



Mainland Halifax North – Bedford Corridor Servicing Strategy

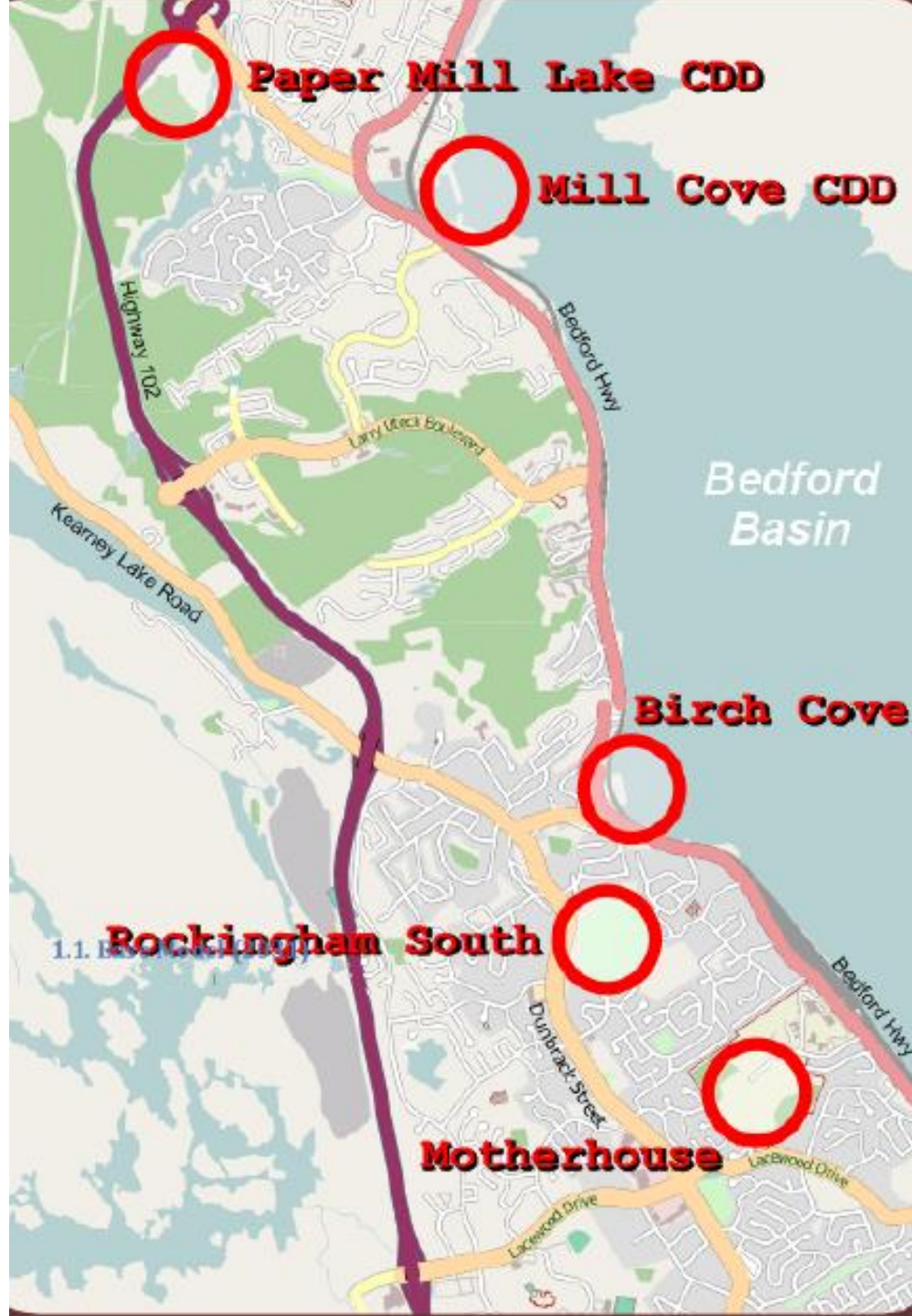
Planning & Infrastructure | November 14, 2013



Background

At Nov. 9, 2012 CPED meeting, staff recommended

- **transportation and wastewater studies be undertaken for Halifax Mainland North – Bedford corridor in response to five development proposals to allow for higher density projects**





Agenda

- **Background**
- **Summary of Study Findings**
- **Recommendations**
- **Next Steps**
- **Alternatives**



Background

Staff also recommended that:

- **Public consultations be deferred on all projects requiring plan amendments (Bedford Waterfront, Birch Cove, Paper Mill Lake lands, Motherhouse lands)**



Transportation Study: Scenarios

Considered two development scenarios for each site:

- **higher density developments based on proposals by proponents or studies**
- **Lower density developments based on past experiences in the area**



Scenarios: Transit Provision

For each development scenario, three levels of transit provision considered:

- **Low – minimize new services**
- **Medium – introduce new routes/facilities**
- **High – new high capacity services**



Study Findings

- **Higher development scenario did not significantly impact road network performance**
- **Road network improvements identified in the Regional Plan will be needed to maintain acceptable service level**



Study Findings

- **Medium to high level of transit provision is important to reducing vehicle demand**
- **Ferry Service does not appear to be viable**
- **Commuter rail may be viable in the longer term if density increases along the corridor**



Findings: Density & Clustering

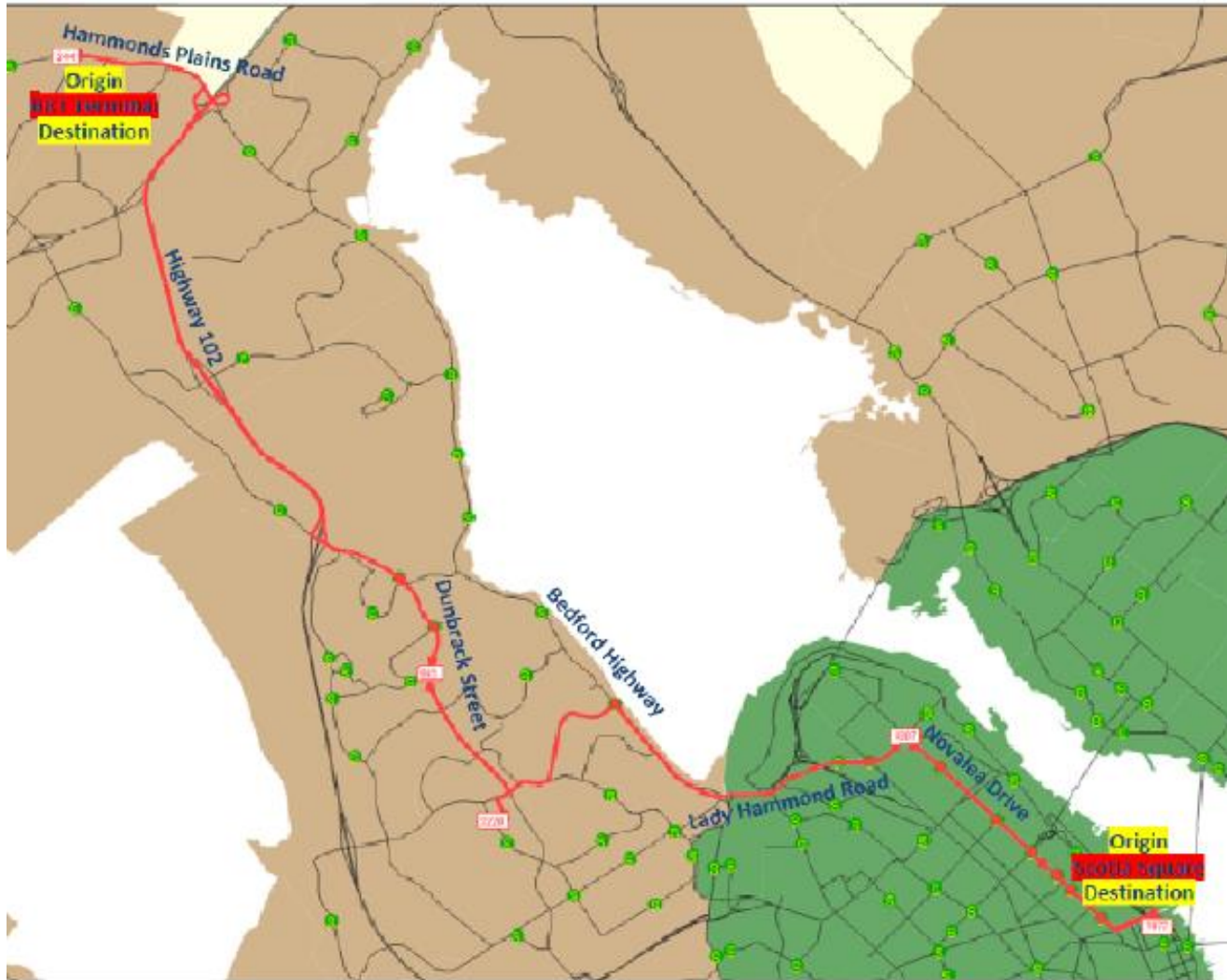
- **Higher density/mixed use developments that are walkable tend to reduce car dependency and encourage transit use**
- **Higher densities make transit provision more viable**



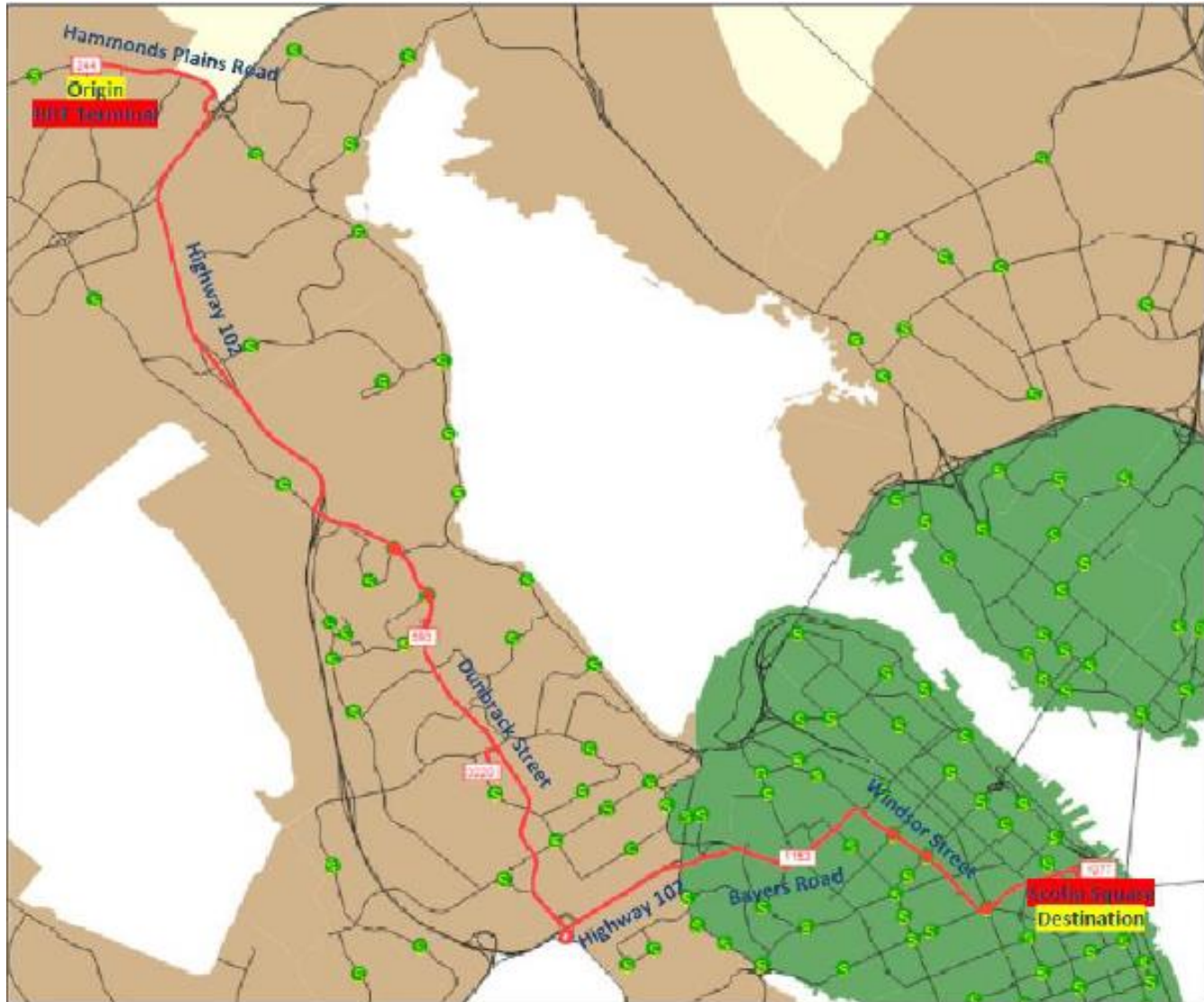
Transit : Medium Scenario

- **Two alternative express routes proposed**
- **Alternative B appears to be less costly**
- **Study recommendations will be considered in further detail in strategic transit review process and road network priorities plan**

Alternative A



Alternative B





Regional Plan

Study Findings are consistent with principles and opportunities identified by the Regional Plan:

- **Manage development to make efficient use of land, infrastructure, energy and leave more land in a natural state**
- **Develop integrated transit systems that improve transit use and reduce costs**



Wastewater

- **Regional Wastewater Functional Plan and Integrated Resource Plan undertaken by Halifax Water to define infrastructure needs over 30 years (2013-2043)**
- **Considered regional growth, regulatory compliance and asset renewal**
- **HRM staff provided a range of growth projections to determine future flow requirements**



Wastewater

Halifax Water Plans indicates that developments may be accommodated in the short term however there are uncertainties regarding:

- **future environmental regulations**
- **Financing for growth related infrastructure**

All proposed long term development can be accommodated with an appropriate Implementation Plan (infrastructure, financial and schedule)



Next Steps

If staff recommendations are accepted:

- **Initiate plan amendment for Motherhouse lands (schedule a public meeting)**
- **North West Community Council consider reports tabled on the Paper Mill Lake and Bedford Waterfront lands and make recommendations to Regional Council**



Next Steps

If staff recommendations are accepted:

- **Halifax and West Community Council deliberate on Birch Cove development proposal and make recommendation to Regional Council**



Alternative Actions

- **Move forward with evaluation of development proposals (staff recommendation)**
- **Defer consideration until Regional Plan review is completed**
- **Defer consideration until UARB decision is made on charge application by Halifax Water**

Thank You!