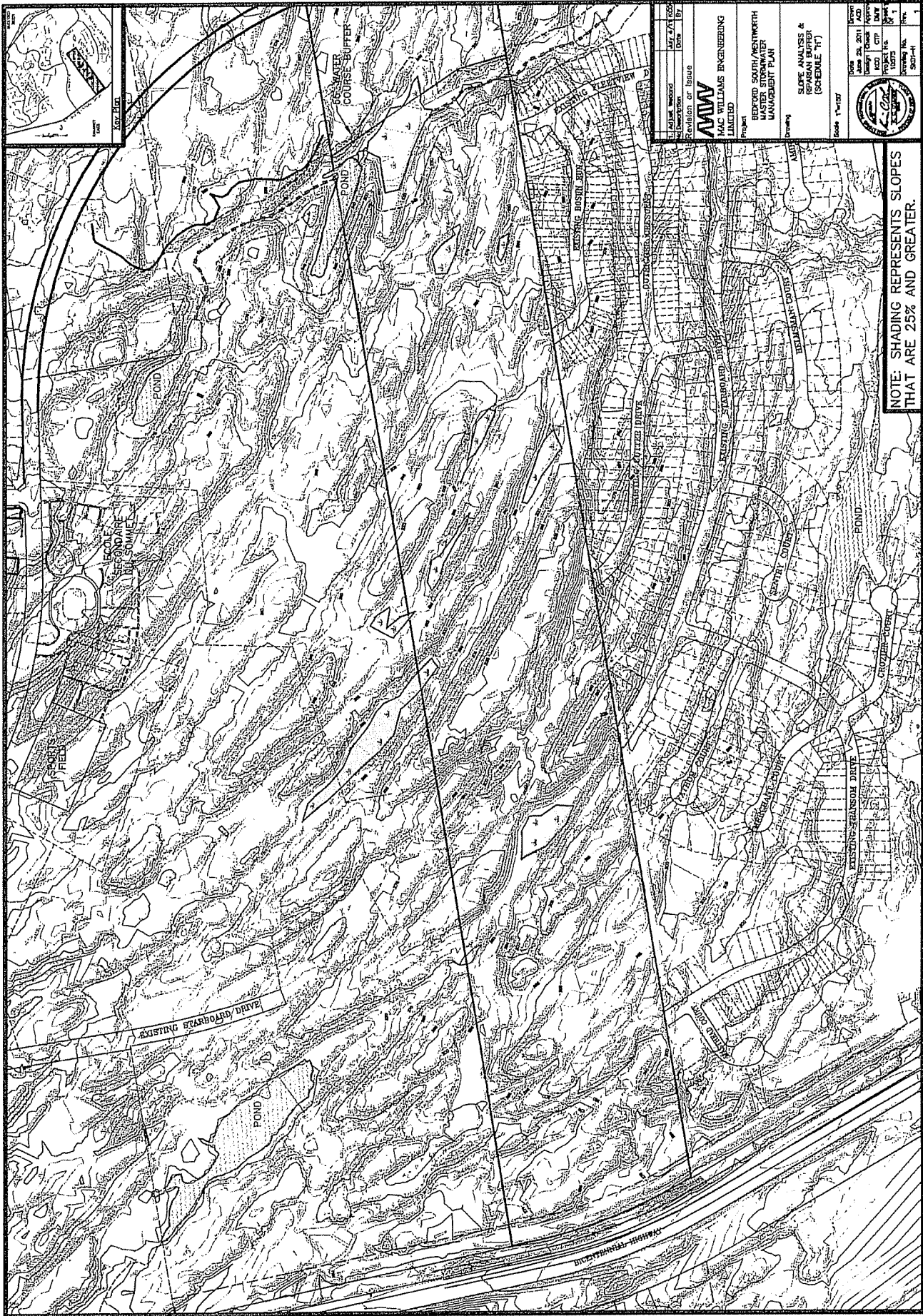
Policy EP-9:

The Municipality may allow for modifications to the service system specifications adopted under subdivision regulations where such modifications would enhance the ability to preserve the natural environment without compromising the intended objectives of the service systems.

Policy EP-10:

All development agreements shall conform with all applicable regional policies adopted by the Municipality in support of the regional solid waste management program, Halifax Harbour cleanup and the water resources management study.





NOTE: SHADING REPRESENTS SLOPES THAT ARE 25% AND GREATER.



DATE	BY	REVISION
04/24/2003		
04/24/2003		
04/24/2003		

Revision of Issue

**M. WILLIAMS ENGINEERING LIMITED**

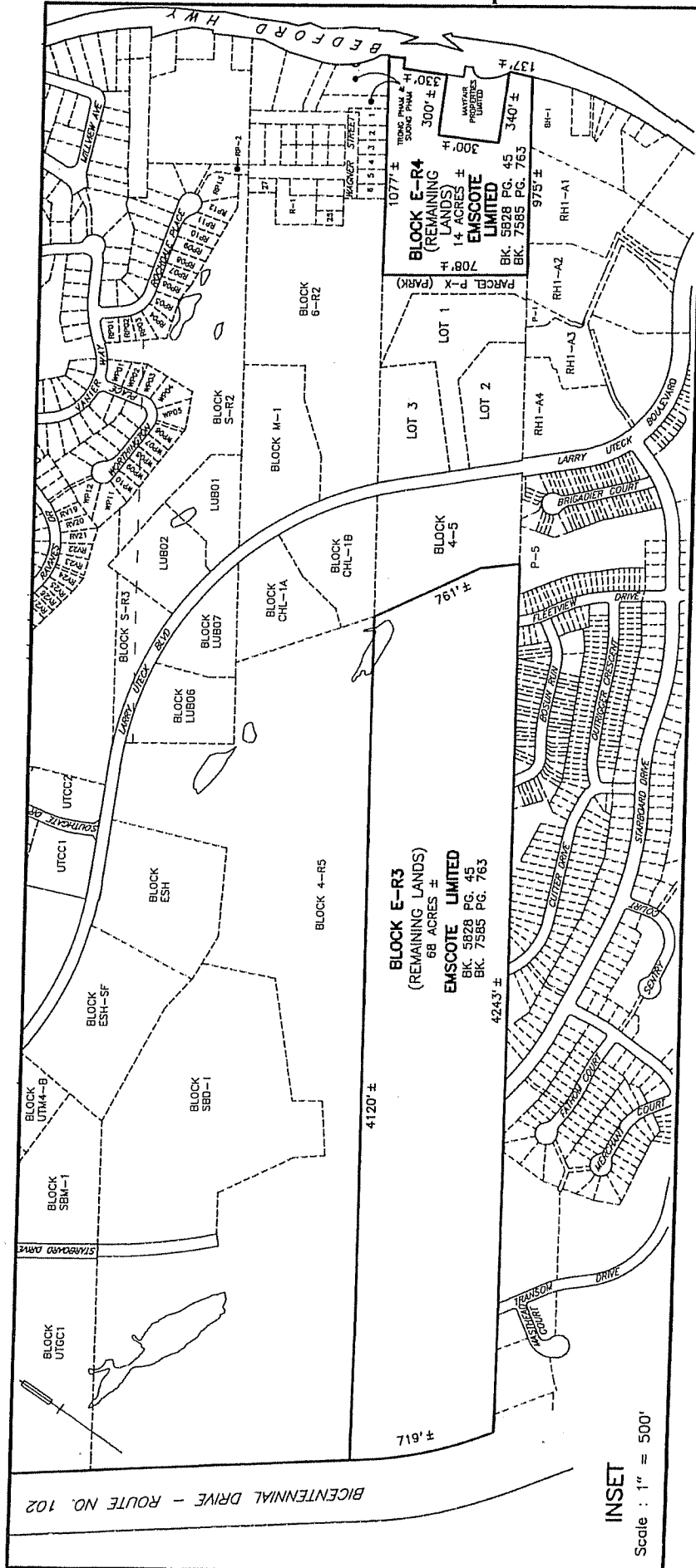
PROJECT: ESCORT SOUTH/MERIDITH MASTER STORMWATER MANAGEMENT PLAN

SCALE: SLOPE ANALYSIS & SPANISH BUFFER (SCHEMATIC)

Scale: 1"=100'






DATE	BY	REVISION
04/24/2003		
04/24/2003		
04/24/2003		

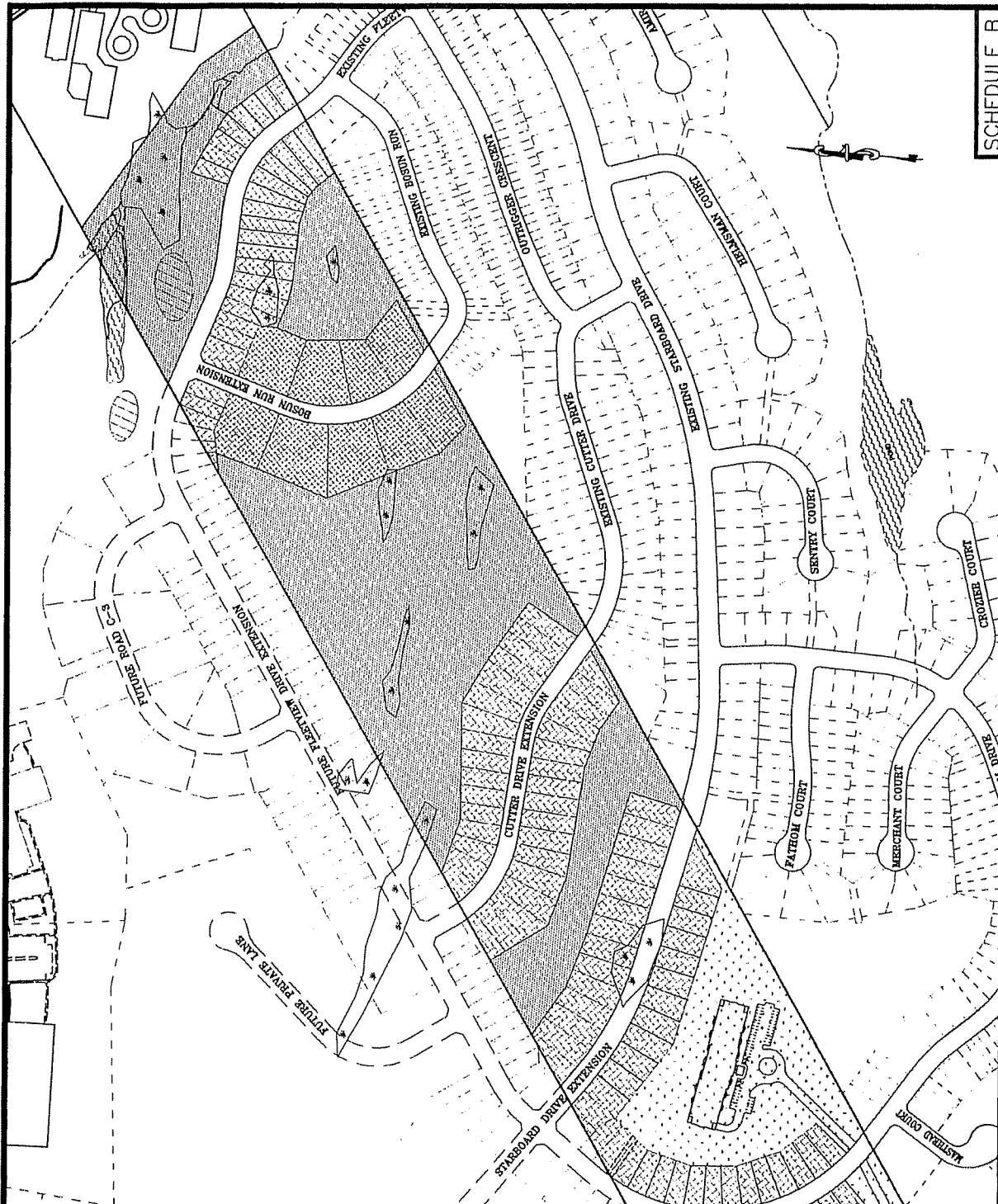
Schedule A-1 - Visual Description



Legend:  
 Block E-R3 - PID 00288506  
 Block E-R4 - PID 41247750

**LEGEND**

-  PARK
-  SINGLE FAMILY LOTS
-  TOWNHOUSE LOTS
-  MULTI UNIT BUILDING
-  RETENTION POND



**SCHEDULE B**

Date:	June 29, 2011
Scale:	1"=400'
Project No.:	10575
Drawing No.:	10575-SK01-B

Revision	
No.	Date
1.	July 22/11
Comments	
1. Add Townhouse Hatch	
By	
KCO	

**WENTWORTH ESTATES**  
 LANDS OF EMSCOTE LIMITED

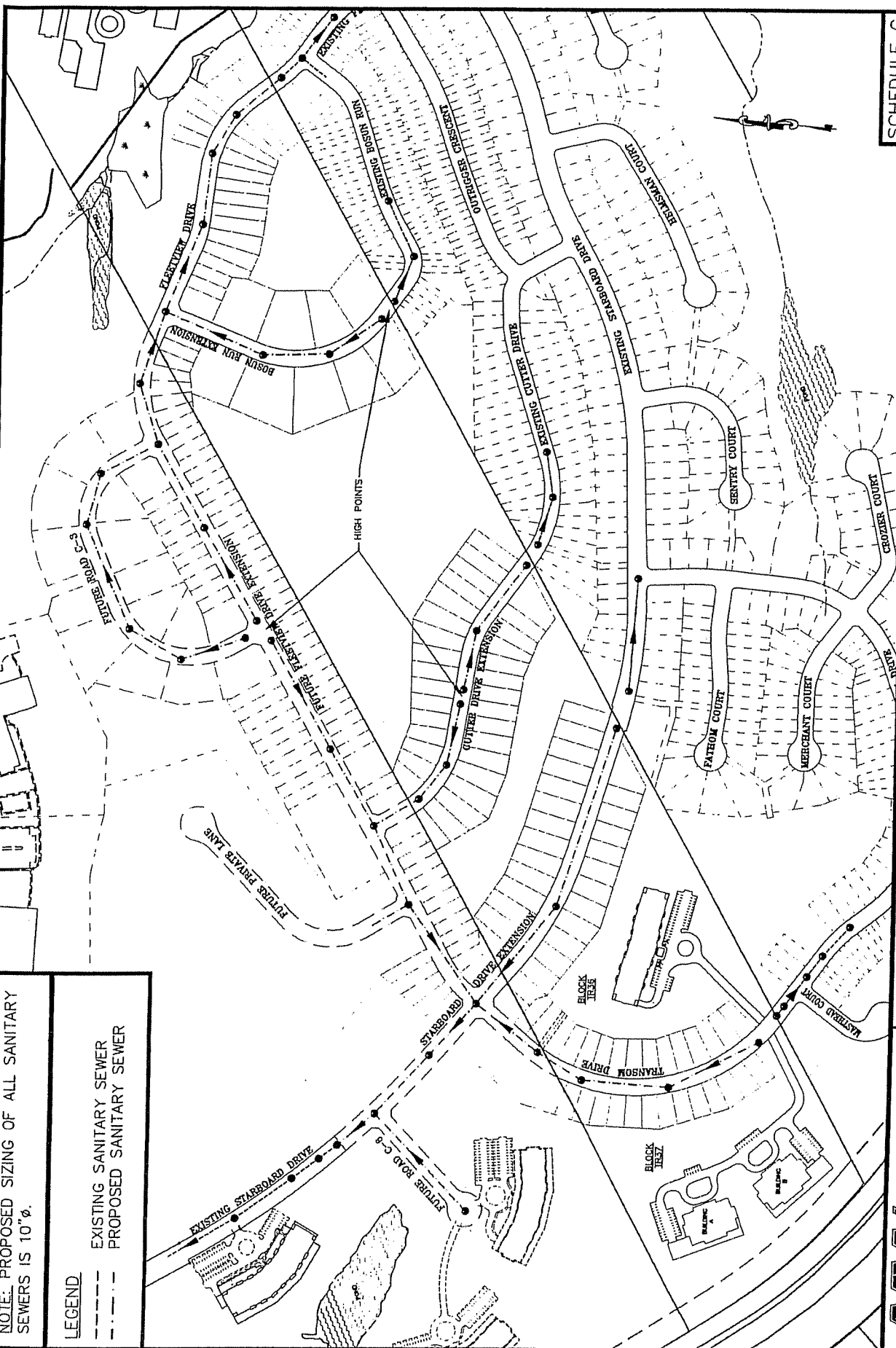
**MW**  
**MAC WILLIAMS ENGINEERING LIMITED**

LAND USE PLAN

NOTE: PROPOSED SIZING OF ALL SANITARY SEWERS IS 10" Ø.

**LEGEND**

- EXISTING SANITARY SEWER
- - - PROPOSED SANITARY SEWER



**MAC WILLIAMS ENGINEERING LIMITED**

**WENTWORTH ESTATES**  
LANDS OF EMSCOTE LIMITED  
PROPOSED SANITARY SEWER PLAN

**Revision**

No.	Comments	Date	By

**SCHEDULE C**

Date:	June 29, 2011
Scale:	1"=400'
Project No.:	10575
Drawing No.:	10575-SK01-C

DESIGN SHEET # -- DRAWING # -- CALCULATED BY: KCO CHECKED BY: DMW DATE: June 27, 2011 JOB#: 110575 REV #: 0 REV. DATE: June 27/11

**COMPUTATIONS FOR DESIGN OF SANITARY SEWERS**

EMSCOTE LANDS, BEDFORD, NS

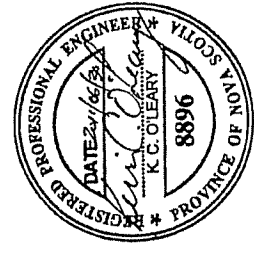
INFILTRATION ALLOWANCE= 0.35 m<sup>3</sup>/cm<sup>2</sup>/km/d

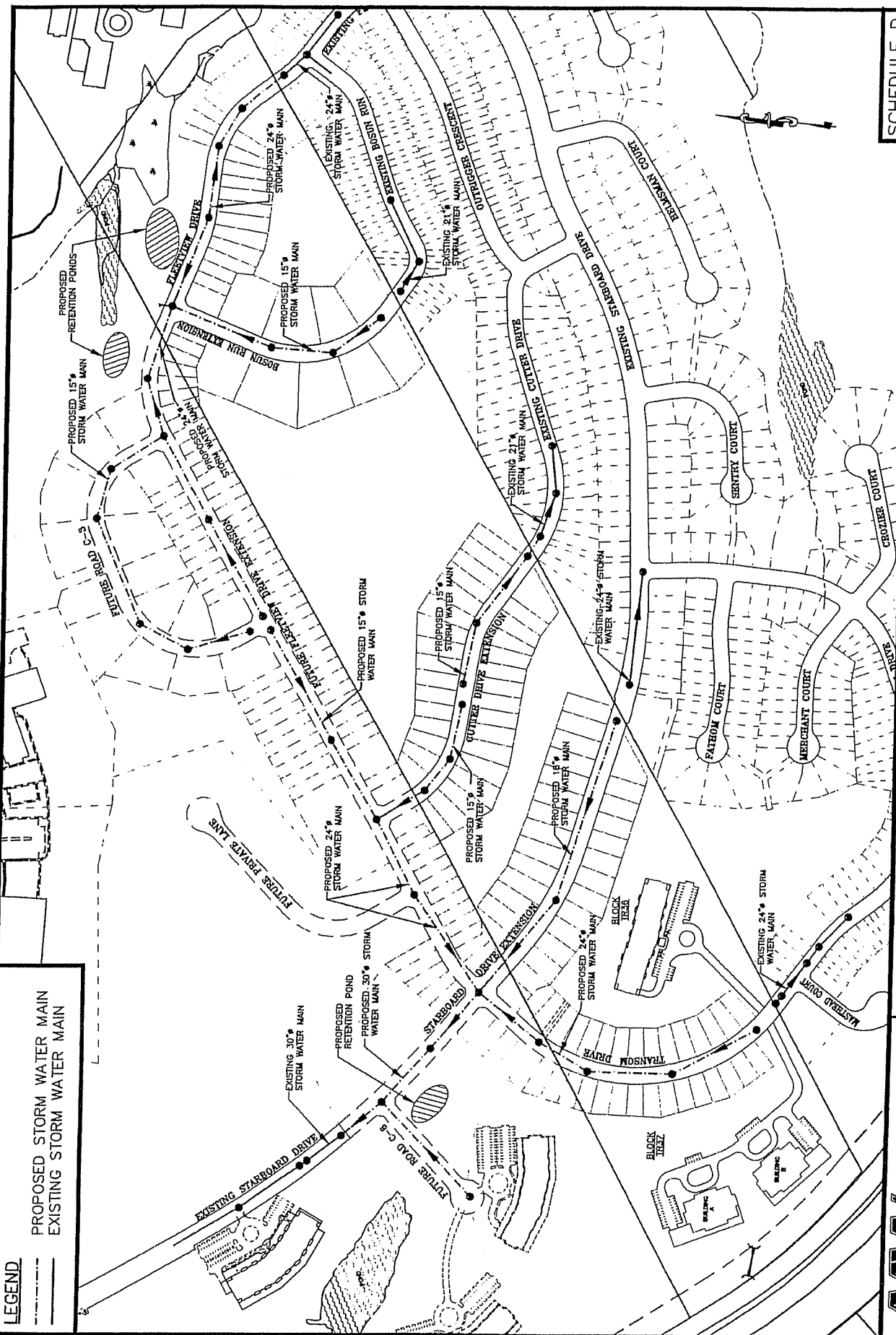
AVERAGE OCCUPANCY PER DWELLING = 3.5

STREET	MAX RATE OF FLOW										DESIGN			PROFILE				
	FROM MH NO.	TO MH NO.	SAFETY FACTOR	DESIGN POPULATION	PEAKING FACTOR	PEAK DRY WEATHER FLOW (l/s)	INFILTRATION ALLOWANCE (l/s)	FLOW (l/s)	FLOW (m <sup>3</sup> /sec)	PIPE SIZE (mm)	SLOPE %	CAPACITY WHEN FULL (m <sup>3</sup> /sec)	VELOCITY WHEN FULL (m/sec)	LENGTH (m)	FALL (m)	INVERT ELEV. UPPER END (m)	INVERT ELEV. LOWER END (m)	UPPER COVER ELEV. (m)
Bosun Run Extension			1.00	158	4.18	224,058	2,004	226,062	0.0026	254	0.28	0.04	0.84	280	0.64			
Fleetview Drive			1.00	634	3.92	844,144	5,688	849,832	0.0038	254	0.28	0.04	0.84	490	1.37			
Cutter Drive (East)			1.00	63	4.29	91,963	1,094	93,057	0.0011	254	0.28	0.04	0.84	125	0.35			
Cutter Drive (West)			1.00	53	4.31	76,940	875	77,815	0.0009	254	0.28	0.04	0.84	100	0.28			
Starboard Drive			1.00	95	4.25	136,559	2,406	138,966	0.0016	254	0.28	0.04	0.84	275	0.77			
Transom Drive			1.00	91	4.25	131,638	1,619	133,255	0.0015	254	0.28	0.04	0.84	185	0.52			

**NOTES**

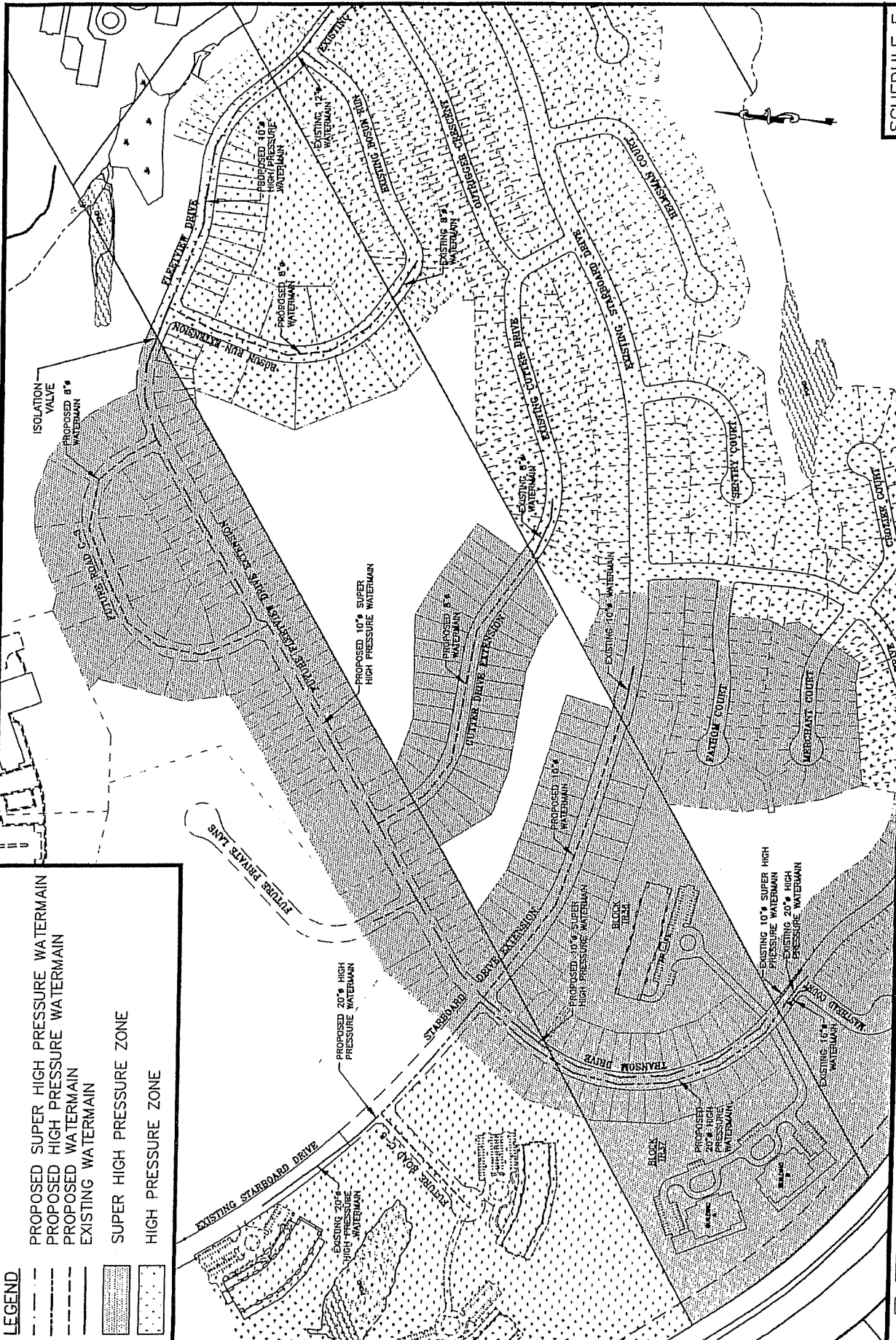
- Assumes a per household population of 3.5.
- Assumes a minimum slope of 0.0028 using 250 mm (10 in) pipe.
- Fleetview collects flow from road C-3 and portions of Fleetview upgradient.
- Flow analysis does not set absolute elevations for inverts. Uses a minimum allowable slope that yields 2 ft/sec flow velocity. If the proposed flow is less than capacity then actual design slopes, which will be larger than the minimum given the topography of the site, will be sufficient to carry the design flow. Design slopes will be set to be no less than 1.0%.





<b>WENTWORTH ESTATES</b> LANDS OF EMSCOTE LIMITED PROPOSED STORM WATER SERVICE PLAN		Revision		Date: June 29, 2011	
		No.	Comments	Date	By
<b>MAC WILLIAMS ENGINEERING LIMITED</b>		SCHEDULE D		Scale: 1"=400'	
		PROJECT NO.: 10575		DRAWING NO.: 10575-SK01-D	
		DATE:		SCALE:	



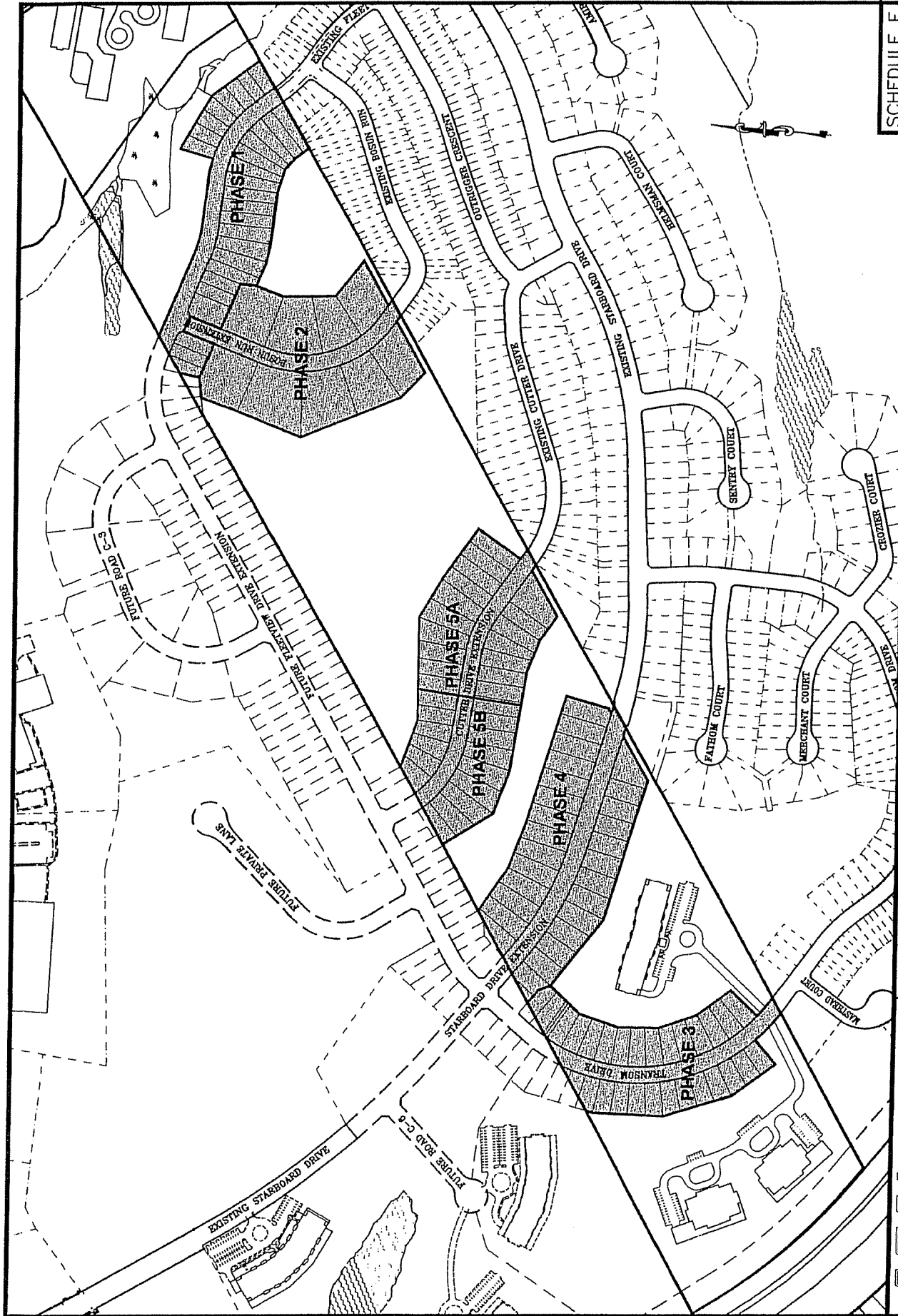



**LEGEND**

- PROPOSED SUPER HIGH PRESSURE WATERMAIN
- - - PROPOSED HIGH PRESSURE WATERMAIN
- PROPOSED WATERMAIN
- EXISTING WATERMAIN
- [Stippled Pattern] SUPER HIGH PRESSURE ZONE
- [Dotted Pattern] HIGH PRESSURE ZONE

<b>WENTWORTH ESTATES</b> LANDS OF EMSCOTE LIMITED WATER SYSTEM & PRESSURE ZONES		<b>SCHEDULE E</b> Date: June 29, 2011 Scale: 1"=400' Project No.: 10575 Drawing No.: 10575-SK01-E	
		Revision No.	Comments


**MAC WILLIAMS ENGINEERING LIMITED**



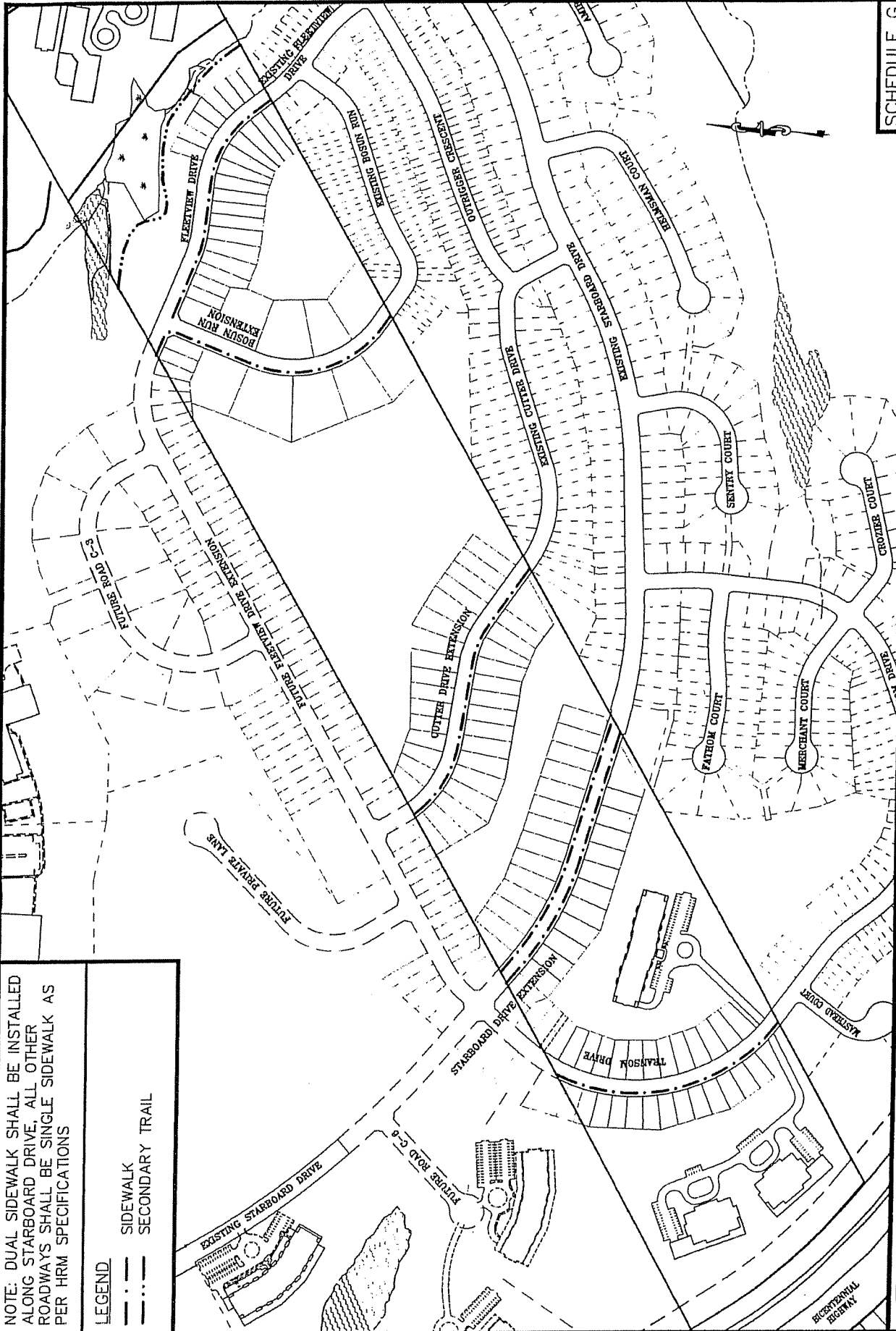
 <b>MAC WILLIAMS ENGINEERING LIMITED</b>		<b>WENTWORTH ESTATES</b> LANDS OF EMSCOTE LIMITED PHASING PLAN		<b>SCHEDULE F</b>	
		Revision No.      Comments      Date      By		Date: June 29, 2011 Scale: 1" = 400' Project No.: 10575 Drawing No.: 10575-SK01-F	



NOTE: DUAL SIDEWALK SHALL BE INSTALLED ALONG STARBOARD DRIVE. ALL OTHER ROADWAYS SHALL BE SINGLE SIDEWALK AS PER HRM SPECIFICATIONS

**LEGEND**

- — — — — SIDEWALK
- - - - - SECONDARY TRAIL



**MAC WILLIAMS ENGINEERING LIMITED**

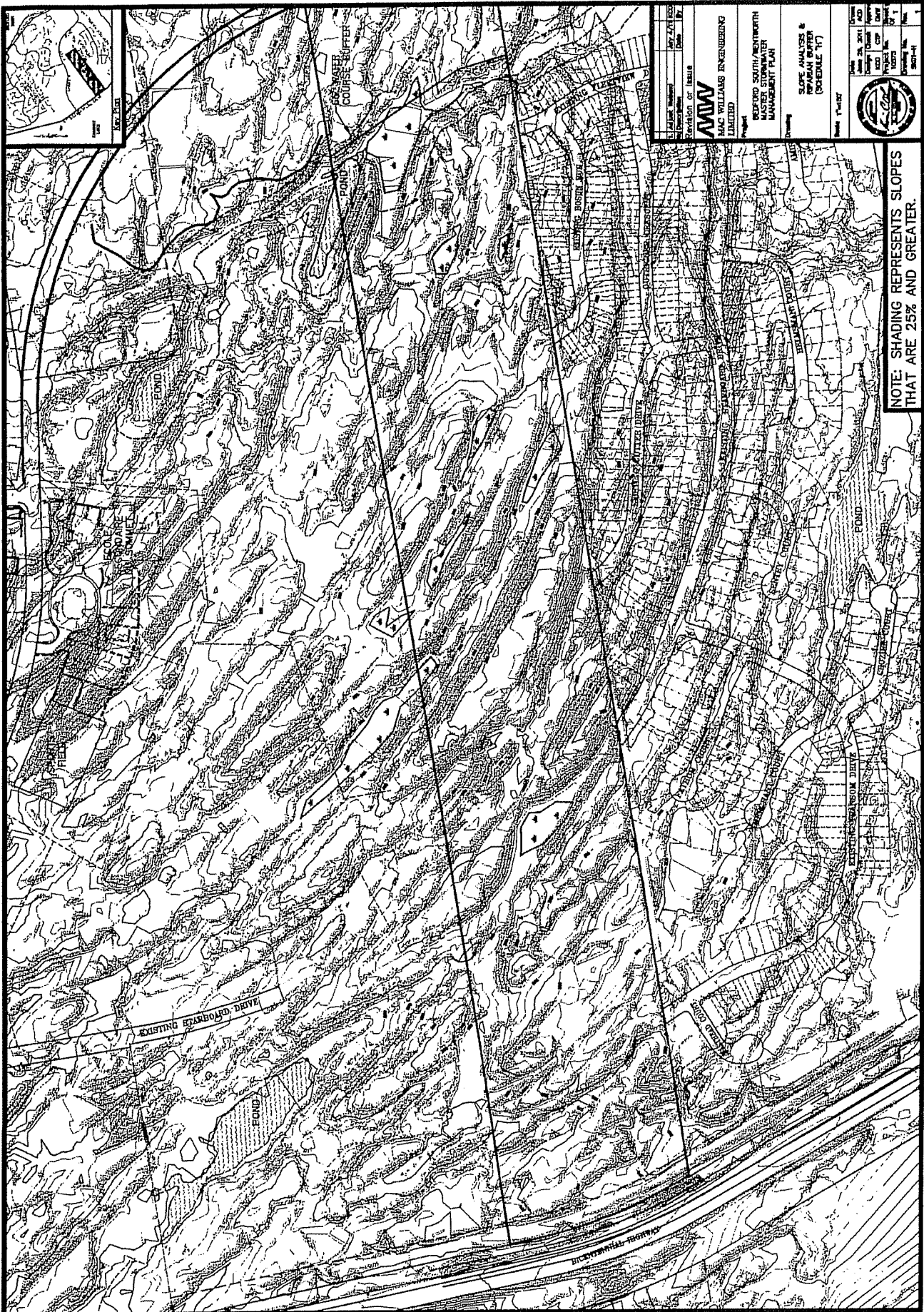
**WENTWORTH ESTATES**  
LANDS OF EMSCOTE LIMITED  
SIDEWALK AND TRAIL PLAN

**Revision**

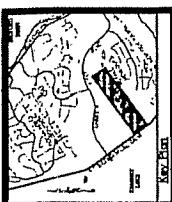
No.	Comments	Date	By



**SCHEDULE C**

Date:	June 29, 2011
Scale:	1" = 400'
Project No.:	10575
Drawing No.:	10575-SK01-G



**NOTE: SHADING REPRESENTS SLOPES THAT ARE 25% AND GREATER.**

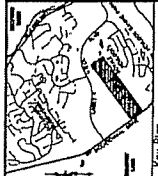


Project No.	100-100-100
Date	10/10/10
Scale	1" = 100'
Author	J. Smith
Checked	K. Jones
Approved	M. Doe
Drawn	L. White
Revised	
Revision	
Station or Issue	
 <b>MAC WILLIAMS ENGINEERING LIMITED</b>	
1000 SOUTH MOUNTAIN WILSON STATION WILSON STATION WILSON STATION	
SLOPE ANALYSIS & REPAIR PLAN (SCHEDULE '1')	
	



<b>MAC WILLIAMS ENGINEERING LIMITED</b>		<b>WENTWORTH ESTATES</b>		<b>SCHEDULE 1</b>	
LANDS OF EMSCOTE LIMITED		PARKLAND AND OPEN SPACE PLAN		Date:	June 29, 2011
PARCEL NO. 10575-SK01-1		DATE: 10/29/2011		Scale:	1"=400'
PROJECT NO. 10575		DRAWING NO. 10575-SK01-1		By:	
DRAWING NO. 10575-SK01-1		REVISION NO. 1		Date:	
		Comments:			





**LEGEND**

UNIMPROVED LOT  
 UNIMPROVED LOT WITH SHED  
 UNIMPROVED LOT WITH SHED AND PORCH  
 UNIMPROVED LOT WITH SHED AND PORCH AND PATIO  
 UNIMPROVED LOT WITH SHED AND PORCH AND PATIO AND DECK  
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 UNIMPROVED LOT WITH SHED AND PORCH AND PATIO AND DECK AND GARAGE AND DRIVEWAY  
 UNIMPROVED LOT WITH SHED AND PORCH AND PATIO AND DECK AND GARAGE AND DRIVEWAY AND FENCE  
 UNIMPROVED LOT WITH SHED AND PORCH AND PATIO AND DECK AND GARAGE AND DRIVEWAY AND FENCE AND GROUND COVER

**INDEX**

1. All lots shown on this plan are 1/4 acre or less.  
 2. All lots shown on this plan are 1/4 acre or less.  
 3. All lots shown on this plan are 1/4 acre or less.  
 4. All lots shown on this plan are 1/4 acre or less.

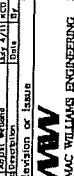
DATE	DESCRIPTION
10/20/10	PRELIMINARY PLAN
03/27/11	REVISED PLAN
07/11/11	REVISED PLAN
08/11/11	REVISED PLAN
09/11/11	REVISED PLAN
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**PROJECT**

BEYOND SOUTH  
 WEATWORTH ESTATES

**CONCEPT PLAN  
 (EASTERN PORTION)  
 (SCHEDULE "J")**

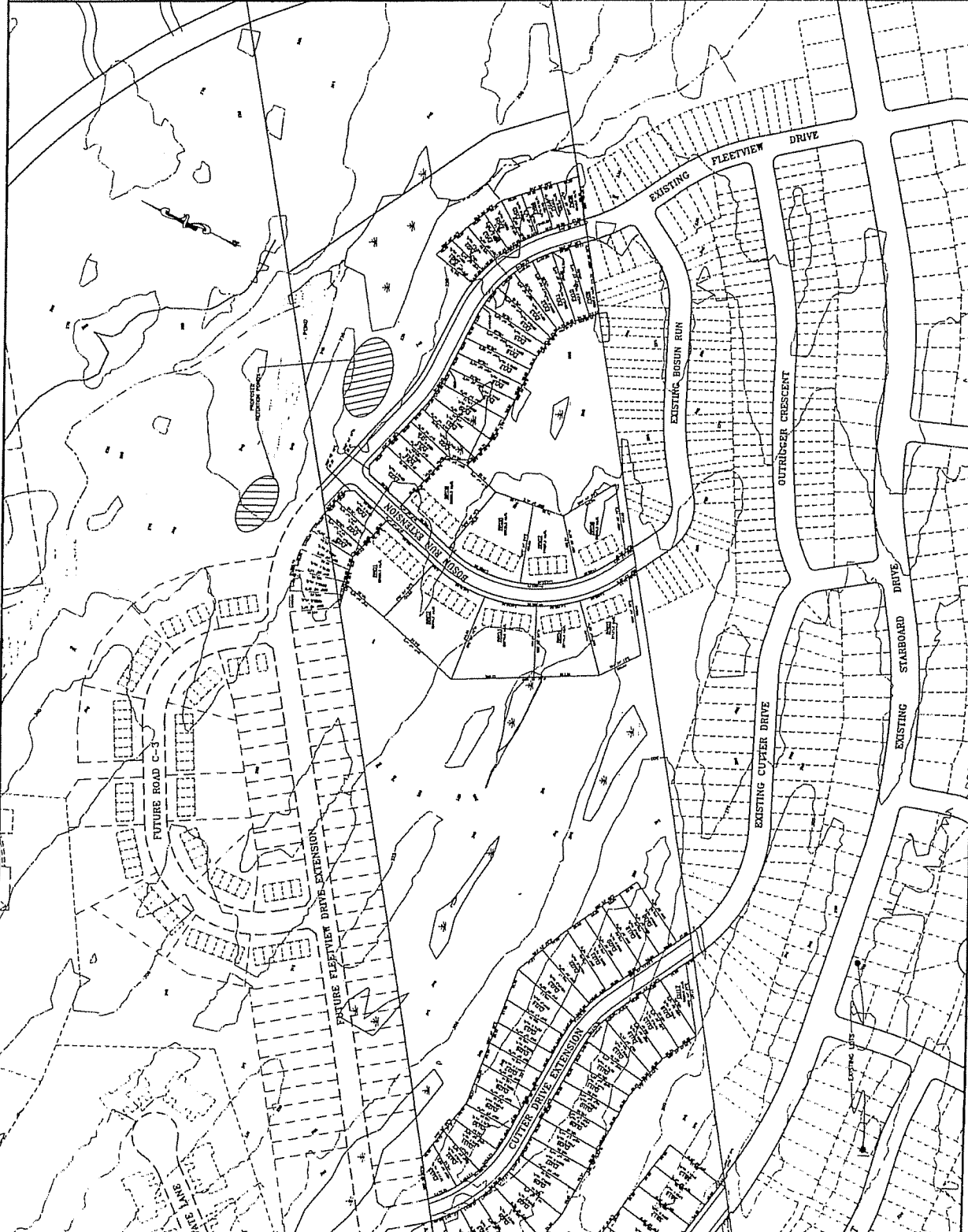
**Scale: 1"=100'**



**JAMES W. WILLIAMS ENGINEERING  
 LIMITED**

10075-2017-02

DATE: 01/11/2021  
 DRAWN BY: JWW  
 CHECKED BY: JWW  
 PROJECT NO.: 10075-2017-02  
 SHEET NO.: 1



Schedule K  
Density Chart

<b>Wentworth Estates</b>	
<b>Total Acreage</b>	<b>106 Acres</b>
<b>Multiplication Factor</b>	<b><u>20 PPA</u></b>
<b>Maximum Population</b>	<b>2120</b>
<b>November 21, 2011 DA</b>	
<b>Apartment Block Units</b>	<b>480</b>
<b>Factor</b>	<b><u>2.25</u></b>
<b>Total Population</b>	<b>1080</b>
<b>Current Application</b>	
<b>Singles 40'</b>	<b>28 x 3.35 = 93.8</b>
<b>Singles 50'</b>	<b>60 x 3.35 = 201</b>
<b>Singles 60'</b>	<b>27 x 3.35 = 90.45</b>
<b>Townhouses</b>	<b>45 x 3.35 = 150.75</b>
<b>Multiple</b>	<b><u>224 x 2.25 = 504.00</u></b>
<b>Total Population</b>	<b>1040</b>
<b>November 21, 2007 DA</b>	<b>1080</b>
<b>Current Application</b>	<b><u>1040</u></b>
<b>Total Population</b>	<b>2120</b>