

# Hawkesbury Estates





# Hawkesbury Estates

## Topics Covered Today

**Response to  
Municipal Plan**

**Development  
Overview**

**Benefits to Locality**

**Affordable Housing**

**Revenues**

**NEF Contour Lines**



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## Framework for Growth

Growth and development strategy : Identification of underdevelopment areas that are able to accommodate future, well planned growth, an emphasis on **encouraging intensification**, and a **greater mix of uses** through investment in infrastructure that supports **higher density developments along major transportation corridors** and centres where there are opportunities for redevelopment.



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the vision



the site

## Healthy Neighborhoods

Input from public consultations on the Plan indicate a desire for a city of **healthy, walkable neighborhoods with access to local services**. There was also recognition that a greater mix of uses and higher density residential development will be required to support such initiatives.

Sustainable communities have a range of housing choice so that **people of all ages, abilities and incomes can find quality, affordable shelter**. While the range of housing choices is expanding, further steps are required to address issues of affordability.



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existing stream  
(flood plain)



White Rose Dr

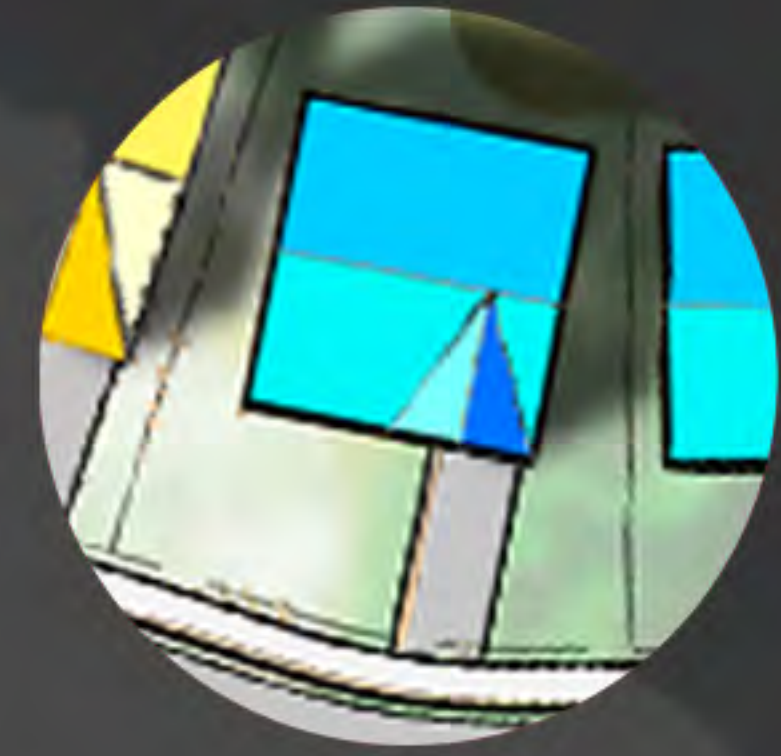
Aberdeen Ave

Clovelly  
Golf Course

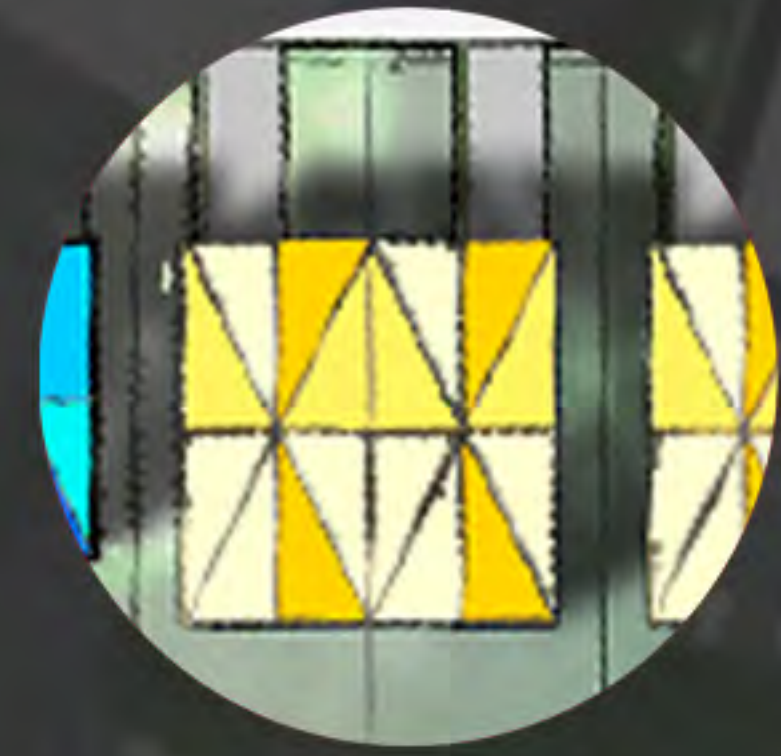
Walmart



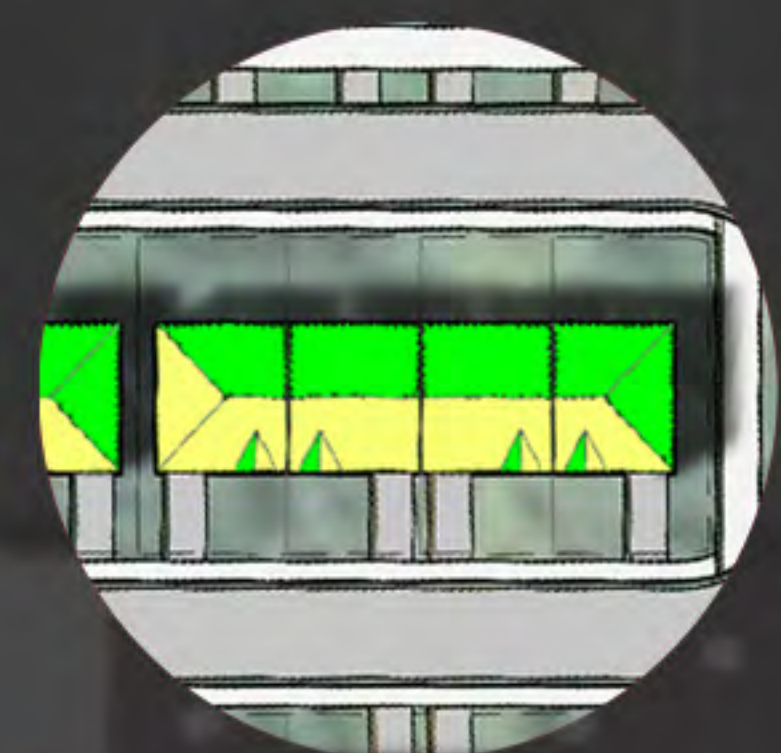
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**Single Family**  
24 Bldgs - 24 Units



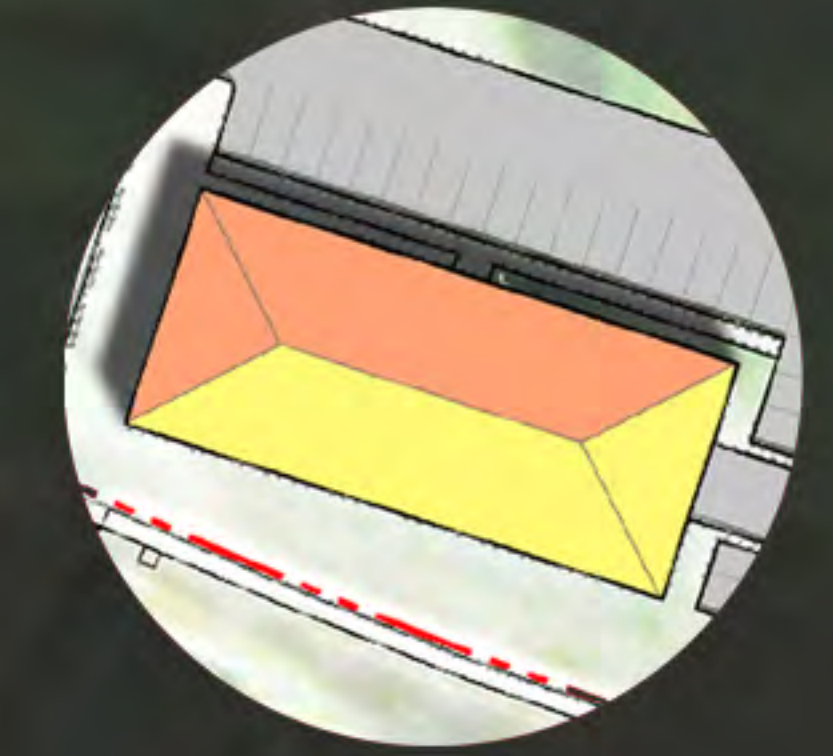
**Semi-Detached**  
36 Bldgs - 72 Units



**Four-Plex**  
10 Bldgs - 40 Units



**Three-Plex**  
2 Bldgs - 6 Units



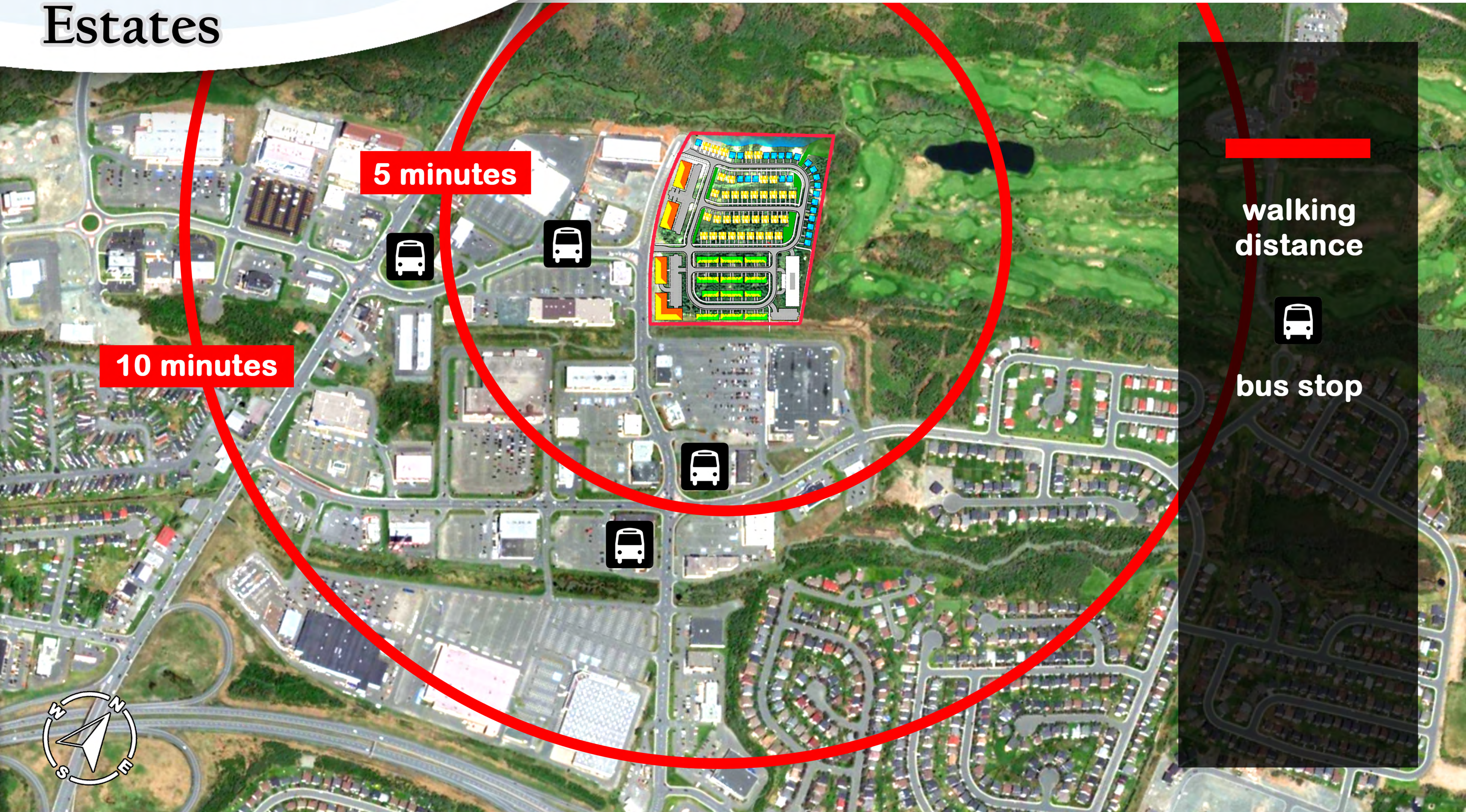
**Apartments**  
4 Bldgs - 135 Units



**Condominium**  
1 Bldg - 80 Units



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5 minutes

10 minutes

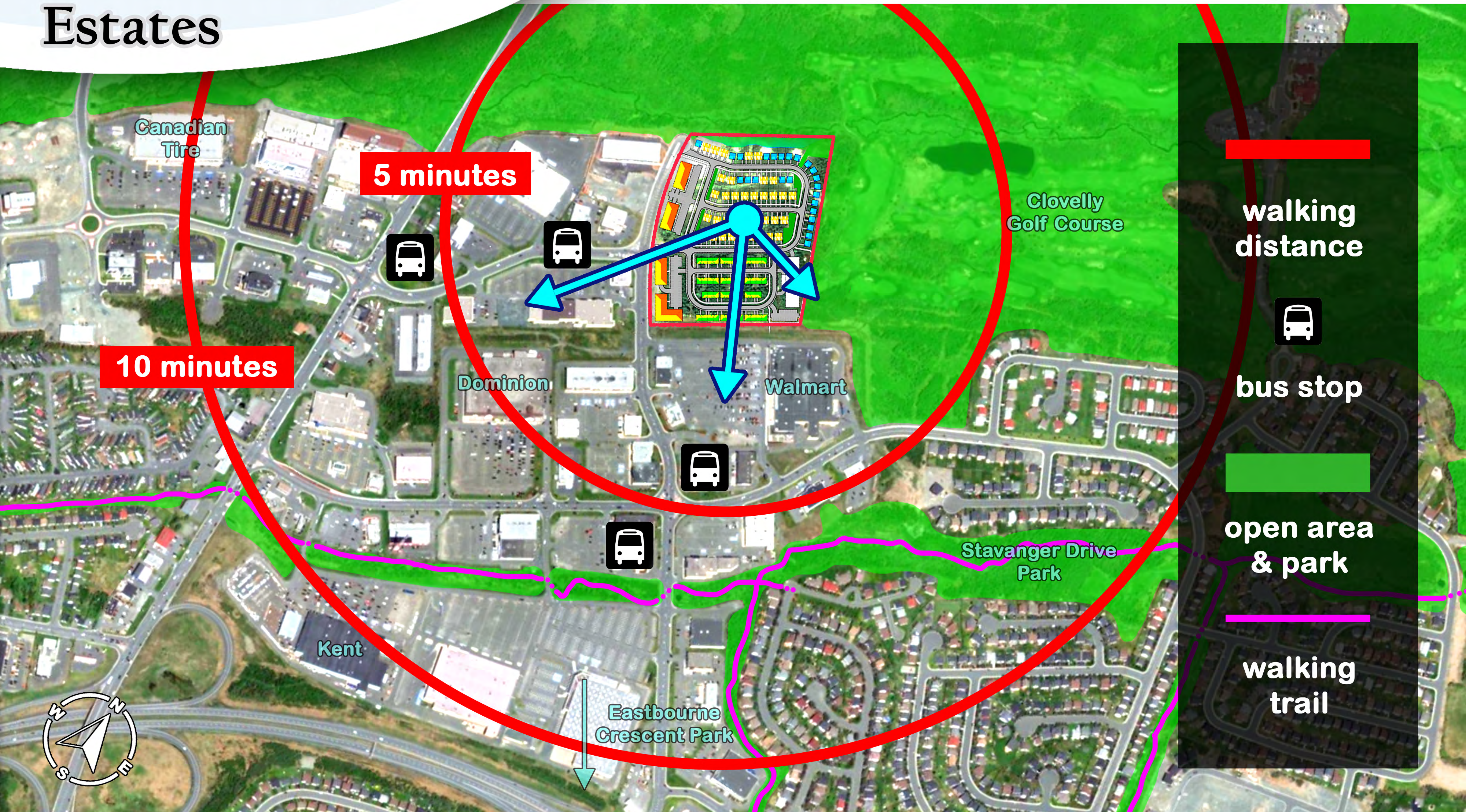
walking distance

bus stop





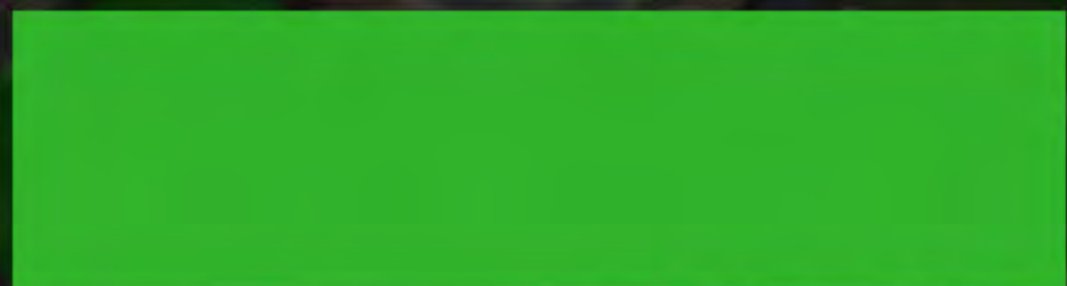
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walking distance



bus stop



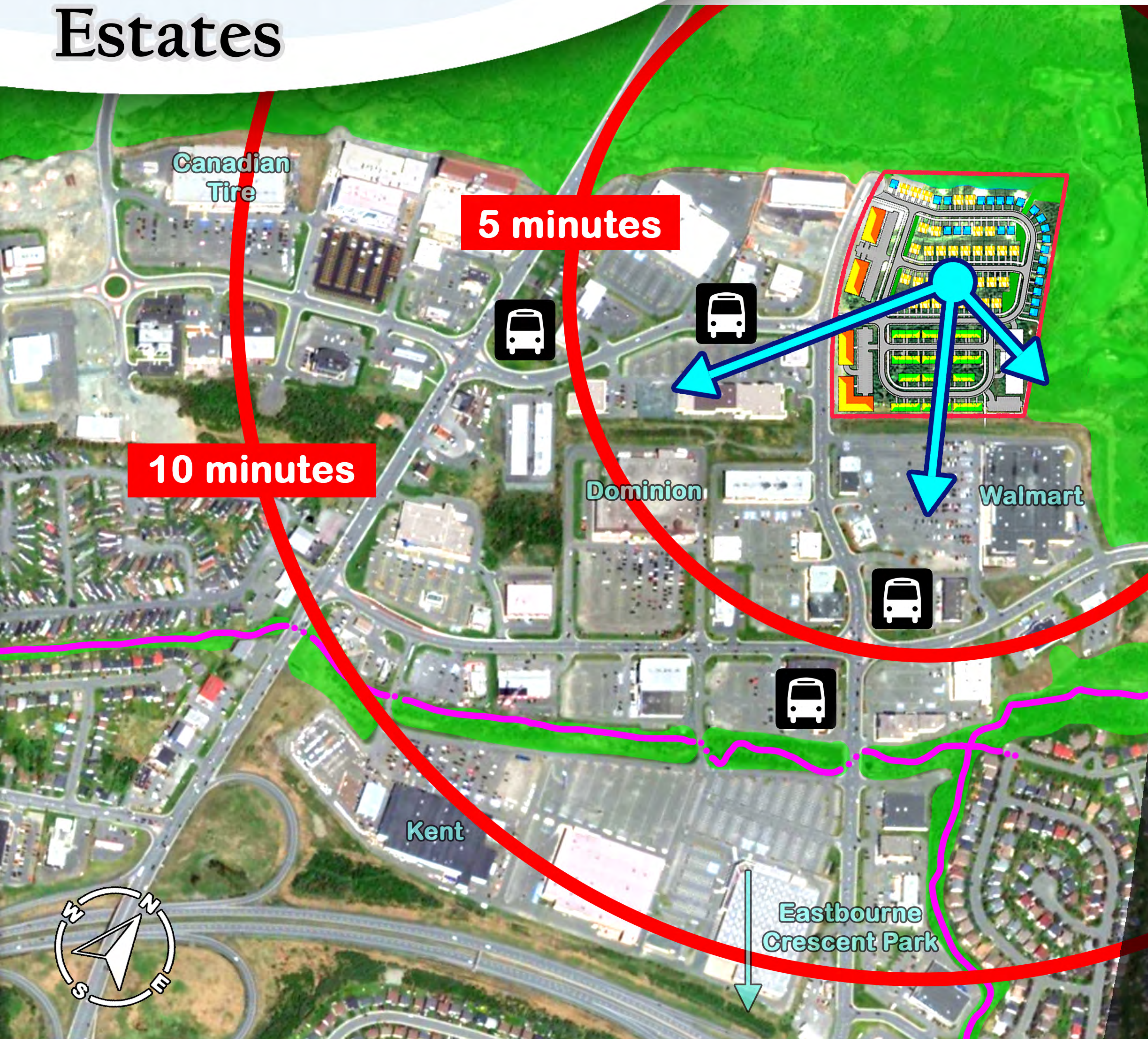
open area & park



walking trail



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## Support to Area

Residential development of 357 units in the east end will help sustain the retail and business district of Stavanger.

Increasing the population in this area will help reverse or stop the abandonment of Commercial Retail in the area of White Rose and Stavanger Drive as new residents would drive demand to help occupy vacated space

Growth derived from residential development is a key derivative of a robust economy.



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## Affordable Housing

**Hawkesbury Estates will attract first-time home buyers and provide an affordable rental housing option.**

**The City of St. John's has a 10 year affordable housing strategy (2019 - 2028). One of the six strategic components is Building Homes, Increasing stock of affordable rental and home ownership opportunities.**





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## Affordable Housing

Affordable housing is lacking in the north and northeast parts of the City

The **smaller, more affordable dwellings** that are being proposed is a response to changing demographics in the St. John's Region that is characterized by households that are increasingly smaller in size (< 1 and 2 person households) and older (the 55+ population is increasing at a faster rate than the <55 population).

This project will provide the type of housing that St. John's residents are seeking





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## Tax Revenues

Estimated building and development fees collected by the city on the project as a whole.

Estimated at  
**\$1,474,091**

Yearly property & water tax collected by the city once the project is complete, based on current mill rate.

Estimated at  
**\$1,020,365**



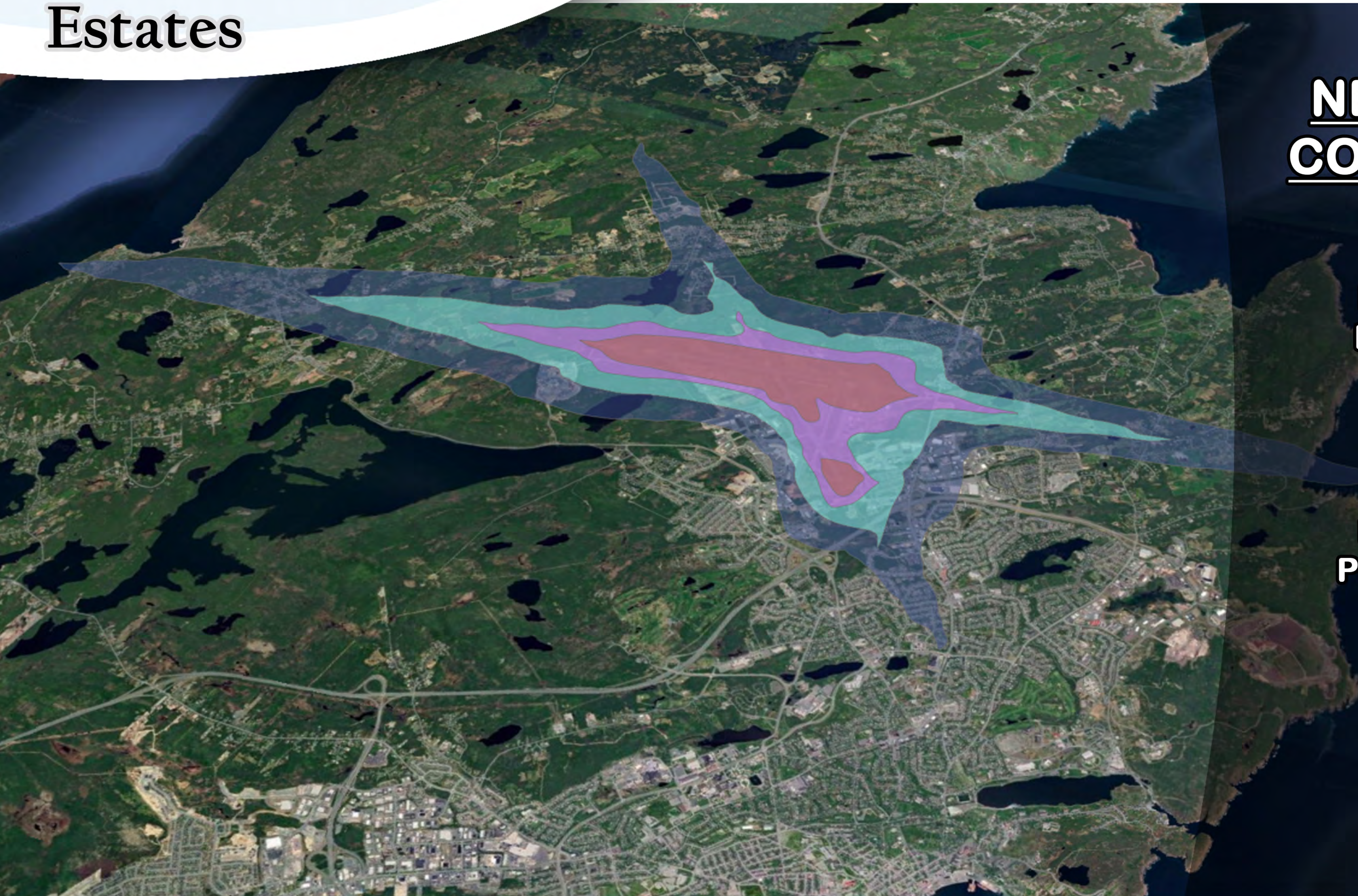
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## NEF | NEP CONTOURS

Noise  
Exposure  
Forecasts

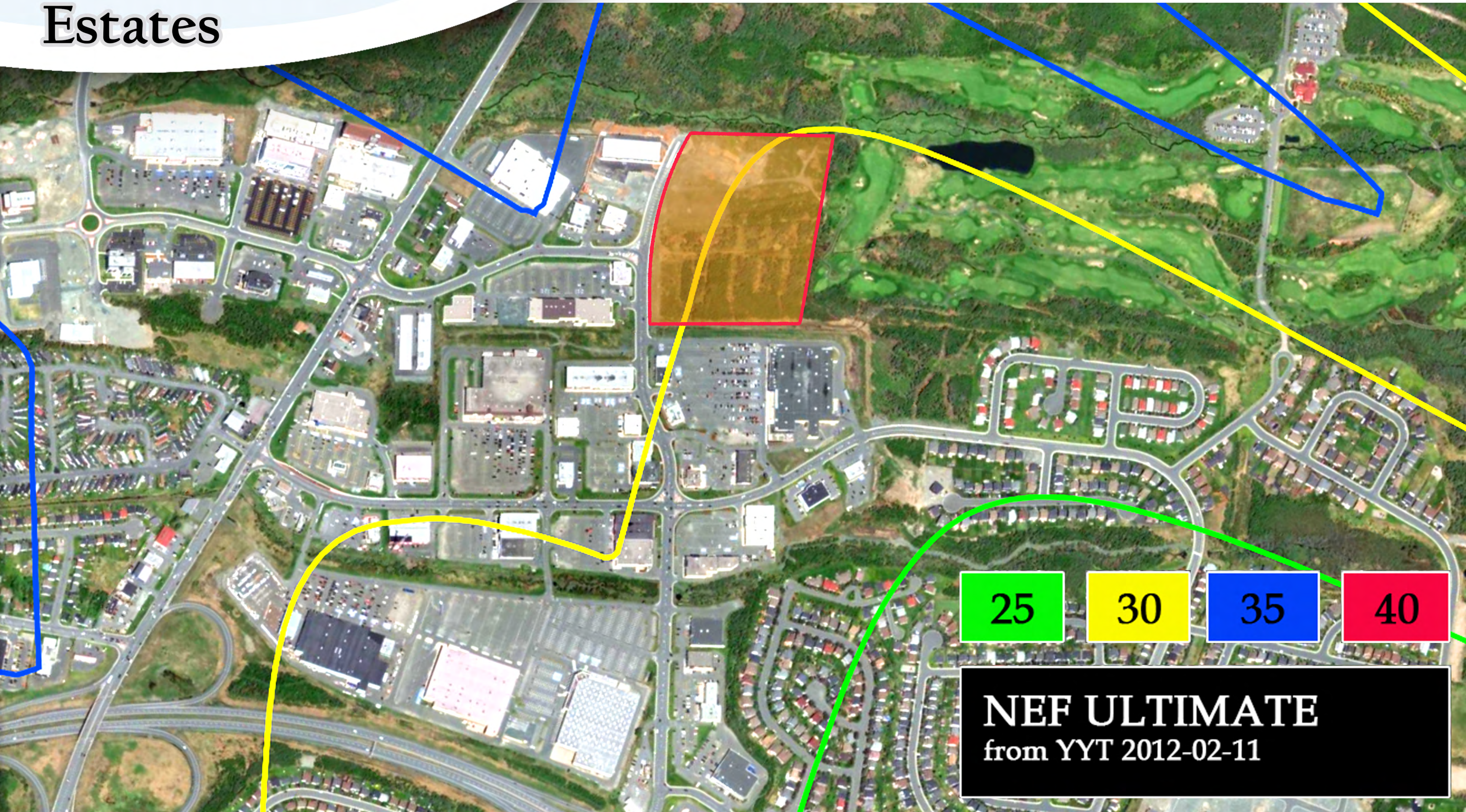
and

Noise  
Exposure  
Predictions





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25 30 35 40

**NEF ULTIMATE**  
from YYT 2012-02-11



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## Recommendations from Acoustical Engineering company VALCOUSTICS considerations which would acoustically benefit our project

**Building Insulation to meet reasonable sustainable energy models, and at the same time offer acoustic relevance to the exterior envelope.**

+

**Good building practices and construction sequencing planning can mitigate thermal bridging and at the same time provide a better “effective” sound transmission rating.**

+

**Attention to quality construction in the Exterior walls with a well constructed rain-screen design will also provide an inner wall air chamber effecting a better sound transmission performance of the wall.**

+

**Attention to the density of material used and as well as building assembly can all add to STC ratings. For example, Valcoustics have advised us that a typical roof construction comprised of wood roof trusses, with a ventilated attic space and asphalt shingles, which we would plan to use for this development, could easily achieve an STC of at least 50, which they deem very good for our use.**



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## Recommendations from Acoustical Engineering company VALCOUSTICS considerations which would acoustically benefit our project

Paying attention to the specs of typical double glazed exterior windows can achieve acoustic as well as energy performance. It should be noted that these are standard windows. This can be achieved using a double-glazed window with 2 panes of glass separated by an argon filled air space.

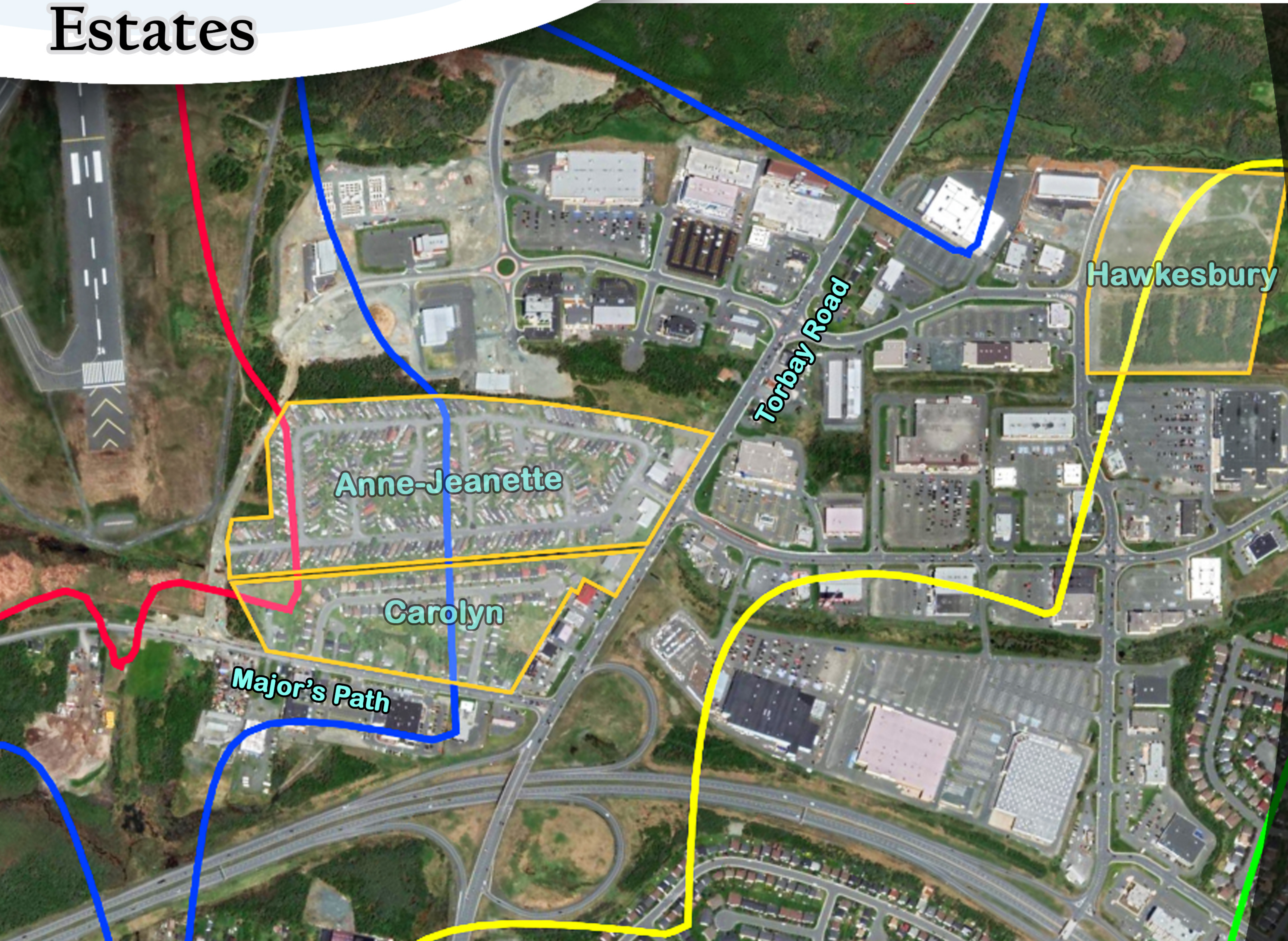
It is a good envelope, energy sustainable feature, but also provides a possible STC rating of 34, which Valcoustics report to be very good for our use.

+

Good design with attention to detail will result in good wall envelopes offering sustainable design, as well as Sound Transmission Resistance Ratings, assisting in mitigating possible air traffic noise



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## Precedent Case

**Carolyn Estates  
2000**

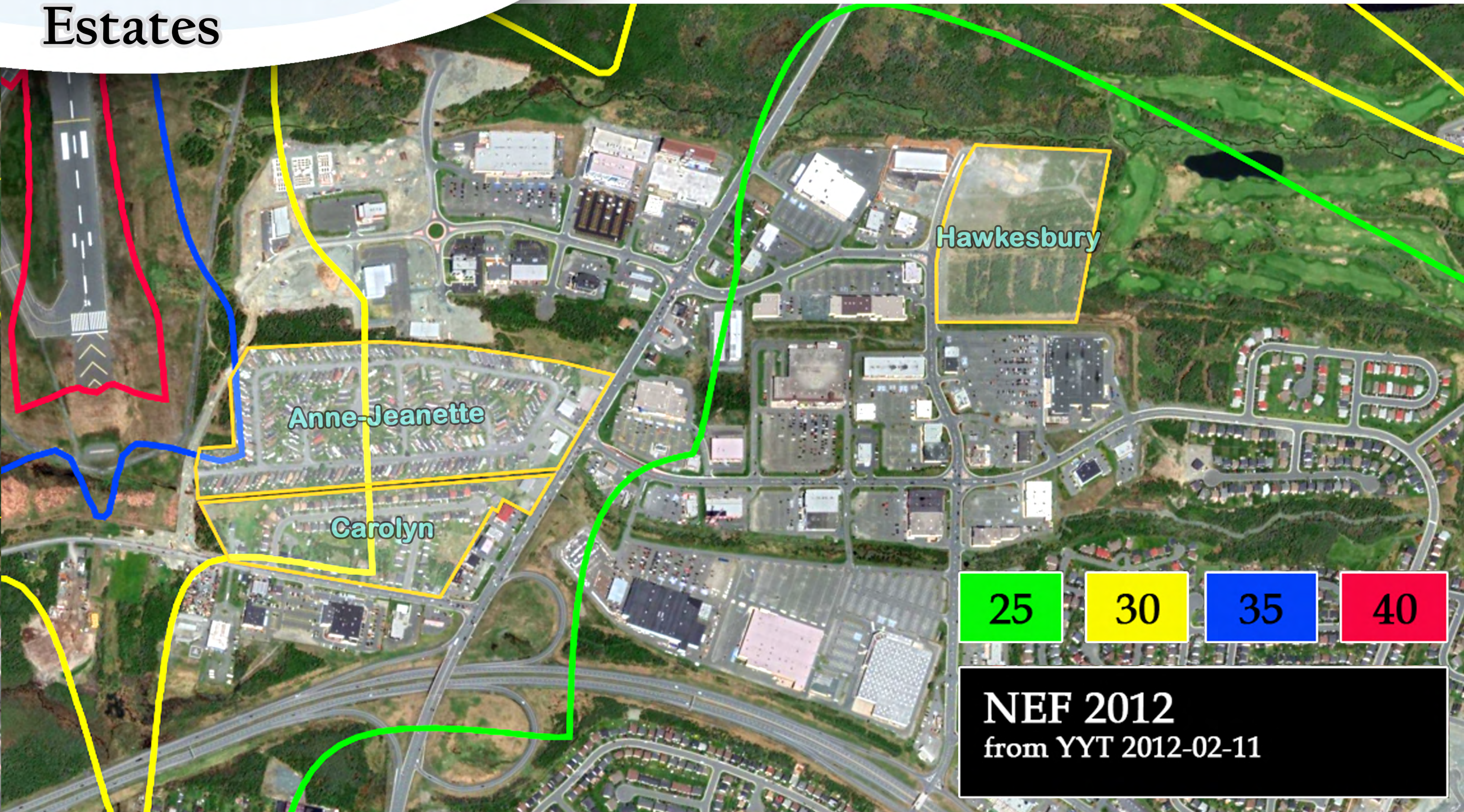
**Determined to be  
within 35 to 40 NEF  
Contour Boundary**

**Requirements from  
City:**

**Future occupants  
of the development  
to be made aware  
of the potential  
noise possibility  
through an  
appropriate notice  
clause.**

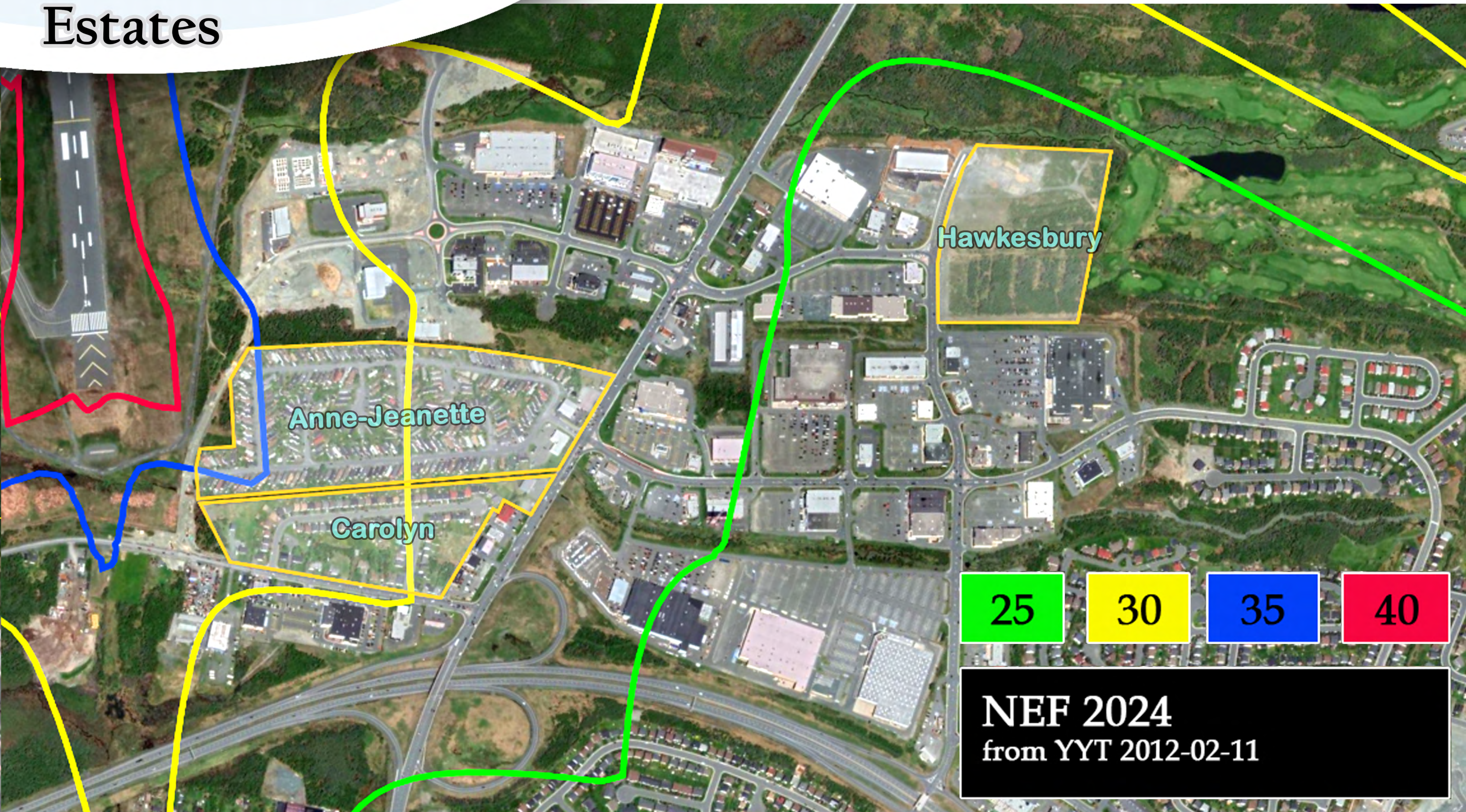


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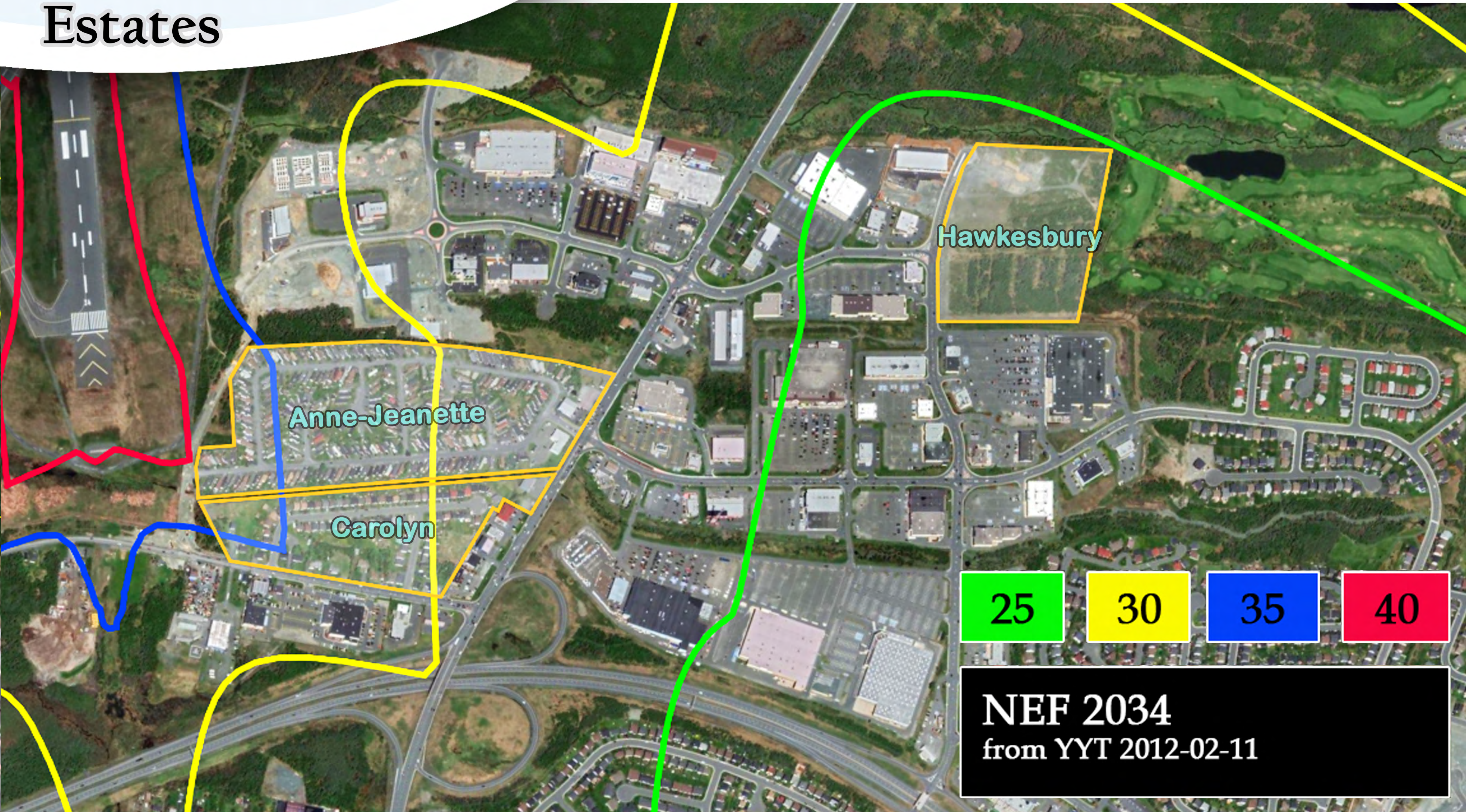


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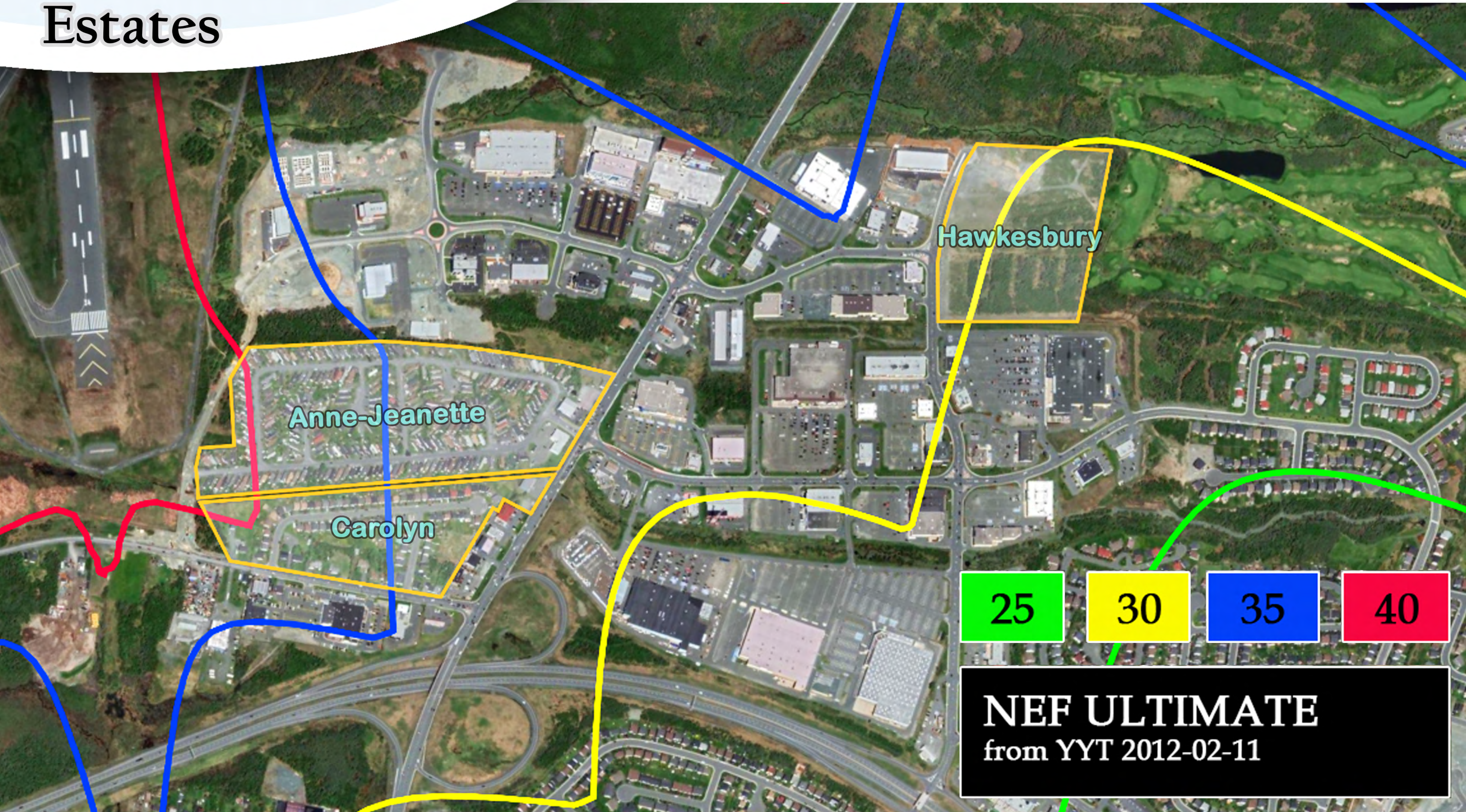


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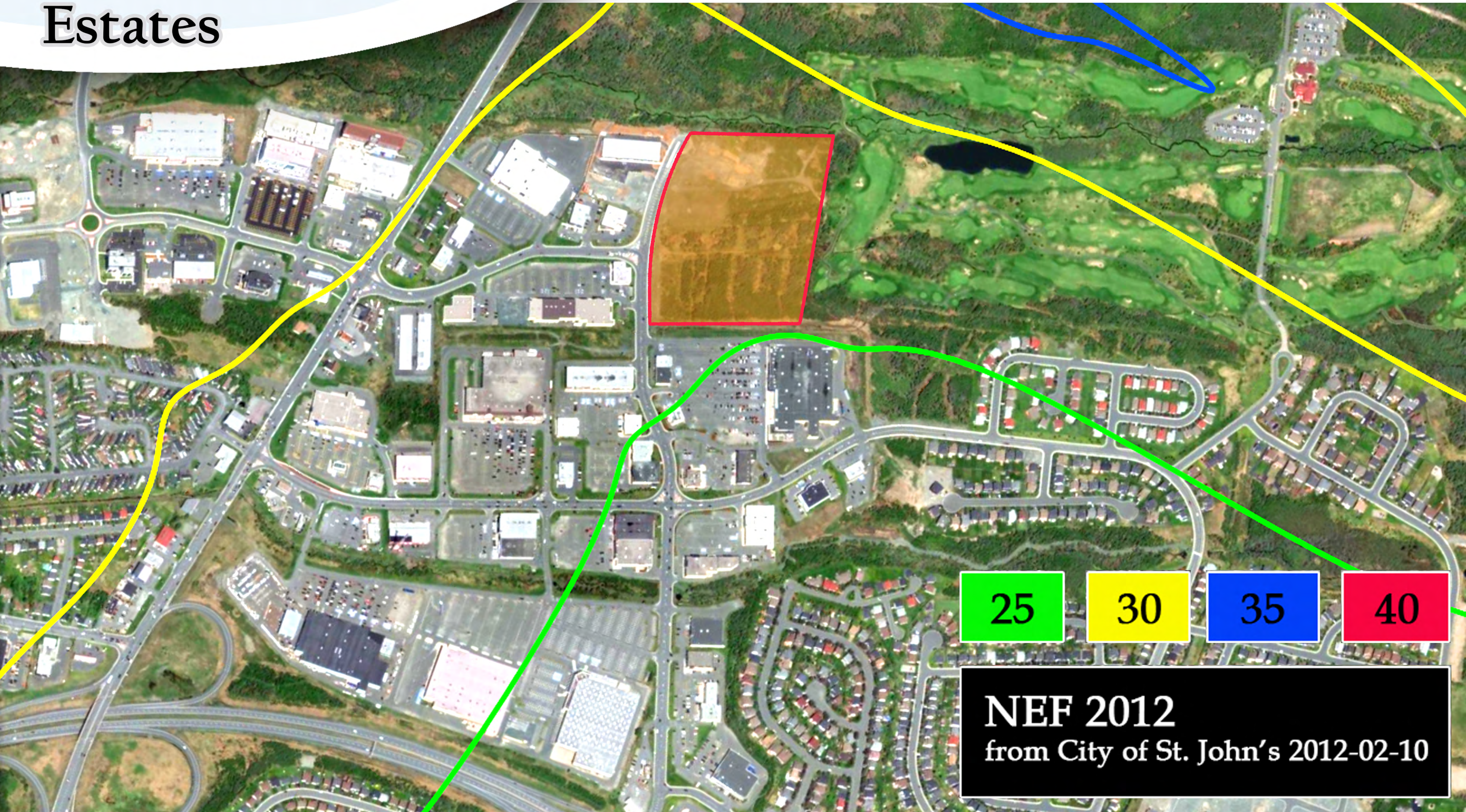


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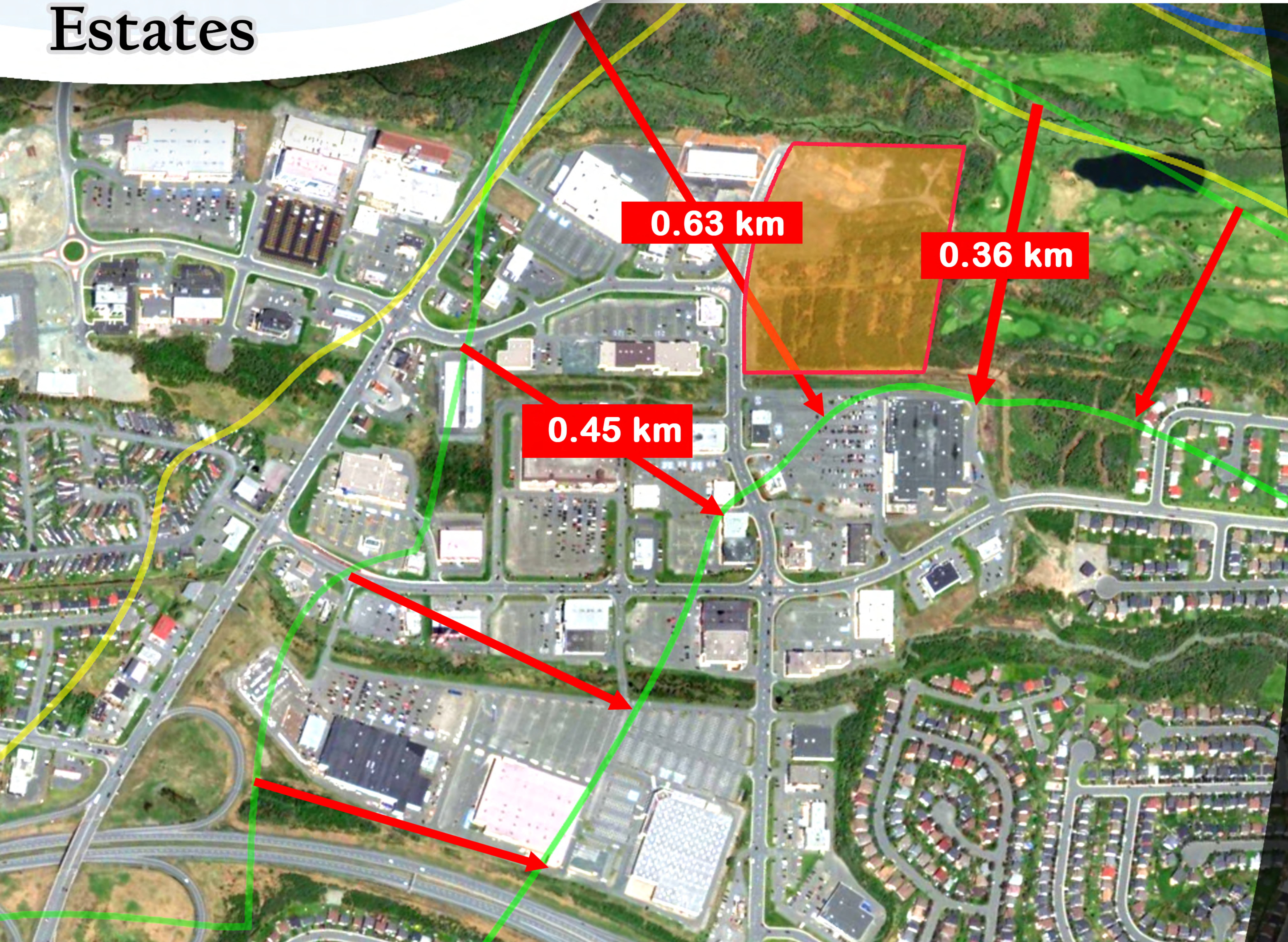


25 30 35 40

NEF 2012  
from City of St. John's 2012-02-10



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**Comparison  
between baseline  
NEF 2012**

**and predicted  
values from 2005  
NEF 2012**



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## IN SUMMARY

**The Municipal Plan refers to using NEF lines, without specifying which version to use**

**The Municipal Plan indicates that the NEF lines are found on Map II-1 but the Map does not show any NEF lines at all**

**The only digital copy of NEF lines that the City has currently are a projection of 2012 from an earlier study (2005) and do not match the current forecast for the same year, as given by the Airport Authority**



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## IN SUMMARY

The Airport Authority has 4 versions of the NEF:

**NEF 2012 as the baseline** (based upon true site measurements) and projections for NEF 2024, and NEF 2034

The 4th version, known as NEF ULTIMATE, is a projection showing maximum usage of the airport and resulting Noise Exposure levels, set at an **undetermined time** in the future

The NEF Ultimate Contour Map cannot be considered accurate if attempting to cover such a large timeframe.

For example : The 2012 projection, currently used by the City, does not align with the actual one the airport has, which was predicting 7 years in advance



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REPORT NO 141-25347-01 - AIRPORT MASTER PLAN  
UPDATE 2015-2035, ST. JOHN'S INTERNATIONAL  
AIRPORT, Jan 2017

“Since NEF contours are **not standards**, but rather **recommendations**,  
NEF contours are not approved by Transport Canada, but are rather  
validated for correct use of the software system.”

AVIATION LAND USE IN THE VICINITY OF AERODROMES  
- TP1247E

“The location of the lines between noise zones **cannot be fixed exactly**.  
It will therefore be necessary for the responsible public authority to  
make an appropriate interpretation of what regulations are to apply at a  
specific location.”



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