

Item No. 11.4.1
Halifax Regional Council
December 10, 2013

TO: Mayor Savage and Members of Halifax Regional Council
Original Signed

SUBMITTED BY: Councillor Barry Dalrymple, Chair, Environment & Sustainability
Standing Committee

DATE: November 13, 2013

SUBJECT: Final Draft Cole Harbour Basin Open Space Plan

ORIGIN

Harbour East Marine Drive Community Council April 4, 2013:

- MOVED by Councillor Nicoll, seconded by Councillor Karsten, that Harbour East-Marine Drive Community Council direct staff to bring forward the Open Spaces – Cole Harbour Basin Plan directly to the Environment & Sustainability Standing Committee for recommendation to Regional Council. MOTION PUT AND PASSED

October 24, 2013 staff report; October 2013 Cole Harbour Basin Open Space Plan- Final Draft Report and November 13, 2013 Environment and Sustainability Standing Committee meeting.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter chapter 39 of the Acts of 2008 - Section: 61(5), 79(i)(k)(o)(p)(aa)(ah)(ai), 229(1), 281(3)(h) and Environment and Sustainability Standing Committee Terms of Reference: "3.4.1 To encourage the appropriate policy structure to address amount, use and protection of parks, forests (urban & rural) and open spaces for the use and enjoyment of the residents of HRM, 3.4.2 Other related activities in the area of parks & open spaces as identified by the Standing Committee and approved by Regional Council."

RECOMMENDATION

The Environment and Sustainability Standing Committee recommends Halifax Regional Council adopt the Cole Harbour Basin Open Space Plan as a policy guideline and implementation framework contributing to:

- public open space land planning

.....recommendation continues on page 2

- open space programming and service delivery
- integrated open space, land-use and infrastructure planning

BACKGROUND

As outlined in the October 24, 2013 staff report.

DISCUSSION

The Environment and Sustainability Standing Committee reviewed and discussed the Cole Harbour Basin Open Space Plan – Final Draft and the October 24, 2013 staff report at their November 13, 2013 meeting.

FINANCIAL IMPLICATIONS

As outlined in the October 24, 2013 staff report.

COMMUNITY ENGAGEMENT

Meetings of the Environment & Sustainability Standing Committee are open to the public.

ENVIRONMENTAL IMPLICATIONS

As outlined in the October 24, 2013 staff report.

ALTERNATIVES

The Environment and Sustainability Standing Committee did not provide an alternative.

ATTACHMENTS

1. October 24, 2013 staff report.

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: Quentin Hill, Legislative Assistant, 490-6732



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Environment & Sustainability Standing Committee
November 13, 2013

TO: Chair and Members of Environment & Sustainability Standing Committee

SUBMITTED BY: Original Signed _____

Jane Fraser Director, Planning & Infrastructure

DATE: October 24, 2013

SUBJECT: Final Draft Cole Harbour Basin Open Space Plan

ORIGIN

Marine Drive Valley Canal Community Council June 22, 2011:

- MOVED by Councillor Streach, seconded by Councillor Dalrymple that Marine Drive, Valley and Canal Community Council direct staff to prepare an Open Space Plan for the Cole Harbour Estuary Study Area. MOTION PUT AND PASSED.

2006 Regional Municipal Planning Strategy Policy E-19:

- “HRM shall prepare an Open Space Functional Plan to determine an economically and environmentally sustainable strategy for the equitable maintenance and distribution of parks and open spaces throughout the Municipality.”

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter chapter 39 of the Acts of 2008 - Section: 61(5), 79(i)(k)(o)(p)(aa)(ah)(ai), 229(1), 281(3)(h)

RECOMMENDATION

It is recommended that:

1. The Environment and Sustainability Standing Committee recommend to Regional Council to:
 - a. Adopt the Cole Harbour Basin Open Space Plan as a policy guideline and implementation framework contributing to:
 - public open space land planning
 - open space programming and service delivery
 - integrated open space, land-use and infrastructure planning; and
2. The Environment and Sustainability Standing Committee forward this report to the Community Planning & Economic Development Standing Committee as an information item.

BACKGROUND

The purpose of the Cole Harbour Basin Open Space Plan is to adopt a more systematic and strategic approach to open space planning and development in the study area. The Plan originated from multiple public land investment and land-use planning issues and opportunities in the study area requiring Council direction and strategy. A better understanding of the impact of decisions on multiple municipal objectives including land-use planning, sustainability, community development and economic factors was needed. Key issues included the future use of the 50 acre HRM-owned Rehab Lands, clear rationale for acquiring strategic open space lands adjacent to the Cole Harbour-Lawrencetown Coastal Heritage Park system, and Nova Scotia Power plans for a utility corridor over open space lands. Rationalization of continued investment in the Salt Marsh Trail Causeway, in light of destructive storms, was also needed. Without a comprehensive open space plan and detailed data and research, staff and council have been challenged to prioritize and coordinate open space land investment and planning and infrastructure projects.

Recognizing the need for an integrated policy framework, tools and objectives for open space planning and public lands management in the Cole Harbour Basin area, Harbour East Marine Drive Community Council initiated preparation of an Open Space Plan. This included direction to undertake a public engagement process to develop a collective vision and objectives to guide staff in developing policy and recommendations. A study boundary for the Plan was identified as the area bounded by the 107 highway to the north, Forest Hills Parkway and Caldwell Road to the west, and critical watershed boundaries to the south and east (Attachment 1).

The HRM Regional Plan provides the enabling direction under RP Policy E-19, which states that an “economically and environmentally sustainable strategy for the equitable maintenance and distribution of parks and open spaces throughout the Municipality” will be developed. This strategy, termed an “Open Space Functional Plan” has not yet been developed; however, it was necessary to apply a planning approach and methodology for the Cole Harbour Basin Open Space Plan which factored in regional objectives. This was done by incorporating an open space “systems” approach which considers how open space functions at both the community level and the regional level in achieving a sustainable network of public and natural open space assets. The result is a set of goals, objectives, and policies that are formed around principles of sustainable development and environmental protection and considers the influence of social, cultural, and economic factors. The planning model includes an implementation framework which considers the diverse functions of open space and uses multiple filters for decision-making toward the development of a multi-functional network of open space.

The approach and methodology enables integrated planning and the model is transferrable across the Region, to help delineate important natural areas and ecological systems as part of a regional “green-belt” and community design effort, and to move forward the open space plan priorities as part of RP+5 (Regional Plan review).

A series of public engagement workshops and visioning sessions were held as well as meetings with a project Steering Committee who provided guidance around key issues. The committee included HRM Councillors within the study boundary, HRM staff, and the Provincial

Department of Natural Resources. The input from stakeholders and community members at large was considered thoroughly and forms the core values, principles, goals and objectives. Extensive inventory, technical research, and analysis have been conducted leading to key policy recommendations, which will guide the Plan's implementation. The Plan also introduces a new model that considers multiple values to measure land capability and suitability for open space service delivery (recreation and mobility), for protection of natural and cultural resources, and for community design. This tool will aid in decision-making for the prioritization of public land investment and management.

DISCUSSION

The Cole Harbour Basin area has a large number of HRM-owned community and coastal parks, sports-fields and playgrounds, mobility corridors, and natural open spaces. The Cole Harbour-Lawrencetown Heritage Provincial Park system protects an extensive portion of the Estuary and multiple coastal beaches, which also provide quality recreation experience to the entire region. The open space network is significant in size¹ and highly diverse. However, 30 years of rapid residential development without a comprehensive open space or regional plan has resulted in a "patchwork" pattern of public open space and outdoor recreation facilities. Although this pattern of public investment has responded to recreational trends and demands of the day, it has been more reactive than coordinated. As a result, today's park network is fragmented with some lands and facilities that are not meeting the needs of today's residents, with respect to connectivity and multi-functional programming. Environmental sustainability is also an increasingly important objective for today's communities and creates higher expectations for public open space planning and park development.

The network of public open space in the Cole Harbour Basin area, along with significant untouched and "in-tact" natural areas, provides a strong foundation to build on but these resources must be well-planned for long-term sustainability. Parks, corridors and natural areas must be well-located, well-protected and well-designed for public service delivery, natural systems and cultural landscapes protection, and community design. The current pattern of open space in the study area can be described as a "patchwork" of open space resources needing greater connectivity, more comprehensive programming, more efficient service delivery and strategic land management and asset protection. The Plan emphasizes public lands planning and management, integrated decision-making, integrated open space, land-use and infrastructure planning, to achieve this.

This Plan will be used as a guiding policy and implementation framework for multiple departments and divisions across the HRM organization, to enable more coordinated and integrated decision-making.

¹ The Cole Harbour Basin area has 70 hectares of open space per 100 people as compared to a base-line standard of 6 hectares per 1000 people.

The Cole Harbour Basin Open Space Plan will guide:

1. Open Space Service Delivery and Investment through:

- Land-use Ownership
- Maintenance
- Park Programming
- Investment and Improvements
- Asset and Portfolio Management
- Municipal Requirements from “life-cycle” perspective

With focus on the following key Municipal Requirements:

Service Delivery:

- *Recreation & Leisure:* public parks are developed and managed by HRM to provide a multi-functional network of neighbourhood, community, regional recreation and leisure opportunities accessible to everyone, and equitably located and programmed to meet community needs. Public open spaces also provide important community spaces where people come together as a community and where social cohesion is fostered through special events or daily activity.
- *Active Transportation:* trail, street, and greenway corridors are developed and managed by HRM and its community partners to provide safe and enjoyable pathways for pedestrians, cyclists, and other modes of active transportation.

Protection:

- *Natural Heritage:* the natural features and areas, which we collectively value and wish to enjoy and pass on to future generations, are protected and managed to maintain ecological function and provide a human connection to nature.
- *Cultural Heritage:* the built features and remnants of landscapes that reflect phases of human civilization and are significant to cultural identity and heritage, are protected through public land ownership and management, public education and stewardship.
- *Environment:* the quality of air, water, land and associated ecological systems are preserved for the health of the natural environment, which sustains all life through open space protection and management.

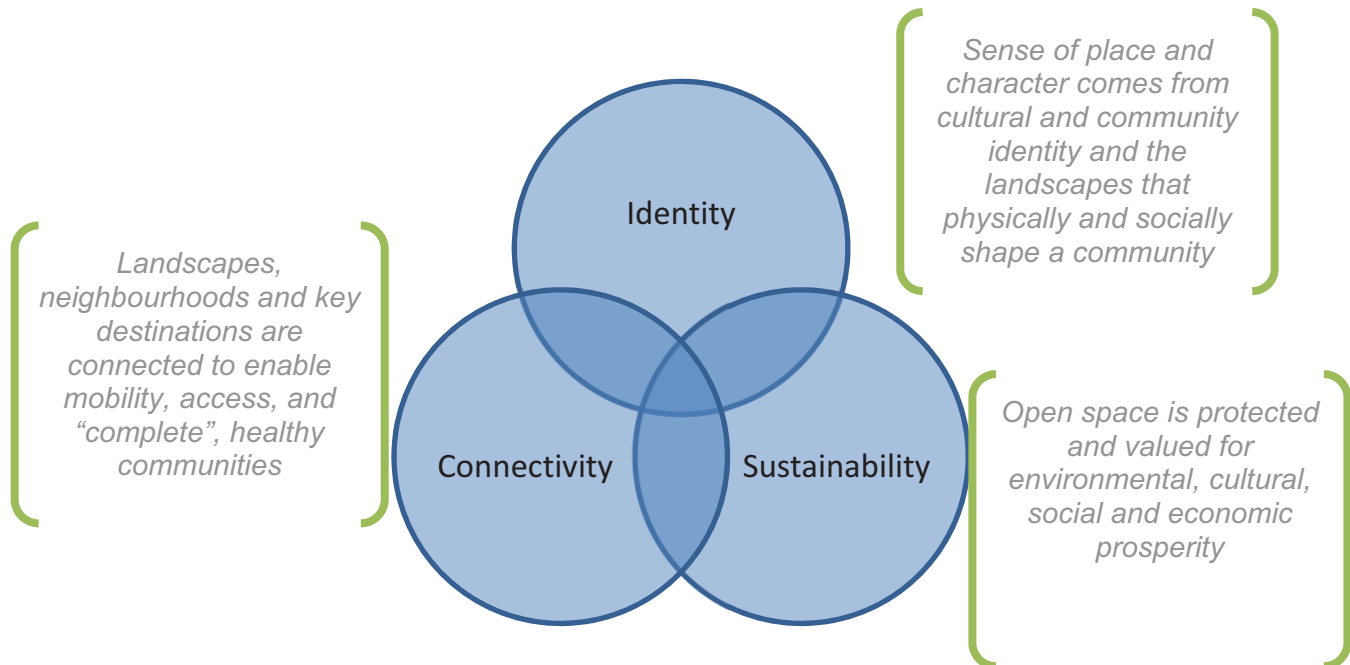
Community Design:

- *Development Form:* settlement patterns and the quality of a community are shaped and influenced by the protection of open space and the location, function and design of public parks, corridors and natural areas.
- *Community Identity:* open space helps to create and foster community pride and sense of place within neighbourhoods and communities through the protection, provision, and design of parks, corridors and natural areas.

Planning Process:

The Plan begins with a very basic yet fundamental set of core values developed by the Cole Harbour Basin community through the engagement process. These values are evident throughout the planning framework and help shape the *Goals, Objectives, Policies, and Recommendations*.

Core Community Values:



Methodology:

The planning process included an extensive inventory and analysis of open space assets in the study area, to understand and evaluate multiple open space functions including recreation, heritage, identity, natural systems, and active transportation. The findings of this open space functional analysis shows the important natural systems and cultural landscapes; areas with high community identity value; strategic sites within the park system; and key connections and mobility routes within the corridor network.

Spatial & Service Delivery Analysis:

In order to understand each of the functions as a larger, inter-connected open space system, a spatial analysis was conducted to look at the relationships between the open space components (natural and public) and the impact of development patterns and demographic composition. This helped to identify where the natural and public open space system is working well, where it is compromised, where future investment should be focussed, and where operating efficiencies and service delivery improvements could be achieved through park consolidation, land repurposing, or surplus of lands with low capability – low value for service delivery, conservation, and

community design. These asset management methods will enable a more strategic, higher quality public lands portfolio and more organized investment in neighbourhood, community and regional parks.

Key to the analysis was a review of service delivery to identify how well communities in the study area are served by the existing park network. Using HRM's service delivery criteria for park planning and development and population density, community service delivery levels were identified. This analysis found that many communities are well served or over-served by a sufficient number of parks while others are under-served.² It is important to note, however, that service delivery standards focus only on land "quantity" and do not provide a sufficient understanding of the "quality" of the park in meeting service delivery objectives. Demographics and population trends are also important in understanding where programming should be directed. The Cole Harbour Basin area has a well-educated, higher-income population with a decreasing percentage of children. Also, on par with HRM-wide and global trends, the percentage of 55 plus population is increasing significantly. This will impact future programming needs.

Land Capability Evaluation:

This planning process emphasized the limitation of community service delivery standards which rely on land quantity versus quality. Staff, therefore, put emphasis on developing a more comprehensive, multiple values model to measure the capability and suitability of HRM's open space lands in supporting multiple open space functions. The Composite Value Level of Service Scoring Criteria (CVLOS) evaluation model was developed to score lands as *high capability*, *moderate capability* and *low capability*, using the multiple criteria. Over sixty (60) public parks and open space land holdings were assessed using this tool to measure the identity, recreation and leisure, environmental, heritage, and connectivity capability and value of the land.

This tool provides a consistent decision-making filter, which when paired with additional filters such as spatial, demographic and community data, can provide a comprehensive understanding of open space needs and opportunities at both the site and the systems level. It is important to note that the planning process for the CHBOSP evaluated land capability only and did not measure how open spaces are currently performing with respect to programming and use. The Plan recommends which lands should be reviewed further – based on their CVOLS capability score. Further review of the parks identified, would include a park audit and community needs assessment.

Planning Framework:

All of the inputs into the planning process (i.e. community engagement, spatial analysis, demographic analysis, and land capability analysis) were synthesized into the "Planning Framework", a compilation of goals, objectives, policies and recommendations which together will be used to guide future decision-making (Attachment 2).

² Under the HRM standards for park-land dedication, acquisition and programming, one park for every 500 metres or a ten minute walk is the standard for suburban and urban communities, and for rural communities it's a two kilometre drive to a park, in addition to consideration for population density.

COLE HARBOUR BASIN OPEN SPACE PLAN
Planning Framework Highlights³

GOAL #1 - A multi-functional and sustainable system of parks, civic spaces, natural areas, and corridors to support the recreation, leisure and transportation needs of the community and to foster community and economic sustainability

Objectives:

- A sustainable portfolio of public open space lands
- A network of high-quality, equitably distributed parks and public open spaces
- A high quality network of linear corridors for recreation and active transportation

Policies & Recommendations:

- Multiple values decision-making criteria
- Land surplus and/or repurposing opportunities
- Surplus and retention of former Rehab lands for public open space and market development
- Achieve park operating efficiencies
- Land acquisition opportunities
- Develop multi-functional parks and flexible programming opportunities
- Develop community open space hubs through land and programming consolidation, e.g. Cole Harbour Common
- Improve Bissett Park as a passive district-wide destination
- Continuous, connected corridor network and complete streets improvements

GOAL #2 - An ecologically healthy system of lands and waters to support and sustain biodiversity and habitat protection and foster sustainable development, settlement patterns, and “green” communities

Objectives:

- Preserve environmentally sensitive areas and protect natural systems of high ecological value
- Sustainable development patterns and built form to protect natural areas and ecological systems

Policies & Recommendations:

- Public land holdings to protect conservation areas
- Support for “low impact” conservation design and land dedication
- “Low impact” development and management of parks
- Sensitive location, design and development of trails and outdoor recreation facilities
- Delineation and designation of natural corridors and natural systems through the Green-Belting and Public Open Space Priorities Plan, Policy E19, draft Regional Plan
- Protection of watersheds and Cole Harbour Estuary – ecological impact and watershed studies
- Protect Little Salmon River natural corridor
- Review of planning boundaries to incorporate watershed boundaries

³ A complete summary of the policies and recommendations is found in Attachment 3

COLE HARBOUR BASIN OPEN SPACE PLAN
Planning Framework Highlights³

GOAL #3 - A strong identity and sense of place through the recognition, protection, and enhancement of landscapes and open space features that have significant cultural value or importance to the identity of the community

Objectives:

- Protect, manage, and celebrate important community and regional cultural landscapes
- Protect important gateways and scenic landscapes for enhanced community identity

Policies & Recommendations:

- Inventory and designate cultural landscapes
- Align with HRM Culture & Heritage Priorities Plan
- Protect Long Hill view corridor
- Recognize and invest in the concentration of cultural assets around Bissett Park, former Rehab lands and coastal Heritage Park as a “Cultural Core”
- Promotion and awareness efforts
- Inventory scenic views and coastal landscapes for promotion and public enjoyment
- Support “Red Barn” rebuilding at Coastal Heritage Park through Provincial partnership

GOAL #4 - Strategic and sustainable open space investment and asset management supported by proactive and integrated planning and decision-making and public and community stewardship

Objectives:

- Integrated open space, land-use, transportation and facility planning and investment
- Support community partnerships, stewardship and civic pride

Policies & Recommendations:

- Integrated decision-making leading to successful implementation
- Guidelines for siting and design of public works and utilities including NSPI corridor
- Community engagement to assess needs
- Periodic Plan review
- Integration with future Municipal (Community) Plan review
- Way-finding and park promotion

FINANCIAL IMPLICATIONS

There are no immediate financial implications associated with this Plan. The Plan provides a decision-making guideline for public open space planning and development over the fifteen year life of the Plan and will be used to inform project budgets, to coordinate operating resources, portfolio management priorities, and to assist in shaping public open space programming.

COMMUNITY ENGAGEMENT

An interactive community engagement process was conducted to define the community's vision for open space and the objectives and implementation direction that could achieve that vision. Public meetings, stakeholder focus groups, an opinion survey, and interactive charettes were used to engage with the larger community and with key stakeholder groups.

ENVIRONMENTAL IMPLICATIONS

The protection of open space through public parks and natural systems conservation will help HRM achieve multiple environmental sustainability objectives including air and water purification, "green" energy production, watershed protection, protection of water resources for potable water, wildlife, fish and plant habitat, and wetlands and flood protection.

ALTERNATIVES

1. Council could delay approval of the Plan; however, this would impact the implementation of strategic policy direction and decision-making methodology which will be beneficial to the development of the future Green-Belting and Public Open Spaces Priorities Plan.
2. Council could choose to adopt the Plan with revisions.

ATTACHMENTS

Attachment 1:	Study Area
Attachment 2:	Planning Framework
Attachment 3:	Summary of Policies and Recommendations
Attachment 4:	Draft Cole Harbour Basin Open Space Plan

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/index.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

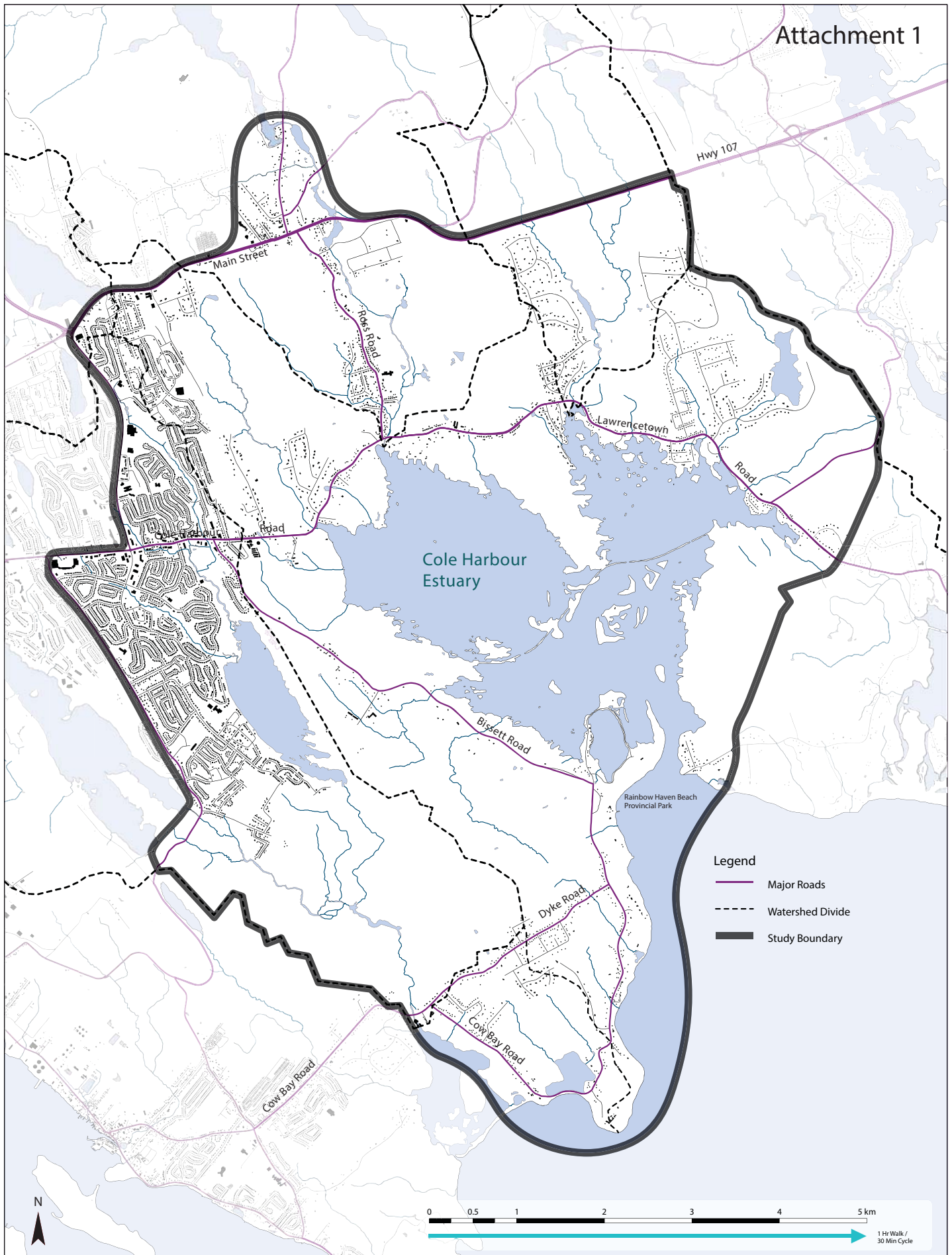
Report Prepared by: Holly Richardson, Coordinator Real Property Policy, Real Estate & Land Management,
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Report Approved by: Peter Stickings, Manager Real Estate & Land Management, Planning & Infrastructure 490-7129

Original Signed

Financial Approval by: Greg Keefe, Director of Finance & ICT/CFO, 490-6308



Study Area

PLANNING FRAMEWORK

The analysis shows that many great community assets and open spaces already exist but have been compromised by weak identity and connectivity; they could be improved through strategic investment, good planning, careful development and design, and stewardship. Of interest is the finding that the natural systems tend to run north/south while human settlement and development tends to run east west creating physical barriers and design conflicts that should be addressed. Another observation is that there is a great quantity of public lands serving the area however the quality, especially in public parks, of some holdings is lower than is desired. Feedback from the public and staff is that the large quantity of public lands and parks dilutes the municipality's ability to focus on quality within the resources available. There seems to be a strong desire to create focus.

During the synthesis process six planning focus areas were identified to organize multiple issues and opportunities.

These six (6) focus areas are the foundation of the Planning Framework and are described as follows:

1. Little Salmon River – its watershed area
2. Cole Harbour Estuary – as the body of water and the surrounding “belt”
3. Bissett Lake System – Cole Harbour Common to Shearwater Flyer Trail Corridor
4. Cow Bay Estuary – as the Cow Bay River corridor, estuary, and surrounding “belt”
5. District Hub – as the neighbourhoods of Forest Hills and Colby Village
6. Corridor Network – as the streets and trails that connect landscapes and communities

Open Space Focus Areas

Focus Area 1:

The Little Salmon River and its watershed scores high in its capability to support Identity, Heritage Conservation, and Natural Systems Conservation. It requires a high level of protection and management. There exist mechanisms to protect intact environmentally sensitive areas such as a minimum 20 metre wide riparian and wetland buffer and design for sustainable human settlement through “low impact” development and conservation design. Low impact principles should also be applied to publically-owned lands, facilities, and infrastructure such as permeable surfaces; minimal ecological habitat alteration, water and soil recharge practices, and riparian buffer criteria.

Strategic directions include:

- Clear delineation and protective measures for the river's riparian corridors
- Support for low impact conservation design for development through future planning and regulatory review
- Where necessary public land acquisition of conservation areas
- Low impact design, construction, and management of public parks and corridors Highway #107, Lawrencetown Road, Lake Major Road bridge design to include riparian buffer distances to maintain diversity between interior and coastal ecosystems
- Ensure fish passage through to Lake Major
- Future planning boundaries to better reflect the watershed areas
- Ecological and cultural heritage conservation approaches for settlement within the corridor of the Little Salmon River
- Careful design and construction attention to the mouth of the Little Salmon River at the intersection of Cole Harbour/Ross/Old Lawrencetown Roads to reflect identity, heritage conservation, recreation, natural systems, and connectivity.

Focus Area 2:

The Cole Harbour Estuary and its shore direct watershed basin scores high in its capability to support identity, heritage conservation, recreation, natural systems conservation, and connectivity values. It requires a high level of protection. This includes ecological study and habitat protection, environmentally sustainable human settlement through conservation design principles and low impact passive recreation. Healthy tidal flow around the Cole Harbour Causeway and public awareness is also important.

Strategic directions include:

- Protection of the Cole Harbour Estuary and it's natural systems
- Ecologic and land suitability based watershed study with the estuary as the receiving waters triggered by settlement and or MPS review
- Promoting key views illustrating Natural and Cultural Heritage and Identity along the Marine Drive, Long Hill, NS Rehab Hospital Lands, Salt Marsh Trail through sensitive utility design, vegetation management, land acquisition, and future planning review opportunities
- Protection of the area of where the Little Salmon River meets the Estuary as critical to the health of the natural system and preservation of First Nation heritage
- Developing the concentration of natural and cultural open space assets at Long Hill and Bissett Road as a "Cultural Core"
- Strategic planning and re-development of the former NS Rehab Hospital Lands, utility corridor and road infrastructure design, in concert with the Cultural Core concept
- Create mobility connections between settlement areas and Rainbow Haven Beach Park
- Support for the Cole Harbour Causeway as an important cultural heritage asset
- Support the re-construction of the historic Provincial "Red Barn"

- Support better access and gateway improvements to the Cole Harbour Heritage Provincial Park

Focus Area 3:

The Bissett Lake System through the Forest Hills and Colby Village communities scores high in its capability to support multiple environmental, recreational, connectivity, cultural, and community design functions. There is a need for protection and management of its important and diverse ecological function including its function as a natural and human corridor.

Strategic directions include:

- Improvements and protection of Bissett Lake Park as a more passive and nature park with connections to the former Rehab Hospital site, Cole Harbour Heritage Provincial Park, and Bissett Road
- Improvements to the Salt Marsh Trail including the creation of a “stacking loop trail system using public lands and right of ways.
- Protecting the eastern riparian zone of Bissett Lake through public land management and conservation design principles
- Investing in riparian buffer protection where the system crosses roadways.

Focus Area 4:

The Cow Bay Estuary and Cow Bay River Corridor have high value in supporting identity, heritage, recreation, natural systems, and connectivity through assets like Silversands Beach Park, Cow Bay Estuary, the Marine Drive Image Route and the Cow Bay River

Strategic directions include:

- Improvements in the programming and operations of Silversands Beach Park as a surfing and passive recreation destination.
- Considering Cow Bay Road from Dyke Road to Silversands Beach Park for corridor enhancements
- Trail corridor to connect the Shearwater Flyer Trail to Dyke Road and Cow Bay Road
- Increase the amount of public open space in support of providing better public access and amenities associated with existing public lands around the Cow Bay Estuary and Silversands Beach

Focus Area 5:

The District Hub in the neighbourhoods of Forest Hills and Colby Village provides for local district and regional recreation opportunities. It has the capability to support Identity, Cultural Heritage, Recreation, and Connectivity with investment into strategic recreation clusters which are well connected. . There is a need to assemble a multi-functional and sustainable system of park hubs to support the recreation needs of the community.

Strategic directions include:

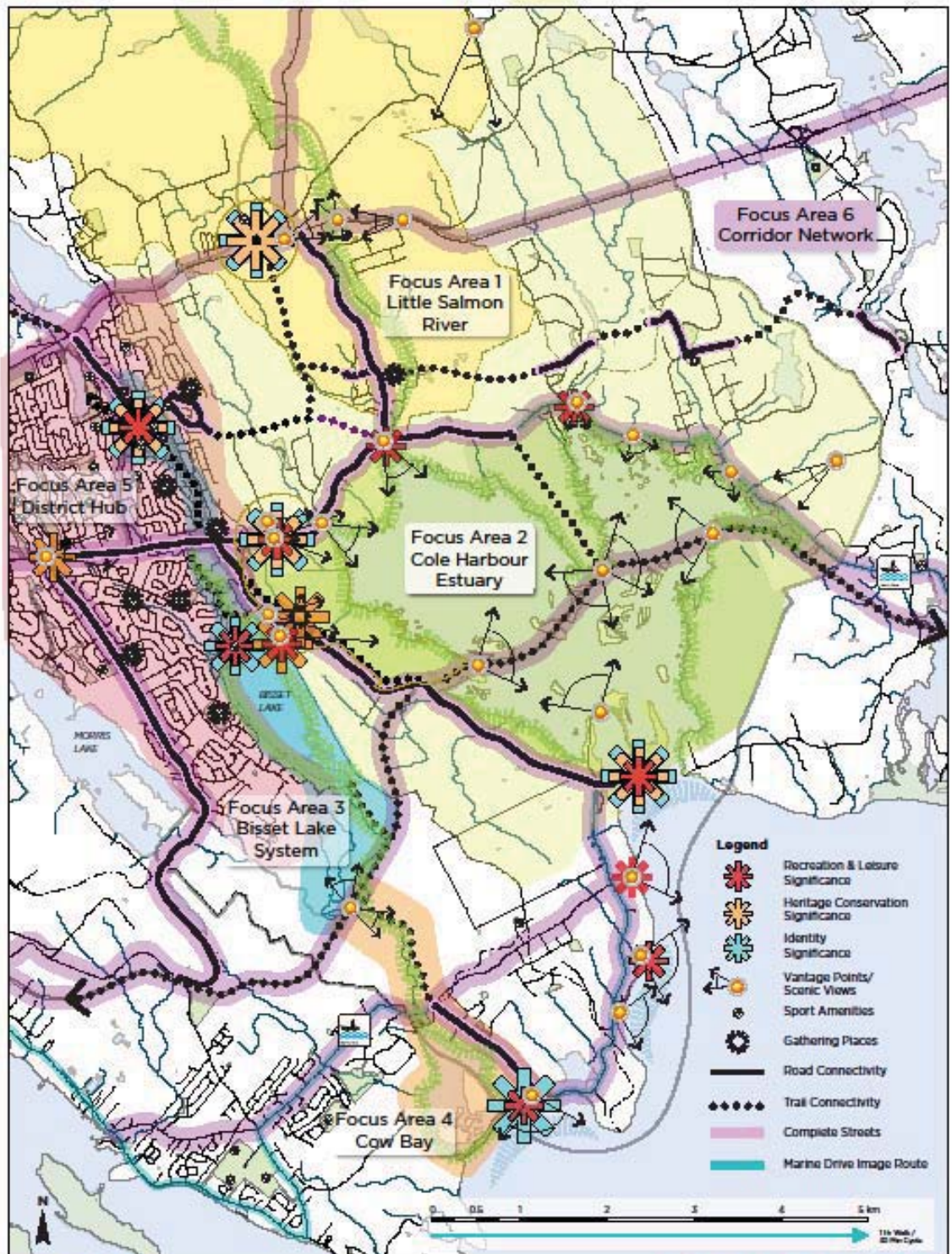
- Focus on Quality of Service at fewer sites by prioritizing capital and operating investment into parks associated with high capability lands.
- Reducing investment in low capability open space
- Divesting or re-purposing of redundant open space land
- Master-planning for the park assembly of the Cole Harbour Common including Cole Harbour High School grounds, Cole Harbour Place grounds, Gordon Bell Annex grounds, Auburn Drive High School grounds, Auburn Drive complete street with a primary focus on active recreation.
- Repurpose Bissett Lake Park as primary park hub with a focus on passive outdoor recreation connectivity and natural systems conservation
- Creation of other other more minor satellite hubs at Astral Drive Elementary/Junior Highschool, Caldwell Road Elementary, Colby Village Elementary, George Bissett Elementary, and Colonel John Stuart Elementary

Focus Area 6:

The Corridor Network the streets and trails that link the communities, local destinations and public open spaces together have capability in Identity, Natural And Cultural Heritage Conservation, and Connectivity through the Marine Drive Image Route, the Trans Canada Trail, the Causeway, complete street, abandoned road corridors, riparian buffers, and estuary belts.

Strategic directions include:

- Promoting the concept that roads and trails are an important way which people experience open space and the values that it brings, including Identity, Cultural and Natural Heritage and recreation.
- Supporting an HRM Complete Streets Policy
- Supporting HRM complete street design and construction guidelines
- Investing in improvement to key road intersections, such as the section involving Cole Harbour Road/Perron Drive/John Stewart/Bissett to create better connections for pedestrians and cyclists using a combination of road and trail system.
- Establishing Gateways at CH Road/Caldwell/Dorothea, CH Road/Bissett, Cole Harbour Road/Ross Road, Bissett Road/Salt Marsh Trail/Shearwater Flyer Trail
- Complete Streets design and construction of:
 - the Marine Drive Image Route from Rainbow Haven to Flying Point.
 - Cole Harbour Road from Perron Drive to Bissett Road.
- Marine Drive Image route from Dyke Road to Silversands Beach The desire to have a strong connection between Cole Harbour Place and Rainbow Haven with multiple choices in how to travel the corridor.



Synthesis
Planning Framework
Map 19

Summary of Policies & Recommendations

Recommendation	Phase	Alignments	Resources
<p>P1 Park land acquisition, outdoor facility development and land rationalization to address recreation and mobility needs within the open space system will be guided by the following decision-making criteria:</p> <ol style="list-style-type: none"> <u>The HRM Park Classification System and policies under the HRM Regional Plan</u> <u>Park Dedication Requirements under the HRM Regional Subdivision By-law including:</u> <ul style="list-style-type: none"> Parkland Classification & Service Delivery Criteria Parkland Quality of Land Criteria <u>The Composite Values CVLOS Evaluation criteria for measuring land capability and suitability for</u> <ul style="list-style-type: none"> public service delivery environmental and cultural protection community design, using the following criteria: <ol style="list-style-type: none"> Identity - “sense of place” measured by landscape character, user awareness, sense of security, opportunities for social cohesion, and quality of experience Heritage – natural and cultural heritage elements measured by their quality and significance Recreation - the capability of the land to support recreation and leisure activities based on land configuration, resilience (levels of use) and programming versatility Natural systems - the conservation capability or value of the land to support or be an integral component of an ecological system Connectivity & mobility - the capability to function as part of a larger recreation and transportation network measured by accessibility, intersections, and barriers <u>Spatial & demographic evaluation to measure service delivery levels</u> including identification of under-serviced or over-serviced areas with consideration for factors limiting public use <u>Financial & operating resources</u> to fund and sustain the investment for public programming and management 	OG	<p>HRM Green-beltting & Public Open Space Priorities Plan (GPSP) – review of regional park standards</p> <p>HRM Community Facility Master Plan (CFMP)</p>	P&I, CR&S
<p>P2 Capital funding for implementation of the Plan will be determined through the multi-year capital budget process which will take into consideration the cost-benefit and impact of decisions including investment in high-use corridors and areas of fragmentation within the network, provision of parklands in under-serviced areas, and service and programming efforts that improve the performance of high-capability parks and existing or potential open space hubs</p>	OG	Multi-Year Budget based on Council Priorities	P&I TPW C&RS
<p>R1 Improve and manage Bissett Park as a district park including:</p> <ul style="list-style-type: none"> protection of natural areas and systems including its ecological setting in the Cow Bay watershed; low impact recreational programming and facility design and 	ST	Future use of Former Rehab lands Administrative	P&I C&RS TPW

Recommendation	Phase	Alignments	Resources
<p>development including</p> <ul style="list-style-type: none"> ○ re-design and development of the parking area to incorporate conservation design principles including storm-water management and aesthetics ○ review of sports fields prior to future recapitalization ○ completion and management of a segment of the Trans Canada Trail corridor connecting to Cole Harbour Place, Colby Village, the former Rehab Lands, and Cole Harbour Heritage Provincial Park; ○ low impact public access and enjoyment of Bissett Lake; ○ protection and management of HRM-owned riparian areas along Bissett Lake with consideration for a 30 meter minimum riparian buffer; ○ consolidation with the NS Rehab Hospital lands including trail connections and recognition of its importance to the Cole Harbour Heritage Provincial Park 		<p>Order Number 50 Respecting the Disposal of Surplus Real Property (Admin Order 50)</p> <p>Trans Canada Trail</p> <p>Cole Harbour Heritage Provincial Park</p>	
<p>P3 Operational and service delivery levels will be reviewed for parks which are identified as having low functional capability and low recreational programming suitability based on demographic needs, spatial analysis identifying service levels, and land capability</p>	OG	R6, R9	TPW P&I
<p>R2 Create value-added efficiencies in long-term operating costs for open space to improve service delivery focus and asset management including:</p> <ul style="list-style-type: none"> ○ durable and sustainable construction materials for development; ○ construction standards that reduce long-term maintenance costs; ○ control of invasive plant species through native tree and vegetation planting; ○ park location, programming, and improvements that are appropriate for site conditions or constraints and environmental capacity; ○ consolidation of programming where there is a demonstrated overlap in service delivery and supply of park-land 	M		P&I TPW
<p>P4 Opportunities will be explored to improve HRM-owned community building facility lands and school grounds as key destinations and hubs within the open space network through enhanced corridor connections and outdoor recreation and leisure programming</p>	OG	CFMP	C&RS P&I
<p>R3 Should the Caldwell Road Elementary School building, Colonel John Stuart Elementary School building, or other school buildings, become surplus to Provincial needs under the Halifax Regional School Board (HRSB) facility planning process the Municipality's property review process should include an analysis of the capability and suitability of the land as a consolidated open space hub including:</p> <ul style="list-style-type: none"> ○ accommodation of demonstrated community open space needs; ○ opportunity to rationalize lands and outdoor facilities for consolidation or repurposing to diversify open space function and enhance municipal service delivery and operational sustainability 	MT	<p>Admin Order 50</p> <p>CFMP</p> <p>Halifax Regional School Board (HRSB)</p>	P&I C&RS
<p>R4 Improve synergies between open space lands along the Forest Hills Parkway, Cole Harbour Place, Cole Harbour High, and Gordon Bell Annex lands and associated outdoor facilities toward potential consolidation as the "Cole Harbour Common" with consideration for:</p>	ST	<p>Admin Order 50</p> <p>HRM CFMP</p>	C&RS P&I

Recommendation	Phase	Alignments	Resources
<ul style="list-style-type: none"> ○ All of the lands encompassing the “Cole Harbour Common” in addition to the existing outdoor sport facilities, and the Trans Canada Trail ○ Continuous and connected greenway and street corridors linking to transit stops on John Stewart and Arklow Drive, Auburn Drive High-School, surrounding neighbourhoods and services on Main Street, Forest Hills Parkway, and Cole Harbour Road; ○ Protection of environmentally sensitive areas (ESA’s) identified by the municipality; ○ Multi-functional programming to suit a diversity of ages and recreation interests; ○ Parking and access and egress for all modes of travel including attractive and environmentally sensitive parking design; ○ Improvements to Auburn Drive right of way to meet competing shared use demands for pedestrians, cyclists, transit users and motorists; ○ Analysis to determine potential consolidation of outdoor recreation facilities; ○ Potential siting of regional sports-field facilities; ○ The impacts of lighting, traffic and other elements on the surrounding community; ○ The net impact of facilities and human use on the ecological and storm water engineering function of the land; 		HRM Active Transportation (AT) Plan	
P5 Municipally owned open space lands will be evaluated and rationalized as needed to identify essential and non-essential lands for strategic acquisition, disposal, or investment suitability for service delivery and conservation purposes	OG	Admin Order 50 Municipal Service Needs	P&I
R5 The following lands should be considered for acquisition as significant cultural landscapes: <ul style="list-style-type: none"> ○ Bishop’s Property portions, in conjunction with the Cole Harbour Heritage Provincial Park and HRM-Provincial partnership ○ Davies Property portions or easement 	ST	Provincial Dept. of Natural Resources (DNR) HRM Culture & Heritage Priorities Plan	P&I C&RS DNR
R6 The following low capability park lands should be reviewed for repurposing or surplus as identified through the Park Evaluation following a site performance audit and community needs assessment: <u>Community park:</u> <ul style="list-style-type: none"> ○ Keltic Garden Park ○ Doherty Drive Park and Lisa Ann Drive Park <u>Neighbourhood park:</u> <ul style="list-style-type: none"> ○ Kerry Drive Park ○ Michelle Drive Park ○ Shrewsbury Road Park 	ST	CFMP Community needs assessment Admin Order 50	C&RS P&I
R7 The following high capability park lands should be considered for enhanced investment as identified under the Park Evaluation to improve	ST/ MT	CFMP	P&I C&RS

Recommendation	Phase	Alignments	Resources
<p>service delivery, improve operational levels and efficiencies, and to diversify open space function and connectivity within the open space network:</p> <p><u>Regional parks:</u></p> <ul style="list-style-type: none"> ○ Cole Harbour Heritage Provincial Park ○ Cole Harbour Common ○ Shearwater Flyer Corridor Park <p><u>District parks:</u></p> <ul style="list-style-type: none"> ○ Bissett Park as per Recommendation #1 ○ Cole Harbour High School grounds in conjunction with Cole Harbour Common ○ Silversands Beach Park <p><u>Community parks:</u></p> <ul style="list-style-type: none"> ○ Auburn John Stewart Park ○ Auburn Drive High School grounds in relation with Cole Harbour Common ○ Astral Drive P-9 School Grounds ○ Caldwell Elementary School grounds pending future potential school building surplus ○ Colby Village Elementary School grounds ○ Cole Harbour Outdoor Pool and Tennis Complex ○ Colonel John Stewart Elementary School lands ○ Cow Bay Road Park ○ Gammon Lake Community Park ○ George Bissett Elementary school grounds ○ Gordon Bell Annex Building lands in conjunction with Cole Harbour Common ○ Graham Creighton Junior High School grounds ○ Ross Road P9 School grounds ○ Schooner Drive Park ○ Sunset Acres Park <p><u>Neighbourhood parks:</u></p> <ul style="list-style-type: none"> ○ Albany Terrace Park ○ Beafort Drive Park in conjunction with Forest Hills Parkway ○ Cedar Crescent Park ○ Sherwood Street Park ○ Atholea Drive Park 		<p>HRSB</p> <p>HRM Active Transportation Plan</p> <p>Provincial DNR</p> <p>By-law P600</p>	TPW
<p>R8 Ongoing investment should be continued for the following park lands identified under the Park Evaluation to maintain current service levels:</p> <p><u>Community park:</u></p> <ul style="list-style-type: none"> ○ Doherty Park ○ Green Bay Park ○ Cow Bay Lake Park and Ritcey Crescent Park for enhanced identity ○ Schooner Drive Park in conjunction with future development <p><u>Neighbourhood park:</u></p> <ul style="list-style-type: none"> ○ Flandrum Hill Road Park with connections to Dyke Road ○ Greely Court Park in conjunction with Forest Hills Parkway Streetscape 	OG	HRM By-law P-600 Respecting Municipal Parks	C&RS TPW P&I

Recommendation	Phase	Alignments	Resources
<ul style="list-style-type: none"> ○ George Cyril Drive Park ○ Hollyoake Lane Park in conjunction with Colby Village Recreation Centre Park ○ Killarney Crescent Park ○ Laura Drive Park ○ Parkedge Crescent Park ○ Maplewood Drive Park ○ Salmon River Drive Park 			
<p>R9 The following park lands should be retained primarily for conservation or to meet future strategic park development needs as identified under the Park Evaluation and existing outdoor recreation facilities should be maintained at minimum service levels until the end of the facility life-cycle or when community needs are assessed:</p> <p><u>District park:</u></p> <ul style="list-style-type: none"> ○ Flag Pond Park <p><u>Community park:</u></p> <ul style="list-style-type: none"> ○ Brookview Drive Park ○ Carolyn's Way Park ○ Carlisle Park ○ Ritcey Crescent Park ○ William Ross Park <p><u>Neighbourhood park:</u></p> <ul style="list-style-type: none"> ○ Spruce Drive Park ○ Astral Drive Park ○ Autumn Drive Park ○ Bass Court Park ○ Chamberlain Drive Park ○ Flandrum Hill Road Park ○ Inglewood Crescent Park ○ Lisa Ann Drive Park ○ Parkedge Crescent Park ○ Stirling Drive Park ○ Travis Court Park ○ Un-named Park (near Astral Drive) 	OG	CFMP HRM Green-beltting & Public Open Space Priorities Plan (GPSP)	TPW C&RS P&I
<p>P6 Open space programming will strive to create a balance between active and passive outdoor recreation to support multiple users and changing community demographics and to support the ecological function of the land as a component within the open space system.</p>	OG		C&RS P&I
<p>R10 The ratio and type of sports-fields in the Cole Harbour Basin community should be reviewed through the HRM Community Facility Master Plan to determine service levels and operational efficiencies at the community and regional level</p>	ST	CFMP 2012 CH Recreation Needs Assessment	C&RS TPW
<p>P7 When considering investment in new park lands, recapitalization or repurposing of outdoor recreation facilities a land capability and spatial analysis will be conducted along with strategic directions for decision-making</p>	OG	CFMP HRM Green-	C&RS P&I TPW

Recommendation	Phase	Alignments	Resources
<p>under the HRM Community Facilities Master Plan and may include the following:</p> <ul style="list-style-type: none"> ○ Level of service: <ul style="list-style-type: none"> ➤ <i>Are there any deficiencies or duplication in service delivery in the host neighbourhood, community, or district?</i> ➤ <i>Will the investment deliver an enhanced level of public service?</i> ➤ <i>Will the investment achieve multiple open space objectives?</i> ○ Spatial and environmental impact: <ul style="list-style-type: none"> ➤ <i>How will the site support the open space system?</i> ○ Demographics: <ul style="list-style-type: none"> ➤ <i>Who lives and works here and what are the characteristics of various neighbourhoods and communities?</i> ➤ <i>What kind of development is taking place and what are the projected trends?</i> ○ Recreation trends & opportunities: <ul style="list-style-type: none"> ➤ <i>Are there any significant emerging needs or trends that should be considered?</i> ➤ <i>Are there other HRM programming and policy objectives and projects that should be integrated?</i> ○ Financial assessment: <ul style="list-style-type: none"> ➤ <i>What are the costs of doing the project vs. not doing the project?</i> ➤ <i>Are there any financial risks that should be considered?</i> ➤ <i>Is there multi-year capital and operating funding to adequately maintain and improve the assets to a minimum standard of service and asset management?</i> ○ Community Recreation Needs: <ul style="list-style-type: none"> ➤ <i>Is there a demonstrated need and community support for the project?</i> ➤ <i>Are there partnership opportunities?</i> 		belting & Public Open Space Priorities Plan (GPOSP)	
<p>R11 Undertake a review of park development standards to reflect service delivery needs and provision of parkland within urban, suburban and rural communities through the development of future regional open space policy as directed through the HRM Regional Plan with consideration for:</p> <ul style="list-style-type: none"> ○ service delivery requirements which reflect the distinct needs and settlement composition of rural communities ○ accessibility to pedestrian mobility corridors and intersections ○ inclusion of natural vegetation areas suitable for passive recreation 	ST	HRM Green-belt & Public Open Space Priorities Plan (GPOSP)	P&I
<p>P8 Where feasible the development of municipal open space should strive to incorporate multiple recreational, cultural, and environmental functions with consideration for the following:</p> <ul style="list-style-type: none"> ○ ability to serve more residents more equitably by providing a balance of programming and services to meet multi-age, multi-ability, culturally and community diverse users ○ ability to retrofit and repurpose aging and under-used park infrastructure to address changing community needs 	OG	CFMP 2012 CH Recreation Needs Assessment HRM AT Plan	P&I C&RS

Recommendation	Phase	Alignments	Resources
<ul style="list-style-type: none"> ○ supporting end-of-trip infrastructure for active transportation ○ high level of attention to health and safety ○ recognition of CPTED principles to balance safety and open space objectives ○ attention to compatible passive and active recreation opportunities ○ focus on appropriate levels of naturalization methods and operations of all sites ○ high level of attention to pedestrian connections to and within the site ○ low-impact design to protect environmental and cultural features including retention of native vegetation and trees, preservation of naturalized areas and habitat protection ○ the inclusion of creative public art and artful landscape design elements ○ quality of social experience and social cohesion through community celebration and gathering places 			
P9 Develop a primary and secondary system of trail and street corridors linking neighborhoods, parks, community centres, schools, transit stops, and commercial districts	OG	HRM AT Plan/ Transit Plan HRM Green-belt & Public Open Space Priorities Plan (GPOSP)	P&I Metro Transit
R12 Take measures to improve the following key corridors to increase connectivity and continuity within the open space network including: <ul style="list-style-type: none"> ○ Black Cultural Centre to Cole Harbour Heritage Provincial Park including crossing Main Street and retention of the Old Miller Road ROW ○ Cole Harbour Place to Cole Harbour Estuary including the Old Lawrencetown Road trail and crossing Cole Harbour Road ○ Cole Harbour Place to Rainbow Haven Beach Park including the Trans Canada Trail through Forest Hills, crossing Cole Harbour Road, linking Bissett Lake Park, Cole Harbour Heritage Provincial Park and incorporating the Bissett Road right of way. ○ Cole Harbour Causeway and Salt Marsh Trail with emphasis on tidal flow and sea level rise ○ Colby Village South to Shearwater Flyer Trail ○ Marine Drive Image Route along Bissett Road to Rainbow Haven and along Cole Harbour Road from Bissett Road to Ross Road – and along Lawrencetown Road from Ross Road to Flying Point ○ Flying Point connection between Marine Drive Image Route and the Salt Marsh Trail 	MT/ LT	HRM AT Plan	

Recommendation	Phase	Alignments	Resources
P10 Open space will be considered as a critical element for building complete communities as walkable, attractive, service-oriented, and socially integrated places that foster vibrant commercial districts and stable neighborhoods.	OG	Secondary Planning Strategies Complete Streets Policy	P&I TPW
R13 Consider key active transportation connections and open space quality of the Cole Harbour Road commercial district as a means of improving the streetscape quality, safety and function of Cole Harbour Road as a multifunctional and welcoming street for pedestrians, cyclists, transit users, motorists, residents and visitors alike.	MT	HRM AT Plan Complete Streets Policy Municipal Service Design Standards for Streets (HRM Redbook) Secondary Planning Strategies	P&I TPW
R14 Encourage the development of an HRM “complete streets” policy, to design complete streets for all ages, abilities and modes of travel in conjunction with the HRM Regional Plan including design and construction standards under the HRM Redbook for street ROW’s that are important to the open space network with consideration for the following guidelines: <ul style="list-style-type: none"> ○ improved connections between key zones of use and destinations such as home, work, shopping, schools, and community centres and parks ○ repair of missing links and barriers to improve connectivity and continuity ○ balance between motorized and non-motorized users through improvements such as coloured and/or textured pavement, mid-block pedestrian crossing and refuge islands, bicycle and pedestrian supporting amenities, safety and enforcement campaign, and creatively designed and integrated parking to balance the needs of drivers and walkers ○ streetscape elements that enhance user experience and community identity including tree-planting, and street design that reflects the character and identity of the community including special recognition of cultural identity ○ pedestrian priority connections leading directly to transit stops and other community-based destinations such as schools and recreation centres ○ improvements to visually highlight key gateways into neighborhoods, districts, activity nodes and scenic image routes 	ST	HRM AT Plan Municipal Service Design Standards for Streets (HRM Redbook)	P&I TPW

Recommendation	Phase	Alignments	Resources
R15 Complete streets improvements should be investigated for the following key road corridors, intersections and gateways: <ul style="list-style-type: none"> ○ Cole Harbour Road, Bissett Road, John Stewart Road intersection ○ Cole Harbour Road Corridor from Bissett to Ross Road ○ John Stewart Drive from Arklow to Cole Harbour Road ○ Forest Hills Parkway ○ Bissett Road, Salt Marsh Trail, Shearwater Flyer Trail intersection ○ Bissett Road from Cole Harbour Road to the Salt Marsh Trail intersection ○ Corridor gateways at: <ul style="list-style-type: none"> ○ Cole Harbour Road/Caldwell/Dorothea Drive intersection; ○ Ross Road/Cole Harbour Road/Lawrencetown Road/Old Lawrencetown Road/Little Salmon River intersection; ○ Bissett Road/Salt Marsh Trail/Shearwater Flyer Trail intersection ○ Marine Drive image route 	MT/LT	HRM AT Plan Municipal Service Design Standards for Streets (HRM Redbook)	P&I TPW
P11 Maintain and enhance both scenic and direct public access to the ocean and freshwater bodies including land acquisition of strategic waterfront property, planning policy and regulation, and public easements and partnership agreements.	OG		P&I
R16 Work collaboratively with the Province to establish additional access to the Provincially-owned Cole Harbour Estuary including access points at: <ul style="list-style-type: none"> ○ Ross Road/Cole Harbour Road/Lawrencetown Road/Little Salmon River intersection ○ Key areas along the Marine Drive Image Route - Cole Harbour Road ○ Key areas along the Marine Drive Image Route - Lawrencetown Road 	ST/MT	Provincial DNR	P&I
R17 Work toward improved service delivery and programming in the following coastal parks and landscapes: <ul style="list-style-type: none"> ○ Silver Sands Beach to improve public access ○ Flag Pond Park Cow Bay to improve identity ○ Marine Drive Image Route to improve and maintain scenic views including vegetation management within the road ROW 	MT/ LT		P&I TPW
R18 Engage with the Province to assess potential improvements to public recreation, access, and safety at the Rainbow Haven Beach component of the Cole Harbour – Lawrencetown Coastal Heritage Provincial Park system	ST	Provincial DNR	P&I DNR
P12 Utilize the former NS Rehab lands on Bissett Road to achieve a balance of public open space and private development opportunities	ST	Admin Order 50 Municipal Service Needs	P&I

Recommendation	Phase	Alignments	Resources
<p>R19 Take measures to implement the following land suitability and development concept for the former Rehab lands:</p> <p>a.) Develop a phased interdepartmental project charter and capital budget to guide the implementation of the project</p> <p>b.) Retain essential lands needed for public open space in accordance with the following programming and development objectives:</p> <ul style="list-style-type: none"> ○ multi-use recreational space including both passive and active recreation components that are compatible with the cultural and environmental values of the site; ○ the environmental protection and enhancement of Bissett Lake including: <ul style="list-style-type: none"> ○ Enhanced riparian buffering ○ Methods to address run-off, sedimentation and water quality ○ trail connections between Bissett Road, Colby Village and Forest Hills ○ active transportation connections crossing Bissett Road to the Cole Harbour Heritage Park ○ design guidelines for the proposed power transmission line including: <ul style="list-style-type: none"> ○ Location of the new lines on the west side of Bissett Road ○ Relocation of all existing and future utility lines to the west side of the Bissett Road right of way ○ Consideration of color, height and spacing of poles ○ consideration of how the property can protect and contribute to the proposed Cole Harbour Basin “Cultural Core” ○ protection of scenic views toward Bissett Lake, Cole Harbour Heritage Park and the Estuary ○ recognition and interpretation of the history of the property as an important public institution with cultural value to the community ○ environmental remediation, as required, to address soil contamination from the former hospital institutional land-use ○ incorporation of storm-water management methods <p>d.) Identify lands on the site which are surplus to Municipal requirements for consideration under HRM Administrative Order 50 respecting the Disposal of Surplus Real Property with consideration for the following:</p> <ul style="list-style-type: none"> ○ Incorporation of conservation design principles into future development plans to preserve environmental and cultural features of the landscape through open space preservation in accordance with the following: <ul style="list-style-type: none"> ○ maintain rural character ○ the net developable area to be retained as open space will coincide with regional conservation subdivision 	ST	<p>Nova Scotia Power (NSPI)</p> <p>Halifax Regional Water Commission (HRWC)</p> <p>Provincial DNR</p> <p>HRM Culture & Heritage Priorities Plan</p>	P&I C&RS

Recommendation	Phase	Alignments	Resources
<p>design requirements</p> <ul style="list-style-type: none"> ○ protection of scenic views toward the estuary, trail corridors and connections, and protection of features of cultural or ecological value¹ ○ options for the Halifax Water Commission lands with consideration for remediation of contaminated soils and servicing options to support market development 			
<p>P13 Acquisition of lands and supporting natural systems for conservation purposes will be considered using the following criteria to determine which areas are most in need of protection:</p> <ul style="list-style-type: none"> ○ the site is undeveloped and largely undisturbed and supports a significant or at-risk native plant, land or aquatic wildlife habitat; ○ the site is critical to the health of the Cole Harbour Estuary and Watershed; ○ the site contains rare and important geological formations or natural features including significant undisturbed or at-risk riparian areas; ○ the site is adjacent to a protected open space and if protected from development the areas together would support more valuable or more diverse habitat or ecological systems; ○ the importance of the site within the larger open space system; ○ open space funding capacity and the overall relative importance of the investment; ○ the land has high capability to support low impact recreational use 	OG		P&I
<p>P14 Municipally-owned open space which is important to the natural open space system including urban ecosystems should be protected through appropriate use restrictions and best management practice to ensure that effective conservation efforts are in place and environmental and ecological function is not compromised including:</p> <ul style="list-style-type: none"> ○ relocation or re-development of uses or activities where feasible which compromise natural ecosystems & significant natural features; ○ low impact design and development to protect hydrologic functions; ○ protection and reintroduction of flora or fauna to restore and improve habitat; ○ protection of riparian areas for waterways that are significant to the estuary and watershed areas including retention or restoration of a greater than 20 metre riparian buffer; ○ infrastructure such as fencing, culverts, or bridges to protect sensitive areas and facilitate mammal and fish migration; ○ low-impact storm-water treatment and nutrient management; ○ educational initiatives such as signage or communication to raise awareness of special practices, guidelines or regulations to protect sensitive areas; 	OG		P&I TPW

Recommendation	Phase	Alignments	Resources
P15 Trails and greenway corridors will be located, designed and constructed in a manner that does not impact the ecological viability and quality of important natural areas and ecological systems including sensitive riparian areas	OG	HRM AT Plan Municipal Service Design Standards for Streets (HRM Redbook)	P&I TPW
R20 When bridges and culverts are subject to renewal and upgrading, low-impact design and construction standards should be applied with special emphasis on wildlife and fish habitat and movement.	OG	Municipal Service Design Standards for Streets (HRM Redbook) HRWC	P&I TPW
R21 Consider land-use and administrative policy requiring that trails be located outside of the 1-10 year flood-plain	ST	HRM Green-belting & Public Open Space Priorities Plan (GPOSP)	P&I
P16 Improve storm-water and nutrient management, and protection and restoration of native vegetation within parks and corridors where feasible to balance the natural ecological function and recreational use of the land	OG	HRM Green-belting & Public Open Space Priorities Plan (GPOSP)	P&I TPW
R22 Implement the recommendations under the HRM Urban Forest Master Plan for public street tree planting and management within the Cole Harbour Basin area including Cole Harbour Road, Forest Hills Parkway, Caldwell Road and Colby Village community and consider street trees for Auburn Drive and Westphal	ST	HRM Urban Forest Master Plan	TPW
P17 The identification and designation of ecologically significant and environmentally sensitive areas and natural systems in the Cole Harbour Basin area will be implemented through the development of future Regional Open Space Policy including delineation of Green-Belting (green networks) and Public Open Space networks with consideration for the following: <ul style="list-style-type: none"> landscapes and natural areas that are important to the regional open space system including significant cultural and natural landscapes, natural corridors for wildlife, critical stepping stones for wildlife movement and habitat protection; the Cole Harbour Estuary and Little Salmon River watershed area; the Cow Bay watershed area; natural areas that are needed for shaping and managing regional growth and sustainable settlement patterns; 	ST	HRM Green-belting & Public Open Space Priorities Plan (GPOSP) Provincial DNR HRWC	P&I

Recommendation	Phase	Alignments	Resources
<p>R23 Undertake ecological scientific study to support the delineation of significant natural areas, ecological systems and corridors through regional open space planning efforts including:</p> <ul style="list-style-type: none"> ○ a Cole Harbour Estuary receiving waters watershed and land suitability study ○ Little Salmon River watershed study; ○ Cow Bay Estuary watershed study including Smelt Brook corridor; ○ water quality and flow between Settle Lake, Bissett Lake and Silver Sands Beach including the effects of storm-water run-off into Bissett Lake; 	ST	<p>HRM Green-beltting & Public Open Space Priorities Plan (GPOSP)</p> <p>Lake Major Watershed Adv. Board</p> <p>NS Env. Act/ Environ. Assess. Act/ NS Wetland Cons. Policy</p>	P&I
<p>P18 Adoption of low impact development guidelines should be considered for rural subdivisions through future MPS and regulatory review to support the conservation and preservation of important natural areas and ecological systems with focus on:</p> <ul style="list-style-type: none"> ○ protection of the ecological function of the Little Salmon River & Broom Brook ○ Sensitive treatment and protection of storm-water discharge areas; ○ management of tree removal and native vegetation; ○ mitigation of hydrology flow barriers including bridges and culverts; ○ sensitivity of land-uses and built form; 	ST/ MT	<p>Regional Plan</p> <p>Secondary Plans</p> <p>Regional Subdivision Strategy</p> <p>HRWC</p> <p>Lake Major Watershed Adv. Board</p>	P&I
<p>R24 Undertake an ecological impact study and land-use concept through future MPS review to identify at-risk natural systems and areas for remediation to repair ecological function with emphasis on critical riparian areas, watersheds, and beaches including:</p> <ul style="list-style-type: none"> ○ a review of land-use zoning to address incompatible commercial and industrial land uses along the Little Salmon River riparian buffer; ○ residential development adjacent to Rainbow Haven Beach including investigation into the feasibility of closed system septic; 	LT	Secondary Plans	P&I
<p>R25 Consider a review of the boundaries encompassing the five municipal planning districts that surround the Cole Harbour Estuary with emphasis on watershed boundaries</p>	MT	<p>Regional Plan 10 year review</p> <p>Lake Major Watershed Adv. Board</p>	P&I
<p>P19 Dedication of public open space and privately-owned common lands through future conservation design development will consider the protection of <u>primary conservation areas</u> including environmentally sensitive areas (ESA's) and ecologically important lands, waters, and natural corridors,</p>	MT/ LT	<p>Regional Plan</p> <p>Regional Subdivision</p>	P&I C&RS

Recommendation	Phase	Alignments	Resources
<u>secondary conservation areas</u> of rural, cultural and natural heritage importance, and mobility corridors connecting to the open space system as identified through the recommendations under this Plan and as identified through future ecological study		Strategy	
R26 Recognize the Little Salmon River corridor and supporting riparian area as a conservation area for ecological protection under potential future conservation design development and use this Plan as a guideline for identifying areas of primary and secondary conservation . and connecting lands within the watershed should be considered as secondary conservation area		Regional Subdivision Strategy HRM Green-beltting & Public Open Space Priorities Plan (GPSP)	P&I C&RS
R27 Incorporate low impact development principles into the design and construction of municipal infrastructure projects for enhanced environmental sustainability and open space function with consideration for the following: <ul style="list-style-type: none"> ○ Special design of transportation and recreation corridors that compromise water flow including tidal flow barriers along the Cole Harbour causeway ○ Storm-water and water run-off management such as a reduction in impervious surfacing, tree planting, swales, storm-water wetlands and vegetated filter strip 	ST	HRM Green-beltting & Public Open Space Priorities Plan (GPSP) HRWC	P&I TPW
P20 Landscapes representing important natural and cultural heritage of the Cole Harbour community including rural, agrarian and coastal heritage, may be considered for conservation through cultural landscape designation, land acquisition, land-use policy and regulation, special management plans, conservation easements, and support for community stewardship efforts.	OG	Culture & Heritage Priorities Plan	P&I C&RS
R28 Protect the Long Hill scenic view corridor as an important cultural landscape within the Cole Harbour Heritage Provincial Park including the following considerations: <ul style="list-style-type: none"> ○ acquisition of critical lands within the view corridor including the Bishops property; ○ cost-sharing with the Provincial Department of Natural Resources for land acquisition as part of the Cole Harbour Heritage Provincial Park; ○ retention of development rights on non-essential portions of the Bishops property; ○ management of treed hedgerow to maintain critical view corridor; ○ design and siting of the NSPI utility corridor to the north side of the Cole Harbour Road protect critical views; ○ taxation exemptions for municipal servicing approved in 2001 ○ cultural landscape designation through the HRM Heritage Property Program; 	ST	Provincial DNR Culture & Heritage Priorities Plan	P&I C&RS
P21 The inventory, evaluation criteria and process for designating significant natural and cultural sites and landscapes will be determined through the “Model for Assessing Cultural Heritage Values in HRM” and the	ST/ MT	Culture & Heritage Priorities Plan	C&RS P&I

Recommendation	Phase	Alignments	Resources
<p>development of future Heritage and cultural policy under the direction of the HRM Regional Plan and could include the following elements:</p> <ol style="list-style-type: none"> 1. Spatial organization & land patterns 2. Visual relationships 3. Circulation 4. Vegetation 5. Ecological features & landforms 6. Water features 7. Built features 8. Traditional practices 9. Land use 			
<p>P22 Cultural landscapes and points of historic interest will be promoted for educational, awareness, and community identity purposes and to help foster community economic development.</p>	OG	Culture & Heritage Priorities Plan	C&RS P&I
<p>R29 Consider a marketing and promotion campaign to raise awareness of the Cole Harbour Basin “Cultural Core” as a community-wide and regional open space destination including interpretation of important natural and cultural heritage elements in conjunction with community and provincial partners</p>	MT	Provincial DNR CH Rural Heritage Society CH Parks & Trails Association	C&RS P&I CC
<p>R30 Recognize and protect heritage landscapes and landscapes within the Cow Bay community which are important to community identity including:</p> <ul style="list-style-type: none"> o Nelson Conservation Area Monument o Cow Bay Community Hall and former school house 	ST/MT	Culture & Heritage Priorities Plan	C&RS P&I
<p>P23 The feasibility of formally recognizing and designating the concentration of cultural assets and cultural landscapes as the Cole Harbour Basin “Cultural Core” will be explored with consideration of the following culturally important landscapes:</p> <ul style="list-style-type: none"> o Cole Harbour Heritage Park, former Red Barn site, and Poor’s Farm. o historic cemeteries on Bissett Road (part of Coastal Heritage Park) o Davies and Bishop Properties (portions) and Long Hill view corridor o Cole Harbour Meeting House o site of the former NS Rehabilitation Hospital o Barbara Bell Estate site on Long Hill 	ST/MT	Culture & Heritage Priorities Plan	C&RS P&I
<p>R31 Support the Province to facilitate the rebuilding of the provincially-owned historic Red Barn on the Cole Harbour Heritage Provincial Park site including:</p> <ul style="list-style-type: none"> o supporting a working partnership between DNR, HRM, CH Rural Heritage Society, and CH Parks & Trails Association o operation and management of the Red Barn site as an interpretation centre to the Cole Harbour-Lawrencetown Coastal Heritage Park system including parking and trail-head infrastructure o design guidelines to ensure the Red Barn is constructed to reflect 	OG	Provincial DNR CH Rural Heritage Society CH Parks & Trails Association	C&RS P&I

Recommendation	Phase	Alignments	Resources
<p>the cultural identity of the community</p> <ul style="list-style-type: none"> ○ interpretation and celebration of rural, agrarian and coastal heritage ○ special consideration for infrastructure design and construction including: <ul style="list-style-type: none"> ○ the proposed NS Power transmission line ○ “Complete streets” improvements to Bissett Road along Cole Harbour Heritage Provincial Park frontage ○ driveway entrances, parking lots, and public amenities which are designed to be sensitive to the cultural and rural character 			
<p>R32 Investigate the feasibility of a cultural core designation for the area comprising the Black Cultural Centre, Akoma Family Centre (former NS Home for Coloured Children Lands), and the intersection of Main Street, Cherry Brook and Old Miller Road</p>	ST/MT	Culture & Heritage Priorities Plan	C&RS P&I
<p>R33 Consider participating in the facilitation of a Cole Harbour Basin Cultural Core Stewardship group comprised of HRM, DNR, Cole Harbour Rural Heritage Society, Cole Harbour Parks & Trails Association, Black Cultural Centre and other stakeholders</p>	MT		C&RS P&I
<p>R34 Consider the Barbara Bell Estate property (PID# 40143158) located on Long Hill as a significant cultural landscape through the future cultural landscapes inventory under the HRM Culture and Heritage Priorities Plan and identify potential conservation mechanisms including cultural landscape designation and/or property acquisition.</p>	MT/LT	Culture & Heritage Priorities Plan	C&RS P&I
<p>P24 Significant scenic routes and gateways will be identified and may be considered for capital investment opportunity under the multi-year capital budget to improve the quality of landscape and infrastructure elements that contribute to community identity and open space function.</p>	ST		P&I TPW
<p>R35 Complete an inventory and mapping of significant view points, scenic gateways, and image routes to support the protection and development of a Cole Harbour complete corridor system and to support future capital projects including:</p> <ul style="list-style-type: none"> ○ Cole Harbour Road and Caldwell Road intersection; ○ Cole Harbour Road and Bissett Road intersection; ○ Ross Road and Cole Harbour Road intersection; ○ Main Street between Cherry Brook Road and Ross Road; ○ Bissett Road and Shearwater Flyer/Salt Marsh Trail intersection; ○ Marine Drive Image Route (Hwy 207); 	LT		P&I TPW C&RS
<p>P25 The acquisition and disposal of open space lands will be considered for meeting community service delivery needs, environmental or heritage conservation, or to shape community design using the following broad decision-making framework:</p> <ul style="list-style-type: none"> ○ <u>Ecological & cultural considerations</u> <ul style="list-style-type: none"> ➤ watercourses and their riparian corridors. ➤ lands that are identified as part of an HRM regional “green-belt” system 	OG	CFMP	P&I C&RS

Recommendation	Phase	Alignments	Resources
<ul style="list-style-type: none"> ➤ lands which enhance the environmental function of corridors and parks ➤ lands which are culturally significant to the community and/or the region and are at risk of being lost or compromised ○ <u>recreation considerations:</u> <ul style="list-style-type: none"> ➤ lands which help to achieve and/or improve a level of service for recreation ➤ lands that complement and enhance existing public open spaces and facilities including corridor connections, improved function of neighbourhood and community parks and open space lands that compliment or support existing facilities such as community centres, schools, sports facilities and other similar lands ➤ land which can improve public access to the water and help to better integrate the community with its' waterfront assets and coastal heritage ○ <u>connectivity & mobility considerations:</u> <ul style="list-style-type: none"> ➤ lands which are key to completing, repairing or connecting recreational, AT, or natural corridors with emphasis on barriers and gaps in the system ○ <u>financial considerations:</u> <ul style="list-style-type: none"> ➤ Investment in the land is strategic as the property has a high potential to be sold for development making it unlikely to be available for public open space in future ➤ The land can be acquired at fair market value ➤ Disposal of surplus land can result in a reassignment of funds for the enhancement and/or purchase of other public open space assets 			
R36 Explore the development of a watershed conservation stewardship group between government, community, business and resident associations with emphasis on protection and management of the Little Salmon River and Cole Harbour Estuary watershed	ST	Lake Major Watershed Adv. Board	P&I
P26 When planning for and carrying out municipal public works and utility installations or service upgrades, an assessment of the potential impacts on any existing open space and any opportunity to enhance open space function and use will be carried out to guide decision-making and coordinate investments.	OG		TPW HRWC NSPI P&I
R37 Facilitate ongoing collaborative discussions and project management to create open space synergies for infrastructure projects including: <ul style="list-style-type: none"> ○ NSPI Utility Corridor along the Bissett Road Image Route ○ Municipal road and bridge projects ○ stormwater infrastructure projects 	OG	NSPI HRWC	P&I TPW
R38 Develop decision-making guidelines for the siting and installation of utilities on HRM-owned open space lands including: <ul style="list-style-type: none"> ○ primary recreational function of the land must not be disturbed or compromised; 	ST	HRM Green-belt & Public Open Space	P&I TPW NSPI HRWC

Recommendation	Phase	Alignments	Resources
<ul style="list-style-type: none"> construction must not compromise ecological systems, significant natural areas, or cultural landscapes; high attention to design quality and sensitivity to minimize the impact on the recreation, cultural, environmental and aesthetic values of the land; ongoing maintenance and management of utility infrastructure to foster ongoing public access and enjoyment of the lands opportunity to incorporate passive recreation and mobility corridors; opportunity to align utility corridors on public and private lands to protect scenic views and open space lands and waters 		Priorities Plan (GPOSP) HRWC	
P27 HRM will seek opportunities for engagement and integrated decision-making with Provincial government, agencies, utilities, and community groups to incorporate open space objectives into planning and development initiatives and to foster collaborative relationships	OG		P&I
R39 Use the Cole Harbour Basin Open Space Plan as a guiding document and management tool for future Municipal land-use planning in the Cole Harbour Basin area	MT/ LT	Secondary Planning Strategies	P&I
P28 Promote parks and other public open space assets for improved recreational enjoyment and community benefit, to raise cultural and environmental awareness, and to foster community economic development.	MT/ LT		C&RS P&I
R40 Investigate the feasibility of designing and implementing a Municipal park promotional and way-finding signage system with emphasis on: <ul style="list-style-type: none"> directional & entrance signs web-based promotion interpretive signs and kiosks 	MT/ LT		CC

ST = Short Term 1-5 Years MT = Medium Term 6-10 Years LT = Long Term 11-15 Years	P&I = Planning & Infrastructure C&RS = Community & Recreation Services TPW = Transportation & Public Works CC = Corporate Communications
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