

M E M O R A N D U M

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 or at 869-4226.

Yours truly,

Andrew Bone
Senior Planner

Attachments:

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 Riparian Buffers
Schedule I	Parkland Plan
Schedule J	Concept Plan (East and West)
Schedule K	Density Chart

COMMUNITY DEVELOPMENT – PLANNING APPLICATIONS

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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:

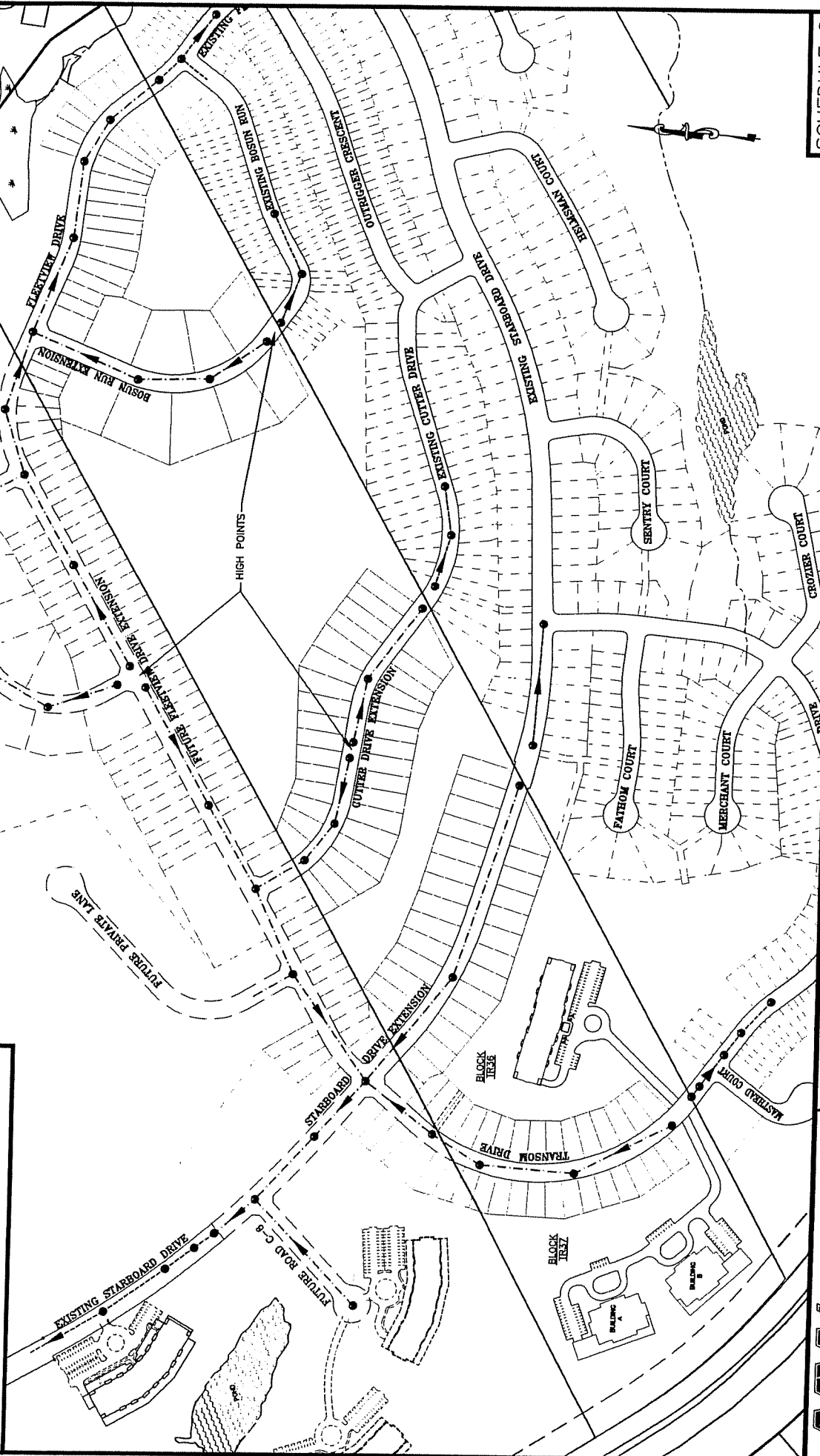
The Municipality may allow for modifications to the service system specifications adopted under subdivision regulations where such modifications would enhance the ability to preserve the natural environment without compromising the intended objectives of the service systems.

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.

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

EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER



**MAC WILLIAMS ENGINEERING
LIMITED**

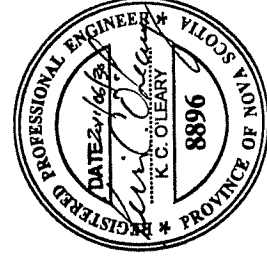
WENTWORTH ESTATES
LANDS OF EMSCOTE LIMITED

PROPOSED SANITARY SEWER PLAN

SCHEDULE C

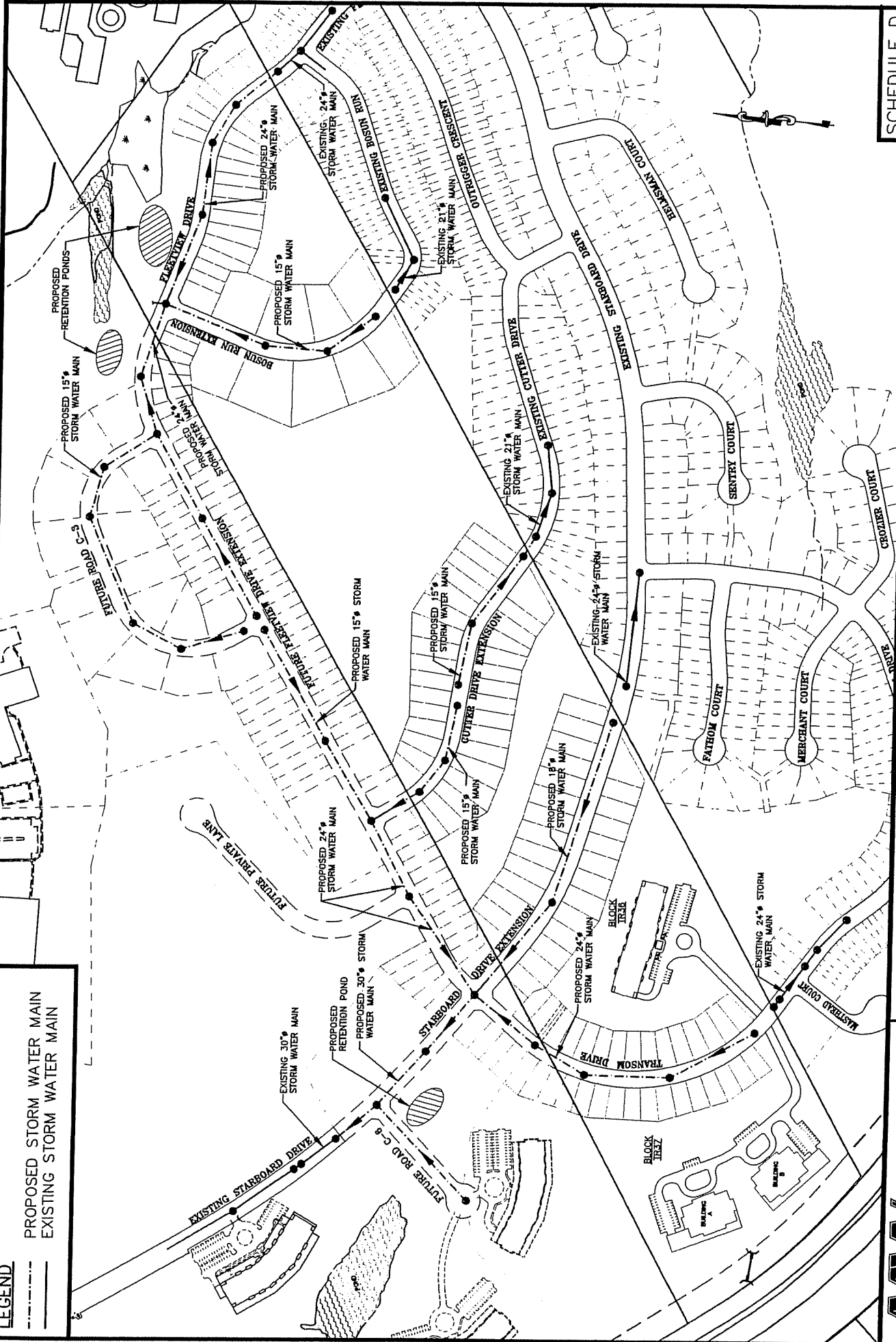
Date:	June 29, 2011
Scale:	1"=400'
Project No.:	10575
Drawing No.:	10575-SK01-C

COMPUTATIONS FOR DESIGN OF SANITARY SEWERS																								
DESIGN SHEET # --				DRAWING # --				CALCULATED BY: KCO				CHECKED BY: DMW				DATE: June 27, 2011			JOB#: 110575		REV #: 0		REV. DATE: June 27/11	
EMSCOTE LANDS, BEDFORD, NS																								
AVERAGE OCCUPANCY PER DWELLING = 3.5																								
INFILTRATION ALLOWANCE= 0.35 m ³ /cm ² /km ² /d																								
SEWER LOCATION				MAX RATE OF FLOW				DESIGN							PROFILE									
STREET	FROM MH NO.	TO MH NO.	SAFETY FACTOR	DESIGN POPULATION	PEAKING FACTOR	PEAK DRY WEATHER FLOW (l/d)	INFILTRATION ALLOWANCE (l/d)	FLOW (l/d)	FLOW (m ³ /sec)	PIPE SIZE (mm)	SLOPE %	CAPACITY WHEN FULL (m ³ /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	230	0.64	--	--	--						
Fleetview Drive	--	--	1.00	634	3.92	844,144	5,688	849,832	0.0098	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	131,636	1,619	133,255	0.0015	254	0.28	0.04	0.84	185	0.52	--	--	--						
NOTES																								
1. Assumes a per household population of 3.5.																								
2. Assumes a minimum slope of 0.0028 using 250 mm (10 in) pipe.																								
3. Fleetview collects flow from road C-3 and portions of Fleetview upgradient.																								
4. 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%.																								



LEGEND

PROPOSED STORM WATER MAIN
EXISTING STORM WATER MAIN



**MAC WILLIAMS ENGINEERING
LIMITED**

WENTWORTH ESTATES
LANDS OF EMSCOTE LIMITED

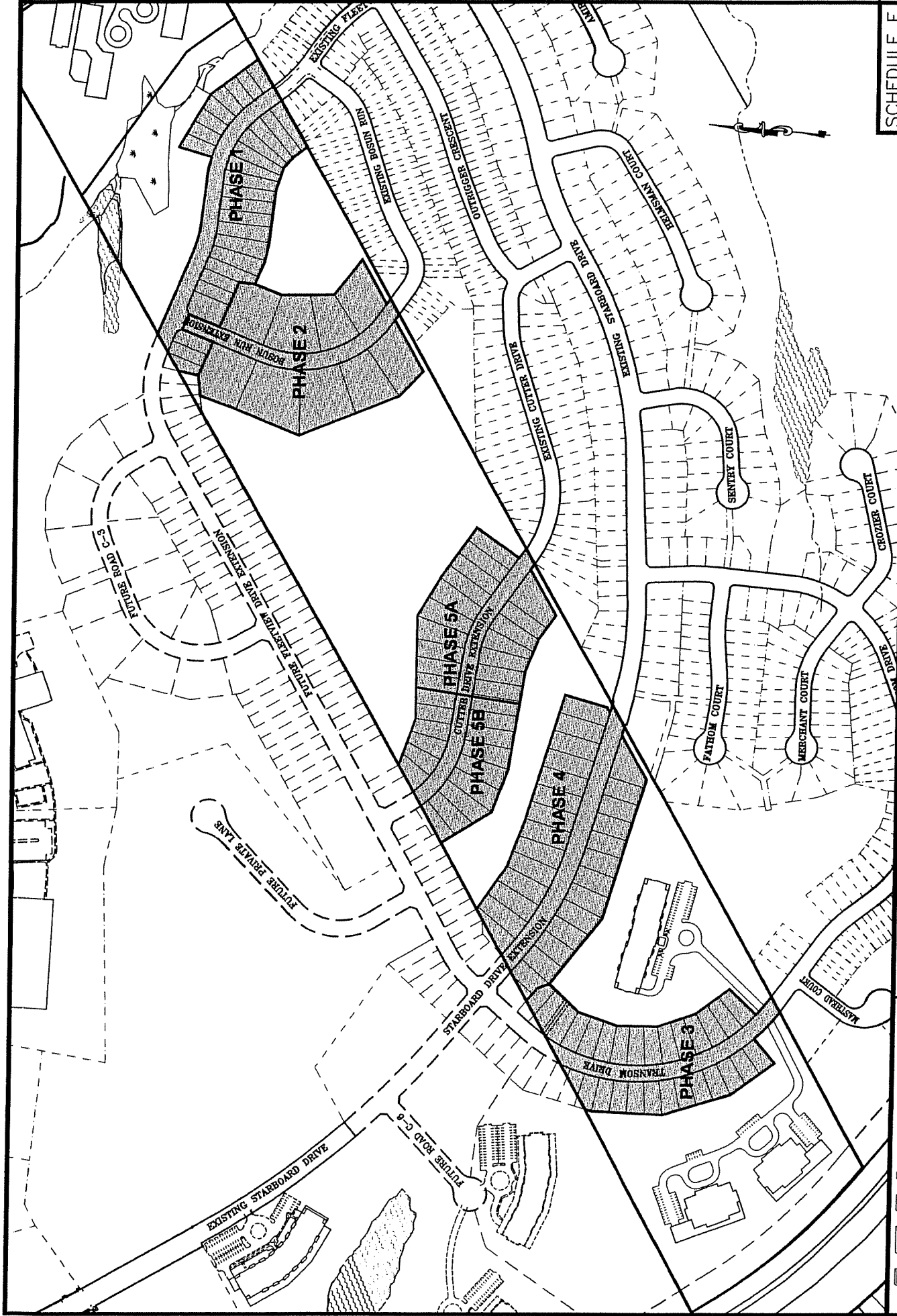
PROPOSED STORM WATER SERVICE PLAN

Revision

No.	Comments	Date	By

SCHEDULE D

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

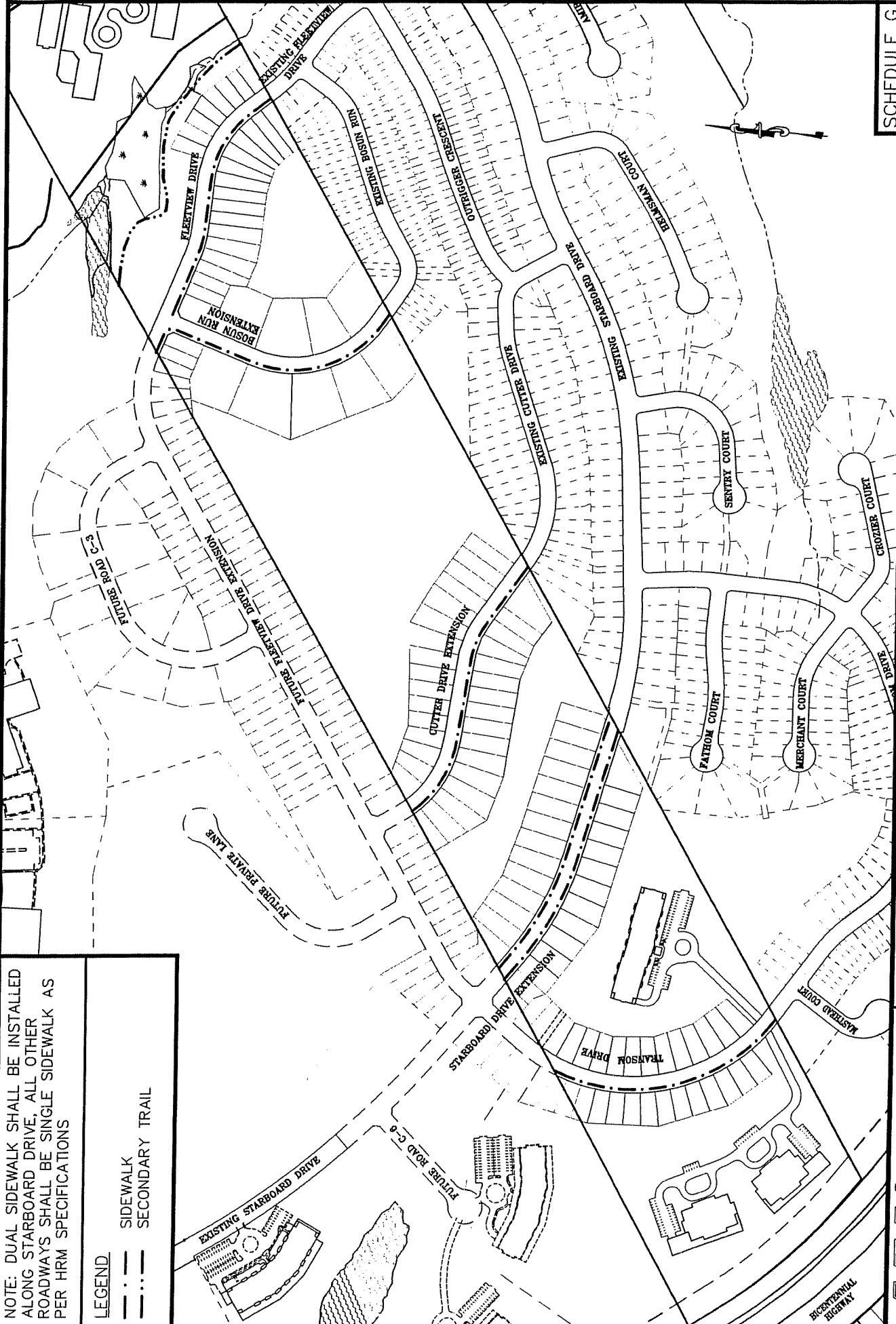



SCHEDULE F		Revision		Date		June 29, 2011	
WENTWORTH ESTATES		No.		Comments		By	
LANDS OF EMSCOTE LIMITED		No.		Date		Scale:	
PHASING PLAN		No.		Date		Project No.:	
MAC WILLIAMS ENGINEERING LIMITED		No.		Date		Drawing No.:	
		No.		Date		1"=400'	
		No.		Date		10575	
		No.		Date		10575-SK01-F	

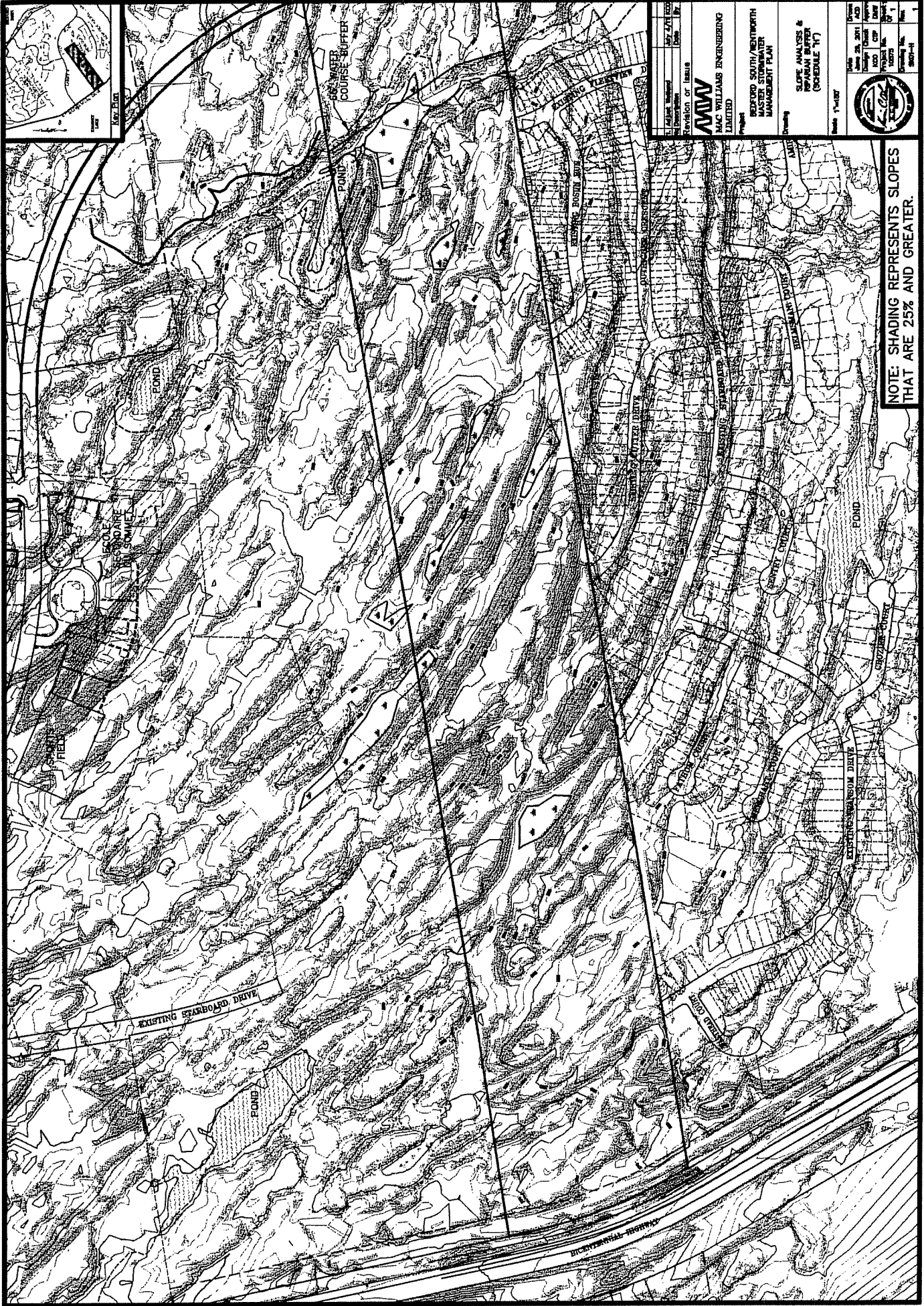
NOTE: DUAL SIDEWALK SHALL BE INSTALLED
ALONG STARBOARD DRIVE, ALL OTHER
ROADWAYS SHALL BE SINGLE SIDEWALK AS
PER HRM SPECIFICATIONS

LEGEND

- SIDEWALK
- - - SECONDARY TRAIL

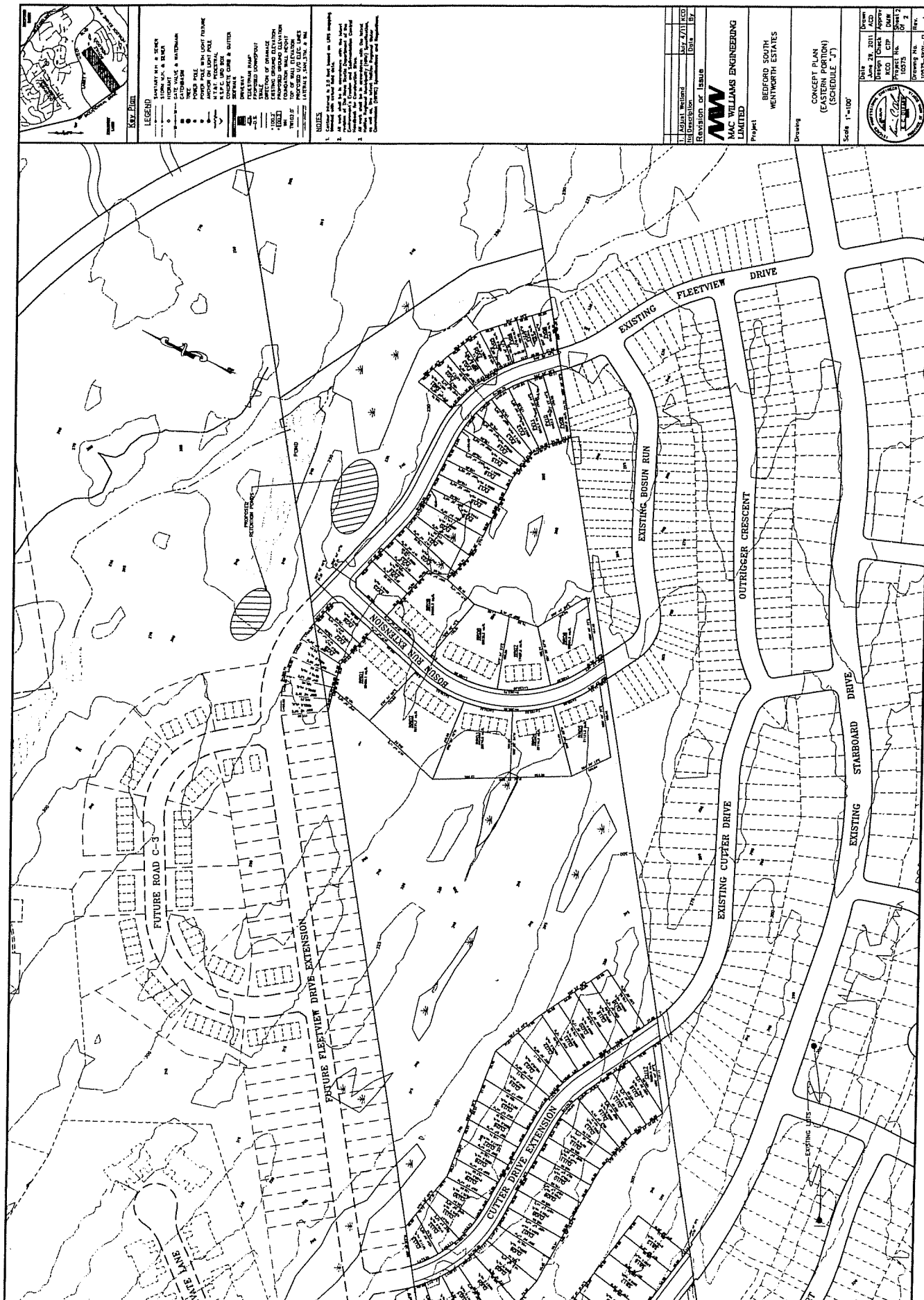


<div>  <div> MAC WILLIAMS ENGINEERING LIMITED </div> </div>		<div> WENTWORTH ESTATES LANDS OF EMSCOTE LIMITED SIDEWALK AND TRAIL PLAN </div>		<div> SCHEDULE G </div>	
		<div> Date: June 29, 2011 Scale: 1"=400' Project No.: 10575 Drawing No.: 10575-SK01-G </div>	<div> Revision No. </div>	<div> Comments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



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

MAC WILLIAMS ENGINEERING LIMITED 1000 SOUTH/WESTWORTH MASTER STORMWATER MANAGEMENT PLAN		SCALE: ANALYSIS & DESIGN (SCHEDULE "V") 1"=40'
PROJECT NO.: 1000-1 SHEET NO.: 1 OF 1	DATE: 10/1/2011 DRAWN BY: JWM CHECKED BY: JWM APPROVED BY: JWM	PROJECT NO.: 1000-1 SHEET NO.: 1 OF 1



**Schedule K
Density Chart**

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