

# Upper Tantallon Development Proposal – Community Report Card

Case# 20929

The intent of this report card is to highlight concerns with the proposed development and provide a focus for discussing improvements to have it meet the vision and intentions of the Municipal Planning Strategy and its implementing bylaws, for development at the Crossroads.

Red indicates areas of greatest concern with respect to the sustainability of this development. Yellow indicates areas of caution. The goal is not to stop, but to Improve this proposed development to give it a green light.

Issue	Rating	Comments
Density	Red	The subject property is zoned Village Centre , which permits 12 unit multifamily dwellings by right, which is a maximum density of .37 acres per dwelling unit. The proposed development has a density of .07 acres per unit, which is over 5 x the by-right density. But, without subdividing the lot for >12 units, the number of units proposed is 10 x the unit permitted. While exceptions can be made under the Municipal Planning Strategy (MPS) , the integrity of the MPS and land use bylaws should be maintained. <b>Reduce density to be closer to land use bylaws limits with no more than 12 units.</b>
Ground-water Quantity	Red	Groundwater quantity “carrying capacity” should set the limit of density in areas not serviced by public water. It is NS and HRM policy to protect rights of existing neighbours from impacts of over pumping of groundwater. There is already substantial water use by commercial development next to the subject site, especially in high season. The proposed development is 10 times sustainable density as per the professional opinions of 2 independent volunteer senior hydrogeology specialists who have closely studied and reported on this proposal. <b>Reduce density to no more than 12 units to accommodate groundwater demands of existing development. Please refer to technical studies posted on the Voice St. Margaret’s Bay Facebook site. Search details provided on the previous page.</b>
Water Quality	Red	Concerns: 1) Change in water flows and pollution from drainage along Peggy's Cove rd. and Old School rd. due to lack of filtration from wetland grounds; 2) Potential seawater intrusion in wells caused by over pumping the underground fresh water source; 3) Prospect of paving 50% ground surface and clear cutting could increase polluted runoff into the bay; 4) Potential sewage spill accidents from a sewage treatment facility at the waters edge would impact the bay salt marsh, swimming and fishing. This area is poorly flushed; 5) Inadequacy of the sewage treatment facility in removing complex organics and chemicals; 6) flooding by storm surge and future sea level rise. <b>Move Sewage treatment facility to higher ground. Use a 0 effluent system. Reduce size of development.</b>
Wetlands	Red	Professionals have shown 2 hectares of contiguous wetlands on and off-site, which is the threshold for a government Environmental Assessment if 2 hectares could be "disturbed" by the proposed development. While destruction of .45 hectares of marsh can be eased through compensatory wetlands built elsewhere, indirect impacts from water table drawdown due to over pumping could disturb freshwater wetlands. Sewage treatment plant could disturb salt marsh. <b>Province conduct an Environmental Assessment to assess impacts and mitigation measures.</b>
Traffic	Yellow	Traffic report says no adverse impact. But concerns that only one access point will impact safety and traffic congestion. Fire trucks and emergency vehicles may have problems turning. <b>More circulation details required.</b>
Fire Safety	Yellow	Concerns over: 1) height (will the existing fire services be able to reach 4 stories on all sides?). 2) water supply for fire trucks. 4) One access road in emergency situations. <b>More details required.</b>
Affordable Housing	Yellow	Possibility for ‘affordable’ housing but no clear strategy or commitment to provide this based on commonly accepted standards to benefit the community. <b>More details required.</b>
Seniors Housing	Green	A portion of development is earmarked for Seniors Housing. More details on commitment to provide this based on commonly accepted standards to ensure maximum benefit to community. <b>Commitment needed to ensure Seniors housing needs are met.</b>
Rental Housing	Green	Will provide considerable options to a variety of rental markets, however more definition is required around what is considered affordable housing and whether this development will not only meet those standards when construction is complete, but for the foreseeable future as well.
Impact on Neighbor Properties	Yellow	All surrounding residents are single family homes, most with direct view of the development, either by land or water. Visual impact as well as light pollution and previously mentioned water quantity and quality impact. Buffer yards along lot sidelines reduced from what was verbally promised to abutters. <b>Reduce height and size; better lot buffers.</b>
Impact on local business	Yellow	Positive impact on local businesses with higher density. However, concerns with breach of Municipal Planning Strategy will negate the community development plans supported by Chamber of Commerce. Many local businesses oppose project as proposed. <b>Reduce size to match Bylaws and intention of Municipal planning strategy.</b>
Impact on Services	Yellow	While tax revenue will be increased, many HRM services such as supplementary fire equipment and support may need to be provided in excess of tax revenue. <b>More details required on cost / benefit to community.</b>