

Open House #2
Draft 2 - Revised Regional Plan
Canada Games Centre
26 Thomas Raddall Drive, Halifax
June 12, 2013



Comments:

Greenbelting & Growth Centres

- No green areas planned in Bedford!
- Remove Birch Cove Lakes; include C.P. West
- Need more green-space
- Great idea – timelines needed – use it as an asset, not a barrier – look at a Toronto example – it’s working to allow affordable housing
- AB – see fact sheet – last para last sentence; growth centres - Birch Cove (p42) or Birch Cove Lakes? – this is a type-O
- see Map 1 add Clayton Park West
- AB – Growth Centres
 - Would like to see more growth in centre like suggested by strategic plan
 - Would also be great if HRM implemented plan and stuck too it when making decisions
- Map 1 – like that the Tantallon crossroads are “Rural local Growth Centre”; not lumped in with Upper Tantallon Rural District Growth Centre.
- Map 3 and Map 13
 - Agree
 - respect the vision for BMBCL Regional Park
 - the public are anxious to get in there & get the trails built!
- Agree but
 - Deferring greenbelting to priority plan does not solve problem of sprawl.

- Need targets, timelines
- Birch Cove Lakes Regional Park could be a good starter for greenbelting, but plan needs to be implemented
- Again, need targets, timelines to ensure implementation
- AB – all rural directives, guidelines, and deliverables should be moved from their present locations within the RP and placed in a dedicated Rural Chapter, complete with paragraph titles that organize this Chapter the same as the main chapters are arranged. This will give Rural residents a focused look as to what at the RP means for Rural communities. This focus is sorely lacking in the RP+5 draft 2 document.
- Agree but...
 - Create trail building standards
 - Create trails tool box for the volunteer community groups building the trails
 - Revisit the maps – re detail of trails all resourced by community groups
 - Update the H₂O routes so that its accurate
- Agree – greenbelts are very important we don't have that many in Halifax not if you do percentages of house (residents) to actual green areas.
- Agree but...Large wedges of inaccessible land are a fire hazard. I hope in 50 years I am not sitting amid parks of ashes like the ones I watched burn at Roaches Pond in Williams Lake backlands & Lawrencetown. Ensure fire protection access is provided. We need to save more than just the houses.
- Agree but...Mainland Common – include this passive area in the plan so that the forest canopy can be saved in this high density area, a great link to the green belt. A timeline for action is needed.
- Agree but...
 - Recommend that this concept be formally incorporated into the RP, along with a definition
 - This would, to a certain extent, direct development to areas where is most important

- The privately owned lands in the Blue Mountain Birch Cove Lakes Regional Park must be acquired by the municipality. A huge number of HRM citizens support the BMBCL RP vision as presented by Peter Bigelow at the public meeting of 31 May 2012. But, to my knowledge, not one 1m² of land has been acquired by the city for the RP.
- I am very unhappy that “planning will also be initiated for future growth centres at Birch Cove Lakes. Birch Cove Lake is the core of a Regional Park (BMBCL RP) proposed in the first Regional Plan. There has been no movement on this since but definitely, NO planning should be considered until the boundary for the RP has been worked out.
- I’d like to see an actual “Greenbelt” on the map around the Hfx/Dartmouth/Bedford population centre – even if it’s only a “concept” greenbelt.
- Birch Cove Lakes needs to become a regional park. The original HRM regional plan identifies this need yet in the past seven years not a single hectore of land has been acquired for the park. In sharp contrast, the NS government has protected about 1200 hectores of this wilderness and is about to protect more. The city should be more proactive with implementation and making the Birch Cove Lakes Regional Park happen.
- Hurry up with our wilderness park. Halifax must be pro-active on this. Visitors look for this and its unique for a city. Be first
- Agree but...Greenbelting is a great idea and I’ glad to see it in the regional plan proposal. However, after reading through the various documents I’m concerned that there is not enough real content about greenbelting for proper implementation, or worse that status quo open space planning is now just being called greenbelting. There needs to be a clear definition of greenbelt and there needs to be maps showing where the greenbelt will be located. This should form an extensive zone around the metro core area. It needs to become a barrier to stop sprawl, that has a firm development boundary within which more development is encouraged in urban areas and less in suburban and exurban areas. The city has a big opportunity to

establish a world class network of protected area and an impressive greenbelt and it should take advantage of that.

- Agree but...
 - Greenbelting is a great idea
 - Where does the Blue Mt. Susie Lake Park designation fit into the greenbelt?
 - I understood from a public meeting that things were going ahead but I am concerned about Fox Lake, Quarry Lake, and Susie Lake as any development will hurt this important area.
- Agree but...I think greenbelting will help HRM grow in the right places and protect green space. It will also save us money. However, needs to be defined and not just a word. We can learn from other places.
- Need high speed ferries
- Please NO Hwy 113!
- Widen Hammonds Plains Road
- 213 NOT 113@gmail.com
- Keep R1 as R1 and no re-zoning
- INFILL – NY city watching this – what about Hfx? Flooding down after rainfall about 2 weeks ago filled condo basement in upper end of Bedford Waterfront. What happens in the spring/fall high tides coinciding with heavy rain fall?
- We need more “Canada Games Centres” in HRM
- Public hearing process is not good
- The Washmill development with huge condos/apts defy all the good urban design principles - no green space, no parks, sidewalks on the side, razing trees, no playground, car community, the whole Mont Royal areas is so poorly done.
- Stop letting developers build communities without sidewalks!! So fundamental.
- Fairview needs an updated community design that people can contribute to

- So little in the communities for youth – they want skate parks, tennis courts, basketball courts, community centres – places to hangout, be active and engage. What’s for youth?
- HRM should not sell surplus school land for less than it’s value i.e. former Halifax West High School
- Concerned re: Bedford Basin infill & concerned about congestion on Bedford highway
- More HRM adventure earth centres – and more nature trail signs and trails
- The impact of urban development on the safety of pedestrians (especially younger pedestrians) is not well thought-out (e.g. Dunbrack).
 - school zones need to be protected

Transit

- Multi-modal, should include rail, which is comfortable, always on time and takes cars off the road
- Reconsider the Northcliffe site for the transit terminal. Its paved, near the comm zone. It’s the fiscally responsible thing to do.
- If HRM wishes to have a sustainable public transit system, then there needs to be a detailed definition as what comprises a sustainable public transit system and there needs to be a detailed plan of steps that will enable this goal to be achieved.
- Need more park & rides to encourage more multi-modal transportation
- Lets try to have proactive drivers (operators of bus) to let “young ladies” know that it is easier for them to move back to the back of the bus rather than older people with walkers, thank you.

Road Works

- Don’t widen Bayer’s
- No third bridge
- How do you get big truck traffic from 103 South Shore to Burnside
 - Downtown Bedford
 - Thru Hfx to Bridge

- Loop ta loops around Sackville
- No third bridge
- No Bayer's Rd widening
- More AT routes connections
- Do not widen Bayer's Road or add a harbor crossing
- Spend more on transit and AT than on road expansion
- Road widening should prioritize transit
- Cars on peninsula each day are nearing max capacity no matter what roads get widened or created. We need other on-private-car options.

- RE: Highway 113
 - Please don't destroy the contiguous wilderness corridor between Cox Lake and Blue Mountain – Birch Cove Lakes and seaward...
 - I propose widening Hammonds Plains Road (aka Hwy 213)
 - Even shorter route from South Shore – 102
 - 213 not 113@gmail.com

Active Transportation

- There needs to be focus on multi-modal transportation
- Greenways missing bikeway along Hammonds Plains Rd so folks in subdivisions can safely bike along HPR to Metro-X/Park-and-rides to transfer onto buses.
- Need public bikes in city for folks who get off bus rather than waiting for another bus at transfer points.
- Please engage community more before some of these ideas are put into action. The users don't realize they can give input – each bus needs a suggestion box. It's not about the drivers but the routes.
AT/Walkability/Connectivity is just as important as roads as more residents walk than drive. Trails as a asset need more respect – map 3 is lacking data – trails of long standing i.e. Spectacle Lake, etc. - even trails built by community groups are missing. Respect the Walking Charter/Walk 21.
- Bedford highway needs reworking to mitigate traffic/crowding problems.

Watercourse Buffers

- Stop infilling the Bedford Basin and similar waterfront. Plan for future high water/floods.
- Increase to 30m
- Buffer the Birch Cove Lakes Watershed system as a whole – min 30m
- Set backs from water courses should be increased from 20m to 30m
- All new developments must have engineer certified waste water and storm water management plans with detailed implementations drawings that are held as a recoded document.
- 20m – 30m depending on site specific setting
- I believe it is really important for future generations to preserve the Blue Mountain/Susie Lakes as a canoe route. In other words the circle made by Quarry Lakes, Ash Lake, Fox Lake, etc. needs to be protected.
- The lakes drainage system would be effected by development.
- Clean water where it is; preserved is important – even in Halifax. I wonder where do all the new buildings get enough water for the residents use; do we have enough for everyone to use; it would be dangerous to run out. I worry we will have a drought and a shortage her in HRM and surrounding areas.
- How about a 30m watercourse buffer?

Regional Centre

- We need not pave over every inch of the land we have; also it is sod up on Larry Uteck & Northern reach of Main Ave – no trees!
 - No air; you know no wind break; no sun shade, nothing there; and those buildings all look as if they will be toppled by the wind and no birds sing in those neighborhoods

Rural Conservation Design

- performance measures: start with known data base & then add timely & measurable progress on an annual basis so we can see what's happening, SMART
- protect rural areas – we need our farm land no one can digest asphalt at least not yet
- what about water sources
- performance measures: should have defined target values to be achieved over a given period. Gathering numbers without Targets does not indicate progress.
- There must be a Dynamic Road Map for Deliverables anything that is to be created or updated is a Deliverable i.e. by-laws, secondary plans, priority plans, community plans and even the road map. All must have estimated start and end dates.
- Agree...we need to go with net developable area, not gross area; in order to reduce impact from too high density. We don't need suburban dense, compact development in rural areas.
- What we need is to protect the good rural areas: think orchards (mixed growth) and remember to keep trees as much as can be kept around never "suburb" areas; they block and protect views and keep air quality high and provide habitat for birds and small mammals. A healthy rural growth plan includes healthy rural lands & grows food and provide healthy surroundings for new or existing homes.

Service & Utilities; Undergrounding; Industrial Lands

- Agree but....add incentives & recommend to put utilities underground but by forcing them underground will not show a good partnership with developers.
- Add Bio-swales as an option. In Ontario, Municipality plants in ditches, residents then responsible to maintain them.
- Agree but...a great place for wind turbines would be Burnside Industrial Park and the Bayer's Lake Industrial hub or shopping park area. The

turbines could be placed far away enough so no one is put out of place or bothered by the machines. I think this is a great idea to work on.

- Agree...many of the offices in Burnside could easily fit into growth centres. Much closer to existing homes/services.
- Should be paid by developers, so that development shows the real cost. Should not be levy on the taxpayers generally or after purchase.

Culture & Heritage

- Mystery Walls – take a look.
- We should pay attention to our heritage it is our foundation especially if you ere born in Halifax/Dartmouth we need to have grave and older bldgs along with shiny and poured concrete
- I only really can say I like a few of the newer structures popping (or should I say pouring up) along our streets. Well?
- “A rose by any other name...” You can call an ugly falling apart, untended, empty etc. building “Heritage”, but at the end of the day it’s still a falling apart, untended, empty, etc. building. We need to be weary of how strict we are in protecting ‘heritage’ in the face of high quality and great location development opportunities.

Affordable Housing

- Agree but with changes....need to include more easy access units (single story) for seniors and people with mobility problems. These allow for more privacy and independence.
- We need to think before we build.
- Agree but....we need to encourage bungalow style (and affordable housing) or something accessible for those who want their own home but not to be in a rented accommodation, very few rentals are as all accessible for anyone in a wheelchair or with mobility issues. I see this in my work as a home support worker; none of the new apartments or condos built are

built as fully accessible; I know this is hard but it can be done with forethought and imagination.

- Young families - would be better to house in semi-detached/single housing and NOT apartments. Need space for healthy family living – give children a chance for a good start. As an immigrant (of several years) would not have come to Halifax if only apartment was available.
- Building
 - am really cheesed off with builders who insist on having steps rather than street level entrance
 - make sure we have good architects in Planning dept
 - same old not good enough, need good buildings for houses not just for big projects either like the city library
 - city should be for people
 - please see the (I think it is the Harvey St. off Barrington St.). Think the row-housing is excellent here – easy access and yard for children to hang washing – saving electricity too – first rate for low-income families.
 - Hear a lot from youngsters about how expensive apartments are even though both partners are working!!!!
 - Hard to really watch the landfill. Wouldn't live on one. Too risky. Really with much to look at this – am really concerned with seawater rising and water off timberland, watch NY City. Any building on Radcliff should be responsibility of developer – in disaster tax payers should not be responsible – you have been warned!!!!
- High buildings are not the way to affordable housing \$1300 to \$1500 a month is not affordable for most people.
- Plan intergenerational opportunities so that folks can age in place. I heard an interview from Toronto – the greenbelting concept is allowing this to happen & everyone wins

Environment

- Create a category for the main land common - & respect the Master plan designed/approved for it. Current bylaw does not allow a Bus Terminal.

Industrial Lands

- Need very careful planning and research if Windmills are ever considered for energy, 2 to 3k from residents

General Comments

- Measurables – need to have a starting point so that progress can be made - #'s gathered need to be based on built – timelines to be included year by year by year then a review. SMART
- Needs a glossary of terms to help everyone including Council or Definitions
- What happened to things like emission control, etc. re climate change – if a new functional plan is created – give us the point of reference or address to look at it. E.g. No idling at HRM HRSB/Library buildings – a no brainer!
- No room for the commercial development and residential growth until the roadways can handle the traffic.
- Developers should contribute or undertake costs of new roadways.