



RP+5

Regional Plan 5 Year Review

Supplementary Report

CDAC

February 25, 2013

HALIFAX
REGIONAL MUNICIPALITY

1. Report on the meeting with the Our HRM Alliance
2. Report on lot availability in suburban and rural areas

The following issues were identified by the Alliance:

1. Too much development outside Service Boundary
2. Flexibility in the designation boundaries
3. Implementation of the Greenbelting Strategy



1. Less Development outside Urban Settlement Designation

RMPS:

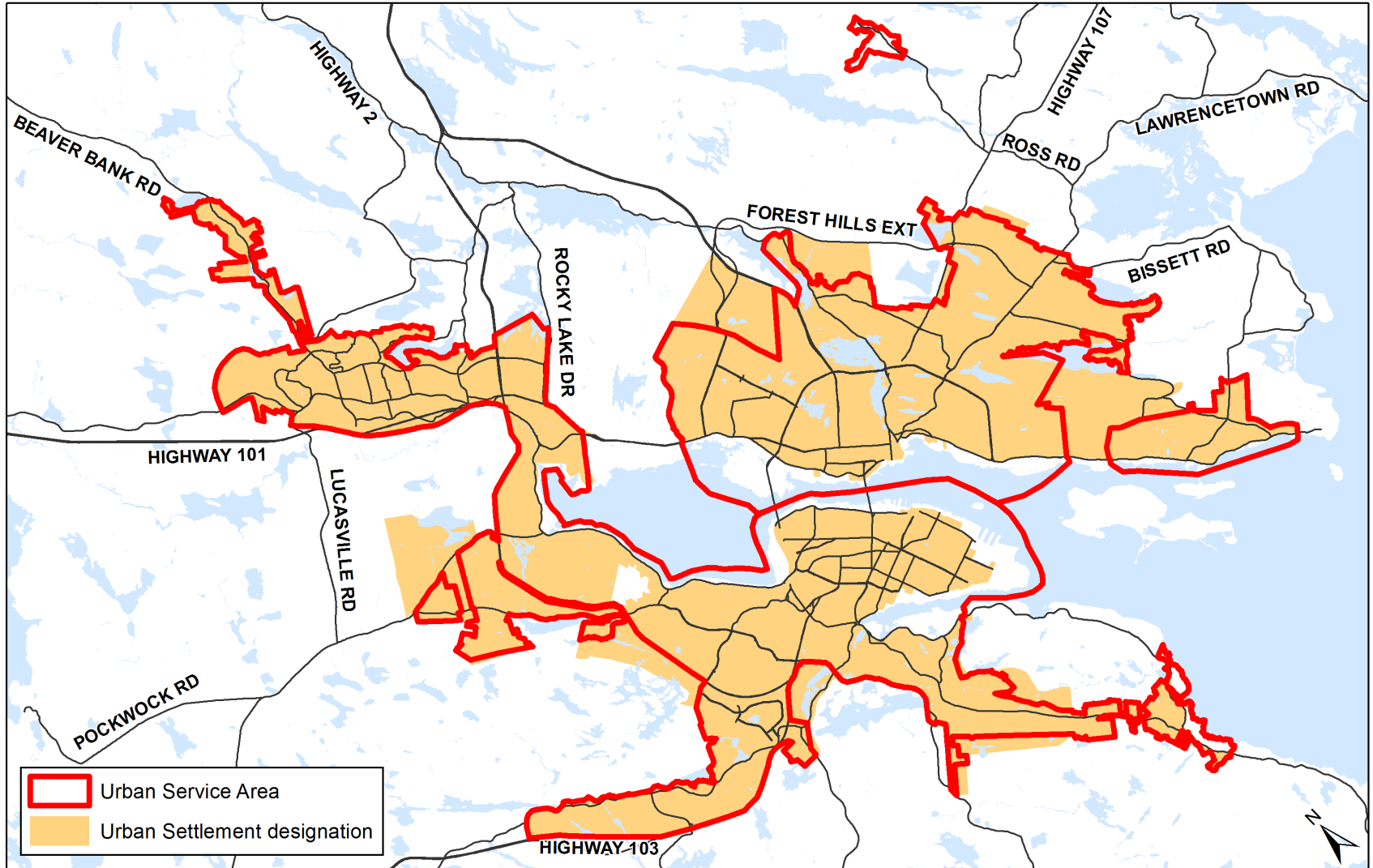
- Urban Settlement Designation
- Service Boundary
- Urban Reserve Designation
- Growth Centres
- No new roads in the Urban Reserve and OSNR
- Growth Control on Hammonds Plains Road and Beaver Bank
- Provision for rural subdivisions

RP+5:

- No changes to urban settlement designation



1. Less Development outside Urban Settlement Designation



1. Less Development outside Urban Settlement Designation

Regional Planning Context

- Municipality's 2001 – 2026 population growth allocated 25% to Regional Centre, 50% suburban areas and 25% rural
- Port Wallace, Sandy Lake and portion of Highway 102 West Corridor identified as three of six potential sites for suburban growth over the life of the plan

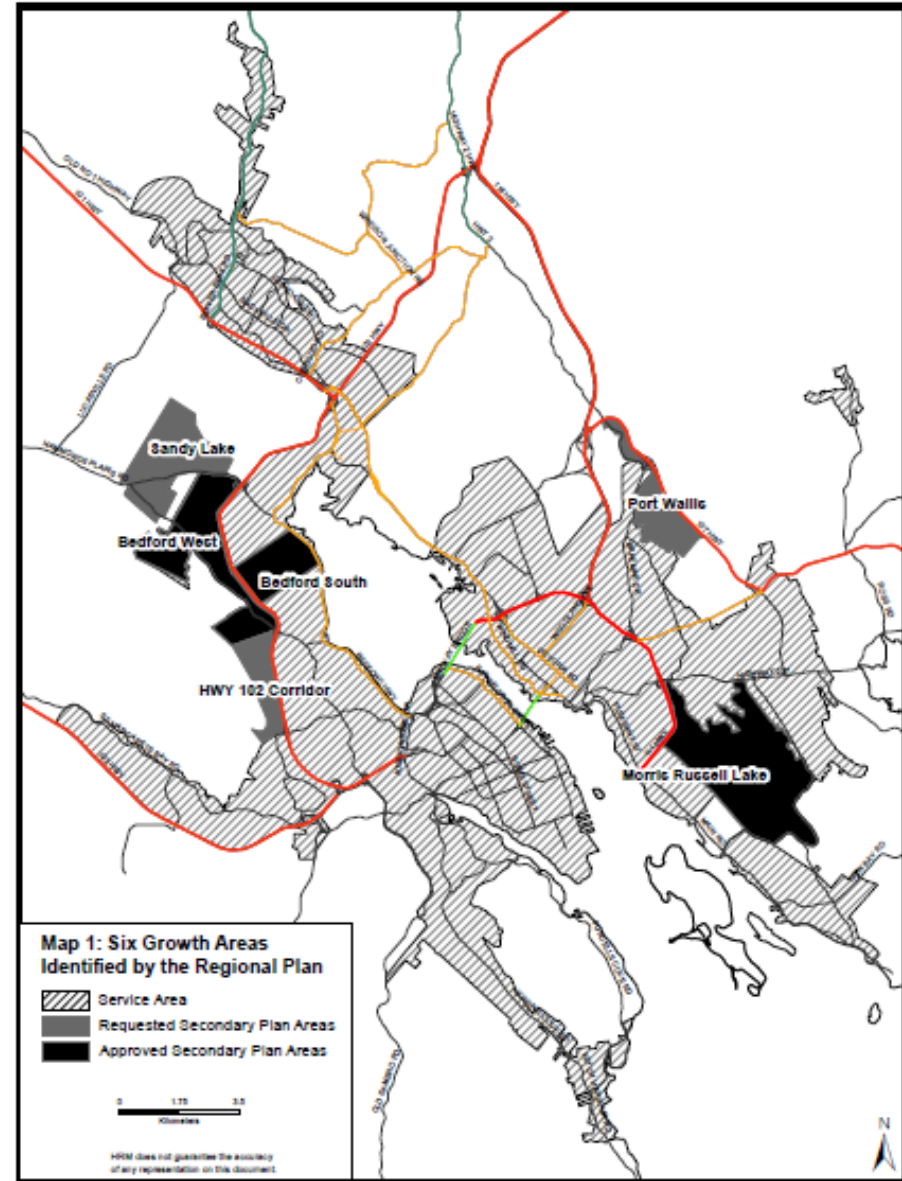
1. Less Development outside Urban Settlement Designation

Regional Planning Context

- Secondary Planning Strategies (amendments to community planning strategies) must be prepared and approved by Regional Council before development can proceed
- Secondary Plans have been approved for Morris-Russell Lake, Bedford South and Bedford West
- Initiating secondary planning process is not automatic but subject to the criteria of policy S-3



- **Approved Secondary Plan Areas:** Bedford South and Bedford West; Morris-Russell Lake not able to proceed at this time.
- **Requested Secondary Plan Areas:** Port Wallace, Sandy Lake and portion of Highway 102 West Corridor identified as three of six potential sites for suburban growth over the life of the plan



1. Less Development outside Urban Settlement Designation

Policy S-3

- Protect the Municipality's fiscal health & capacity to meet additional financial commitments
- Address municipal service system deficiencies needed to service the area and required costs of upgrade

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- Council directive (2010): undertake watershed study and then commence secondary planning
- Draft final watershed study has been received
- Public presentation to be scheduled

- Council (2010): commence watershed study in two years & defer secondary planning
- Study Terms of Reference prepared and to be tendered in the near future
- Council (2012) approved \$ 2 million to finance oversizing wastewater system through Bedford West to accommodate future development of Sandy Lake

Council Direction (2010):

- Undertake watershed study
- Negotiate Blue Mountain – Birch Cove Lakes Regional Park through a facilitate process (present details to Council prior to negotiations)
- Defer decision on secondary plan initiation
- Draft final watershed study to be presented at public meeting



Are additional serviced lands needed?

Expected Population Growth Compared to
Current Available Service Capacity



Suburban Build Out Capacity

- Inventory of serviced land undertaken by staff as of September 30, 2009
- Considered all vacant parcels greater than 3 acres, excluding wetlands, and known development proposals within the Urban Service Boundary but excluding the Regional Centre

HRM Population Growth: 2006 - 2026

Growth Scenario	Clayton Research (2004)	Altus Group Update (2009)	50% Suburban Allocation
Low	42,500	37,000	18,500
Base Line	66,700	65,300	32,600
High	98,400	95,000	47,500

Build Out Capacity: Housing Units

Region	Lower Range	Higher Range
Western	15,100	19,300
Central	15,100	19,600
Eastern	5,500	8,700
Total	35,700	47,600

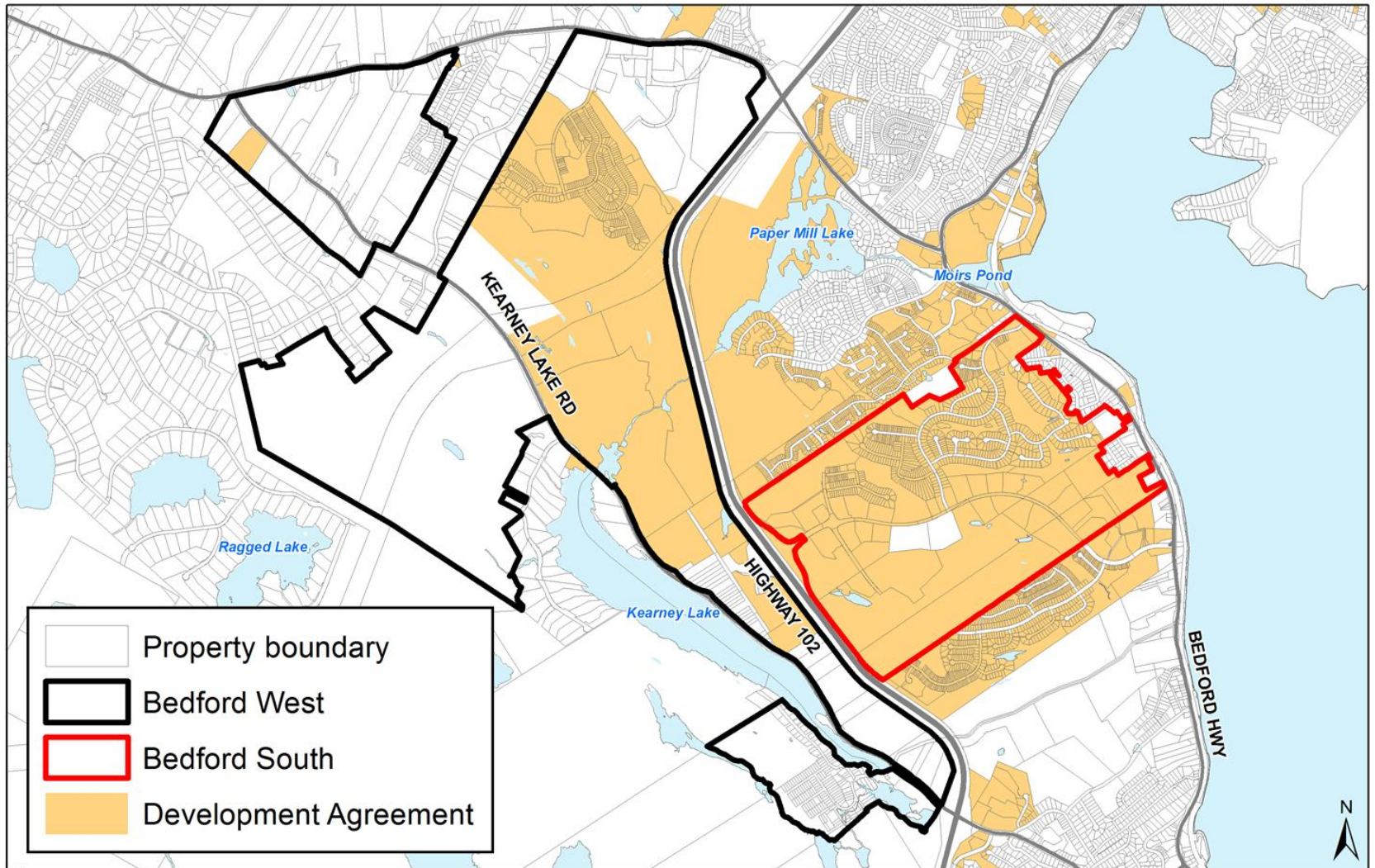


- Secondary dwelling units
- RP designated growth areas
- Infill opportunities/site

How long will supply last?

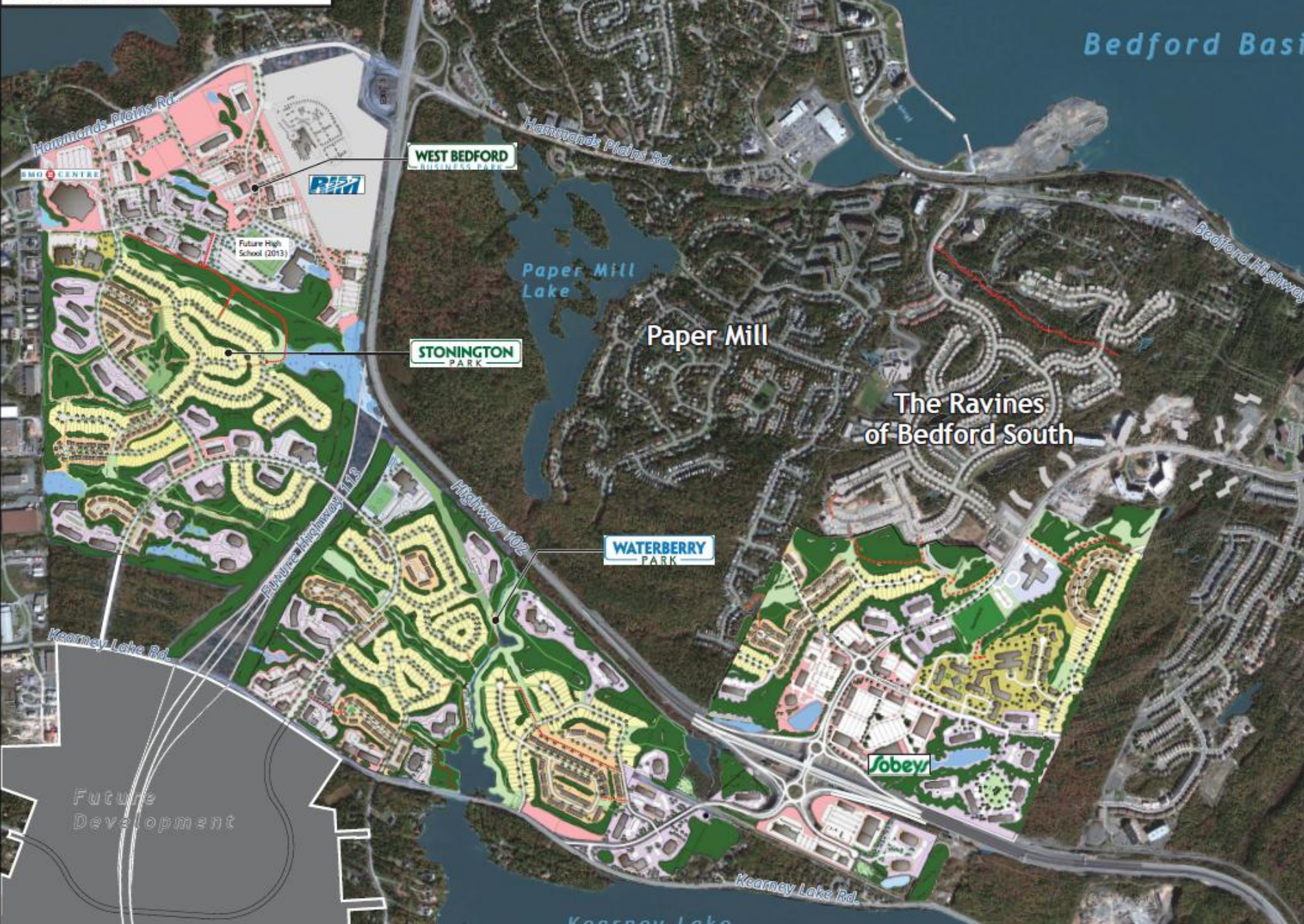
Scenario	Low Estimate (Years)	High Estimate
Low (1,681)	42	56
Baseline (2, 275)	31	42
High Growth (3,341)	20	28

Bedford South/Bedford West



The Parks of West Bedford

December 2012



Bedford Basin

WEST BEDFORD



Future High School (2013)

STONINGTON PARK

Paper Mill

The Ravines of Bedford South

WATERBERRY PARK

Jobey

Future Development

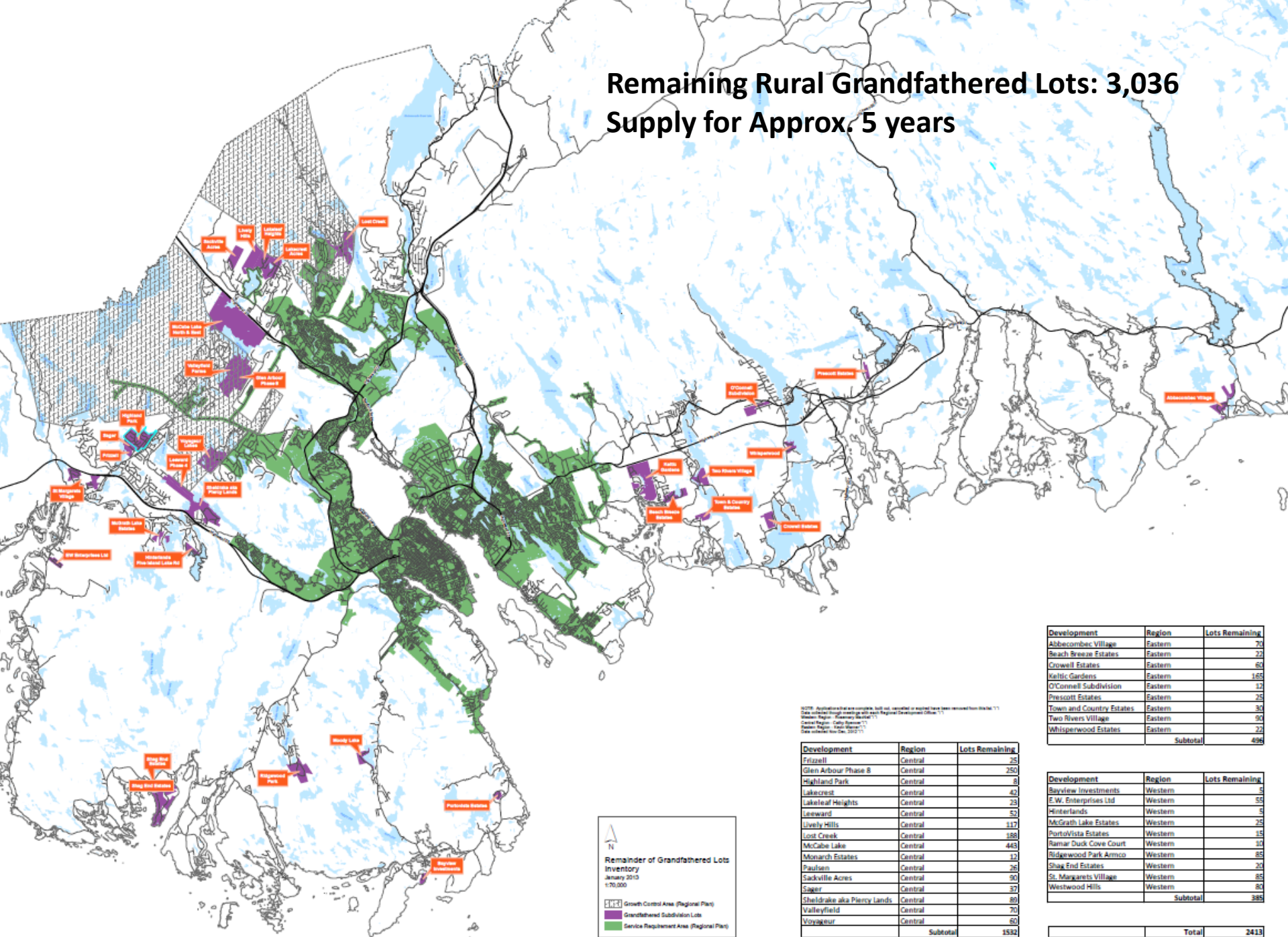
Kearney Lake



Estimated Capacity: Dwelling Units

	Total	Constructed	Remaining
Bedford South	4,198	2,170	2,028
Bedford West	8,866	565	8,301
	13,064	2,735	10,329

Remaining Rural Grandfathered Lots: 3,036 Supply for Approx. 5 years



NOTE: Approximate acreage available, but not available or reserved have been removed from the list. Data includes Grandfathered lots as well as Regional Development Office (RDO) and Regional Planning Commission (RPC) lots. Central Region: Canterbury District. Eastern Region: Canterbury District. Western Region: Canterbury District. Data collected from Dec. 2012/13.

Remainder of Grandfathered Lots Inventory
January 2013
1:70,000

- Growth Control Area (Regional Plan)
- Grandfathered Subdivision Lots
- Service Requirement Area (Regional Plan)

Development	Region	Lots Remaining
Fitzzell	Central	25
Glen Arbour Phase B	Central	250
Highland Park	Central	8
Lakecrest	Central	42
Lakeleaf Heights	Central	28
Leneward	Central	52
Lively Hills	Central	117
Lost Creek	Central	188
McCabe Lake	Central	448
Monarch Estates	Central	12
Paulson	Central	26
Sackville Acres	Central	90
Sager	Central	37
Sheldrake aka Piercy Lands	Central	89
Valleyfield	Central	70
Voyageur	Central	60
Subtotal		1532

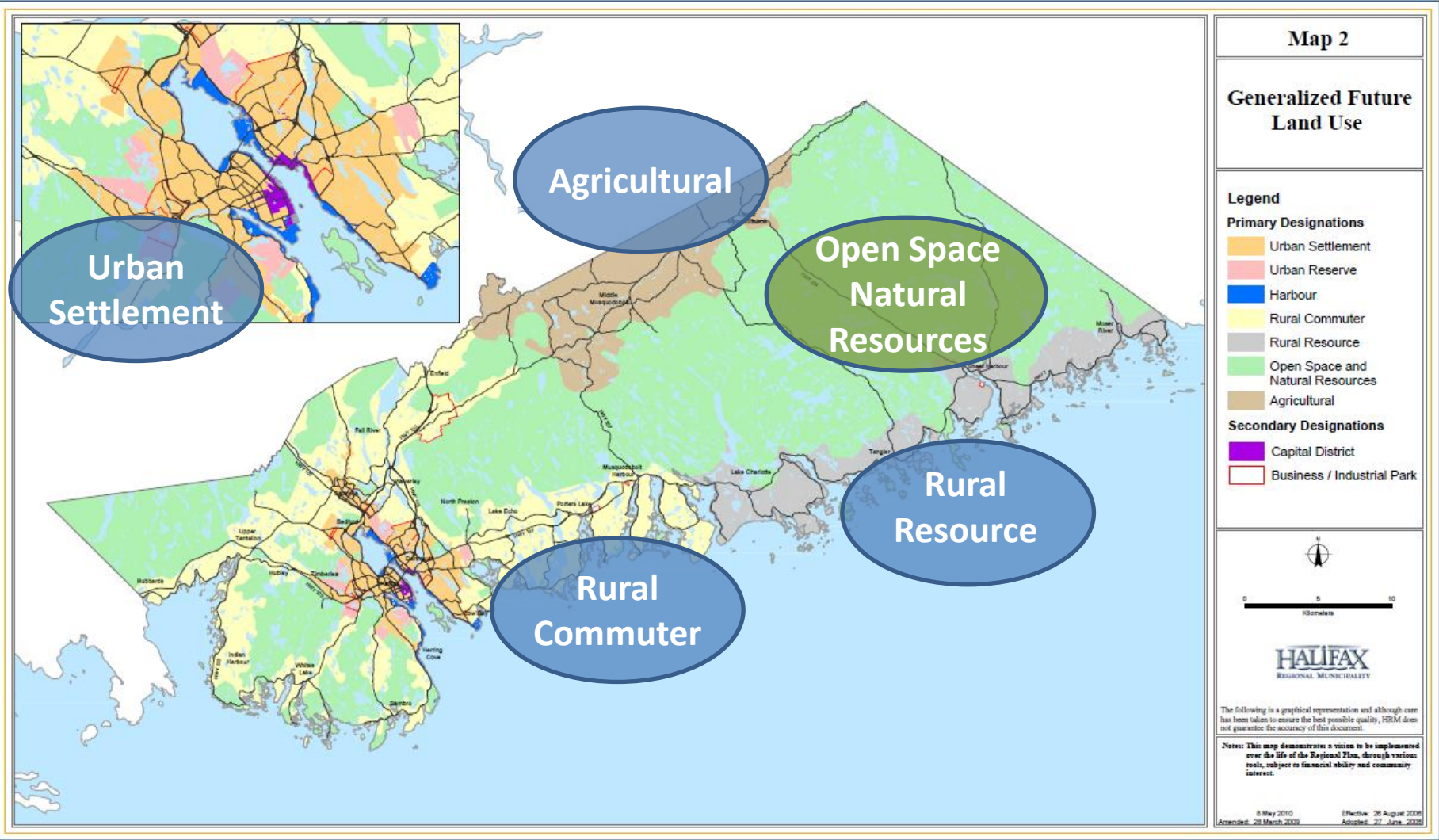
Development	Region	Lots Remaining
Abbotscombe Village	Eastern	31
Beach Breeze Estates	Eastern	32
Crowell Estates	Eastern	85
Kaiti Gardens	Eastern	165
O'Connell Subdivision	Eastern	12
Prescott Estates	Eastern	25
Town and Country Estates	Eastern	30
Two Rivers Village	Eastern	94
Whisperwood Estates	Eastern	22
Subtotal		496

Development	Region	Lots Remaining
Bayview Investments	Western	5
E.W. Enterprises Ltd	Western	55
Hinterlands	Western	5
McGrath Lake Estates	Western	25
PortoVista Estates	Western	15
Ramar Duck Cove Court	Western	10
Ridgewood Park Armcoc	Western	85
Shag End Estates	Western	20
St. Margarets Village	Western	85
Westwood Hills	Western	80
Subtotal		385

Total	2413
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2. Too much Flexibility

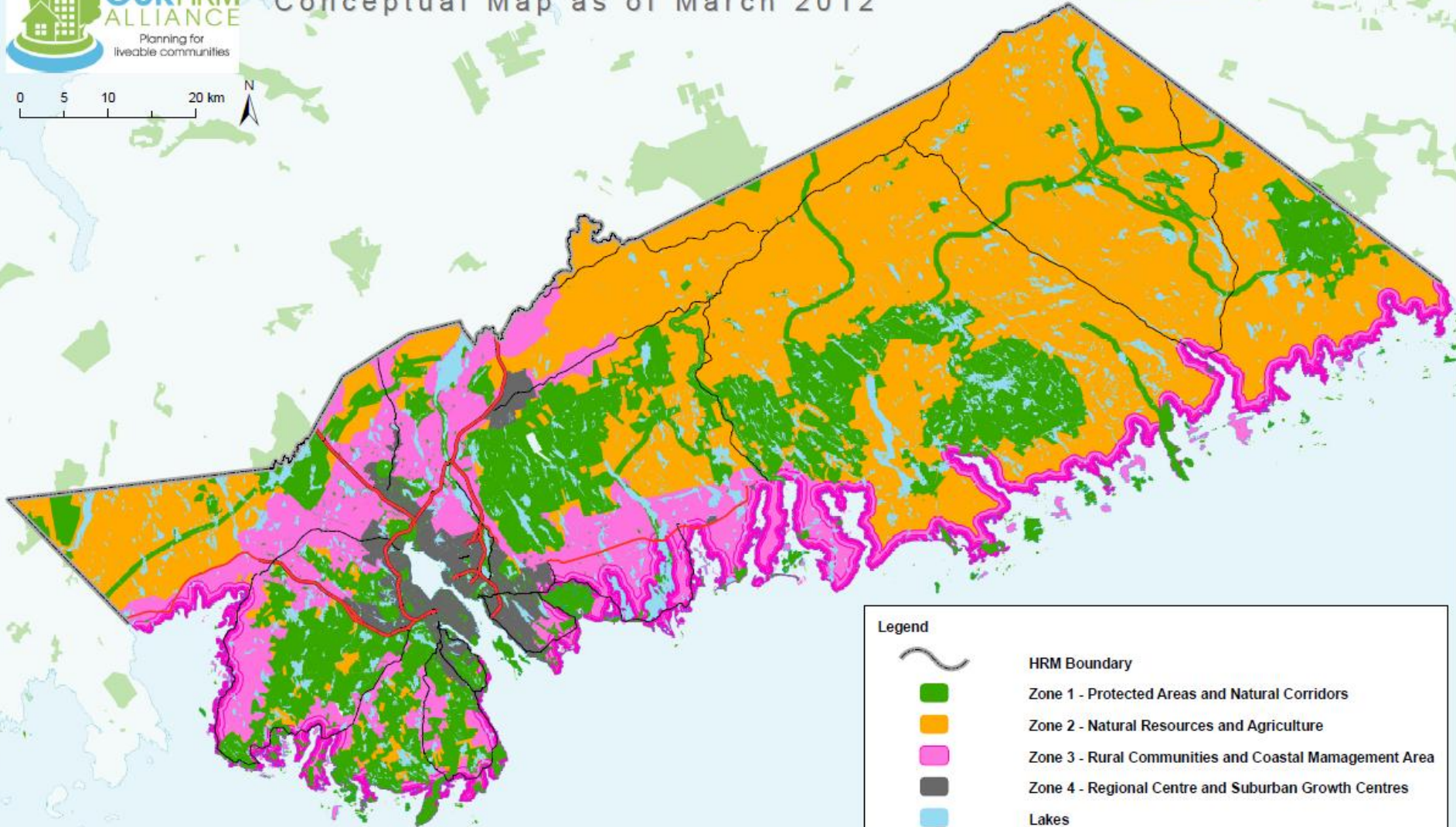
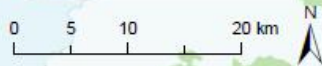




2. Too much Flexibility

Greenbelting Plan for Halifax Regional Municipality: A Four Zone Approach

Conceptual Map as of March 2012



Legend



HRM Boundary



Zone 1 - Protected Areas and Natural Corridors



Zone 2 - Natural Resources and Agriculture



Zone 3 - Rural Communities and Coastal Management Area



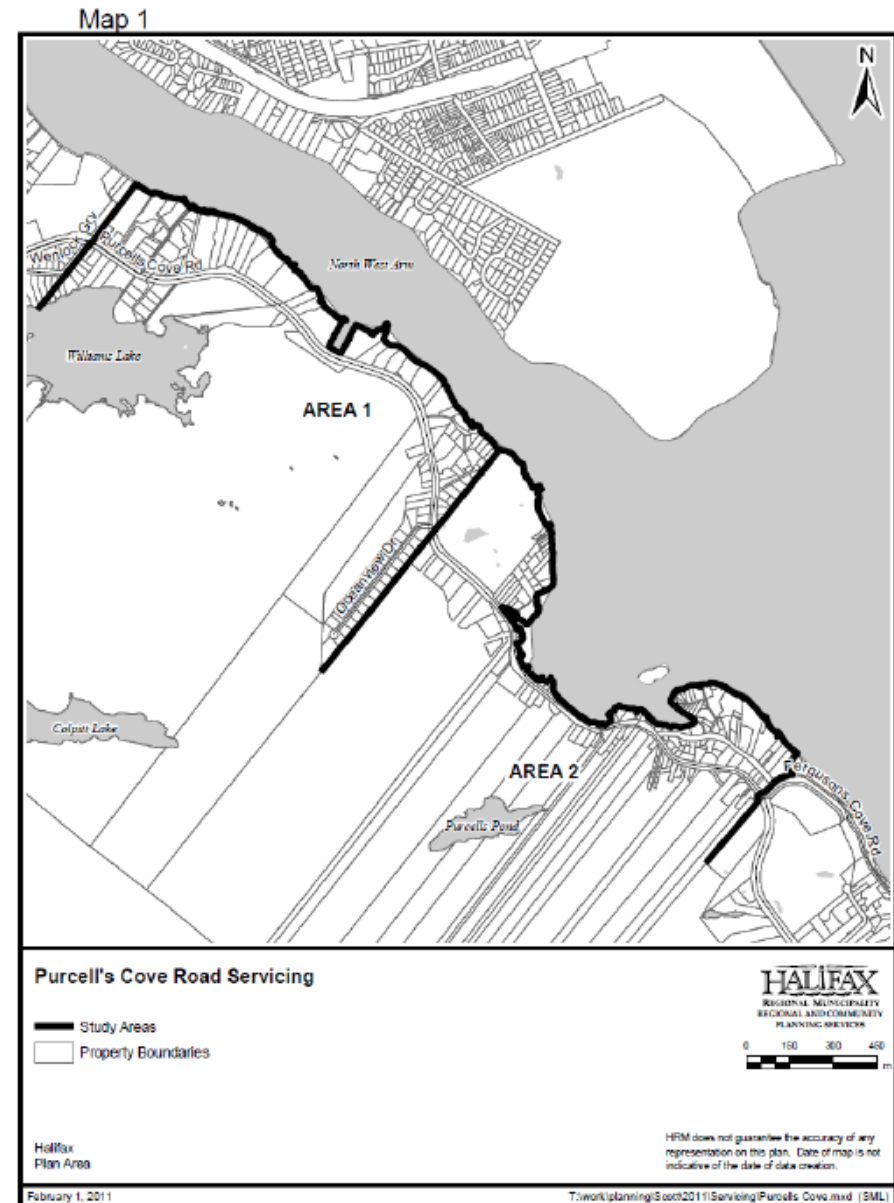
Zone 4 - Regional Centre and Suburban Growth Centres



Lakes



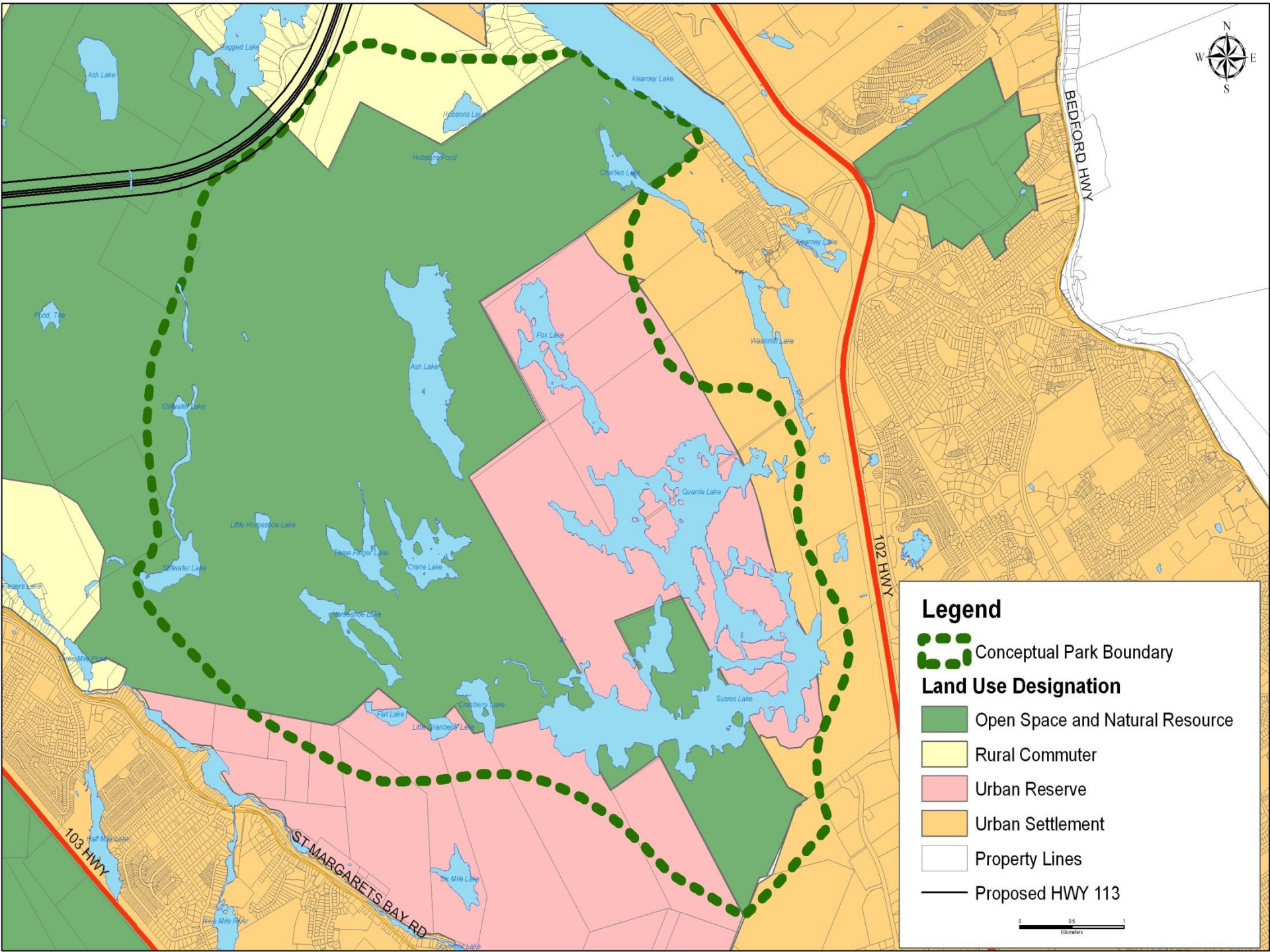
- Policy IM-18 allows for consideration of amendments for development of similar uses on properties which abut one another or share a common street line
- Allows to consider local issues which could not be contemplated at regional scale
- Designations do not follow property lines
- Community planning needs more careful analysis












3. Greenbelting Implementation

- Agreement on importance of connectivity
- Alliance would like greater commitment to development of regional parks
- Establish Budget line for strategic Land Acquisitions
- Staff suggest that detailed work will occur through the Greenbelting and Public Spaces Priority Plan (GPS)
- No impact on property lines but new greeneblting lens in community planning
- Corridor 102 negotiations is the immediate priority



Legend

-  Conceptual Park Boundary
- Land Use Designation**
-  Open Space and Natural Resource
-  Rural Commuter
-  Urban Reserve
-  Urban Settlement
-  Property Lines
-  Proposed HWY 113





Lake Charles

Trans-Canada Trail

Hazelnut Ct

Lynwood Dr

Wilcox Ln

Carlsbad Ct

Montague Rd

Burroughs Dr

313

Twilight Ln

Appleswood Ln

Waverley Rd

Lakewood Ct

107

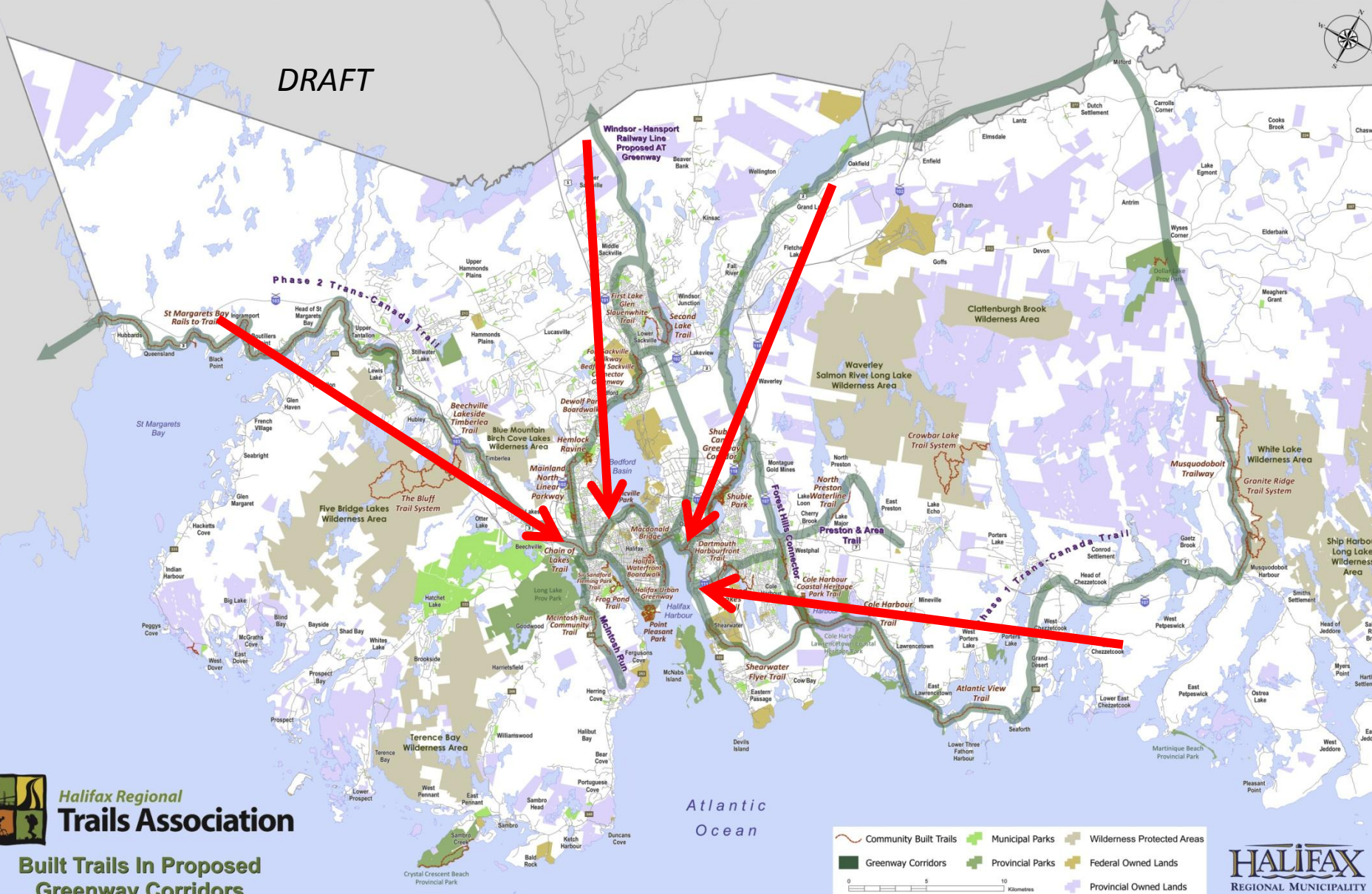
**Regional Wedges
Contain Growth**





Proposed Greenways

DRAFT





- Environmental lens
 - **Watershed study**
 - **Greenbelting overlay**
 - **Land suitability analysis**
- Transportation lens
- Community design lens

Thank you!

