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**North West Community Council**  
**April 10, 2008**

**TO:** North West Community Council

**SUBMITTED BY:**

A handwritten signature in black ink, appearing to read "Paul Dunphy".

Paul Dunphy, Director of Community Development

**DATE:** April 7, 2008

**SUBJECT:** Case 01027 - Development Agreement for Sunset Ridge Subdivision

### **SUPPLEMENTARY INFORMATION REPORT**

#### **ORIGIN**

April 2, 2008 meeting of the North West Planning Advisory Committee (PAC)

#### **BACKGROUND**

The PAC motion recommended approval of the proposed development agreement presented as Attachment "A" of the staff report dated February 18, 2008, but also requested that consideration be given to several amendments and concerns.

## **DISCUSSION**

Armco Capital Inc. has prepared correspondence with a response to the PAC recommendations and concerns which is attached to this report. The staff response to the suggested amendments is presented as follows:

### ***Consider holding tanks for retention of sewage and stormwater;***

Development Engineering has advised that it does not see a need for sewage holding tanks in this development. The project does not exceed the population density that was taken into consideration in the design of the Sackville trunk sewer extension. The downstream overflow issues discussed in the March 14<sup>th</sup> Supplementary Staff Report are considered a separate issue not caused by this development and therefore the developer should not be required to address this issue. It is a matter that the Municipality and Halifax Water will need to resolve separately. Development Engineering further advises that the detailed engineering design for stormwater will have to be prepared by a professional engineer in accordance with municipal guidelines.

### ***Consider implementing LEED standards for apartment buildings;***

There is currently no policy support for this initiative in either the Sackville MPS or the Regional Planning Strategy. If the Community Council supports implementing LEED standards, staff would recommend that this matter be brought before Regional Council and pursued in a more comprehensive manner.

### ***Require a \$5000 bond for each lot;***

The development agreement requires that a \$20,000 security bond for the satisfactory implementation of erosion and sedimentation control plans be posted for each phase of subdivision (see Section 5.2 of the agreement). This development would also be subject to the Municipality's Lot Grading By-law (By-law L-300) which would require a security bond in the amount of \$1,000 per lot for the satisfactory completion of lot grading in the event that an occupancy permit is sought before lot grading certification has been provided.

Staff are of the opinion that these securities should be sufficient to ensure the work is completed as intended.

### ***Require architectural considerations for townhouses and apartment buildings;***

In the attached submission, the applicant has proposed a term for the multi-unit dwellings. Reference is made to achieving a design which is "aesthetically pleasing". In staff's opinion, this term is too subjective to be implemented. This concern has been raised with the applicant and it was agreed that more objective terms will be reviewed and brought forward for consideration of approval at the public hearing.

***There should be a walkway from the apartment buildings so that children did not walk through people's backyards.***

In the attached correspondence, the applicant has advised that this request is currently being reviewed. If deemed viable, an amendment to the agreement to incorporate a walkway will be brought forward at the public hearing.

The following concerns were also raised:

***The proposed park was not within the area being considered by the development agreement. Also, that it is hilly and not suitable for recreational uses.***

Parkland Planning has advised that the proposed parkland parcel at the south end of the cemetery is intended to add onto the park parcel previously acquired with frontage on Lindforest Court to create a trail connection to the cemetery. As such, the primary use for this will be for passive recreation. Construction of a trail connection through these lands would be done in consideration of the topography which as a natural feature could enhance this use.

The proposed Neighbourhood Park is intended to serve this development providing an area for active recreation and also, because of its location adjacent the north end of the cemetery, complete the system initiated on the south side. The grades on this parcel appear less severe, and it is proposed that the remaining park dedication from this initial phase of development would be in the form of site preparation/development carried out by the Developer. This is mentioned in the draft development agreement.

***Concern was expressed about bussing students out of the community to attend school.***

Transporting students by bus is a fairly common practice of the School Board and has been used, as required, to move students to schools with capacity if local schools would become overcrowded. This tends to occur in communities experiencing relatively rapid growth.

***It was felt the proposed development would add to the congestion of the road.***

The application included a Traffic Impact Study which was also completed by a qualified professional engineer and reviewed by the Development Engineer as well as the Transportation Planning Engineer. The study addressed a number of matters including traffic movement and volume. Consideration was given to the affects of the new interchange at Highway 101 and the connector road (Margeson Drive) to Sackville Drive. The layout of the proposed local network is consistent with HRM specifications. Both Development Engineering and Transportation Planning have accepted the study conclusions and recommendations.

**BUDGET IMPLICATIONS**

There are no budget implications. The Developer will be responsible for all costs, expenses, liabilities and obligations imposed under or incurred in order to satisfy the terms of this Agreement and the work 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, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

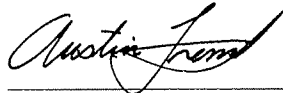
**ATTACHMENTS**

Correspondence from Andrew Giles, Armco Capital Inc, dated April 7, 2008.

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: Paul Morgan, Planner, Community & Regional Planning, 490-4482

Report Approved by:



Austin French, Manager of Planning Services, 490-6717



April 7, 2008

Paul Morgan  
Halifax Regional Municipality  
Planning Services  
40 Alderney Drive  
Dartmouth, NS B2Y 2N5

Dear Paul:

**RE: Sunset Ridge – Amendments Proposed by NWCC Planning Advisory Committee**

In response to your email dated Thursday, April 3, 2008, I offer the following considerations to the requested amendments put forth by NWCC Planning Advisory Committee.

1. ***“Consider holding tanks for retention of sewage and stormwater”***

HRM has been in the process of making improvements to the down stream trunk sewer along the Sackville River. A letter received from David Ellis P.Eng. of Halifax Water dated March 20, 2008 confirms the on-going work HRM is doing to improve the system. Sewage holding tanks on the Sunset Ridge project would be redundant as the system is currently being improved to address overflows in wet weather events.

With regards to stormwater retention, as part of the Department of Environments stormwater approval at the design stage of the project, pre and post storm flows must be balanced. There are various methods of achieving a balanced pre and post stormwater runoff scenario and this will be designed at the final subdivision stages for the project.

2. ***“Consider implementing LEED standards for apartment buildings”***

We will make recommendation and encourage the builder of these multi-family buildings to construct to LEED standards. A LEED certification is a recognition that must be applied for and achieved, so a guaranteed certification can not be committed, due to the process involved.

3. ***“Requiring a \$5000.00 bond for Erosion and Sedimentation Control for each lot”***

As part of the Development Agreement we have agreed to post a \$20,000.00 Erosion and Sedimentation bond during construction, plus an additional \$10,000.00 per phase. At the time of individual lot and home construction, the builder will be subject to the current HRM Subdivision Grading by-law in which they will be required to post \$1000.00 for compliance to the by-law.

4. ***“Require architectural consideration for townhouses and multi-family buildings”***

Similar to the commitment made by Armco for the single family, townhouse and R2 units and their architectural guidelines, we suggest the following wording be included in the Development Agreement for the multi-family buildings:

*“The architectural design of the buildings, particularly with respect to the roof lines (planes) façade articulation (projections/recesses), fenestration, primary exterior wall color or roof color shall be esthetically pleasing. With each application for a building permit, the developer shall submit a plan showing the design elements for the building. Elements of design, quality of materials, color, texture and tones will be taken into consideration.”*

In response to the other concerns raised:

i) ***“Concern was expressed that the proposed park was not within the area being considered by the development agreement. Also, that it is hilly and not suitable for recreational uses”***

HRM Parkland planning reviewed this plan several times and provided their input for parkland. What is currently shown on the plan is what they ultimately decided to be the parkland requirement for the development. The neighborhood park at the corner of Street “A” and Road “D” is intended to improvements and it provides access to the adjacent cemetery. The large parkland parcel shown is adjacent to existing HRM Parkland “Lot 103” Lindforest Court. With this parcel, the existing cemetery and neighborhood park, it allows connectivity from Lindforest Court to the Sunset Ridge Development which HRM Parkland Planning wanted to achieve.

ii) ***“Concern was expressed about bussing students out of the community to attend school”***

Decisions regarding schools and potential bussing of students rests with the school board and the Province of Nova Scotia. Comments received from the school board on the application indicate there is capacity in the school system to accommodate this development.

Armco Capital Inc.

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- iii) *"It was suggested there should be a walkway from the apartment buildings so that the kids did not walk through people's back yards.*

We are in the process of determining where a walkway can be incorporated.

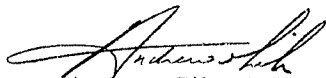
- iv). *"It was felt the proposed development would add to the congestion of the road"*

Our traffic study which was reviewed by HRM Traffic Services, states the existing road network, along with future road improvements can accommodate this development.

We trust that the foregoing addresses the additional concerns of PAC and once again thank the committee for their input.

Regards,

**ARMCO CAPITAL INC.**



Andrew Giles, P.Eng. NSLS  
Vice President, Development

AG/tc