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North West Community Council
March 18, 2008

TO: North West Community Council

SUBMITTED BY:



Paul Dunphy, Director of Community Development

DATE: March 14, 2008

SUBJECT: Case 01027 - Development Agreement for Sunset Ridge Subdivision

SUPPLEMENTARY INFORMATION REPORT

ORIGIN

March 6, 2008 meeting of the North West Planning Advisory Committee (PAC)

BACKGROUND

The PAC motion included a directive for staff to prepare a supplementary report for the Community Council to respond to the concerns related to schools (capacity and where the children would go); the impact on the sewer system downstream, traffic, street design; and the requirement for architectural standards for townhouses and apartments.

DISCUSSION

The issues raised by the PAC are addressed as follows:

School Capacity:

Correspondence from the School Board is attached to the report which provides an update on the status of capacity vs. utilization of schools serving Sackville; the projected impact of this development; and a discussion on how students from this development might be served in the event of capacity constraints. The letter concludes that there is a potential for some students from this development to be bussed to the Sackville family of schools.

Impact on Downstream Sewer System:

Prior to the extension of municipal sanitary sewer services along Sackville Drive, work was undertaken by the Halifax Regional Municipality's Environmental Engineering Services (now Halifax Water) to reduce inflow and infiltration into the existing sanitary sewer system that is downstream from this development. It should be noted that sanitary sewer system upgrades and repairs will continue on the existing sanitary sewer system downstream of the Sackville Drive sewer extension over the coming years which will reduce the frequency and volume of overflows currently experienced. These lands are within the sanitary serviceable boundary and there is sufficient capacity for the proposed density.

Street Design and Traffic Impacts:

The conceptual street design has been undertaken by a qualified professional engineer using the Halifax Regional Municipality's Municipal Service Systems Design Guidelines. Accompanying the concept design was 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 commented on the layout, connections and proposed traffic movement and volume. The layout of the proposed local network is consistent with HRM specifications. Both Development Engineering and Transportation Planning have accepted the study and the concept design and approve of the locations of roads connecting to existing and proposed future roads all the while eliminating private driveway access to Sackville Drive.

Architectural Standards for Townhouses and Apartments:

Neither the Regional Planning Strategy or the Sackville Municipal Planning Strategy provide direction that architectural design standards are to be negotiated in a development agreement. Both documents contain a generalized directive, applicable to any development agreement negotiated, “that controls are to be placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses (underlined for emphasis) by reason of type of use, height,

bulk and lot coverage of any building”¹.

As stated in the staff report, there is sufficient separation and screening between this development and adjacent developments to preclude conflicts with adjacent developments. A buffer of trees along Sackville Drive has also been negotiated to achieve this objective.

Development standards pertaining to type of use, height, bulk and lot coverage have been introduced under Section 3.5 of the agreement.

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 Delaine Clyne, Planner, Operations Services, Halifax Regional School Board, dated 12 March 2008, re: Case 1027 - Development Agreement Application, Sunset Ridge in Middle Sackville.

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

¹ Clauses IM-15 (b) (i) and (ii) of the Regional Plan and IM-13 (c) (i) and (ii) of the Sackville MPS.



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12 March 2008

Mr. Paul Morgan
 Planner
 Halifax Regional Municipality
 P.O. Box 1749
 Halifax NS B3J 3A5

Dear Mr. Morgan:

Case 01027 – Development Agreement Application, Sunset Ridge in Middle Sackville

This is an updated response to the above-mentioned proposed development. The Halifax Regional School Board (HRSB) recognizes this proposal is being considered by way of a development agreement. Further, MPS policy requires that staff and Council consider the potential impact of the development as it pertains to the existing school system.

The information provided indicated that the development is anticipated to consist of 420 units that will be phased in over 3 years with approximately 150 units built per year beginning in the latter part of 2008 or early 2009. The 420 units are anticipated to consist of various types as shown below, along with the potential students that could result from each type.

Unit Type	Unit Count	Student Factor	Potential New Students
Single Family (60')	0	.6	0
Single Family (50')	99	.6	59
Single Family (40')	29	.6	17
Semi-detached (32')	108	.45	49
Townhouse (20')	55	.45	25
Multi-unit Dwellings	128	.1125	14
Commercial Lots	1	0	0
Total	420	n/a	164

A potential phasing plan provided by HRM states that approximately 150 homes per year are anticipated in this development from the middle of 2008/2009 to the middle of 2010/2011. It is assumed that the impact on the local schools will begin in 2008/2009.

Grades	2008/2009	2009/2010	2010/2011	
Primary to 6	33	33	32	
Grades 7-9	11	11	11	
Grades 10-12	11	11	11	
Total	55	55	54	164

Capacity of Schools Surrounding the Development

Students from the immediate surrounding area of this development are assigned to Sackville Heights Elementary School, Sackville Heights Junior High School, and Millwood High School. The area bordering the new development to the north is assigned to Harry R. Hamilton Elementary School, and the area to the east is assigned to Millwood Elementary School, both of which feed into Sackville Heights Junior High School and Millwood High School. Both Harry R. Hamilton Elementary School and Millwood Elementary School are at, or above, capacity and, as a result, have portables. New students from this development would not be directed to either of those elementary schools.

The data below indicates the current enrolments and capacities of the Millwood High Family of Schools (MLH) and the Sackville High Family of Schools (SHS), which encompasses all the schools in Lower and Middle Sackville.

School Details				Enrolment	Capacity		Utilization 2007	
School	GR	Level	Parent Code	Ttl Enr 2007/08	Design P-6=22 7-12=30	Fcnct. p 6=25 7-12=35	Design Util. 2007	Fcnct. Util. 2007
Harry R. Hamilton	P-6	E	MLH	507	440	500	115%	101%
Millwood Elementary	P-6	E	MLH	471	352	400	134%	118%
Millwood High	10-12	S	MLH	663	690	805	96%	82%
Sackville Heights Elementary	P-6	E	MLH	293	330	375	89%	78%
Sackville Heights Junior High	7-9	J	MLH	634	750	875	85%	72%
A. J. Smeltzer	7-9	J	SHS	368	480	560	77%	66%
Caudle Park Elementary	P-6	E	SHS	234	286	325	82%	72%
Cavalier Drive	P-9	EJ	SHS	410	606	695	68%	59%
Gertrude Parker	P-6	E	SHS	280	308	350	91%	80%
Hillside Park	P-6	E	SHS	218	352	400	62%	55%
Leslie Thomas	7-9	J	SHS	340	450	525	76%	65%
Sackville Centennial	P-6	E	SHS	99	176	200	56%	50%
Sackville High	10-12	S	SHS	951	1110	1295	86%	73%
Smokey Drive	P-6	E	SHS	248	330	375	75%	66%
Sycamore Lane	P-6	E	SHS	256	330	375	78%	68%

Effect of New Development on Enrolments

Based on the potential new students from this development being assigned to Sackville Heights Elementary, Sackville Heights Junior High and Millwood High the following enrolments and capacity levels are predicted. Values from 2008/09 onwards include the impact of new students from this development.

Year	Sackville Heights Elementary	Sackville Heights Junior High	Millwood High
2006/07	290 (77%-87%)	645 (74%-86%)	637 (79%-92%)
2007/08	293 (78%-89%)	634 (73%-85%)	663 (82%-96%)
2008/09	322 (86%-98%)	623 (71%-83%)	688 (86%-100%)
2009/10	366 (98% of high end)	596 (68%-80%)	679 (84%-98%)
2010/11	402 (7% over capacity)	593 (68%-79%)	667 (83%-97%)
2011/12	391 (4% over capacity)	572 (65%-76%)	645 (80%-94%)
2012/13	387 (3% over capacity)	564 (65%-75%)	607 (75%-88%)

These values assume that no other major new developments or demographic shifts occur that would affect the enrolments at these schools. It should be noted that some new streets from the Waterstone Village development off of Lucasville Road have already been assigned to these three schools and the potential development of the Wesleyan Christian Lifestyle Community may also affect enrolments if it proceeds.

Conclusion

Based on this evaluation it appears that Sackville Heights Elementary School will be affected greatly by this development and could conceivably be over capacity as early as 2010/2011. This is a concern as the other two nearby elementary schools are already experiencing capacity issues and would not likely be able to accommodate further students. There is a potential that some students from this development will have to be bussed to an elementary school in the Sackville High Family of Schools which has the required capacity.

It should be noted these findings are based on current data as well as information provided by HRM Planning and Development Services. As these findings are based on projections, there is no guarantee that development will proceed in this form.

Should Council approve the development and the situation arises that the schools do not have adequate capacity when the final approval is given by HRM, the students of this subdivision will be assigned to another school within the Board. When the School Board is notified by HRM of the final decision regarding the planning application, the Senior Staff and School Board will recommend the appropriate school assignment and HRSB staff will notify HRM of the assigned schools for this subdivision. Transportation of students will be provided as defined in the Board's transportation policy.

There are no plans for new school construction or major additions/renovations in this area in the near future. The Halifax Regional School Board is currently finishing Phase 1 of the Imagine Our Schools master planning process for all school facilities within the Board. The communities representing the schools in the North Central area of HRM (including Bedford, Lower and Middle Sackville, Beaverbank and Fall River) are scheduled to be consulted in Phase 2 of the process (2008/2009). While the pressures on suburban schools will be monitored in the interim, the master planning process will result in a 10-year strategy for the building, renovation or consolidation of facilities. We anticipate that this will be a helpful document in addressing public concerns regarding school facilities and future development.

Should you require any additional information or if you would like to further discuss this situation, please do not hesitate to contact me directly or by way of e-mail.

Respectfully yours,

Delaine Clyne
Planner, Operations Services

Enclosure

Projected Growth of Student Enrolment

Year 2008-2009														
	P	1	2	3	4	5	6	7	8	9	10	11	12	Total
Growth in enrolment from 150 Units	10	9	8	3	1	1	1	9	1	1	9	1	1	55

Year 2009-2010														
	P	1	2	3	4	5	6	7	8	9	10	11	12	Total
Growth in enrolment from 150 Units	10	9	8	3	1	1	1	9	1	1	9	1	1	55

Year 2010-2011														
	P	1	2	3	4	5	6	7	8	9	10	11	12	Total
Growth in enrolment from 150 Units	10	9	7	3	1	1	1	9	1	1	9	1	1	54

- Student Impact Calculations
 - The potential increase of students in residential single unit is determined at a rate of 60 students/100 units who are in grades primary through twelve.
 - The potential increase of students in semi-detached dwellings is determined at a rate of 45 students/100 units who are in grades primary through twelve.
 - The potential increase of students in townhouse dwellings is determined at a rate of 45 students/100 units who are in grades primary through twelve.
 - The potential increase of students in multi-unit dwellings is determined at a rate of 11.25 students/100 units who are in grades primary through twelve.
- It is assumed in each year that new students come into the system that 60% will be in P-6, 20% in Grades 7-9 and 20% in Grades 10-12 with the weighting of new students to the earlier years in order to conservatively estimate their impact on the school system.
- The anticipated growth within the existing school system for the years 2008/2009 to 2010/2011 is 164 students from this development.