



North West Community Council

Waterstone Neighbourhood Association
Margeson Drive

February 25, 2010



Waterstone Neighbourhood Association

Background

- Association established in 2004
- Represents the interests of the Waterstone residents and brings the community together
- Located in Lucasville
- Approximately 160 households (growing)



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Margeson Drive

- Was on original plans for this area
- Connects with new Highway 101 interchange and will cut through Waterstone community and connect to Lucasville Road
- Will link to Glen Arbour, Maplewood, and White Hills
 - These communities will represent the bulk of users
- Most Waterstone residents were not made aware of the proposed road until the WNA raised it in 2005
- The road will have considerable impact on our community (positive and negative)
- Route change has created some additional issues



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Margeson Drive – WNA Activities

- Worked to inform residents
- Met several times with HRM staff
- Designed a community engagement process
- Purpose was to determine how the WNA should represent the interests of our community (spring 2009)
 - Information bulletin
 - Visits to every household
 - Open house (HRM and WNA participated)
 - Community survey
 - Strong community engagement and clear direction



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General Results from Engagement

- Community members all well educated and informed.
- Nearly half of Waterstone community is unhappy about the road
- Direction from community:
 - WNA work with HRM to minimize negative impacts and maximize benefits



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Our Request

- The WNA is asking HRM to work with us, in good faith, to address community.
- We recognize the needs to balance our interests with those of the wider region.



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Issues and Recommendations

1. Potential for Phased Construction
2. Road Alignment /Route
3. Truck Restrictions
4. Noise and Light Pollution
5. Safety
6. Active Transportation
7. Collector Road Designation



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Phased Construction

- HRM plans to build from 101 interchange to Stonewick Cross (a residential street)
- Developer to build road from Stonewick Cross to Lucasville (their timetable and design)
- This phased approach will result in neighbourhood short-cutting
- Creates considerable safety, noise, and traffic concerns
- Violates HRM policy with respect to short-cutting



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Phased Construction -- Recommendation

- Build the entire road in one single phase
 - HRM work with developer to achieve this
 - Or
 - HRM build the road at developer's cost
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- Benefits our community and opens access to the 101 interchange sooner for Glen Arbour, Maplewood, and White Hills residents



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Road Alignment – Connection to Lucasville Rd

- Proposed route will link Margeson Drive to Cranley Road and out to Lucasville Road
- Cranley is a quiet residential street.
- Homes are positioned close to the road with open front yards.
- Unsuitable street for proposed volume of traffic.
- Violates HRM policies with respect to short-cutting



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Road Alignment -- Recommendation

- Shift the Cranley portion of Margeson Drive westward to the adjacent power line route
- Design a proper connection to Lucasville Road and have Margeson Drive built to handle the collector traffic rather than routing through an existing residential-street.



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Truck Restrictions

- High potential for truck traffic on Margeson Drive
- Will become a short-cut from highway 101 to 103
- Unacceptable noise and pollution will result from trucks
- Road is not designed for truck traffic



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Truck Restrictions -- Recommendation

- Establish road as a restricted truck route

- Vigorously enforce these regulations
 - The rules on Lucasville Rd and Hammonds Plains are not well enforced



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Noise and Light Pollution

- Potential for significant noise and light pollution

- Open water (lakes and river) will carry noise

- An alteration in the proposed route has positioned Margeson Drive to intersect with Stonewick Cross abutting three homes (4th to be torn down)
 - These homeowners have not had their concerns addressed by HRM



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Noise and Light Pollution -- Recommendation

- Design road with effective noise and light pollution strategies (e.g. earthwork berms)
- Take additional measures in the area where Margeson Drive will intersect with Stonewick Cross
- Sunset Ridge in Middle Sackville serves as a good example of how this can be done



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Neighbourhood Safety

- Waterstone is an active community with many young families, children, and older adults
- Lots of walkers, cyclists, and runners
- New board walk and park need to be accessed on foot
- School bus service
- Intersection of Margeson Drive and Stonewick Cross will create safety concerns for both pedestrians and drivers
- Intersection will occur on a steep hill



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Neighbourhood Safety -- Recommendations

- Intersection design must favour pedestrians
- Warning signs and roadway design to force traffic to slow as it approaches this intersection
- Engineer Margeson Drive to mitigate the issues created by the steep hill at the intersection with Stonewick Cross



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Opportunity to Promote Active Transportation

- HRM Physical Activity Strategy
- Active transportation policies
- Community Visioning has identified this issue
- Consider the nature of our community and residents (as well as surrounding community)
- Park and Ride planned for 101 interchange
- Creating a supportive physical environment is essential for promoting active living and active transportation



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Active Transportation -- Recommendation

- Build and design Margeson Drive with measures to encourage active transportation
 - Bike lanes
 - Parallel multi-use non-motorized vehicle trail
- Build in single phase to avoid increasing traffic on existing residential streets
 - Allow residents to continue to be active and safe on our existing streets



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Designation Minor/Major Collector Road

- Margeson Drive from the 101 interchange to Stonewick Cross -- designated major collector road with controlled access
- The remaining portion is proposed to be a minor collector road (although traffic volumes won't differ) with driveways and homes in close proximity
- There must be some logic to this designation



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Collector Road Designations -- Recommendation

- Designate Margeson Drive from Sackville River crossing through to Lucasville Road as a minor collector road and allow driveways along the road
 - Will encourage additional home construction
 - Use the design to slow traffic
- Maximum speed of 50 kms per hour along entire length of Margeson Drive
- Ensure strong speed enforcement



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Concluding Comments

- We want to work with HRM and request your support on our recommendations
- We need to also work with adjacent communities and their Community Council
- We have been thorough in our analysis
- Our community expects HRM staff and councillors to work with us in good faith
- We want to be treated fairly, not side-stepped or dismissed by HRM
- We are willing to balance our needs with those of others